

All of Lots 9, 10, 11, 16, and 17 in CHRISTOPH PLAT being part of Lots 5, 7, 18, and 19 of Block 55, and of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19 of Block 3 of the SUBDIVISION of Lot 5, 6, 7, 18, and 19 of Block 55 and all of Vacated Manotowas Street being part of Lot 18 of Block 55 and Lot 1 of the SUBDIVISION of Lot 20, both being part of Block 55 and all of Lot 6 of the SUBDIVISION of Lot 17 of Block 55 and that part of Lot 1 in REED, SUBDIVISION of Lots 14, 15 and 16, all being in the Southwest 1/4 of Section 14, T4m, 20 North, Range 10 East, 10th Principal Meridian, City of Menasha, Winnebago County, Wisconsin more fully described as follows:

Commencing at the Northwest corner of said Southwest 1/4; thence South 89 degrees 41 minutes 40 seconds East 586.06 feet along the North line of said Southwest 1/4; thence on a bearing of South 65.418 feet to the point of beginning; thence on a bearing of South 11.44 degrees 44 minutes 10 seconds East 125.43 feet along the North line of said Sheboygan Street; thence North 81 degrees 55 minutes 04 seconds East 24.58 feet along the said North line of said Sheboygan Street to a bearing of South 89 degrees 41 minutes 40 seconds East 11.44 degrees of said CHRISTOPH PLAT; thence North 89 degrees 44 minutes 14 seconds West 59.92 feet along the North line of Lot 9 of said CHRISTOPH PLAT; thence on a bearing of South 89 degrees 44 minutes 14 seconds East 11.985 feet along the North line of Lot 6 of Block 2 of said SUBURSIUM; thence on a bearing of South 200.012 feet along the East line of said Lot 6 of Block 2 of said SUBURSIUM to the point of beginning; thence on a bearing of South 89 degrees 44 minutes 14 seconds East 201.81 feet along the South line of said Sheboygan Street; thence South 00 degrees 25 minutes 09 seconds East 90.00 feet along the West line of said Sheboygan Street to said CHRISTOPH PLAT; thence North 89 degrees 44 minutes 14 seconds East 97.82 feet (previously recorded as 98.2 feet) along the north line of Lot 17 of said CHRISTOPH PLAT; thence North 03 degrees 39 minutes 14 seconds East 17.00 feet along the East line of said Lot 17 of said CHRISTOPH PLAT; thence North 89 degrees 44 minutes 14 seconds East 164.88 feet along the East line of Lot 16 of said CHRISTOPH PLAT; thence South 02 degrees 02 minutes 02 seconds East 16.44 feet along the East line of said Lot 16 of said CHRISTOPH PLAT; thence North 89 degrees 44 minutes 00 seconds West 74.69 feet (previously recorded as 75.5 feet) along the West line of said Lot 16 of said CHRISTOPH PLAT to the point of beginning; thence on a bearing of South 89 degrees 44 minutes 50 seconds East 60.16 feet along the North line of WISCONSIN CENTRAL LIT. RAILROAD; thence North 78 degrees 02 minutes 12 seconds East 108.81 feet along the North line of said WISCONSIN CENTRAL LIT. RAILROAD; thence North 00 degrees 04 minutes 11 seconds East 6.01 feet along the North line of WISCONSIN CENTRAL LIT. RAILROAD; thence 187.83 feet along the arc 111 degrees 11 minutes 11 seconds of a circle having a radius of 175.70 feet; thence North 89 degrees 44 minutes 00 seconds West 157.80 feet, that bears North 81 degrees 46 minutes 20 seconds West; thence North 00 degrees 04 minutes 11 seconds East 6.01 feet along the North line of said WISCONSIN CENTRAL LIT. RAILROAD; thence North 89 degrees 44 minutes 14 seconds East 156.00 feet along the South line of Fourth Street; thence South 00 degrees 04 minutes 11 seconds West 156.00 feet along the West line of said Fourth Street; thence North 89 degrees 44 minutes 14 seconds East 631.54 feet along the South line of Fourth Street to the point of beginning, containing a total of 5,908 Acres. Property is subject to

PARCEL 1
The East 50 feet of Lot Six (6) of the (SUBDIVISION OF LOT 17 OF BLOCK 55), in the Fourth Ward, City of Menasha, Winnebago County, Wisconsin, per Assessor's Map (1925).

