



**ALTA/ACSM LAND TITLE SURVEY FOR SPECTRUM BRANDS, INC. RAY-O-VAC PLANT FENNIMORE, WISCONSIN**

DWG NO. 2010003-07-01	SHEET 2 of 2	DATE 4/6/2010	PROJ ID 2010003-07	FILE 96090
SURVEYED BY: ONEIDA TOTAL INTEGRATED ENTERPRISES 619 W. MERRIMAC STREET FENNIMORE, WI 53533 (608) 935-5513				
BOB	BOB	BOB	APVD	
JMB	BOB		BY	
MODIFIED CERTIFICATION TO REFLECT CHANGES TO LISTED ENTITIES, TITLE AND FIELD INSPECTION.				
REMOVED CERTIFICATION AND ADDED SECOND PAGE AS REQUIRED FOR REQUESTED REVISIONS				
NO. 1	5/28/2010		DATE	
NO. 2	6/16/2010		DATE	
NO.			NO.	
DSGN	JMB	BOB	APVD	
DR				
CHK				
VERIFY SCALES: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY. FILE NAME:				

- Schedule b - Section 2 - Exceptions**
- No facts, rights, interests or claims were ascertained by an inspection of the land. m Spectrum Brands, Inc. is exclusively in possession of the lands.
  - None observed.
  - Two storage buildings are within the setback limits on Switzer Road and fourteen parking stalls are within three feet of street right of ways.
  - Unknown
  - Unknown
  - Unknown
  - Unknown
  - Unknown
  - Unknown, none observed
  - Public rights are apparent on Switzer Road and Rayovac Drive, they are easements of record.
  - Easement to Grant Electric Cooperative is as shown.
  - Easement to City of Fennimore is as shown and could be vacated. (Is now redundant)
  - Easement to Grant Electric Coopera
- time is as shown.
- Easement to Interstate Power Company is as shown.
  - Easement to Northern Natural Gas Company is North of Lafollette Street and does not affect this property.
  - All terms in Volume 721 of Records on page 520 have been resolved by virtue of the City of Fennimore's ownership of all of C&NW property.
  - All railroad improvements have been removed.
  - Unknown
  - Easements retained by the City of Fennimore are normal utilities: sewer, water and electric
  - Controlled Access Highway is no direct access to U.S. Highway 18.
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  - Unknown

**SURVEYOR'S CERTIFICATE**  
TO SPECTRUM BRANDS, INC.; WELLS FARGO BANK, NATIONAL ASSOCIATION, AS COLLATERAL TRUSTEE, ITS SUCCESSORS AND/OR ASSIGNS; BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT AND SECOND LIEN HOLDER, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR; AND FIRST AMERICAN TITLE INSURANCE COMPANY.

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, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c) 8, 9, 10, 11(a) (location of utilities, per visible, above ground, on-site observation), 13, 14, 16, 18 AND 19 (to the extent possible, graphically depict on survey drawing the setback lines) 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 MAXIMUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. The undersigned further certifies to such parties that (a) the property described hereon is the same property described in First American Title Commitment No. NCS-431983W13 with an effective date of March 10, 2010 (as at any time revised) and that all easements, covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property; (b) such print of said survey correctly shows the location of all buildings, structures, parking spaces and other improvements on the property described herein; (c) except as shown, there are no (i) observable or recorded, adjoining premises, streets or alleys by any of said buildings, structures or other improvements, or (iv) encroachments upon the property by any building, structure or the improvements situated upon any adjoining premises; and (d) the improvements on the property do not violate any set back or building lines. Adequate ingress and egress for the property is provided by direct access to Switzer Road, Rayovac Drive and Dewey Street, the same being paved and opened rights of way maintained by the City of Fennimore, Grant County, State of Wisconsin.

