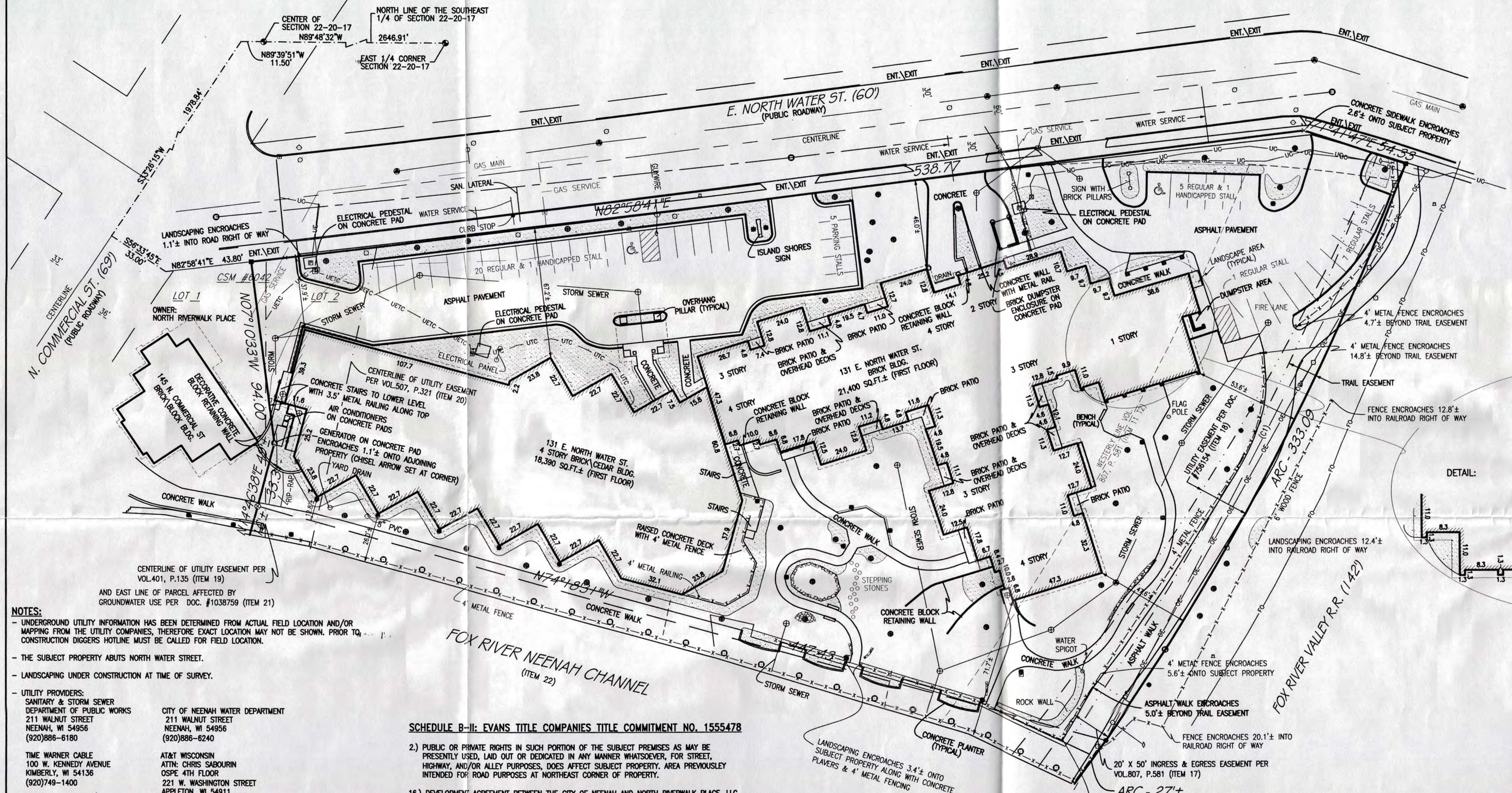
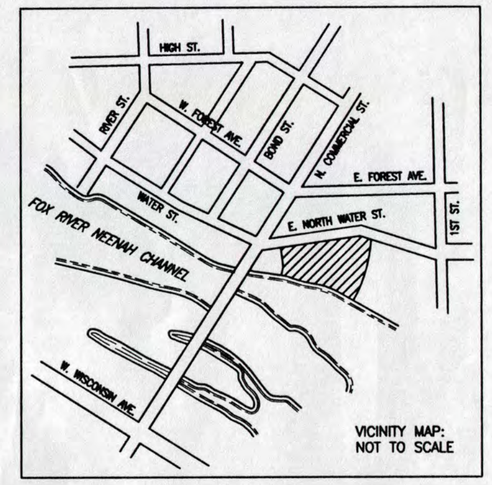
"ALTA/ACSM LAND TITLE SURVEY"