PARCEL #
Block Three (3) and that part of Marquette Street (now vacated) lying East of said Block Three (3) and that part of the extended North and South lines of said Block Three (3) East of the SUBDIVISION OF LOT No. 7 and all of Lot No. 8, except the East 65 feet and part of Lots No. 18 and No. 16 of Block No. 55, in the Fourth Ward, City of Menasha, Winnebago County, Wisconsin.

PARCEL #
That part of Lot 16 (6) of Block Two (2) in the SUBDIVISION of all of Lot No. 7 and all of Lot No. 8 in the East 65 feet and part of Lots No. 18 and No. 16 of Block No. 55, and of that part of Lot No. 16 (6) of the SUBDIVISION OF LOT 19 OF BLOCK 55 and of that part of Lot Two (2) of the SUBDIVISION OF LOT No. 7 and all of Lot No. 8 in the East 65 feet and part of Lots No. 18 and No. 16 of Block No. 55, in the Fourth Ward, City of Menasha, Winnebago County, Wisconsin, described as follows, viz: Commencing on the North line of the North and South lines of said Block Three (3) and extended South line of Fourth Street intersects the same; thence East, along the extended South line of said Block Three (3) and the North line of said Block Three (3) and the North line of Marquette Street (now vacated), 31 feet; thence East 128.6 feet to a point on the East line of Lot 2 of the Subdivision of Lot 20 of said Block 55, 34 feet South of the Northeast corner of said Lot 2; thence South along the East line of said Lot 2, 10 feet to the North line of said Block Three (3); thence South along the Milwaukee, St. Paul and Pacific Railroad Company and the Soo Line Railroad Company (former) and the Milwaukee, St. Paul and Northern Pacific Company, thence West, along the North line of said Lot 2, 10 feet to the East line of said Marquette Street (now vacated); thence North, along the East line of said Marquette Street (now vacated), to the place of beginning.

PARCEL IV
Lot Nine (9) in CHRISTOPH PLAT, in the Fifth Ward, City of Menasha, Winnebago County, Wisconsin.

PARCEL V
That part of Lot Eight (8) of Block two (2) in the SUBDIVISION of all of Lot No. 7 and all of Lot No. 9 except the East 66 feet and part of Lots No. 18 and No. 19 of Block No. 55, in the Fifth Ward, City of Menasha, Winnebago County, Wisconsin, described as follows: V, Commencing on the East line of said Lot No. 7, 120 feet; thence North 89° 59' 59" East of said East line of said Lot No. 7, 120 feet; thence East, along the extended North line of said Lot No. 7, 100 feet; thence East, along the extended North line of said Fourth Street, 120 feet; thence East, along the extended North line of said Fourth Street, 120 feet; thence North, parallel with the East line of said Menawisco Street, 100 feet; to the Southeast corner of Lot 7 of said Block 2; thence West, along the South line of Lot 7 of said Block 2, 120 feet; to the place of

PARCEL VI
Lots Ten (10), Eleven (11), Sixteen (16) and Seventeen (17), in CHRISTOPH PLAT, in the Fifth Ward,
City of Menasha, Winnebago County, Wisconsin.

