

PIONEER CEMETERY

LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4
OF SEC. 34, T.18N., R.16E., CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
WINNEBAGO COUNTY)

I, Ruth H. Bradley, being the duly elected, qualified and acting treasurer of the County of Winnebago, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 1987 affecting the lands included in the plat of PIONEER CEMETERY.

Ruth H. Bradley, Treasurer

OWNER'S CERTIFICATE OF DEDICATION

EAA Cemetery Association, an association duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said association caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

IN WITNESS WHEREOF, the said EAA Cemetery Association has caused these presents to be signed by Paul H. Poberezny, its president, and countersigned by Peter J. Chapman, its secretary, at Oshkosh, Wisconsin on this 11th day of September, 1987.

In the presence of:

Peter J. Chapman
COUNTERSIGNED
Peter J. Chapman
SECRETARY

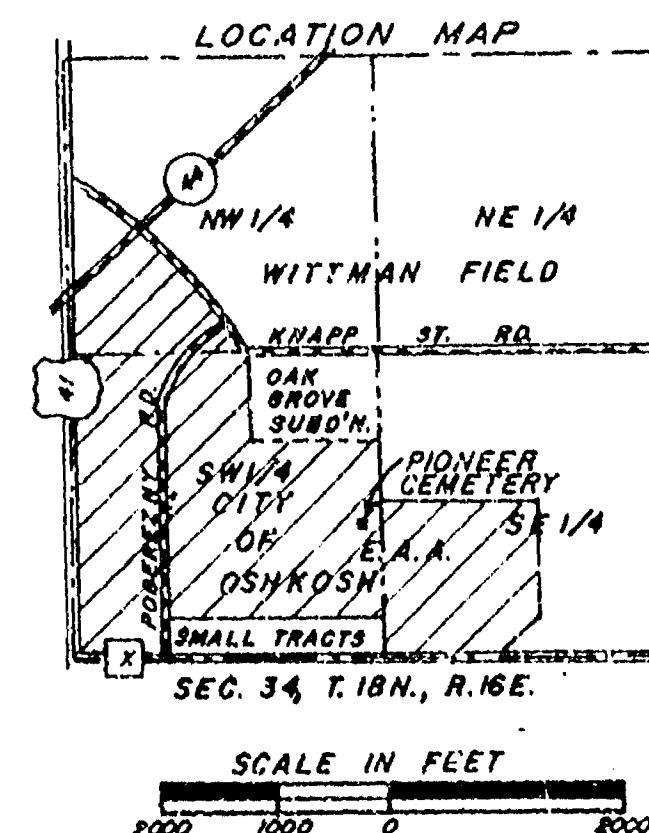
EAA Cemetery Association
ASSOCIATION NAME
Paul H. Poberezny
PRESIDENT

STATE OF WISCONSIN) SS
WINNEBAGO COUNTY)

Personally came before me this 11th day of September, 1987, Paul H. Poberezny, President, and Peter J. Chapman, Secretary of the above named association to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said association, by its authority.

William Dee Jones
Notary Public, Winnebago County, Wisconsin

My commission expires 7/12/88



SURVEYOR'S CERTIFICATE

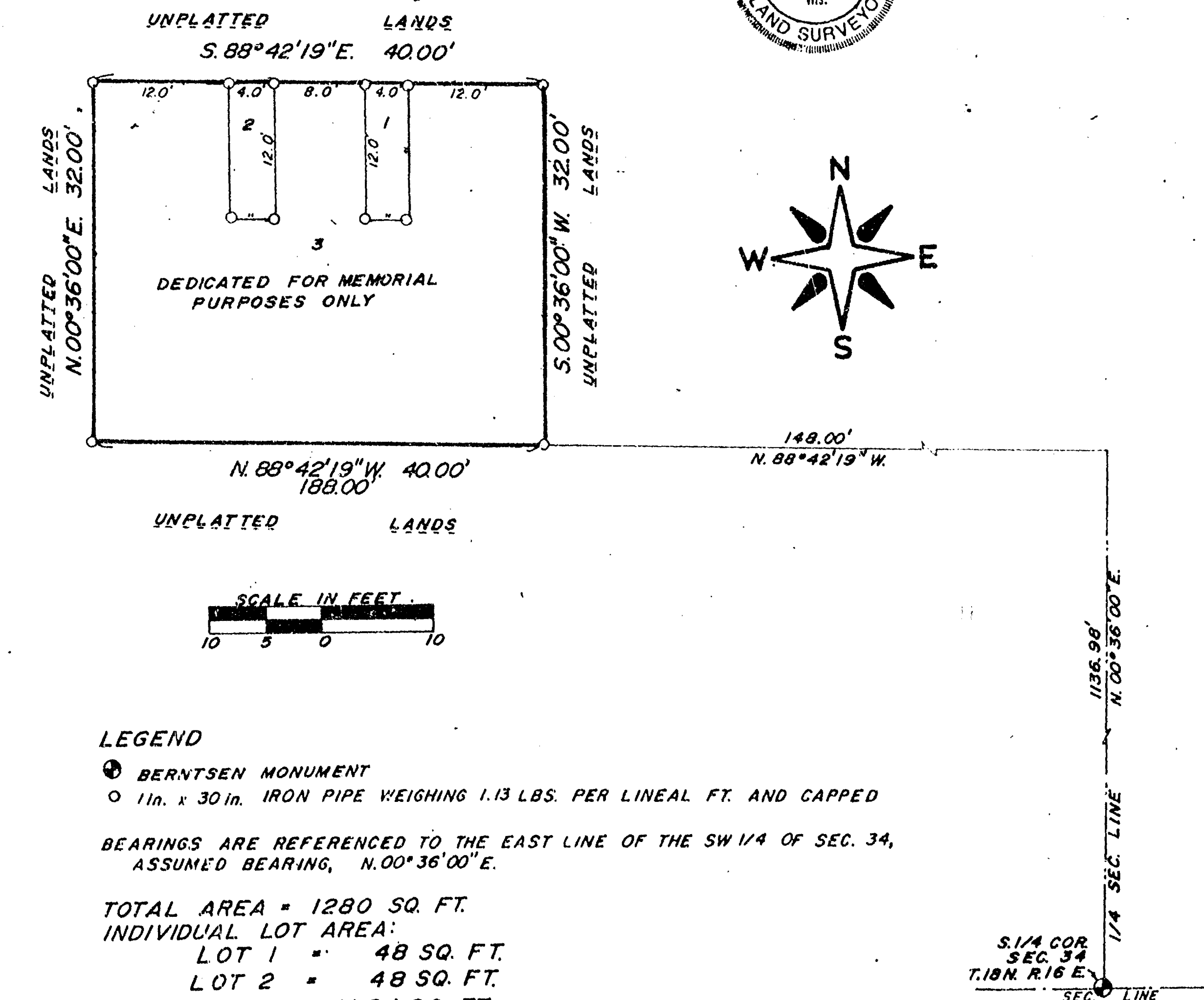
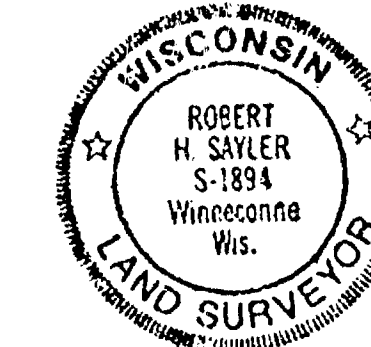
I, Robert H. Saylor, registered land surveyor, hereby certify:
That I have surveyed, divided and mapped the parcel of land located in part of the SE 1/4 of the SW 1/4 of Section 34, T.18N., R.16E. in the City of Oshkosh, Winnebago County, Wisconsin, described as follows: Beginning at an iron pipe that is 1136.98 ft., N.00°36'00"E. and 148.00 ft., N.88°42'19"W. of the South 1/4 corner of said Section 34. From that point running N.88°42'19"W., 40.00 ft., thence N.00°36'00"E., 32.00 ft., thence S.88°42'19"E., 40.00 ft., thence S.00°36'00"W., 32.00 ft. to the said point of beginning. Subject to all restrictions and easements of record. Being a parcel of land of 1280.00 sq. ft. in area, more or less.