131 E. NORTH WATER STREET
CITY OF NEENAH
WINNEBAGO COUNTY, WISCONSIN



CURVE TABLE:					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1352.85	14°06'26"	333.09	S27°17'06"W	332.25



DIGGERS HOTLINE
TOLL FREE (800) 242-8511
MILWAUKEE AREA (414) 259-1181
HEARING IMPAIRED TDD (800) 542-2289
WWW.DIGGERSHOTLINE.COM

NOTES:

- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION.
- THE SUBJECT PROPERTY ABUTS NORTH WATER STREET.
- LANDSCAPING UNDER CONSTRUCTION AT TIME OF SURVEY.
- UTILITY PROVIDERS:

SANITARY & STORM SEWER DEPARTMENT OF PUBLIC WORKS 211 WALNUT STREET NEENAH, WI 54956 (920)886-6180	CITY OF NEENAH WATER DEPARTMENT 211 WALNUT STREET NEENAH, WI 54956 (920)886-6240
TIME WARNER CABLE 100 W. KENNEDY AVENUE KIMBERLY, WI 54136 (920)749-1400	AT&T WISCONSIN ATTN: CHRIS SABOURIN OSPE 4TH FLOOR 221 W. WASHINGTON STREET APPLETON, WI 54911 (920)735-3252
WE ENERGIES ELECTRIC OPERATIONS ATTN: KEN VAN OSS P.O. BOX 1699 APPLETON, WI 54912-1699 (920)380-3318	WE ENERGIES GAS OPERATIONS ATTN: LINDA MCDANIEL P.O. BOX 1699 APPLETON, WI 54912-1699 (920)380-3343

ALTA/ACSM LAND TITLE SURVEY REQUIREMENTS

(3) SUBJECT PROPERTY IS IN ZONES "AE" AND "X" AND A PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55139C0105E, EFFECTIVE DATE: MARCH 17, 2003.
- 100 YEAR REGIONAL FLOOD ELEVATION ALONG COMMERCIAL STREET IS 743.9
- 100 YEAR REGIONAL FLOOD ELEVATION ALONG RAILROAD IS 744.6
- SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN BASED ON ELEVATION WORK COMPLETED ON MARCH 24, 2006

(4) SAID PARCEL CONTAINS 135,100 SQUARE FEET (3.20 ACRES) OF LAND MORE OR LESS.

(6) PROPERTY ZONED C-2 CENTRAL BUSINESS DISTRICT:
(CITY ZONING CODE)
- SETBACKS:
  - MINIMUM FRONT YARD: NONE, UNLESS OFFSTREET PARKING SPACES ARE LOCATED BETWEEN THE RIGHT OF WAY LINE AND ANY BUILDINGS ON THE LOT, NECESSITATING A 10 FOOT SETBACK.
  - MINIMUM SIDE YARD: NONE, UNLESS PERIMETER AND BUFFERYARD LANDSCAPING REQUIREMENTS APPLY.
  - MINIMUM REAR YARD: NONE, UNLESS PERIMETER AND BUFFERYARD LANDSCAPING REQUIREMENTS APPLY.
  - MINIMUM SHORELAND SETBACK, 50 FEET FOR PRINCIPAL STRUCTURE OR ACCESSORY STRUCTURE. UPON REVIEW AND APPROVAL OF THE PLAN COMMISSION SETBACK MAY BE REDUCED TO 25 FEET PROVIDED SUFFICIENT PUBLIC ACCESS IS PROVIDED ALONG WATER AND AT LEAST 50% OF THE 50 FOOT SETBACK IS MAINTAINED AS OPEN SPACE.
  - IF MULTIFAMILY DEVELOPMENT OF THREE STORIES OR LESS IS THE PRINCIPAL USE, THEN ALL REQUIREMENTS AND STANDARDS OF THE APPLICABLE MULTIFAMILY DISTRICT APPLY.
  - MAXIMUM BUILDING HEIGHT: 100' OR 6 STORIES.
  - NO OFF STREET PARKING IS REQUIRED FOR C-2, HOWEVER, PROVISION FOR SUCH PARKING IS ENCOURAGED. IF MULTIFAMILY DEVELOPMENT IS THE PRINCIPAL USE, PARKING SHALL BE PROVIDED AS REFERRED TO IN SECTION 26-514 ZONING CODE.

(9) NUMBER OF PARKING STALLS:
38 REGULAR STALLS PRESENT – 60 UNDERGROUND REGULAR STALLS PRESENT
2 HANDICAPPED STALLS PRESENT – 3 UNDERGROUND HANDICAPPED STALLS PRESENT
103 TOTAL PARKING STALLS PRESENT

SCHEDULE B-II: EVANS TITLE COMPANIES TITLE COMMITMENT NO. 1555478

2.) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES, DOES AFFECT SUBJECT PROPERTY. AREA PREVIOUSLEY INTENDED FOR ROAD PURPOSES AT NORTHEAST CORNER OF PROPERTY.

