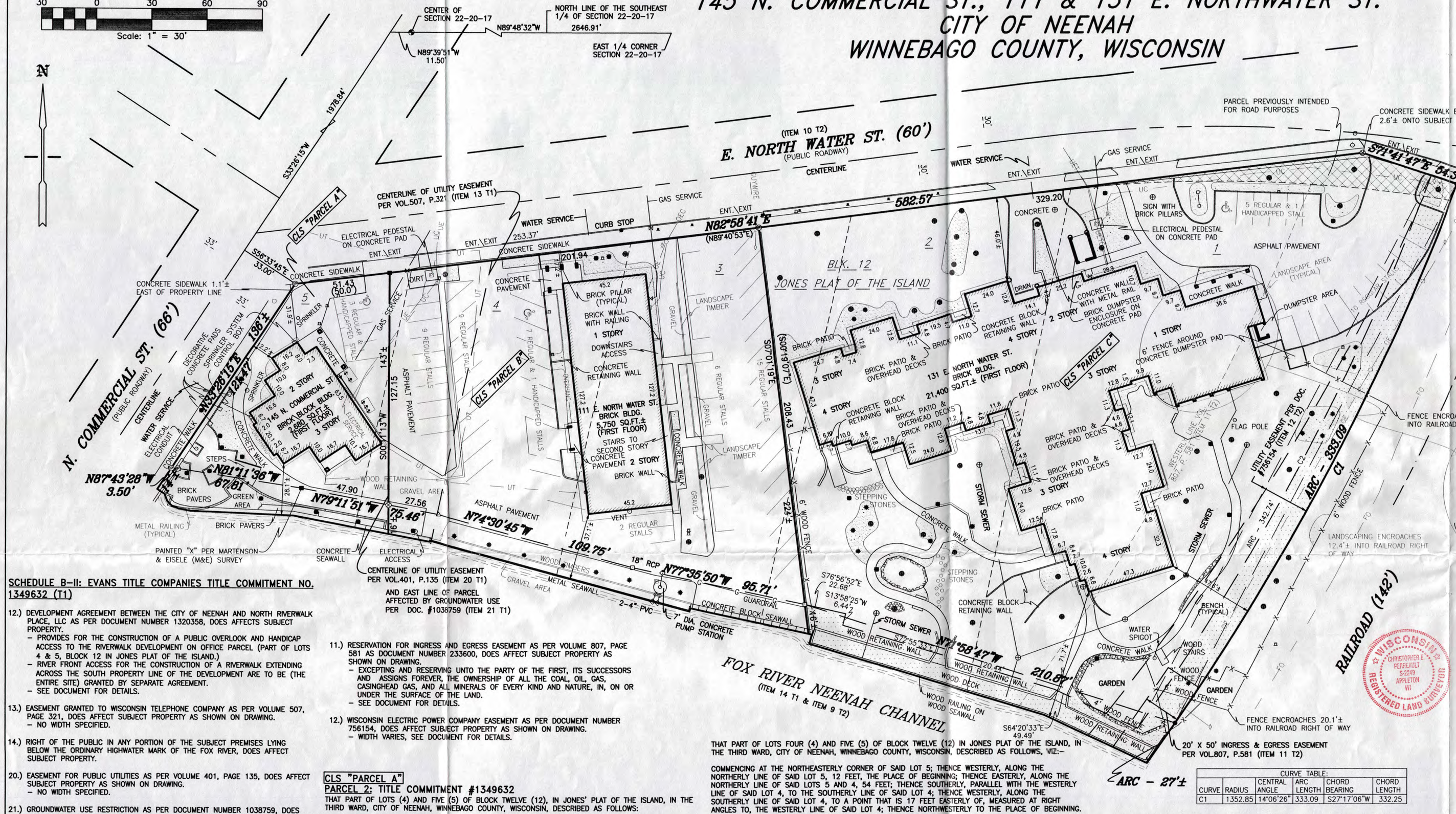
"ALTA/ACSM LAND TITLE SURVEY"

145 N. COMMERCIAL ST., 111 & 131 E. NORTHWATER ST.
CITY OF NEENAH
WINNEBAGO COUNTY, WISCONSIN

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.

