

PARCEL 1

Unit Numbers 101 through 132, inclusive, 201 through 235, inclusive, 301 to 335, inclusive and 401 to 435, inclusive together with said Units' appurtenant undivided interest in the common elements (and the exclusive use of the common elements appurtenant to said Units) and Garage Units 1 through 51, inclusive all in RIVER HILL CONDOMINIUM, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Winnebago County, Wisconsin on May 7, 1986 as Document No. 651204, said condominium being located in the City of Oshkosh, County of Winnebago, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

PARCEL 2

That part of Lots Six (6), Eight (8) and Nine (9) of Block One Hundred Five (105) per Leach's Map of 1894 in the 12th Ward, City of Oshkosh, Winnebago County, Wisconsin containing 32,728.4 square feet and being described by: Commencing at the Southwest corner of Lot 25 in River Mill Subdivision and being the true point of beginning; thence South 34 degrees 36 minutes 26 seconds East, 50.27 feet, along the Westerly line of Outlot 10; thence South 65 degrees 34 minutes 28 seconds West, 368.53 feet, along the Northerly line of the River Mill Condominium to its intersection with the U.S. Harbor line of the Fox River; thence North 20 degrees 48 minutes 00 seconds West, 114.17 feet, along the U.S. Harbor line of the Fox River to the Southwest corner of Lot 24 in said River Mill Subdivision; thence North 65 degrees 34 minutes 28 seconds East, 227.43 feet, along the Southerly line of said Lot 24; thence South 24 degrees 25 minutes 32 seconds East, 64.46 feet, along the Westerly line of Lot 25 of said River Mill Subdivision; thence North 65 degrees 34 minutes 28 seconds East, 125.00 feet, along the southerly line of said Lot 25 to its Southeast corner and also being the true point of beginning.

PARCEL 3

A part of Lots 7 and 8 of Block 105 per Leach's Map of 1894, a part of Lots 5, 6 and 7 of Block 124 in the Replat of Winnebago and a part of Lot 6 in Sawyer and Paine's Replat and Outlot 22 in River Mill Subdivision, all in the 12th Ward City of Oshkosh, Winnebago County, Wisconsin containing 222,713.9 square feet and being described by: Commencing at the Northwest corner of Section 14, T.18N., R.16E.; thence S. 01 degrees 23 minutes 49 seconds E., 1337.17 feet, along the West line of the Northwest Quarter of said Section 14; thence S. 65 degrees 34 minutes 28 seconds W., 86.04 feet, to the true point of beginning; thence N. 65 degrees 34 minutes 28 seconds E., 208.37 feet; thence S. 87 degrees 49 minutes 58 seconds E., 175.05 feet; thence Southerly 151.90 feet, along the arc of a curve to the left having a radius of 380.00 feet and a chord of which bears S. 11 degrees 17 minutes 03 seconds E., 150.89 feet; thence S. 22 degrees 44 minutes 09 seconds E., 93.26 feet; thence Southerly 162.77 feet, along the arc of a curve to the left having a radius of 399.88 feet and the chord of which bears S. 32 degrees 57 minutes 51 seconds E., 142.01

