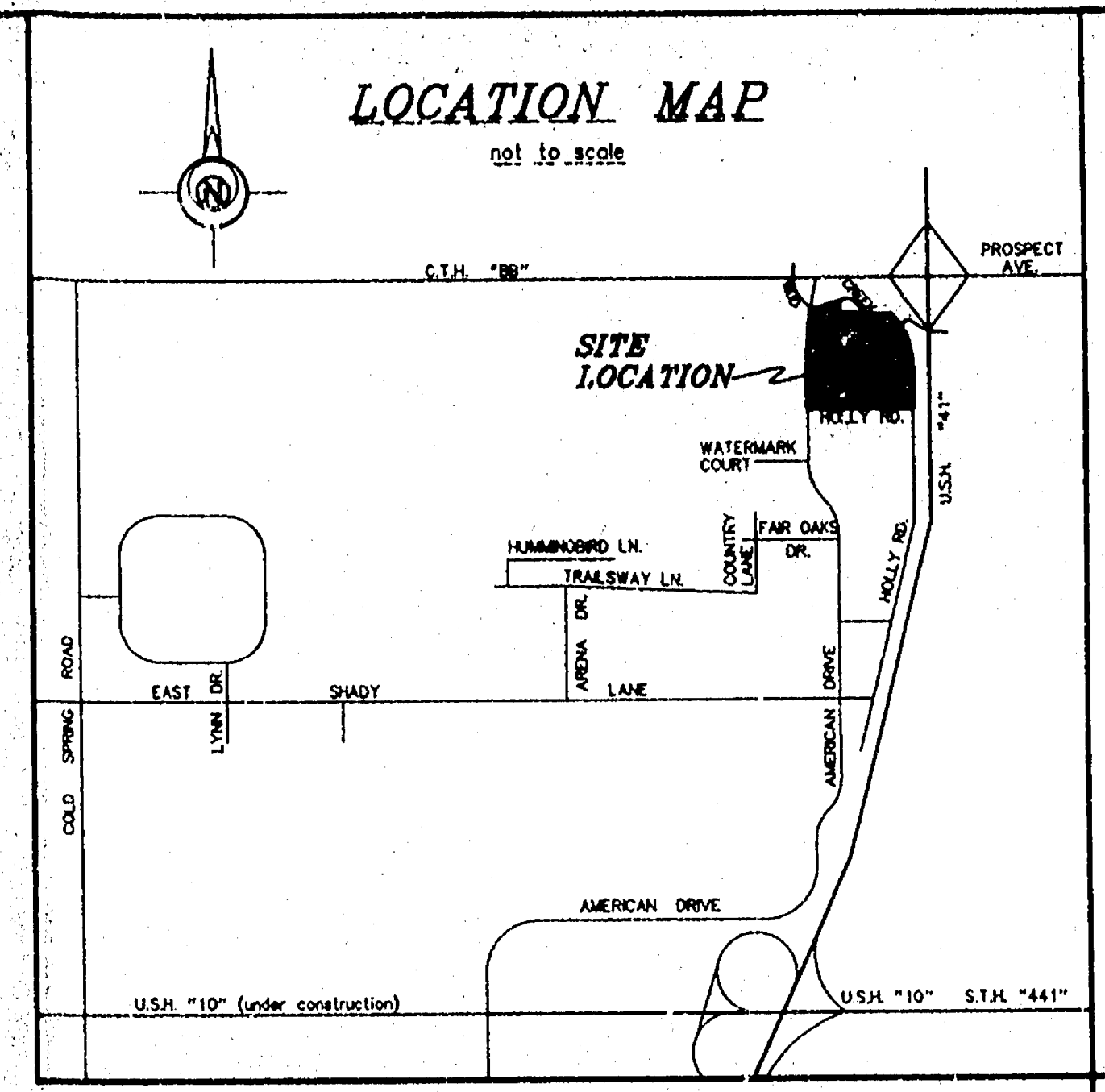


LEGEND	
1" x 24" IRON PIPE SET	UNDERGROUND GAS
1-1/4" x 30" REBAR SET	UNDERGROUND CABLE TV
CHEELED "X" SET	EXIST. FENCE LINE
3/4" REBAR FOUND	EXIST. HORSE
1" IRON PIPE FOUND	POWER POLE
1-1/4" REBAR FOUND	POWER POLE W/ GUY WIRE
2" IRON PIPE FOUND	LIGHT POLE
CHEELED "X" FOUND	TELEPHONE OR ELECTRIC PEDESTAL
GOVERNMENT CORNER	TEL. BOX
CONTOUR W/ ELEVATION	OV. W/ VV
SOIL BORING	YARD DRAIN
CONCRETE TREE	EXIST. SAN. SEWER
WOODS LINE	EXIST. ST. SEWER
OVERHEAD POWER LINES	EXIST. WATER MAIN
UNDERGROUND ELECTRIC	EXIST. SPOT ELEVATION
UNDERGROUND TELEPHONE	FT. = 800.00
	TC 832.00
	TOP OF CURB



DESCRIPTION
(Parcel "A")

Part of Lot 1 of Certified Survey Map 1267 recorded in Volume 1 of Survey Maps on page 1267 as Document #613316, all of Lot 3 of Certified Survey Map 1375 recorded in Volume 1 of Survey Maps on page 1375 as Document #628532, all of Vacated Holly Road and part of the Fractional Northeast 1/4 all located in Section 4, Town 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin described as follows:

Commencing at the North 1/4 corner of said Section 4; thence along the North line of the Fractional Northeast 1/4 of said Section 4, North 88 degrees 53 minutes 53 seconds East, 1711.35 feet; thence South 00 degrees 47 minutes 07 seconds East, 253.90 feet (previously recorded as 258.00 feet) to the point of beginning; thence North 88 degrees 53 minutes 53 seconds East, 86.00 feet (previously recorded as North 88 degrees 54 minutes 40 seconds East); thence South 00 degrees 48 minutes 49 seconds East, 211.93 feet (previously recorded as South 00 degrees 44 minutes 40 seconds East, 223.60 feet); thence North 88 degrees 47 minutes 18 seconds East, 240.20 feet (previously recorded as South 88 degrees 14 minutes 00 seconds East); thence the following calls are along the Westerly right-of-way of U.S.H. "41" (previously recorded as South 00 degrees 46 minutes 