



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Community & Economic Development Committee

Wednesday, June 15, 2022

6:30 PM

Council Chambers, 6th Floor

SPECIAL

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting

[22-0785](#) CEDC Minutes from 6-8-22

Attachments: [CEDC Minutes 6-8-22.pdf](#)

4. Public Hearings/Apearances

5. Action Items

[22-0786](#) Request for a variance to the Deed Restrictions and Covenants to allow the transfer of Lots 30, 31, 32 and 33 in Southpoint Commerce Park Plat 3 and Lot 1 of CSM #3978 from F Street Appleton 2, LLC to F Street Appleton 3, LLC and to extend the requirement to commence construction of a building on these lots from the required 12 months from said transfer to 36 months; this waiver is not transferable, survivable, or assignable and the City's repurchase rights remain on the property

Attachments: [F Street 2 Variance Request Memo 6-15-22.pdf](#)

[Variance Request Email F Street 6-10-22.pdf](#)

[CSM 3978.pdf](#)

[570928 - Deed & Receipt.pdf](#)

[SPCP Deed Restrictions.pdf](#)

6. Information Items

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Any questions about items on this meeting are to be directed to Karen Harkness, Director, Community and Economic Development Department at 920-832-6468.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, June 8, 2022

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Chair Alfheim called the meeting to order at 4:30 p.m.

2. Roll call of membership

Present: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

*Others present:
Bayley Lau, ThedaCare*

3. Approval of minutes from previous meeting

[22-0744](#) CEDC Minutes from 5-25-22

Attachments: [CEDC Minutes 5-25-22.pdf](#)

**Wolff moved, seconded by Jones, that the Minutes be approved. Roll Call.
Motion carried by the following vote:**

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

4. **Public Hearings/Appearances**

[22-0742](#) 2021 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program (Associated with Action Item #22-0743)

Attachments: [CAPER 2021 - Public Hearing Notice.pdf](#)

This public hearing was held, and no one spoke on the item.

5. **Action Items**

[22-0743](#)

Request to approve the 2021 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program

Attachments: [CAPER memo to CEDC 6-8-22.pdf](#)
[2021 CDBG CAPER Draft for Public Comment.pdf](#)

Wolff moved, seconded by Jones, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

[22-0741](#)

Request to waive the City's repurchase rights for Tax Id #31-1-6510-18, Lot 18 in the Northeast Business Park Plat No. 2, the northeast corner of Enterprise Avenue and Intertech Court, allowing the transfer from Single Month LLC and/or assigns to Joe Neilitz and/or assigns; this waiver is not transferable, survivable, or assignable and the City's repurchase rights remain on the property

Attachments: [Memo Romenesko Waive Repurchase Request NEBP #1-6510-18 6-8-22.pdf](#)
[Variance Request Email Romenesko Development 3-2-22.pdf](#)
[Offer to Purchase Lot 18 NEBP Joe Neilitz.pdf](#)
[Covenants and Restrictions NEBP No. 2.pdf](#)
[Subject Parcel_1-6510-18.pdf](#)

Wolff moved, seconded by Jones, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

[22-0371](#)

Counter the Offer to Purchase from River Valley One, LLC and/or assigns to purchase Lot 1 of CSM 3549 in Southpoint Commerce Park (Tax Id #31-9-5712-40), consisting of approximately 7.22 acres

Attachments: [River Valley One Offer to Purchase Memo to CEDC 6-8-22.pdf](#)
[Offer to Purchase 9-5712-40 SPCP River Valley One LLC.pdf](#)
[SPCP Deed Restrictions.pdf](#)
[Subject Parcel_6_6_2022.pdf](#)

Wolff moved, seconded by Jones, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

[22-0372](#)

The Community and Economic Development Committee may go into closed session pursuant to State Statute §19.85(1)(e) for the purpose of discussing real estate negotiations regarding the potential sale of Lot 1 of CSM 3549 in Southpoint Commerce Park (Tax Id #31-9-5712-40) and then reconvene into open session

The Community and Economic Development Committee went into Closed Session.

Discussion was held.

Del Toro moved, seconded by Wolff, that the Report Action Item to convene in Closed Session be approved. Roll Call. Motion carried by the following vote:

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao

6. Information Items

7. Adjournment

Wolff moved, seconded by Jones, that the meeting be adjourned. Roll Call. Motion carried by the following vote:

Aye: 4 - Alfheim, Wolff, Del Toro and Jones

Excused: 1 - Thao



MEMORANDUM

"...meeting community needs...enhancing quality of life."

TO: Community & Economic Development Committee (CEDC)

FROM: Matt Rehbein, Economic Development Specialist

DATE: June 15, 2022

RE: Variance Request – Lots 30, 31, 32, 33 Southpoint Commerce Park Plat 3 and Lot 1 of CSM #3978

The City of Appleton has received a request from F Street Appleton 2, LLC to allow a sale of the above-referenced parcels to F Street Appleton 3, LLC and for an extension of the requirement to build within 12 months (attached).

Both requests are requirements of F Street's lender to facilitate closing on financing for their second building which is anticipated to be approximately 240,000 square feet. F Street's first building in Southpoint was approximately 218,000 square feet and is substantially leased.

Staff Recommendation:

The City of Appleton award a variance to the Deed Restrictions and Covenants to allow the transfer of Lots 30, 31, 32 and 33 in Southpoint Commerce Park Plat 3 and Lot 1 of CSM #3978 from F Street Appleton 2, LLC to F Street Appleton 3, LLC and to extend the requirement to commence construction of a building on these lots from the required 12 months from said transfer to 36 months **BE APPROVED**. This waiver is not transferable, survivable, or assignable and the City's repurchase rights remain on the property.

Brenda Broeske

Subject: F Street - Appleton Development

From: Katie Bills <KBills@reinhartlaw.com>
Sent: Friday, June 10, 2022 3:05 PM
To: Matthew Rehbein <Matthew.Rehbein@Appleton.org>
Cc: Josh Lurie <josh@fstreetgroup.com>
Subject: RE: F Street - Appleton Development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Matt,

Thanks for your time again today. To summarize, F Street Appleton 2, LLC ("Appleton 2") plans to start construction on Phase II of development in Appleton within the next few weeks. Phase II of the development will be located on Lot 2 of the attached CSM (which was submitted for recording today). Appleton 2's construction lender has required, as a condition of making the construction loan, that Appleton 2 transfer Lot 1 of the attached CSM and Lots 30-33 of the Southpoint Commerce Park Plat III to a separate entity. It does not want Appleton 2 to own Lot 1 and Lots 30-33 after it issues its construction loan. Accordingly, Appleton 2 proposes to sell to F Street Appleton 3, LLC ("Appleton 3") Lot 1 and Lots 30-33. Appleton 3 is an affiliated entity of Appleton 2.

The Declaration of Covenants and Deed Restrictions recorded as Document #552027 and the Declaration of Covenants and Deed Restrictions recorded as Document #408116 contain repurchase rights in favor of the City of Appleton ("City") in the event (1) a purchaser does not commence construction of a building within 1 year after the date of purchase, and (2) an owner sells vacant land.

We kindly request the City:

- (1) Waive any and all repurchase rights in connection with Appleton 2's transfer of Lot 1 and Lots 30-33 to Appleton 3; and
- (2) Waive any and all repurchase right in the event Appleton 3 does not commence construction of a building within 1 year of the date of purchase on Lot 1 or Lots 30-33 (since, if the transfer to Appleton 3 did not need to occur, Appleton 2 would have satisfied this requirement with the commencement of construction of Phase II, expected in the next few weeks).

We understand the City is willing to see if a special session can be held on June 15, followed by Common Council's meeting on June 15, to consider these requests. Please let us know if we are able to get scheduled.

Thank you again for your time today and please do not hesitate to reach out should you have any questions or wish to discuss further.

Best, Katie

Katherine G. Bills, Esq.

Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700 | Milwaukee, WI 53202
233 South Wacker Drive, Suite 9400 | Chicago, IL 60606



From: Katie Bills
Sent: Friday, June 10, 2022 8:54 AM
To: Matthew Rehbein <Matthew.Rehbein@Appleton.org>
Cc: Josh Lurie <josh@fstreetgroup.com>
Subject: RE: F Street - Appleton Development

Hi Matt, Josh and I can do 2:30 today; I'll circulate an invite and call in # to hold the time for all of us. Thanks for making time.

Katie

Katherine G. Bills, Esq.
Reinhardt Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700 | Milwaukee, WI 53202
233 South Wacker Drive, Suite 9400 | Chicago, IL 60606
Office: 414-298-8435 Fax: 414-298-8097
Kbills@reinhardt.com | reinhardt.com



From: Matthew Rehbein <Matthew.Rehbein@Appleton.org>
Sent: Friday, June 10, 2022 8:03 AM
To: Katie Bills <KBills@reinhardt.com>
Cc: Josh Lurie <josh@fstreetgroup.com>
Subject: [EXTERNAL] RE: F Street - Appleton Development

Good Morning Katie,

I am around all day today, then out from June 13-22. Feel free to call me at 920.832.6463 anytime today or we can schedule something if easier. Thanks.

