FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 551.39C0105E, WHICH BEARS AN EFFECTIVE DATE OF MARCH 17, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED NOV. 27, 2017 TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

-CURVE TABLE-

CURVE NO.	PARCEL NO.	RADIUS LENGTH	CHORD BEARING	TANGENT BEARING	TANGENT BEARING	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
1–2	B	110.04'	S39°17'13.5"E	S76°56'58"E	N01°37'29"W	75°19'29"	144.67'	134.47'
2–3	B	135.22'	S23°16'35.5"E	S06°37'10"E	N39°56'01"W	33°18'51"	78.62'	77.52'
4–5	B	75.00'	S21°22'03"E	S39°57'43"W	N02°46'23"E	37°11'20"	48.68'	47.83'
6–7	A	596.62'	S03°31'01.5"W	S02°37'46"E	N09°39'51"E	12°17'39"	128.02'	127.78'

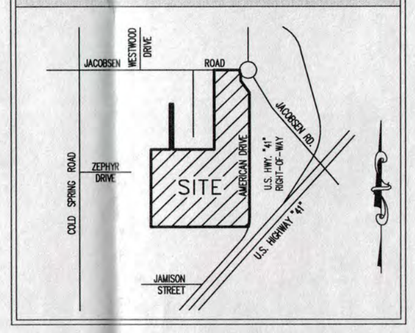
Table A:

ITEM 16: AT THE TIME FIELD WORK WAS PERFORMED, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
ITEM 17: NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES FOUND.
ITEM 18: PER THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES SURFACE WATER DATA VIEWER THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY. A WETLAND DELINEATION WAS NOT PERFORMED TO VERIFY THE PRESENCE OF WETLANDS OR LACK THEREOF.

MISCELLANEOUS NOTES

1. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
2. THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE FIELD OR INFORMATION REGARDING CEMETERIES OR BURIAL GROUNDS FOUND IN THE RECORDED DOCUMENTS PROVIDED.
3. THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NUMBER CO-6978 WITH AN EFFECTIVE DATE OF NOVEMBER 24, 2017.
4. ADDRESS OF THE PROPERTY WAS OBSERVED IN THE FIELD.
5. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE.
6. THE SUBJECT PROPERTY HAS SIX (6) DRIVEWAYS WITH DIRECT ACCESS TO AMERICAN DRIVE.
7. FLOOD NOTE: ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. ROAD RIGHT-OF-WAY INFORMATION PER TRANSPORTATION PROJECT PLATS NO. 1517-07-00, RECORDED AS DOCUMENT NO. 1590509.
9. ALL SETBACKS SHOWN ARE BUILDING SETBACKS.
10. THE PHYSICAL PROPERTY IS LOCATED IN THE VILLAGE OF FOX CROSSING. IN THE PAST, THE MAJORITY OR ALL OF THE TOWN OF MENASHA WAS INCORPORATED AND BECOME THE VILLAGE OF FOX CROSSING. FOX CROSSING DOES NOT HAVE ITS OWN POST OFFICE, SO THEREFORE THE MAILING ADDRESS OF THE PROPERTIES SHOULD REFERENCE THE TOWN OF NEENAH. THE ABUTTING PROPERTIES ARE ALL IN THE VILLAGE OF FOX CROSSING AS WELL. THE ABUTTING PROPERTIES ARE LISTED AS SHOWING VARYING CITIES/TOWNSHIPS PER WHERE THE TAX BILL IS SENT AND/OR HOW YOU CAN GET AHOLD OF THE OWNER, BUT NOT THE PHYSICAL ADDRESS OF THE ABUTTING PROPERTIES.

VICINITY MAP - NOT TO SCALE



ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED "I-1" LIGHT INDUSTRIAL DISTRICT (PARCEL C) AND "I-2" HEAVY INDUSTRIAL DISTRICT (PARCELS A & B)

FRONT SETBACK: 30 FEET
SIDE SETBACK: 7 FEET ONE SIDE, 10' OTHER SIDE
REAR SETBACK: 25 FEET

MAXIMUM BUILDING HEIGHT: NONE
MINIMUM LOT AREA: 10,000 SQ. FT. / 20,000 SQ. FT IF UNSEWERED
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT FRONTAGE: 33 FEET
MAXIMUM LOT COVERAGE: NO REQUIREMENT
MAXIMUM FLOOR AREA: NONE

PARKING FORMULA (INDUSTRIAL & WAREHOUSE): 1 SPACE FOR EMPLOYEE ON THE LARGEST WORK SHIFT, PLUS 1 SPACE FOR EACH FLEET VEHICLE PARKING ON SITE.

