

This survey is made for the benefit of:
 Hartley Controls Corporation
 NFC Castings, Inc.
 The Chase Manhattan Bank, a collateral agent for the benefit of the secured parties and Chicago Title Insurance

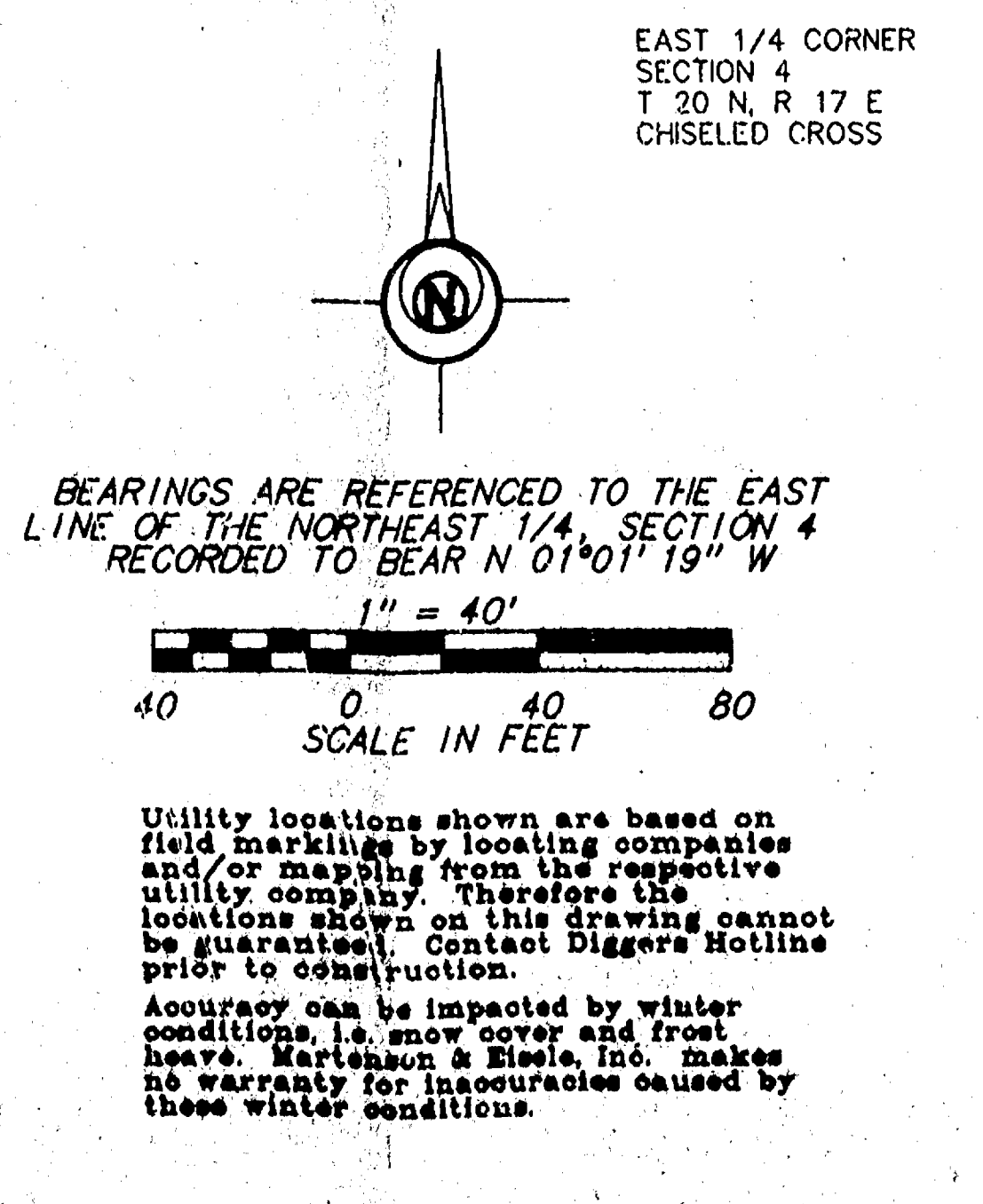
I, Daniel W. Hoel, Registered Land Surveyor, do hereby certify to the aforesaid parties, as to the date set forth above that I have made a careful survey of a tract of land described as follows:

The North 1/2 of that part of the Northeast 1/4 of Section 4, T20N, R17E, in the Town of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at a point on the West right of way line of U.S. Highway No. 41 (as said highway existed August 31, 1955) that is 222.0 feet North of the point of intersection of said right-of-way line with the East and West Quarter line of said Section 4; thence West, parallel with the East and West Quarter line of said Section 4, 1000.0 feet; thence North, parallel with the West right of way line of said U.S. Highway No. 41 (as said highway existed August 31, 1955) 561.7 feet; thence East, parallel with the East and West Quarter line of said Section 4, 1000.0 feet to the West right-of-way line of said U.S. Highway No. 41 (as said highway existed August 31, 1955); thence South, along the West right of way line of said U.S. Highway No. 41 (as said highway existed August 31, 1955), 561.7 feet, to the place of beginning, excepting therefrom that portion thereof acquired by a County Highway Committee of Winnebago County as set forth in Award of Damages recorded in Volume 876 on Page 171.

Daniel W. Hoel
 Daniel W. Hoel RLS
 JANUARY 28, 1997
 Date

- I further certify that:
- The accompanying survey was made on the ground and correctly shows the location of all the buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.
 - 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 I-4, S-11, and 13 in Table A contained therein.
 - The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 934868 dated 10/03/96 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
 - Said described property is located within an area having a Zone Designation C by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0980 C with a date of identification of 07/23/82, for Community No. 660637, in Winnebago County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
 - The Property has direct access to Holly Road, a dedicated public street.
 - The number of striped parking spaces located on the property is 24, including 1 designated handicap space.
 - Property is zoned M-2 (Heavy Industrial District)
 No maximum building height.
 Street 30 foot minimum setback
 Rear yard 25 foot minimum setback
 Side yard 7 foot one side, 10 feet other side
 1 parking stall required for each 2 employees in any given 12 hour period



Area acquired by County Highway Committee of Winnebago County as set forth in Award of Damages recorded in Volume 876, Page 171

ALTA / ACSM LAND TITLE SURVEY
 THE NORTH 1/2 OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWN 20 NORTH, RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

Martenson & Eisele, Inc.
 Consulting Engineering & Land Surveying
 1919 American Court
 Neenah, WI 54956
 Ph: (414) 731-0381

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

HARTLEY CONTROLS CORPORATION
 2400 HOLLY ROAD
 NEENAH, WI 54956

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