ALTA/ACSM LAND TITLE SURVEY

PART OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHEAST 1/4 OF THC NORTHWEST 1/4, PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

TAX PARCEL # 80616500000

ADDRESS: 1655 BERGSTROM ROAD
CITY OF NEENAH, WI 54956

TITLE COMMITMENT NO. 1438175

A. BASIS OF BEARINGS
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 17 EAST, WHICH IS ASSUMED TO BEAR NORTH 88°25'17" EAST.

B. TITLE COMMITMENT
THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE COMMITMENT NO. 1438175, EFFECTIVE DATE OF JULY 03, 2006 AT 7:00 AM, WHICH LISTS THE FOLLOWING ITEMS FROM SCHEDULE B-II:

1. ANY DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, ANY SHORTAGES IN AREA, ANY ENCROACHMENT, OVERLAPPING OF IMPROVEMENTS, OR ANY OTHER FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD BUT WHICH COULD BE ASCERTAINED BY AN ACCURATE SURVEY OF THE LAND.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORD.
4. ANY LIEN, OR RIGHT TO LIEN FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)
5. SPECIAL TAXES, ASSESSMENTS OR CHARGES, IF ANY. (NOT SURVEY RELATED)
6. TAXES, GENERAL AND SPECIAL FOR THE YEAR 2006, NOT NOW DUE AND PAYABLE. (NOT SURVEY RELATED)
7. TAXES, GENERAL AND SPECIAL FOR THE YEAR 2005, UNLESS A TAX RECEIPT SHOWING FULL PAYMENT IS PRESENTED. (NOT SURVEY RELATED)

NOTED IN ALTA SURVEY

8. EASEMENT FOR PUBLIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED ON JANUARY 2, 1936 IN VOLUME 459, PAGE 90. (DOES NOT AFFECT SITE)
9. EASEMENT FOR PUBIIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED ON JANUARY 2, 1936 IN VOLUME 459, PAGE 91. (DOES NOT AFFECT SITE)
10. EASEMENT GRANTED TO WISCONSIN CENTRAL RAILWAY COMPANY. DISCLOSED BY INSTRUMENT RECORDED ON JANUARY 13, 1948 IN VOLUME 570 OF MISCELLANEOUS, PAGE 63. (DOES NOT AFFECT SITE)
11. LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE SUBJECT PREMISES TO U.S.H. 41, INCLUDING RAMPS AND CONNECTION ROADS ON THE RIGHT OF WAY THEREOF, AS SET FORTH IN A FINDING, DETERMINATION AND DECLARATION BY THE STATE HIGHWAY COMMISSION OF WISCONSIN,

    RECORDED: SEPTEMBER 21, 1951
    VOLUME: 678
    PAGE: 209
    DOCUMENT NO: 186820.

    WHEREIN SAID HIGHWAY IS DESIGNATED A CONTROLLED ACCESS HIGHWAY UNDER THE PROVISIONS OF SECTION 84.25 OF THE WISCONSIN STATUTES. (NOT SURVEY RELATED)

12. LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE SUBJECT PREMISES TO U.S.H. 41, INCLUDING RAMPS AN CONNECTION ROADS ON THE RIGHT OF WAY THEREOF, AS SET FORTH IN A FINDING, DETERMINATION AND DECLARATION BY THE STATE HIGHWAY COMMISSION OF WISCONSIN,

    RECORDED: JANUARY 18, 1960
    VOLUME: 940 OF RECORDS
    PAGE: 618
    DOCUMENT NO: 273219.

    WHEREIN SAID HIGHWAY IS DESIGNATED A CONTROLLED ACCESS HIGHWAY UNDER THE PROVISIONS OF SECTION 84.25 OFTHE WISCONSIN STATUTES. (NOT SURVEY RELATED)

