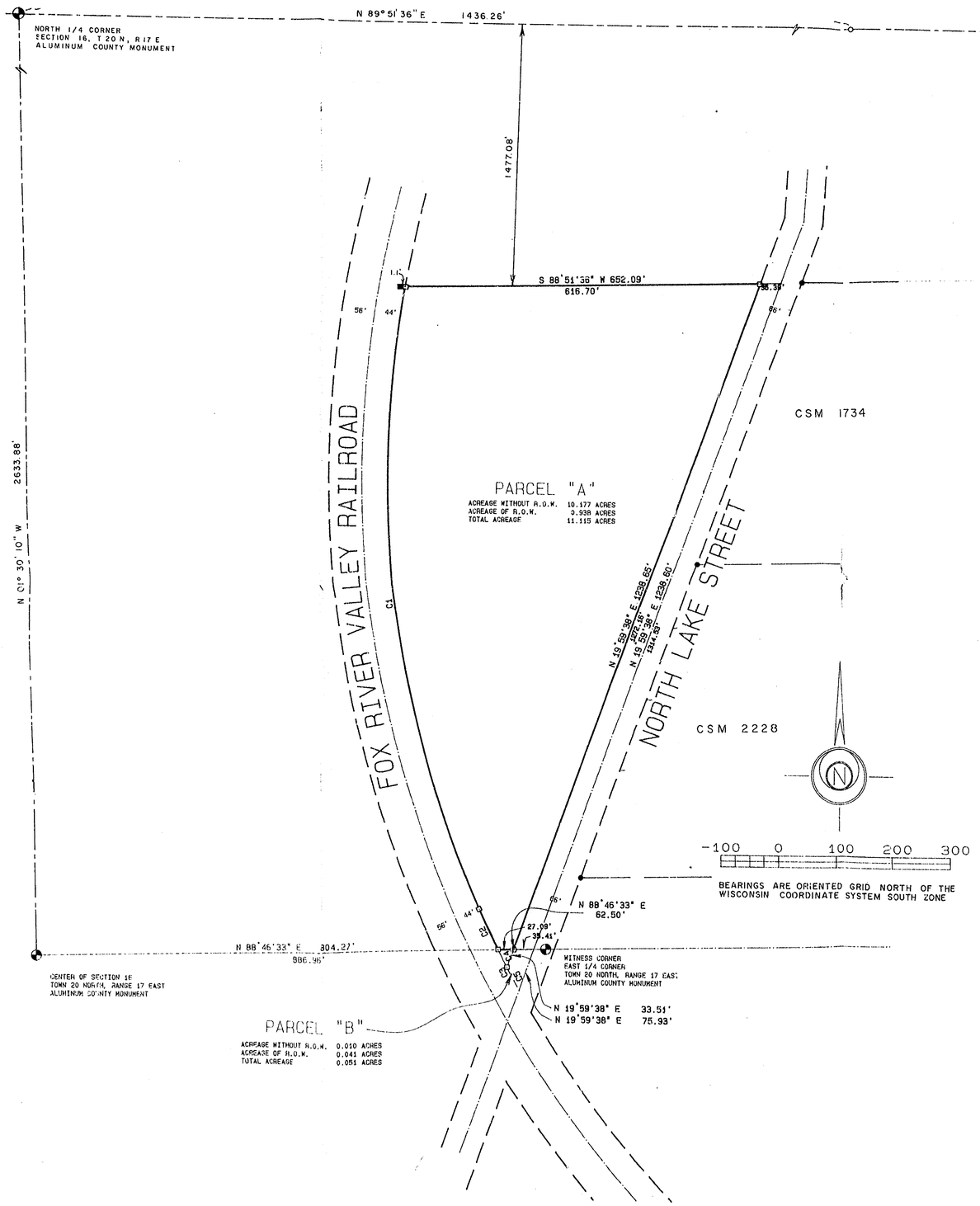

LEGAL DESCRIPTION OF PARCEL "A"

