

DWG NO.	96050C
SHEET	2 of 2
DATE	3/21/2013
PROJ ID	96050C
FILE	96050

SURVEYED BY:
 BOWDEN SURVEYING, LTD
 619 W. MERRIMAC STREET
 DODGEVILLE, WI 53533
 (608) 355-5673

APVD	
BY	
REVISION	
NO.	
DATE	

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

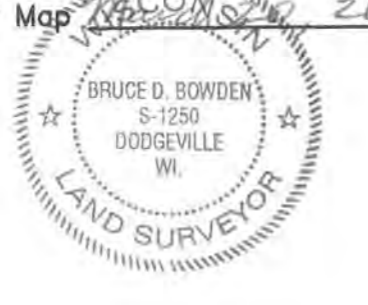
DSGN	
FRT	
DR	
CHK	
APVD	
VERIFY SCALES	1" = 100'
BAR IS ONE INCH ON ORIGINAL DRAWING.	
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	
FILE NAME:	

- Schedule b - Section 2 - Exceptions**
- No facts, rights, interests or claims were ascertained by an inspection of the land.
 - 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 Cooperative 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&N property.
 - All railroad improvements have been removed.
 - Unknown
 - Document not provided.
 - 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.
 - Controlled Access Highway is no direct access to U.S. Highway 18.

SURVEYOR'S CERTIFICATE
 To Spectrum Brands, Inc., a Delaware corporation; Wells Fargo Bank, National Association, as Collateral Trustee, together with its successors and assigns, as there respective interests may appear; Deutsche Bank AG New York Branch, as Administrative Agent under that certain Credit Agreement, dated as of December 17, 2012, as amended from time to time, together with its Administrative Agent under that certain Loan and Security Agreement, dated as of June 16, 2010, as amended from time to time, together with its successors and assigns, as their respective 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c) 8, 9, 11(a) (location of utilities, per visible, above ground, on-site observation), 13, 14, 16, 17, 18, 19, 20(a) and 20(b) of Table A thereof. The field work was completed on March 18, 2013.

Bruce D. Bowden
 Date of Plat or Map March 2013
 BRUCE D. BOWDEN, R.L.S. 1250
 AGENT OF BOWDEN SURVEYING, LTD

