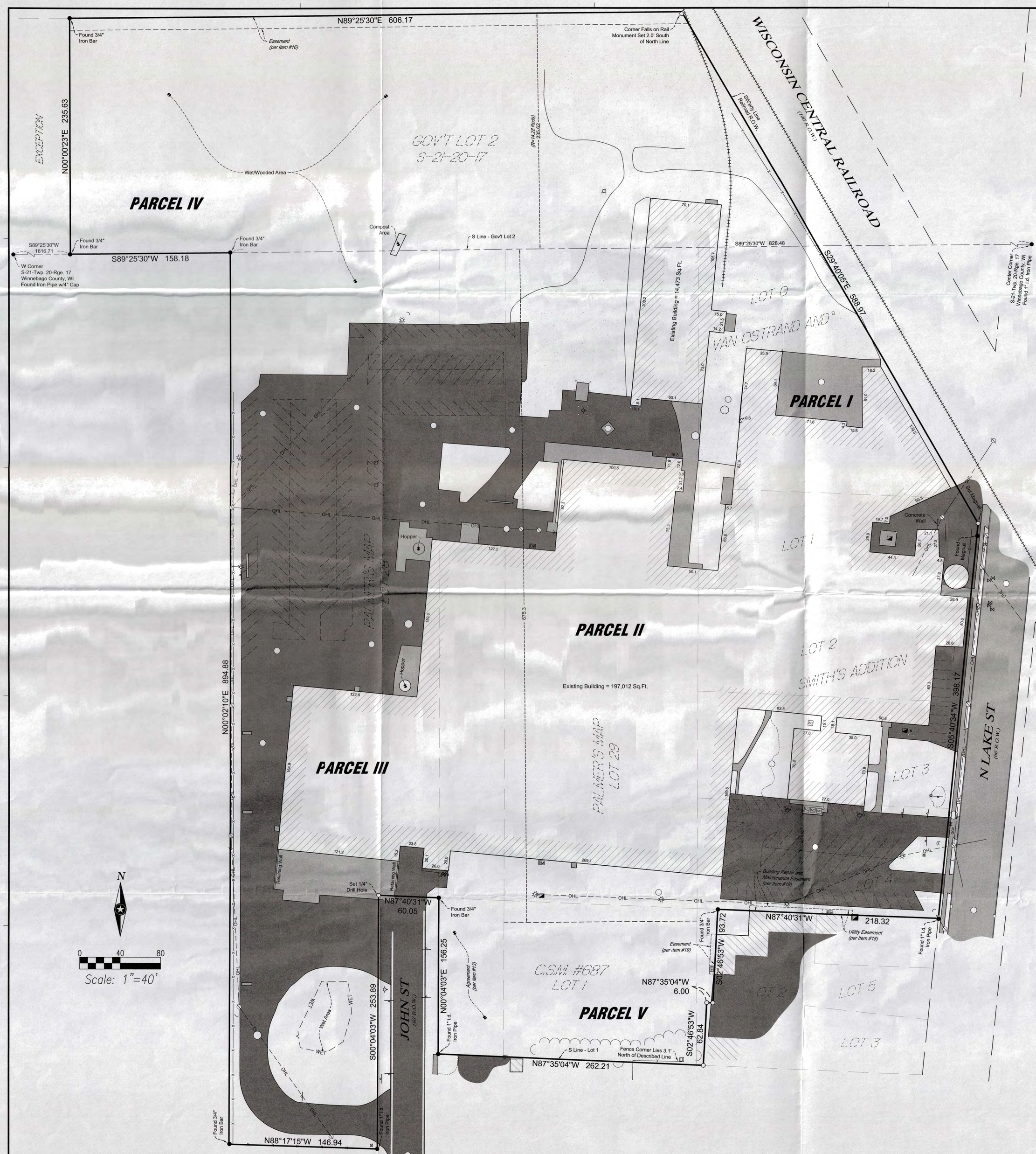



**DESCRIPTION REFERENCED FROM SCHEDULE A:**
(File No. NCS-917318-MKE)

PARCEL I
Lots "0", One (1), Two (2), Three (3) and Four (4) of Block One (1) in VAN OSTRAND AND SMITH'S ADDITION, in the Seventh Ward, City of Neenah, Winnebago County, Wisconsin, per Palmer's Map excepting that Part of Lots "0" and One (1) lying northeasterly of the southwesterly line of Wisconsin Central Rail Road Company's right of way.

PARCEL II
The North 675.3 feet of Block Twenty-nine (29), per Palmer's Map, in the Seventh Ward, City of Neenah, Winnebago County, Wisconsin.

PARCEL III
All of Block Twenty-eight (28) as per Palmer's Map in the Seventh Ward, City of Neenah, Winnebago County, Wisconsin, EXCEPTING THEREFROM the following parcels:

Beginning at the Southwest corner of said Block 28, thence Northerly 122 feet along the West line of Block 28, thence Easterly parallel with the South line of Block 28, 146.2 feet, thence Southerly 122 feet parallel to the West line of Block 28, thence Westerly 146.2 feet to the point of beginning, as recorded in Document No. 255144.