That I have made such survey, land division and map by the direction of Experimental Aircraft Association Cemetery Association, Board of Trustees as follows: Chairman, Paul Poberezny (Class 3), P.O. Box 2343, Oshkosh, WI., 54903; Secretary, Peter J. Chapman (Class 3), 6577 Woodview Rd., Winneconne, WI., 54986; James W. Barton (Class 1), 2906 Knapp St. Rd., Oshkosh, WI., 54901; Harry C. Zeisloff (Class 3), P.O. Box 2952, Oshkosh, WI., 54903; Richard J. Malt (Class 2), 2366 Wisconsin St., Oshkosh, WI., 54901; Gregory J. Anderson (Class 2), 1109 Bowen St., Oshkosh, WI., Jerome E. Strigel (Class 1), 764 Yorkshire Rd., Neenah, WI., 54956; that such map is a true and correct representation of the land surveyed, to the best of my knowledge and belief.

That I have fully complied with the provisions of Chapter 157, Sec. 157.07 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Robert H. Saylor
Robert H. Saylor S-1894
Wisconsin Registered Land Surveyor

Dated this 11 day of September, 1987.
REVISED - NOVEMBER 20, 1987



BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

NORTHWEST CORNER
SEC. 34, T18N, R16E

NORTH 1/4 CORNER
SEC. 34, T18N, R16E

W. 20TH STREET (60')

2653.43'

271.69' (270')

171.05'

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, T18N, R16E

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR N89°-38'-39"W.

NOTE: SUBJECT PROPERTY IS NOT LOCATED WITHIN FLOODPLAIN AS PER F.E.M.A. MAPPING - COMMUNITY-PANEL NUMBER 550511 0020 D - MAP REVISED JUNE 2, 1995

- L E G E N D
- ⊙ = 1" IRON PIPE FOUND
 - ⊙ = TELEPHONE PEDestal
 - ⊙ = CABLE PEDestal
 - ⊙ = LIGHTPOLE
 - ⊙ = POWER POLE
 - ⊙ = MONITORING WELL
 - () = RECORDED AS DIMENSION AND OR BEARING
 - ⊙ = CERTIFIED LAND CORNER

S.T.H. "44"
W. SOUTH PARK AVE.

INGRESS & EGRESS ALTERNATE AS REFERRED TO IN DOCUMENT NUMBER 782710 AS PARCEL II & T12N 10

PARCEL I:

That part of the Northeast 1/4 of the Northwest 1/4 of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz:
Commencing at the intersection of the center line of State Trunk Highway No. 44 with the North line of said Section; thence East, along the North line of said Section, 270 feet; thence South 30 feet, to the South line of West 20th Avenue, the place of beginning; thence South 170 feet; thence West parallel with the North line of said Section, 345 feet to the Easterly right of way line of said Highway; thence North 37° 18' East along the Easterly right of way line of said Highway, 130.4 feet; thence North 82° 10' East, along the Easterly right of way line of said Highway, 147.5 feet to point of intersection with the South line of said West 20th Avenue; thence East along the South line of said West 20th Avenue, 130 feet, to the place of beginning.