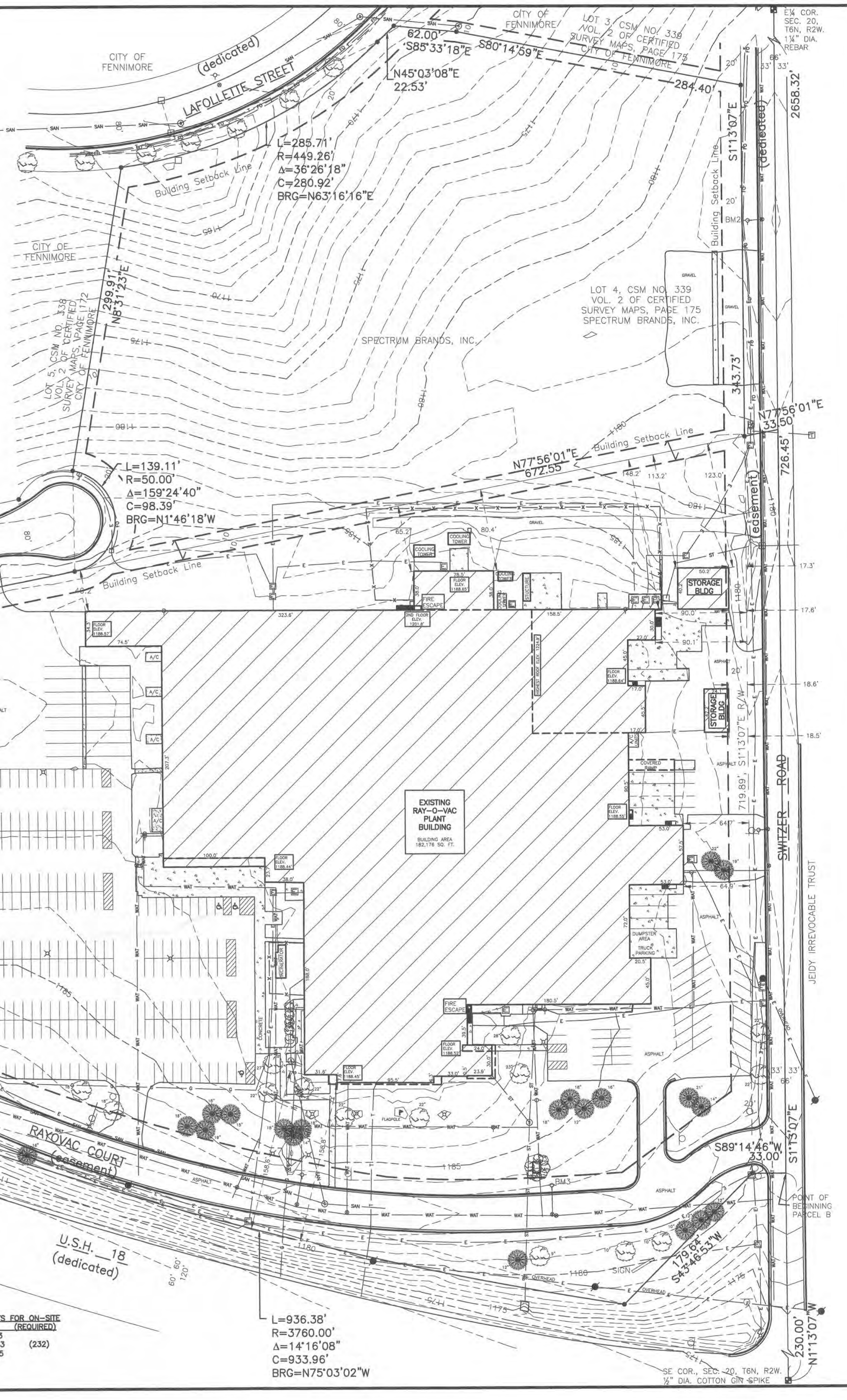


DESCRIPTION OF PROPERTY AS OWNED OF RECORD, MEASURED AND PRESENTLY USED
 THAT PART OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP SIX (6) NORTH, RANGE TWO (2) WEST OF THE 4TH PRINCIPLE MERIDIAN, CITY OF FENNIMORE, GRANT COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS:
 COMMENCING 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, 936.38 FEET ALONG THE ARC OF A 3760.00 FOOT RADIUS CURVE TO THE RIGHT, MAKING A CENTRAL ANGLE OF 14°16'08" 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°56'50" 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 ALONG THE WESTERLY BOUNDARY OF SWITZER ROAD, 343.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;
 THENCE NORTH 77°56'01" 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.

L=150.20'
 R=414.28"
 Δ=20°46'22"
 C=149.38'
 BRG=N 88°19'14"E



TOPOGRAPHIC LEGEND

- BENCHMARK
- SECTION CORNER FOUND
- IRON STAKE FOUND
- REBAR PLACED
- CHISELED CROSS
- DRILL HOLE
- SURVEY NAIL
- WOOD STAKE
- (283.56') RECORDED AS DATA
- 283.51' 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
- 821.2 SPOT ELEVATION
- EXISTING BUILDING
- EXISTING CONCRETE
- DECIDUOUS TREE
- CONIFEROUS TREE
- WAT-BURIED WATER MAIN
- SAN-SANITARY SEWER
- SS-STORM SEWER
- OH-OVERHEAD WIRE
- CATV-BURIED CABLE TV LINES
- E-BURIED ELECTRIC
- T-BURIED TELEPHONE
- FO-FIBER OPTIC
- G-BURIED GAS MAIN

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

AT
 100 RAYOVAC COURT
 FENNIMORE, WI 53509

SCALE 1" = 60'

- NOTES:**
- BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SEC. 20, WHICH IS RECORDED AS BEARING N1°13'07"W.
 - VERTICAL DATUM IS BASED ON RECORDED BENCHMARK DATA SUPPLIED BY THE CITY OF FENNIMORE (PER NOTED SM1 & SM2).
 - CONTOUR INTERVAL IS ONE FOOT.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

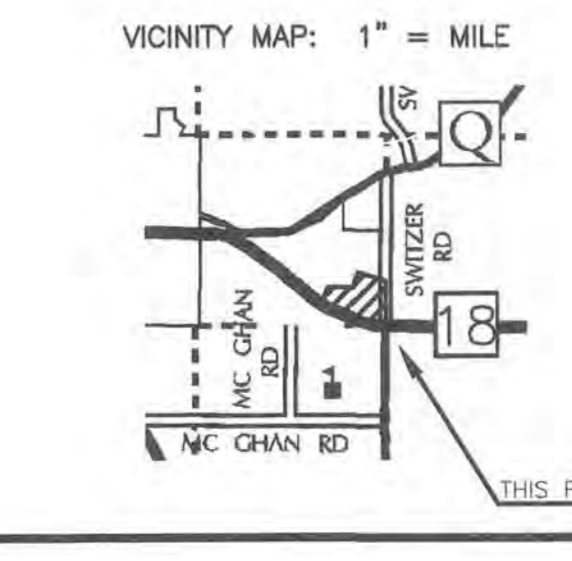
WIS STATUTE 182.0176(1974)
 REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ATTENTION:
 ALL UTILITY LOCATIONS ARE SHOWN FROM FIELD OBSERVATION BASED UPON LOCATIONS AND/OR INFORMATION RECEIVED FROM OTHER SURVEYS AND VARIOUS UTILITY COMPANIES. BEFORE 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, MEDACOM, SCENIC RIVERS ENERGY COOPERATIVE, DAIRYLAND 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).

NO.	DESCRIPTION	ELEV.
BM1	TOP OF BOLT SW SIDE OF H2O TOWER	1182.72
BM2	TOP OPERATING NUT OF HYD	1185.04
BM3	TOP OPERATING NUT OF HYD	1185.28



FLOOD ZONE DESIGNATION - ZONE C
 COMMUNITY # 555557 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
 20 FEET MINIMUM FROM CITY STREET RIGHT OF WAYS
 SIDE: 10 FEET MINIMUM
 REAR: 10 FEET MINIMUM
 CONDITIONAL ACCESSORY STRUCTURES ARE ALLOWED IN SIDE AND REAR YARDS.
 FLOOR SPACE: NONE

ZONING REQUIREMENTS FOR ON-SITE PARKING SPACES: (REQUIRED)
 HANDICAPPED 3
 REGULAR 243 (232)
 STORAGE/TRAILER 15

L=936.38'
 R=3760.00"
 Δ=14°16'08"
 C=933.96'
 BRG=N75°03'02"W

SE COR., SEC. 20, T6N, R2W.
 1/4" DIA. COTTON GIN SPIKE