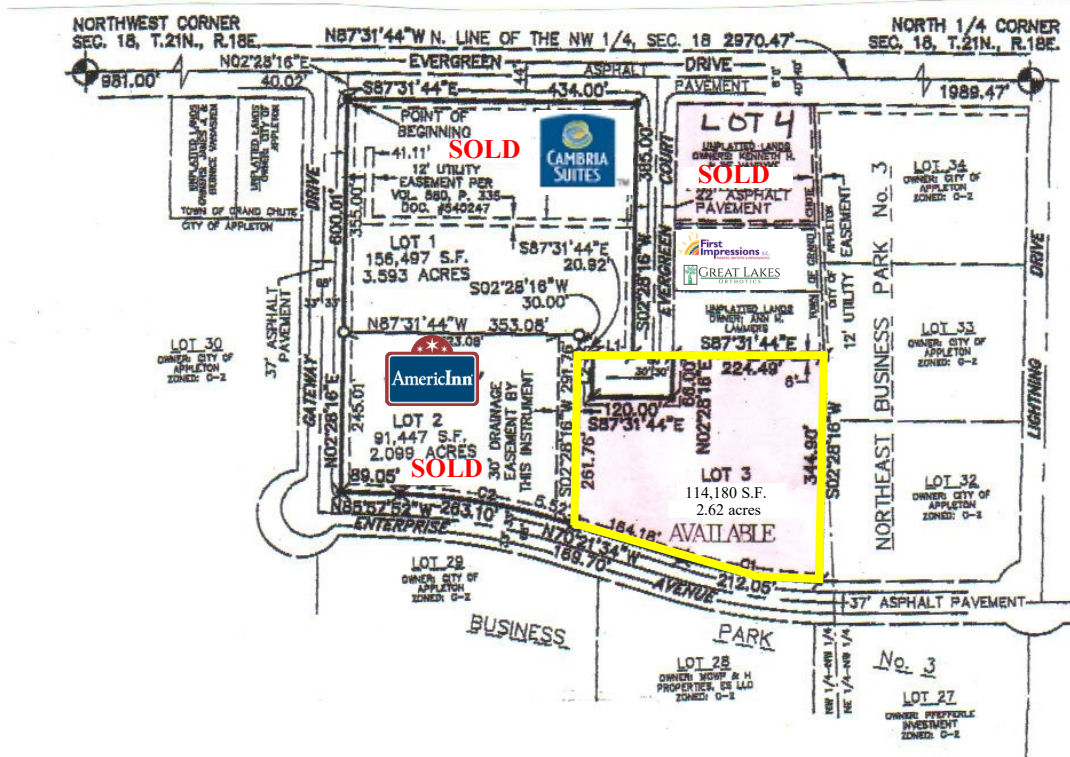


BUILD-TO-SUIT

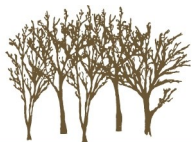
APPLETON, WI



WILL BUILD TO SUIT
24,000 - 37,000 square feet

Lot available for office/retail development.

Lot 3: 114,180 square feet or 2.62 acres



**ROLLIE WINTER &
ASSOCIATES, LTD.**

Brokers and Consultants to the Business Community

3305C North Ballard Road
Appleton, WI 54911

Phone (920) 739-0101

Fax (920) 739-1366

Thrivent Financial for Lutherans

N Ballard Rd

E

144

41

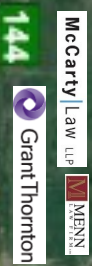
Fiesta Ct

N Marcos Ln

N Juanita Ln

E Capitol Dr

BR 41



GATEWAY DR



2.62
ACRES



N Lightning Dr

EVERGREEN DR

E Enterprise Ave

N Providence Ave

144

41

145

E Venture Dr

Executive Dr

Usa Yo
Co

AVAILABLE





Document Number 1658035
 Filed this 13th day April, 2005 at 11:43 AM in Volume 28 of Certified Survey Maps
 on page 5058 Being Certified Survey Map Number 5058.

Janice Flenz by Natalie Strickmeyer deputy
 Janice Flenz, Register of Deeds
 CERTIFIED SURVEY MAP NO. 5058

Page 5058 (3 pages)
 PAGE 1 OF 3

ALL OF LOT 31 OF THE NORTHEAST BUSINESS PARK NO. 3 AS RECORDED IN CABINET I OF
 PLATS IN FILE #49-50 AS DOCUMENT No. 1548753, LOCATED IN THE NORTHWEST 1/4 OF
 THE FRACTIONAL NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST,
 CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN



LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00	N87°31'44"W
L2	66.00	S02°28'16"W

CURVE DATA							
CURVE	LOT	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARING
C1	LOT 3	788.00	15°27'28"	N78°05'18"W	211.41	212.05	N85°49'02"W
C2	LOT 2	958.00	15°38'15"	N78°09'43"W	282.29	283.10	N70°21'34"W

NOTES:

- THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO. 311661031.
- THE PROPERTY OWNER OF RECORD IS: GATEWAY OF APPLETON, LLC.
- THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN PROPERTY DESCRIBED IN DOCUMENT No. 1822701.
- PER NORTHEAST BUSINESS PARK NO. 3, THERE IS A 10 FOOT FRONT YARD BUILDING SETBACK

FOR: -ROLLIE WINTER & ASSOC., LTD.
 -C/O STEVE WINTER
 -3315A N. BALLARD ROAD
 -APPLETON, WI 54911
 -PHONE: (920) 739-0101

200 100 0 200
 SCALE - FEET

LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ✕ - 3/4" ROUND STEEL REBAR FOUND
- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- ⊙ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- - 12' UTILITY EASEMENT PER NE BUSINESS PARK No. 3 (UNLESS OTHERWISE NOTED)
- S.F. - SQUARE FEET

DRAFTED BY: Corey Kalkofen

BEARINGS ARE REFERENCED TO THE
 RECORDED PLAT OF THE NORTHEAST
 BUSINESS PARK NO. 3, CITY OF APPLETON,
 OUTAGAMIE COUNTY, WISCONSIN
 REVISED 2-04-05-CWK REVISED 04-12-05-CWK

McMAHON ■ ENGINEERS
 ■ ARCHITECTS
 ■ SCIENTISTS
 ■ SURVEYORS
ASSOCIATES, INC.

1445 McMahon Drive Neenah, WI 54956
 Mailing Address:
 P.O. Box 1025 Neenah, WI 54957-1025
 TEL: 920-751-4200 FAX: 920-751-4284



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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