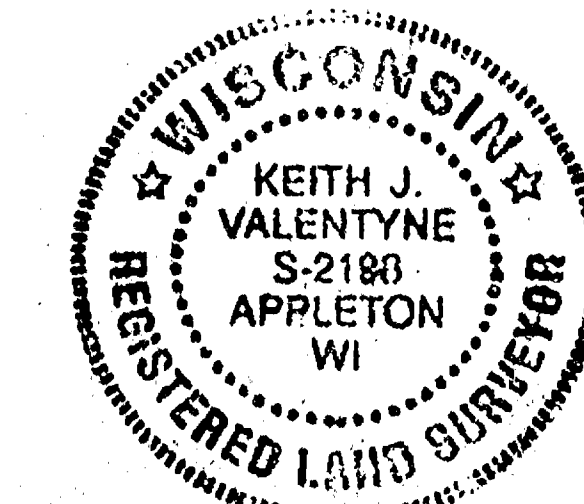
PARCEL II:

Easement for the benefit of Parcel I created by Easement Agreement executed by and between Edmund J. Parada and Joan I. Parada, Richard Kohloff, Jeffrey Sandelman and Susan Sandelman as Trustee of the Maricot Trust dated December 5, 1991 and recorded on December 17, 1991 as Document No. 782710 for ingress and egress purposes.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

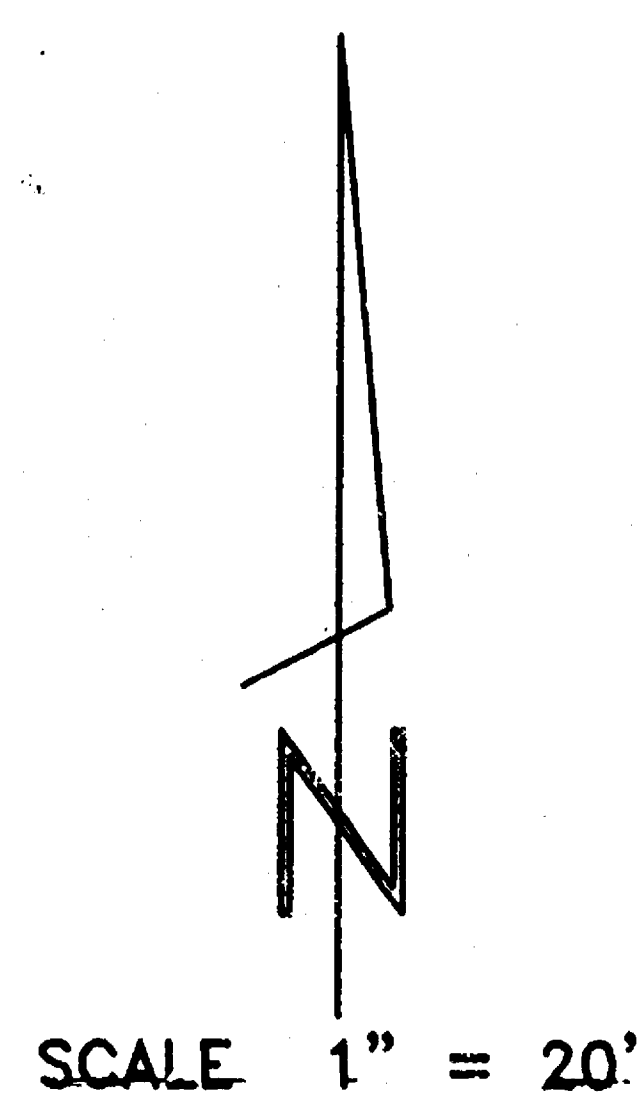
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THEREOF WITHIN ONE (1) YEAR FROM THE DATE HEREON, AND AS TO THEM I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED HEREON IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