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 20 North , Range 17 East, Town of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at the Center of Section 16; thence North 88 degrees 46 minutes 15 seconds East, along the South line of the Southwest 1/4 of the Northeast 1/4 of Section 16, a distance of 804.27 feet, to the easterly right-of-way line of the Fox River Valley Railroad, and also being the point of beginning; thence continuing North 88 degrees 46 minutes 33 seconds East, a distance of 62.50 feet, to the centerline of North Lake Street; thence North 19 degrees 59 minutes 38 seconds East, along said centerline, a distance of 1238.60 feet; thence South 88 degrees 51 minutes 36 seconds West, a distance of 652.09 feet, to the easterly right-of-way line of the Fox River Valley Railroad; thence Southeasterly along said right-of-way, a distance of 1105.94 feet, along the arc of a 1898.44 foot radius curve, having a chord of South 07 degrees 01 minutes 21 seconds East, 1090.37 feet; thence continuing along said right-of-way, a distance of 77.37 feet, along the arc of a 1746.73 foot radius curve, having a chord of South 24 degrees 58 minutes 49 Seconds East, 77.36 feet, to the point of beginning.

Said parcel contains 11.115 acres of land and is subject to all easements and restrictions of record.

LEGAL DESCRIPTION OF PARCEL "B"

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at the Center of Section 16; thence North 88 degrees 46 minutes 15 seconds East, along the North line of the Northwest 1/4 of the Southeast 1/4 of Section 16, a distance of 804.27 feet, to the easterly right-of-way line of the Fox River Valley Railroad, and also being the point of beginning; thence Southeasterly along said right-of-way, a distance of 78.98 feet, along the arc of a 1746.73 foot radius curve, having a chord of South 27 degrees 32 minutes 40 seconds East, 78.97 feet, to the centerline of North Lake Street; thence North 19 degrees 59 minutes 38 seconds East, along said centerline, a distance of 75.93 feet; thence South 88 degrees 46 minutes 33 West, along the North line of said Southeast 1/4, a distance of 62.50 feet, to the point of beginning.

Said parcel contains 0.051 acres of land and is subject to all easements and restrictions of record.

Curve No.	Radius	Delta	Length	Tan Brg In:	Chord	Tan Brg Out:
1	1898.44	033 22 40.0	1105.94	N 23 42 41.0 W	S 7 01 21.0 E 1090.37	N 9 39 59.0 E
2	1746.73	002 32 16.0	77.37	N 26 14 57.0 W	S 24 58 49.0 E 77.36	N 23 42 41.0 W
3	1746.73	002 35 26.0	78.98	N 28 50 23.0 W	S 27 32 40.0 E 78.97	N 26 14 57.0 W
4	1746.73	001 08 10.0	34.64	N 27 23 07.0 W	S 26 49 02.0 E 34.64	N 26 14 57.0 W
5	1746.73	001 27 16.0	44.34	N 28 50 23.0 W	S 28 06 45.0 E 44.34	N 27 23 07.0 W

LEGEND

- ● 3/4" REBAR FOUND
- ■ 1" IRON PIPE FOUND
- □ 1" x 24" IRON PIPE SET
- ○ 1-1/4" REBAR FOUND

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed this property and this map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owner of the property, and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof; and as to them I hereby certify that said survey and map were made in accordance with acceptable Professional Standards and that the information contained thereon is, to the best of my knowledge, information and belief a true and accurate representation thereof.

July 15, 1991 James E. Smith

Date: Wisconsin Registered Land Surveyor

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

WISCONSIN JAMES E. SMITH S-1200 APPLETON WIS. LAND SURVEYOR

NO	DATE	REVISION	DRAWN BY	CHECKED	APPROVED

PLAT OF SURVEY

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 SECTION 16, TOWN 20 NORTH, RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SURVEY FOR: ASSOCIATED BANK TRUST DEPT.
101 W. WISCONSIN AVE
NEENAH, WI 54956

FIELD BK	PAGE	SCALE	DATE	DSK	COMP FILE
100	43	1" = 400'		207	269194d

DRAWING NO. 269 - 194 0

Sec. 16 T20N R17E