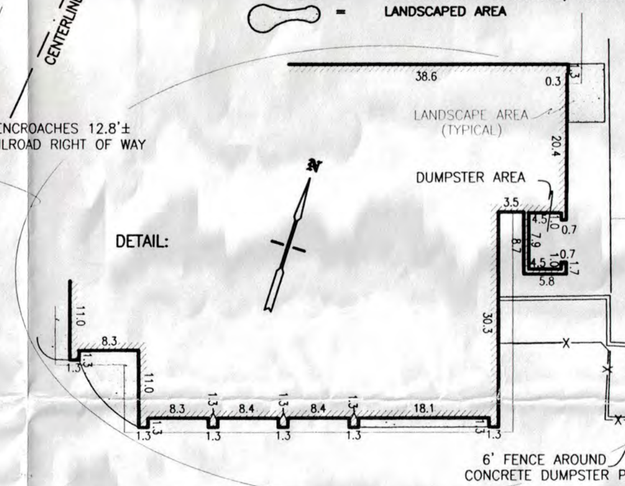
30 0 30 60 90
Scale: 1" = 30'



LEGEND:

- ◆ = HARRISON/BERNTSEN MONUMENT FOUND
- ◎ = 1" I.D. ROUND IRON PIPE TO BE SET BY M&E
- ◎ = 3/4" SOLID ROUND #6 IRON REBAR FOUND
- ⊗ = CHISEL CROSS SET
- △ = 5" SPIKE FOUND
- □ = PK NAIL FOUND
- ● = 1 1/4" X 24" SOLID ROUND #10 IRON REBAR SET, 4.303 LBS. PER LIN. FT.
- ● = 1" X 24" O.D. IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- × = CHISEL CROSS FOUND
- ▲ = RAILROAD SPIKE SET
- ■ = 5" SPIKE SET
- ⓜ = SANITARY MANHOLE
- ⓢ = STORM MANHOLE
- ⊕ = STORM CATCH BASIN
- ⊞ ○ = WATER VALVE
- ○ = FIRE HYDRANT
- ○ = POWER POLE
- ◊ = DOWN GUY
- M = GAS VALVE
- M = GAS METER
- ▣ = ELECTRICAL PEDESTAL
- ▣ = TELEPHONE PEDESTAL
- ▣ = CABLE TV PEDESTAL
- ▢ = LIGHT
- ■ = DECORATIVE LIGHT
- 品 = SIGN
- ❀ = TREE
- ⓒ = CONCRETE FILLED GUARD POST
- ▣ = PARKING METER
- ⊠ = AIR CONDITIONER
- ( ) = 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

DETAIL:



SCHEDULE B-II: EVANS TITLE COMPANIES TITLE COMMITMENT NO. 1349632 (T1)

12.) 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.

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

14.) 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.

20.) EASEMENT FOR PUBLIC UTILITIES AS PER VOLUME 401, PAGE 135, 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.) TEMPORARY LIMITED EASEMENT AS PER DOCUMENT NUMBER 1297237, NO LONGER AFFECTS SUBJECT PROPERTY.
- PROJECT COMPLETED 2005.

23.) TEMPORARY LIMITED EASEMENT AS PER DOCUMENT NUMBER 1297238, NO LONGER AFFECTS SUBJECT PROPERTY.
- PROJECT COMPLETED 2005.

24.) TERMS, PROVISIONS, COVENANTS, RESTRICTIONS AND EASEMENT AS PER DOCUMENT NUMBER 1320358, DO AFFECT 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.

SCHEDULE B-II: EVANS TITLE COMPANIES TITLE COMMITMENT NO. 1132617 (T2)

9.) 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.

10.) 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.

11.) 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.