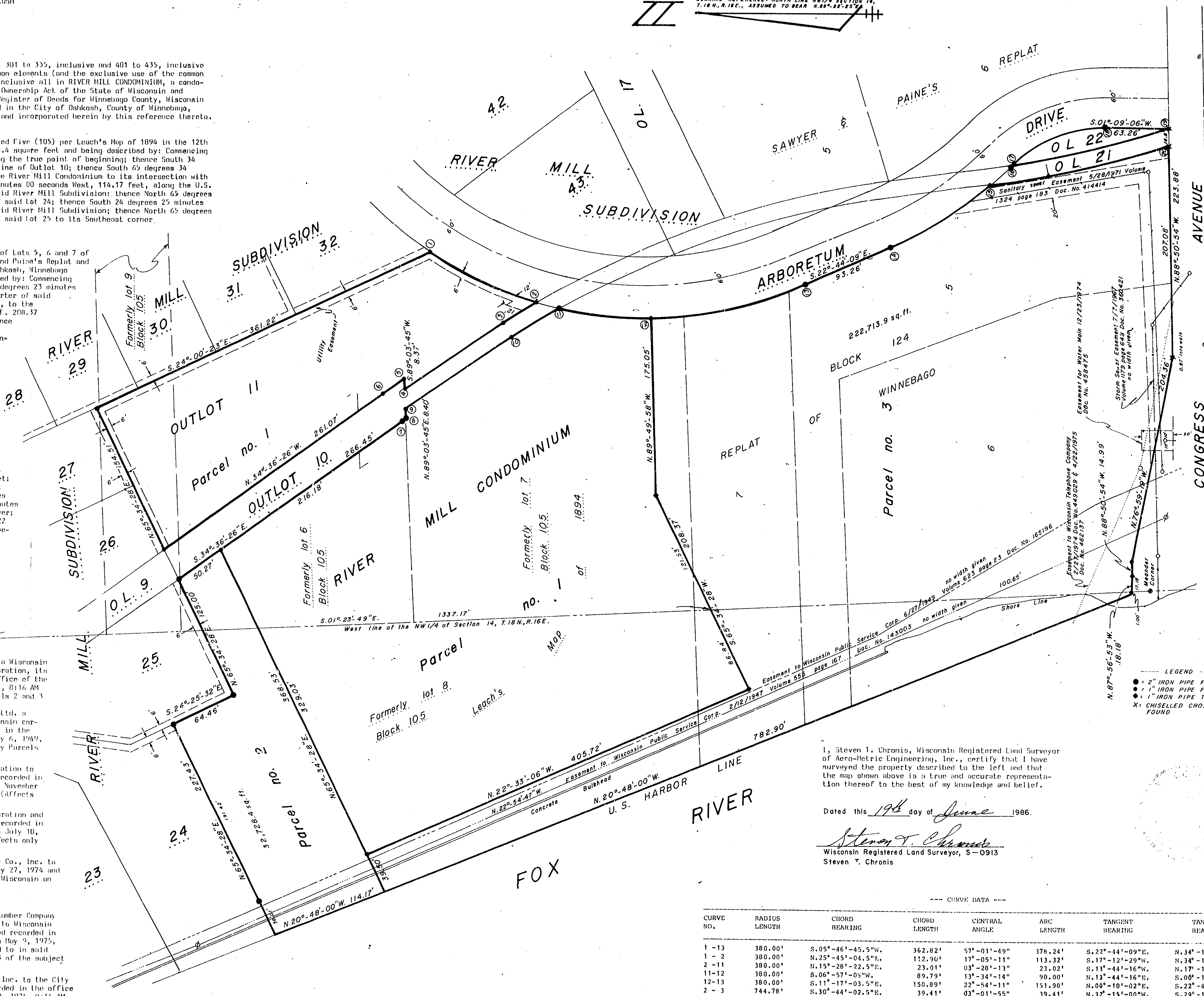
feet; thence Southerly 103.53 feet, along the arc of a curve to the right having a radius of 133.77 feet and a chord of which bears S. 21 degrees 01 minutes 13.5 seconds E., 100.97 feet; thence S. 01 degrees 09 minutes 06 seconds W., 63.26 feet, to a point on the North line of Congress Avenue; thence along the North line of Congress Avenue the following courses: N. 88 degrees 50 minutes 54 seconds W., 223.88 feet; thence N. 76 degrees 59 minutes 19 seconds W., 204.56 feet; thence N. 88 degrees 50 minutes 54 seconds W., 14.99 feet; thence N. 87 degrees 56 minutes 53 seconds W., 18.18 feet, to a point on the U.S. Harbor Line of the Fox River and the end of those courses along the North line of Congress Avenue; thence N. 20 degrees 48 minutes 00 seconds W., 782.90 feet, along the U.S. Harbor Line of the Fox River; thence N. 65 degrees 34 minutes 28 seconds E., 39.50 feet; thence S. 27 degrees 33 minutes 06 seconds E., 405.72 feet, to the true point of beginning, excepting therefrom Outlot 21 in River Mill Subdivision.