Matt

From: Katie Bills <KBills@reinhardt.com>
Sent: Thursday, June 9, 2022 8:40 PM
To: Matthew Rehbein <Matthew.Rehbein@Appleton.org>
Cc: Josh Lurie <josh@fstreetgroup.com>
Subject: F Street - Appleton Development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Evening Matt,

I represent F Street Development Group. We are assisting F Street with its development in Appleton, WI. Would you have availability for a telephone call tomorrow or Monday? We have some questions regarding the Southpoint Commerce Declaration of Covenants and Deed Restrictions that we'd appreciate the opportunity to discuss with you.

Thanks, Katie

Katherine G. Bills, Esq.

Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700 | Milwaukee, WI 53202
233 South Wacker Drive, Suite 9400 | Chicago, IL 60606
Office: 414-298-8435 Fax: 414-298-8097
Kbills@reinhartlaw.com | reinhartlaw.com



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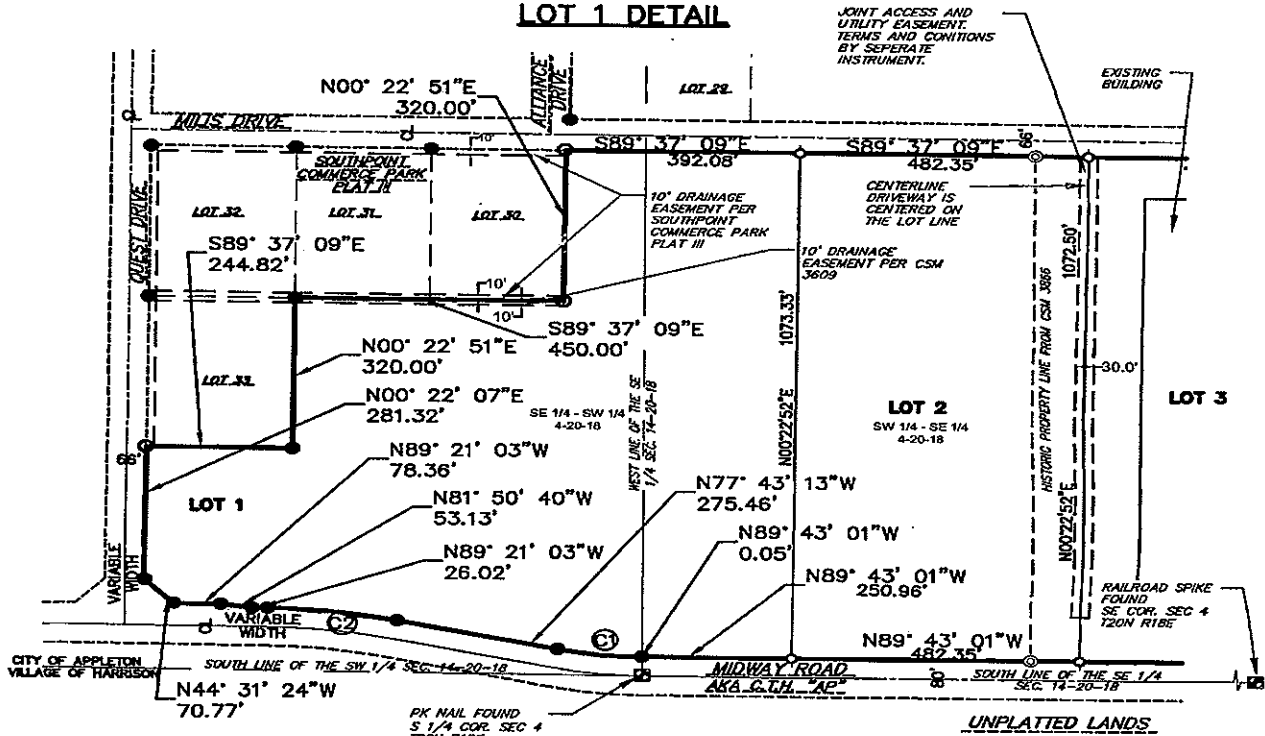
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Attention: This message was sent from a source external to the City of Appleton. Please use caution when opening attachments or clicking links.

CERTIFIED SURVEY MAP - 3978

Being all of Lots 1 and 2 of Certified Survey Map #3866, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

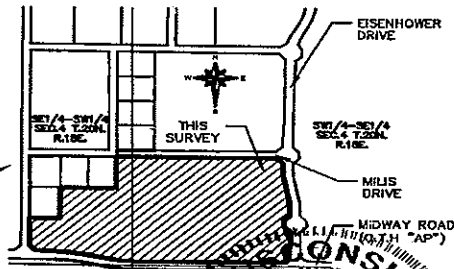
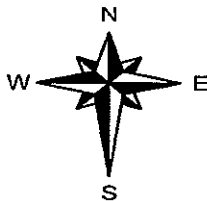
LOT 1 DETAIL



LOT 1
813,135 SQUARE FEET
18.67 ACRES

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C1	681.57'	11°58'46"	142.44'	N83°43'05"W	142.70'	71.61'	N89°43'01"W	N77°43'13"W
C2	1080.00'	11°37'51"	218.86'	N83°32'08"W	219.23'	108.99'	N77°43'13"W	N89°21'03"W

- SURVEY LEGEND**
- GOVERNMENT MONUMENT FOUND (AS NOTED)
 - ◆ 1 1/2" O.D. IRON PIPE SET 24" LONG AND 1.13 LBS / PER FOOT
 - FOUND 3/4" O.D. IRON REBAR
 - FOUND 1 1/4" O.D. IRON REBAR
 - ⊙ FOUND 1 1/2" O.D. IRON PIPE



OWNERS/SUBDIVIDERS:
F Street Appleton 1 LLC.
(Lot 3) &
F Street Appleton 2 LLC
(Lots 1 & 2)
1134 N. 9TH STREET, SUITE
200
MILWAUKEE, WI 53233
414-315-3190

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview
Pkwy.
Waukesha, WI 53188
262-542-5733

BEARINGS ARE REFERENCED TO
THE WISCONSIN COUNTY
COORDINATE SYSTEM, CALUMET
COUNTY, SOUTH LINE OF THE
SE 1/4 OF 4-20-18,
MEASURED AS N89°43'01"W.

