

# ALTA/ACSM LAND TITLE SURVEY

ALL OF LOT ONE (1), CERTIFIED SURVEY MAP NO. 5566, VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5566 AS DOCUMENT NO. 1322967, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

## RECORDED LEGAL DESCRIPTION

Lot 1, Certified Survey Map Number 5566 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin, on August 4, 2004, in Volume 1 on page 5566 as Document Number 1322967, being all of Lot 2 and Outlot 1 Certified Survey Map No. 5353 filed in the Office of the Register of Deeds Winnebago County, Wisconsin on October 22, 2003, in Volume 1 on Page 5353 as Document Number 1283917, located in the City of Menasha, Winnebago County, Wisconsin.

## TITLE REPORT REVIEW

Title Report: John Doe Title Insurance Company  
 Commitment No. JD5555  
 Effective Date: March 12, 2010  
 Fee Simple Title Vested In: John Doe

NOTE: The Statement of Applicability refers to the Lease Site and any Easements pertinent Thereunto Where Specific Encumbrances affect the Lease Site and/or a Pertinent Easement, they are identified as such.

### Schedule B-II

- (1-2) These are General Statements and not Specific Encumbrances.
- (3) Electric Easement as Disclosed by the recorded Certified Survey Map Number 5566. **Does apply, plotted and shown.**
- (4) 5' Pedestrian Easement as disclosed by the recorded Certified Survey Map Number 5566. **Does apply, plotted and shown.**
- (5) Area dedicated to the public as disclosed by the recorded Certified Survey Map Number 5566. **Does apply, plotted and shown.**
- (6) Terms, provisions, obligations and other matters as disclosed by an instrument entitled "Memorandum of Lease" executed by and between the City of Menasha, A Wisconsin municipal corporation and John Doe, LLC, a Wisconsin limited liability company, dated November 3, 2003 and recorded November 12, 2003, as Document Number 1287189; which lease was assigned by an instrument entitled "Assignment of Parking Lot Lease" executed by John Doe, LLC to James Doe, dated July 30, 2009 and recorded August 5, 2009, as Document Number 1515045. **Does apply and noted on survey.**
- (7) Mortgage, according to the terms and provisions thereof, from John Doe, LLC, a Wisconsin limited liability company to James Doe to secure the originally stated indebtedness of \$3,000,000.00 (and any other amount payable under the terms thereof), dated December 27, 2004 and recorded on December 29, 2004, as Document Number 1340111.
- (8) Assignment of Rents executed by John Doe, LLC a Wisconsin limited liability company to James Doe, dated December 27, 2004 and recorded December 29, 2004, as Document Number 1340112.
- (9) Security interest of James Doe, secured party, as disclosed by Financing Statement recorded on December 29, 2004 as Document Number 1340113 executed by John Doe, LLC, debtor, in certain chattels on the subject premises.
- (10) 2009 general real estate taxes were in the total amount of \$63,554.75; 2009 special assessment charges were in the total amount of \$5.00; \$66.62 First Dollar Credit; \$15,877.04 was paid; unpaid balance in the amount of \$47,616.09, exclusive of any fee and interest.
- (11-12) These are General Statements and not Specific Encumbrances.

## CERTIFICATION

John Doe, Investment Real Estate Division  
 John's Title Insurance Company  
 James Doe, LLC.

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, and NSPS in 2005, and includes items 1, 2, 4, 6, 7a, 7c, 8, 9, 10, 11a, 13, 14, 16, of Table "A" thereof.

Pursuant to the Accuracy Standards as adopted by ALTA, and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2010

Craig A. Keach, Registered Wisconsin Land Surveyor S-2333

## SURVEYOR'S NOTES:

- THE SUBJECT PROPERTY WAS REMOVED FROM THE 100 YEAR FLOOD ZONE BY LETTER OF MAP AMENDMENT (LOMA) DATED JUNE 15, 2003
- THE ROAD TO WHICH THE ACCESS EASEMENT ABUTS IS A PUBLIC RIGHT OF WAY KNOWN AS MAIN STREET.

LINE	LENGTH	BEARING
L1	21.55'	N27°23'16"W
L2	85.54'	S55°02'09"E
L3	52.32'	S27°41'33"E
L4	10.00'	S62°18'27"W
L5	12.00'	N27°41'33"W
L6	10.00'	S62°18'27"W
L7	10.00'	N27°41'33"W
L8	10.00'	N62°18'27"E
L9	27.89'	N27°41'33"W
L10	64.02'	N55°02'09"W

