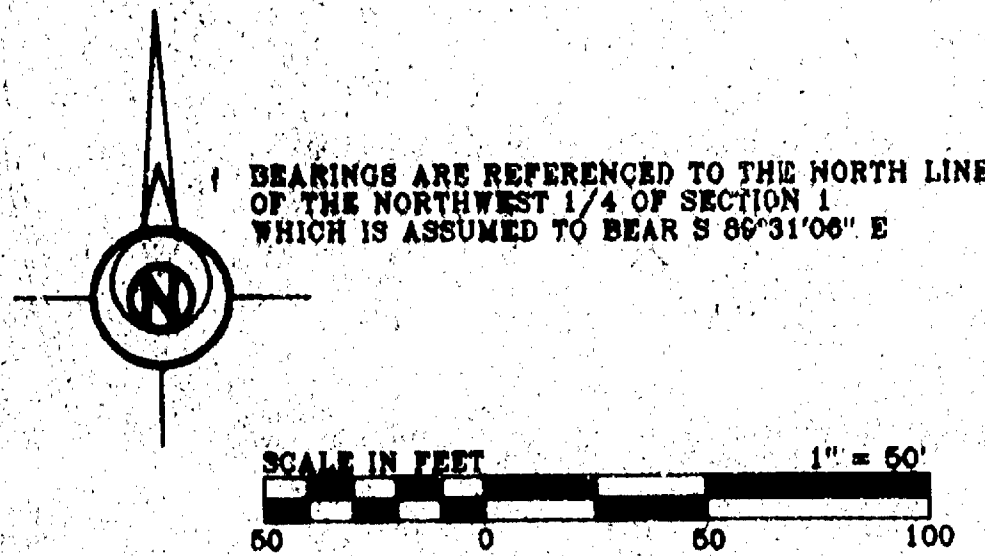




NORTHWEST CORNER
SECTION 1
TOWN 17 NORTH, RANGE 16 E
MONUMENT FOUND

R=11526.10'
Δ=01°18'47\"/>

LEGAL DESCRIPTION

PARCEL 1

That part of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 17 North, Range 16 East, in the Fourteenth Ward, City of Oshkosh, Winnebago County, Wisconsin described as follows, viz:-

Commencing at the Northwest corner of said Section; thence S 89 degrees 31 minutes 6 seconds East, along the North line of said Section, 1276.51 feet (said point being the Northeast corner of tract of land heretofore conveyed by Deed recorded in Volume 908 on Page 321), the place of beginning; thence South 2 degrees 28 minutes 58 seconds West, along the East line of said tract of land conveyed, as aforementioned, 300.00 feet, to the Southeast corner thereof; thence North 89 degrees 31 minutes 6 seconds West, along the South line of said tract of land conveyed, as aforementioned, 402.86 feet, to the Easterly line of the right of way of the Soo Line Railroad Company (formerly the Wisconsin Central Railroad Company); thence Northwesterly, along the Easterly line of said right of way, to the North line of said Section; thence South 89 degrees 31 minutes 6 seconds East, along the North line of said Section, 500 feet, to the place of beginning.

