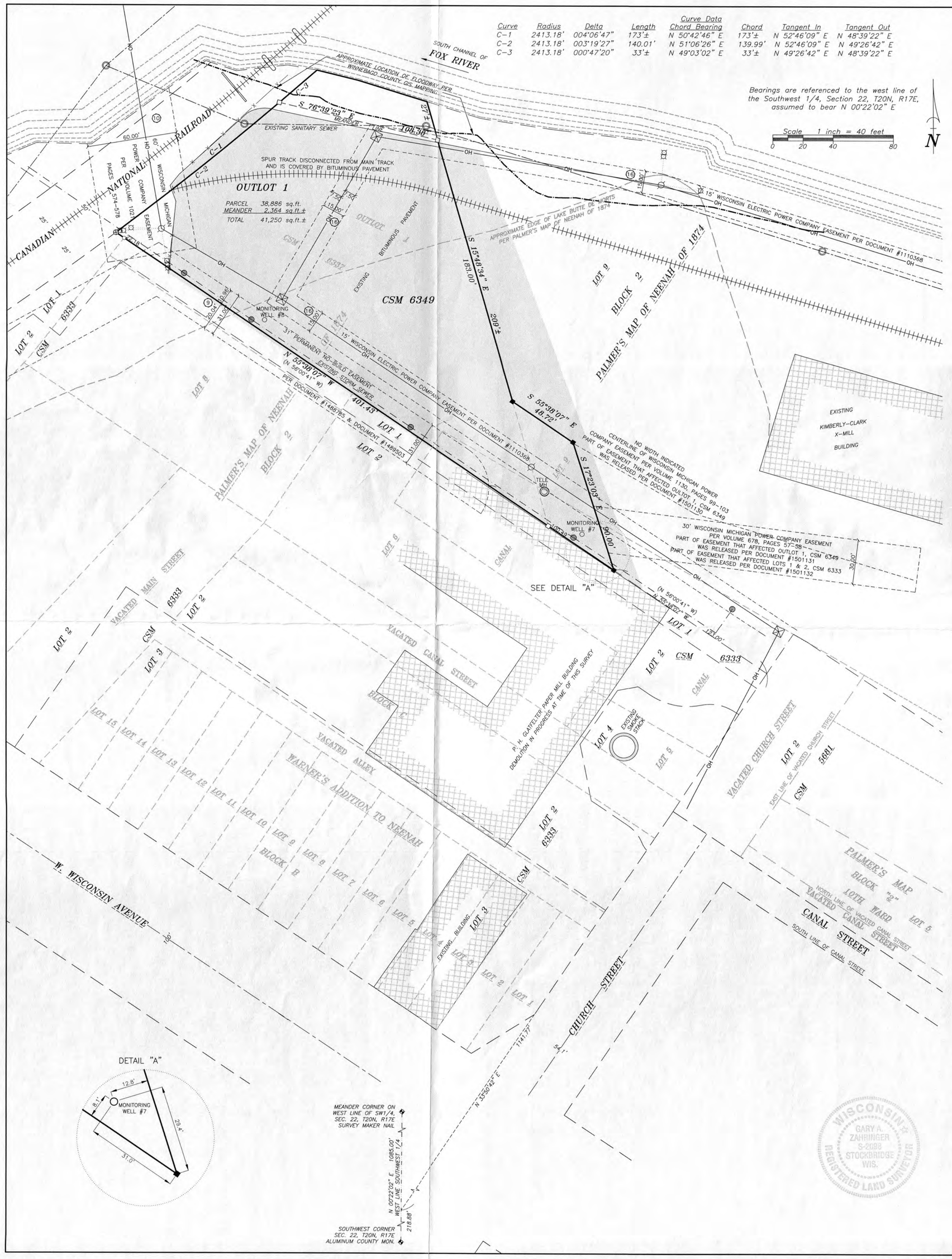


Description per Title Commitment No. 1900404, Revision No. 6, Dated February 23, 2009

Outlot One (1), Certified Survey Map No. 6349 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on March 6, 2009, in Volume 1 on Page 6349, as Document No. 1497329, being all of Outlot 1, CSM 6337 and part of Lot Nine (9), Block Two (2), PALMER'S MAP OF NEENAH OF 1874, all being part of the Southwest 1/4 of the Southwest 1/4, Section Twenty–two (22), Township Twenty (20) North, Range Seveteen (17) East, City of Neenah, Winnebago County, Wisconsin.

