8030411C000 22-20-17

The Orin Group, LLC.

10 Northwest Avenue, Suite 200,
Tallmadge, Ohio 44278
Phone 330-630-3937 Fax 866-486-2388
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ALTA/ACSM Land Title Survey

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Wisconsin certifies to Gurpal Wisconsin Station LLC, Knight–Barry Title Inc, and Lawyers Title Insurance Company as to commitment Escrow #09–59172 ASB as follows:

1. 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, ACSM and NSPS in 2005, and includes items 1,2,3,4,6,7(a), 7(c), 8, 9, 10, 11(a), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

2. The survey was made on the ground on January 19, 2010, and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

3. The property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map as Zone X outside of flood for the community in which the subject property is located. Community Panel Number 55139C 0105 E, effective 03–17–2003

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Dated this 29th day of January, 2010

Brian J. Peot
RLS S–2763
State of Wisconsin

WISCONSIN BRIAN J. PEOT S-2763 STURGEON BAY, WI LAND SURVEYOR

Commitment Legal Description

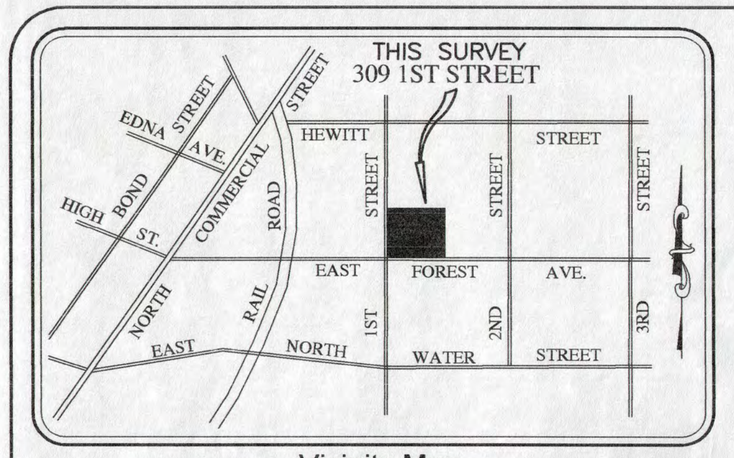
BOUNDARY DESCRIPTION:

Lots 155, 156 and 157 all of Block "B" in Plat of the Town of the Island. Said land being in the City of Neenah, County of Winnebago, and State of Wisconsin.

Said parcel contains 27,715 square feet / 0.64 acres of land.

Parcel subject to easements and restrictions of record.

DWG: c:\dwg\alta\W10004\W10004.dwg



Vicinity Map
(Not to Scale)

Statement of Encroachments

[A] THE CONCRETE FOR THE CITY SIDEWALK ENCROACHES INTO THE SOUTHWEST CORNER OF THE PROPERTY BY 4± FEET.

Miscellaneous Notes

(MN1) UNDER GROUND TANK AREA LOCATIONS ARE APPROXIMATE. FIELD LOCATED BY SURFACE EVIDENCE.

Note Corresponding to Schedule B

(1) NONE.

Current Zoning Information

Source of Information: Community Development, City of Neenah, Web Site			
Name of Contact: N/A			
Address: 211 Walnut Steet, Neenah, WI 54956			
Phone: (920) 886-6125 Fax: (920) 886-6129 Email:			
Zoning District(s): C2			
Zoning Definition: Commercial 2			
Building Setback Requirements			
	Observed	Required	Notes
Front Yard Setback	66.4 Feet	0 Feet	Rear set back of 30 feet because of residential zoning to the East
Side Yard Setback	33.5 Feet	0 Feet	
Rear Yard Setback	51.1 Feet	30 Feet	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	14		Subject to special conditions (unknown)
Handicapped Spaces	1		
Total Parking Spaces	15		
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	15.4 Feet	100 Feet	N/A
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	27,715 Sq. Ft.	N/A	0.64 ACRES OBSERVED
Coverage Ratio	96%	N/A	
Other:	N/A	N/A	