AND

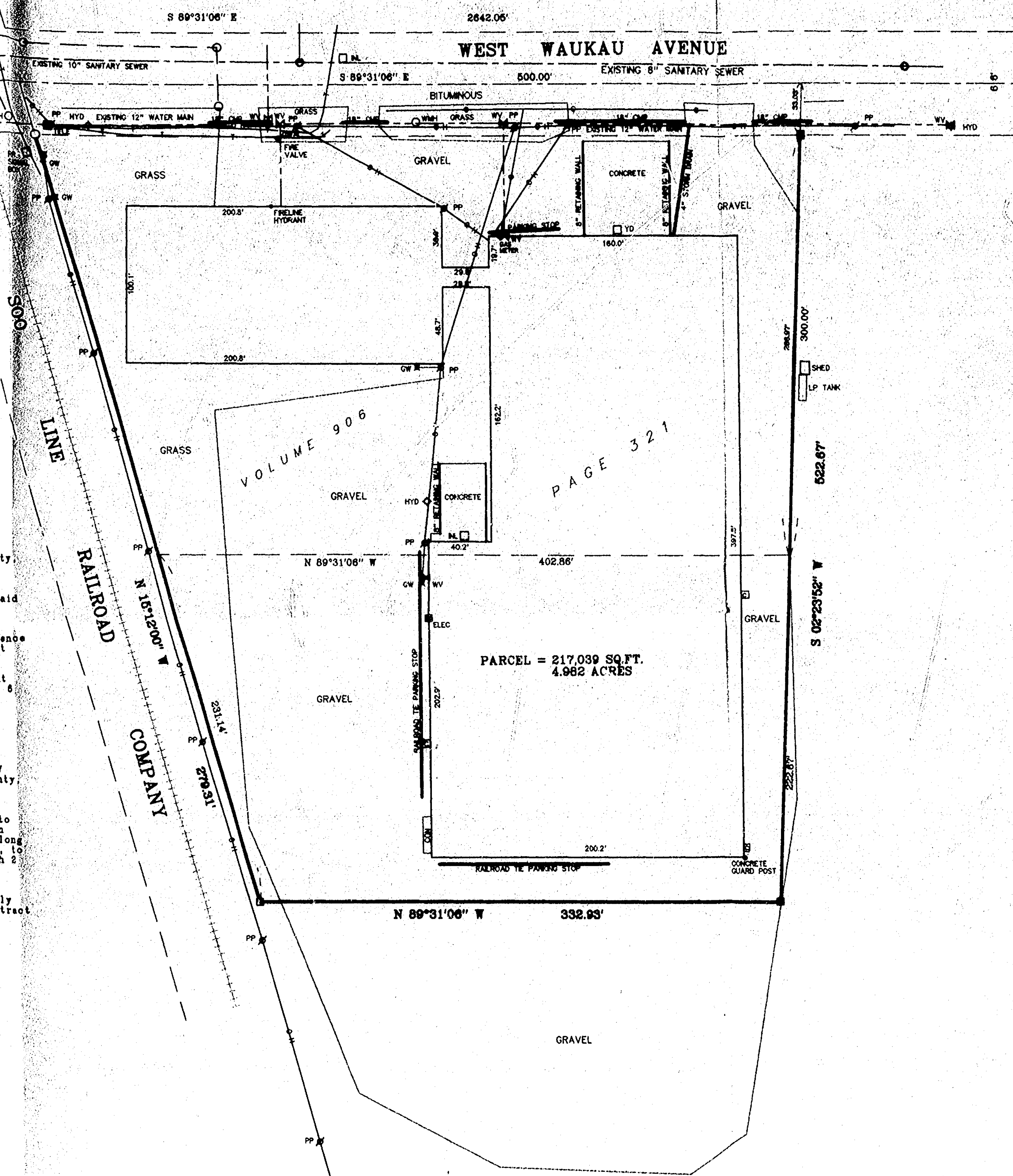
PARCEL 11

That part of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 17 North, Range 16 East, in the Fourteenth Ward, City of Oshkosh, Winnebago County, Wisconsin described as follows, viz:-

Commencing at the Northwest corner of said Section; thence S 89 degrees 31 minutes 6 seconds East, along the North line of said Section, 1276.51 feet, to the Northeast corner of tract of land heretofore conveyed by Deed recorded in Volume 908 on Page 321; thence South 2 degrees 28 minutes 58 seconds West, along the East line of said tract of land conveyed, as aforementioned, 300.00 feet, to the Southeast corner thereof; thence continuing South 2 degrees 28 minutes 58 seconds West, 222.67 feet; thence North 89 degrees 31 minutes 6 seconds East, parallel with the North line of said Section, 332.93 feet, to a point on the Easterly right of way line of the Soo Line Railroad Company; thence North 16 degrees 12 minutes 0 seconds West, along the Easterly line of said right of way, 231.14 feet, to the Southwesterly corner of said tract of land conveyed, as aforementioned; thence South 89 degrees 31 minutes 6 seconds East, along the South line of said tract of land conveyed, as aforementioned, 402.86 feet, to the place of beginning.

LEGEND

- 1" - 24" IRON PIPE SET
- 3/4" - 30" IRON PIPE SET
- CHEELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHEELED "X" FOUND
- GOVERNMENT CORNER
- CONTOUR W/ ELEVATION
- SOIL BOUND
- CONCRETE TREE
- DECEASED TREE
- EXIST. WOODS LINE
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- EXIST. WOODS
- POWER POLE
- POWER POLE W/ GUY WIRE
- LIGHT POLE
- TELEPHONE OR ELECTRIC PEDESTAL
- GAS OR WATER VALVE
- EXIST. MANHOLE
- YARD DRAIN
- EXIST. SAN SEWER
- EXIST. SIO SEWER
- EXIST. WATER MAIN
- EXIST. SPOT ELEVATION
- FF = 800.00 FIRST FLOOR = 800.00
- TC = 832.00 TOP OF CURB