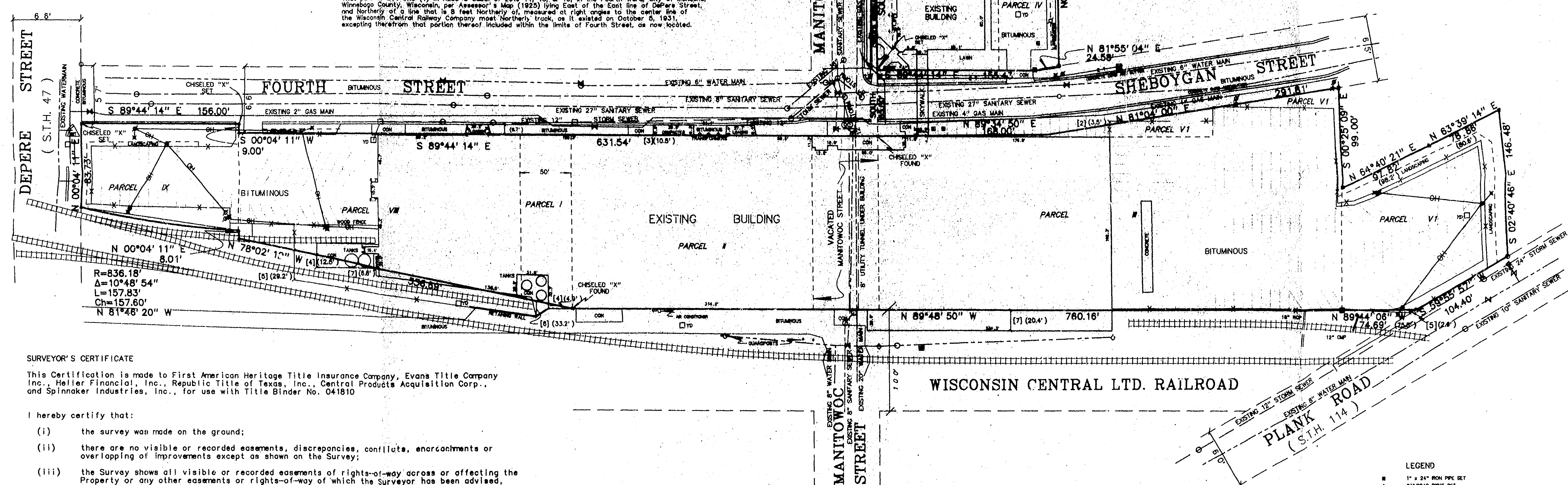
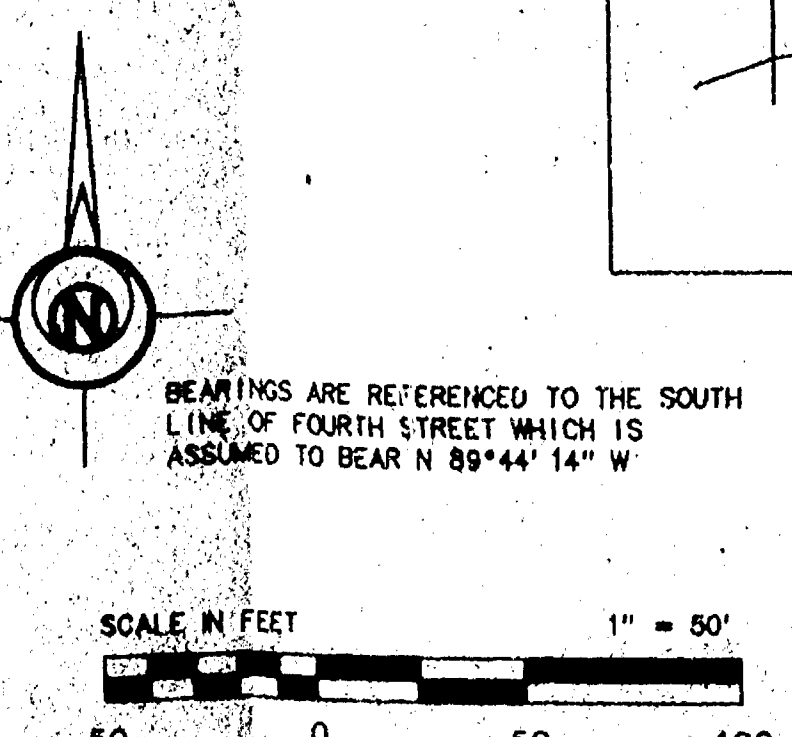
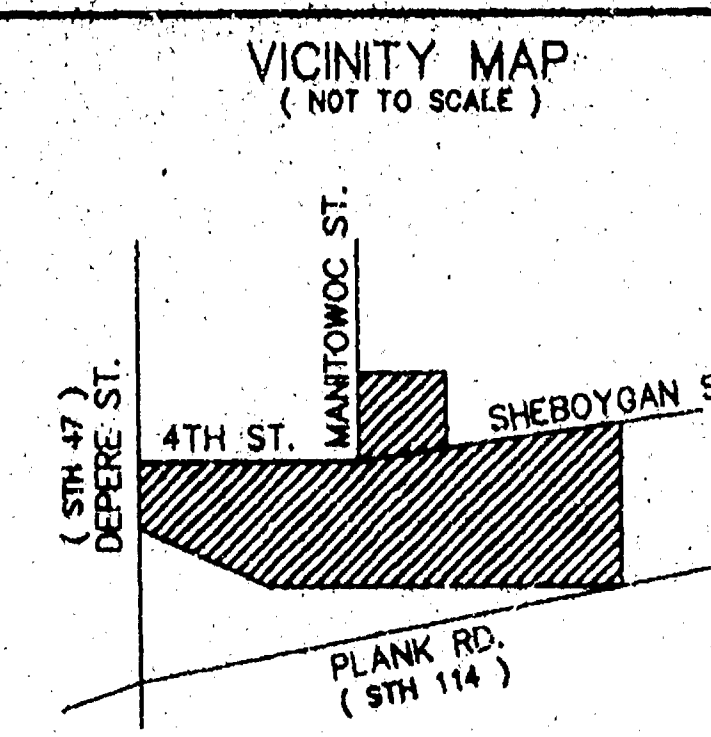
PARCEL VI
Lots Six (6) and Seven (7) of Block Two (2) in SUBDIVISION of all of Lot No. 7 and all of Lot No. 8 except the East 88 feet and part of Lots No. 18 and No. 19 of Block No. 55, in the Fifth Ward, City of Menasha, Winnebago County, Wisconsin.

