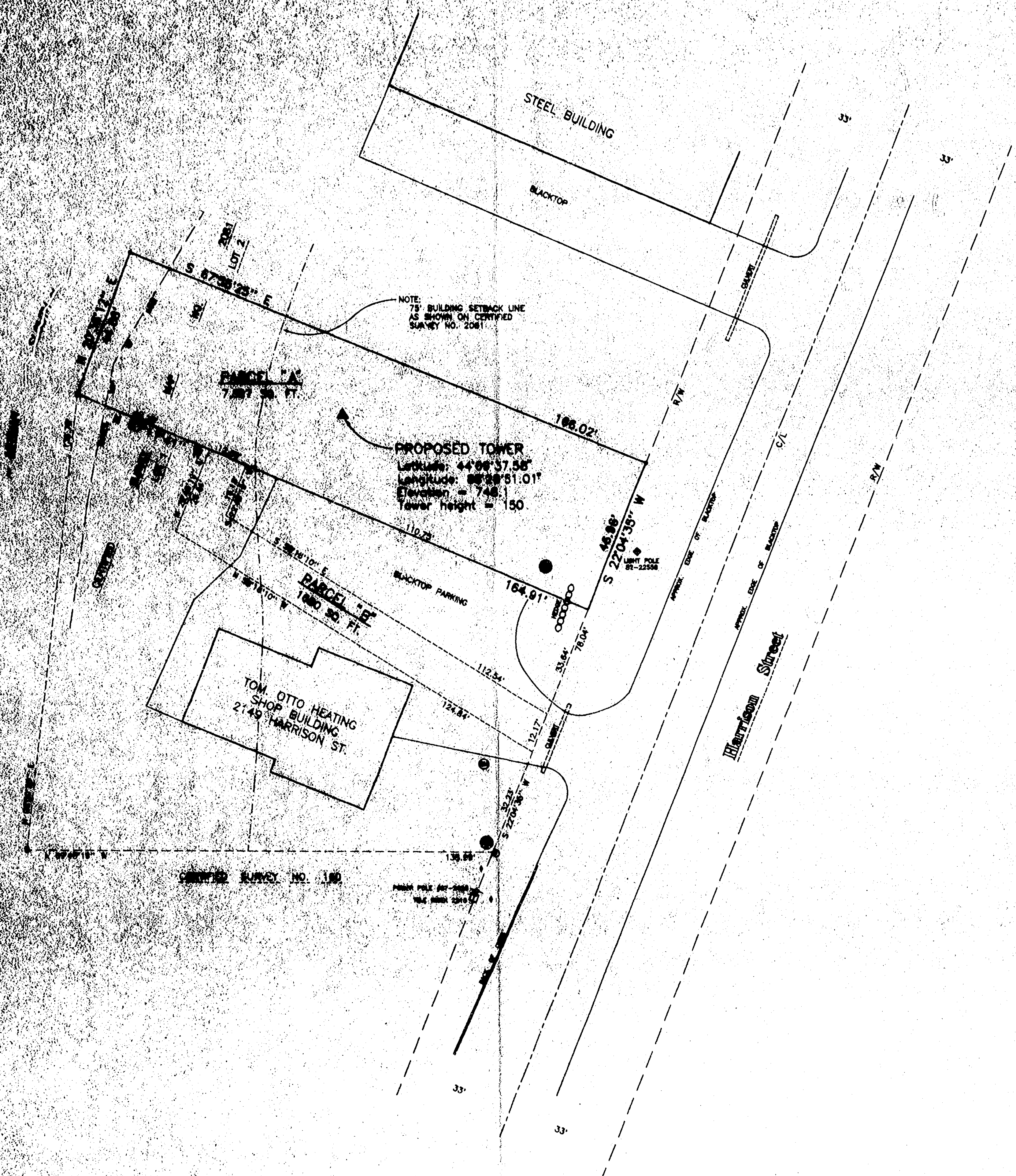


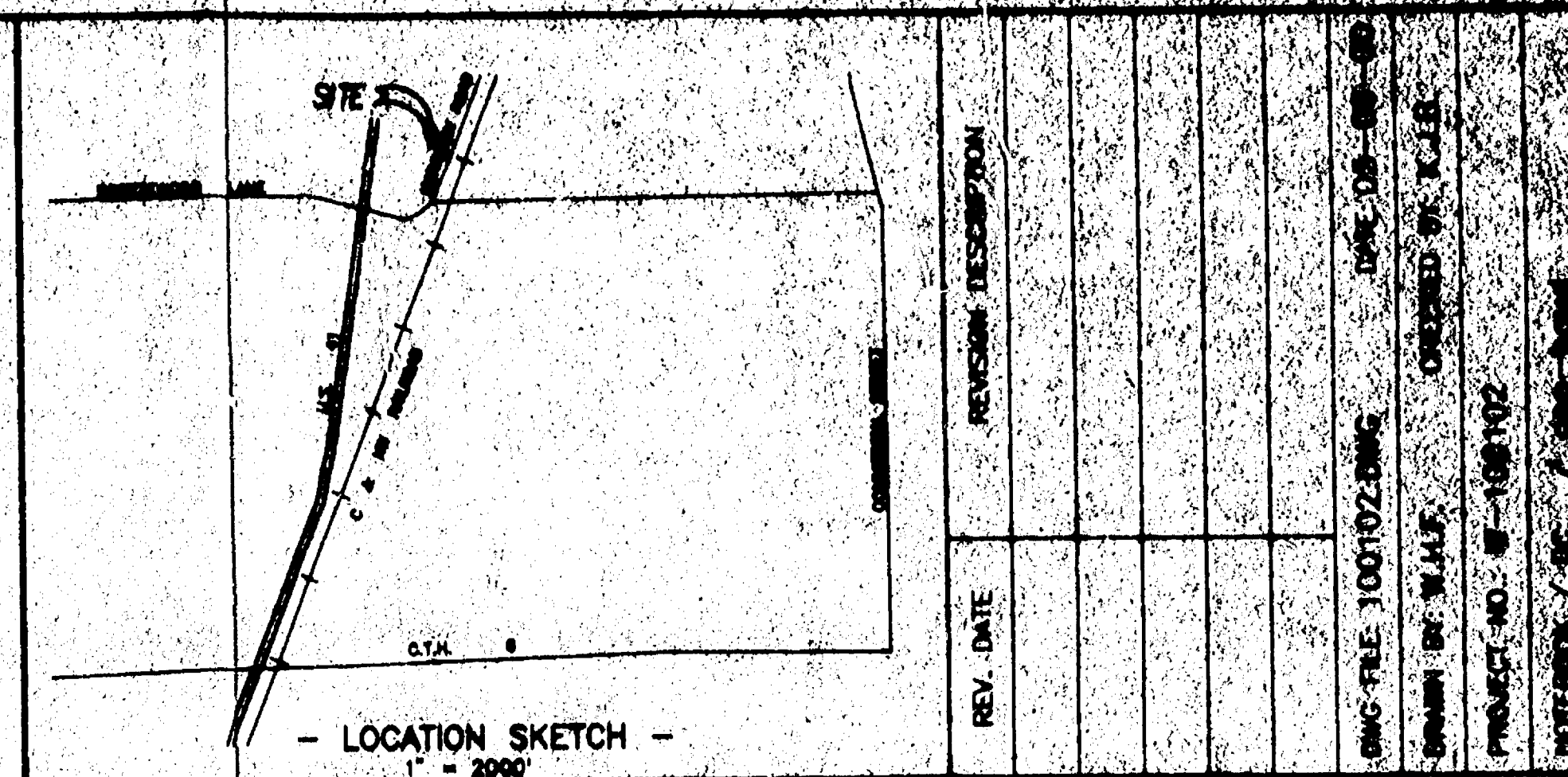


SURVEYED FOR:
SBA, INC.
235 N. EXECUTIVE DRIVE
SUITE 210
BROOKFIELD, WI 53005

PROPERTY OWNER:
TOM OTTO HEATING
2140 HARRISON STREET
NEENAH, WI 54956

TAX KEY NO: 6-651-5

ZONED: GENERAL INDUSTRIAL (I-2)



PARCEL A

A tract of land located in the SW 1/4 of Section 33, T. 20 N., R. 17 E., City of Neenah, Winnebago, Wisconsin and described as follows:

Commencing at the NE corner of Lot 1 of Certified Survey Map No. 2081 and being the point of real beginning, thence S 22°04'35" W along the easterly line of said Lot 1 48.96 feet, thence N 67°11'41" W 164.91 feet to the westerly line of said Lot 1, thence N 20°38'12" E along said westerly line of Lot 1 44.88 feet to the NW corner of said Lot 1, thence S 67°55'25" E along the northerly line of said Lot 1 168.02 feet to the point of real beginning.

Said tract contains 7,597 square feet of land.

PARCEL B
12 FOOT WIDE ACCESS & UTILITY EASEMENT

A tract of land located in the SW 1/4 of, Section 33, T. 20 N., R. 17 E., City of Neenah, Winnebago, Wisconsin and described as follows:

Commencing at the NE corner of Lot 1 of Certified Survey Map No. 2081, thence S 22°04'35" W along the easterly line of said Lot 1 80.60 feet to the point of real beginning, thence continue S 22°04'35" W along