Keith J. Valentyne 6-17-98
KEITH J. VALENTYNE RLS 2198 DATED

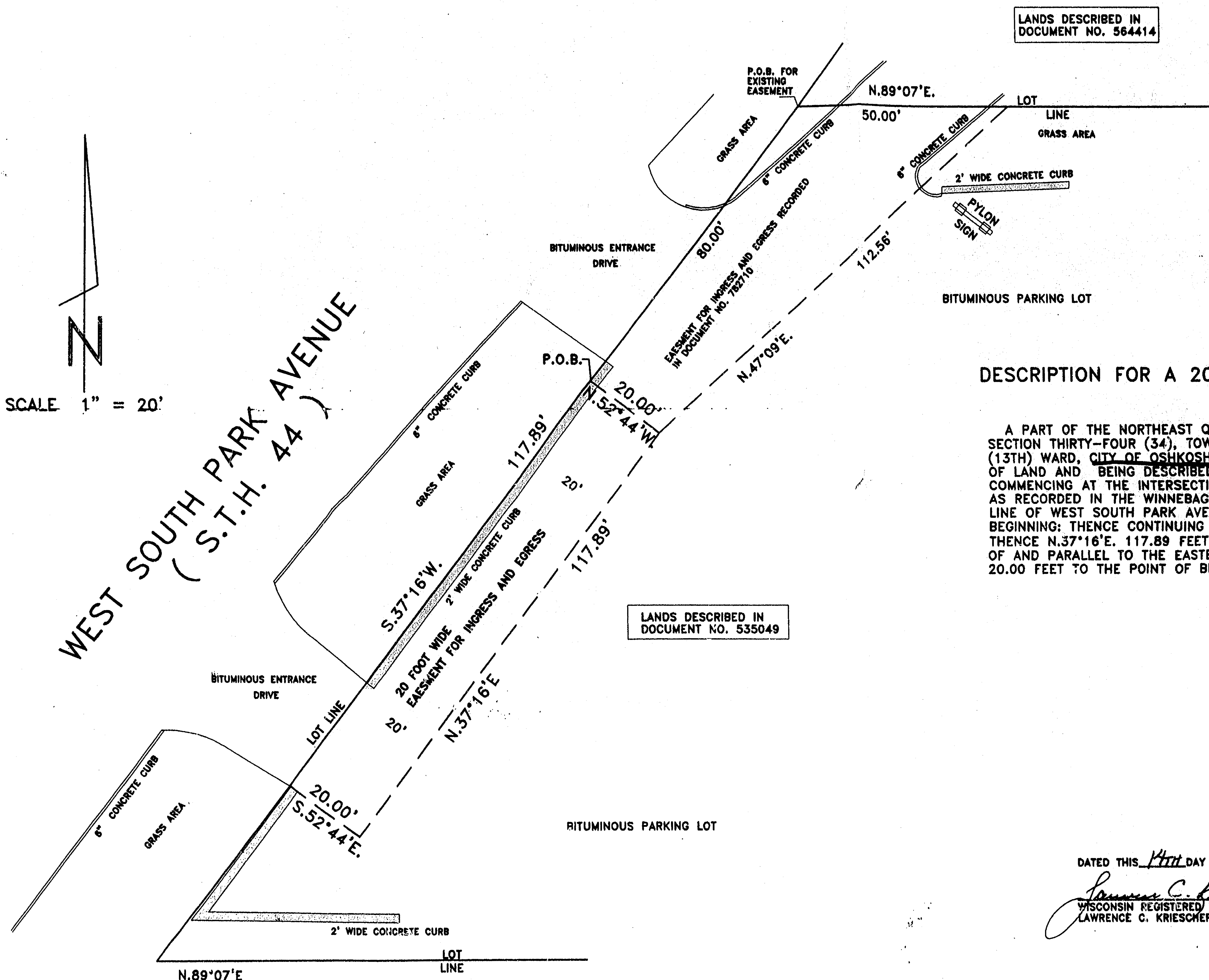


TOLERANCES (EXCEPT AS NOTED)		REVISIONS			WARA ENTERPRISES INC. P.O. BOX 1815, APPLETON, WI 54915	
DECIMAL		NO.	DATE	BY	CARON LAND SURVEYING CO., INC. P.O. BOX 1297, 1837 W. WISCONSIN AVE. APPLETON, WISCONSIN 54912-1297	
±		1			DRAWN BY OP kv tm	
FRACTIONAL		2			SCALE 1" = 20'	
±		3			DATE 6-17-98	
ANGULAR		4			DRAWING NO. 5986.19	
±		5			TRACES	

CITY OF OSHKOSH - SEC 34 TOWN 18 RANGE 16 - 13TH WARD



WEST SOUTH PARK AVENUE
(S.T.H. 44)

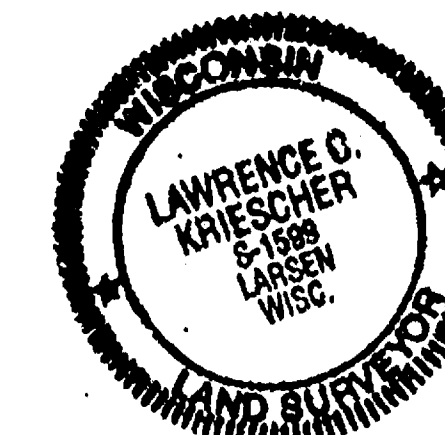


DESCRIPTION FOR A 20 FOOT WIDE INGRESS AND EGRESS EASEMENT

A PART OF THE NORTHEAST QUARTER (NE.1/4) OF THE NORTHWEST QUARTER (NW.1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE SIXTEEN (16) EAST, THIRTEENTH (13TH) WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN CONTAINING 2357.8 SQUARE FEET OF LAND AND BEING DESCRIBED BY:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO.535049 AS RECORDED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE WITH THE EASTERLY RIGHT OF WAY LINE OF WEST SOUTH PARK AVENUE (S.T.H. 44) : THENCE S.37°16'W. 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.37°16'W. 117.89 FEET : THENCE S.52°44'E 20.00 FEET : THENCE N.37°16'E. 117.89 FEET ALONG A LINE THAT IS 20.00 FEET EASTERLY OF AND PARALLEL TO THE EASTERLY LINE OF WEST SOUTH PARK AVENUE (S.T.H. 44) :THENCE N.52°22'W 20.00 FEET TO THE POINT OF BEGINNING.

DATED THIS 14th DAY OF August 1998

Lawrence C. Kriescher
WISCONSIN REGISTERED LAND SURVEYOR S-1599
LAWRENCE C. KRIESCHER



L.C. KRIESCHER AND ASSOCIATES
5251 GRANDVIEW ROAD
LARSEN, WI. 54947
920-836-3576

BOUNDARY SURVEY
&
LAND DESIGN

SURVEY FOR
CENTRUM DEVELOPMENT, INC.
OSHKOSH, WI.

EASEMENT DESCRIPTION AND MAP
PART OF THE NE.1/4 OF THE NW.1/4 SECTION 34,
T.18N., R.16E. 13TH WARD, CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN.

PROJECT NO. 980801

FILE: SKI-OLT.DWG

DATE 8-13-98

REVISED
8-25-98

DWG. NO. D-11

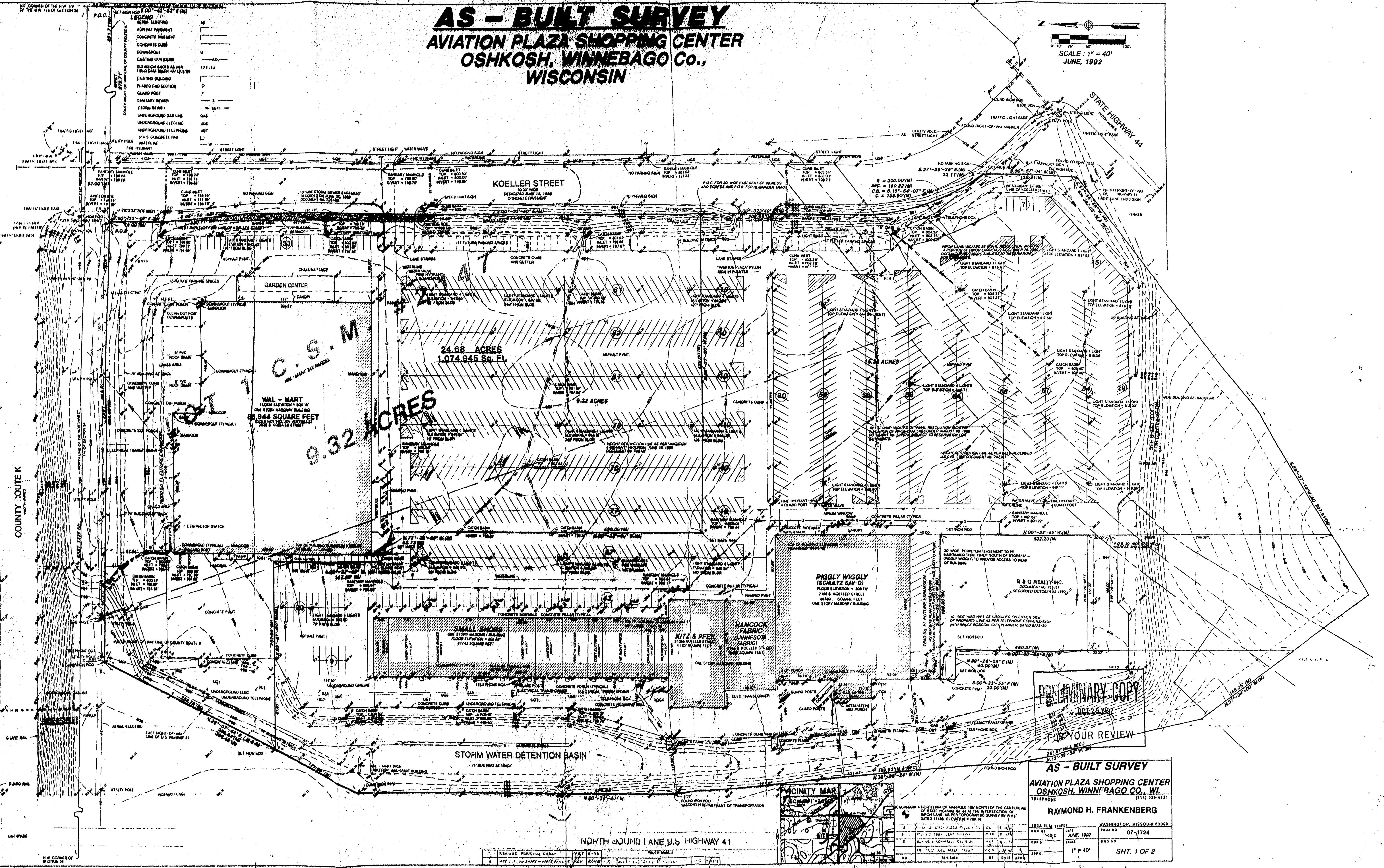
CITY OF OSHKOSH-SEC 34 T18 R16-13th WARD

