

VICINITY MAP

RECORD LEGAL DESCRIPTION

Parcel 1
Lot 1, Certified Survey Map No. 3364 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on February 14, 1996, in Volume 1, on Page 3364, as Document No. 927218, being part of Lot 1, Certified Survey Map No. 2052, Volume 1 of Certified Survey Maps on Page 2052, being part of the Northeast Quarter of the Southeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 29, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

Parcel 2
Easement for the benefit of Parcel 1 created by instrument executed by and between Shopko Stores, Inc. and Neenah Associates Limited Partnership dated September 11, 1989 and recorded on October 12, 1989 as Document No. 731618 for reciprocal easement purposes including, but not limited to, pedestrian and vehicular ingress, egress, parking, passage, and traffic for and for utilities in, over, upon, across and through the subject premises.

SURVEYED LEGAL DESCRIPTION

All of Lot 1 according to Certified Survey Map filed in Volume 1 of Certified Survey Maps on Page 2052 as Document No. 728731, except Lot 2 of Certified Survey Map 3364; being a part of the Northeast Quarter of the Southeast Quarter and a part of the Southeast Quarter of the Northeast Quarter of Section 29 Township 20 North, Range 17 East in the 4th Principal Meridian, Seventh Ward, City of Neenah, Winnebago County, Wisconsin, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, a chiseled "X" found, also being a point on the West right-of-way line of Green Bay Road; thence southerly S 03°04'48" E, on the said West right-of-way line, 371.90 feet, to a found 1" Pipe; thence westerly S 77°11'55" W, 240.06 feet, to a found 1" Pipe; thence southerly S 04°59'28" E, 149.23 feet, to a found 1" Pipe; thence easterly N 77°23'50" E, 123.70 feet, to a found 1" Pipe, also being a point on the northerly right-of-way line of Winneconne Avenue; thence southerly S 68°57'26" W, 405.05 feet, to a found #6 Rebar, also being a point on the said Northeast right-of-way line; thence southerly S 82°19'31" W, on the said Northeast right-of-way line, 66.49 feet, to a found Railroad Spike, also being a point on the said Northeast right-of-way line; thence northwesterly N 68°50'23" W, on the said Northeast right-of-way line, 66.73 feet, to a found #6 Rebar, also being a point of intersection of the East right-of-way line of United States Highway 41; thence northwesterly N 12°55'00" W, on the said East right-of-way line, 601.06 feet, to a 1" nail found, also being a point on the said East right-of-way line; thence easterly N 77°09'46" E, 155.26 feet, to a PK nail found; thence southeasterly S 12°52'49" E, 123.25 feet; thence northeasterly N 77°14'50" E, 170.41 feet, to a PK nail found; thence northwesterly N 12°51'44" W, 152.86 feet, to a PK nail found; thence easterly N 86°57'50" E, 247.66 feet, to a PK nail found; thence southerly S 03°10'21" E, 60.03 feet, to a PK nail found; thence northeasterly N 77°07'15" E, 163.37 feet, to the Point of Beginning for the described Lot 1.

Containing a total calculated area of 352,616 Sq. Ft., or 8.095 Ac., more or less.

And

That part of Lot 1 according to Certified Survey Map filed in Volume 1 of Certified Survey Maps on Page 2052 as Document No. 728731, except Lot 2 of Certified Survey Map 3364; being a part of the Northeast Quarter of the Southeast Quarter and a part of the Southeast Quarter of the Northeast Quarter of Section 29 Township 20 North, Range 17 East in the 4th Principal Meridian, Seventh Ward, City of Neenah, Winnebago County, Wisconsin, being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way line of Green Bay Road and the northerly right-of-way line of Winneconne Avenue, a found Capped Rebar; thence northeasterly N 33°20'25" E on said westerly right-of-way line, 14.72 feet, to a found 1" Pipe; thence southeasterly S 77°14'12" W, 53.82 feet, to a found 1" Pipe; thence southerly S 13°08'40" E, 14.34 feet, to a point on the northerly right-of-way line of Winneconne Avenue, also being a found 1" Pipe; thence easterly N 71°45'48" E, on said northerly right-of-way line, 43.32 feet, to the point of beginning for the described parcel.

