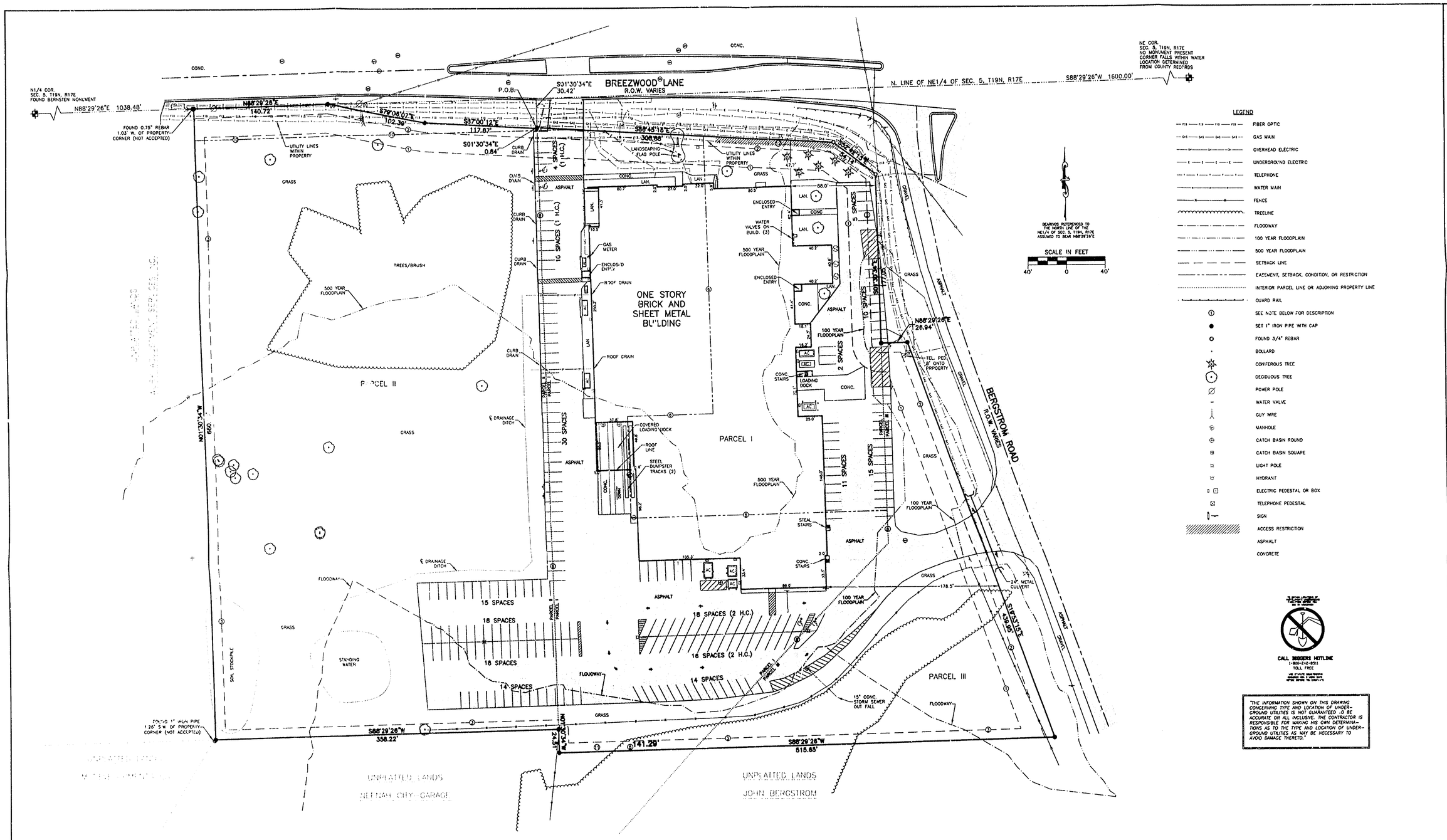

GENERAL NOTES

SITE SURVEYED BY STS CONSULTANTS FROM 7-20-04 TO 8-20-04

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE1/4 OF SEC. 5, T19N, R17E, ASSUMED TO BEAR N88°29'26"E

UNDERGROUND UTILITIES WERE SURVEYED AS MARKED BY DIGGERS HOTLINE.

