

ALTA/ACSM LAND TITLE SURVEY

SITUATED ON GREEN BAY ROAD, IN THE CITY OF NEENAH, WISCONSIN, THAT PART OF LOT 1 ACCORDING TO CERTIFIED SURVEY MAP FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2052 AS DOCUMENT NO. 728731; BEING A PART OF THE NE 1/4 OF THE SE 1/4 AND A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 29, T 20 N, R 17 E, IN THE SEVENTH WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°01'37" WEST ALONG THE EAST LINE OF SAID SE 1/4 AFORESAID 312.37 FT. TO A POINT; THENCE NORTH 89°58'23" WEST 14.50 FT. TO A POINT ON THE WEST LINE OF GREENBAY ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE SOUTH 34°32'24" WEST 9.01 FT. TO A POINT; THENCE SOUTH 78°33'22" WEST 188.92 FT. TO A POINT; THENCE NORTH 11°26'38" WEST 90.00 FT. TO A POINT; THENCE NORTH 78°33'22" EAST 210.00 FT. TO A POINT ON THE WEST LINE OF GREENBAY ROAD; THENCE SOUTH 1°33'09" EAST ALONG SAID WEST LINE 85.00 FT. TO THE POINT OF BEGINNING. CONTAINING 18177 SQUARE FEET OR 0.4173 ACRES. SAID LAND TO BE KNOWN AS PARCEL 1 OF CERTIFIED SURVEY MAP NO. _____ TOGETHER WITH AN EASEMENT FOR THE BENEFIT OF SUBJECT PREMISES CREATED BY INSTRUMENT EXECUTED BY AND BETWEEN SHOPKO STORES, INC., AND NEENAH ASSOCIATES LIMITED PARTNERSHIP DATED SEPTEMBER 11, 1989 AND RECORDED OCTOBER 12, 1989 AS DOCUMENT NO. 731618 FOR RECIPROCAL EASEMENT PURPOSES INCLUDING, BUT NOT LIMITED TO PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, PARKING, PASSAGE AND TRAFFIC FOR UTILITIES IN, OVER, UPON, ACROSS AND THROUGH THE ADJOINING PARCELS DESCRIBED THEREIN.

FEBRUARY 13, 1995 FAZOLI'S RESTAURANT, INC. SURVEY NO. 156381

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 29, T 20 N, R 17 E, WHICH BEAR SOUTH 00°01'37" WEST
2. THIS SURVEY WAS PREPARED BASED ON LAWYERS TITLE INSURANCE CORPORATION, TITLE COMMITMENT NO. 951260, EFFECTIVE DATE FEBRUARY 9, 1995, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS THAT AFFECT THAT PORTION OF THE ABOVE DESCRIPTION SHOWN:

A. RESTRICTIONS AS CONTAINED IN WARRANTY DEED BETWEEN A.E. SCHULTZ AND EVA SCHULTZ DATED JANUARY 30, 1954 AT 1:00 PM IN VOLUME 745 OF DEEDS ON PAGE 485. DOES NOT AFFECT PROPERTY.

B. LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE SUBJECT PREMISES TO U.S. HIGHWAY NO. 41, (INCLUDING RAMPS AND CONNECTION ROADS ON THE RIGHT OF WAY THEREOF), AS SET FORTH IN A FINDING, DETERMINATION AND DECLARATION BY THE STATE HIGHWAY COMMISSION OF WISCONSIN, DATED JANUARY 6, 1960 AND RECORDED ON JANUARY 18, 1960 IN VOLUME 940 ON PAGE 618 AS DOCUMENT NO. 273219, WHEREIN SAID HIGHWAY IS DESIGNATED AS A CONTROLLED-ACCESS HIGHWAY UNDER THE PROVISIONS OF SECTION 84.25 OF THE WISCONSIN STATUTES. DOES NOT AFFECT PROPERTY.