16.) DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NEENAH AND NORTH RIVERWALK PLACE, LLC AS PER DOCUMENT NUMBER 1320358, DOES AFFECTS SUBJECT PROPERTY.
- PROVIDES FOR THE CONSTRUCTION OF A PUBLIC OVERLOOK AND HANDICAP ACCESS TO THE RIVERWALK DEVELOPMENT ON OFFICE PARCEL (PART OF LOTS 4 & 5, BLOCK 12 IN JONES PLAT OF THE ISLAND.)
- RIVER FRONT ACCESS FOR THE CONSTRUCTION OF A RIVERWALK EXTENDING ACROSS THE SOUTH PROPERTY LINE OF THE DEVELOPMENT ARE TO BE (THE ENTIRE SITE) GRANTED BY SEPARATE AGREEMENT.
- SEE DOCUMENT FOR DETAILS.

17.) RESERVATION FOR INGRESS AND EGRESS EASEMENT AS PER VOLUME 807, PAGE 581 AS DOCUMENT NUMBER 233600, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- EXCEPTING AND RESERVING UNTO THE PARTY OF THE FIRST, ITS SUCCESSORS AND ASSIGNS FOREVER, THE OWNERSHIP OF ALL THE COAL, OIL, GAS, CASINGHEAD GAS, AND ALL MINERALS OF EVERY KIND AND NATURE, IN, ON OR UNDER THE SURFACE OF THE LAND.
- SEE DOCUMENT FOR DETAILS.

18.) WISCONSIN ELECTRIC POWER COMPANY EASEMENT AS PER DOCUMENT NUMBER 756154, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- WIDTH VARIES, SEE DOCUMENT FOR DETAILS.

19.) EASEMENT FOR PUBLIC UTILITIES AS PER VOLUME 401, PAGE 135, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- NO WIDTH SPECIFIED.

20.) EASEMENT GRANTED TO WISCONSIN TELEPHONE COMPANY AS PER VOLUME 507, PAGE 321, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- NO WIDTH SPECIFIED.

21.) GROUNDWATER USE RESTRICTION AS PER DOCUMENT NUMBER 1038759, DOES AFFECT PART OF LOTS 4 AND 5 OF SUBJECT PROPERTY AS SHOWN ON DRAWING.
- NO WELL MAY BE CONSTRUCTED OR RECONSTRUCTED ON THIS PROPERTY UNLESS APPLICABLE REQUIREMENTS ARE MET.
- IF THE STRUCTURAL IMPEDIMENTS WHICH CURRENTLY EXIST ON THE PROPERTY ARE REMOVED, THE PROPERTY OWNER SHALL BE REQUIRED TO CONDUCT AN INVESTIGATION OF THE DEGREE AND EXTENT OF PETROLEUM RELATED CONTAMINATION. TO THE EXTENT THAT CONTAMINATION IS FOUND AT THAT TIME THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED AND THE CONTAMINATION SHALL BE PROPERLY TREATED OR DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS.
- SEE DOCUMENT FOR DETAILS.

22.) RIGHT OF THE PUBLIC IN ANY PORTION OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGHWATER MARK OF THE FOX RIVER, DOES AFFECT SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO CRL, LLC, HEALTH CARE REIT, INC. AND LAWYERS TITLE INSURANCE CORPORATION THAT (1) THE SURVEY WAS PREPARED BY THE UNDERSIGNED AND WAS ACTUALLY MADE UPON THE GROUND; (2) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; (3) THE PROPERTY IS CONTIGUOUS ALONG ITS ENTIRE COMMON BOUNDARIES AND IS ENCLOSED WITHIN THE PERIMETERS THEREOF; (4) ALL COMPONENT PARCELS OF THE LAND SHOWN ON THE SURVEY ARE CONTIGUOUS AND THERE ARE NO GAPS OR GORES; (5) THE RIGHT-OF-WAY LINE FOR EAST NORTH WATER STREET ARE COMPLETELY CONTIGUOUS TO THE PERIMETER LINES OF THE PROPERTY ALONG THE ENTIRE RIGHT-OF-WAY AS SHOWN ON THE SURVEY; (6) THE DIMENSIONS, GROSS SQUARE FOOTAGE, NUMBER OF STORIES, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, AND ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY; (7) THERE ARE NO VIOLATIONS OF ANY SETBACK OR BUILDING LINE REQUIREMENTS CREATED BY APPLICABLE ZONING ORDINANCES OR RECORDED RESTRICTIVE COVENANTS; (8) ANY SUCH SETBACK OR BUILDING LINE REQUIREMENTS ARE SHOWN ON THE SURVEY; (9) THERE ARE NO EASEMENTS, ENCROACHMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON, BEING THE FOLLOWING:10) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; (11) THE SURVEY SHOWS THE LOCATION OF ALL VISIBLE STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; (12) THE BUILDINGS AND IMPROVEMENTS ARE NOT LOCATED OVER OR ON ANY EASEMENTS AFFECTING THE PROPERTY OR ANY UTILITY LINES CONSTRUCTED THEREON; (13) THE PROPERTY IS IN FLOOD ZONES AE AND X AND DOES PARTIALLY LIE WITHIN A FLOOD HAZARD AREA IN ACCORDANCE WITH THE DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION'S SPECIAL FLOOD HAZARD AREA MAPS"; (14) THERE ARE 38 REGULAR AND 2 HANDICAPPED MARKED PARKING SPACES WITHIN THE BOUNDARY LINES OF THE PORPERTY; (15) THE STREET ADDRESS OF THE PROPERTY IS: 131 EAST NORTH WATER STREET; (16) THE SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISED AND ADOPTED BY ALTA NSPS IN 2005, AND INCLUDES ITEMS OF TABLE A THEREOF, AND MEETS THE ACCURACY STANDARD OF AN URBAN SURVEY.