STORM SEWER AND SANITARY SEWER LINES WERE NOT MARKED AT THE TIME OF THE SURVEY

NO UNDERGROUND UTILITY AS BUILD DRAWINGS WERE PROVIDED

THE CONTRACTOR/OWNER IS RESPONSIBLE FOR MAKING HIS/HER OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES THAT MAY BE NECESSARY TO AVOID DAMAGE THERETO CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO CONTACT DIGGER'S HOTLINE PRIOR TO START OF ANY CONSTRUCTION

SUBJECT PROPERTY IS ZONED I-1 (PLANNED BUSINESS CENTER DISTRICT) PER THE CITY OF NEENAH 8-27-04

PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN THE FLOODWAY, 100 YEAR ,OODPLAIN, AND 500 YEAR FLOODPLAIN PER WINNEBAGO COUNTY GIS MAPPING AND ARE SHOWN HEREON

SUBJECT PROPERTY IS CITY OF NEENAH PARCEL NO 81800

THIS SURVEY IS BASED ON EVANS TITLE COMPANIES COMMITMENT NO 883768 DATED JUNE 28, 2004

EASEMENTS, SETBACKS, CONDITIONS & RESTRICTIVE COVENANTS

① 30' MINIMUM BUILDING SETBACKS EXIST ALONG BREEZEWOOD LANE AND BERGSTROM ROAD PER CITY OF NEENAH I-1 ZONING STANDARDS AND ARE SHOWN HEREON.

② 10' MINIMUM PARKING SETBACKS EXIST ALONG BREEZEWOOD LANE AND BERGSTROM ROAD PER CITY OF NEENAH I-1 ZONING STANDARDS AND ARE SHOWN HEREON.

③ 10' MINIMUM SETBACKS EXIST ALONG SIDE YARD AND REAR YARD LINES PER CITY OF NEENAH I-1 ZONING STANDARDS AND ARE SHOWN HEREON.

④ MAXIMUM BUILDING HEIGHT IS 100' PER CITY OF NEENAH I-1 ZONING STANDARDS

⑤ MAXIMUM LOT COVERAGE OF BUILDINGS SHALL NOT EXCEED 30% FOR A COMMERCIAL TYPE USE, AND 60% FOR AN INDUSTRIAL TYPE USE PER CITY OF NEENAH I-1 ZONING STANDARDS

⑥ A PORTION OF SAID PROPERTY IS SUBJECT TO AN INDENTURE DATED AS OF MAY 2, 1977, AND RECORDED AS DOCUMENT NO. 484468, BETWEEN THE CITY OF NEENAH, WISCONSIN, MID-AMERICA TAG AND LABEL COMPANY, INC., A WISCONSIN CORPORATION, AND THE FIRST NATIONAL BANK OF NEENAH, NEENAH, WISCONSIN, AND IS SHOWN HEREON

⑦ SAID PROPERTY IS SUBJECT TO RIGHTS AND EASEMENTS (IF ANY) IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS, AND RIGHT-OF-WAYS LOCATED UPON OR APPURTENANT TO THE SUBJECT PROPERTY.

⑧ SAID PROPERTY IS SUBJECT TO A UTILITY EASEMENT GRANTED BY ELMER H. ANDERSEN TO WISCONSIN MICHIGAN POWER COMPANY BY AN INSTRUMENT DATED OCTOBER 13, 1935, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON NOVEMBER 14, 1935, IN VOLUME 382, PAGE 778. SAID EASEMENT RUNS ALONG THE NORTH LINE OF THE NE1/4 OF SEC 5, NO WIDTH IS SPECIFIED.