13. TERMS, COVENANTS AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED ON APRIL 19, 1961 IN VOLUME 973 OF RECORDS, PAGE 411, AS DOCUMENT NO. 286491. (DOES NOT AFFECT SITE)
14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 21, 1964, IN VOLUME 1083 OF RECORDS, ON PAGE 637, AS DOCUMENT NO. 326189. (DOES NOT AFFECT SITE BY LOCATION)
15. EASEMENT GRANTED TO SOO LINE RAILROAD COMPANY, DISCLOSED BY INSTRUMENT RECORDED ON JULY 19, 1965 IN VOLUME 1111 OF RECORDS, PAGE 553, AS DOCUMENT NO. 336345. (AFFECTS SITE BY LOCATION – SHOWN)
16. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 6, 1968, IN VOLUME 1228 OF RECORDS, ON PAGE 1, AS DOCUMENT NO. 378758. (DOES NOT AFFECT SITE BY LOCATION)
17. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORD JUNE 3, 1970, IN VOLUME 1274 OF RECORDS, ON PAGE 185, AS DOCUMENT NO. 396120. (DOES NOT AFFECT SITE BY LOCATION)
18. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED JULY 10, 1970, IN VOLUME 1278 OF RECORDS, ON PAGE 91, AS DOCUMENT NO. 397495. (DOES NOT AFFECT SITE BY LOCATION)
19. EASEMENT FOR PUBLIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED ON MARCH 5, 1975, AS DOCUMENT NO. 460005. (AFFECTS SITE BY LOCATION – SHOWN)
20. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 26, 1979 AS DOCUMENT NO. 528769. (AFFECTS SITE BY LOCATION – CANNOT BE PLOTTED)
21. EASEMENT FOR PUBLIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED ON MAY 23, 1986, AS DOCUMENT NO. 652378. (AFFECTS SITE BY LOCATION – SHOWN)
22. EASEMENT AND COMMON WALL AGREEMENT AND GRANT OF RIGHTS OF FIRST REFUSAL RECORDED: JULY 17, 1992 , AS DOCUMENT NO: 804288, WHICH WAS AGAIN RECORDED ON NOVEMBER 11, 1993, AS DOCUMENT NO. 856679. (AFFECTS SITE BY LOCATION – SHOWN)
23. RIGHT OF FIRST REFUSAL OF MENASHA CORPORATION CONTAINED IN INSTRUMENT DATED JULY 16, 1992, RECORDED ON JULY 17, 1992, AS DOCUMENT NO. 804288, WHICH WAS AGAIN RECORDED ON NOVEMBER 11, 1993, AS DOCUMENT NO. 856679. (NOT SURVEY RELATED)
24. EASEMENT AGREEMENT (AFFECTS SITE BY LOCATION – SHOWN)

    RECORDED: FEBRUARY 12, 1993
    VOLUME/JACKET/REEL: N/A
    PAGE/IMAGE: N/A
    DOCUMENT NO: 824908.

25. INGRESS AND EGRESS EASEMENT DISCLOSED BY INSTRUMENT RECORDED ON MARCH 25, 1994, AS DOCUMENT NO. 870850. (DOES NOT AFFECT SITE BY LOCATION)
26. EASEMENT FOR PUBLIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED ON JULY 30, 1996, AS DOCUMENT NO. 944030. (AFFECTS SITE BY LOCATION – SHOWN)
27. EASEMENT FOR PUBLIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED ON APRIL 18, 2001, AS DOCUMENT NO. 1125791. (AFFECTS SITE BY LOCATION – SHOWN)
28. EASEMENT FOR PUBLIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED ON JUNE 6, 2002, AS DOCUMENT NO. 1185128. (AFFECTS SITE BY LOCATION – SHOWN)
29. PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES. (NOT SURVEY RELATED)
30. RIGHTS OF THE PUBLIC IN ANY PORTIONS OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGHWATER MARK OF SLOUGH. (NOT SURVEY RELATED)
31. RIGHTS AND EASEMENTS, IF ANY, IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE SUBJECT PREMISES. (AFFECTS SITE BY LOCATION – SHOWN)
32. NOTE: PRIOR YEAR 2005 TAX DATA:
    GENERAL TAX $60,856.45; LOTTERY CREDIT $0.00; SPECIAL ASSESSMENT $0.00; TOTAL NET GENERAL AND SPECIAL TAXES $60,856.46 (NOT SURVEY RELATED)

C. FLOOD NOTE
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF NEENAH, COMMUNITY PANEL NO. 550509 0113 E, MAP NUMBER 55139C0113E, EFFECTIVE DATE OF MARCH 17, 2003, PART OF THIS SITE FALLS IN ZONE AE (AREAS OF 100 YEAR FLOOD).

