

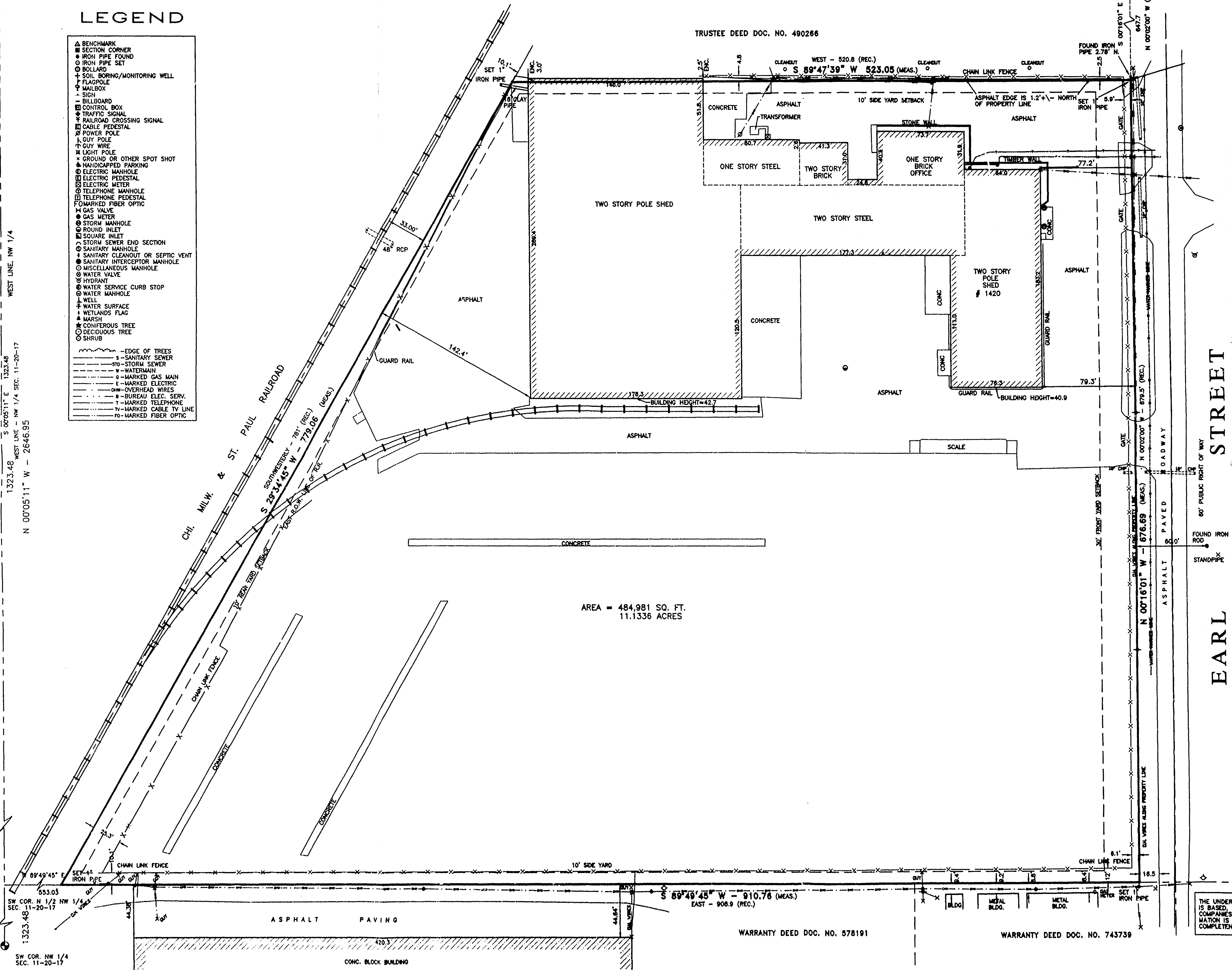
ALTA/ACSM LAND TITLE SURVEY

NW COR. NW 1/4 SEC. 11-20-17 NORTH LINE - NW 1/4 SEC. 11-20-17 N 89°47'39" E 1507.80 N 89°47'39" E 2641.43 CENTERLINE, MIDWAY ROAD, C.T.H. "AP" NE COR. NW 1/4 SEC. 11-20-17

LEGEND

- ▲ BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ FLAGPOLE
- ⊕ MAILBOX
- ⊕ SIGN
- ⊕ BILLBOARD
- ⊕ CONTROL BOX
- ⊕ TRAFFIC SIGNAL
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ CABLE PEDESTAL
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ GROUND OR OTHER SPOT SHOT
- ⊕ HANDICAPPED PARKING
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ MARKED FIBER OPTIC
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ STORM MANHOLE
- ⊕ ROUND INLET
- ⊕ SQUARE INLET
- ⊕ STORM SEWER END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR SEPTIC VENT
- ⊕ SANITARY INTERCEPTOR MANHOLE
- ⊕ MISCELLANEOUS MANHOLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER SERVICE CURB STOP
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC

TRUSTEE DEED DOC. NO. 490266



AREA = 484,981 SQ. FT.
11.1336 ACRES

WARRANTY DEED DOC. NO. 578191

WARRANTY DEED DOC. NO. 743739

KNOWN AS 1420 EARL STREET, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN
THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 11, 1507.8 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 00°02' E 647.7 FEET TO THE POINT OF BEGINNING; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 11, 820.8 FEET TO THE EAST RIGHT OF WAY LINE OF THE C.M. & ST. P. RAILROAD; THENCE SOUTHWESTERLY ALONG SAID EAST RAILROAD RIGHT OF WAY LINE 181 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SECTION 11, 908.9 FEET; THENCE NORTH 00°02' WEST 879.5 FEET TO THE PLACE OF BEGINNING.