Ruekert • Mielke
www.ruekertmielke.com

LOCATION MAP
NO. 10
SCALE: JOHN M.
SCHULZ
S-3253
OCONOMOWOC
WIS.
LAND SURVEYOR

John M. Schulz, P.L.S. 3253
Dated this 12th day of May, 2022

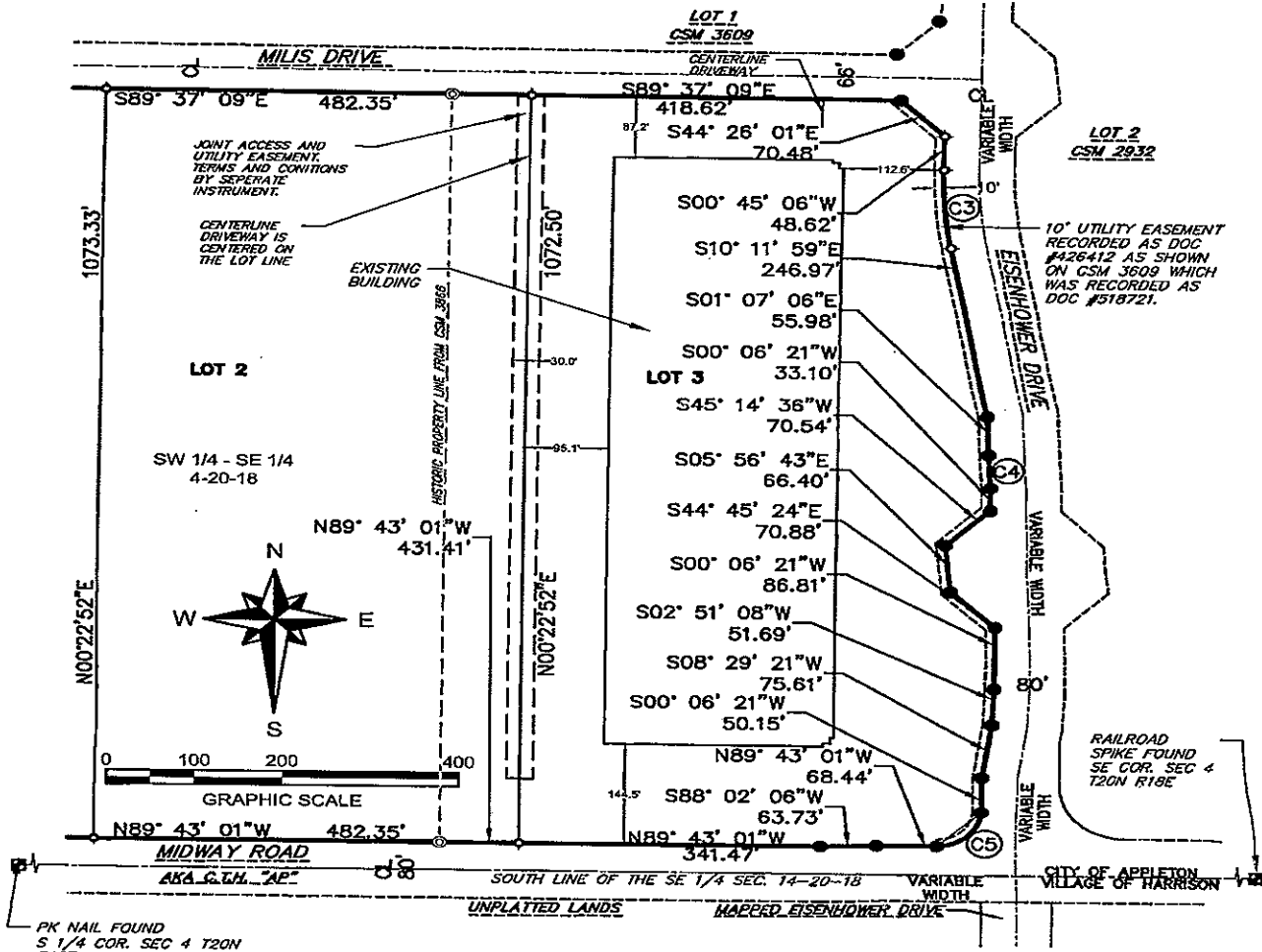
SHEET 2 OF 6

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S., (5/12/22), CHECKED BY: CHRIS RUETTEN, P.L.S., (5/12/22)

CERTIFIED SURVEY MAP - 3978

Being all of Lots 1 and 2 of Certified Survey Map #3866, located in and being part of the Southwest 1/4 of the Southeast 1/4, and and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

LOTS 2 & 3 DETAIL



LOT 2
517,522 SQUARE FEET
11.68 ACRES

LOT 3
539,878 SQUARE FEET
12.39 ACRES

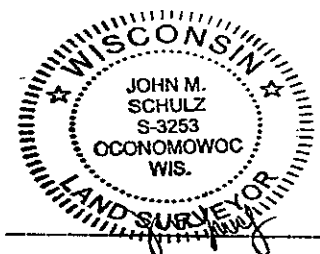
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414-315-3190

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgview
Pkwy.
Waukesha, WI 53188
262-542-5733

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C3	590.00'	10°57'05"	112.60'	S04°43'25"E	112.77'	66.55'	S00°45'06"W	S10°11'59"E
C4	503.00'	05°24'33"	47.47'	S02°39'55"E	47.48'	23.76'	S01°07'06"E	S00°06'21"W
C5	49.50'	90°10'28"	70.11'	S45°11'40"W	77.90'	49.65'	S00°06'21"W	N89°43'01"W

- SURVEY LEGEND**
- GOVERNMENT MONUMENT FOUND (AS NOTED)
 - ◆ 1 1/2" O.D. IRON PIPE SET 24" LONG AND 1.13 LBS / PER FOOT
 - FOUND 3/4" O.D. IRON REBAR
 - ⊙ FOUND 1 1/2" O.D. IRON PIPE

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY, SOUTH LINE OF THE SE 1/4 OF 4-20-18, MEASURED AS N89°43'01"W.



Ruekert • Mielke
www.ruekertmielke.com

John M. Schulz, P.L.S. 3253
Dated this 12th day of May, 2022

SHEET 3 OF 6

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (5/12/22), CHECKED BY: CHRIS RUETTEN, P.L.S. (5/12/22)

CERTIFIED SURVEY MAP - 3978

Being all of Lots 1 and 2 of Certified Survey Map #3866, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, John M. Schulz, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of the F Street Appleton 1 LLC. and F Street Appleton 2 LLC., that I have surveyed, divided and mapped a division of Lot 2 of Certified Survey Map Number 3866, recorded at the Calumet County Register of Deeds as Document No. 518721, located in and being part of the Southwest 1/4 of the Southeast 1.4, and part of the Southeast 1/4 of the Southwest of Section 4, Town 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 4; thence N01°01'47"W along the West line of said Southeast 1/4, 40.00 feet to the Northerly Right-of-Way (ROW) line of Midway Road and the POINT OF BEGINNING (POB); thence along said ROW line over the next seven courses; thence N89°43'01"W, 0.05 feet to a point of curvature; thence 142.70 feet along the arc of a curve to the right, whose radius is 681.57 feet and whose chord bears N83°43'05"W, 142.44 feet to a point of tangency; thence N77°43'13"W, 275.46 feet to a point of curvature; thence 219.23 feet along the arc of curve to the left, whose radius is 1080.00 feet and whose chord bears N83°32'08"W, 218.86 feet to a point of tangency; thence N89°21'03"W, 26.02 feet; thence N81°50'40"W, 53.13 feet; thence N89°21'03"W, 78.36 feet to the Easterly ROW line of Quest Drive; thence along said line over the next two courses; thence N44°31'24"W, 70.77 feet; thence N00°22'07"E, 281.32 feet to a Southerly line of Southpoint Commerce Park Plat III; thence along said line over the next four courses; thence S89°37'09"E, 244.82 feet; thence N00°22'51"E, 320.00 feet; thence S89°37'09"E, 450.00 feet; thence N00°22'51"E, 320.00 feet to the Southerly ROW line of Mills Drive; thence S89°37'09"E, 1293.05 feet to the Westerly ROW line of Eisenhower Drive; thence along said line over the next fourteen courses; thence S44°26'01"E, 70.48 feet; thence S00°45'06"W, 48.62 feet to a point of curvature; thence 112.77 feet along the arc of a curve to the left, whose radius is 590.00 feet, and whose chord bears S04°43'25"E, 112.60 feet to a point of tangency; thence S10°11'59"E, 246.97 feet; thence S01°07'06"E, 55.98 feet to a point of curvature; thence 47.48 feet along the arc of curve to the left, whose radius is 503.00 feet, and whose chord bears S02°35'55"E, 47.47 feet to a point of tangency; thence S00°06'21"W, 33.10 feet; thence S45°14'36"W, 70.54 feet; thence S05°56'43"E, 66.40 feet; thence S44°45'24"E, 70.88 feet; thence S00°06'21"W, 86.81 feet; thence S02°51'08"W, 51.69 feet; thence S08°29'21"W, 75.61 feet; thence S00°06'21"W, 50.15 feet to a point of curvature; thence 77.90 feet along the arc of a curve to the right, whose radius is 49.50 feet, and whose chord bears S45°11'40"W, 70.11 feet to a point of tangency and the Northerly ROW line of Midway Road; thence along said line over the next three courses; thence N89°43'01"W, 68.44 feet; thence S88°02'06"W, 63.73 feet; thence N89°43'01"W, 1074.78 feet to the Point of Beginning. Containing 42.94 acres (1,870,535 Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of F Street Appleton 1 LLC and F Street Appleton 2 LLC., owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of Appleton ordinances in surveying, dividing and mapping of the same.

GENERAL NOTES:

- A. This Certified Survey Map is all of tax parcel's 31-9-5714-00 and 31-9-5714-01
- B. All of the land within this Certified Survey Map is currently Zoned M-1 (Industrial Park District).
- C. The adjoining properties are currently zoned M-1.
- D. This Certified Survey Map is fully contained within the property described in the following Instrument: Documents (566986 for 31-9-5714-00 and 552849 for 31-9-5714-01).
- E. Lot 3 contains a building and parking lots. The existing total impervious area on proposed Lot 3 is 352,439 square feet (8.09 acres).
- F. The property owners of record are listed as F Street Appleton 1 LLC and F Street Appleton 2 LLC.
- G. Midway Road (C.T.H. "AP") is a limited access roadway under the jurisdiction of Calumet County. No connections to Midway Road are permitted without formal approval from Calumet County.

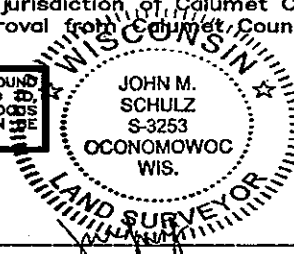
OWNERS/SUBDIVIDERS:

F Street Appleton 1 LLC.
(Lot 3) &
F Street Appleton 2 LLC
(Lots 1 & 2)
1134 N. 9TH STREET, SUITE
200
MILWAUKEE, WI 53233
414-315-3190

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview
Pkwy.
Waukesha, WI 53188
262-542-5733

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.



