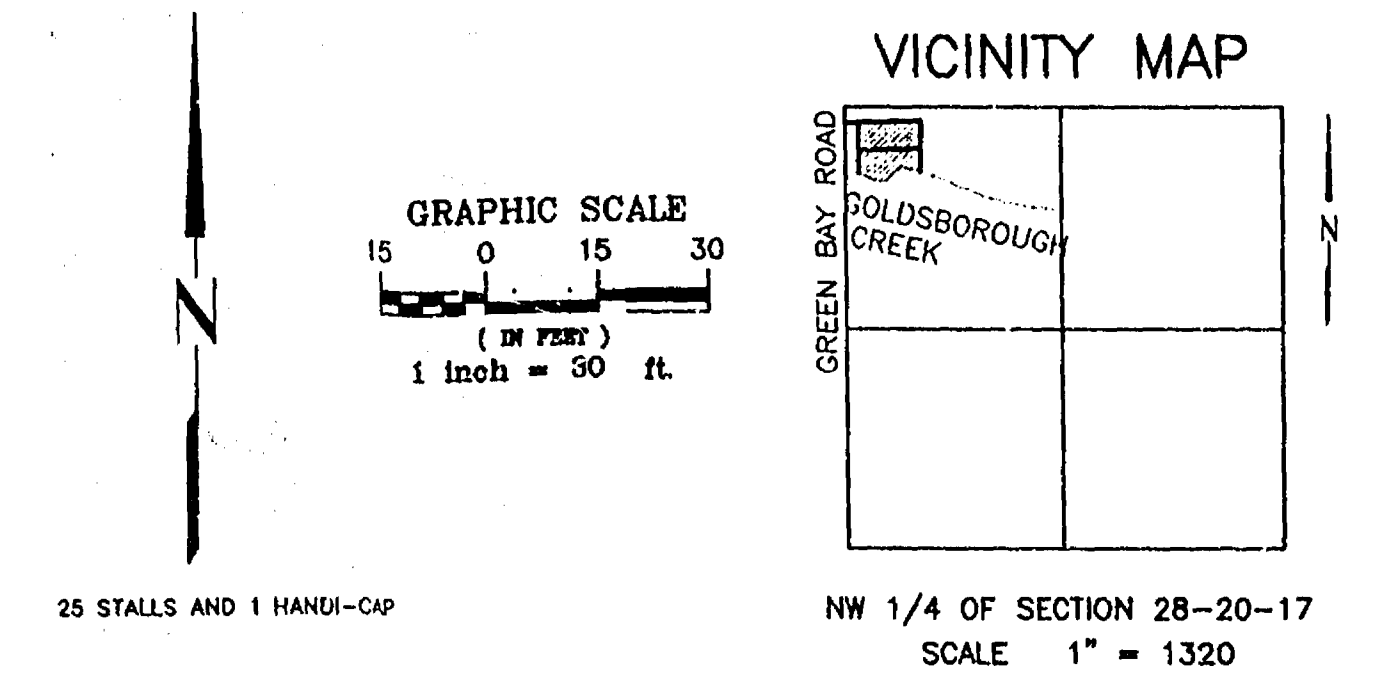


ALTA / ACSM LAND TITLE SURVEY



TOTAL ACREAGE
74,473 SQ. FT.
1.7096 ACRES

BEARINGS ARE REFERENCED TO
THE WEST LINE OF THE NORTHWEST
1/4 OF SECTION 28, ASSUMED TO
BEAR N00°28'40" W.

PREPARED BY:
BONESTROO, ROSENE, ANDERLIK & ASSOCIATES
1516 W. MEQUON ROAD
MEQUON, WI 53092
OFFICE 414-241-4466
FAX 414-241-4901
E-MAIL: BRAAWI@EXEPC.COM

OWNER:
RAL - YIELD & EQUITIES IV

PREPARED FOR:
GREAT LAKES INVESTORS
LIMITED LIABILITY COMPANY

ALTA/ACSM LAND TITLE SURVEY

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 28, TOWN 20 NORTH, RANGE 17 EAST,
CITY OF NEENAH, WINNEBAGO COUNTY,
STATE OF WISCONSIN.