Part of Tax Key No. 912-0003

"SCHEDULE B - 11"

1 - B. SEE POLICY

9. Reservation for Utility Easement over Outlot 11, as designated on the recorded plat of RIVER MILL SUBDIVISION recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on March 25, 1986, 1:10 PM in File 2 of Plats on Page 10, 10a, 10b, and 10c as Document No. 648030. (Affects only Parcel 1 of the subject premises)
10. Easement contained in Instrument by and between Paine Lumber Company, a Wisconsin corporation, to Wisconsin Public Service Corporation, a Wisconsin corporation, its successors and assigns, dated February 12, 1947 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on February 19, 1947, 8:16 AM in Volume 555 of Page 167 as Document No. 143003. (Affects only Parcels 2 and 3 of the subject premises)
11. Easement contained in Instrument by and between Paine Lumber Company, Ltd., a Wisconsin corporation, to Wisconsin Public Service Corporation, a Wisconsin corporation, its successors and assigns, dated June 27, 1949 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on July 6, 1949, 8:12 AM in Volume 623 of Page 23 as Document No. 165196. (Affects only Parcels 2 and 3 of the subject premises)
12. Easement contained in Instrument by and between General Plywood Corporation to the City of Oshkosh, a municipal corporation, dated July 28, 1971 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on November 11, 1971, 8:30 AM in Volume 1324 of Page 183 as Document No. 414414. (Affects only Parcel 3 of the subject premises)
13. Agreement contained in Instrument by and between General Plywood Corporation and the City of Oshkosh, a municipal corporation, dated July 7, 1967 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on July 10, 1967, 8:30 AM in Volume 1179 of Page 648 as Document No. 360421. (Affects only Parcel 3 of the subject premises)
14. Right-of-way Grant contained in Instrument by and between Paine Lumber Co., Inc. to Wisconsin Telephone Company, its successors and assigns, dated February 27, 1974 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on April 30, 1974, 8:52 AM as Document No. 349029.
- Right-of-way Grant contained in Instrument by and between Paine Lumber Company Inc., a Wisconsin Corporation, for itself, its successors and assigns to Wisconsin Telephone Company, its successors and assigns, dated April 22, 1975 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on May 9, 1975, 8:08 AM as Document No. 462137. (Note: A copy of Exhibit "A" referred to in said instrument is not attached to said instrument) (Affects only Parcel 3 of the subject premises)
15. Easement contained in Instrument by and between Paine Lumber Company, Inc. to the City of Oshkosh, a municipal corporation, dated December 23, 1974 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on January 10, 1975, 8:14 AM as Document No. 458475. (Affects only Parcel 3 of the subject premises)
16. Rights of the public in any portions of the subject premises lying below the ordinary highwater mark on Fox River. (Affects only Parcels 2 and 3 of the subject premises)
17. Reservations and Conditions contained in Deed by and between Chicago and North Western Transportation Company, a Delaware corporation to Terry Eisch, dated May 13, 1985 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on June 3, 1985, 8:08 AM as Document No. 651515. (Affects only Parcels 1 and 2 of the subject premises)
18. First right of State of Wisconsin, Department of Transportation, under Section 85.09, Wisconsin Statutes, to acquire abandoned railroad property. A written statement indicating the intent not to exercise its right under this section should be obtained from State of Wisconsin, Department of Transportation, 4802 Sheboygan Avenue, Madison WI 53702. (Affects only Parcels 1 and 2 of the subject premises)
19. Covenants, conditions, restrictions, reservations, limitations, uses, agreements, charges, easements, and other provisions all as contained in Declaration for RIVER MILL CONDOMINIUM dated April 14, 1986 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on May 7, 1986, 2:02 PM as Document No. 651204 and as contained in the By-Laws of the Association of Condominium Owners of River Hill Condominium. (Affects only Parcel 1 of the subject premises)
20. Provisions for future assessments as contained in the Declaration of Condominium noted above. (Affects only Parcel 1 of the subject premises) (Owner's Policy Only)
21. Limitations and conditions imposed by the Condominium Ownership Act. (Affects only Parcel 1 of the subject premises)
- 22 - 27. SEE POLICY



I, Steven T. Chronis, Wisconsin Registered Land Surveyor, certify that I have surveyed the property described to the left and that the map shown above is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 19th day of June 1986.