10.00 feet (previously recorded as South 00 degrees 14 minutes 40 seconds East); thence North 88 degrees 47 minutes 18 seconds East, 227.22 feet; thence South 28 degrees 21 minutes 40 seconds East, 474.64 feet; thence South 11 degrees 39 minutes 03 seconds East, 381.97 feet; thence South 88 degrees 58 minutes 05 seconds West, 50.00 feet; thence South 22 degrees 27 minutes 30 seconds East, 55.88 feet; thence 447.09 feet along the arc of a curve to the right having a radius of 5594.65 feet and a chord of 447.48 feet that bears South 03 degrees 08 minutes 19.0 seconds East; thence South 00 degrees 48 minutes 48 seconds East, 244.69 feet; to a point hereinafter referred to as Point "A" and ending calls along the Westerly right-of-way of said U.S.H. "41"; thence along the North right-of-way of Holly Road, South 88 degrees 44 minutes 21 seconds West, 1227.89 feet; thence the following calls are along the Easterly right-of-way of American Drive, North 00 degrees 48 minutes 03 seconds East, 641.79 feet; thence North 00 degrees 48 minutes 18 seconds West, 233.78 feet; thence 408.37 feet along the arc of a curve to the right having a radius of 5599.55 feet and a chord of 408.18 feet that bears North 01 degree 18 minutes 02.8 seconds East; thence North 09 degrees 13 minutes 37 seconds East, 195.64 feet; thence North 03 degrees 21 minutes 23 seconds East, 40.90 feet ending calls along the Easterly right-of-way of said American Drive; thence along the centerline of Mud Creek, South 48 degrees 55 minutes 21 seconds East, 55.40 feet (previously recorded as South 62 degrees 23 minutes 34 seconds East); thence continuing along the centerline of said Mud Creek, North 88 degrees 19 minutes 43 seconds East, 299.30 feet (previously recorded as North 87 degrees 31 minutes 40 seconds East) to the point of beginning, containing 43.719 acres (1,903,582 square feet). Subject to all easements and restrictions of record.