C. RESTRICTIONS CONTAINED IN WARRANTY DEED EXECUTED BY A.E. SCHULTZ AND EVA SCHULTZ, HIS WIFE TO DAVID COURTNEY, EARL PLUMMER AND WALTER COURTNEY, DATED JANUARY 14, 1938 AND RECORDED JULY 26, 1938 AT 10:30 AM IN VOLUME 471, PAGE 398 AS DOCUMENT NO. 79093.

D. RESTRICTIONS CONTAINED IN QUIT CLAIM DEED EXECUTED BY THE STATE OF WISCONSIN (DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS) TO COURTNEY & PLUMMER, INC., DATED MARCH 26, 1969 AND RECORDED JULY 2, 1969 AT 2:54 PM IN VOLUME 1245 ON PAGE 463 AS DOCUMENT NO. 385659. SHOWN ON SURVEY

E. COVENANTS, BURDENS AND RESTRICTIONS CONTAINED IN QUIT CLAIM DEED EXECUTED BY THE STATE OF WISCONSIN (DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AND TRANSPORTATION SERVICES) TO SHOPKO STORES, INC., A MINNESOTA CORPORATION, DATED JULY 21, 1989 AND RECORDED SEPTEMBER 1, 1989 AT 1:04 PM AS DOCUMENT NO. 729085. SHOWN ON SURVEY.

F. CROSS-EASEMENT AGREEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN SHOPKO STORES, INC., A MINNESOTA CORPORATION AND NEENAH ASSOCIATES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP DATED SEPTEMBER 11, 1989 AND RECORDED OCTOBER 12, 1989 AT 1:01 PM AS DOCUMENT NO. 731618. GENERAL DESCRIPTION, CANNOT BE PLOTTED.

G. EASEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN SHOPKO STORES, INC., A MINNESOTA CORPORATION AND WISCONSIN NATURAL GAS COMPANY DATED JANUARY 5, 1990 AND RECORDED JANUARY 18, 1990 AT 8:08 AM AS DOCUMENT NO. 736954. DOES NOT AFFECT PROPERTY.

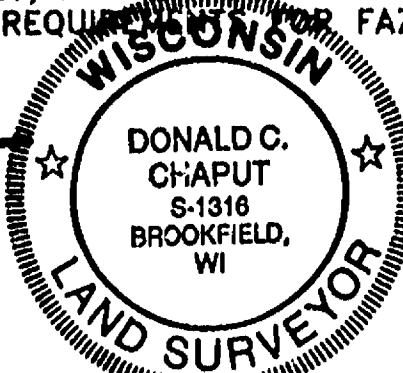
H. EASEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN SHOPKO STORES, INC., AND WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN BELL, INC., DATED JULY 23, 1990 AND RECORDED DECEMBER 3, 1990 AT 9:08 AM AS DOCUMENT NO. 757045. SHOWN ON SURVEY

3. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF NEENAH, COMMUNITY PANEL NO. 5505370100C EFFECTIVE DATE JULY 23, 1982 SITE IS IN ZONE C AREA OF MINIMAL FLOODING
4. ELEVATIONS REFER TO THE USGS DATUM
5. THERE ARE 53 REGULAR PARKING SPACES MARKED ON THIS SITE
6. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED L-1 PLANNED BUSINESS DISTRICT
7. THERE IS NO OBSERVABLE EVIDENCE OF A CEMETARY ON THE SUBJECT PROPERTY.