Metes and Bounds Description of Parcel

Outlot One (1), Certified Survey Map No. 6349 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on March 6, 2009, in Volume 1 on Page 6349, as Document No. 1497329, being all of Outlot 1, CSM 6337 and part of Lot Nine (9), Block Two (2), PALMER'S MAP OF NEENAH OF 1874, all being part of the Southwest 1/4 of the Southwest 1/4, Section Twenty–two (22), Township Twenty (20) North, Range Seveteen (17) East, City of Neenah, Winnebago County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of Section 22, Township 20 North, Range 17 East;
thence along the west line of the Southwest 1/4 of said Section 22,
North 00 degrees 22 minutes 02 seconds East, 218.68 feet;
thence North 33 degrees 50 minutes 42 seconds East, 1141.77;
thence along the northerly line of Lot 1 of Certified Survey Map 6333, recorded in Volume 1 of Certified Survey Maps on Page 6333 as Document #1489831,
North 55 degrees 38 minutes 07 seconds West (recorded as North 56 degrees 00 minutes 41 seconds West), 123.00 feet to the point of beginning;
thence continuing along the northerly line of Lot 1 of said Certified Survey Map 6333,
North 55 degrees 38 minutes 07 seconds West, (recorded as North 56 degrees 00 minutes 41 seconds West), 401.43 feet;
thence along the southerly right–of–way line of Canadian National Railroad, 140.00 feet along an arc of a curve to the left having a radius of 2413.18 feet with a chord that bears North 51 degrees 06 minutes 26 seconds East, 139.98 feet
to a meander corner being South 49 degrees 03 minutes 02 seconds West, 33 feet more or less from the southerly waters edge of the Fox River;
thence along a meander line, South 76 degrees 39 minutes 23 seconds East, 108.38 feet
to a meander corner being South 15 degrees 48 minutes 34 seconds East, 27 feet more or less from the southerly waters edge of the Fox River;
thence along the easterly line of Outlot 1 of said Certified Survey Map 6337,
South 15 degrees 48 minutes 34 seconds East, 182.34 feet;
thence South 55 degrees 38 minutes 07 seconds East, 48.72 feet;
thence South 17 degrees 23 minutes 03 seconds East, 90.00 feet to the point of beginning, containing 41,250 square feet more or less (0.95 acres +/–), including all lands between the meander line and the southerly waters edge of the Fox River.
Subject to all easements and restrictions of record.

Items in Schedule B–Section II of Title Commitment No. 1900404, Revision No. 6, Dated February 23, 2009

Item 8.) Lack of a right of access to and from the land.
Affects property – no easement of record for ingress/egress

Item 9.) Permanent No–Build Easement recorded on December 2, 2008 as Document No. 1488785. Said instrument was corrected by instrument recorded as Document No. 1489503.
Affects property – shown on map

Item 10.) Utility easement granted by Kimberly–Clark Corporation to Wisconsin Michigan Power Company by an instrument dated October 2, 1962, recorded in the office of the Register of Deeds on October 22, 1962, in Volume 1021, page 574, as Document No. 393742.
Affects property – shown on map

Item 11.) Rights of continued flowage of water as set forth in Quit Claim Deed executed by Bergstrom Paper Company to Kimberly–Clark Corporation, dated June 10, 1963 and recorded in the office of the Register of Deeds on June 10, 1963 in Volume 1039, page 594, as Document No. 310275.
Affects property – shown on map (Southwesterly property line)

Item 12.) Rights of the public in any portions of the subject premises lying below the ordinary highwater mark of the Fox River.
Non Survey Related

Item 13.) Water rights, claims, or title to water, – Any adverse claim based upon the assertion that:
a. The land or any part thereof is now, or at any time has been, included within the Fox River and/or Canals.
b. Some portion of the land has been created by artificial means, or has accreted to such portion so created.
c. Some portion of the land has been brought within or removed from the boundaries thereof by an allusive movement of the Fox River and/or Canals, or has been formed by accretion to any such portion.
Affects property – shown on map

Item 14.) Rights of others in the continued flowage of water and any limitations to the subject parcel's use of water as set for in Water Rights Lease recorded on September 20, 1985 as Document No. 638279.
Non Survey Related

Item 15.) The Plat of Survey prepared by Gary A. Zahringer, R.L.S., R.L.S. dated February 25, 2009, discloses the following:
– Existing Storm and Sanitary Sewer
– Overhead Power Lines
– Floodway
Affects property – shown on map

Item 16.) Overhead Electric Distribution Easement granted by Kimberly–Clark Corporation to Wisconsin Electric Power Company by an instrument dated June 7, 1999, recorded in the office of the Register of Deeds on November 01, 2000 as Document #1110368.
Affects property – shown on map

Notes:

1.) Current owner Community Development Authority of the City of Neenah, Wisconsin.

2.) The property is not located in the 100–Year Floodplain per FEMA Panel 55139C0105E dated March 17, 2003.

3.) The property is located within the Floodway per Winnebago County GIS Mapping as shown on the drawing.

4.) Utility locations shown are based on field markings by locating companies and/or mapping from the respective utility company. Therefore the locations shown on this drawing cannot be guaranteed. Contact Diggers Hotline prior to construction.

