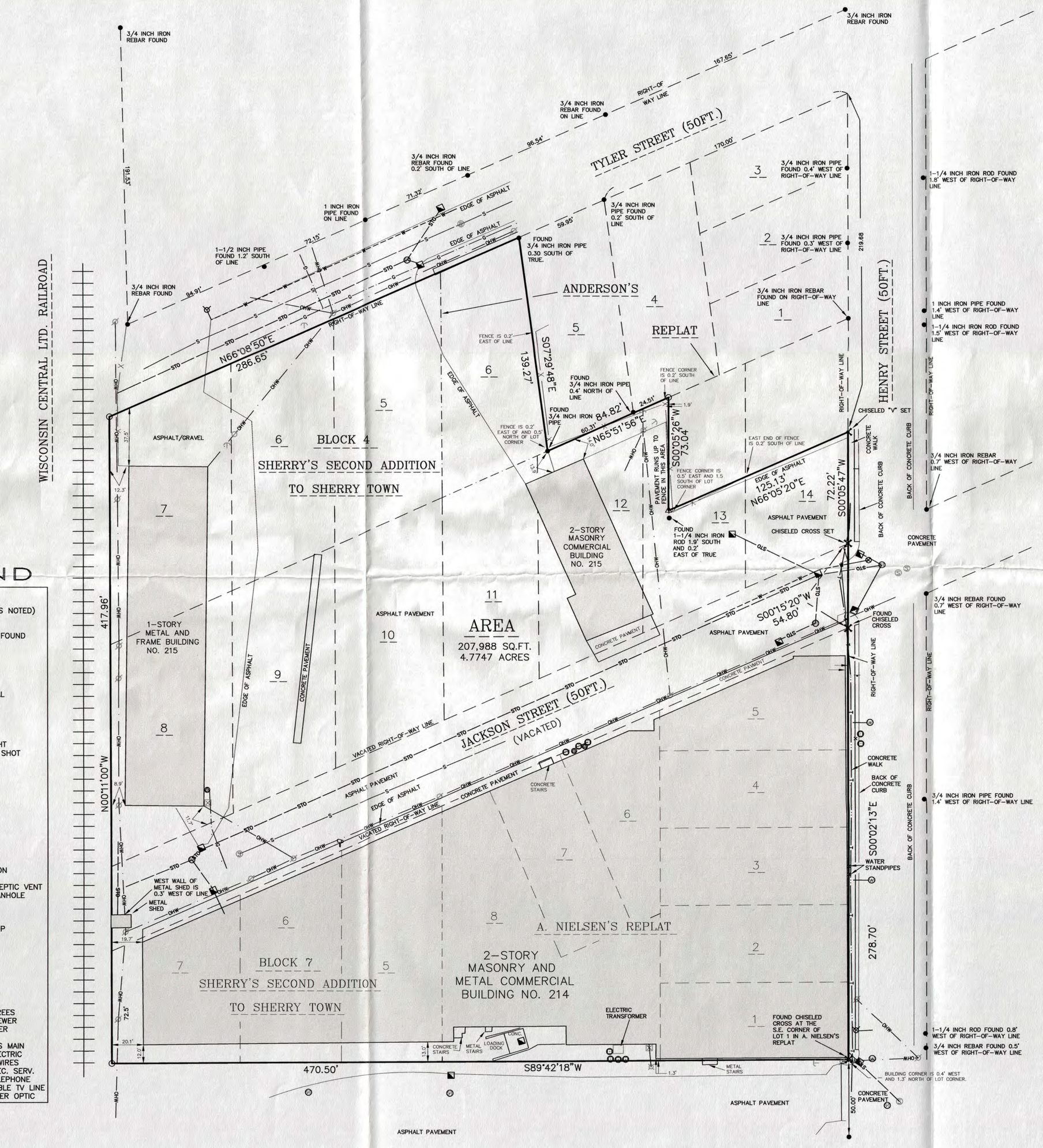
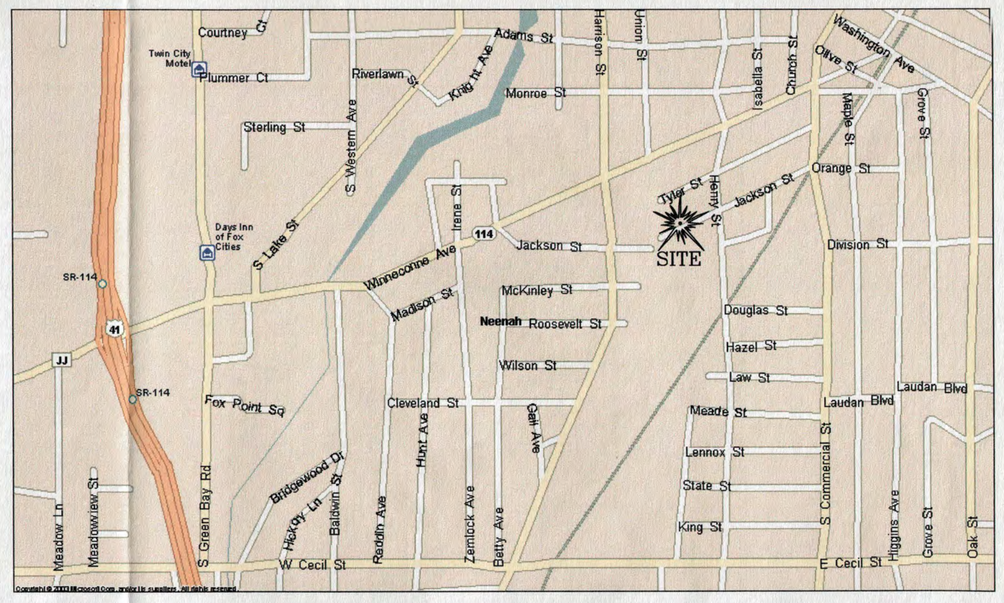
ALTA/ACSM LAND TITLE SURVEY