Commencing at the Southwest corner of said Block 28, thence Northerly along the West line of Block 28 One Hundred Twenty-two (122) feet to the place of beginning; thence continuing Northerly along the West line of Block 28 a distance of Forty-eight (48) feet; thence Easterly parallel with the South line of Block 28 One Hundred Forty-six and Two-tenths (146.2) feet; thence Southerly parallel with the West line of Block 28 a distance of Forty-eight (48) feet; thence Westerly One Hundred Forty-six and Two-tenths (146.2) feet to the place of beginning, as recorded in Document No. 255143.

The Northerly One Hundred (100) feet, front and rear, of the Southerly Two Hundred Seventy (270) feet, front and rear, of the West One Hundred Forty-six and Two-tenths (146.2) feet of Block Twenty-eight (28), in the FOURTH WARD, City of Neenah, per Palmer's Map and now in the Seventh Ward of said City, as recorded in Document No. 314524 and in Document No. 343062.

PARCEL IV
Part of Government Lot Two (2) of Section Twenty-one (21) of Township Twenty (20) North of Range Seventeen (17) East, described as the South 14.28 rods lying West of the Soo Line Rail Road excepting therefrom the South 190 feet of the West 152 feet, City of Neenah, Winnebago County, Wisconsin; ALSO EXCEPT land conveyed to the City of Neenah by instrument recorded as Document No. 713707, Winnebago County Registry. ALSO EXCEPT land conveyed by instrument recorded as Document No. 1756695, Winnebago County Registry.

PARCEL V
Lot One (1), CERTIFIED SURVEY MAP NO. 687 filed in Volume 1 of Survey Maps on Page 687 as Document No. 542860; being a part of Lot Five (5) of Block (1) in Plat of Van Ostrand & Smith's Addition to Neenah and a part of Block Twenty-nine (29) in the Fourth Ward, City of Neenah, per Palmer's Map, all in the Seventh Ward, City of Neenah, Winnebago County, Wisconsin.

**NOTES:**

1. The client has provided a commitment for title insurance issued by First American Title Insurance Company, having an effective date of July 13, 2018 at 7:00 am, bearing File No. NCS-917318-MKE, which is the basis of this survey.
2. Fee ownership at time of survey is vested in Eggers Industries, Inc., a Wisconsin corporation formerly known as Eggers Hardwood Products Corp formerly known as Hardwood Products Corporation.
3. Bearings shown hereon are based upon the south line of Lot 1, CSM #687. Said line bears North 87 degrees 35 minutes 04 seconds West
4. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed property.
5. The surveyed property has access to N. John Street and N. Lake Street based on observed evidence.
6. First American Title Insurance Company, Commitment No. NCS-917318-MKE, Commitment date: July 13, 2018, Schedule B-2 Exceptions (survey related):

Item #8: Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the property described in Schedule A. (Affects Parcels 1-4). There is a rail spur over Lot 0, shown hereon.

Item #9: Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever for road and street purposes. None of these items appear to affect the subject property based on visual evidence.

Item #10: Easement granted to Wisconsin Central Railway Company recorded January 13, 1917, in Volume 325, page 78. (Affects Parcel 4). No description of said easement was provided to the surveyor and is not shown hereon.

Item #11: Easement granted to Wisconsin Central Railway Company recorded April 11, 1934, in Volume 444, page 264. (Affects Parcel 4). Easement cannot be plotted based on the information provided to the surveyor due to the illegibility of the document. It is possible that the area shown in the document appears to cover the rail spur as shown hereon.

Item #12: Easement granted to Wisconsin Central Railroad Company recorded April 14, 1956, in Volume 803, page 549, as Document No. 233033. (Affects Parcel 1, Lots 1 and 2). Easement cannot be plotted based on the information provided to the surveyor due to the illegibility of the document. However, no railway was observed on said Lot 1 and Lot 2 which may terminate this easement.

Item #13: Agreement for ingress and egress by and between Hardwood Products Corporation and Maurice D. Olson and Katherine M. Olson recorded April 17, 1957, in Volume 841, page 481, as Document No. 243903. (Affects Parcel 3). Agreement provides said Olson parcel access to the extension of John Street North. Shown hereon.

Item #14: Agreement for driveway encroachment between American Can Company and Eggers Hardwood Products Corp. recorded October 1, 1975 as Document No. 468452. (Affects Parcel 3). No driveway was visible on site in the described location. Said driveway may have been removed when the described parcel was developed. Not shown hereon.

Item #16: Easement for water main granted to City of Neenah recorded November 30, 1988 as Document No. 713358. Shown hereon.

Item #17: Terms, conditions covenants as set forth in Right of First Refusal between Coenen Properties, LLC and Eggers Industries, Inc. recorded March 23, 2006 as Document No. 1392167. Not shown hereon.

Item #18: Terms, conditions, covenants as set forth in Easement Agreement for utility meter encroachment by and between Eggers Industries, Inc. and Coenen Properties, LLC recorded March 24, 2006 as Document No. 1392327. Shown hereon.

