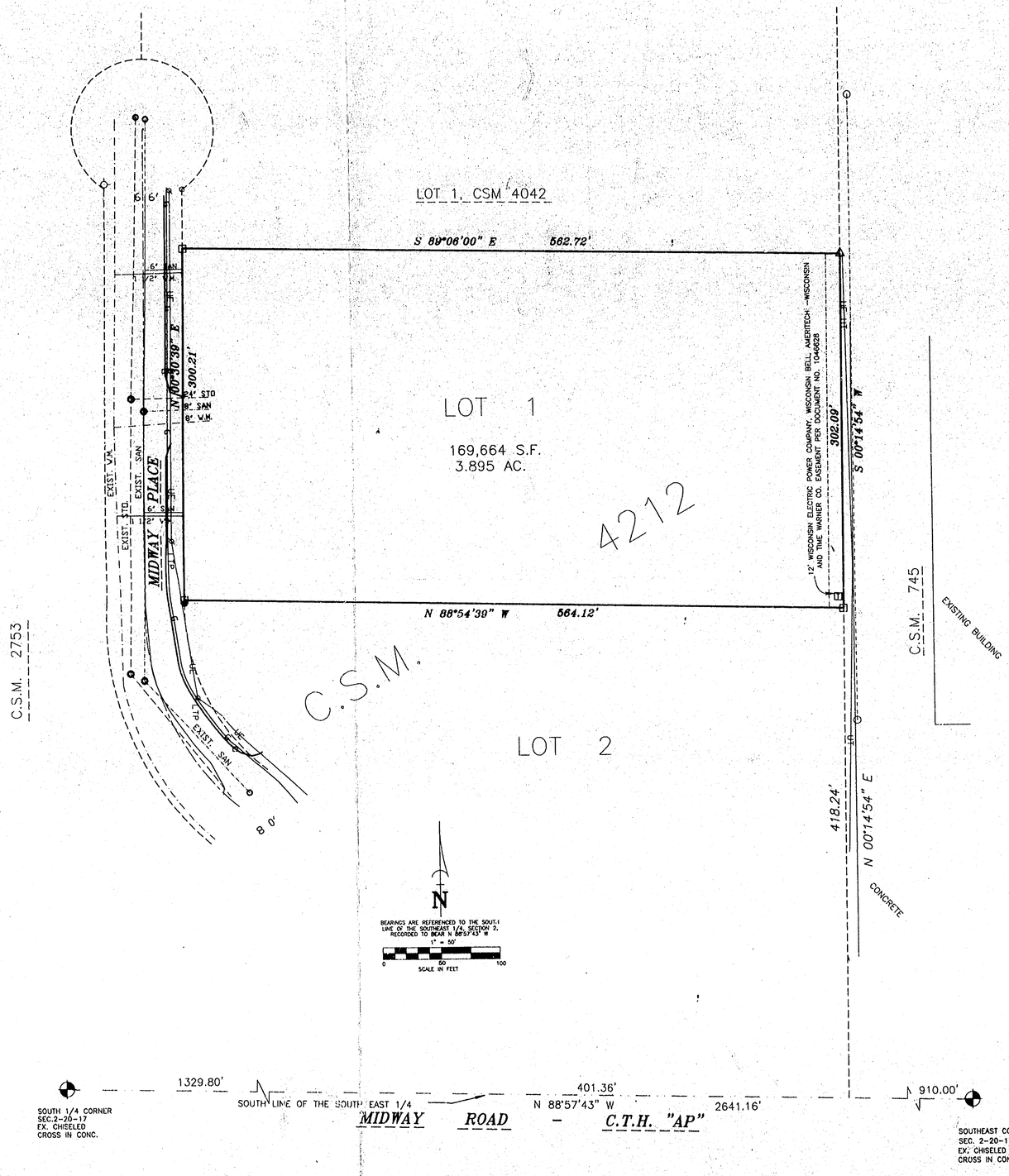


Legal Description

Lot 1 of Certified Survey Map No. 4212, as filed in Volume 1 of Certified Survey Maps on Page 4212, as Document No. 1053755; being a part of Lot 2 of Certified Survey Map No. 4042 located in the South 1/2 of the Southeast 1/4 of Section 2, Town 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin.