THE ZONING INFORMATION SHOWN ABOVE WAS PROVIDED TO THE SURVEYOR BY BOCK & CLARK ZONING ON DECEMBER 11, 2017 PURSUANT TO ITEM 6(b) OF TABLE A.

SIGNIFICANT OBSERVATIONS

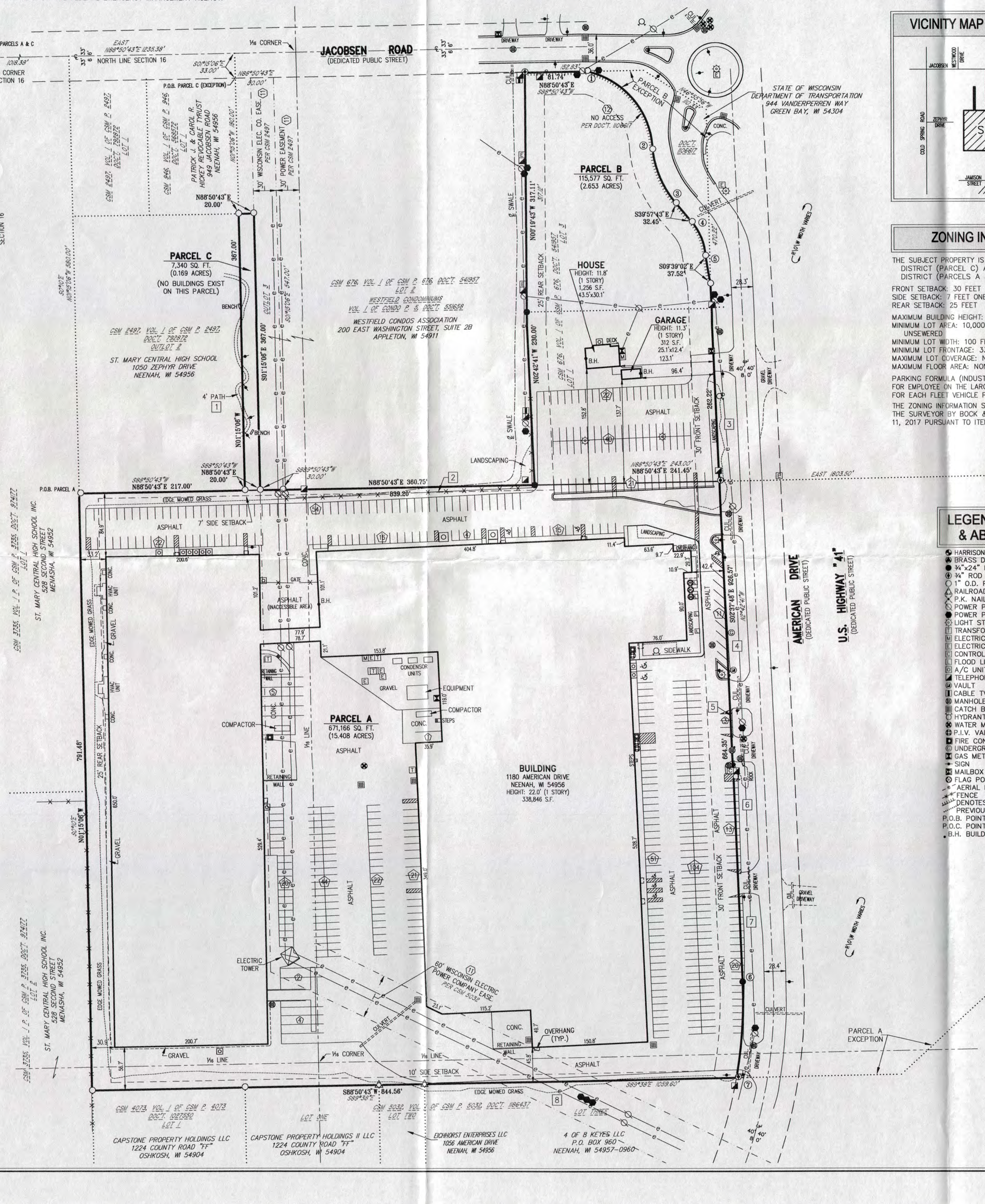
1. POSSIBLE ENCROACHMENT BY 4' PATH, SIGNAGE & BENCHES ONTO SUBJECT PROPERTY BY 11.0'.
2. POSSIBLE ENCROACHMENT BY FENCE ONTO SUBJECT PROPERTY BY 12.7'.
3. POSSIBLE ENCROACHMENT BY SUBJECT PROPERTY'S LANDSCAPING INTO STREET RIGHT-OF-WAY BY 9.7'.
4. POSSIBLE ENCROACHMENT BY SUBJECT PROPERTY'S PARKING LOT INTO STREET RIGHT-OF-WAY BY 2.7'.
5. POSSIBLE ENCROACHMENT BY SUBJECT PROPERTY'S PARKING LOT INTO STREET RIGHT-OF-WAY BY 2.5'.
6. POSSIBLE ENCROACHMENT BY SUBJECT PROPERTY'S PARKING LOT INTO STREET RIGHT-OF-WAY BY 5.9'.
7. POSSIBLE ENCROACHMENT BY SUBJECT PROPERTY'S PARKING LOT INTO STREET RIGHT-OF-WAY BY 4.6'.
8. POSSIBLE ENCROACHMENT BY SUBJECT PROPERTY'S MOWED GRASS ONTO ABUTTING PROPERTY TO SOUTH BY 14.4'.