5.) Accuracy can be impacted by winter conditions, i.e. snow cover and frost heave. Martenson & Eisele, Inc. makes no warranty for inaccuracies caused by these winter conditions.

Certification:

This is to certify to

Community Development Authority of the City of Neenah,
City of Neenah, a Wisconsin Municipality,
Plexus Corp.,
Evens Title Companies, a Division of First American Title Insurance Company,

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, ASCM and NSPS in 1999 and includes Items 1, 2, 3, 4, 9, 10, 11(b), 15 of Table "A" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ASCM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Dated this the 25th day of February, 2009.

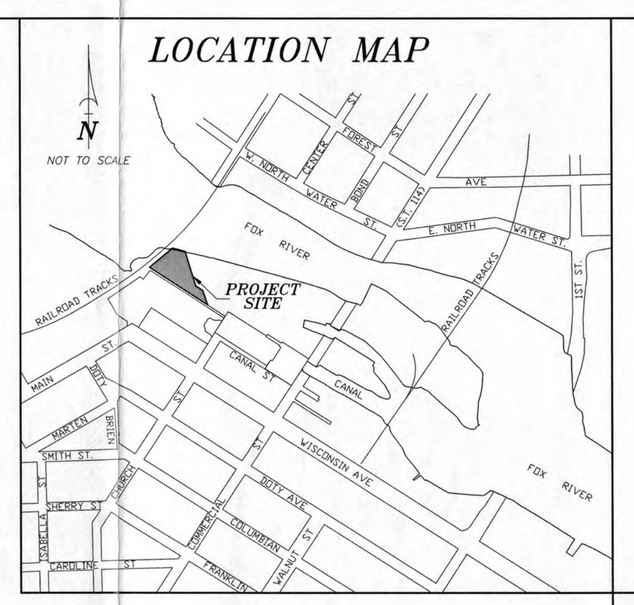
Gary A. Zahringer

Gary A. Zahringer, Registered Wisconsin Land Surveyor S–2098

TOPOGRAPHIC LEGEND

■ MONUMENT TO BE SET IN	WETLANDS	GAS VALVE
▲ P.K. NAIL SET	—OH— OVERHEAD POWER LINES	WATER VALVE
× CHISELED "X" SET	—C—C— UNDERGROUND ELECTRIC	WATER STOP BOX
○ 3/4" REBAR FOUND	—T—T— UNDERGROUND TELEPHONE	EXIST STORM MANHOLE
□ 1" IRON PIPE FOUND	—G—G— UNDERGROUND GAS	STORM INLET
△ 1–1/4" REBAR FOUND	—CATV— UNDERGROUND CABLE TV	YARD DRAIN
◪ 2" IRON PIPE FOUND	—X—X— EXIST. FENCE LINE	EXIST SANITARY MANHOLE
⊗ CHISELED "X" FOUND	EXIST. HYDRANT	EXIST. SAN. SEWER
GOVERNMENT CORNER	WOOD POWER POLE	EXIST. STO. SEWER
800 CONTOUR W/ ELEVATION	STEEL POWER POLE	EXIST. WATER MAIN
SOIL BORING	GUY	EXIST. SPOT ELEVATION
CONIFEROUS TREE	LIGHT POLE	FIRST FLOOR = 800.00
DECIDUOUS TREE	TELEPHONE PEDESTAL	TOPSOIL DEPTH
EXIST. WOODS LINE	ELECTRIC PEDESTAL	EXIST. CANAL BOTTOM ELEV.
(23) TITLE EXCEPTION ITEM NO.	CABLE PEDESTAL	STORM CATCH BASIN

LOCATION MAP



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ALTA/ACSM LAND TITLE SURVEY

All of Outlot 1, Certified Survey Map 6337, recorded in the office of the Winnebago County Register of Deeds in Volume 1 of Certified Survey Maps on Page 6337 as Document #1492540 and part of Lot 9, Block 2, PALMER'S MAP OF NEENAH OF 1874, all in the City of Neenah, Winnebago County, Wisconsin.

Survey for:
City of Neenah
c/o Chief Building Inspector
211 Walnut Street
Neenah, Wisconsin 54956

NO.	DATE	REVISION
1	Feb. 27, 2009	Added statements to Items 11 & 12 of Comm.
2	Feb. 27, 2009	Repositioned easement listed in Item 14 of Comm.
3	Feb. 27, 2009	Parcel area square footage
4	Mar. 16, 2009	Title Comm. and Metes & Bounds Descriptions
5	Mar. 16, 2009	Schedule B, Section 2, Exception Items list
6	Mar. 16, 2009	Added Easement recorded as Doc.#1110368
7	Apr 9, 2009	Items per Schedule B-Section II of Title revision #6

DRAWN BY M.A.Strobel | CHECKED | APPROVED

SCALE	DATE
1"=40'	Feb. 2009

COMPUTER FILE
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DRAWING NO.
154-710 C