SURVEYOR'S CERTIFICATE

I hereby certify to:

Capital Credit Union, a Wisconsin Corporation
AND
Evans Title Companies, Inc.

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, ASCM and NSPS in 1997 and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on this date of this Certification) of a Class A Urban Survey, as defined therein, and includes items 1, 2, 3, 4, 6, 7(1), 8, 9, 10, 11(b), 11(c), and 13 of Table A thereof.

Dated this the 25 day of JANUARY, 2000.

Daniel W. Hoel Registered Wisconsin Land Surveyor S-1786

WISCONSIN DANIEL W. HOEL S-1786 APPLETON WIS. LAND SURVEYOR

ITEM 3

Subject property is not located in a 100 year flood one per FIRM Community Panel #550510 0005 C dated January 5, 1984.

ITEM 4

Subject property contains 169,664 square feet (3.895 acres).

ITEM 6

Subject property is zoned C-1 (General Commercial District) R-4 (Multi-Family Residence District) requirements to be followed.

Minimum Building Setbacks per City of Menasha Zoning Ordinance:
Front yard = 20 feet
Side yard = 8 feet
Rear yard = 25 feet
Maximum height = 45 feet or 3 stories

ITEM 11

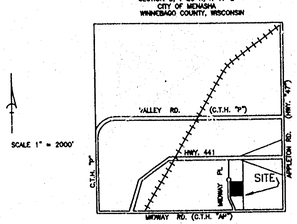
Utility locations shown on this map are based on observable field locations and/or mapping from the respective utility companies.

NOTES:

Property is not subject to an easement recorded as Document No. 710091 contained in Title Commitment No. 940239 as Item 13.

LOCATION MAP

SECTION 2, T 20 N, R 17 E
CITY OF MENASHA
WINNEBAGO COUNTY, WISCONSIN



SCALE 1" = 2000'

TOPOGRAPHIC LEGEND

■	1" x 24" IRON PIPE SET		WETLANDS		WATER VALVE
▲	1-1/4" x 30" REBAR SET	—OH—	OVERHEAD POWER LINES		WATER STOP BOX
×	CHISELED "X" SET		UNDERGROUND ELECTRIC		EXIST STORM MANHOLE
○	3/4" REBAR FOUND		UNDERGROUND TELEPHONE		STORM INLET
□	1" IRON PIPE FOUND		UNDERGROUND GAS		YARD DRAIN
△	P.K. NAIL EXISTING		UNDERGROUND CABLE TV		EXIST SANITARY MANHOLE
	2" IRON PIPE FOUND		EXIST. FENCE LINE		EXIST. SAN. SEWER
	CHISELED "X" FOUND		EXIST. HYDRANT		EXIST. STO. SEWER
	GOVERNMENT CORNER		POWER POLE		EXIST. WATER MAIN
800	CONTOUR W/ ELEVATION		GUY		EXIST. SPOT ELEVATION
	SOIL BORING		LIGHT POLE	FF = 800.00	FIRST FLOOR = 800.00
	CONIFEROUS TREE		TELEPHONE PEDESTAL	TC 832.05	TOP OF CURB
	DECIDUOUS TREE		ELECTRIC PEDESTAL		TOPSOIL DEPTH
	EXIST. WOODS LINE		GAS VALVE		

Martenson & Eisele, Inc.
Engineering - Surveying - Planning - Architecture
1919 American Court
Neenah, WI 54956
(920) 731-0381
FAX (920) 733-6578
E-MAIL mail@martenson-eisele.com

DRAWN BY	CHECKED	APPROVED
pae		

NO.	DATE	REVISION

ALTA / ACSM SURVEY

All of Lot 1, Certified Survey Map No. 4212, as recorded in Volume 1 of Certified Survey Maps on Page 4212, located in the Southeast 1/4 of the Southeast 1/4 and, the Southwest 1/4 of the Southeast 1/4, of Section 2, Town 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin

Survey for: SUNSTARR Real Estate Group
345 S. Main St.
Suite 100
Fond du lac, WI 54935

FIELD BK	PAGE

SCALE	DATE
1"=50'	1-25-00

COMPUTER FILE: 264237hoel

DRAWING NO. 264-237h

sec 2 R17 T20