PART OF THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

JANUARY 19, 2006 SURVEY FOR VAL-FAB, INC., A WISCONSIN CORPORATION SURVEY NO. 4469EBO-MRR





VICINITY MAP
(NOT TO SCALE)

PROPERTY DESCRIPTION

PARCEL 1
LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THE WEST 1/4 OF LOT THIRTEEN (13), THE SOUTH SEVENTY-TWO (72) FEET OF THE EAST 3/4 OF LOT THIRTEEN (13) AND THE SOUTH SEVENTY-TWO (72) FEET OF LOT FOURTEEN (14), ALL IN BLOCK FOUR (4) IN SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

PARCEL II
LOT SIX (6) IN ANDERSEN'S REPLAT OF LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) OF BLOCK FOUR (4) IN SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY WISCONSIN.

PARCEL III
LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) IN A. NIELSEN'S REPLAT OF LOT 1, 2, 3, 4 AND 8 OF BLOCK 7 OF SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY.

PARCEL IV
LOTS FIVE (5), SIX (6) AND SEVEN (7) OF BLOCK SEVEN (7) IN SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

PARCEL V
THAT PART OF JACKSON STREET LYING WEST OF HENRY STREET AND EAST OF THE WISCONSIN CENTRAL LTD. RAILROAD RIGHT-OF-WAY, BEING PART OF SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF BLOCK SEVEN (7) IN SHERRY'S SECOND ADDITION TO SHERRYTOWN; THENCE S 65°54'36" WEST, ALONG THE NORTH LINE OF SAID BLOCK SEVEN (7), 508.44 FEET TO THE EAST LINE OF THE WISCONSIN CENTRAL LTD. RAILROAD RIGHT-OF-WAY; THENCE N 00°40'00" WEST, ALONG SAID EAST LINE, 54.49 FEET; THENCE N 64°54'36" EAST, ALONG THE SOUTH LINE OF BLOCK FOUR (4) IN SHERRY'S SECOND ADDITION TO SHERRYTOWN, 508.89 FEET; TO THE WEST LINE OF HENRY STREET; THENCE S 00°14'09" EAST, ALONG THE WEST LINE OF HENRY STREET, 54.67 FEET TO THE POINT OF BEGINNING.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DIGGERS HOTLINE
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A. **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF HENRY STREET WHICH IS ASSUMED TO BEAR SOUTH 00°02'13" EAST.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

B. **TITLE COMMITMENT**
THIS SURVEY WAS PREPARED BASED ON EVANS TITLE COMPANIES A DIVISION OF FIRST AMERICAN TITLE INSURANCE COMPANY NO. 1290474, EFFECTIVE DATE OF DECEMBER 21, 2005, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

SCHEDULE B-II ITEMS:

1-8. ARE NOT SURVEY RELATED ITEMS.

9. EASEMENTS AND RIGHTS INCIDENTAL THERETO IN CONNECTION WITH THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF MUNICIPAL OR UTILITY FACILITIES AS MAY EXIST UNDERGROUND OR OVER GROUND IN OR ON THAT PORTION OF THE SUBJECT PREMISES WHICH WERE FORMERLY A PART OF JACKSON STREET NOW VACATED (DISCONTINUED). AFFECTS SITE-CANNOT BE PLOTTED.

10-11. ARE NOT SURVEY RELATED ITEMS.

C. **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE C T V OF WINNEBAGO COUNTY, WISCONSIN AND INCORPORATED AREAS, COMMUNITY PANEL NO. 111 OF 365, MAP NO. 55139C0111E, EFFECTIVE DATE OF MARCH 17, 2003 AND COMMUNITY PANEL NO. 112 OF 365, MAP NO. 55139C0111E, EFFECTIVE DATE OF MARCH 17, 2003, THIS SITE FALLS IN ZONE X (AREAS OUTSIDE OF THE 500 YEAR FLOOD)

D. **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED I-2 GENERAL INDUSTRIAL DISTRICT.

FRONT SETBACK – 10 FEET
SIDEYARD SETBACK – NONE UNLESS PERIMETER AND BUFFERYARD LANDSCAPING REQUIREMENTS APPLY
REAR YARD SETBACK – 10 FEET
MAXIMUM HEIGHT – 100 FEET

TO: VAL-FAB, INC., A WISCONSIN CORPORATION
V H ENTERPRISES, A WISCONSIN GENERAL PARTNERSHIP
EVANS TITLE COMPANIES A DIVISION OF FIRST AMERICAN TITLE INSURANCE COMPANY
JPMORGAN CHASE BANK, NA, ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 1999. 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 PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

1-19-06
REINHARD ROEHLIG DATE
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1368

WISCONSIN REINHARD H.W. ROEHLIG S-1368 OSHKOSH, WI LAND SURVEYOR

National Survey & Engineering
A Division of R.A. Smith & Associates, Inc.
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JANUARY 19, 2006
NO. 4469EBO

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SHEET 1 OF 1

DRAWING SCALE: 1 INCH = 40 FEET

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