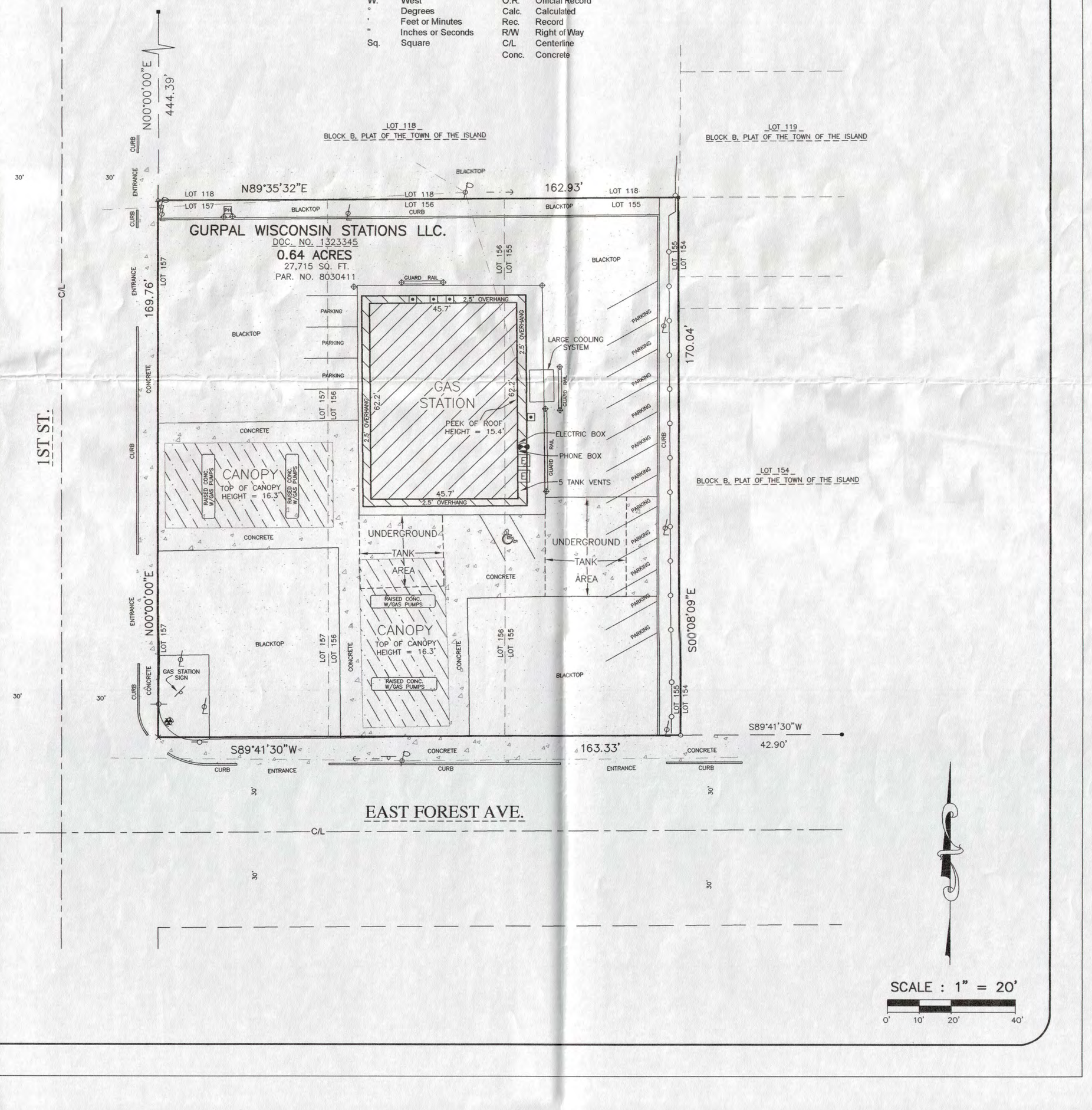
NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.

FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone(s) X out of flood of the Flood Insurance Rate Map, Community Panel No. 55139C 0105 E which bears an effective date of 03/17/03 and is/is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

Legend of Symbols & Abbreviations

- ■ = EXISTING 2" IRON PIPE
- ● = EXISTING 1" IRON PIPE
- △ = MAG NAIL SET
- ○ = 1" x 24" IRON PIPE SET WEIGHING 1.13 LBS. PER LINEAL FOOT
- × = CHISELED "X" SET

Light Pole, Electric Meter, Air Conditioner Unit, Power Pole, Guy Wire, Overhead Wire, Chain Link Fence
Sign (As Noted), Indicates Handicapped Parking, Electric Manhole, Stop Light
Gas Meter, Guard Post, Electric Pedestal, Pay Phone

N.	North	Ft.	Feet
S.	South	Vol.	Volume
E.	East	Pg.	Page
W.	West	O.R.	Official Record
°	Degrees	Calc.	Calculated
'	Feet or Minutes	Rec.	Record
"	Inches or Seconds	R/W	Right of Way
Sq.	Square	C/L	Centerline
		Conc.	Concrete

BEARINGS REFERENCED TO EAST LINE OF FIRST STREET = N00°00'00"E FROM PREVIOUS SURVEYS