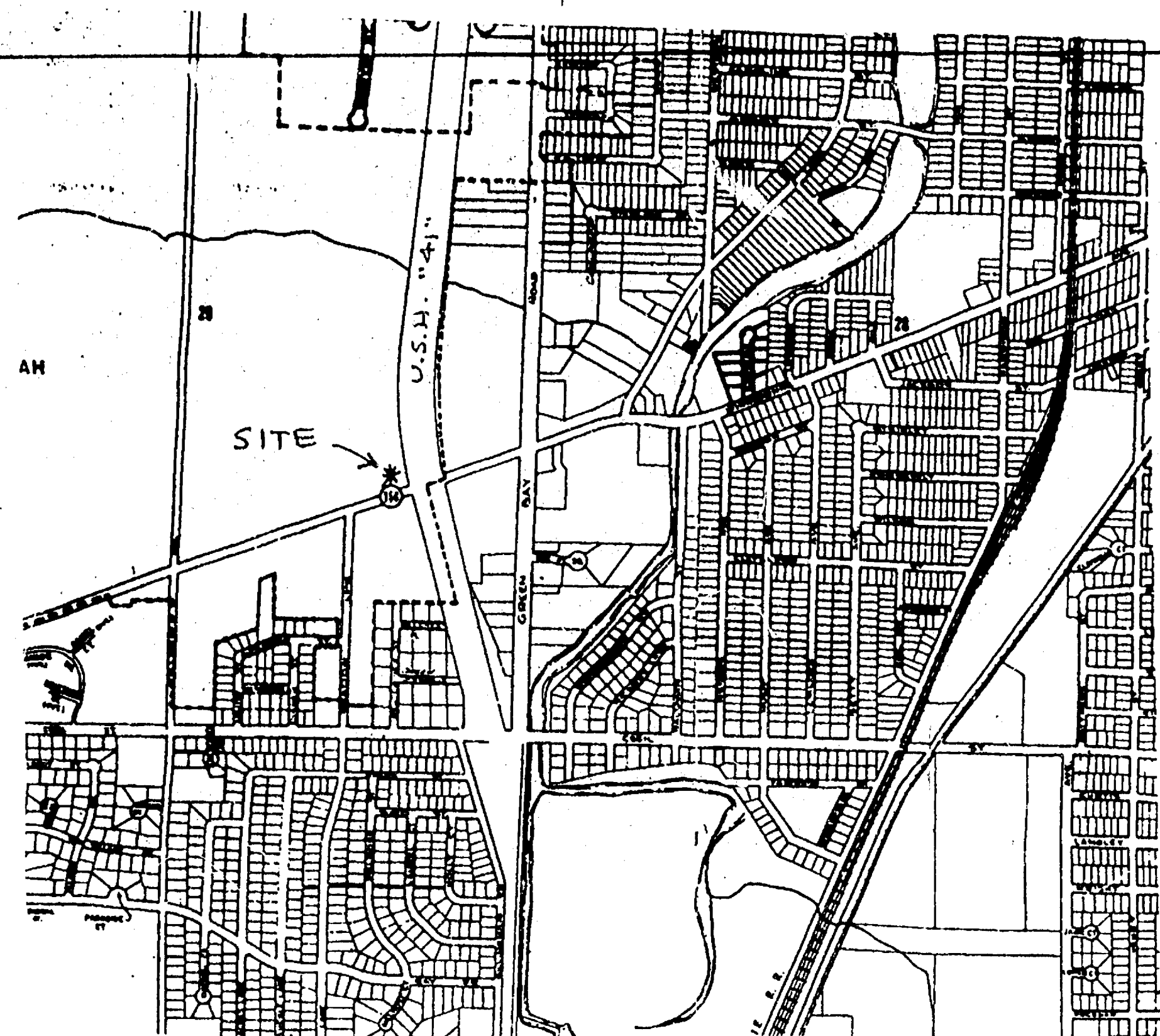
TO: FAZOLI'S RESTAURANTS, INC. AND LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS 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 AND ACSM IN 1992; MEET THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN; AND INCLUDE THE ADDITIONAL SURVEY AND PLAT REQUIREMENTS FOR FAZOLI'S RESTAURANTS, INC.