Item #19: Easement as set forth in Warranty Deed recorded June 12, 2006 as Document No. 1401131. (Affects Parcel 5). Shown hereon.

Item #20: Easement between Wisconsin Michigan Power Company and Hardwood Products Corporation, which recites as follows: The right to erect and maintain a transmission line of poles and wires (or towers and wires) together with anchors, guy wires and such other appurtenances as may, from time to time, be necessary or convenient for the purpose of transmitting electric energy for public purposes. The location cannot be determined from the record document. No equipment as described was visible in Government Lot 2.

7. There was one observed possible encroachment on the surveyed property. There is a fence, as shown on the survey, crossing the south line of Lot 1 CSM 687.
8. There was no observed evidence of a cemetery or burial ground within the surveyed property.
9. The surveyed descriptions contain no gaps or overlaps.
10. Deeds for adjoiners to the surveyed property were not provided with title documentation and therefore not reviewed as part of this survey.
11. The word 'certify' or 'certificate' is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, express or implied.

**OPTIONAL TABLE A ITEMS:**

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. Addresses of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.

   164 North Lake Street and 125 North John Street, Neenah, WI
4. Gross land area is shown hereon.
   Total Area - 695,068 sq. ft. (15.957 acres)

7(a). Exterior dimensions of all buildings at ground level.

8. Substantial features observed in the process of conducting fieldwork (in addition to the improvements and features required pursuant to Section 5 in the 2016 ALTA/NSPS Standards) are shown hereon.
9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.

   Subject property contains 2 disabled, 3 motorcycle and 188 regular parking spaces.
10. (a) As designated by the client, a determination of the relationship an location of certain division or party walls with respect to adjoining properties (client to obtain necessary permissions).

    (b)As designated by the client, a determination of whether certain walls are plumb (client to obtain necessary permissions).
14. As specified by the client, distance to the nearest intersecting street.

**CERTIFICATION OF SURVEYOR:**

To: First American Title Insurance Company; Eggers Industries, Inc., a Wisconsin corporation formerly known as Eggers Hardwood Products Corp formerly known as Hardwood Products Corporation; Eggers Division, LLC; 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, 4, 7(a), 8, 9, 10(a), 10(b), and 14 of Table A thereof. The fieldwork was completed on September 17, 2018.

Date: September 26, 2018

Signed:

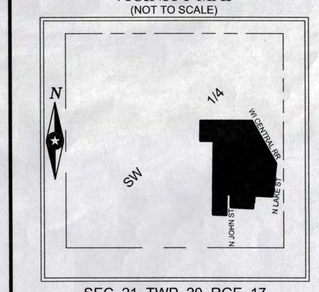
James R. Osborne, Licensed Land Surveyor
Wisconsin License No. 3068-8
ISG
201 Main Street, Suite 1020
La Crosse, WI 54601
(608)-789-2034
www.is-grp.com
jm.osborne@is-grp.com

WISCONSIN JAMES R. OSBORNE 3068-8 La Crosse WI LAND SURVEYOR
9-26-18

**LEGEND**

| | | | |
|---|---|---|---|
| | ASPHALT SURFACE | GGV | GAS GATE VALVE |
| | CONCRETE SURFACE | | GUARD POST |
| | GRAVEL SURFACE | | GUY WIRE |
| | EXISTING BUILDING | | LIGHT POLE |
| | SET 3/4" DIA. x 24" LONG IRON ROD 1.47 LBS/LINEAL FOOT-UNLESS OTHERWISE NOTED | R.O.W. | R.O.W. MARKER |
| AC | AIR CONDITIONER | | SIGN |
| | AUTOMATIC SPRINKLER | | TOP NUT OF HYDRANT |
| | MANHOLE/CATCH BASIN | | UTILITY POLE |
| | UTILITY BOX | | WATER GATE VALVE |
| | ELECTRIC BOX | OHL | OVERHEAD UTILITY LINE |
| EM | ELECTRIC METER | WET | WET AREA |
| | TRANSFORMER | X | FENCE |
| | | | TREELINE |
| | | | GUARD RAIL |
| | | | RAILROAD TRACKS |
| | | | LANDSCAPING EDGE |

VICINITY MAP
(NOT TO SCALE)




SEC. 21, TWP. 20, RGE. 17
Winnebago County, Wisconsin

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PROJECT

**MICHAEL, BEST & FRIEDRICH, LLP**

NEENAH WISCONSIN

REVISION SCHEDULE

| DATE | DESCRIPTION | BY |
|---|---|---|
| | | |

| | |
|---|---|
| PROJECT NO. | 18-22177 |
| FILE NAME | 22177 ALTA |
| DRAWN BY | JRO |
| DESIGNED BY | - |
| REVIEWED BY | - |
| ORIGINAL ISSUE DATE | -/-/- |
| CLIENT PROJECT NO. | - |

TITLE

**ALTA/NSPS LAND TITLE SURVEY**

SHEET

**1**