Ruekert • Mielke
www.ruekertmielke.com

John M. Schulz, P.L.S. 3253
Dated this 12th day of May, 2022

SHEET 4 OF 6

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S., (5/12/22), CHECKED BY: CHRIS RUETTEN, P.L.S., (5/12/22)

G:\c30_2018\8341_Keller Inc\10045 F- Street Appleton 2\dwg\CSM\20220512_CSM.dwg

CERTIFIED SURVEY MAP - 3978

Being all of Lots 1 and 2 of Certified Survey Map #3866, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

F Street Appleton 1 LLC., a Wisconsin company duly organized and existing under and by virtue of the laws of the State of Wisconsin, and F Street Appleton 2 LLC., a Wisconsin company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said companies caused the land described on this plat to be surveyed, divided, and mapped, as represented on this plat.

[Signature] 16th day of May, 2022.
Owner, F Street Appleton 1 LLC.

[Signature] 16th day of May, 2022.
Owner, F Street Appleton 2 LLC.

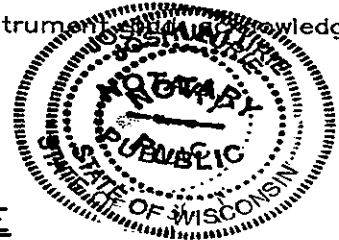
STATE OF WISCONSIN }
MILWAUKEE COUNTY } SS

Personally came before me this 16th day of May, 2022, the above named Scott Lurie and Scott Lurie

to me known to be the persons who executed the foregoing instrument and they acknowledge the same.

[Signature]
Notary Public, State of Wisconsin.

My Commission is permanent



TREASURER'S CERTIFICATE

I, being the duly elected, qualified and acting treasurer, do hereby certify that there are no unredeemed tax sales, no unpaid taxes or unpaid special assessments on the lands included in this Certified Survey map as of:

[Signature] KD 6/8/22
City Treasurer Date

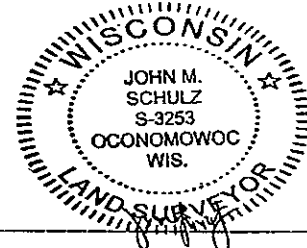
[Signature] MLH 6-10-22
County Treasurer Date

CITY OF APPLETON APPROVAL

This Certified Survey Map is hereby approved by the City of Appleton.

[Signature] 5/31/2022
Jacob A. Woodford, Mayor Date

[Signature] 5/24/2022
Kami Lynch, City Clerk Date



OWNERS/SUBDIVIDERS:

F Street Appleton 1 LLC.
(Lot 3) &
F Street Appleton 2 LLC
(Lots 1 & 2)
1134 N. 9TH STREET, SUITE
200
MILWAUKEE, WI 53233
414-315-3190

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview
Pkwy.
Waukesha, WI 53188
262-542-5733



John M. Schulz, P.L.S. 3253
Dated this 12th day of May, 2022

SHEET 5 OF 6

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (5/12/22), CHECKED BY: CHRIS RUETTEN, P.L.S. (5/12/22)

G:\CD_2018\8341_Keller Inc\10045 F- Street Appleton 2\dwg\CSM\20220512 CSM.dwg

CERTIFIED SURVEY MAP - 3978

Being all of Lots 1 and 2 of Certified Survey Map #3866, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Capitol Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat, and does hereby consent to the above certificate of

[Signature]
F Street Appleton 1 LLC., owner

[Signature]
F Street Appleton 2 LLC., owner

IN WITNESS WHEREOF, the said Capitol Bank, has caused these presents to be signed by Kenneth D. Thompson, Title President / CEO and countersigned by Ami Myrland, Title Asst. Secretary at Madison, Wisconsin and its corporate seal to be hereunto affixed on this 23 day of May, 2022.

In the presence of:

Corporate Name (Corporate Seal)
President Date 5/23/2022
Secretary or Cashier Date 5/23/2022

DOCUMENT # 570956

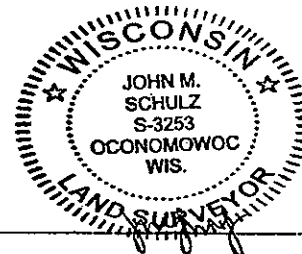
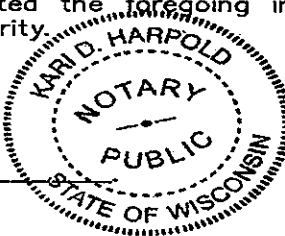
TAMARA ALTEN
REGISTER OF DEEDS
CALUMET COUNTY, WI
06/10/2022 03:08 PM
VOL: 36 PAGE: 186

STATE OF WISCONSIN }
COUNTY OF CALUMET } SS
Dane

CORPORATE MORTGAGEE NOTARY CERTIFICATE

Personally came before me this 23rd day of May, 2022, Kenneth Thompson, Title President / CEO and Ami Myrland, Title CFO of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Kari D. Harpold
Notary Public, State of Wisconsin. Kari D. Harpold
My Commission 6-8-2025



OWNERS/SUBDIVIDERS:
F Street Appleton 1 LLC.
(Lot 3) &
F Street Appleton 2 LLC
(Lots 1 & 2)
1134 N. 9TH STREET, SUITE
200
MILWAUKEE, WI 53233
414-315-3190

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview
Pkwy.
Waukesha, WI 53188
262-542-5733



John M. Schulz, P.L.S. 3253
Dated this 12th day of May, 2022

SHEET 6 OF 6

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S., (5/12/22), CHECKED BY: CHRIS RUETTEN, P.L.S., (5/12/22)

G:\CSD_2018\8341_Keller Inc\0045 F- Street Appleton 2\wgs\CSM\20220512_CSM.dwg

Exhibit A

Legal Description to Quit Claim Deed

Being part of Lot 2 of Certified Survey Map 3866, located in the SW 1/4 of the SE 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin, bounded and described as follows:

Beginning at the Southwest corner of Lot 2 of Certified Survey Map (CSM) 3866, thence bearing N00°22'52"E, a distance of 1072.65 feet to the Southerly Row-of-Way (ROW) line of Millis Drive; thence bearing S89°37'09"E along said line, a distance of 89.94 feet; thence bearing S00°22'52"W, a distance of 1072.50 feet to the Northerly ROW line of Midway Road; thence bearing N89°43'01"W along said line, a distance of 89.94 feet to the POINT OF BEGINNING, containing 96,466 square feet more or less of land. Subject to, but not limited to, covenants, restrictions and easements of record.

PIN: Part of 319571400

[Exhibit A – Quit Claim Deed – F Street Appleton 1, LLC]

Electronic Real Estate Transfer Receipt



744XM

TRF_005524
TRF_005524Wisconsin Department of Revenue
Instructions

1. Grantors and grantees must review this receipt, noting grantor and grantee responsibilities
2. Mail or deliver the following items:

Calumet County Register of Deeds, 206 COURT ST, CHILTON, WI 53014-1198

- This receipt page and a transfer fee of \$260.70
- The deed or instrument of conveyance and a recording fee of \$30.00 (regardless of the number of pages)

To view real estate transfer return details online, visit:

<https://ww2.revenue.wi.gov/RETRWebPublic/application>. You will need your receipt number, total value of real estate transferred, and the last name of one grantor or grantee.

Receipt **744XM**. Filed June 8, 2022, 2:06 PM - **Calumet County**. Conveyance date **2022-06-08**.

Value transferred	\$86,814	Transfer fee	\$260.70
Value subject to fee	\$86,814	Fee exemption number	

Grantors	F Street Appleton I, LLC
Grantees	F Street Appleton 2, LLC
Tax bill address	F Street Appleton 2, LLC, 1134 North 9th Street, Suite 200, Milwaukee, Wisconsin 53233
Property Location	Lot 2 of CSM 3866 (City of Appleton)
Parcels	31-9-5714-00 (S4/T20N/R18E)
Legal description	Being part of Lot 2 of Certified Survey Mop 3866, located in the SW 1/ 4 of the SE 1/ 4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin, bounded and described as follows: Beginning at the Southwest corne

Grantor responsibilities: Grantors are responsible for paying the proper fee amount—verify the total property value, fee amount and fee exemption before sending this receipt to the county Register of Deeds.

Grantee responsibilities: Grantees assert that this property is not a primary residence.

Preparer	Denise Amore, 414-298-8810, damore@reinhartlaw.com
Grantor agent	Katherine G. Bills, Reinhart Boerner Van Deuren s.c., 414-298-8435, kbills@reinhartlaw.com
Grantee agent	Katherine G. Bills, Reinhart Boerner Van Deuren s.c., 414-298-8435, kbills@reinhartlaw.com

If you have questions on the Real Estate Transfer Return (RETR), visit the Wisconsin Department of Revenue's Real Estate Transfer Fee web page at: revenue.wi.gov/retr/index.html, or contact your County Register of Deeds. To locate your Register of Deeds, visit: wrdaonline.org.

Information on a real estate transfer return is used to administer various Wisconsin laws, including: income tax, real estate transfers, rental unit energy efficiency, lottery tax credit, and general property tax. Whether you are a resident, part-year resident, or non-resident, you must report the transfer of Wisconsin real estate in a taxable transaction on your Wisconsin income tax return. If you are a non-resident, you must file Form 1NPR to report the sale.

