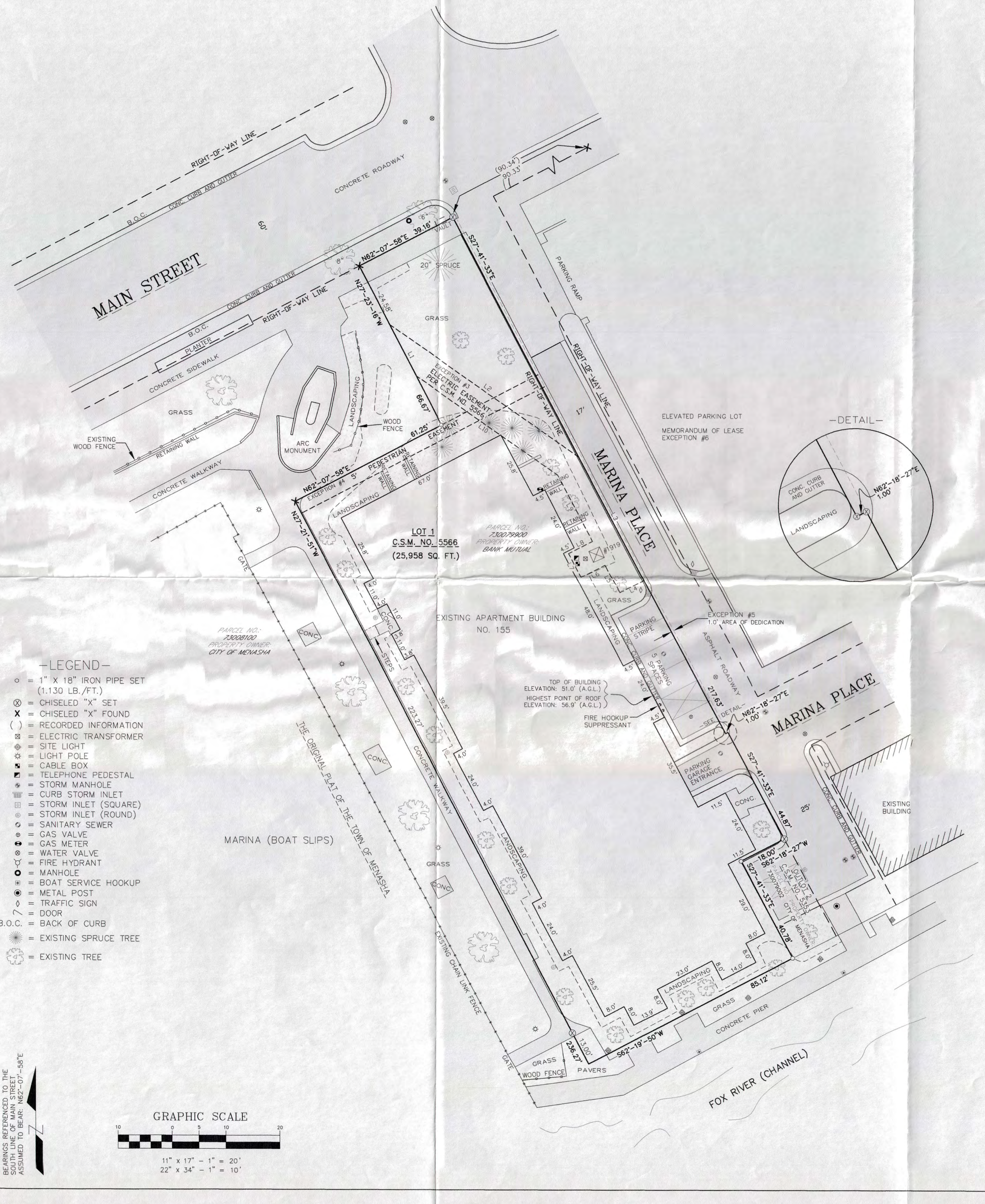
22-20-17

# ALTA/ACSM LAND TITLE SURVEY

ALL OF LOT ONE (1), CERTIFIED SURVEY MAP NO. 5566, VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5566 AS DOCUMENT NO. 1322967, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN




-LEGEND-

- ○ = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- ⊗ = CHISELED "X" SET
- X = CHISELED "X" FOUND
- ( ) = RECORDED INFORMATION
- ⊠ = ELECTRIC TRANSFORMER
- ⊕ = SITE LIGHT
- ☆ = LIGHT POLE
- ■ = CABLE BOX
- ◩ = TELEPHONE PEDESTAL
- ◉ = STORM MANHOLE
- ▥ = CURB STORM INLET
- ▣ = STORM INLET (SQUARE)
- ◎ = STORM INLET (ROUND)
- ◔ = SANITARY SEWER
- ⊛ = GAS VALVE
- ◓ = GAS METER
- ⊗ = WATER VALVE
- ⋋ = FIRE HYDRANT
- ● = MANHOLE
- ◉ = BOAT SERVICE HOOKUP
- ⊙ = METAL POST
- ◇ = TRAFFIC SIGN
- / = DOOR
- B.O.C. = BACK OF CURB
- ✳ = EXISTING SPRUCE TREE
- ✿ = EXISTING TREE

BEARINGS REFERENCED TO THE SOUTH LINE OF MAIN STREET ASSUMED TO BEAR: N62°-07'-58"E

GRAPHIC SCALE

10 0 5 10 20

11" X 17" - 1" = 20'
22" X 34" - 1" = 10'

**RECORDED LEGAL DESCRIPTION**

Lot 1, Certified Survey Map Number 5566 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin, on August 4, 2004, in Volume 1 on page 5566 as Document Number 1322967, being all of Lot 2 and Outlot 1 Certified Survey Map No. 5353 filed in the Office of the Register of Deeds Winnebago County, Wisconsin on October 22, 2003, in Volume 1 on Page 5353 as Document Number 1283917, located in the City of Menasha, Winnebago County, Wisconsin.

**TITLE REPORT REVIEW**

Title Report: Chicago Title Insurance Company

Commitment No. GB33298

Effective Date: March 12, 2010

Fee Simple Title Vested In: Bank Mutual

NOTE: The Statement of Applicability refers to the Lease Site and any Easements pertinent Thereunto Where Specific Encumbrances affect the Lease Site and/or a Pertinent Easement, they are identified as such.

Schedule B-II

(1-2) These are General Statements and not Specific Encumbrances.

(3) Electric Easement as Disclosed by the recorded Certified Survey Map Number 5566. **Does apply, plotted and shown.**

(4) 5' Pedestrian Easement as disclosed by the recorded Certified Survey Map Number 5566. . **Does apply, plotted and shown.**

(5) Area dedicated to the public as disclosed by the recorded Certified Survey Map Number 5566. **Does apply, plotted and shown.**

(6) Terms, provisions, obligations and other matters as disclosed by an instrument entitled "Memorandum of Lease" executed by and between the City of Menasha, A Wisconsin municipal corporation and Menasha Housing Partners, LLC, a Wisconsin limited liability company, dated November 3, 2003 and recorded November 12, 2003, as Document Number 1287189; which lease was assigned by an instrument entitled "Assignment of Parking Lot Lease" executed by Menasha Housing Partners, LLC to Bank Mutual, dated July 30, 2009 and recorded August 5, 2009 as Document Number 1515045. **Does apply and noted on survey.**

(7) Mortgage, according to the terms and provisions thereof, from Menasha Housing Partners, LLC, a Wisconsin limited liability company to Bank Mutual to secure the originally stated indebtedness of $3,000,000.00 (and any other amount payable under the terms thereof), datd December 27, 2004 and recorded on December 29, 2004, as Document Number 1340111.

(8) Assignment of Rents executed by Menasha Housing Partners, LLC a Wisconsin limited liability company to Bank Mutual, dated December 27, 2004 and recorded December 29, 2004, as Document Number 1340112.

(9) Security interest of Bank Mutual, secured party, as disclosed by Financing Statement recorded on December 29, 2004 as Document Number 1340113 executed by Menasha Housing Partners, LLC, debtor, in certain chattels on the subject premises.

