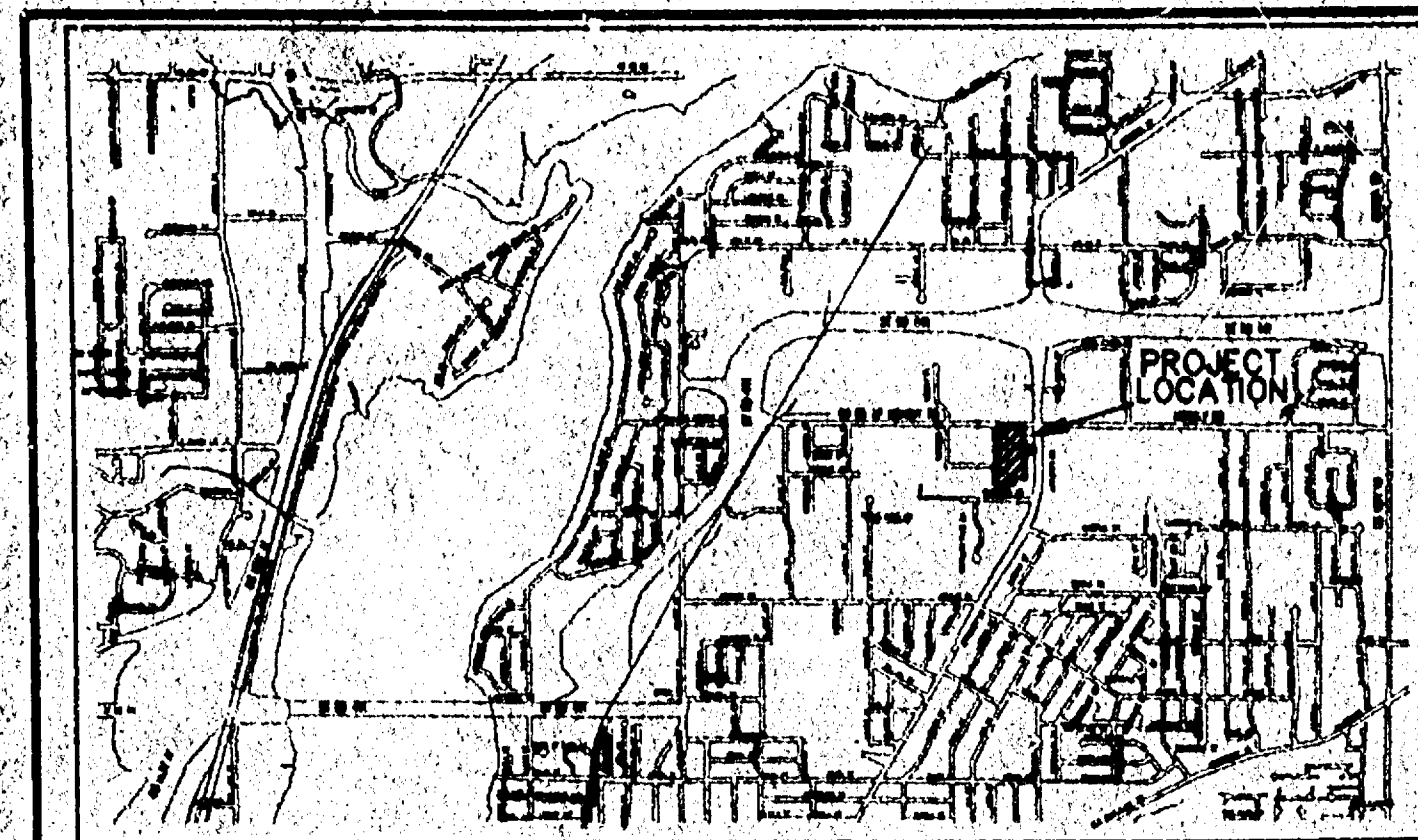




LOCATION MAP

ZONING CODES

(a) Design Standards:

- (1) General Standards:
 (A) Minimum front yard setback: thirty (30) feet.
 (B) Minimum side yard setback: twenty-five (25) feet.
 (C) Minimum rear yard setback: twenty-five (25) feet.
 (D) Maximum building height: thirty (30) feet.
 (E) Maximum lot coverage of buildings shall not exceed sixty percent (60%).

LEGEND

- CERTIFIED LAND CORNER
 WINNEBAGO COUNTY
 ○ — 3/4" X 24" ROUND IRON REBAR
 WEIGHING 1.5 LBS./LINEAL FT. SET
 × — 1 1/4" ROUND STEEL REBAR FOUND
 ● — 3/4" ROUND STEEL REBAR FOUND
 — 1" PIPE FOUND
 — UNDERGROUND ELECTRIC
 — UNDERGROUND TELEPHONE
 — UNDERGROUND GAS
 ○ — MANHOLE
 □ — HYDRANT
 □ — POWER POLE
 ○ — LIGHT POLE
 — ANCHOR
 — CATCH BASIN
 — TELEPHONE PEDESTAL
 — EXISTING CURB & GUTTER
 — MONITORING WELL
 — FENCE LINE
 W.M. — WATER MAIN
 S.T. — STORM SEWER
 S.A. — SANITARY SEWER
 O.H.E. — OVERHEAD ELECTRICAL

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR S89°37'08"W.