Penalties imposed under the following Wisconsin Statutes or Administrative Code:

Using an Improper exemption - sec. 77.26(8), Wis. Stats.; falsifying the property value - sec. 77.27, Wis. Stats.;
Improperly claiming lottery and gaming credit as primary residence - chapter tax 20.12, Wis. Adm. Code.
Weatherization program under sec. 101.122, Wis. Stats., no longer exists.

Exhibit B Deed Restrictions

S O U T H  P O I N T

C O M M E R C E P A R K

Appleton's Newest Business Opportunity

DECLARATION OF COVENANTS AND RESTRICTIONS

APPLICABLE TO ALL PROPERTIES SOLD IN
SOUTHPOINT COMMERCE PARK PLATS NO. 1, 2 & 3

This conveyance is made subject to the following conditions, covenants, and understandings, which shall be binding upon the vendee and his/her heirs, successors, and assigns:

1. ***Setbacks:***

- A. *Front Yard:* No building shall be constructed on the site nearer than forty (40) feet of the right-of-way of any public street. In the case of corner lots, both forty (40) foot setbacks will apply.
- B. *Side and Rear Yards:* Minimum side and rear yards shall be twenty-five (25) feet.

2. ***Land Use:***

Restrictions on Use. The Restricted Parcel shall be developed and used solely for the following purpose and for no other purpose:

- 1. Manufacturing;
- 2. Research, development and testing laboratories;
- 3. Wholesaling, warehousing and distribution;
- 4. Office operations only if they are an integral part of and a necessary adjunct to a permitted use;
- 5. Retail sales of products manufactured on site and clearly an accessory use to the primary use of the site and provided on premises sales are limited in floor area to no more than (10) percent of the total gross floor area occupied by the permitted or special use;
- 6. Other land uses may be considered for approval by the Community Development Committee if a determination is made that the project fits the development objectives of the City.

3. *Nuisance Factors and Hazards*

- A. In order to protect the interests of all Tenants, no operation shall be conducted which emits offensive or objectionable noise, vibration, smoke, odors, dust, or gases. Precautions should be taken in all research and other approved operations for radiation, radioactivity, fire, and explosion hazards.
- B. No fuel or chemical in-ground or outdoor storage shall be allowed in the Park.

4. *Building Standards*

- A. Any building erected shall be at least 7,500 square feet in area and have a gross floor area equal to at least 10 percent of the land area.
- B. The maximum ratio of building area (footprint) to total parcel size shall in no event exceed forty (40) percent, exclusive of parking and loading areas. The building footprint, all parking, driveways, and loading areas, when combined, may not exceed seventy (70) percent of the total Parcel size.
- C. Buildings shall be designed by an Architect or Engineer. Complete architectural design must be given to all façades of all buildings with all sides and rear elevations being given architectural treatment compatible with the front elevation of the building.
- D. This Industrial Park encourages a variety of architectural styles. However, it is intended that a basic harmony of architecture prevail among the buildings so that no one structure detract from the attractiveness of the overall development.
- E. The front elevation of the building, any elevation facing a street, and externally visible opaque surfaces shall be a minimum of 75% of materials 1-5 (provided, however, that such list shall not be deemed to exclude the use of other accent or exterior trim materials, glass and glazing, and earth berms). The side and rear building elevations that do not face any street shall be a minimum of 25% of materials (1-5). Exception to this requirement would be limited to (1) expandable building side with prior approval from the Site Plan Review Committee.
 - 1. Brick;
 - 2. Architectural precast concrete panels (surface finish to be painted, stained, or exposed aggregate). When using concrete panels as an exterior surface the architect should be careful to avoid a monolithic or monotonous appearance and the use of various textures, colors and accents will be encouraged.
 - 3. Decorative face concrete block. When using decorative face concrete block as an exterior surface the architect should be careful to avoid a monolithic or monotonous appearance and the use of different types and textures (split face, fluted, scored or striated) to provide variety and relief will be encouraged.

4. Cut stone;
5. Exterior insulation and finish systems (EFIS);
6. Metal panels may be used only in combination with one of the approved materials. Any metal siding proposed for use shall be entirely coated with a color fast, abrasion and corrosion resistant, long life (minimum of 20 years) finish that is resistant to chemicals, withstands temperature extremes, and has a low permeability. Any material utilized to attach the metal siding to the building shall be concealed or the utilization of shadow panels or semi-concealed fastener panels with fasteners painted to match the panels shall be required.
7. Other building materials being developed and to be developed by the construction industry. The use of such materials will be reviewed by the Site Plan Review Committee on a case-by-case basis.

- F. Building materials will be selected for their ability to present a visual statement of a building or structure's strength, attractiveness, and permanence. The building materials used shall be harmonious with the natural environment and with the general character of other buildings and structures in the Park.
- G. Metal trim materials may be used when in keeping with the architectural and aesthetic character of the building or structure.
- H. The Community Development Committee will approve ancillary structures. Approval may be granted only if such structures are necessary to the principal use of the building site, are in architectural and aesthetic conformance with other buildings or structures on the site, are properly screened, meet all requirements of these covenants and are otherwise satisfactory to the Community Development Committee at its sole discretion.

5. ***Landscaping:***

- A. ***Landscape Plan:*** The landscaping upon any building site or lot shall be carried out in accordance with a detailed landscaping plan, which has been reviewed and approved in writing by the City's Site Plan Review Committee. The landscape plan shall include, but not be limited to, plant location, common and botanical names of plant material, planting size, root condition, and quantity of all plant material. The plan shall show all ground cover and mulch areas, landscape and construction materials, and construction details.
- B. ***Landscaping Methods:*** Landscaping may include grading, earth berms, seeding, sodding, raised planters, architectural decorative walls or fencing, trees and shrubs, ground cover and other landscape materials including permanent sprinkler systems, fountains, storm run-off retention ponds, reflective ponds, and landscape lighting.

- C. *Plant Material*: Selected plant material should provide for a variety of shade trees, evergreen trees, and shrubs, ornamental trees and shrubs and ground covers. Plant material selection shall take into consideration the following:
1. Disease and insect resistance;
 2. Hardiness to the area;
 3. The ability to provide seasonal interest;
 4. Future maintenance considerations;
 5. Ability of plant material to accomplish its intended purpose in each placement.
- D. *Time for Completion*: All landscaping shall be completed within ninety (90) days following occupancy, or as soon thereafter as weather will allow if such period occurs within winter months.
- E. *Maintenance*: The owner shall be responsible for maintaining all landscaping as approved on the original plan for his site. Any variation or changes to the landscape plan must be reviewed and approved in writing by the Community Development Department. Landscaped areas, materials, fixtures, and improvements shall be maintained by the owner of the building site, or by such owner's long-term lessee(s) in good condition at all times. Such maintenance shall include watering, mowing, trimming, pruning, spraying, fertilizing, repairing, replacement of dead plantings, planting, transplanting, dusting, treating, and other common landscape maintenance activities necessary to keep the building site landscaping in a healthy state of growth and visually attractive in appearance.

If the owner or the owner's assigns fail to maintain the landscaping and site per the approved landscaping plan in this section, the City of Appleton or its Agent may seek an inspection warrant to enter the site and conduct such maintenance and to seek full reimbursement.

6. *Utility Controls*

All utilities lines shall be located underground where feasible except for high voltage lines. In the event high voltage lines are required, rear locations nearest and parallel with rear lot lines shall be encouraged.

7. *Parking, Loading*

Off-street parking and loading areas shall be provided on each building site and shall be of sufficient size to accommodate all planned or anticipated parking and loading needs of all site occupants and visitors and comply with the City's Zoning Ordinance regarding parking standards.

1. All truck maneuvering must be confined within the boundaries of the property.
2. All parking, driveways, and loading areas shall be paved.
3. Parking shall be permitted within the minimum front yard setback area; however, it shall be located no closer than fifteen (15) feet to the public right-of-way line. Parking shall be setback a minimum of 6' from the side property line.

Truck loading and receiving areas shall occur in the rear of any buildings or structures on any Lot. Truck loading and receiving areas shall be permitted on the side of such building if sufficient visual screening is installed to screen the dock area from the street.

Truck loading and receiving is normally not permitted in the front of such building unless dictated by the site conditions and only if fully screened from the street. In that event, the Community Development Committee shall review and approve the location of the loading dock. The Community Development Committee may assign this review of plans to the Community Development Department.

8. ***Outdoor Storage:***

No outside storage of any kind shall be permitted unless such stored materials are visually screened from all streets and adjoining properties with a suitable fence, vegetation, berm, or combination thereof approved by the Site Plan Review Committee. Screening shall be attractive in appearance and in keeping with the architectural quality of the main structure. Said storage shall be limited to behind the front line of the building on the property, and within the building setback lines. All refuse containers must be enclosed by a fence of solid material such as will provide a suitable visual screen. No waste material or refuse may be dumped or permitted to remain on any part of the property outside of the buildings. All storage areas shall be paved.