*Bruce D. Bowden*  
BRUCE D. BOWDEN, R.L.S. 1250  
AGENT OF ONEIDA TOTAL INTEGRATED ENTERPRISES



**TOPOGRAPHIC LEGEND**

- BENCHMARK
- SECTION CORNER FOUND
- IRON STAKE FOUND
- REBAR PLACED
- CHISELED CROSS
- DRILL HOLE
- SURVEY NAIL
- WOOD STAKE
- (263.56') RECORDED AS DATA
- 263.51' MEASURED DATA
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- STORM CATCH BASIN
- STORM CLEAN OUT
- APRON ENDWALL
- STEAM MANHOLE
- HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE / DEAD MAN
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- SIGN
- HANDICAP STALL
- FENCE LINE
- PROPERTY LINE
- CONTOUR
- 821.25PSFT ELEVATION
- EXISTING BUILDING
- EXISTING CONCRETE
- DECIDUOUS TREE
- CONIFEROUS TREE
- WAT - BURIED WATER MAIN
- SAN - SANITARY SEWER
- SS - STORM SEWER
- OH - OVERHEAD WIRES
- CATV - BURIED CABLE TV LINES
- E - BURIED ELECTRIC
- T - BURIED TELEPHONE
- FO - BURIED OPTIC
- G - BURIED GAS MAIN

SURVEYED FOR:  
SPECTRUM BRANDS, INC.  
601 RAYOVAC DRIVE  
MADISON, WI 53711

- NOTES:**
- BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SEC. 20 WHICH IS RECORDED AS BEARING N11°3'07"W.
  - VERTICAL DATUM IS BASED ON RECORDED BENCHMARK DATA SUPPLIED BY THE CITY OF FENNIMORE (PER NOTED BM1 & BM2).
  - CONTOUR INTERVAL IS ONE FOOT.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND UTILITIES FACILITIES BEFORE YOU DIG IN WISCONSIN  
CALL DIGGERS HOTLINE  
1-800-242-2511  
TOLL FREE  
WIS STATUTE 18.02(1)(1974)  
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU DIG

**ATTENTION:** ALL UTILITY LOCATIONS ARE SHOWN FROM FIELD OBSERVATION BASED UPON LOCATES AND/OR INFORMATION RECEIVED FROM OTHER SURVEYS AND VARIOUS UTILITY COMPANIES. THE START OF ANY EXCAVATION, A COMPLETE LOCATE OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA SHOULD BE COMPLETED.

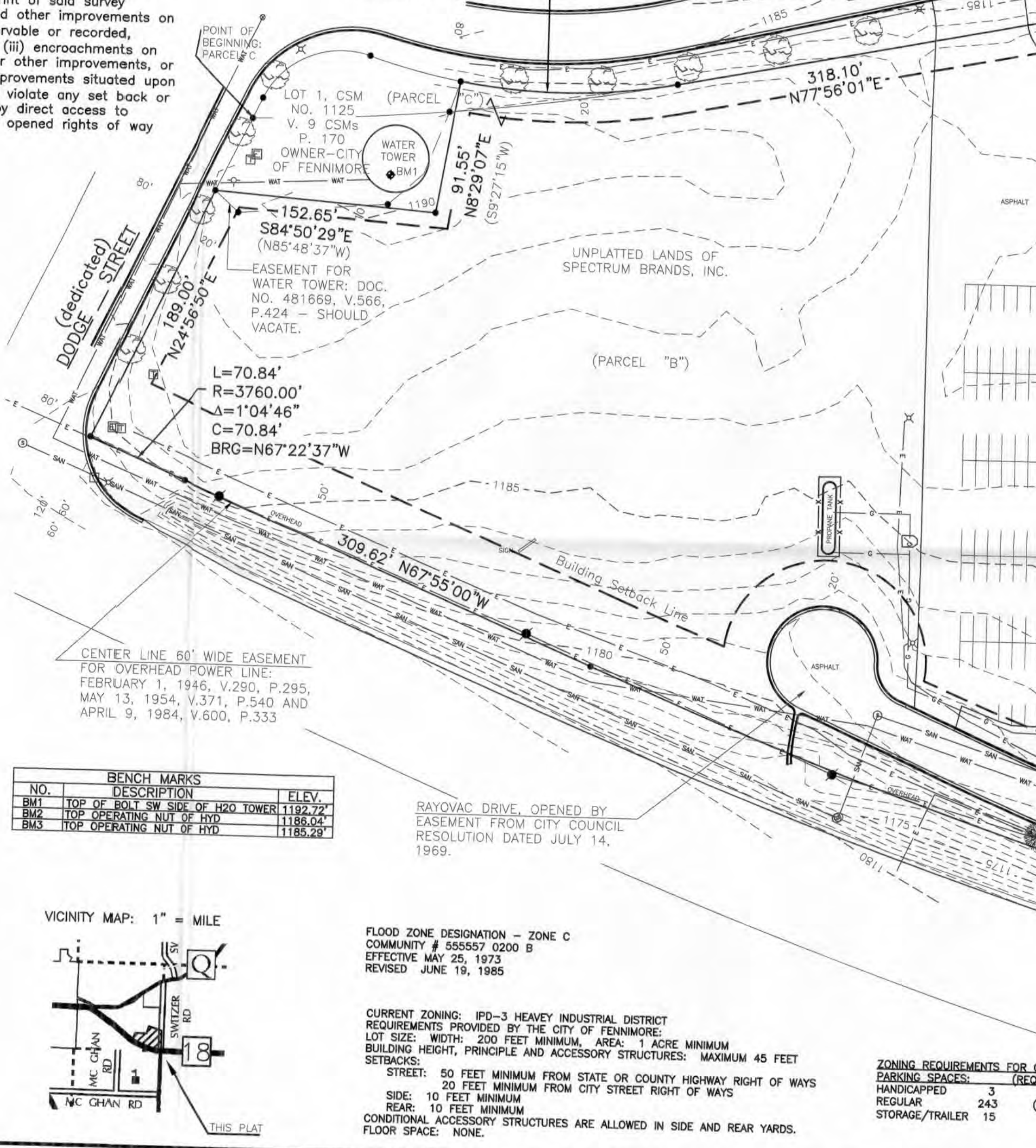
UTILITY LOCATIONS WERE DETERMINED BY MARKINGS AND MAPS PROVIDED PER DIGGERS HOTLINE TICKET #20101202524.  
NOTIFIED MEMBERS: WE ENERGIES, MEDIACOM, SCENIC RIVERS ENERGY COOPERATIVE, DARYLAND POWER COOPERATIVE, CITY OF FENNIMORE, TDS TELECOM AND NORTHERN NATURAL GAS. IN ADDITION ON SITE PRIVATE LINES ARE BASED ON PLANS PROVIDED BY THE SPECTRUM BRANDS INC (NO MARKINGS WERE EVIDENT IN THE FIELD AT THE TIME OF THE SURVEY).