CURVE DATA	CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARINGS
1	1700.08'	04°52'43"	S01°18'00"W	144.71'	144.76'	24.42'	S01°11'22"E S03°41'21"W
2	50.00'	27°59'00"	S74°39'31"W	24.18'	24.18'	24.42'	S80°40'01"E S88°39'01"W

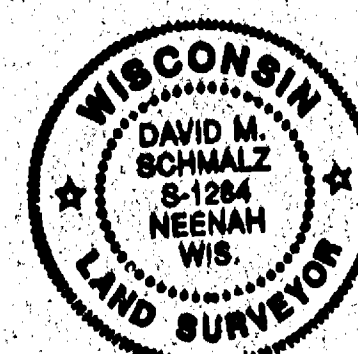
CERTIFICATION

This is to certify to SUPERVALU Holdings INC. (a Missouri Corporation), and First American Title Insurance Company that I have surveyed the property described above (the "Property") according to the requirements for land surveyors in the State of Wisconsin; that this survey was made on the ground according to the field notes and notes shown on this survey; and that this survey is a true representation of the Property and correctly shows the size, location and the exterior boundaries of the Property. The survey also correctly shows by document number all recorded easements described in the commitment for title insurance issued by Evans Title Insurance Company No. 061788, with effective date of November 12th, 1998. Adequate ingress to and egress from the Property is provided by Midway Road (S.T.H. 47), which are paved and dedicated public rights-of-way maintained by Winnebago County, City of Menasha, and State of Wisconsin.

I further certify that a map or plot and the survey on which it is based were made (i) in accordance with the Minimum Standards for ALTA/ACSM Land and Title Surveys jointly established and adopted by the ALTA/ACSM in 1997 and includes the items 1 thru 11, 13 & 15 Tab A; and (ii) pursuant to the accuracy standards (as adopted by ALTA and ACSM and in effect on this date of certification) of an Urban Survey.

Dated: 2-18-99

David M. Schmalz
 Registered Land Surveyor
 Registration No. 1284



NOTE: UNDERGROUND UTILITY INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ACTUAL FIELD LOCATIONS AND/OR MAPPING FROM RESPECTIVE UTILITY COMPANIES. THEREFORE THE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATIONS.

LEGAL DESCRIPTION: A part of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin, containing 5.146 acres of land and described as follows:
 Commencing at the Northeast corner of said Section 11; Thence S89°37'08"W (recorded as S89°40'W), 210.00 feet along the North line of said Northeast 1/4; Thence S01°11'22"E, 32.83 feet (recorded as S0°36'1", 33.00 feet) to the South right-of-way line of Midway Road and the Northwest corner of land described in Document No. 1021159; Thence continuing S01°11'22"E (recorded as S01°39'E), 300.00 feet along the West line of said described lands to the Southwest corner thereof; Thence N89°40'00"E, 150.00 feet along the South line of said described lands to the Southeast corner thereof; Thence S01°11'22"E, 88.34 feet (recorded as S01°39'E, 80.80 feet) along the West right-of-way line of Appleton Road (S.T.H. 47) to the Northeast corner of land described in Volume 864 of Deeds on page 210; Thence S89°40'00"W, 150.00 feet along the North line of said described lands to the Northwest corner thereof; Thence S01°11'22"E (recorded as S01°39'E), 242.80 feet along the West line of said described lands and its extension Southerly to the start of a 1700.08 foot radius curve to the right; Thence 144.76 feet (recorded as 144.87 feet) along the arc of said curve having a 144.71 foot radius which bears S01°18'00"W to the Northwest corner of land described in Document No. 705622 as evidenced and occupied and to a found 1" diameter iron pipe; Thence N89°40'00"E, 150.65 feet (recorded as S89°40'W, 151.00 feet) along the North line of said described lands as evidenced and occupied to a found 1" diameter iron pipe and the start of a 50.00 foot radius curve to the right; Thence 24.92 feet along the arc of said curve having a 24.18 foot chord which bears S74°39'31"W and to a found 1" diameter iron pipe; Thence S00°50'01"E, 80.22 feet (recorded as S01°39'E, 80.00 feet) along the West line of said described lands as evidenced and occupied to the Southwest corner thereof and to a found 1" diameter iron pipe; Thence S89°35'20"W, 283.68 feet (recorded as N89°35'20"W, 283.68 feet); Thence N00°18'30"W (recorded as N01°39'E), 245.85 feet to the South right-of-way line of Parkside Drive; Thence N89°40'00"E, 80.00 feet along said South line; Thence N00°18'30"W, 816.64 feet along the East right-of-way line of said Parkside Drive to the South right-of-way line of Midway Road; Thence N89°40'00"E, 361.18 feet along said South line to the Point of Beginning. Subject to all easements and restrictions of record.