THE DESCRIPTION SHOWN ABOVE IS THE HISTORICAL DESCRIPTION OF THE PROPERTY WHICH IS CORRECTLY DESCRIBED AS:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 89°47'39" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 1507.80 FEET TO A POINT ON AN EXTENSION OF THE WEST LINE OF EARL STREET; THENCE SOUTH 00°02' WEST 647.70 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 490266, IN THE REGISTER OF DEEDS OFFICE IN WINNEBAGO COUNTY, SAID POINT BEING THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE SOUTH 89°47'39" WEST ALONG SAID SOUTH LINE 820.80 FEET TO A POINT ON THE EASTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTH 29°34'45" WEST ALONG SAID EASTERLY LINE 770.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID NORTHWEST 1/4 SECTION; SAID POINT A.S.C. BEING ON THE NORTH LINE OF LANDS DESCRIBED IN WARRANTY DEEDS RECORDED AS DOCUMENT NO. 578191 AND DOCUMENT NO. 743739, IN THE REGISTER OF DEEDS OFFICE IN WINNEBAGO COUNTY; THENCE NORTH 89°47'39" EAST, ALONG SAID NORTH LINE 910.78 FEET TO A POINT ON THE WEST LINE OF EARL STREET; THENCE NORTH 00°02' WEST ALONG SAID WEST LINE 879.50 FEET TO THE POINT OF BEGINNING.

DECEMBER 5, 2002 THE PELTZ GROUP, INC. SURVEY NO. 156388-DHS

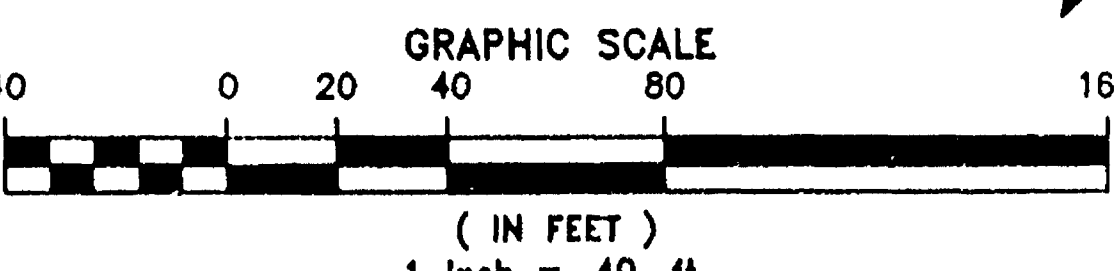
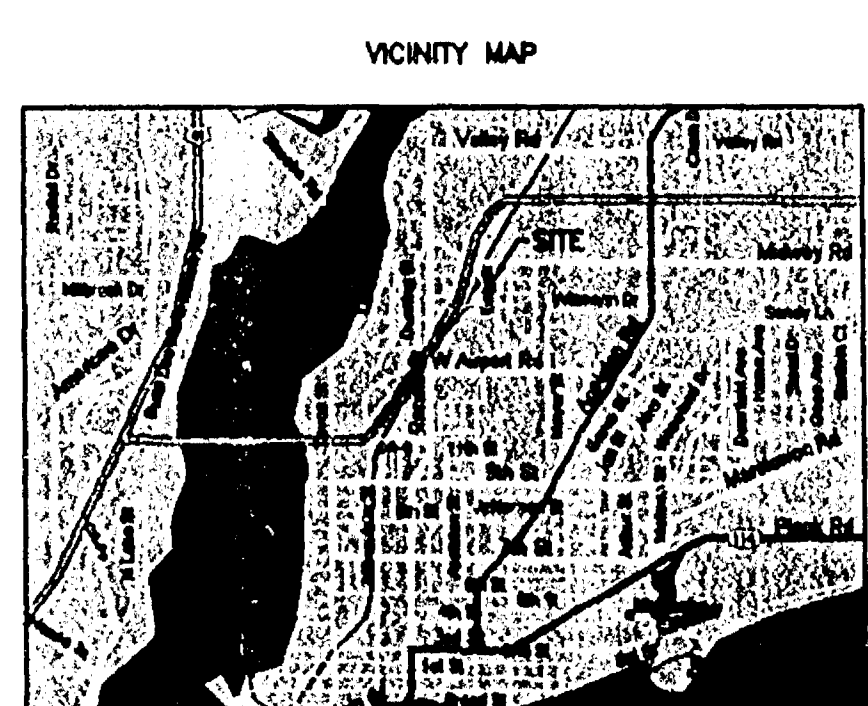
NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 11 WHICH IS ASSUMED TO BEAR NORTH 89°47'39" EAST.
- THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 282272, EFFECTIVE DATE OF OCTOBER 21, 2002, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
A. NO EASEMENTS OR CLAIMS SHOWN BY PUBLIC RECORD
- ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MENASHA, COMMUNITY PANEL NO. 550910 00050, EFFECTIVE DATE OF JANUARY 5, 1994, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)
- 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 HEAVY INDUSTRIAL DISTRICT
FRONT SETBACK - 50'
SIDEYARD SETBACK - 10'
REARYARD SETBACK - 10'
PARKING SETBACK - 10'

TO: THE PELTZ GROUP, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACMA AND NSPS IN 1989 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B), 7(C), 8, 9, 10, AND 11(A) OF TABLE "A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACMA 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 OBTAINED 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.

DECEMBER 5, 2002
STEPHAN A. SOUTHWELL
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1939
MILWAUKEE, WI



THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

National Survey & Engineering

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Facsimile 262-797-7373 SEC. 11-20-17
18745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nseeng.com
5156388 11-20-2002 18745W 18101040 DHS

National Survey & Engineering

EAST LINE, NW 1/4 1325.09

S 00°00'43" W - 2650.18