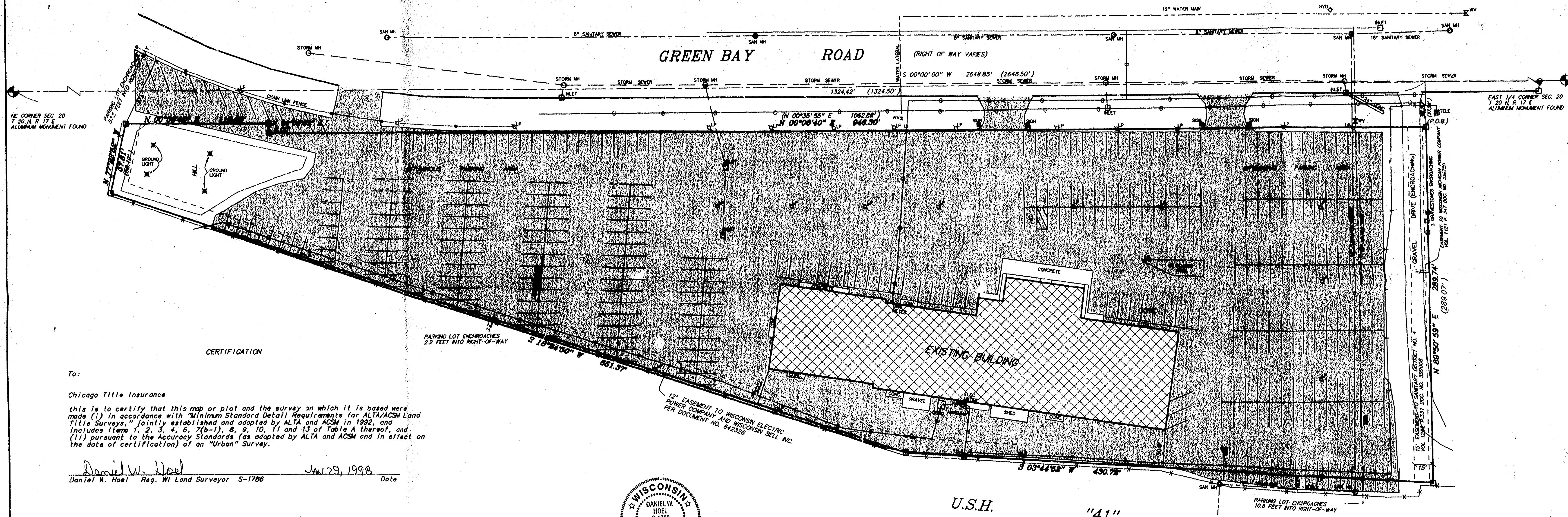


BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE NORTHEAST 1/4, SECTION 20,  
ASSUMED TO BEAR S 00°00'00" W

1" = 40'  
0 40 80  
SCALE IN FEET



CERTIFICATION

To:

Chicago Title Insurance

this is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1, 2, 3, 4, 6, 7(b-1), 8, 9, 10, 11 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of certification) of an "Urban" Survey.

Daniel W. Hoel  
Daniel W. Hoel Reg. WI Land Surveyor S-1786

JAN 29, 1998  
Date

ITEM-3:

Property is not located in a Flood Hazard Area as per FEMA Flood Insurance Rate Map for the Town of Menasha, Winnebago County, Wisconsin, Community-Panel No. 550537 0050 B, Date February 4, 1981.

ITEM-4:

Property contains 219,707 square feet/ 5.044 acres.

ITEM-6:

Property and surrounding property is zoned M-2 (Heavy Industrial)

Building Setbacks per Winnebago County Zoning Ordinance

Minimum street - 25 feet  
Minimum side - 7 feet (one side) 10 yard (other side)  
Minimum rear - 25 feet  
Maximum height - none

ITEM-9:

348 Regular parking spaces  
1 Handicap parking spaces

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.