LEGAL DESCRIPTION

LOT 1 ACCORDING TO CERTIFIED SURVEY MAP NO. 1710 FILED IN VOLUME 1 OF
CERTIFIED SURVEY MAPS ON PAGE 1710 AS DOCUMENT NO. 680587; BEING A PART
OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, T20N, R17E, IN
THE SEVENTH WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING
THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND, W2:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 28; THENCE SOUTH 00°28'40" EAST
(S0°40'00"E), ALONG THE SECTION LINE, 1969.85 FEET TO A POINT 16.66 FEET WEST OF THE
CENTER LINE OF SOUTH GREEN BAY ROAD AND 653.50 FEET SOUTH OF THE NORTHWEST
CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE
NORTH 88°56'09" EAST, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF
THE NORTHWEST 1/4, 89.21 FEET TO THE EAST LINE OF SOUTH GREEN BAY ROAD,
THE PLACE OF BEGINNING; THENCE CONTINUING ON SAID LINE NORTH 88°56'09" EAST,
222.78 FEET; THENCE SOUTH 00°24'09" WEST, 180.70 FEET, MORE OR LESS, TO THE
SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88°56'09" WEST, 219.76 FEET TO A POINT
ON THE EAST LINE OF SOUTH GREEN BAY ROAD; THENCE NORTH 00°33'17" WEST, ALONG
THE EAST LINE OF SOUTH GREEN BAY ROAD, 180.65 FEET, TO THE PLACE OF BEGINNING.

THAT PART OF LOT 1 ACCORDING TO CERTIFIED SURVEY MAP NO. 1710 FILED IN
VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 1710 AS DOCUMENT NO. 680587;
BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28,
T20N, R17E, IN THE SEVENTH WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN,
DESCRIBED AS FOLLOWS, W2:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 28; THENCE SOUTH 00°28'40" EAST
(S0°40'00"E), ALONG THE SECTION LINE, 1969.85 FEET TO A POINT 16.66 FEET WEST OF THE
CENTER LINE OF SOUTH GREEN BAY ROAD AND 653.50 FEET SOUTH OF THE NORTHWEST
CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE
NORTH 88°56'09" EAST, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF
THE NORTHWEST 1/4, 89.21 FEET TO THE EAST LINE OF SOUTH GREEN BAY ROAD,
THE PLACE OF BEGINNING; THENCE CONTINUING ON SAID LINE NORTH 88°56'09" EAST,
222.78 FEET; THENCE SOUTH 00°24'09" WEST, 180.70 FEET, MORE OR LESS, TO THE
SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88°56'09" WEST, 219.76 FEET TO A POINT
ON THE EAST LINE OF SOUTH GREEN BAY ROAD; THENCE NORTH 00°33'17" WEST, ALONG
THE EAST LINE OF SOUTH GREEN BAY ROAD, 180.65 FEET, TO THE PLACE OF BEGINNING.

NOTE:

(S 00°40'00" E) IS PER COMMITMENT PROVIDED. RECORDED C.S.M. HAS S00°28'40"E
SURVEYORS STATEMENT

I hereby certify to St. Francis Bank, F.S.B., its successors
and/or assigns that the survey was made on the ground under my supervision from
a Certified Survey Map, recorded as Map No. 1710 on May 21, 1987 in Vol. 1
of C.S.M. on page 1710, as Document No. 680587, and that the angular
and linear measurements and all other matters shown hereon are correct to the
best of my professional belief. I further certify that this survey made under my
supervision on July 25, 1998, correctly shows the total area of the
property in acres and in square feet, the dimensions and location of improvements,
walkways, paved areas, and parking areas; other matters on the ground which may
adversely affect title to the subject property; the relation of buildings and other
structures to the property lines of the land indicated hereon; the location of visible
and recorded easements and other matters of record affecting the subject property,
included in title report dated June 3, 1998.
I further certify that there are no encroachments of adjoining buildings or structures
onto said land nor overlap of buildings or structures from said land other than as
shown; that ingress and egress to the subject property is provided by
Green Bay Road, as shown on the survey, the same being paved, dedicated public
rights of way as disclosed per title report provided; that the location of all improvements
on the subject property is in accord with applicable zoning laws regulating the use of the
subject property and with applicable laws containing minimum setback provisions and
covenants and restriction of record, as disclosed per title report provided, except as
shown on the survey. As can be determined by a visual examination of the surface and
above ground facilities, the property does not serve any adjoining property for drainage,
utilities, and ingress or egress;
and that the property is not in a floodplain (as shown by Map No. 550509 0001
dated JANUARY 2, 1981); this survey is made in accordance with "Minimum
Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established by
ALTA and ACSM in 1997, and includes items 1,2,3,4,6,7(a),7(b),8,9,10,11,13
of Table A thereof and meets the accuracy and requirements of an Urban Survey,
as defined therein, with accuracy and precision requirements modified to meet current
minimum angular and linear tolerance requirements of the State in which the subject
property is located.