Containing a total calculated area of 584 square feet, more or less.

SCHEDULE B ITEMS

Note: Schedule B Items as set forth in that certain Title Commitment Number 050833181-650 issued by First American Title Insurance Company with an effective date of January 21, 2002.

8. Limitations imposed upon ingress to and egress from the subject premises to U.S. Highway 41, including ramps and connection roads on the right-of-way thereof, as set forth in a finding, determination and declaration. Affects property but cannot be plotted because the limitations blankets property.

9. Restrictions contained in Warranty Deed in Volume 471 on Page 398 as Document No. 79093. Affects property but cannot be plotted because the Deed blankets the right-of-way of USH 41.

10. Restriction contained in Warranty Deed recorded in Volume 745 on Page 485. Affects property but cannot be plotted because Deed blankets property.

11. Restriction contained in Quit Claim Deed recorded in Volume 1245 on Page 463 as Document No. 385659. Affects property but cannot be plotted because Deed blankets property.

12. Covenants, conditions, restrictions and easements, if and as set forth in instrument recorded September 1, 1989 as Document No. 729085. Affects property and is shown hereon.

13. Restricted Access to S.T.H. "114" as set forth in Quit Claim Deed September 1, 1989, as Document No. 729085. Affects property and is shown hereon.

14. Cross-Easement Agreement recorded October 12, 1989 as document No. 731618. Affects property but cannot be plotted because it blankets property.

15. Utility Easement to Wisconsin Natural Gas Company recorded January 18, 1990, Document No. 736954. Affects property and is shown hereon.