#### LEGAL DESCRIPTION

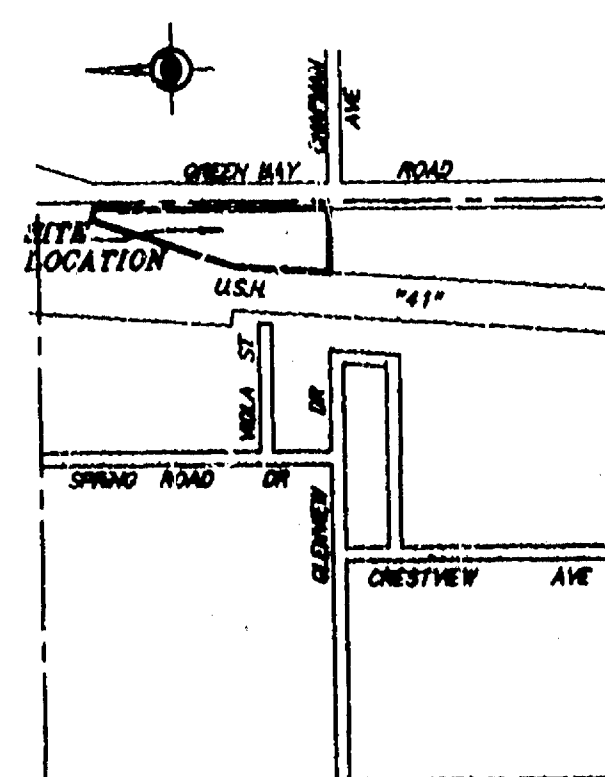
That part of the Northeast 1/4 of the Northeast 1/4 of Section 20, Town 20 North, Range 17 East, in the Town of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 20; thence South 00 degrees 00 minutes 00 seconds West along the East line of said Section 20, a distance of 1324.42 feet (recorded as 1324.50 feet), to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 20; thence South 89 degrees 50 minutes 59 seconds West, along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 20, a distance of 36.57 feet (recorded as 37.24 feet) to the West line of Green Bay Road, the place of beginning; thence North 00 degrees 06 minutes 40 seconds East, along the West line of said road, 946.30 feet (recorded as North 00 degrees 35 minutes 55 seconds East, 1062.88 feet); thence North 90 degrees 00 minutes 00 seconds East, along the West line of said road, 8.00 feet; thence North 00 degrees 06 minutes 40 seconds East, along the West line of said road, 116.80 feet to the East right-of-way line of U.S.H. No. 41; thence North 77 degrees 22 minutes 52 seconds West, along the East right-of-way line of said highway, 430.72 feet to the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 20; thence North 89 degrees 50 minutes 59 seconds East, along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 20, a distance of 289.74 feet (recorded as 289.07 feet) to the point of beginning, containing 219,707 square feet (5.044 acres) subject to all easements and restrictions of record.

U.S.H.

"41"

#### VICINITY MAP



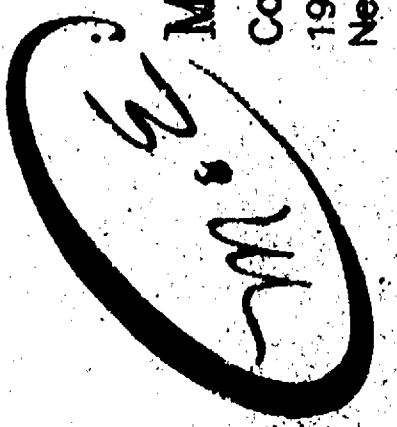
#### LEGEND

- 1" x 24" IRON PIPE SET
- 1-1/4" x 30" REBAR SET
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- RAILROAD SPIKE FOUND
- CHISELED "Y" FOUND
- CONCRETE CORNER
- CONTOUR W/ ELEVATION
- SOL BORING
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- EXIST. HYDRANT
- POWER POLE
- POWER POLE W/ GUY WIRE
- LIGHT POLE
- TELE. ELEC.
- GAS OR WATER VALVE
- EXIST. MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- EXIST. SPOT ELEVATION
- FIRST FLOOR = 800.00
- TOP OF CURB

## ALTA / ACSM LAND TITLE SURVEY

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

SURVEY FOR MENASHA MENASHA FORD  
P.O. BOX 496  
MENASHA, WI 54956



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

DATE	BY	DATE	BY

FIELD	DATE	FILE

269-1826

Sec 20 T20 R17