AND ALSO:
(Parcel "B")

Commencing at the aforesaid Point "A"; thence along the Westerly right-of-way of U.S.H. "41" South 00 degrees 48 minutes 48 seconds East, 46.00 feet to the point of beginning; thence continuing along the Westerly right-of-way of said U.S.H. "41" South 00 degrees 48 minutes 48 seconds East, 10.00 feet; thence South 88 degrees 44 minutes 21 seconds West, 259.08 feet; thence North 00 degrees 43 minutes 00 seconds West, 10.00 feet; thence along the North right-of-way of Holly Road, North 88 degrees 44 minutes 21 seconds East, 959.95 feet to the point of beginning, containing 0.220 acres (9,599 square feet). Subject to all easements and restrictions of record.

CERTIFICATION

This is to certify to

Pierce Manufacturing Inc.,
Bank of America Trust and Savings Association, Its Successors and/or Its Assigns
and
First American Title Insurance of the Midwest

that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992 and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, as defined therein and includes items 1, 2, 3, 4, 6, 7b1, 7c, B, 10, 11 and 13 of Table A thereof.

Daniel W. Noel FEA 24, 1998
Daniel W. Noel S-1786 Date

ITEM 3

This property is located in Zone A-3 Zone B and Zone C per Flood Insurance Rate Map for Winnebago County, Wisconsin Community Plate No. 550537 0050 C, Dated July 23, 1982.

100-Year flood elevation = 742.7
500-Year flood elevation = 746.0

ITEM 4

Property contains 1,913,461 square feet / 43.939 acres

ITEM 6

This property is zoned M-2 (Heavy Industrial District)
Basic District Standards (Zoning M-2)

(a) Building.

(1) Height -- Maximum -- None

(b) Yards.

(1) Street -- Minimum -- 30 feet
(2) Rear -- Minimum -- 25 feet
(3) Side -- Minimum -- 25 feet one side; 10 feet other side
(4) Shore -- Minimum -- 75 feet

(c) Parking Requirements.

(1) One (1) stall for each Two (2) employees during any Twelve (12) hour period.
(2) Each parking space shall be not less than nine (9) feet in width and not less than one hundred eighty (180) feet in area exclusive of the space required for ingress and egress.

NOTE: Property is in a Proposed Airport Overlay District (Possibly going into affect September of 1996) per Winnebago County Zoning Office. No existing structure meets nor exceeds allowable maximum elevation for Proposed Airport Overlay District.

ITEM 11

Utility locations shown are based on actual field location and/or mapping from the respective utility companies, therefore the locations shown on this drawing cannot be guaranteed. Contact Diggers Hotline prior to construction.

NOTE: Wisconsin Bell Easement per Document #648320 does not affect this property.

ALTA / ACSM LAND TITLE SURVEY

Part of Lot 1 of Certified Survey Map 1267 recorded in Volume 1 of Survey Maps on page 1267 as Document #613316
all of Lot 3 of Certified Survey Map 1375 recorded in Volume 1 of Survey Maps on page 1375 as Document #628532
all of Vacated Holly Road and part of the Fractional Northeast 1/4 all located in
Section 4, Town 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin

Survey for:
PIERCE MANUFACTURING INC.

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

WISCONSIN
LAND SURVEYOR
DANIEL W. NOEL
S-1786
APPLETON, WIS.

NO.	DATE	REVISION	APPROVED
1	8/17/98	ADDED PARCEL B	
2	8/17/98	ADDED PARCEL B	
3	8/23/98	UPDATE	

FIELD	DATE	TIME
1	8/17/98	9:18/98
2	8/17/98	9:18/98
3	8/23/98	9:18/98

DRAWING NO.
269-409b