D. ELEVATIONS
ELEVATIONS REFER TO THE U.S.G.S. DATUM

E. PARKING SPACES
THERE ARE 37 REGULAR AND 0 HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

F. MUNICIPAL ZONING
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED I–1 PLANNED BUSINESS CENTER DISTRICT.

FRONT SETBACK – 30 FEET FOR BUILDING; 10 FEET FOR PARKING
SIDEYARD SETBACK – 10 FEET
REARYARD SETBACK – 10 FEET
MAXIMUM HEIGHT – 100 FEET

G. NOTES

H. DRAWING REVISIONS

TO: GRANTEE TO BE NAMED AND P.H. GLATFELTER COMPANY, A PENNSYLVANIA COMPANY, SUCCESSOR BY MERGER OF BERGSTROM PAPER COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), AND 13 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY:

David J. Schroeder September 26, 2006

DAVID J. SCHROEDER
REGISTERED LAND SURVEYOR
REGISTRATION NO. S–1912

REAL PROPERTY IN THE CITY OF NEENAH, COUNTY OF WINNEBAGO, STATE OF WISCONSIN, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:
ALL THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, THAT LIES WEST OF THE LAND HERETOFORE CONVEYED TO WINNEBAGO COUNTY, WISCONSIN, FOR RELOCATION OF UNITED STATES HIGHWAY #41, EXCEPT THE SOUTH THREE HUNDRED THIRTY FEET (330'), LESS AND EXCEPTING THAT PART CONVEYED FOR ROAD PURPOSES. ALSO THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SAID SECTON FIVE (5).

AND

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERY LINE OF LAND HERETOFORE CONVEYED TO WINNEBAGO COUNTY, WISCONSIN, FOR RELOCATION OF UNITED STATES HIGHWAY #41 THAT IS NINE HUNDRED EIGHTY AND EIGHT TENTHS FEET (98.18') WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 24° 01' EAST ALONG THE WESTERLY LINE OF SAID LAND HERETOFORE CONVEYED TO WINNEBAGO COUNTY, WISCONSIN, FOUR HUNDRED FORTY-EIGHT AND SEVEN TENTHS FEET (448.7'); THENCE WEST FIVE HUNDRED SIXTY-SEVEN AND SEVEN TENTHS FEET (567.7') TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH ALONG WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 FOUR HUNDRED SEVENTEEN FEET (417') TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EAST ALONG SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 FOUR HUNDRED TWO FEET (402') TO THE PLACE OF BEGINNING, LESS AND EXCEPTING THAT PART CONVEYED FOR ROAD PURPOSES, AND FURTHER EXCEPTING THE FOLLOWING FIVE (5) DESCRIPTIONS:

1) CERTIFIED SURVEY MAP NO. 2708;
2) CERTIFIED SURVEY MAP NO. 4888;
3) COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST; RUNNING THENCE NORTH 2° 06' 16" WEST, 45.00 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 5; THENCE NORTH 81° 46' EAST, 338.19 FEET; HENCE NORTH 43° 02' 06" EAST, 567.71 FEET; THENCE NORTH 20° 08' 26" EAST, 216.50 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 20° 08' 26" EAST, 870.00 FEET; THENCE NORTH 69° 50' 34" WEST, 1500 FEET; THENCE SOUTH 20° 08' 26" WEST, 370.00 FEET; THENCE SOUTH 69° 50' 34" EAST, 1500 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST AND CONTAINING 29.96 ACRES.

4) A PARCEL OF LAND BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 88° 25' 17" EAST, 1304.87 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE NORTH 01° 34' 43" WEST, 1926.47 FEET, TO THE SOUTHEAST CORNER OF LOT 1 OF CSM NO. 2708 VOLUME 1, DOCUMENT NO. 831749, WHICH IS THE POINT OF BEGINNING; THENCE NORTH 68° 78' 5 WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 381.52 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 21° 04' 40" WEST, 102.00 FEET; THENCE SOUTH 66° 28' 55" EAST, 394.51 FEET, TO THE WEST RIGHT OF WAY LINE OF THE WEST FRONTAGE ROAD OF U.S.H. "41"; THENCE ALONG THE SAID WEST LINE, ON AN ARC OF A CURVE TO THE LEFT 102.93 FEET, HAVING A RADIUS OF 2819.79 FEET AND WHOSE LONG CHORD BEARS NORTH 13° 49' 43" EAST, 102.92 FEET, TO THE POINT OF BEGINNING. SAID PARCEL CONTANS 0.9093 ACRES, MORE OR LESS.