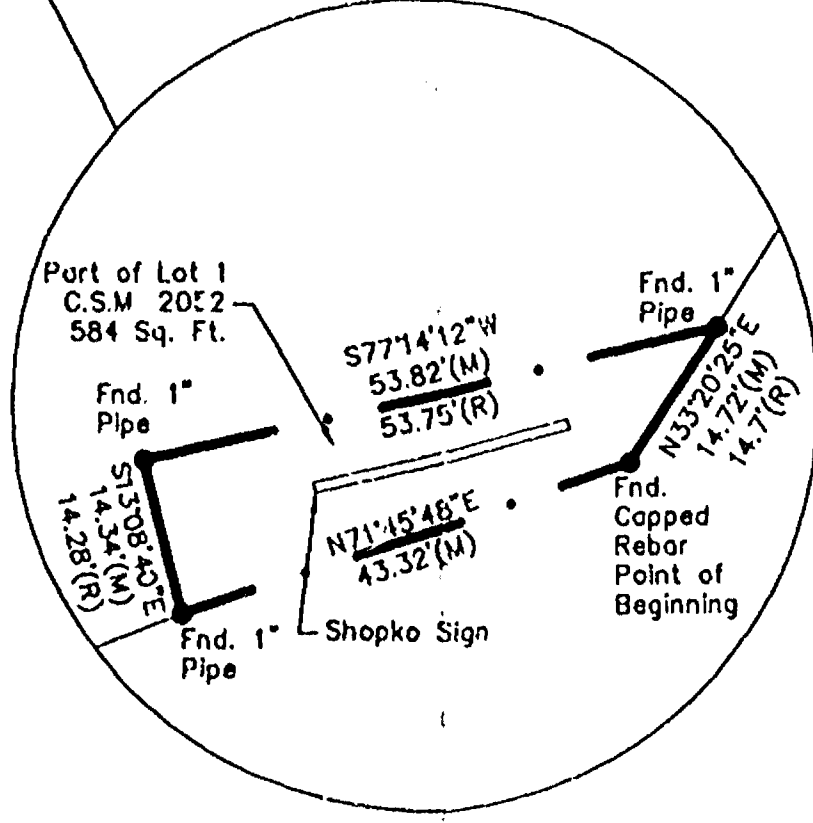
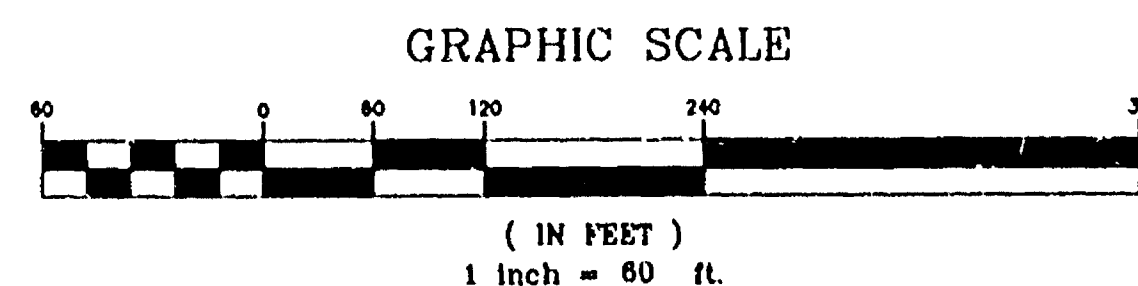
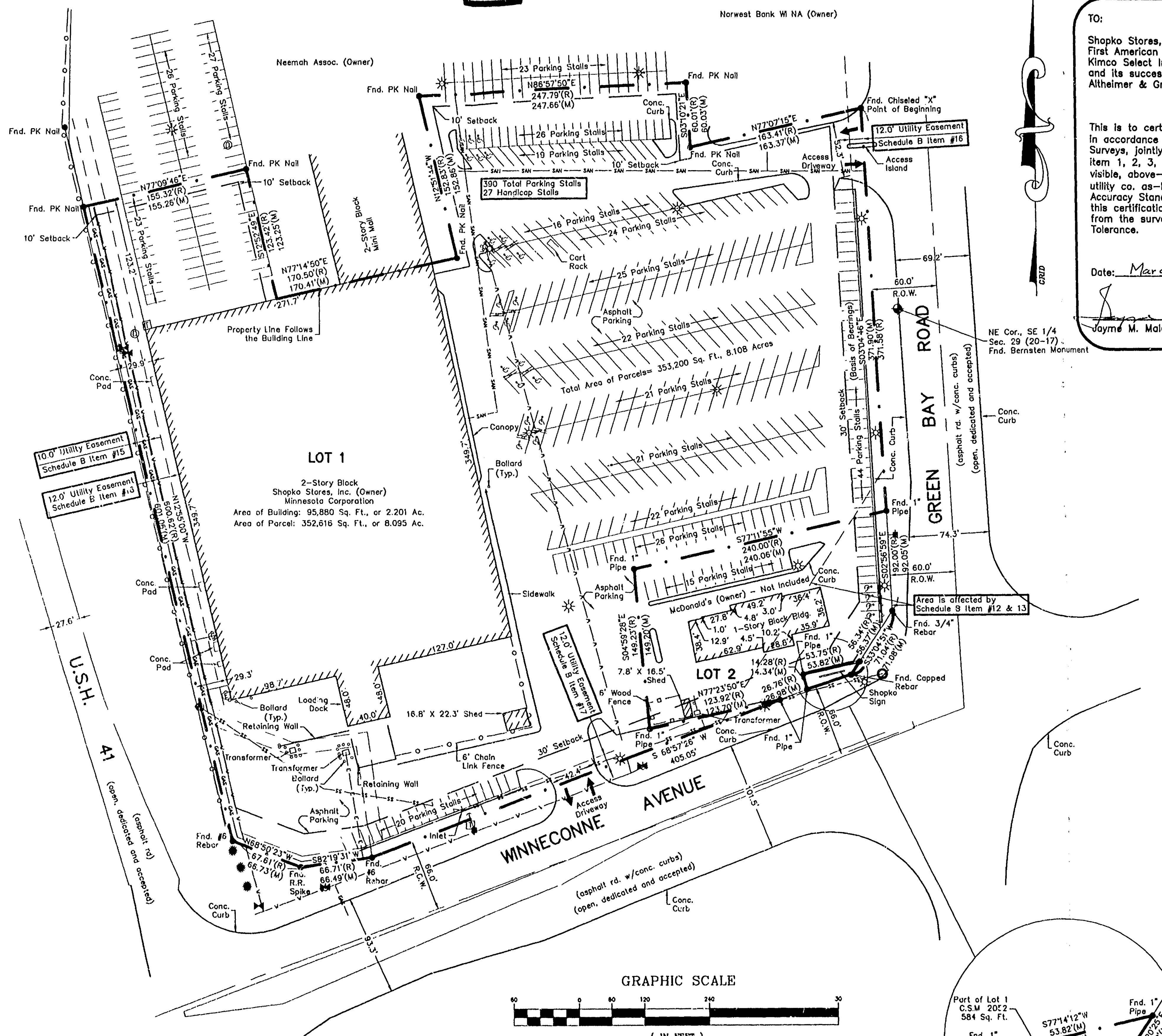
16. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc. recorded December 3, 1990, Document No. 757045. Affects property and is shown hereon.