⑨ EXCEPTION NO. 11 OF SCHEDULE B - SECTION II OF EVANS TITLE COMPANIES COMMITMENT NO.: 883788. A UTILITY EASEMENT GRANTED BY EQUITABLE RESERVE ASSOCIATION TO WISCONSIN MICHIGAN POWER COMPANY BY AN INSTRUMENT DATED OCTOBER 18, 1835, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON NOVEMBER 14, 1835, IN VOLUME 382, PAGE 771. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN ON THIS MAP

⑩ SAID PROPERTY IS SUBJECT TO A UTILITY EASEMENT TO ERECT AND MAINTAIN A TRANSMISSION LINE TO WISCONSIN MICHIGAN POWER COMPANY BY AN INSTRUMENT DATED MARCH 18, 1959, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON MARCH 18, 1959, IN VOLUME 813, PAGE 343, DOCUMENT NO 783652. SAID EASEMENT CAN NOT BE ACCURATELY RETRACED FROM THE DESCRIPTION IN SAID DOCUMENT. THE APPROXIMATE LOCATION OF THE CENTERLINE OF SAID EASEMENT IS 4.3 FEET SOUTH OF THE NORTH LINE OF THE NE1/4 OF SEC 5 AND RUNS ALONG SAID NORTH LINE. SAID EASEMENT GRANTS MAINTENANCE RIGHTS TO 30' ON EITHER SIDE OF THE CENTERLINE. THE APPROXIMATE LOCATION OF THE SOUTH LINE OF THE MAINTENANCE RIGHTS IS SHOWN HEREON

⑪ SAID PROPERTY IS SUBJECT TO A RAILROAD SPUR TRACK EASEMENT RESERVED IN A WARRANTY DEED RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON DECEMBER 2, 1988, IN VOLUME 1227, PAGE 340 SAID EASEMENT IS ALONG THE SOUTH LINE OF PARCEL I, THE WIDTH OF WHICH IS STATED AS "ONE-HALF THE WIDTH OF A STRIP OF LAND SUFFICIENT IN WIDTH FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF A RAILWAY SPUR TRACK". DUE TO THE THE UNKNOWN WIDTH OF SAID EASEMENT, IT IS NOT SHOWN ON THIS MAP

⑫ SAID PROPERTY IS SUBJECT TO RESTRICTED ACCESS TO BREEZEWOOD LANE AS SET FORTH IN WARRANTY DEED RECORDED SEPTEMBER 10, 1974, AS DOCUMENT NO 454579, AND IS SHOWN HEREON

⑬ SAID PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 29, 1975, AS DOCUMENT NO. 469653.

DESCRIPTION OF PROPERTY SURVEYED PER TITLE COMMITMENT

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

PARCEL I
THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOW, VIZ:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE WEST, ALONG NORTH LINE OF SAID SECTION 1,358.22 FEET; THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID SECTION 350 FEET; THENCE SOUTH 1° 40' 34" EAST, 884.51 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 141.29 FEET; THENCE NORTH 43° 29' 28" EAST, 293.18 FEET; THENCE NORTH 1° 30' 34" WEST, 475.6 FEET, TO THE PLACE OF BEGINNING.

PARCEL II:
A TRACT OF LAND IN THE NORTHWEST 1/4 OF THE NORTHEAST 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 NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 88° 29' 26" WEST, 1,817.50 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 29' 26" WEST, 142.50 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, ALSO BEING THE SOUTH LINE OF BREEZEWOOD LANE TO THE NORTHEAST CORNER OF THE WORK ADJUSTMENT SERVICES, INC. PROPERTY, AS RECORDED IN DOCUMENT NO. 488440 IN THE WINNEBAGO COUNTY REGISTER'S OFFICE; THENCE SOUTH 01° 30' 34" EAST, 880.00 FEET ALONG THE EAST LINE OF THE WORK ADJUSTMENT SERVICES, INC. PROPERTY AS RECORDED IN DOCUMENT NO. 488440 IN THE WINNEBAGO COUNTY REGISTER'S OFFICE; THENCE NORTH 88° 29' 26" EAST, 360.00 FEET TO A POINT ON THE WEST LINE OF THE MID-AMERICA TAG AND LABEL CO. PROPERTY AS RECORDED IN VOLUME 1287, PAGE 188 OF RECORDS, IN THE WINNEBAGO COUNTY REGISTER'S OFFICE; THENCE NORTH 01° 30' 34" WEST, 638.74 FEET ALONG THE WEST LINE OF THE MID-AMERICA TAG AND LABEL CO. PROPERTY AS RECORDED IN VOLUME 1287, PAGE 188 OF RECORDS IN THE WINNEBAGO COUNTY REGISTER'S OFFICE, TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF BREEZEWOOD LANE; THENCE NORTH 87° 00' 12" WEST, 117.87 FEET ALONG THE SOUTHERLY LINE OF BREEZEWOOD LANE TO THE TRUE POINT OF BEGINNING