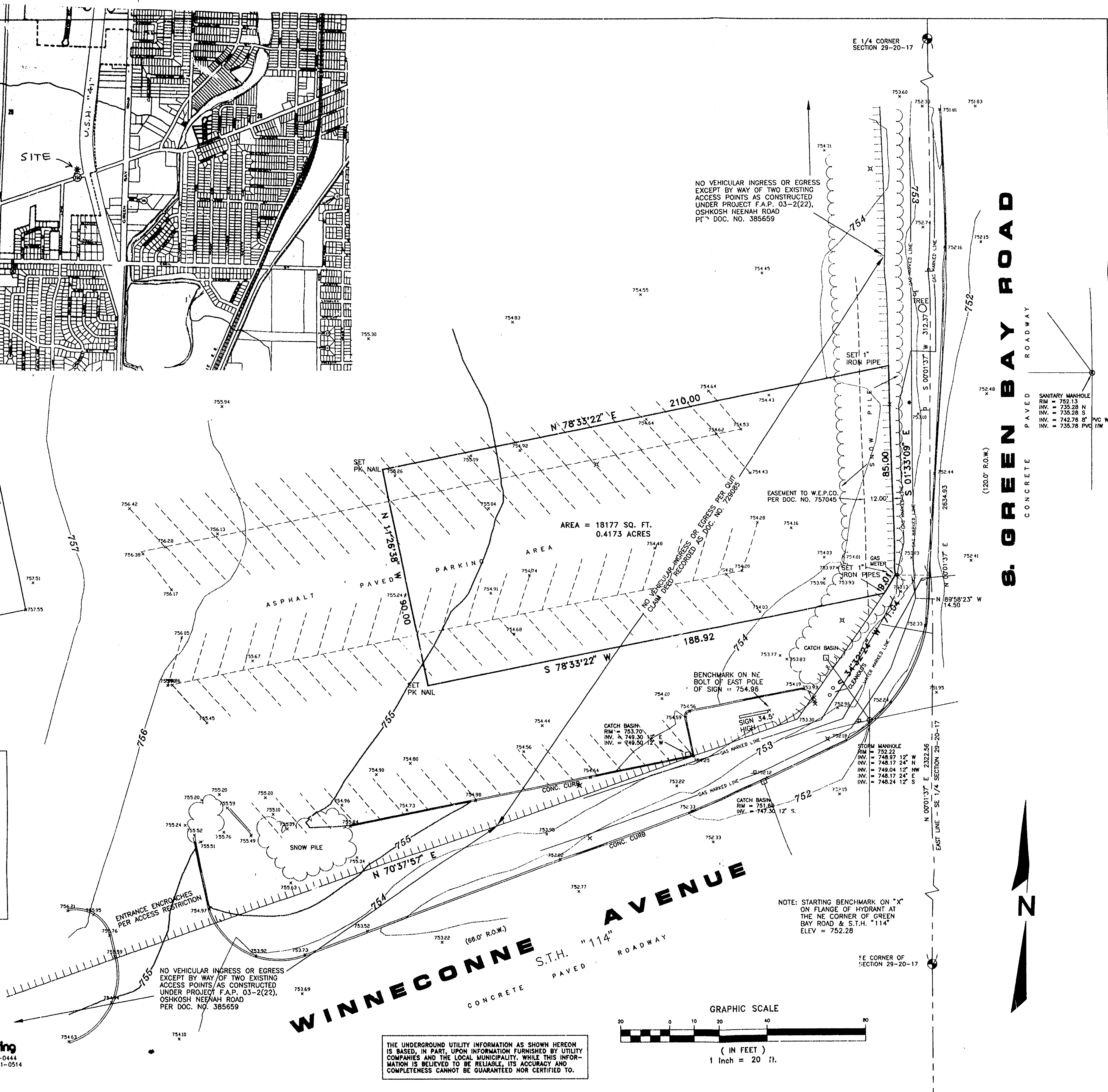
Donald C. Chaput
FEBRUARY 13, 1995 (SEAL)
DONALD C. CHAPUT
REGISTERED LAND SURVEYOR



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- SYMBOLS LEGEND
- TREE
 - ⊗ SANITARY MANHOLE
 - ⊕ WATER VALVE
 - HYDRANT
 - CATCH BASIN (ROUND)
 - ⊗ LIGHT POLE
 - TELEPHONE PEDESTAL
 - ⊗ CATCH BASIN (SQUARE)
 - ⊕ GAS VALVE
 - ⊕ SIGN
 - ⊕ UTILITY POLE
 - BOLLARD
 - ⊕ HANDICAPPED PARKING



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.