

SURVEYOR'S CERTIFICATE
JUNE 1, 1995

THIS SURVEY IS MADE FOR THE BENEFIT OF:
FIRST AMERICAN TITLE INSURANCE COMPANY
WISCONSIN WAREHOUSING LLC
FIRST BANK MILWAUKEE

I, CHARLES OFFERMAN, REGISTERED LAND SURVEYOR NO. 926, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

PARCEL I
LOT ONE (1), OF CERTIFIED SURVEY MAP NO. 2983, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2983, AS DOCUMENT NO. 884136, BEING PART OF THE NW1/4 OF THE SE1/4 OF SECTION TWO (2), TOWNSHIP TWENTY (20) NORTH, OF RANGE SEVENTEEN (17) EAST, IN THE FOURTH (4) WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

PARCEL II
LOT ONE (1), OF CERTIFIED SURVEY MAP NO. 2295, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2295, AS DOCUMENT NO. 703038, BEING A PART OF THE NW1/4 OF THE SE1/4 OF SECTION TWO (2), TOWNSHIP TWENTY (20) NORTH, OF RANGE SEVENTEEN (17) EAST, IN THE FOURTH (4) WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

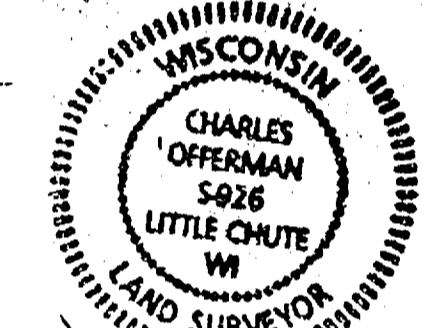
PARCEL III
THAT PART OF THE NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION TWO (2), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NW1/4 OF SAID SECTION 2 AND THE WEST LINE OF THE 66 FOOT WIDE RIGHT-OF-WAY AND PROPERTY OF WISCONSIN CENTRAL LTD.; THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF DISTANCE OF 1.124 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND CONVEYED BY WISCONSIN CENTRAL LTD. TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT NO. 782079; THENCE S89°06'06"W ALONG SAID NORTH LINE OF A DISTANCE 78.42 FEET TO A POINT ON THE EAST LINE OF THE 66 FOOT WIDE RIGHT-OF-WAY AND PROPERTY OF WISCONSIN CENTRAL LTD.; THENCE NORTHEASTERLY ALONG SAID EAST LINE A DISTANCE OF 1.124 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 2; THENCE WESTERLY ALONG THE SAID NORTH LINE A DISTANCE OF 73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUR- FOR THAT PORTION OF VALLEY ROAD LYING WITHIN THE NORTHERLY LIMITS OF THE PROPERTY HEREINAFORE DESCRIBED.

ALL OF THE ABOVE BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 2; THENCE N89°19'48"E ALONG THE EAST-WEST 1/4 LINE OF SECTION 2, A DISTANCE OF 163.58 FEET; THENCE S28°58'08"W, 37.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF VALLEY ROAD (C.T.H. P.) AND THE POINT OF BEGINNING; THENCE CONTINUING 28°58'08"W, ALONG THE WESTERLY RIGHT-OF-WAY OF THE WISCONSIN CENTRAL RAILROAD, 1006.86 FEET; THENCE S89°19'48"E, ALONG THE NORTHERLY RIGHT-OF-WAY OF THE TRI-COUNTY EXPRESSWAY (S.T.H. 441), A DISTANCE OF 949.14 FEET; THENCE N89°06'06"E, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF THE TRI-COUNTY EXPRESSWAY (S.T.H. 441), A DISTANCE OF 155.00 FEET; THENCE N0°39'23"W (PREVIOUSLY RECORDED AS N0°40'26"W) 230.00 FEET; THENCE N89°06'06"E, 108.77 FEET (PREVIOUSLY RECORDED AS 108.81 FEET); THENCE NORTHEASTERLY, 35.43 FEET (PREVIOUSLY RECORDED AS 35.51 FEET) ALONG THE WESTERLY RIGHT-OF-WAY OF NOVAK DRIVE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 60.00 FEET AND MEASURED ALONG A CHORD BEARING N45°51'59.30"E (PREVIOUSLY RECORDED AS N45°51'59.30"E), 34.91 FEET (PREVIOUSLY RECORDED AS 35.00 FEET); THENCE S89°06'06"W, 34.11 FEET; THENCE N0°39'23"W, 89.20 FEET; THENCE S89°19'48"E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF VALLEY ROAD (C.T.H. P.), 411.81 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 15.923 ACRES OF LAND, MORE OR LESS.

