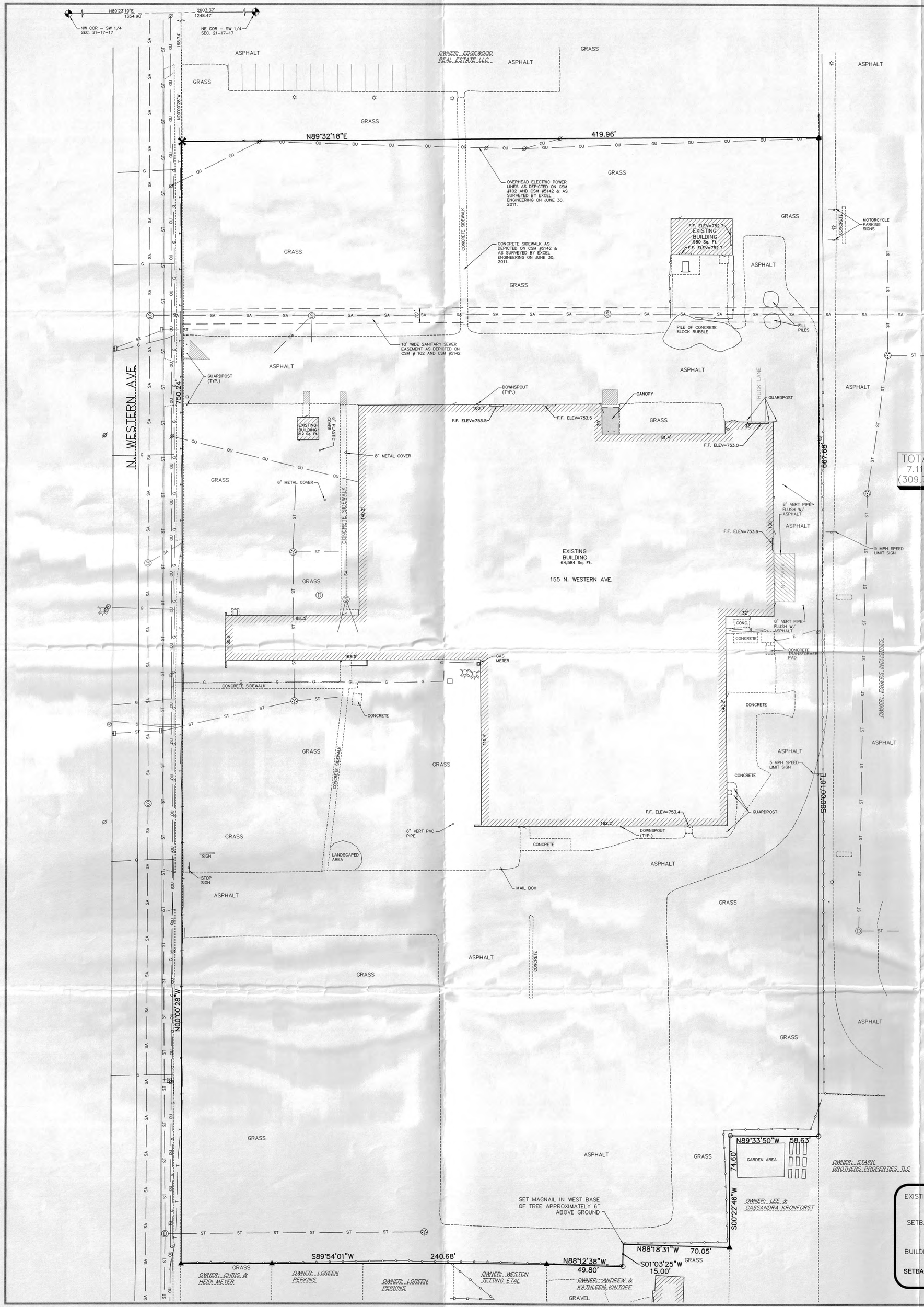
ALTA / ACSM
LAND TITLE SURVEY



TOTAL AREA
7.111 ACRES
(309,736 sq. ft.)