17. Utility Easement to Wisconsin Electric Power Company recorded December 6, 1998, Document No. 956584. Affects property and is shown hereon.

Surveyor Title Block
Jayme M. Malone
Registered Professional Land Surveyor

LINCOLN-SWARD
BRADY
1122 High Street, Suite 2
Lincoln, NE 68502
Phone (402) 441-1290
Fax (402) 441-1291

COMMUNITY
LAND
SURVEYING



TO:

Shopko Stores, Inc., a Minnesota Corporation,
First American Title Insurance Company
Kinco Select Investments, a New York General Partnership,
and its successors and assigns
Altheimer & Gray;

This is to certify that this map or plot and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Item 1, 2, 3, 4, 6, 7(a), Table A Items 7(b)(1), 8, 9, 10, 11(a) (location of utilities per visible, above-ground, on-site observation) 11(b) (location of underground utilities per utility co. as-built plans), 13, 14, 15, & 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable: Positional Tolerance.

Date: March 12, 2002

Jayme M. Malone
Jayme M. Malone LS #2587



11-Planned Business Center District

Setbacks: Front: 30'; Side: 10'; Rear: 10'; Ht: 100'

ZONING INFORMATION

According to the FHBM Flood Hazard Boundary Map for Winnebago County, Wisconsin, Community Panel Number 550537 0050 C, bearing an effective date of July 23, 1982 this site lies entirely within Zone C. Zone C falls outside the 100 and 500 year flood plain.

FLOOD PLAIN DETERMINATION

- (M) MEASURED DISTANCE
- (P) PLAT DISTANCE
- (D) DEED DISTANCE
- (R) RECORDED DISTANCE
- FOUND ORNER
- GAS — GAS LINE
- E — ELECTRIC LINE
- SS — STORM SEWER
- SAN — SANITARY SEWER
- W — WATER LINE
- O — FENCE — CHAIN LINK
- D — FENCE — WOOD
- C — CENTER LINE
- ⊕ — ELECTRIC METER
- ⊙ — GAS METER
- GUY WIRE
- ⊙ — LIGHT POLE
- ⊕ — POWER POLE
- ⊙ — R.O.W. MARKER
- SIGN
- ⊕ — TELEPHONE BOX
- TREE — CONIFEROUS
- ⊙ — WATER (FIRE) HYDRANT
- ⊕ — WATER VALVE
- ⊙ — DRAINAGE MANHOLE
- ⊙ — UNIDENTIFIABLE MANHOLE

LEGEND

ALTA/ACSM Land Title Survey

This Work Coordinated By:
International



Land Services, Inc.

621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 364-9352 www.ls-alta.com

| | |
|------------------------|------------------|
| Drawn By: TDH | Date: 12/28/01 |
| Surveyor: Ref No: 2587 | Revision: PRELIM |
| Aprvd By: JMM | Date: 2-4-02 |
| Field Date: 12/28/01 | Revision: TITLE |
| Scale: 1"=60' | Date: 3-08-02 |
| | Revision: TITLE |
| | Date: 03/12/02 |
| | Revision: FINAL |

Prepared For:

SHOPKO STORES, INC.

Client Ref. No: 14162

Project Address:

699 GREEN BAY RD.

Project Location:

NEENAH, WI

Project Name:

SHOPPING PROJECT

Job Number: 01-10-053-014

Sheet 1 of 1

CITY OF NEENAH 3/20/02