5) THAT PART OF THE NORTHEAST 1/4 ALL IN SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 5; THENCE SOUTH 89° 11' 57" WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4, A DISTANCE OF 18.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 11' 57" WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4, A DISTANCE OF 174.82 FEET TO A MEANDER WHICH IS SOUTH 55° 48' 56" EAST, 126 FEET MORE OR LESS FROM THE CENTERLINE OF AN EXISTING SLOUGH; THENCE NORTH 55° 48' 56" WEST (PREVIOUSLY RECORDED AS NORTH 56° 40' 47" WEST) 125.12 FEET TO THE APPROXIMATE CENTERLINE OF THE SAID SLOUGH; THENCE NORTH 42° 25' 30" EAST ALONG SAID APPROXIMATE CENTERLINE 861.17 FEET; THENCE NORTH 00° 00' 30" EAST ALONG THE EAST LINE AND THE EXTENSION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2080 (PREVIOUSLY RECORDED AS NORTH 00° 51' 21" WEST), A DISTANCE OF 964.38 FEET; THENCE SOUTH 89° 41' 04" EAST, 93.26 FEET; THENCE NORTH 32° 20' 12" EAST, 497.69 FEET; THENCE NORTH 89° 58' 15" EAST, 360.00 FEET; THENCE SOUTH 00° 01' 44" EAST, 24.51 FEET; THENCE NORTH 89° 59' 16" EAST, 515.65 FEET; THENCE SOUTH 18° 25' 35" EAST ALONG THE WEST LINE OF THE WEST FRONTAGE ROAD OF U.S.H. "41", A DISTANCE OF 78.40 FEET; THENCE CONTINUING ALONG THE WEST LINE OF THE WEST FRONTAGE ROAD OF U.S.H. "41" ON AN ARC OF A CURVE TO THE RIGHT 118.55 FEET HAVING A RADIUS OF 1372.39 FEET AND WHOSE CHORD BEARS SOUTH 15° 55' 44" EAST, 118.51 FEET; THENCE CONTINUING ALONG THE WEST LINE OF THE WEST FRONTAGE ROAD OF U.S.H. "41", SOUTH 17° 23' 20" EAST, 96.66 FEET; THENCE CONTINUING ALONG THE WEST LINE OF THE WEST FRONTAGE ROAD OF U.S.H. "41" ON AN ARC OF A CURVE TO THE RIGHT 439.12 FEET HAVING A RADIUS OF 1382.39 FEET AND WHOSE CHORD BEARS SOUTH 00° 21' 15" EAST, 437.28 FEET; THENCE CONTINUING THE WEST LINE OF THE WEST FRONTAGE ROAD OF U.S.H. "41" SOUTH 08° 44' 46" WEST, 721,31 FEET; THENCE SOUTH 89° 50' 16" WEST, 480.00 FEET; THENCE SOUTH 45° 09' 01" WEST, 457.68 FEET; THENCE SOUTH 89° 50' 16" WEST, 539.91 FEET; THENCE SOUTH 21°37' 12' WEST, 330.95 FEET TO THE POINT OF BEGINNING; INCLUDING THOSE LANDS WHICH LIE BETWEEN SAID MEANDER LINE AND THE CENTERLINE OF SAID SLOUGH.

PARCEL II:
THE SOUTH TWENTY (20) RODS OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, THE TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING THAT PORTION CONVEYED FOR RAILROAD AND HIGHWAY PURPOSES, AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST; RUNNING THENCE NORTH 2° 06' 15" WEST, 45.00 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 5; THENCE NORTH 81° 46' EAST, 338.19 FAET; THENCE NORTH 43° 02' 06" EAST, 567.71 FEET; THENCE NORTH 20° 08' 26" EAST, 215.50 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 20° 08' 26" EAST, 870.00 FEET; THENCE NORTH 69° 50' 34" WEST, 1500 FEET; THENCE SOUTH 20° 08' 26' WEST, 870.00 FEET; THENCE SOUTH 69° 50' 34" EAST, 1500 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST AND CONTAINING 29.96 ACRES.