SURVEYED FOR:  
 JOHN DOE  
 5555 W. SMITH ROAD  
 MILWAUKEE, WI 53223

PROPERTY ADDRESS:  
 5555 MARINA PLACE  
 MENASHA, WI 54952

PROPERTY OWNER:  
 JOHN DOE  
 5555 W. SMITH ROAD  
 MILWAUKEE, WI 53223

TAX ROLL PARCEL NUMBER:  
 730079900

ZONED: PUD

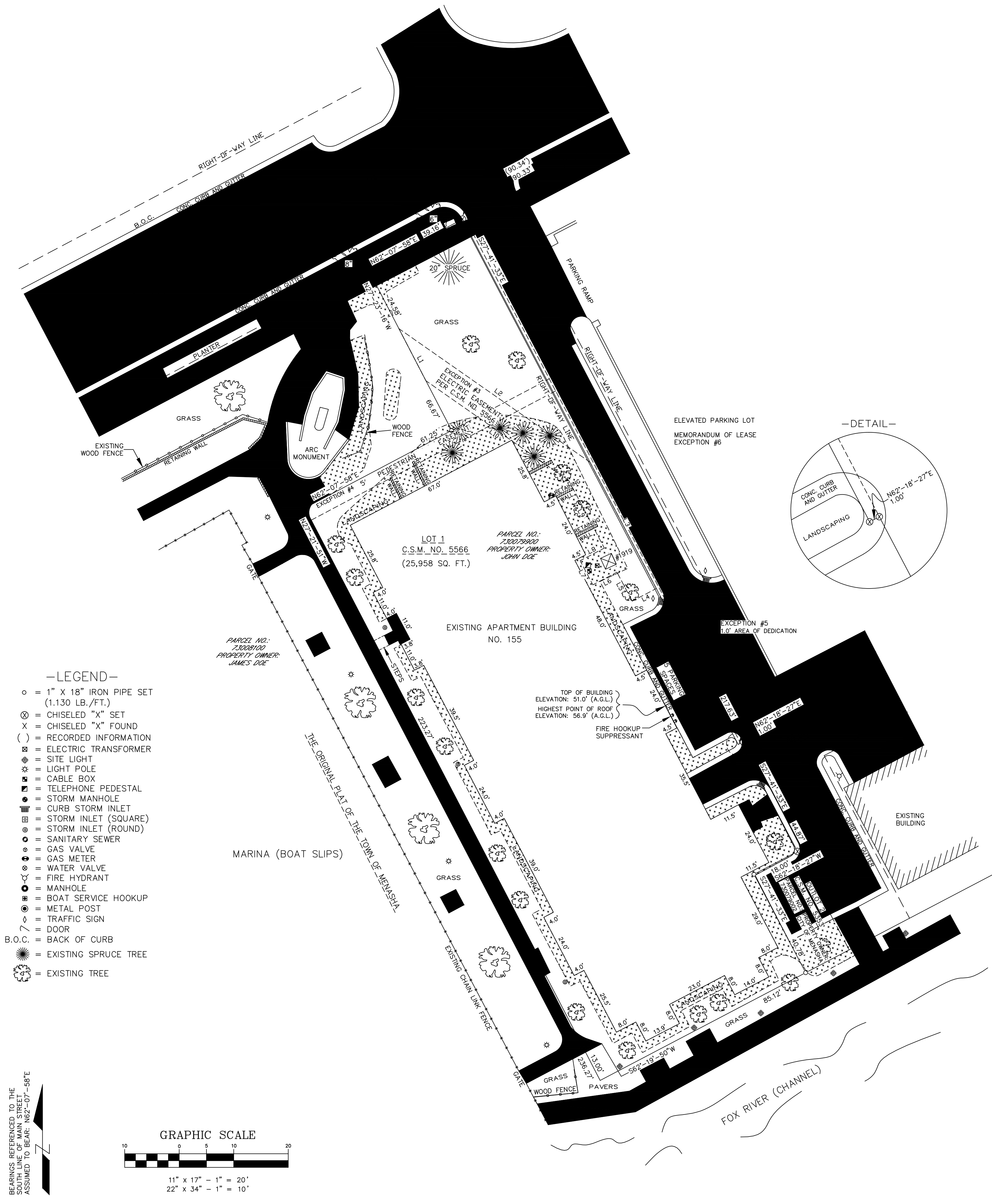
BUILDING SETBACKS:  
 THERE ARE NO FORMAL SETBACK REQUIREMENTS. SETBACKS ARE SET BY PLANNING COMMISSION AT TIME OF SITE PLAN REVIEW AND APPROVAL AND ARE ADOPTED BY THE COMMON COUNCIL.

SITE NAME: JOHN DOE  
 SITE ADDRESS: 5555 MARINA PLACE, MENASHA, WI 54952

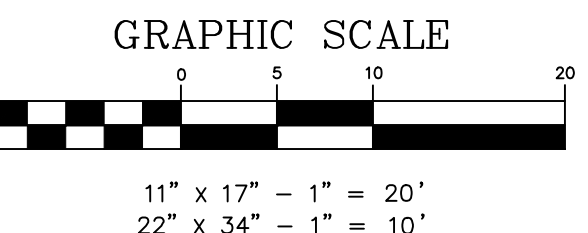
DRAWN BY: J.D.  
 CHECKED BY: C.A.K.  
 JOB NO.: 5990-D27

**MERIDIAN SURVEYING, LLC**  
 N8774 Firelane 1 Menasha, WI 54952  
 Office: 920-993-0881  
 Fax: 920-273-6037

FIELD WORK DATE: 3-18-10  
 FIELD BOOK: M-17, PG. 27  
 SHEET 1 OF 1



- LEGEND-**
- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
  - ⊗ = CHISELED "X" SET
  - X = CHISELED "X" FOUND
  - ( ) = RECORDED INFORMATION
  - ⊕ = ELECTRIC TRANSFORMER
  - ⊙ = SITE LIGHT
  - ⊙ = LIGHT POLE
  - ⊙ = CABLE BOX
  - ⊙ = TELEPHONE PEDESTAL
  - ⊙ = STORM MANHOLE
  - ⊙ = CURB STORM INLET
  - ⊙ = STORM INLET (SQUARE)
  - ⊙ = STORM INLET (ROUND)
  - ⊙ = SANITARY SEWER
  - ⊙ = GAS VALVE
  - ⊙ = GAS METER
  - ⊙ = WATER VALVE
  - ⊙ = FIRE HYDRANT
  - ⊙ = MANHOLE
  - ⊙ = BOAT SERVICE HOOKUP
  - ⊙ = METAL POST
  - ⊙ = TRAFFIC SIGN
  - ⊙ = DOOR
  - B.O.C. = BACK OF CURB
  - ⊙ = EXISTING SPRUCE TREE
  - ⊙ = EXISTING TREE



BEARINGS REFERENCED TO THE SOUTH LINE OF MAIN STREET ASSUMED TO BEAR: N62°-07'-58"E