SURVEYOR: _____
CHRISTOPHER E. PERREAULT RLS-2249

DATED: 6-6-08

WISCONSIN CHRISTOPHER E. PERREAULT S-2249 APPLETON WI REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION:

LOT 2 OF CERTIFIED SURVEY MAP NUMBER 6042 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6042 AS DOCUMENT NUMBER 1424828, LOCATED IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN. SAID PARCEL CONTAINS 123,400 SQUARE FEET (2.83 ACRES) OF LAND MORE OR LESS.

TAX PARCEL NO.: 80301270000 & 80301250000
ADDRESS: 131 E. NORTH WATER STREET

LEGEND:

●	HARRISON/BERNTSEN MONUMENT FOUND
Ⓟ	1" I.D. ROUND IRON PIPE FOUND
Ⓡ	3/4" SOLID ROUND #6 IRON REBAR FOUND
×	CHISEL CROSS FOUND
△	RAILROAD SPIKE FOUND
□	PK NAIL FOUND
●	1 1/4" X 24" SOLID ROUND #10 IRON REBAR SET, 4.303 LBS. PER LIN. FT.
●	3/4" X 24" SOLID ROUND #6 IRON REBAR SET 1.502 LBS. PER LIN. FT.
✪	CHISEL ARROW SET
⊗	CHISEL CROSS SET
▲	RAILROAD SPIKE SET
■	PK NAIL SET
ⓜ	SANITARY MANHOLE
ⓢ	STORM MANHOLE
⊞	STORM CATCH BASIN
⊙	WATER VALVE
◇	FIRE HYDRANT
○	POWER POLE
◊	DOWN GUY
Ⓖ	GAS VALVE
Ⓜ	GAS METER
▣	ELECTRICAL PEDESTAL
▥	TELEPHONE PEDESTAL
▩	CABLE TV PEDESTAL
○	CONCRETE LIGHT POLE BASE
■	DECORATIVE GROUND LIGHTING
□	LIGHT
□	CONCRETE LIGHT POLE BASE
▫	SIGN
⊕	TREE
○	CONCRETE FILLED GUARD POST
( )	RECORDED AS
OE	OVERHEAD ELECTRICAL
OT	OVERHEAD TELEPHONE
OC	OVERHEAD CABLE TV
OTC	OVERHEAD TELEPHONE & CABLE TV
OET	OVERHEAD ELECTRICAL & TELEPHONE
OETC	OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
FO	UNDERGROUND FIBER OPTIC
UE	UNDERGROUND ELECTRICAL
UT	UNDERGROUND TELEPHONE
UC	UNDERGROUND CABLE TV
UTC	UNDERGROUND TELEPHONE & CABLE TV
UET	UNDERGROUND ELECTRICAL & TELEPHONE
UETC	UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV
	LANDSCAPED AREA

NORTH IS REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR N89°48'32"W.

30 0 30 60 90
Scale: 1" = 30'

REVISIONS	INT.	DATE

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE 920-731-4168 FAX 731-5673

ANDEV GROUP, LLC
ATTENTION: MICHAEL D. SAMUELS
875 N. MICHIGAN AVE., SUITE 3740
CHICAGO, IL 60611

DESIGNED	DRAWN	CHECKED
	RDD	RFR

SCALE	DATE	PROJECT NO.
1" = 30'	6-5-08	C891.85-08

SHEET NO.