said easterly line of Lot 1 12.17 feet, thence N 58°18'10" W 124.84 feet, thence N 22°48'19" E 26.44 feet, thence S 57°11'41" E 12.00 feet, thence S 22°48'19" W 16.18 feet, thence S 58°18'10" E 112.54 feet to the point of real beginning.

Said tract contains 1680 square feet of land.

SURVEYOR'S CERTIFICATE

I, Kenneth J. Brey, Jr., Wisconsin Registered Land Surveyor of Brey-Stuewe & Braun Surveys, Ltd., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

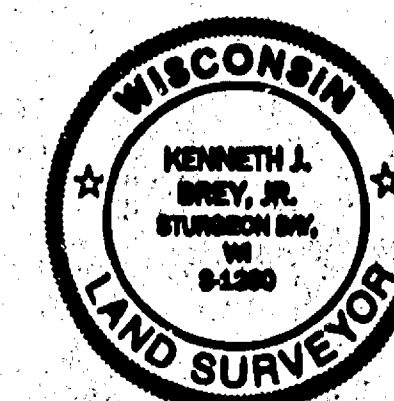
I, Kenneth J. Bray, Jr., here by certify that upon review of the FEMA map, panel No. 550509 002 B, and the Wisconsin DNR wetlands inventory map as on file in the Winnebago County Land Records Office, that Parcel "A" and the easement thereto are not within the confines of a floodplain as defined by FEMA nor a wetland as defined by the Wisconsin DNR.

Dated this 1st day of July, 2000.

Kenneth J. Broy, Jr.
WISCONSIN REGISTERED LAND SURVEYOR
Kenneth J. Broy, Jr., RLS S-1280

Only if the surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original.

The surveyor accepts no responsibility
for non-original copies of this document.



SMOKE, STUBBLE & SMITH SURVEYS LTD.
 LAND SURVEYORS
 2, 4TH AVE. STURGEON BAY
 (220) 743-2003

**SITE SURVEY
FOR
SBA, INC.**

SHEET NO.
1 OF 1

W-10010

CITY of NEENAH SEC 33 T. 20N R. 17E