I FURTHER CERTIFY THAT:

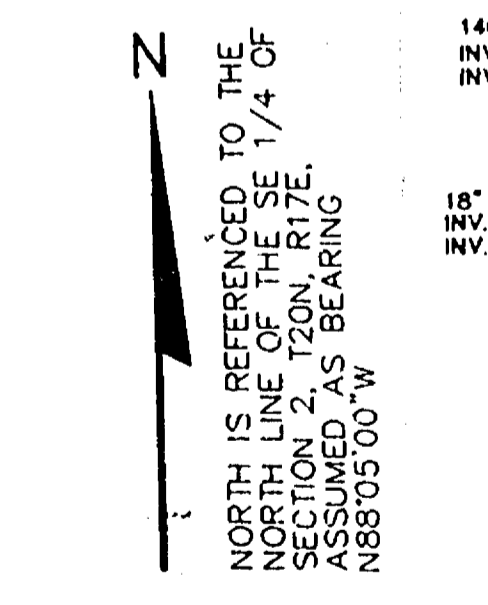
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THAT THERE ARE NO BUILDING ENCROACHMENTS ON THE SUBJECT PROPERTY OF UPON ADJACENT LAND ABUTTING SAID PROPERTY UNLESS SHOWN HEREON. THE SURVEY SHOWS THE LOCATION OF ALL WATERWAYS LOCATED ON, BORDERING OR RUNNING THROUGH THE SUBJECT PROPERTY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN, AND INCLUDING ITEMS 1, 2, 4, 8, 9, 10, 11 AND 13 IN TABLE A CONTAINED THEREIN.
- SAID DESCRIBED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON ONLY MAPS PRINTED, WITH A DATE OF IDENTIFICATION OF JANUARY 5, 1984, FOR COMMUNITY NO. 550510 00050, IN CITY OF MENASHA, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP OF THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE LOCATION OF ALL STREETS, HIGHWAYS, ALLEYS AND PUBLIC WAYS CROSSING OR ABUTTING THE PROPERTY HAS BEEN SHOWN AND THE PROPERTY HAS DIRECT ACCESS TO VALLEY ROAD (C.T.H. P.) A DEDICATED PUBLIC STREET.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 03864 DATED MAY 4, 1995 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. ALL VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY AND EASEMENTS FOR RIGHTS OF WAY WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE HAVE ALSO BEEN PLOTTED OR NOTED.

Charles Offerman
CHARLES OFFERMAN, RLS. NO. 926
DATED 6/3/95
Revised 6/8/95



LEGEND	
P.O.B.	POINT OF BEGINNING
C.S.M.	CERTIFIED SURVEY MAP
SQ. FT.	DENOTES SQUARE FEET
INV.	DENOTES INVERT
CONC.	DENOTES CONCRETE
FF.	DENOTES FINISHED FLOOR
C/L	CENTER LINE
ASP.	DENOTES AN ABBREVIATION FOR ASPHALT
SAN	SANITARY SEWER SIZE AS NOTED
STM	STORM SEWER SIZE AS NOTED
WM	WATERMAIN
C/L	DENOTES CENTERLINE
S/L	DENOTES SECTION LINE
()	DENOTES A PREVIOUSLY RECORDED BEARING AND/OR DISTANCE
R/W	RIGHT OF WAY
EXIST.	DENOTES AN ABBREVIATION FOR EXISTING
GRA.	DENOTES AN ABBREVIATION FOR GRAVEL
ENT.	DENOTES AN ABBREVIATION FOR ENTRANCE
○	3/4" REBAR FOUND
●	1 1/4" REBAR FOUND
●	3/4" REBAR SET
○	(24" LONG, 1.502LBS/LIN.FT.)
○	EXISTING 1" IRON PIPE
○	WATER VALVE
○	FIRE HYDRANT
○	TELEPHONE FEDESTAL
○	TRANSMISSION TOWER
○	INLET
○	POWER POLE
○	CONC. CURB & GUTTER
—E—	UNDERGROUND ELECTRIC LINE
—G—	UNDERGROUND GAS LINE
—T—	UNDERGROUND TELEPHONE
—TV—	UNDERGROUND TELEVISION CABLE
---	BUILDING SETBACK LINE (WIDTH AS NOTED)
---	DRAINAGE EASEMENT
+	SECTION CORNER MONUMENT