**DESCRIPTION OF PROPERTY AS OWNED OF RECORD, MEASURED AND PRESENTLY USED**  
THAT PART OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP SIX (6) NORTH, RANGE TWO (2) WEST OF THE 4TH PRINCIPLE MERIDIAN, CITY OF FENNIMORE, GRANT COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20;  
THENCE NORTH 1°13'07" WEST ALONG THE EAST LINE THEREOF, 230.00 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°14'46" WEST, 33.00 FEET;  
THENCE SOUTH 43°46'53" WEST, 179.64 FEET;  
THENCE NORTHWESTERLY, 936.36 FEET ALONG THE ARC OF A 3760.00 FOOT RADIUS CURVE TO THE RIGHT, MAKING A CENTRAL ANGLE OF 1°14'08" AND A LONG CHORD OF 933.96 FEET THAT BEARS NORTH 75°03'02" WEST;  
THENCE NORTH 67°55'00" WEST, 309.62 FEET;  
THENCE NORTHWESTERLY, 70.84 FEET ALONG THE ARC OF A 3760.00 FOOT RADIUS CURVE TO THE RIGHT, MAKING A CENTRAL ANGLE OF 01°04'46" AND A LONG CHORD OF 70.84 FEET THAT BEARS NORTH 67°22'37" WEST;  
THENCE NORTH 24°56'59" EAST ALONG THE EASTERLY BOUNDARY OF DODGE STREET, 189.00 FEET;  
THENCE SOUTH 84°50'29" EAST, 152.65 FEET;  
THENCE NORTH 8°29'07" EAST, 91.55 FEET TO THE SOUTHERLY BOUNDARY OF DEWEY STREET;  
THENCE EASTERLY, 150.20 FEET ALONG THE ARC OF A 414.28 FOOT RADIUS CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 20°46'22" AND A LONG CHORD OF 149.38 FEET THAT BEARS NORTH 88°19'14" EAST;  
THENCE NORTH 77°56'01" EAST, 318.10 FEET TO THE BEGINNING OF A 50.00 FOOT RADIUS CURVE TO THE LEFT AT THE SOUTHWEST CORNER OF LOT 4 OF CERTIFIED SURVEY MAP NO. 339;  
THENCE NORTHERLY, 139.11 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 159°24'40" AND A LONG CHORD OF 98.39 FEET THAT BEARS NORTH 1°46'18" WEST;  
THENCE NORTH 8°31'23" EAST, 299.91 FEET TO THE SOUTHERLY BOUNDARY OF LAFOLLETTE STREET;  
THENCE NORTHEASTERLY, 285.71 FEET ALONG THE ARC OF A 449.26 FOOT RADIUS CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 36°26'18" AND A LONG CHORD OF 280.92 FEET THAT BEARS NORTH 63°16'16" EAST;  
THENCE NORTH 45°03'08" EAST ALONG THE SOUTHERLY BOUNDARY OF LAFOLLETTE STREET, 22.53 FEET;  
THENCE SOUTH 85°33'18" EAST, 62.00 FEET;  
THENCE SOUTH 80°14'59" EAST, 284.40 FEET TO THE WESTERLY BOUNDARY OF SWITZER ROAD;  
THENCE SOUTH 01°13'07" EAST, 33.50 FEET TO THE EAST LINE OF THE SAID SOUTHEAST QUARTER (SE¼);  
THENCE SOUTH 01°13'07" EAST, 726.45 FEET TO THE POINT OF BEGINNING.  
PROPERTY CONTAINS 23.60 ACRES (1,028,161 SQUARE FEET), MORE OR LESS.