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

CLS "PARCEL A"
PARCEL 2; TITLE COMMITMENT #1349632

THAT PART OF LOTS (4) AND FIVE (5) OF BLOCK TWELVE (12), IN JONES' PLAT OF THE ISLAND, IN THE THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 50 FEET; THENCE RUNNING SOUTH TO A POINT ON THE SOUTH LINE OF LOT 4 OF SAID BLOCK 12 WHICH POINT IS 17 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT 5; THENCE WESTERLY ALONG THE SOUTH LINES OF SAID LOTS 4 AND 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 5 TO THE PLACE OF BEGINNING. SAID PARCEL CONTAINS 11,900 SQUARE FEET (0.27 ACRES) OF LAND MORE OR LESS TOTAL.

CLS "PARCEL B"
PARCEL 1; TITLE COMMITMENT #1349632

THAT PART OF LOT THREE (3) OF BLOCK TWELVE (12) IN JONES' PLAT OF THE ISLAND, IN THE THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, LYING WEST OF A LINE DESCRIBED AS FOLLOWS, VIZ:-

COMMENCING ON THE NORTHERLY LINE OF SAID LOT AT A POINT 100 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT, TO THE SOUTHERLY LINE OF SAID LOT.

LOT FOUR (4) OF BLOCK TWELVE (12) IN JONES' PLAT OF THE ISLAND, IN THE THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING THEREFROM THE WESTERLY 42 FEET THEREOF.
AND
PART OF LOT TWO (2) AND THREE (3), IN BLOCK TWELVE (12), IN JONES' PLAT OF THE ISLAND, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE N89°40'53"E, ALONG THE SOUTH LINE OF EAST NORTH WATER STREET, 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°40'53"E, ALONG SAID SOUTH LINE, 50.00 FEET' THENCE S00°19'07"E, 211.64 FEET BEING N00°19'07"W, 14.0 FEET MORE OR LESS FROM THE EDGE OF THE FOX RIVER; THENCE N66°03'50"W, ALONG A MEANDER LINE, 54.85 FEET TO A POINT N00°19'07"W, 17.0 FEET MORE OR LESS FROM THE EDGE OF THE FOX RIVER, THENCE N00°19'07"W, 189.11 FEET TO THE POINT OF BEGINNING.
AND
PART OF LOT THREE (3), IN BLOCK TWELVE (12), JONES' PLAT OF THE ISLAND, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE N89°40'53"E, ALONG THE SOUTH LINE OF EAST NORTH WATER STREET, 20.00 FEET TO THE POINT OF BEGINNING; THENCE S00°19'07"E, 189.11 FEET BEING N00°19'07W, 17 FEET MORE OR LESS FROM THE EDGE OF THE FOX RIVER; THENCE N66°03'50"W, ALONG A MEANDER LINE, 62.52 FEET TO A POINT N18°54'40"E, 18.0 FEET MORE OR LESS FROM THE EDGE OF THE FOX RIVER; THENCE N18°54'40"E, ALONG THE WESTERLY LINE OF THE WEST 20.0 FEET OF SAID LOT 3, A DISTANCE OF 173.08 FEET TO THE POINT OF BEGINNING.
AND
THAT PART OF LOTS FOUR (4) AND FIVE (5) OF BLOCK TWELVE (12) IN JONES PLAT OF THE ISLAND, IN THE THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:-

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 5, 12 FEET, THE PLACE OF BEGINNING; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOTS 5 AND 4, 54 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4, TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 4, TO A POINT THAT IS 17 FEET EASTERLY OF, MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF SAID LOT 4; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING. SAID PARCEL CONTAINS 39,100 SQUARE FEET (0.90 ACRES) OF LAND MORE OR LESS TOTAL.

CLS "PARCEL C"
PARCEL I; TITLE COMMITMENT #1132617

THAT PART OF LOTS TWO (2) AND THREE (3) OF BLOCK TWELVE (12) IN JONES' PLAT OF THE ISLAND, IN THE THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:-

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE NORTH 89°40'53"EAST, ALONG THE SOUTH LINE OF EAST NORTH WATER STREET, 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°40'53"EAST, ALONG SAID SOUTH LINE 110.00 FEET; THENCE SOUTH 18°54'40"WEST, 239.06 FEET BEING NORTH 18°54'40"EAST, 12 FEET MORE OR LESS FROM THE EDGE OF THE FOX RIVER; THENCE NORTH 66°03'50"WEST, ALONG A MEANDER LINE, 34.29 FEET TO A POINT NORTH 00°19'07"WEST, 14 FEET MORE OR LESS FROM EDGE OF THE FOX RIVER; THENCE NORTH 00°19'07"WEST, 211.64 FEET TO THE POINT OF BEGINNING, INCLUDING LAND BETWEEN THE MEANDER LINE AND THE FOX RIVER.