Steven T. Chronis
Steven T. Chronis
Wisconsin Registered Land Surveyor, S-0913

CURVE DATA						
CURVE NO.	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARING
1-13	380.00'	S.05°-46'-45.5"W.	362.82'	57°-01'-49"	378.24'	S.22°-44'-09"E.
1-2	380.00'	N.25°-45'-04.5"E.	112.90'	17°-05'-11"	113.32'	S.17°-12'-29"W.
2-11	380.00'	N.15°-28'-22.5"E.	23.01'	03°-28'-13"	23.02'	S.13°-44'-16"W.
11-12	380.00'	S.06°-57'-09"W.	89.79'	13°-34'-14"	90.00'	S.00°-10'-02"W.
12-13	380.00'	S.11°-17'-03.5"E.	150.89'	22°-54'-11"	151.90'	N.00°-10'-02"E.
2-3	744.78'	S.38°-44'-02.5"E.	39.41'	03°-01'-55"	39.41'	S.32°-15'-00"W.
3-4	3350.92'	S.33°-15'-09.1"E.	117.27'	02°-00'-19"	117.28'	N.34°-15'-19"W.
5-6	3357.92'	S.34°-23'-31"E.	25.23'	00°-25'-50"	25.23'	N.34°-36'-26"W.
10-11	728.78'	N.30°-05'-27.5"W.	54.91'	04°-19'-05"	54.92'	S.27°-55'-55"E.
9-10	3334.92'	N.33°-20'-35"W.	127.24'	02°-11'-10"	127.24'	S.32°-15'-00"E.
7-8	3327.92'	N.34°-33'-41.5"W.	5.31'	00°-05'-29"	5.31'	S.54°-30'-57"E.
14-15	399.88'	N.32°-57'-51"W.	142.01'	20°-27'-24"	142.77'	S.43°-11'-33"E.
14-15	399.88'	N.31°-05'-03"W.	116.12'	16°-41'-48"	116.53'	S.39°-25'-57"E.
15-16	744.78'	N.41°-10'-45"W.	26.24'	03°-45'-36"	26.24'	S.43°-11'-33"E.
16-17	133.77'	N.42°-46'-06.5"W.	100.97'	44°-20'-39"	103.53'	S.01°-09'-06"W.
16-17	133.77'	N.20°-35'-47"W.	1.98'	00°-50'-53"	1.98'	S.42°-20'-40"E.
17-18	133.77'	N.20°-35'-47"W.	99.13'	43°-29'-46"	101.55'	N.43°-11'-33"W.
17-19	992.00'	S.12°-09'-07.5"E.	159.62'	09°-13'-45"	159.79'	N.07°-32'-15"W.
15-20	1008.00'	N.11°-20'-21.5"W.	180.38'	10°-16'-01"	180.62'	S.10°-28'-22"E.

DATE: JUNE 16, 1986

REVISIONS

DRAWN BY: S.T. CHRONIS

CHECKED BY

SCALE: 1" = 50'

NOTEBOOK

AERO-METRIC ENGINEERING, INC.

PHOTOGRAMMETRIC ENGINEERS

LAND SURVEYORS

1091 SOUTH WASHBURN STREET

OSHKOSH, WISCONSIN

SURVEY OF THE PAINE-EISCH DEVELOPMENT CORPORATION
PROPERTY for the FIRST WISCONSIN NATIONAL BANK OF OSHKOSH

..... TITLE POLICY WI-11289 2nd AMENDED

12th Ward, OSHKOSH, WISCONSIN

SHEET NO.

1 of 1

FILE NO.

K-232