(10) 2009 general real estate taxes were in the total amount of $63,554.75; 2009 special assessment charges were in the total amount of $5.00; $66.62 First Dollar Credit; $15,877.04 was paid; unpaid balance in the amount of $47,616.09, exclusive of any fee and interest.

(11-12) These are General Statements and not Specific Encumbrances.

**CERTIFICATION**

Bank Mutual, Investment Real Estate Division

Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, and NSPS IN 2005, and includes items 1, 2, 4, 6, 7a, 7c, 8, 9, 10, 11a,13, 14, 16, of Table "A" there of.

Pursuant to the Accuracy Standards as adopted by ALTA, and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this the 2ND day of MARCH 2010

Craig A. Keach

Craig A. Keach, Registered Wisconsin Land Surveyor S-2333

WISCONSIN CRAIG A. KEACH S-2333 NEENAH, WISCONSIN LAND SURVEYOR

SURVEYED FOR:
BANK MUTUAL
4949 W. BROWN DEER ROAD
MILWAUKEE, WI 53223

PROPERTY ADDRESS:
155 MARINA PLACE
MENASHA, WI 54952

PROPERTY OWNER:
BANK MUTUAL
4949 W. BROWN DEER ROAD
MILWAUKEE, WI 53223

TAX ROLL PARCEL NUMBER:
730079900

ZONED: PUD

BUILDING SETBACKS:
THERE ARE NO FORMAL SETBACK REQUIREMENTS. SETBACKS ARE SET BY PLANNING COMMISSION AT TIME OF SITE PLAN REVIEW AND APPROVAL AND ARE ADOPTED BY THE COMMON COUNCIL.

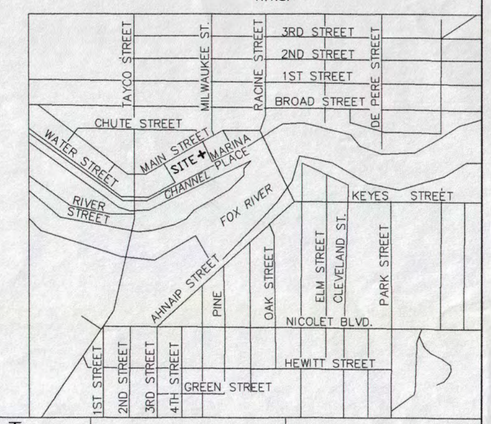
SURVEYOR'S NOTES:

-THE SUBJECT PROPERTY WAS REMOVED FROM THE 100 YEAR FLOOD ZONE BY LETTER OF MAP AMENDMENT (LOMA) DATED JUNE 15, 2003
-THE ROAD TO WHICH THE ACCESS EASEMENT ABUTS IS A PUBLIC RIGHT OF WAY KNOWN AS MAIN STREET.

| ELECTRIC EASEMENT LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 21.55' | N27°23'16"W |
| L2 | 85.54' | S55°02'09"E |
| L3 | 52.32' | S27°41'33"E |
| L4 | 10.00' | S62°18'27"W |
| L5 | 12.00' | N27°41'33"W |
| L6 | 10.00' | S62°18'27"W |
| L7 | 10.00' | N27°41'33"W |
| L8 | 10.00' | N62°18'27"E |
| L9 | 27.89' | N27°41'33"W |
| L10 | 64.02' | N55°02'09"W |

CALL DIGGERS HOTLINE TOLL FREE (1800)242-8511 OR 811
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
WARNING
CALL BEFORE YOU DIG
48 HOURS BEFORE YOU DIG

-VICINITY MAP-
-N.T.S.-




| SITE NAME: | SITE ADDRESS: |
|---|---|
| BANK MUTUAL | 155 MARINA PLACE MENASHA, WI 54952 |

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

MERIDIAN SURVEYING, LLC
N8774 Firelane 1, Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY: J.D.
CHECKED BY: C.A.K.
JOB NO.: 5990-027
FIELD WORK DATE: 3-18-10
FIELD BOOK: M-17, PG. 27
SHEET 1 OF 1