

AMENT REAL ESTATE, INC.

217 E. Pacific St. / P.O. Box 652
Appleton, WI 54912-0652
Off: (920) 831-6000 Fax: (920) 831-6001
E-Mail: aament@amentrealestate.com

LAKE PARK HEIGHTS

Features: All lots have sanitary sewer, storm sewer, water, under-ground electric, street lighting, natural gas, telephone and cable TV. Enjoy country living with all the amenities of the city. Easy access to Hwy 441, 10 and 114.

Directions: To Lake Park Heights: Hwy. 441 to CTH KK (Calumet St.) exit west. Left on Lake Park Road, just past Manitowoc Road on right.

Schools: Lake Park Heights is located in the City of Menasha in Calumet County. It is located in the Appleton Area School District and served by McKinley Elementary, Madison Middle and East High School.

Set Backs: Building set backs shall be not less than 25' from the front property line and not less than 30' from the rear property line. Side set backs shall be no less than 6' and no less than 16' in total for both sides. Corner lots must have a minimum 25' setback off both streets. The other two sides must have a minimum of 6' on one and a minimum of 30' on the other. City of Menasha codes can be found at www.cityofmenasha.com

Street Assessments: As per Mark Radtke (City of Menasha Public Works Director) on 3/21/05:

1. To compute assessments on corner lots, use the number of feet on the long street side of the lot only.
2. Approximate 2005 Prices for Streets: Concrete curb & gutter and final asphalt for street (They actually grind up the first 2" binder course and add two more inches of asphalt to it to form the final street) = \$30 to \$35 per front foot.
3. Assessment Payment Options: a.) If the total assessment is less than \$500, the entire amount is due in 30 days of receipt of the bill. b.) If the total assessment is between \$500 and \$2,499, the assessment may be paid in full or spread out over 5 years, with interest, at the City of Menasha's borrowing rate plus one percent. The City of Menasha's current borrowing rate is around 5 percent. c.) If the total assessment is \$2,500 or greater, the assessment may be paid in full or spread out as follows: No payments or interest for the first five years. After the first five years, you may pay in full or spread out over 5 years, with interest, as above.

Bike & Pedestrian Trails: A future trail is planned to follow Lake Park Rd. between the berm and the ditch. Another trail is planned to follow the North side of Winnipeg St. in the Cities street right of way. These future trails may be funded by an area wide assessment.

Other Lots Available: If you are looking for a quality lot in Kaukauna, ask for information on our Haen Meadows subdivision. Haen Meadows features single family & two family (twindominium) lots with all amenities. It is conveniently located on the north side of Cty KK, just a couple of blocks West of Hwy 55. From Cty KK, take Fieldcrest Dr. or Debruin Rd. north one block. Coming soon, watch for the 1st Addition to Lake Park Heights. The 1st Addition will expand Lake Park Heights to the west with the addition of 48 quality lots.

LPH4.xls Updated on 3/24/07.

The information contained herein is taken from sources deemed to be reliable, but is not guaranteed & is subject to correction.