PARCEL VII:
Lot Six (6) of the Subdivision of Lot 17 of Block 55, in the Fourth Ward, City of Menasha, Winnebago County, Wisconsin per Assessor's Map (1925), excepting therefrom the East 50 feet thereof.

PARCEL IX:
That part of Lot One (1) in REED'S Subd. of Lots 14, 15, & 16, in the Fourth Ward, City of Menasha, Winnebago County, Wisconsin, per Assessor's Map (1925) lying East of the East line of DePere Street, and Northerly of a line that is 8 feet Northerly of, measured at right angles to the center line of the Wisconsin Central Railway Company most Northerly track, as it existed on October 5, 1931, excepting therefrom that portion thereof included within the limits of Fourth Street, as now located.

NORTHWEST CORNER OF THE SOUTHWEST 1/4
SECTION 14, T 20 N, R 17 E
CHASELED "X" FOUND

NORTHEAST CORNER OF THE SOUTHWEST 1/
SECTION 14, T 20 N, R 17 E
BERNSTEN MONUMENT FOUND



This Certification is made to First American Heritage Title Insurance Company, Evans Title Company, Inc., Heller Financial, Inc., Republic Title of Texas, Inc., Central Products Acquisition Corp., and Spinnaker Industries, Inc., for use with Title Binder No. 041810

- (i) the survey was made on the ground;
- (ii) there are no visible or recorded easements, discrepancies, conflicts, encroachments or overlapping of improvements except as shown on the Survey;
- (iii) the Survey shows all visible or recorded easements of rights-of-way across or affecting the Property or any other easements or rights-of-way of which the Surveyor has been advised, including, without limitation, those matters affecting title reflected in the Title Binder;
- (iv) the Survey shows the location of all buildings, structures and other improvements situated on the Property;
- (v) the Survey conforms to and has been prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, and include items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(2), 8, 9, 10, 11 and 13 on Table A thereof and pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey;
- (vi) all streets abutting the Property and all means of ingress to and egress from the Property have been completed, dedicated, and accepted for public maintenance by the City of Mendota, State of Wisconsin;
- (vii) the Property is not located within the 100-year flood plain or other Special Flood Hazard Area designated or identified by FEMA or shown on any FIRM Maps produced by FEMA and;
- (viii) the Survey is a true, correct and accurate representation of the Property.