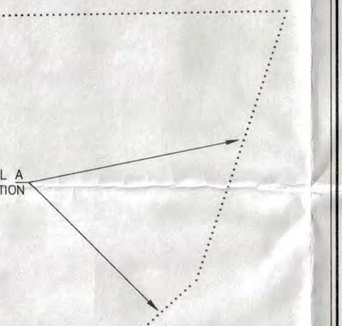
ITEMS CORRESPONDING TO SCHEDULE B-II

10. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO WISCONSIN MICHIGAN POWER COMPANY, FOR UTILITY PURPOSES, RECORDED ON MARCH 31, 1936, IN VOLUME 459 PAGE 290. (THE EASEMENT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY).
11. EASEMENTS SET FORTH ON CERTIFIED SURVEY MAP NO. 2497, RECORDED AS DOCUMENT NO. 792872 AND ON CERTIFIED SURVEY MAP NO. 5032, RECORDED AS DOCUMENT NO. 1186437. (THE EASEMENTS ARE PLOTTED AND SHOWN ON PARCEL A).
12. EASEMENT AND ACCESS LIMITATIONS SET FORTH IN DEED BY CORPORATION RECORDED SEPTEMBER 21, 2000 AS DOCUMENT NO. 1106617. (THE EASEMENT IS PLOTTED AND SHOWN ON PARCEL B).
13. RENTAL UNIT ENERGY EFFICIENCY STANDARDS WAIVER ATTACHED TO WARRANTY DEED RECORDED AS DOCUMENT NO. 788272. (THIS IS BLANKET IN NATURE OVER PARCEL B OF THE SURVEYED PROPERTY).

LEGEND OF SYMBOLS & ABBREVIATIONS

- HARRISON CAST IRON MONUMENT FOUND
- BRASS DISC FOUND
- ¾"x24" REBAR SET-1.502 LB/FT.
- ¾" ROD FOUND
- 1" O.D. PIPE FOUND
- RAILROAD SPIKE FOUND
- P.K. NAIL FOUND
- POWER POLE
- POWER POLE ANCHOR
- LIGHT STANDARD
- TRANSFORMER
- ELECTRIC METER
- ELECTRIC PEDESTAL
- CONTROL PANEL
- FLOOD LIGHT
- A/C UNIT
- TELEPHONE JUNCTION BOX
- VAULT
- CABLE TV JUNCTION BOX
- MANHOLE
- CATCH BASIN
- HYDRANT
- WATER MAIN VALVE
- P.I.V. VALVE
- FIRE CONNECTION
- UNDERGROUND GAS TEST STATION
- GAS METER
- SIGN
- MAILBOX
- FLAG POLE
- AERIAL ELECTRIC LINE
- FENCE
- DENOTES NO ACCESS
- (000') PREVIOUSLY RECORDED AS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- B.H. BUILDING HEIGHT LOCATION





Scale: 1"=80'
0' 40' 80' 160'

BASIS FOR BEARINGS:
THE WEST LINE OF THE NW¼, SECTION 16, T20N, R17E, ASSUMED TO BEAR N01°14'31"W.

PARKING SPACES:
495 PARKING STALLS
8 HANDICAPPED PARKING STALLS
12 SEMI TRAILER PARKING STALLS
518 TOTAL PARKING STALLS

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP. AT 2018 BOCK AND CLARK CORP.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/06/2017	FIRST DRAFT	12/21/2017	NETWORK COMMENTS
12/11/2017	NETWORK COMMENTS	12/22/2017	NETWORK COMMENTS
12/15/2017	NETWORK COMMENTS	01/09/2018	NETWORK COMMENTS
FIELD WORK: 11/27/2017	DRAFTED: 12/06/2017	CHECKED BY: T.J.T.	FB & PG:

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 • FAX 715-423-8774

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DRAWN BY:	JIM BRASEL
FIELD DATA BY: D.S. & T.T. DATE:	11/27/17
CHECKED BY: T.T. DATE:	1/09/18
DWG. DATE:	JAN. 9, 2018
DWG. NO.	10028-A-1-D
PROJECT NO.	17-156
PLAN SHEET	1
SHEET	1 OF 1 SHEET(S)

J.A.B.-Jan 09, 2018, 09:38:53, CADD FILE: 10028-A-1-D.dwg

RECORD DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE VILLAGE OF FOX CROSSING, STATE OF WISCONSIN, COUNTY OF WINNEBAGO, AND DESCRIBED AS FOLLOWS:

TITLE DESCRIPTION
PARCEL A:
THAT PART OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, IN TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE VILLAGE OF FOX CROSSING (FORMERLY TOWN OF MENASHA), COUNTY OF WINNEBAGO, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION ; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 1018.38 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES EAST, 580.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 10 MINUTES EAST, 791.48 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES EAST, 1059.60 FEET TO THE RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, AS LOCATED JANUARY 31, 1966; THENCE NORTH 47 DEGREES 1 MINUTE EAST, ALONG THE RIGHT OF WAY LINE OF SAID HIGHWAY, AS LOCATED JANUARY 31, 1966, 908.80 FEET; THENCE NORTHEASTERLY ALONG THE RIGHT OF WAY LINE OF SAID HIGHWAY, AS LOCATED JANUARY 31, 1966, TO A POINT THAT IS 1803.50 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 1803.50 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY LINE OF THE WEST FRONTAGE ROAD OF U.S. HIGHWAY NO. 41 (SAID FRONTAGE ROAD BEING MORE PARTICULARLY DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 442137).

TAX KEY NO. 008-0464-02
ADDRESS: 1180 AMERICAN DRIVE

PARCEL B:
LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 676 FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 676, AS DOCUMENT NO. 541957, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE VILLAGE OF FOX CROSSING (FORMERLY TOWN OF MENASHA), COUNTY OF WINNEBAGO, STATE OF WISCONSIN. EXCEPT THAT PART OF SAID LOT 3 CONVEYED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT NO. 1106617.

TAX KEY NOS. 008-0464 (LOT 1) AND 008-0464-06 (LOT 3)
ADDRESS: 1250 AMERICAN DRIVE

PARCEL C:
OUTLOT 3 OF CERTIFIED SURVEY MAP NO. 2497 FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2497 AS DOCUMENT NO. 792872, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 20 NORTH, RANGE 17 EAST, IN THE VILLAGE OF FOX CROSSING (FORMERLY TOWN OF MENASHA), COUNTY OF WINNEBAGO, STATE OF WISCONSIN, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE N 88°50'43" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1235.38 FEET; THENCE S 01°15'06" E, 33.00 FEET TO THE POINT OF BEGINNING; THENCE N 88°50'43" E ALONG THE SOUTH LINE OF JACOBSEN ROAD 50.00 FEET; THENCE S 01°15'06" E ALONG THE EAST LINE OF SAID OUTLOT 3, A DISTANCE OF 547.00 FEET; THENCE S 88°50'43" W ALONG THE SOUTH LINE OF SAID OUTLOT 3, A DISTANCE OF 30.00 FEET; THENCE N 01°15'06" W, 367.00 FEET; THENCE S 88°50'43" W, 20.00 FEET; THENCE N 01°15'06" W ALONG THE WEST LINE OF SAID OUTLOT 3, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

TAX KEY NO. 008-0465-01-02
ADDRESS: SITUATED ON JACOBSEN ROAD

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CO-6978, DATED NOVEMBER 24, 2017.

ALTA/NSPS LAND TITLE SURVEY

FOR
Outlook Group - Neenah WI
B&C Project No. 201704716, 001
1180 & 1250 American Drive, Neenah, WI

based upon Title Commitment No. CO-6978
of Chicago Title Insurance Company
bearing an effective date of November 24, 2017

SURVEYOR'S CERTIFICATION

TO: ANGELO, GORDON, & CO., L.P.; AG NET LEASE ACQUISITION CORP.; AGNL LABELS, L.L.C.; AGNL LABELS HOLDCO, L.L.C.; SHEPHERD MULLIN RICHTER & HAMPTON LLP; OUTLOOK GROUP, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27, 2017.

THOMAS J. TRZINSKI
REGISTRATION NO. 2636
IN THE STATE OF WISCONSIN
DATE OF SURVEY: DECEMBER 6, 2017
DATE OF LAST REVISION: JANUARY 9, 2018
NETWORK PROJECT NO. 201704716-001

SHEET 1 OF 1

Bock & Clark
SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT

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