SURVEYOR'S CERTIFICATE
ALTA / ACSM Land Title Survey

To:
(i) Neenah Townhouse, LLC
(ii) First American Title Insurance Company
(iii) PNC BANK, NATIONAL ASSOCIATION, its successors and/or assigns
(iv) PNC Real Estate Tax Credit Capital Institutional Fund 49 Limited Partnership, its successors and assigns
(v) Columbia Housing SLP Corporation, its successors and assigns
(vi) Western Townhomes, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, effective February 23, 2011, and includes items 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11(b), 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A thereof. The field work was completed on June 29th, 2011 and June 30th, 2011.

LANDS DESCRIBED IN SCHEDULE "A" OF TITLE COMMITMENT NO. NCS-513376-MKE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 8, 2011;

Lot 2 of Certified Survey Map No. 5142, recorded on November 4, 2002, in Volume 1 of Certified Survey Maps, Page 5142, as Document No. 1210691, being part of Lot 1 of Certified Survey Map recorded in Volume 1 of Certified Survey Maps, on Page 102, located in the Northeast 1/4 of the Southwest 1/4 of Section 21, Town 20 North, Range 17 East, in the City of Neenah, County of Winnebago, State of Wisconsin.

Tax Key No.: 807-0019-00-00

Address: 155 N. Western Avenue

Ryan Wilgreen, R.L.S. No. S-2647
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

Project Number: 1015020

WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR 12/1/11

LEGEND:

- EXISTING SPOT ELEVATIONS
- WATER VALVE IN BOX
- WATER SERVICE VALVE
- EXISTING ROUND CATCH BASIN
- EXISTING CURB INLET
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE TV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- HANDICAP PARKING STALL
- GAS VALVE
- 3/4" REBAR FOUND
- CUT CROSS FOUND
- 1" IRON PIPE FOUND
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- PROPERTY LINE
- EXISTING STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING WATER LINE AND HYDRANT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING CURB AND GUTTER
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE

NOTE:
EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

1"= 30' SCALE 30' 0 30' 60' FEET

NORTH

EXISTING ZONING: C-1 GENERAL COMMERCIAL DISTRICT (M-1 & M-2 ZONING TO BE FOLLOWED FOR THE PROPOSED DEVELOPMENT)

SETBACKS: BUILDING: FRONT = 20'
SIDE = 10'
REAR = 25'

BUILDING HEIGHT: MAX. HEIGHT = 45'

SETBACKS AND RESTRICTIONS HAVE BEEN LISTED PER THE CITY OF NEENAH ZONING CODE.

ALTA NOTES:

1. Bearings are referenced to the East right-of-way line of North Western Avenue a recorded bearing of North 00°-00'-28" West.
2. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
3. Surface indications of utilities along with markings from Digger's Hotline on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's markings is recommended to determine the full extent of underground service and utility lines. Contact Diggers at 1-800-242-8511.
4. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpster's or trailers.
5. The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
6. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
7. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55139C0105E with an effective date of March 17, 2003 the subject property falls within Zone "X" (Areas to be outside the 0.2% annual chance floodplain).
8. The property described hereon contains 7.111 acres (309,736 sq. ft.), more or less.
9. First American Title Insurance Company, Title Commitment No. NCS-513376-MKE, with an effective date of November 8, 2011 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title commitment, Schedule B-II Exceptions are as follows:
   - #1 *This Item was not reviewed in conjunction with the preparation of this survey.*
   - #2 Only those easements or claims of easements as disclosed by the current Title Commitment along with documentation of such easements as provided by the current Title Commitment have been reviewed in preparing this survey.
   - #3 Visible encroachments, if any, have been identified by this survey. Any specific encumbrance, violation, variation or adverse circumstance affecting this parcel of land would need to be identified by this Title Commitment. *Any item not identified by the current Title Commitment was not reviewed in conjunction of this survey.*
   - #4 *This Item was not reviewed in conjunction with the preparation of this survey.*
   - #5 *This Item was not reviewed in conjunction with the preparation of this survey.*
   - #6 *This Item was not reviewed in conjunction with the preparation of this survey.*
   - #7 *This Item was not reviewed in conjunction with the preparation of this survey.*
   - #8 Only those easements or claims of adverse possession as disclosed by the current Title Commitment have been reviewed in preparing this survey.
   - #9 *This Item was not reviewed in conjunction with the preparation of this survey.*
   - #10 Easement granted to Wisconsin Michigan Power Company recorded as Document No. 123692. ***The center line of this utility easement as described in this document appears to be very close to the centerline of Western Avenue. This easement document does not contain language describing the exact width of this easement. However language is provided which states*** *"to relocate said line in a corresponding position in respect of the highway upon, or adjacent to which such line is erected in the event such highway be widened or relocated by public authority..."* ***On the date of this survey a line of poles were located by Excel Engineering, Inc. along the Easterly right-of-way line of N. Western Avenue, however the ownership of such poles and subsequent overhead utility lines is not know nor was such information provided by the current title commitment or researched by this surveyor. Said Utility poles and overhead utility lines have been shown on the face of this survey.***
   - #11 Agreement recorded as Document No. 468452. ***This document describes an agreement between two parties: American Can Company and EGGERS Hardwood Products, and this agreement is strictly between these two parties, per Agreement Condition No. 4 which states: "This Agreement shall not be assignable or transferable in any respect by American or EGGERS and shall not be construed as a covenant running with Parcel A or Parcel B or both. "***
   - #12 Covenants, conditions and restrictions.....set forth in Deed Restriction recorded in Document No. 1371189. ***No easement is described in this document . All other matters set forth in this document have not been reviewed in conjunction with the preparation of this survey .***
   - #13 Sewer easement and power line easement as designated on Certified Survey Map No. 102 and Certified Survey Map No. 5142. ***Sewer Easement has been shown on the face of this survey as depicted by Certified Survey Map No. 102 and Certified Survey Map No. 5142. Neither Certified Survey Map designates an actual Power Line easement, but rather depicts the location of existing poles and overhead lines.***
   - #14 Mutual concrete walk with the premises abutting on the North as set forth on Certified Survey Map No. 5142. ***The location of this existing concrete sidewalk has been shown on the face of this survey.***
   - #15 *This Item was not reviewed in conjunction with the preparation of this survey.*
   - #16 *This Item was not reviewed in conjunction with the preparation of this survey.*
10. Other commitment items not specified hereon may not have been considered relevant to an ALTA/ACSM Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
11. At the time of this survey this surveyor identified a pile of concrete rubble and two small fill piles. The fill pile does not appear to be excavated from this site. The concrete rubble pile could also be possibly hauled onto this site, as this surveyor did not enter the building to verify any recent demolition or building. NO other observed evidence of recent building or site grading was recorded on the date of this survey.
12. Any proposed changes to the street right-of-way lines have not been disclosed by the City of Neenah or the current Title Commitment.
13. Subject parcel contains 0 regular striped parking stalls and 0 handicap accessible parking stalls for a total of 0 parking stalls.
14. ALTA / ACSM "TABLE A", Item # 18 is limited to evidence that may be casually observed through the normal course of completing a survey without specific training beyond the practice of land surveying. There was no visible evidence of a solid waste dump observed by this surveyor.
15. Per the Wisconsin Department of Natural Resources Surface Water Viewer and the Wisconsin Wetland Inventory Maps there are NO mapped wetlands on the subject property. A current Wetland Delineation was NOT performed in conjunction with the preparation of this survey.
16. Excel Engineering, Inc. carries a $2,000,000 Professional Liability Insurance Policy. Certificate of Insurance can be furnished upon request.
17. The southerly boundary of the subject property is approximately 200' north of the intersection of N. Western Avenue and Main Street.
18. Adjacent owner information taken from the Winnebago County GIS Viewer and Property Profiler.

EXCEL ENGINEERING inc.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

OWNER:

PROJECT:
A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
155 N. WESTERN AVENUE
NEENAH, WI

SHEET ISSUE:
11/13/11

SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN RELEASED FOR CONSTRUCTION

REVISIONS:
12/02/11

DATE:
11/13/11
JOB NUMBER:
1015020

SHEET
ALTA

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