AS - BUILT SURVEY

AVIATION PLAZA SHOPPING CENTER

OSHKOSH, WINNEBAGO Co., WISCONSIN

SCALE: 1" = 40'
JUNE, 1992



PRIMARY COPY
DATE: 6/2/92
FOR YOUR REVIEW

AS - BUILT SURVEY			
AVIATION PLAZA SHOPPING CENTER			
OSHKOSH, WINNEBAGO CO., WI.			
RAYMOND H. FRANKENBERG			
103A ELM STREET	WASHINGTON, MISSOURI 63092	DATE	6/2/92
DRAWN BY	DATE	PROJECT NO.	87-1724
CHECKED BY	DATE	DRAWN NO.	
SCALE	1" = 40'	SHEET	1 OF 2

City of OSHKOSH - SEC 34 T18 R16 - 13th WARD

L-07936

Together with an easement and right-of-way for common access over and upon and parking upon all paved areas West of Koehler Road as owned by Aviation Plaza, Inc., Aviation Plaza, Inc. does hereby grant unto the subject property and its tenants, servants, visitors, customers, and licensees in common with others having the like right at all times hereinafter on foot or in vehicles to pass and repass along the said common customer parking areas and entries designated by it on its properties for the purposes of foot and/or vehicular traffic and parking.

1) THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS NOTED IN DOC. #179651

2) THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS
AND RESTRICTIONS AS NOTED IN DOC. #715050

3) THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS
AND RESTRICTIONS AS NOTED IN DOC. #747967

4) THIS PROPERTY IS SUBJECT TO A AVIGATION EASEMENT PER DOCUMENT NO. 746126, WHICH STATES AN EASEMENT FOR THE FREE UNOBSTRUCTED PASSAGE OF AIRCRAFT, AND THE RIGHT TO CAUSE SUCH SOUND AS MAY BE INHERENT IN THE OPERATION OF SUCH AIRCRAFT.

5) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
DESIGNATED ON CERTIFIED SURVEY MAP NO. 2260 AS DOCUMENT
NO. 754522

6) THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS,
AND RESTRICTIONS AS NOTED IN DOC. #809825

7) THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS AS NOTED IN DOC. #755161

8) THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS NOTED IN DOC. #809824

9) THIS PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AND OPERATION AGREEMENT PER DOC. #917441.

10) THERE ARE 44 PARKING STALLS LOCATED WITHIN THE LIMITS OF THE ABOVE DESCRIBED PARCEL.

11) THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION C BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0150 B WITH A DATE OF IDENTIFICATION OF FEBRUARY 4, 1981, FOR COMMUNITY NO. 550537 0150 B, IN WINNEBAGO COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