PARCEL III:
A PART OF THE NORTHEAST 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 NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 88° 29' 26" WEST, 1,350.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 01° 30' 34" EAST, 287.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 29' 26" EAST, 26.94 FEET; THENCE SOUTH 19° 55' 06" EAST 439.95 FEET; THENCE SOUTH 88° 29' 26" WEST, 374.38 FEET; THENCE NORTH 43° 29' 28" EAST 293.18 FEET; THENCE NORTH 01° 30' 34" WEST, 208.80 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPTING FROM THE ABOVE THREE (3) PARCELS OF LAND, THAT CERTAIN PARCEL OF LAND CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT NO. 454579.

COMBINED DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 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 N1/4 CORNER OF SAID SECTION; THENCE N88°29'26"E, 1038.48 FEET ALONG NORTH LINE OF SAID SECTION; THENCE S01°30'34"E, 30.42 FEET TO A POINT ON THE SOUTHERLY LINE OF BREEZEWOOD LANE, AS RECORDED IN DOCUMENT NO. 454579 IN THE WINNEBAGO COUNTY REGISTER'S OFFICE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF BREEZEWOOD LANE AS RECORDED IN SAID DOCUMENT S88°45'15"E, 3.10.88 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF BREEZEWOOD LANE AS RECORDED IN SAID DOCUMENT S37°42'13"E, 34.14 FEET TO A POINT ON THE WESTERLY LINE OF BERGSTROM ROAD; THENCE ALONG THE WESTERLY LINE OF BERGSTROM ROAD S01°30'34"E, 177.05 FEET; THENCE CONTINUING ALONG THE WESTERLY LINE OF BERGSTROM ROAD N88°29'26"E, 26.94 FEET; THENCE CONTINUING ALONG THE WESTERLY LINE OF BERGSTROM ROAD S19°53'15"E, 439.95 FEET; THENCE S88°29'26"W, 515.65 FEET; THENCE N01°30'34"W, 24.51 FEET; THENCE S88°29'26"W, 358.22 FEET TO THE SOUTHEAST CORNER OF THE WORK ADJUSTMENT SERVICES, INC. PROPERTY, AS RECORDED IN DOCUMENT NO. 488440 IN THE WINNEBAGO COUNTY REGISTER'S OFFICE; THENCE N01°30'34"W, 880.00 FEET ALONG THE EAST LINE OF SAID WORK ADJUSTMENT SERVICES, INC. PROPERTY TO A POINT ON THE SOUTHERLY LINE OF BREEZEWOOD LANE; THENCE N88°29'28"E, 140.72 FEET ALONG THE SOUTHERLY LINE OF BREEZEWOOD LANE; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF BREEZEWOOD LANE S79°08'07"E, 102.39 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF BREEZEWOOD LANE S87°00'12"E, 117.87 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF BREEZEWOOD LANE N01°30'34"W, 0.64 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 495,800 SQ. FT. OR 11.377 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE

TO REINHART BOERNER VANDEUREN S.C., FIRST AMERICAN TITLE INSURANCE COMPANY, AND ALL THOSE WHO ACQUIRE, INSURE, OR ACCEPT A MORTGAGE ON THE PROPERTY FOR A PERIOD OF ONE YEAR AFTER THE DATE OF THE SURVEY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS ---- OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATED: SEPTEMBER 10, 2004

MICHAEL J. OLSEN
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ALTA/ACSM LAND TITLE SURVEY
950 BREEZEWOOD LANE
CITY OF NEENAH, WINNEBAGO CO. WIS

Issued	
Rev	Date
Description	

Designed:
Drawn: CDH 09/08/2004
Checked: MJO 09/10/2004
Approved:

PROJECT NUMBER
12-29080

SHEET REFERENCE NUMBER
1

SHEET 1 OF 1

CITY OF NEENAH Sec 5 T19N R17E