9. ***Roof Mounted Equipment:***

Roof mounted equipment shall be so located and/or screened, and painted to minimize visibility from the street and adjacent owners.

10. ***Signs:***

Identification signs shall be permitted to promote only the name and/or trademark of the owner or tenant of the parcel on which the sign is placed. The signs shall not advertise business services. Signs, lighting, etc., are to be indicated on the final site plan submitted to the Site Plan Review Committee for review.

1. Ground signs must be set back a minimum of 10 feet from the right-of-way line and must be of a low profile design subject to approval by the Committee.
2. Signs may not be of unusual size or shape when compared to the improvements situated on the site on which the sign is located.

3. Signs may not be installed above the roofline of a building.
4. Pole signs are prohibited.
5. Signs may not contain or utilize any flashing, blinking, intermittent or moving light as source of illumination.
6. No signs shall be located in or painted on any window.
7. Building signs must comply with the City Sign Code.

11. ***Maintenance Responsibilities:***

- A. Each owner shall keep its property, all contiguous street right-of-way to the edge of the pavement, and all drainage and easement areas in a well -maintained, safe, clean, and attractive condition at all times. Such maintenance includes, but is not limited to the following:
 1. The removal of all litter, trash, refuse, and wastes;
 2. Compliance with the City's noxious weed control ordinance, including the mowing of all grass areas to a height not over 4";
 3. The maintenance of exterior lighting, signs, and mechanical facilities;
 4. The keeping of all exterior building surfaces in a cleaned, well-maintained condition;
 5. The maintenance of all drainage ways including the removal of all debris, weeds, and silt.
- B. The owner of any undeveloped lands shall maintain said lands free of rubbish, noxious weeds, and mosquito breeding pond conditions.

12. ***Site Plan Review:***

Before commencing the construction or alterations of any buildings, additions, enclosures, fences, loading docks, parking facilities, storage yards, or any other structures or permanent improvements on or to the real estate conveyed hereby, the owner shall first submit its building plans, specifications, site and landscape plans, elevations of all sides of the building, samples of materials proposed for all external surfaces including colors and textures, and an artist's rendering of the project or a scale model to the Site Plan Review Committee in accordance with Section 23-171 of the City Zoning Code. Renderings should show adjacent buildings, landscaping, screening, signs etc.

13. ***Repurchase Rights:***

Failure to Build: In the event the owner of land purchased from the City of Appleton does not commence construction of a building within one (1) year after the date of purchase, the City has the option to repurchase said property. The City shall pay the following repurchase price: the sum of the original purchase price and all special assessments which may have been paid by the buyer or levied against the property after the date of purchase minus the sum of any unpaid property taxes, pro-ration of the current years property taxes to date of closing, title insurance policy premium, real estate commission paid at time of original closing, and any liens and encumbrances on the property of a definite or ascertainable amount. Further, repurchase price shall be adjusted by the amount equal to the amount of an option fee for that year had the property been under option between the City and the Buyer. Conveyance shall be by warranty deed.

Resale of Vacant Land: In the event the owner of land purchased from the City of Appleton elects to sell any portion thereof, which is vacant, the property shall first be offered, in writing, to the City of Appleton. The City of Appleton shall have sixty (60) days from date of receipt of such offer to accept or reject repurchase of the property unless an extension of time may be mutually agreed upon and set forth in writing. The purchase price shall be computed as in the paragraph above (Failure to Build). Conveyance shall be by warranty deed. The seller shall furnish a title insurance policy at the seller's expense. In the event the City does not elect to repurchase the property, the owner may sell the land, but these Declarations of Covenants and Restrictions shall run with the land and be binding on the subsequent owner.

14. ***Subdivision of Lots:***

After a lot has been purchased, such lot shall not be further subdivided without the written consent of the Community Development Committee. No owner may sell, lease or rent less than all of the lot without the prior written consent of the Community Development Committee. The Community Development Committee may delegate this approval authority to the Community Development Department. The foregoing prohibition shall not apply to occupancy leases of space in a building made in the ordinary course of business.

15. ***Waiver of Notice:***

All land sold before major assessable improvements are completed in the business park site shall be subject to the purchaser's waiving notice of assessments and hearings, and such waiver shall be part of the negotiations.

16. ***Variances:***

Notwithstanding anything contained herein to the contrary, the City of Appleton expressly reserves the right at any time to authorize in writing variances from the strict applications of these covenants and restrictions, or any one or more of them, where the circumstances, in its sole

and exclusive judgment, justifies the granting of same.

17. ***Enforcement:***

The Community Development Committee has the responsibility to ensure compliance with the covenants and restrictions through any and all lawful means. In the event that the owner fails to perform in accordance with these covenants and restrictions, the Common Council, upon recommendation of the Community Development Committee, may take whatever corrective measures it deems appropriate and assess the cost thereof against the property in the same manner as a special charge. The Common Council shall give at least thirty (30) days notice to the vendee of any violation and the steps required to correct it prior to taking any action to cure such violation.

18. ***Invalidation:***

The invalidation of any one of the covenants or restrictions herein set forth or the failure to enforce any of said covenants and restrictions at the time of its violation shall in no way affect any of the other covenants or restrictions nor be deemed a waiver of the right to enforce the same thereafter.

19. ***Term:***

Each lot shall be conveyed subject to the covenants and restrictions set forth herein, all of which are to run with the land and shall be binding on all parties and all persons claiming them for a period of thirty (30) years from the date of this Declaration of Covenants and Restrictions is recorded, after which time said covenants and restrictions as are then in force and effect shall be automatically renewed for successive periods of ten (10) years each, unless an instrument terminating such covenants and restrictions is recorded with the Outagamie County Register of Deeds by the Common Council as evidenced by a resolution duly adopted by a majority of all members of the Common Council.

Southpoint Commerce Park Appleton, Wisconsin

Calumet Street (County Highway KK)

Slate Highway 441

Destination Drive (Private)

Office Park

Retail Center

Eisenhower Drive

Legend

- For Sale
- Office
- Offer
- Sold
- Industrial Park Boundary
- Ponds
- City Limits

Plank Road (County Highway AP)

9-5700-6
Time Warner Cable
Technical Operations Center

9-5712-1
Mike Roberts
9-5712-2
Lot 2
SCP Plat No. 1
1.44 acres
\$40,000/acre

9-5712-12
Lot 12
SCP Plat No. 1
3.60 acres
Office Use
\$45,000/acre

9-5712-13
Mike Roberts
RPG 4

9-5712-3
Flair
Flexible
Packaging

9-5712-11
Lot 11
SCP Plat No. 1
3.25 acres
\$40,000/acre

9-5712-10
Arrow Moving
Systems, Inc

9-5712-9
Lot 9
SCP Plat No. 1
3.28 acres
Office Use
\$45,000/acre

9-5712-14
Lot 14
SCP Plat No. 2
2.16 acres
\$45,000 per acre

9-5712-4
Appleton
Hydraulic
Components

9-5712-5
Lot 5
SCP Plat No. 1
2.32 acres
\$40,000/acre

9-5712-6
Lot 6
SCP Plat No. 1
3.30 acres
\$40,000/acre

9-5712-7
Lot 7
SCP Plat No. 1
3.30 acres
\$40,000/acre

9-5712-8
Lot 8
SCP Plat No. 1
3.34 acres
\$45,000/acre

9-5712-25
Lot 25
SCP Plat No. 2
4.88 acres
\$40,000/acre

9-5712-15
Lot 15
SCP Plat No. 2
4.83 acres
\$40,000/acre

9-5712-16
Lot 16
SCP Plat No. 2
3.69 acres
\$40,000/acre

9-5712-17
Lot 17
SCP Plat No. 2
4.21 acres
\$40,000/acre

9-5712-18
Lot 18
SCP Plat No. 2
4.07 acres
\$40,000/acre

9-5712-19
Lot 19
SCP Plat
No. 2
3.46 acres
\$40,000/acre

9-5712-24
Lot 24
SCP Plat No. 2
2.88 acres
\$40,000/acre

9-5712-23
Lot 23
SCP Plat No. 2
2.59 acres
\$40,000/acre

9-5712-22
Lot 22
SCP Plat No. 2
2.59 acres
\$40,000/acre

9-5712-21
Lot 21
SCP Plat No. 2
2.59 acres
\$40,000/acre

9-5712-20
Lot 20
SCP Plat No. 2
14.60 acres
\$40,000/acre

9-5712-27
Lot 27
SCP Plat
No. 3
1.74 acres
\$40,000/acre

9-5712-26
Lot 26
SCP Plat
No. 3
1.74 acres
\$40,000/acre

9-5712-28
Lot 28
SCP Plat
No. 3
1.69 acres
\$40,000/acre

9-5712-37
Lot 37
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-36
Lot 36
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-35
Lot 35
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-34
Lot 34
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-33
Lot 33
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-32
Lot 32
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-31
Lot 31
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-30
Lot 30
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-37
Lot 37
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-36
Lot 36
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-35
Lot 35
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-34
Lot 34
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-33
Lot 33
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-32
Lot 32
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-31
Lot 31
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-30
Lot 30
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-37
Lot 37
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-36
Lot 36
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-35
Lot 35
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-34
Lot 34
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-33
Lot 33
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-32
Lot 32
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-31
Lot 31
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-30
Lot 30
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-37
Lot 37
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-36
Lot 36
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-35
Lot 35
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-34
Lot 34
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-33
Lot 33
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-32
Lot 32
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-31
Lot 31
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-30
Lot 30
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-37
Lot 37
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-36
Lot 36
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-35
Lot 35
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-34
Lot 34
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-33
Lot 33
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-32
Lot 32
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-31
Lot 31
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-30
Lot 30
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-37
Lot 37
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-36
Lot 36
SCP Plat No. 3
2.59 acres
\$40,000/acre