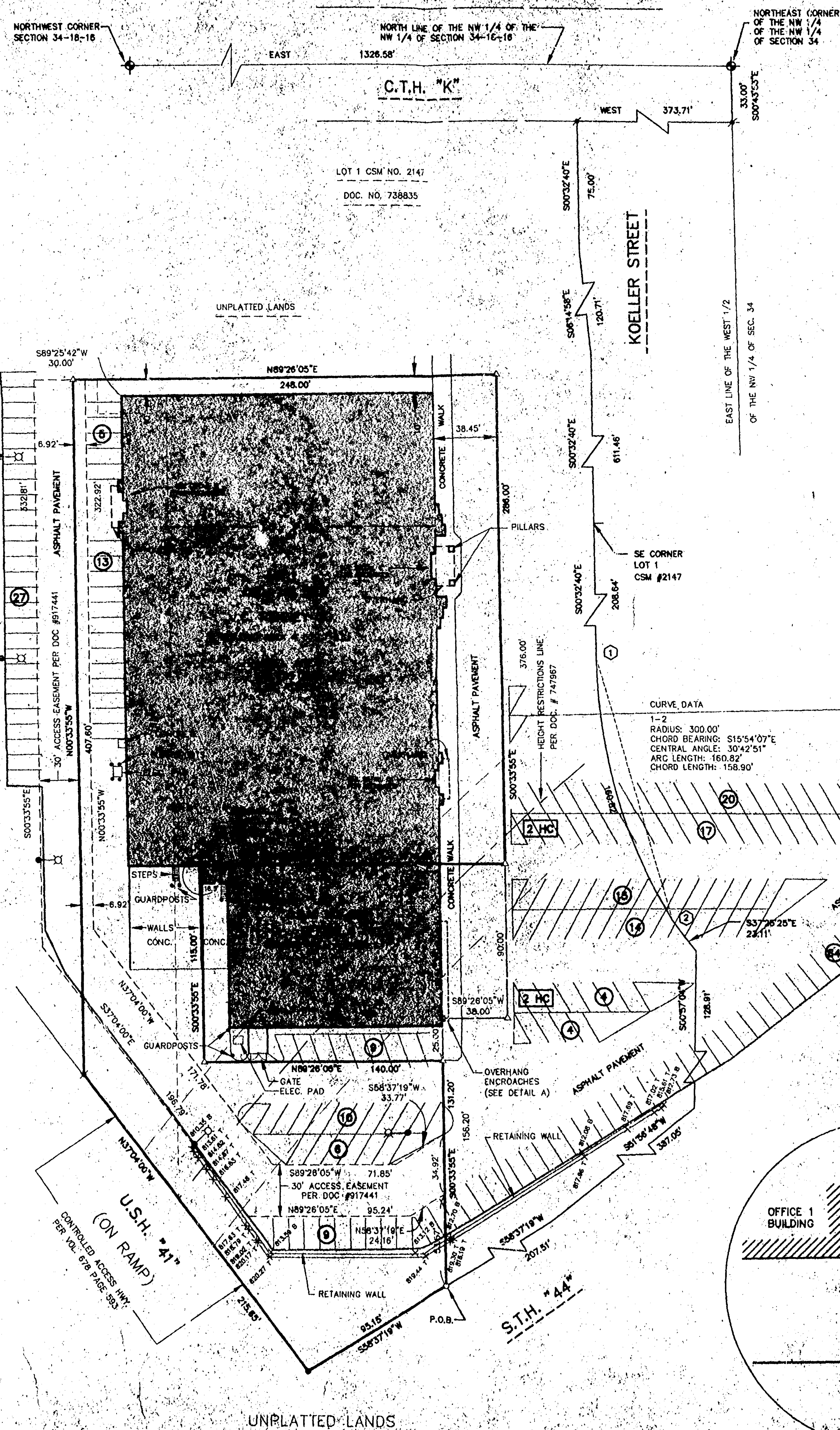
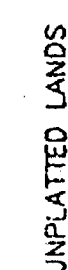
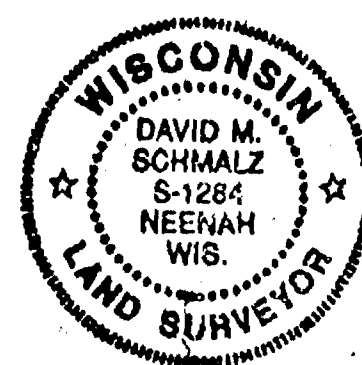
SURVEYED FOR:
COMMONWEAL DEVELOPMENT CORP.
PO BOX 617
34030 OAKWOOD MALL DR.
EAU CLAIRE, WI. 54702-0617
(715) 832-8707

- ✱ - P.K. NAIL SET IN ASPHALT PAVEMENT
- - 3/4" x 24" ROUND IRON REBAR
WEIGHING 1.5 lbs./lined ft. SET
- ✱ - 1 1/4" ROUND STEEL REBAR FOUND
- - 3/4" ROUND STEEL REBAR FOUND
- ◆ - 1" PIPE FOUND
- ⊙ - CUT "X" IN CONCRETE SET
- ⊕ - CERTIFIED LAND CORNER
WHINEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- ⊗ - LIGHT POLE
- 2 HC** - 2 HANDICAPPED PARKING STALLS
- (4)** - NUMBER OF PARKING STALLS PER ROW

TO: COMMONWEAL DEVELOPMENT CORPORATION, GENERAL AMERICAN LIFE INSURANCE COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY;

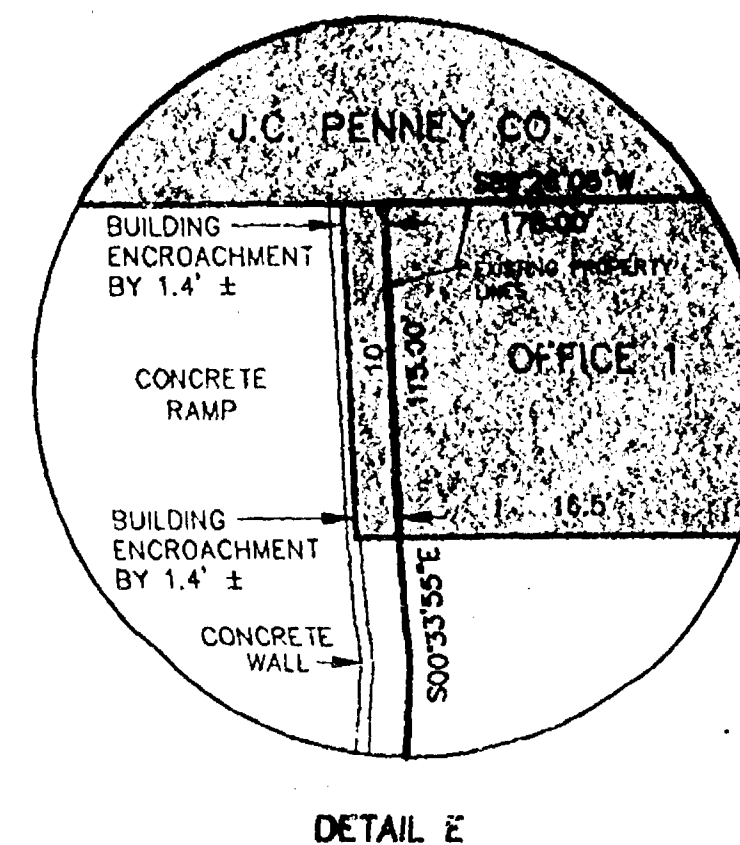
THAT THIS SURVEY CORRECTLY SHOWS THE LINES OF TITLE AND THE LINES OF ACTUAL POSSESSION. THE UNDERSIGNED ALSO HEREBY CERTIFIES THAT THE SURFACE IMPROVEMENTS ERECTED UPON THE PROPERTY AS SHOWN HEREON DO NOT ENCROACH OVER STREETS, OR TITLE LINES, OR EASEMENTS OF RECORD, OR ESTABLISHED SET-BACK LINES OTHER THAN SHOWN HEREON AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992.