THIS DESCRIPTION IS PROVIDED AT THE REQUEST OF THE PARTIES TO WHOM THIS SURVEY IS CERTIFIED AND IS INTENDED FOR THE EXPRESS PURPOSE OF DEFINING THE CONTIGUOUS PROPERTY OWNED OF RECORD BY SPECTRUM BRANDS, INC. AT THIS TIME AND HAS NOT BEEN APPROVED FOR USE IN TRANSFER OF OWNERSHIP OR ZONING CHANGES AT THIS TIME.

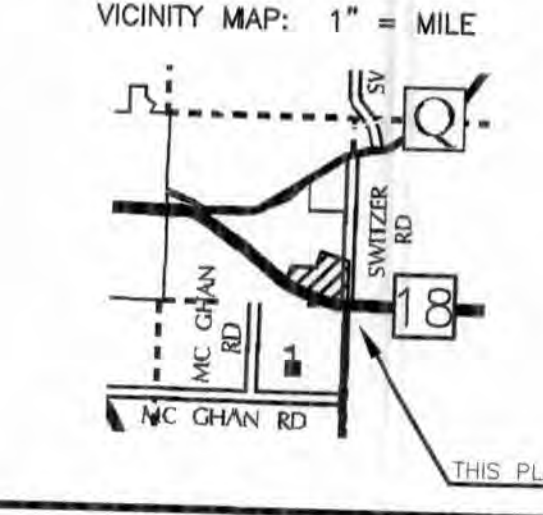
**GROSS LAND AREAS:**

- LOT 4 OF CSM NO. 339: 258,515 SQ. FT.
- PREVIOUSLY DESCRIBED PARCELS "B" AND "C", LESS LOT 1 OF CSM NO. 1125: 769,646 SQ. FT.



**BENCH MARKS**

NO.	DESCRIPTION	ELEV.
BM1	TOP OF BOLT SW SIDE OF H20 TOWER	1192.72'
BM2	TOP OPERATING NUT OF HYD	1188.04'
BM3	TOP OPERATING NUT OF HYD	1188.29'



**FLOOD ZONE DESIGNATION - ZONE C**  
COMMUNITY # 55557 0200 B  
EFFECTIVE MAY 25, 1973  
REVISED JUNE 19, 1985

**CURRENT ZONING: IPD-3 HEAVY INDUSTRIAL DISTRICT**  
REQUIREMENTS PROVIDED BY THE CITY OF FENNIMORE:  
LOT SIZE: WIDTH: 200 FEET MINIMUM. AREA: 1 ACRE MINIMUM  
BUILDING HEIGHT, PRINCIPLE AND ACCESSORY STRUCTURES: MAXIMUM 45 FEET  
SETBACKS:  
STREET: 50 FEET MINIMUM FROM STATE OR COUNTY HIGHWAY RIGHT OF WAYS  
SIDE: 10 FEET MINIMUM FROM CITY STREET RIGHT OF WAYS  
REAR: 10 FEET MINIMUM  
CONDITIONAL ACCESSORY STRUCTURES ARE ALLOWED IN SIDE AND REAR YARDS.  
FLOOR SPACE: NONE.