SURVEYOR'S CERTIFICATE

The undersigned, a surveyor registered under the laws of the State of Wisconsin, does hereby certify to Evans Title Companies, Inc. and ATT Commercial Finance Corporation, its Successors and/or Assigns, as Trustees under Trust Indenture dated as of April 15, 1997, as follows with respect to that certain survey entitled "ALTA / ACSM Land Title Survey" (the "Survey"), which Survey was prepared on April 25, 1997:

- (a) that the Survey was actually made upon the ground and that it and the information, courses and distances shown thereon are correct;
- (b) that the title lines and lines of actual possession are the same;
- (c) that the size, location and type of building and visible improvements, are as shown on the survey, and all are within the boundary lines and applicable set-back lines of the property depicted on the Survey (the "Property");
- (d) that the access point(s) to the Property from adjoining streets are clearly located and labeled; that all public and private streets and/or highways adjacent to the Property are identified;
- (e) that there are no violations of zoning ordinances or covenants, conditions or restrictions or other rules and regulations with reference to the existence of said buildings and improvements;
- (f) that there are no visible encroachments or uses affecting the Property which appear from a careful physical inspection of the same, other than those shown and depicted on the Survey;
- (g) that water and sewer services required for the operation of the Property enter the Property through adjoining public streets, or the Survey shows the point of entry and location of any visible utilities which pass through or are located on adjoining private land;
- (h) that any discharge into streams, rivers or other conveyance systems is shown on the Survey;
- (i) that the Property lies within some "C" in accordance with the document entitled "U.S. Department of Housing and Urban Development, Federal Insurance Administration - Flood Insurance Rate Map, Community Panel No. 550511 0010 C, effective February 20, 1981.
- (j) that the Survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys" jointly established and adopted by American Land Title Association and American Congress on Surveying and Mapping in 1985, and meets the accuracy requirements of an Urban Class Survey as defined therein, and includes the following Table A items 1-4, 6, 7(a), 8-11.
- (k) utility locations shown are based on field markings by locating companies and/or mapping from the respective utility company. Therefore the locations shown on this drawing cannot be guaranteed. Contact Diggers Hotline prior to construction.

Item 10 (per Title Commitment #058676)

Covenants, conditions and restrictions recorded in Volume 704, page 287 as Document #197772 affects Volume 908, page 321.

Item 11 (per Title Commitment #058676)

Assessment to Wisconsin Central Railway Company recorded in Volume 407, page 448 as Document #201583 affects property; exact location cannot be determined.

Item 12 (per Title Commitment #058676)

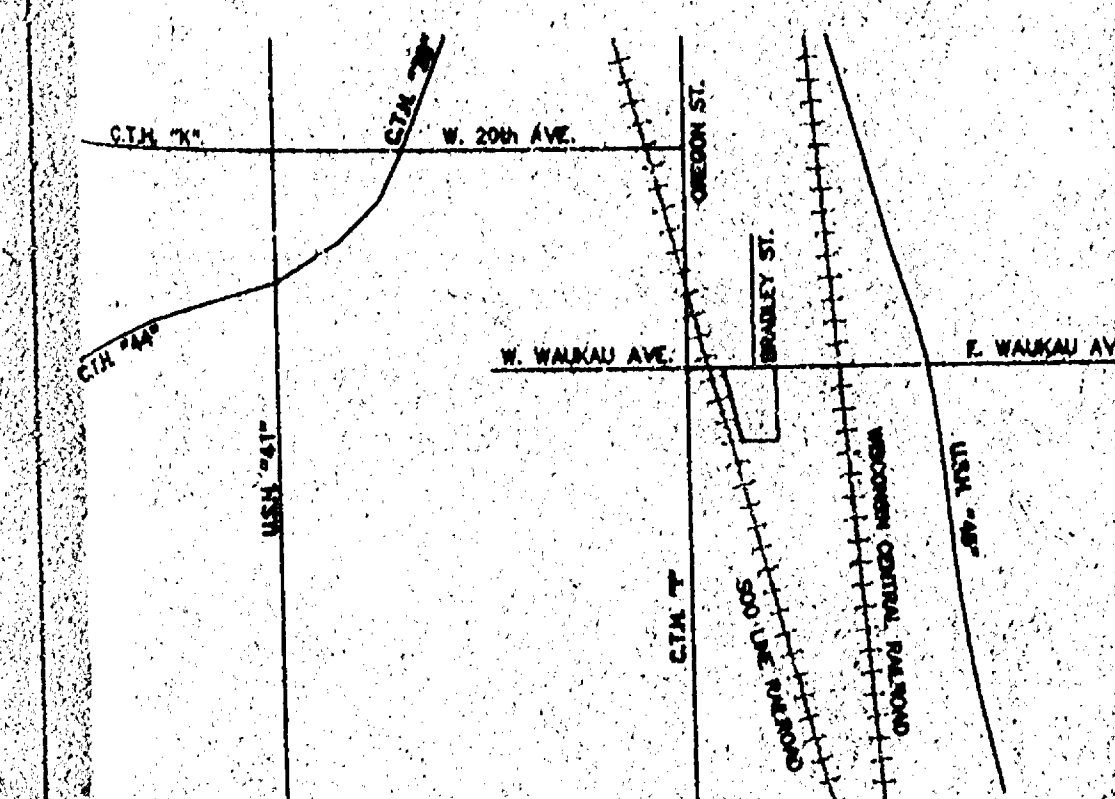
Rights and easements in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject property affects property; exact location cannot be determined.