Date: October 14, 1998 Surveyor: Allen J. Schneider
License No. 7146
ALLEN J. SCHNEIDER
S-2104
Grounds
WI
LAND SURVEYOR

N.W. CORNER OF SECTION 28

SECTION LINE
S0°28'40"E
COMMITMENT PROVIDED (S0°28'40"E)

GREEN BAY ROAD

WEST 1/4 CORNER OF SECTION 28

UNPLATTED LANDS

N88°56'09"E 413.78

S88°56'09"W 410.76

LOT 2
CSM #1710

Notes corresponding to Schedule B items per Title Commitment No.
937457, dated June 3, 1998 and No. 937469, dated June 3, 1998.

- ⑩ SURVEYOR'S ACCESS OVER THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, T20N, R17E, IN THE SEVENTH WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, ON MAY 21, 1987 AS DOCUMENT NO. 680587.
- ⑪ SEWER AND WATER EASEMENT TO THE CITY OF NEENAH OVER THE SOUTHWEST 1/4 OF SECTION 28, T20N, R17E, IN THE SEVENTH WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, ON MAY 21, 1987 AS DOCUMENT NO. 680587.
- ⑫ DECLARATION AND GRANT OF EASEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN RAL ASSET MANAGEMENT GROUP, A GENERAL PARTNERSHIP (P) AND WILLIAM D. LEWIS AND WILLIAM L. LAMSON DATED MAY 31, 1987 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON MAY 21, 1987 AS DOCUMENT NO. 680587.
- ⑬ EASEMENT CONTAINED IN INSTRUMENT SUBSCRIBED BY RAL ASSET MANAGEMENT GROUP, A GENERAL PARTNERSHIP (P) AND WILLIAM D. LEWIS AND WILLIAM L. LAMSON DATED MAY 31, 1987 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON MAY 21, 1987 AS DOCUMENT NO. 680587.

ZONING DISTRICT DATA

AS TAKEN FROM CITY OF NEENAH
ZONING CODE AND PLANNING DEPT. STAFF

DISTRICT C-1
NAME GENERAL COMMERCIAL
SETBACKS FRONT 10 FEET
SIDE NONE
REAR 10 FEET

BUILDING HEIGHT 45 FEET

BUILDING-AS %
LOT COVERAGE MAX. 30 %
PARKING-RETAIL STORES 1 SPACE FOR EACH
200 SQUARE FEET OF PUBLICLY USED FLOOR SPACE

SYMBOLS LEGEND

- | | | |
|--------------------|-----|--------------------------|
| HYDRANT | ① | OPEN GRATE STORM SEWER |
| LIGHT POLE | ③ | SANITARY MANHOLE |
| GAS VALVE | + | SIGN |
| UTILITY POLE | □ | ELECTRIC PEDESTAL |
| STORM SEWER INLET | —○— | GAS SERVICE |
| WATER VALVE | —e— | MARKED ELECTRIC SERVICE |
| GUY WIRE | —T— | MARKED TELEPHONE SERVICE |
| BOLLARD(POST) | —W— | WATER SERVICE |
| TELEPHONE PEDESTAL | —○— | CHAIN-LINK FENCE |

MONUMENTATION

- FOUND 1" IRON PIPE
 - SET 1" X 24" IRON PIPE
WEIGHING 1.13 LBS./LINEAL FOOT
- RECORDED AS ()

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY
IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE SURVEYING PROFESSION.
THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE LOCATION OF THE
UTILITIES SINCE THE SURVEY WAS COMPLETED. THE SURVEYOR HAS NOT BEEN ADVISED
OF ANY CHANGES IN THE LOCATION OF THE UTILITIES SINCE THE SURVEY WAS COMPLETED.
THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE LOCATION OF THE
UTILITIES SINCE THE SURVEY WAS COMPLETED.

ALTA/ACSM LAND TITLE SURVEY
612 S. GREEN BAY ROAD
CITY OF NEENAH
WINNEBAGO COUNTY, WISC.

808-98-801
SHEET 1 OF 1

CITY OF NEENAH SEC 28 T20N R17E