DAVID M. SCHMALZ RLS-1284

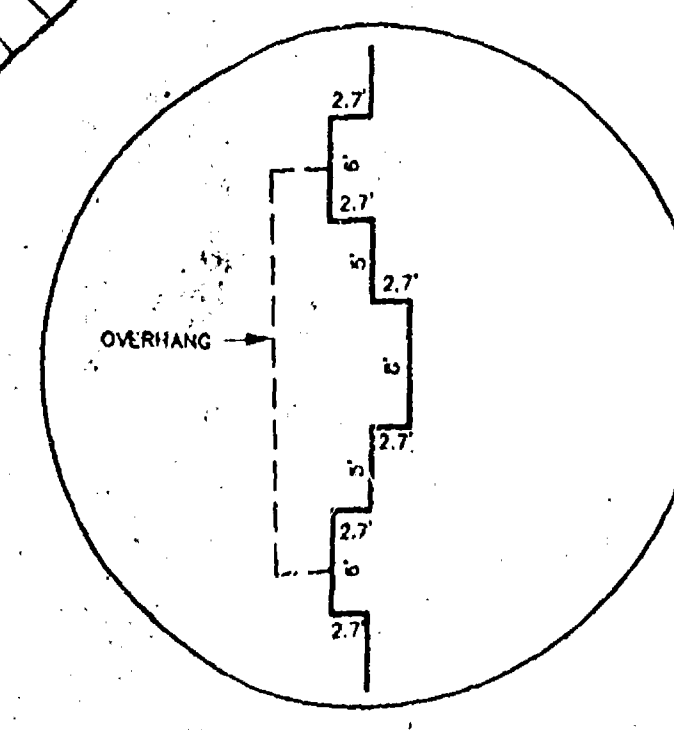


A north arrow pointing upwards, labeled "NORTH". Below it is a scale bar with markings for 40, 20, 0, and 40 feet, labeled "SCALE - FEET".

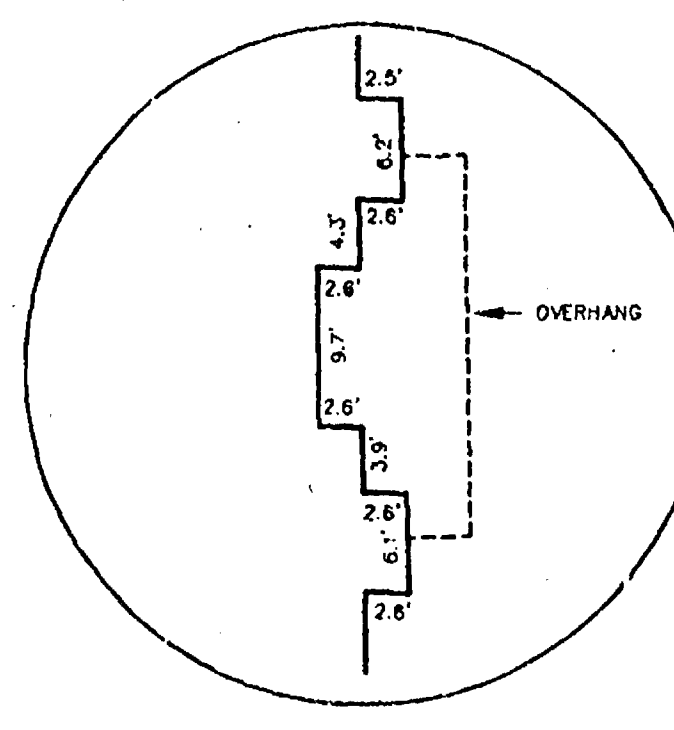
NORTH IS REFERENCED TO THE EAST LINE OF
THE WEST 1/2 OF THE NW 1/4 OF SECTION 34
WHICH IS RECORDED AS BEARING S00°43'53"E