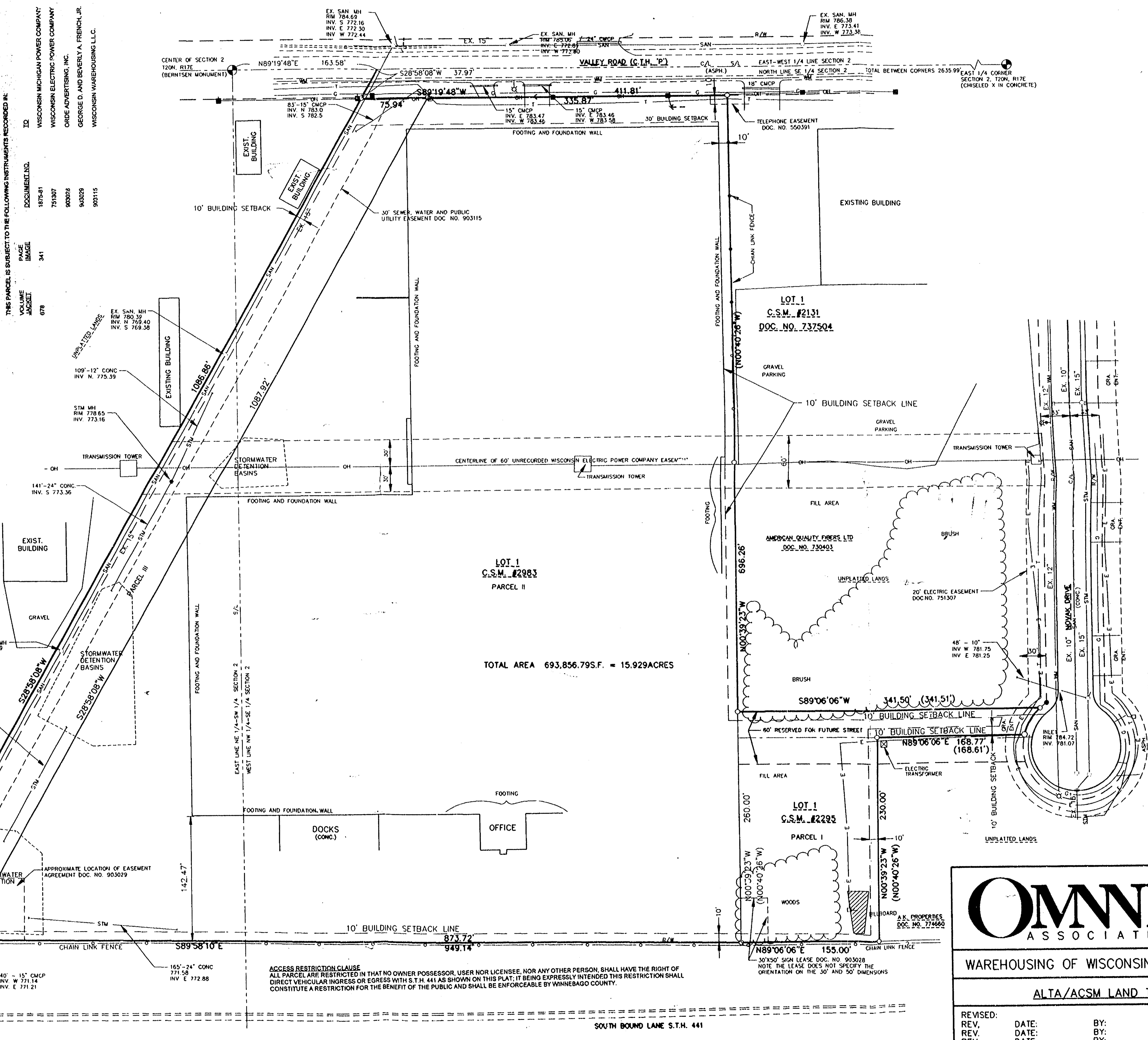
NOTE:
EXISTING CONSTRUCTIONS AND IMPROVEMENTS WHERE LOCATED AS COMPLETED THROUGH 6/1/95 ANY WORK SINCE 6/1/95 HAS NOT BEEN SHOWN.



SCALE: 1"=50'

ES	TO	DOCUMENT NO.	PAGE	VOLUME
WISCONSIN MICHIGAN POWER COMPANY	UTILITY EASEMENT	1875-81	341	678
WISCONSIN ELECTRIC POWER COMPANY	UTILITY EASEMENT	751307		
ORCA ADVERTISING, INC.	LEASE	903028		
GEORGE D. AND BEVERLY A. FRENCH, JR.	EASEMENT/AGREEMENT	940329		
WISCONSIN WAREHOUSING LLC	COVENANTS CONDITIONS AND RESTRICTIONS	903115		

THIS PARCEL IS SUBJECT TO THE FOLLOWING INSTRUMENTS RECORDED IN:



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Δ	CURVE DATA
Δ	34°46'43" (33°54'56")
Δ	35.43
Δ	35.00
Δ	34.91 (35.00)
Δ	34.81 (35.00)
Δ	CHORD BEARING N29°31'58.00"E
Δ	(N10°06'06"E)

OMNI ASSOCIATES
303 S. BLUEMOUND DR.
APPLETON, WI 54914
PHONE (414) 739-7814
FAX (414) 739-7765

WAREHOUSING OF WISCONSIN ALTA/ACSM SURVEY

ALTA/ACSM LAND TITLE SURVEY

REVISED:	DATE:	BY:	DATE: 06/01/95
REV.	DATE:	BY:	SCALE: 1"= 60'
REV.	DATE:	BY:	PROJECT NO.
REV.	DATE:	BT:	S2641H95

City of Menasha Sec 2 to 200 R17E