PARCEL II;

LOT ONE (1) AND THE EAST 1/2 OF LOT TWO (2) OF BLOCK TWELVE (12) IN JONES' PLAT OF THE ISLAND, IN THE THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

PARCEL III;

THAT PART OF GOVERNMENT LOT 6, ALSO KNOWN AS THE EAST HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, IN BLOCK 12, IN JONES' PLAT OF THE ISLAND IN THE THIRD WARD OF THE CITY OF NEENAH, COUNTY AND STATE AFORESAID, SAID POINT OF BEGINNING ALSO THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST NORTH WATER STREET WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS SAID RIGHT OF WAY LINE IS DEFINED IN THAT CERTAIN WARRANTY DEED DATED JULY 7, 1863 FROM GILBERT C. JONES, ET AL, TO SAID RAILWAY COMPANY AND RECORDED IN THE REGISTER'S OFFICE OF WINNEBAGO COUNTY JULY 13, 1863, IN VOLUME 32 ON PAGE 79; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, AND THE SAME EXTENDED TO A POINT IN THE NORTH SHORE LINE OF THE NEENAH CHANNEL OF THE FOX RIVER, AT LOW WATER MARK, DISTANT 114 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM A CENTER LINE DESCRIBED IN THE AFORESAID WARRANTY DEED DATED JULY 7, 1863; THENCE SOUTHEASTERLY ALONG SAID NORTH SHORE LINE TO A POINT DISTANT 40 FEET NORTHWESTERLY, MEASURED RADIALLY FROM THE CENTER LINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY, AS SAID MAIN TRACK IS NOW LOCATED AND ESTABLISHED; THENCE NORTHEASTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE, TO THE SOUTHERLY LINE OF THE AFORESAID EAST NORTH WATER STREET; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE EAST NORTH WATER STREET, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 84,000 SQUARE FEET (1.93 ACRES) OF LAND MORE OR LESS TOTAL. TAX PARCEL NO.: 803-0125

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

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES TO COMMUNITY RETIREMENT LIVING, LLC, HEALTH CARE REIT, INC. AND FIRST AMERICAN 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 LINES FOR NORTH COMMERCIAL STREET AND 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: SIDEWALK AT THE NORTHWEST AND NORTHEAST PROPERTY CORNERS ALONG WITH FENCING AND LANDSCAPING ALONG THE EAST PROPERTY LINE; (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 69 MARKED PARKING SPACES WITHIN THE BOUNDARY LINES OF THE PROPERTY; (15) THE STREET ADDRESS OF THE PROPERTY ARE: 145 NORTH COMMERCIAL STREET, 111 EAST NORTH WATER STREET AND 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 ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 3, 4, 6, 7(a), 7(b1), 7(b2), 8, 9, 10, 11 AND 13 OF TABLE A THEREOF, AND MEETS THE ACCURACY STANDARD OF AN URBAN SURVEY.

SURVEYOR:

DATED: 7-20-06 CHRISTOPHER E. PERREAULT, RLS-2249

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

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.
- 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 PER 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 R 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:
66 REGULAR STALLS PRESENT
3 HANDICAPPED STALLS PRESENT
69 TOTAL PARKING STALLS PRESENT

REVISIONS	DATE	INT.
TRAIL EASEMENT	7-13-06	DGV
BOUNDARY	7-20-06	DGV

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

ANDEV, INC.
ATTENTION: MICHAEL SAMUELS
899 SKOKIE BLVD.
NORTHBROOK, IL 60062

DESIGNED
DRAWN DGV
CHECKED RFR

SCALE 1" = 30'
DATE 4-5-06
PROJECT NO. C891.85-06

SHEET NO.