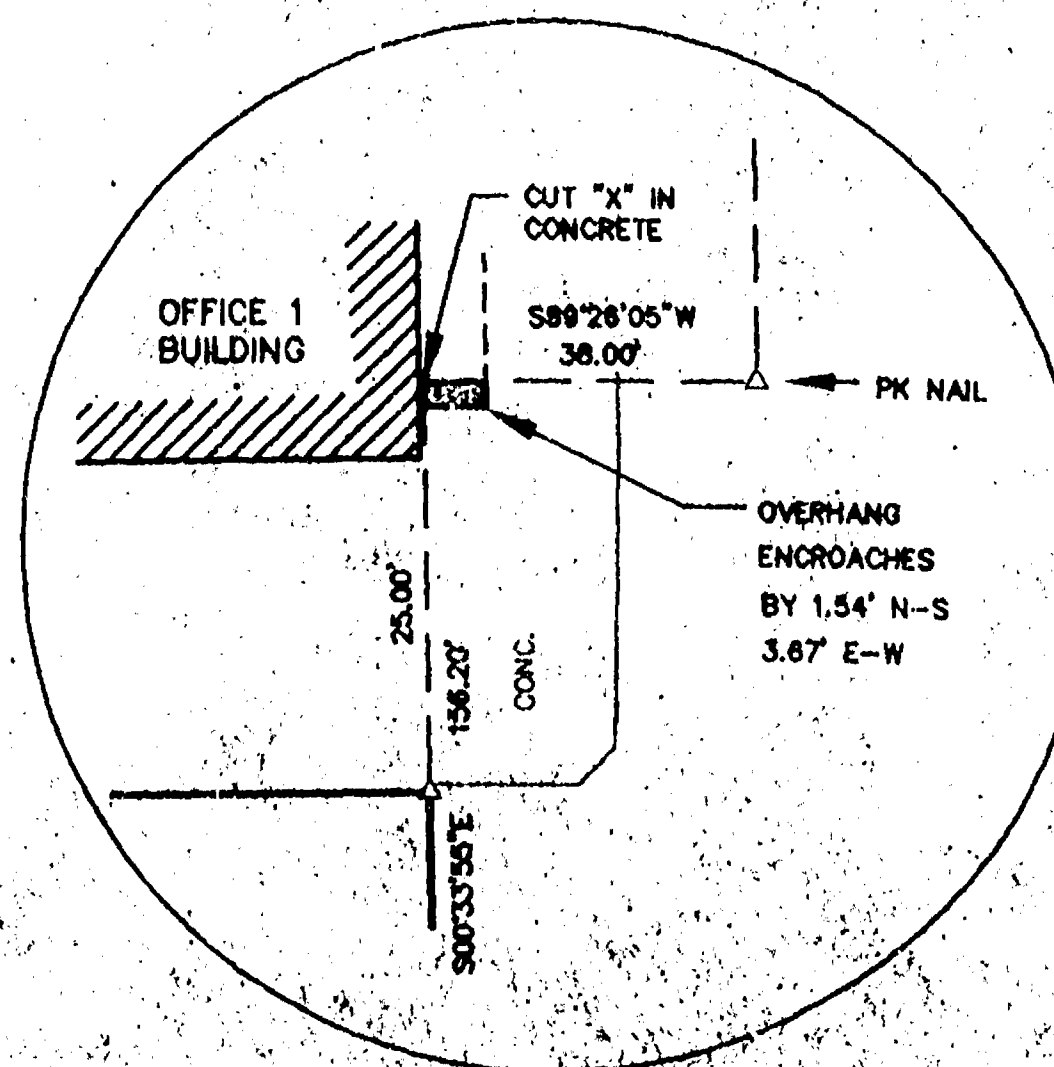
DETAIL 2



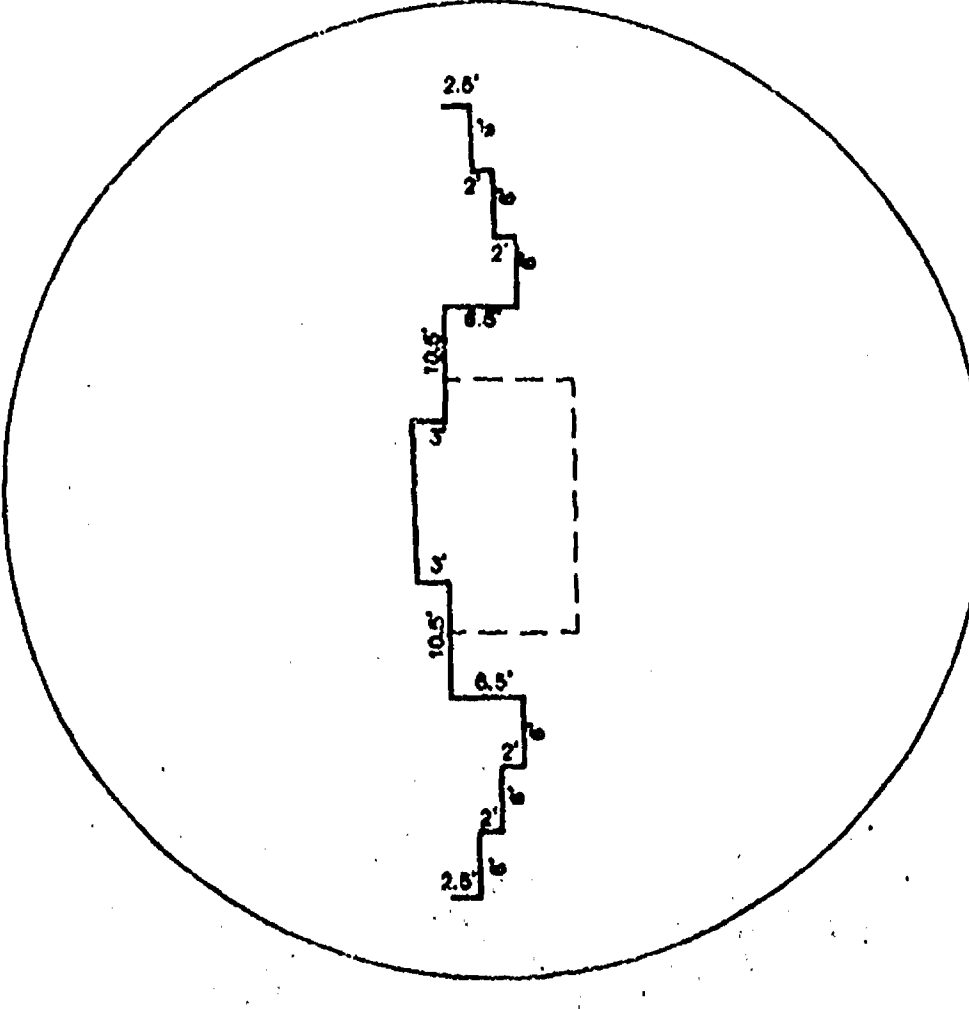
DETAIL 8



DETAIL



DÉTAIL A



DETAIL

FILE NO. CAD		SHEET NO.		SCALE 1" = 40' DATE SEPT., 1996 PROJECT NO. 2651-96751-06		AVIATION PLAZA SHOPPING CENTER OSHKOSH, WINNEBAGO CO., WISCONSIN J.C. PENNEY CO. - ██████████ ALTA SURVEY		DESIGNED DRAWN AK/W CHECKED	 McMahon ENGINEERS ARCHITECTS SCIENTISTS SURVEYORS ASSOCIATES, INC.	1445 McKeon Drive Neenah, WI 54956 Mailing Address: P.O. Box 1025 Neenah, WI 54957-1025 TEL 414-751-4200 FAX: 414-751-4284	(No.) DATE REVISION
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CITY OF OSHKOSH - SEC 34 T18 R16 - 13th WARD