11/12/12

Daniel W. Hoel

Name (printed): DANIEL W. HOEL
Registered Land Surveyor Number 5-1786

PROPERTY AT NORTHEAST CORNER OF WANTHOOG
AND SHEBOYGAN INTERSECTIONS SERVED BY UNDERGROUND
SPRINKLER SYSTEM NEAR PROPERTY BOUNDARY

RECONSTRUCTION OF FOURTH STREET IS IMMINENT

ENCROACHMENTS

- [1] GRAVEL DRIVE ONTO PROPERTY ALONG
THE NORTHERNMOST PROPERTY LINE
- [2] FENCELINE ONTO SHEBOYGAN STREET R/W
- [3] CONTRACTOR AND LOADING DOCK
ENCLOSURE ONTO FOURTH STREET R/W.
- [4] TANKS ONTO RAILROAD R/W
- [5] FENCELINE ONTO RAILROAD PROPERTY
- [6] CONCRETE ONTO RAILROAD R/W
- [7] BUILDING ONTO RAILROAD R/W

ENCROACHMENT DISTANCES SHOWN ON MAP AS (6.8')

TOTAL AREA = 5.808 ACRES

ZONED I-1 HEAVY INDUSTRIAL DISTRICT
ZONING REQUIREMENTS
MINIMUM SETBACKS

FRONT YARD	THIRTY (30) FEET FOR BUILDINGS
	TEN (10) FEET FOR PARKING
SIDE YARD	TEN (10) FEET
REAR YARD	TEN (10) FEET
MAXIMUM BUILDING HEIGHT - ONE HUNDRED (100) FEET	

PARKING STALLS (AS INDICATED ON PRINT)
REGULAR = 230
HANDICAPPED = 3

UTILITY LOCATIONS SHOWN ARE BASED ON
FIELD MARKINGS BY LOCATING COMPANIES
AND/OR MAPPING FROM THE RESPECTIVE
UTILITY COMPANY. THEREFORE THE
LOCATIONS SHOWN ON THIS DRAWING CANNOT
BE GUARANTEED. CONTACT DIGGERS HOTLINE
PRIOR TO CONSTRUCTION.
CENTRAL PAPER COMPANY UNDERGROUND PRIVATE UTILITIES
WERE NOT MARKED AND MAPPED

■ 1" x 24" NON PIPE SET
 ■ PALLADIUM SPEC SET
 □ OBEYED "X" SET
 □ 3/4" REAR FOUND
 □ 1" IRON PIPE FOUND
 □ 1-1/4" REAR FOUND
 □ 2" IRON PIPE FOUND
 □ OBEYED "X" FOUND
 □ OLYMPIAN CORNER
 □ CONTOUR "W" ELEVATION
 □ SOIL BOWLING
 CONCRETE THREE
 RECURSIVE THREE
 EXIST. WOODEN LINE
 OVERHEAD POWER LINES
 UNDERGROUND ELECTRIC
 UNDERGROUND TELEPHONE
 WOOD SHED FOUND
 UNDERGROUND CABLE TV
 EXIST. FENCE LINE
 EXIST. HYDRANT
 POWER "H"
 POWER POLE 1/4"X1/2" WOOD
 LITTLE POLE
 TELEPHONE OR ELECTRIC POSTAL
 SINK OR WATER VALVE
 EXIST. YARD
 WOOD DRAWN
 EXIST. SINK SEWER
 EXIST. STD SEWER
 EXIST. WATER LINE
 EXIST. SPOT ELEVATION
 TEST "FLUSH" - 0.0000
 TOP OF CURB
 REINFORCED CONCRETE PIPE
 COMBATED MOUNTAIN PIPE

ALTA / ACSM LAND TITLE SURVEY
CENTRAL PAPER COMPANY
MENASHA, WISCONSIN

SURVEY FOR:
HAYNES AND BOONE, L.L.P.
3100 NATIONS BANK PLAZA
901 MAIN STREET
DALLAS, TEXAS 75202-3789

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