PARCEL III:
SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1./4 OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH; RANGE SEVENTEEN (17) EAST, IN THE TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, LESS AND EXCEPTING THE FOLLOWING TWO (2) DESCRIPTIONS:

1) CERTIFIED SURVEY MAP NO. 4888, AND
2) THAT PART OF THE NORTHEAST 1/4 ALL IN SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 5; THENCE SOUTH 89° 11' 57" WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4, A DISTANCE OF 18.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 11' 57" WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4, A DISTANCE OF 174.82 FEET TO A MEANDER LINE WHICH IS SOUTH 55° 48' 56" EAST, 126 FEET MORE OR LESS FROM THE CENTERLINE OF AN EXISTING SLOUGH; THENCE NORTH 55° 48' 56" WEST (PREVIOUSLY RECORDED AS NORTH 56° 40' 47" WEST) 126.12 FEET TO THE APPROXIMATE CENTERLINE OF THE SAID SLOUGH; THENCE NORTH 42° 25' 30" EAST ALONG SAID APPROXIMATE CENTERLINE 861.17 FEET; THENCE NORTH 00° 00' 30" EAST ALONG THE EAST LINE AND THE EXTENSION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2080 (PREVIOUSLY RECORDED AS NORTH 00° 51' 21" WEST), A DISTANCE OF 964.38 FEET; THENCE SOUTH 89° 41' 04" EAST, 93.26 FEET; THENCE NORTH 32° 20' 12" EAST, 497.69 FEET; THENCE NORTH 89° 58' 15" EAST, 360.00 FEET; THENCE SOUTH 00° 01' 44" EAST, 24.51 FEET; THENCE NORTH 89° 59' 16" EAST, 515.65 FEET; THENCE SOUTH 18° 25' 35" EAST ALONG THE WEST LINE OF THE WEST FRONTAGE ROAD OF U.S.H. "41", A DISTANCE OF 78.40 FEET; THENCE CONTINUING ALONG THE WEST LINE OF THE WEST FRONTAGE ROAD OF U.S.H. "41" ON AN ARC OF A CURVE TO THE RIGHT 118.55 FEET HAVING A RADIUS OF 1372.39 FEET AND WHOSE CHORD BEARS SOUTH 15° 55' 44" EAST, 118.51 FEET; THENCE CONTINUING ALONG THE WEST LINE OF THE WEST FRONTAGE ROAD OF U.S.H. "41" SOUTH 17° 23' 20" EAST, 96.56 FEET; THENCE CONTINUING ALONG THE WEST LINE OF THE WEST FRONTAGE ROAD OF U.S.H. "41" ON AN ARC OF A CURVE TO THE RIGHT 439.12 FEET HAVING A RADIUS OF 1352.39 FEET AND WHOSE CHORD BEARS SOUTH 00° 21' 15" EAST, 437.28 FEET; THENCE CONTINUING THE WEST LINE OF THE WEST FRONTAGE ROAD OF U.S.H. "41" SOUTH 08° 44' 46" WEST, 721,31 FEET; THENCE SOUTH 89° 50' 16" WEST, 480.00 FEET; THENCE SOUTH 45° 09' 01" WEST, 457.68 FEET; THENCE SOUTH 89° 50' 16" WEST, 539.91 FEET; THENCE SOUTH 21° 37' 12" WEST, 330.95 FEET TO THE POINT OF BEGINNING; INCLUDING THOSE LANDS WHICH LIE BETWEEN SAID MEANDER LINE AND THE CENTERLINE OF SAID SLOUGH.

PARCEL IV:
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, IN THE TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING THEREFROM THE NORTH 208.7 FEET OF THE WEST 208.7 FEET THEREOF, AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TWO (2) PARCELS:

1) PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5;. THENCE N 89° 58' 59" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1114.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 39° 58' 59" W, ALONG SAID SOUTH LINE, 1210.46 FEET; THENCE N 00° 23' 19" W, 2638.31 FEET; THENCE N 89° 11 57" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 990.00 FEET; THENCE N 00° 55' 25" W; 399.36 FEET; THENCE N 89° 11' 04" E, ALONG THE SOUTHERLY LINE OF CERTIFIED SURVEY MAP NO. 2080, A DISTANCE OF 552.19 FEET; THENCE S 55° 48' 56" E, ALONG SAID SOUTHERLY LINE OF CERTIFIED SURVEY MAP NO. 2080, A DISTANCE OF 696.76 FEET; THENCE N 89° 11' 57" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 174.82 FEET; THENCE S 21° 37' 12" W, 2872.67 FEET TO THE POINT OF BEGINNING, AND
2) CERTIFIED SURVEY MAP NO. 5221.

National Survey & Engineering
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2901 East Enterprise Avenue
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www.nsae.com

DATE: SEPTEMBER 26, 2006

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DRAWING SCALE: 1 INCH = 100 FEET

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