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Lot 35
SCP Plat No. 3
2.59 acres
\$40,000/acre

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Lot 34
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-33
Lot 33
SCP Plat
No. 3
1.80 acres
\$40,000/acre

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Lot 32
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-31
Lot 31
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-30
Lot 30
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-37
Lot 37
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-36
Lot 36
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-35
Lot 35
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-34
Lot 34
SCP Plat No. 3
2.59 acres
\$40,000/acre

9-5712-33
Lot 33
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-32
Lot 32
SCP Plat
No. 3
1.80 acres
\$40,000/acre

9-5712-31
Lot 31
SCP Plat
No. 3
1.65 acres
\$40,000/acre

9-5712-30
Lot 30
SCP Plat
No. 3
1.65 acres
\$40,000/acre

Officially Mapped Midway Road

Midway Road

Coop Road



SOUTHPOINT COMMERCE PARK PLAT NO. 1

PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 2264, AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1222, AND PART OF THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NE 1/4 THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4, IN SECTION 4, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF APPLETON, CALUMET COUNTY, WISCONSIN.

SHEET 1 OF 2

Unplatted land shown by divider.

(C.T.H. "AP")
EISENHOWER DRIVE

LOT 1 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222

CURVE TABLE

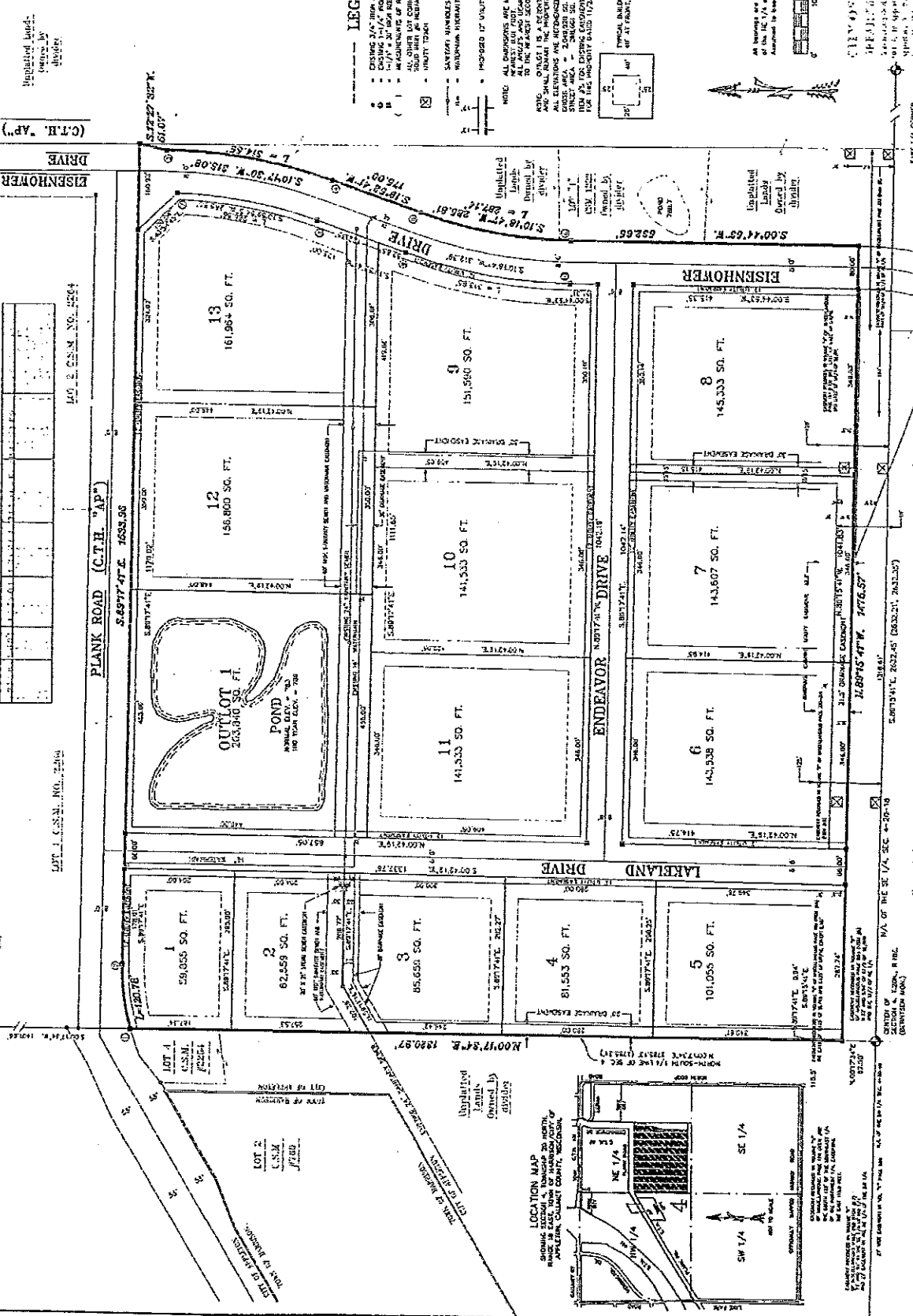
PLANK ROAD (C.T.H. "AP")
S. 49° 17' 47" E. 1638.98

LOT 4 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222

LOT 1 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222

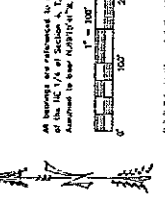
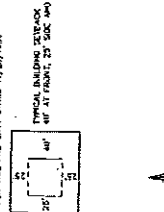
LOT 4 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222

LOT 1 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222



- LEGEND**
- CRISING 3/4" IRON REINFORCING
 - CRISING 1 1/2" IRON REINFORCING
 - CRISING 2" IRON REINFORCING
 - CRISING 3" IRON REINFORCING
 - CRISING 4" IRON REINFORCING
 - CRISING 6" IRON REINFORCING
 - CRISING 8" IRON REINFORCING
 - CRISING 10" IRON REINFORCING
 - CRISING 12" IRON REINFORCING
 - CRISING 14" IRON REINFORCING
 - CRISING 16" IRON REINFORCING
 - CRISING 18" IRON REINFORCING
 - CRISING 20" IRON REINFORCING
 - CRISING 24" IRON REINFORCING
 - CRISING 30" IRON REINFORCING
 - CRISING 36" IRON REINFORCING
 - CRISING 42" IRON REINFORCING
 - CRISING 48" IRON REINFORCING
 - CRISING 54" IRON REINFORCING
 - CRISING 60" IRON REINFORCING
 - CRISING 66" IRON REINFORCING
 - CRISING 72" IRON REINFORCING
 - CRISING 78" IRON REINFORCING
 - CRISING 84" IRON REINFORCING
 - CRISING 90" IRON REINFORCING
 - CRISING 96" IRON REINFORCING
 - CRISING 102" IRON REINFORCING
 - CRISING 108" IRON REINFORCING
 - CRISING 114" IRON REINFORCING
 - CRISING 120" IRON REINFORCING
 - CRISING 126" IRON REINFORCING
 - CRISING 132" IRON REINFORCING
 - CRISING 138" IRON REINFORCING
 - CRISING 144" IRON REINFORCING
 - CRISING 150" IRON REINFORCING
 - CRISING 156" IRON REINFORCING
 - CRISING 162" IRON REINFORCING
 - CRISING 168" IRON REINFORCING
 - CRISING 174" IRON REINFORCING
 - CRISING 180" IRON REINFORCING
 - CRISING 186" IRON REINFORCING
 - CRISING 192" IRON REINFORCING
 - CRISING 198" IRON REINFORCING
 - CRISING 204" IRON REINFORCING
 - CRISING 210" IRON REINFORCING
 - CRISING 216" IRON REINFORCING
 - CRISING 222" IRON REINFORCING
 - CRISING 228" IRON REINFORCING
 - CRISING 234" IRON REINFORCING
 - CRISING 240" IRON REINFORCING
 - CRISING 246" IRON REINFORCING
 - CRISING 252" IRON REINFORCING
 - CRISING 258" IRON REINFORCING
 - CRISING 264" IRON REINFORCING
 - CRISING 270" IRON REINFORCING
 - CRISING 276" IRON REINFORCING
 - CRISING 282" IRON REINFORCING
 - CRISING 288" IRON REINFORCING
 - CRISING 294" IRON REINFORCING
 - CRISING 300" IRON REINFORCING

NOTE: ALL DIMENSIONS ARE MEASURED AND COMPARED TO THE ALL ANGLES AND LOCATIONS ARE MEASURED AND COMPUTED TO THE NEAREST SECOND. THE DISTANCE FROM THE CORNER TO ANY POINT SHALL BE AS SHOWN ON THIS PLAT. THE DISTANCE OF ANY POINT FROM THE CORNER SHALL BE AS SHOWN ON THIS PLAT. THE DISTANCE OF ANY POINT FROM THE CORNER SHALL BE AS SHOWN ON THIS PLAT. THE DISTANCE OF ANY POINT FROM THE CORNER SHALL BE AS SHOWN ON THIS PLAT.



CITY OF APPLETON
REGISTERED PROFESSIONAL SURVEYOR
1000 W. WISCONSIN ST., APPLETON, WIS. 54911
PHONE 835-1111

Unplatted land shown by divider.

LOT 1 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222

LOT 4 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222

LOT 1 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222

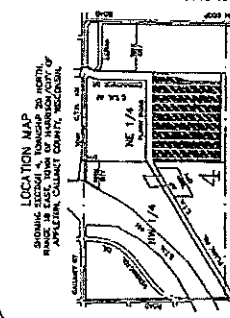
LOT 4 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222

LOT 1 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222

LOT 4 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222

LOT 1 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222

LOT 4 C.S.M. NO. 2264
LOT 2 C.S.M. NO. 1222



SECTION 4, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF APPLETON, CALUMET COUNTY, WISCONSIN.

SECTION 4, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF APPLETON, CALUMET COUNTY, WISCONSIN.

SECTION 4, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF APPLETON, CALUMET COUNTY, WISCONSIN.

SOUTHPOINT COMMERCIAL PARK PLAT NO. 3

PART OF THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SW 1/4, THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4, IN SECTION 4, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF APPLETON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Thomas M. Krowm, Registered Land Surveyor, hereby certify:

That I have surveyed and plotted the above described plat of land, and that the same is in accordance with the provisions of Chapter 236 of the Wisconsin Statutes, and the subdivision regulations of the City of Appleton in surveying, dividing and mapping the same.

Given under my hand this _____ day of _____, 2006.

Thomas M. Krowm, Wisconsin Registered Land Surveyor No. 52005.
 Revised this 30th day of June, 2006.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Appleton subdivision ordinance in surveying, dividing and mapping the same.

That each plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

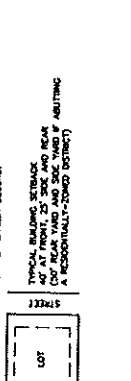
That I have made such land division and plat by the direction of owners, shown below.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, and the subdivision regulations of the City of Appleton in surveying, dividing and mapping the same.

Given under my hand this _____ day of _____, 2006.

LEGEND

- DISTINGUISH 3/4" BORN REBAR
- DISTINGUISH 1/4" BORN REBAR
- () MEASUREMENTS OF RECORD
- ALL OTHER LOT CORNERS MONUMENTED WITH 3/4" x 4" BORN REBAR, MONUMENTED 1/2" DIA. METAL POST
- MONUMENTED BY UTILITY EGRESSOR (UNLESS OTHERWISE NOTED)
- CORNER AREA = 1/2" DIA. 30" SO. FT.
- STREET AREA = 1/2" DIA. 30" SO. FT.
- ALL OTHER CORNERS MONUMENTED AND COMPARED TO THE MEASUREMENTS OF RECORD
- TO THE NEAREST FOOT

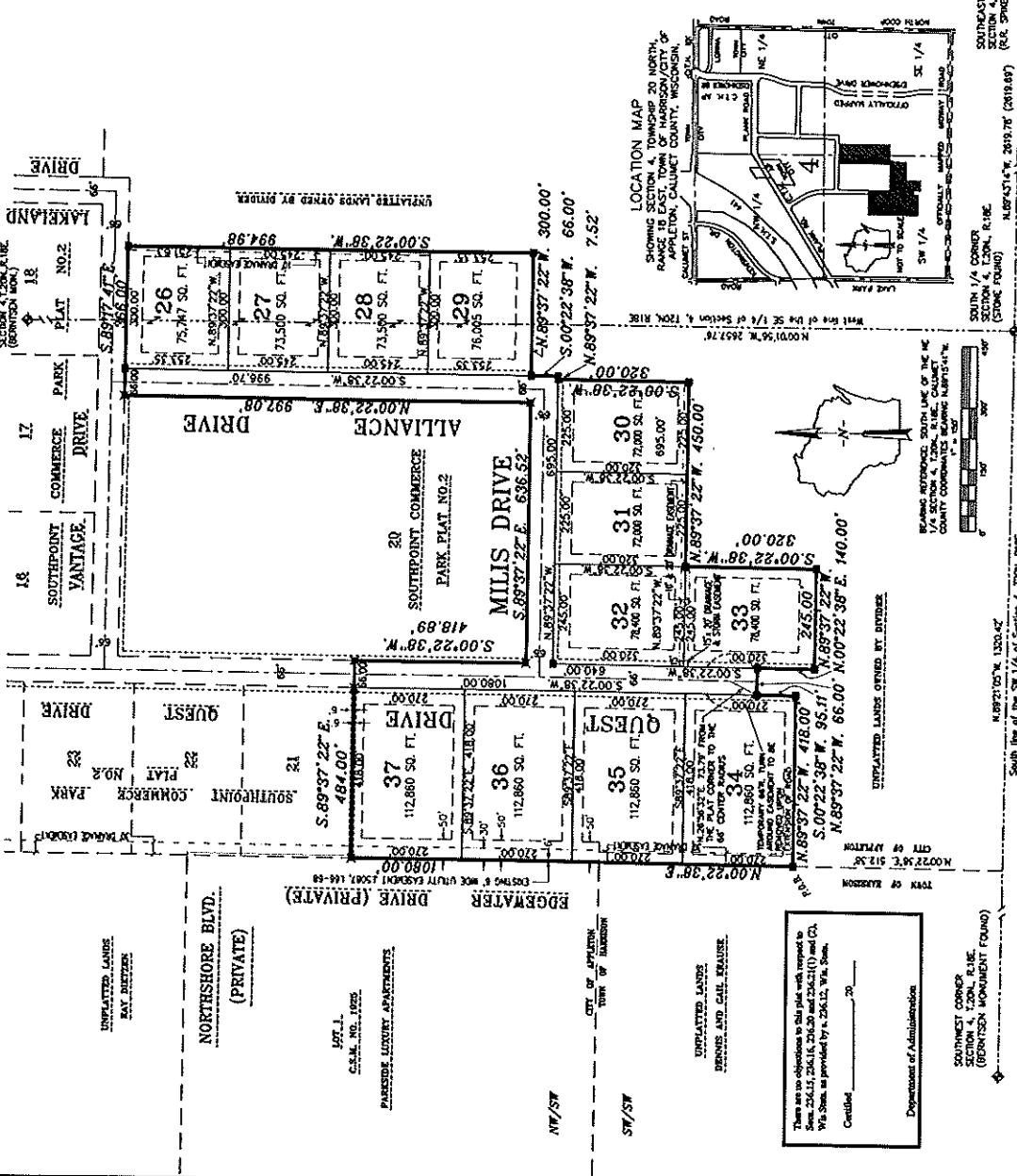


APPROVAL AGENCIES
 CITY OF APPLETON

AGENCIES HAVING AUTHORITY TO OBJECT
 DEPARTMENT OF ADMINISTRATION
 CALUMET COUNTY PLANNING AND ZONING COMMISSION

CITY OF APPLETON
 DEPARTMENT OF PUBLIC WORKS
 Engineering Division
 100 North Appleton Street
 Appleton, WI 54911
 (920) 832-474
 FAX (920) 832-489

THIS INSTRUMENT DRAFTED BY: T. KROWM



South line of the SE 1/4 of Section 4, T20N, R18E

South line of the SW 1/4 of Section 4, T20N, R18E

South line of the SE 1/4 of Section 4, T20N, R18E

South line of the SW 1/4 of Section 4, T20N, R18E

This plat is subject to all other maps, surveys and records of record in the office of the Register of Deeds and Calumet County, Wisconsin.

W.S. 254.11, 254.16, 254.20 and 254.21(1) of the Wisconsin Statutes are hereby acknowledged.

Witness my hand and seal this 30th day of June, 2006.

Certified _____

Department of Administration

SOUTHWEST CORNER
 SECTION 4, T20N, R18E,
 (BERTSON MONUMENT FOUND)