All of the above is certified to the best of my knowledge and belief.

WITNESS the due execution here on this 5th day of May, 1997.

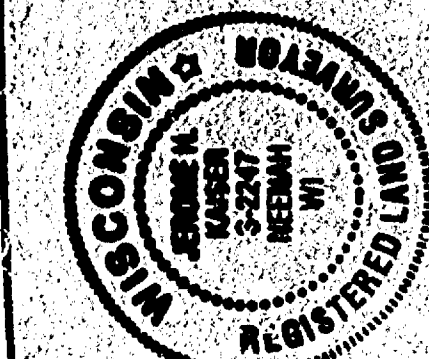
Jerome H. Kain
Jerome H. Kain
S-2847

VICINITY MAP



ALTA / ACSM LAND TITLE SURVEY

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1,
TOWN 17 NORTH, RANGE 16 EAST IN THE FOURTEENTH WARD,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



DATE	BY	REVISION

DATE	BY	REVISION

DATE	BY	REVISION

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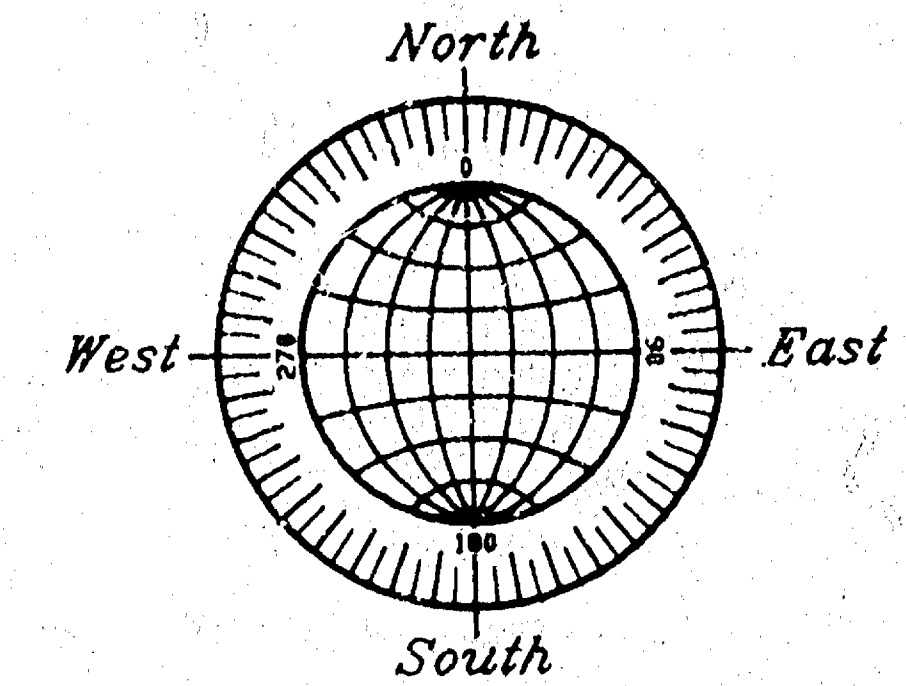
PLAT OF SURVEY AND BUILDING LAYOUT

LOT 26 IN MANOR HEIGHTS BEING PART OF GOVERNMENT LOT 1, OF FRACTIONAL SECTION 1,
T17N, R16E, 14TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

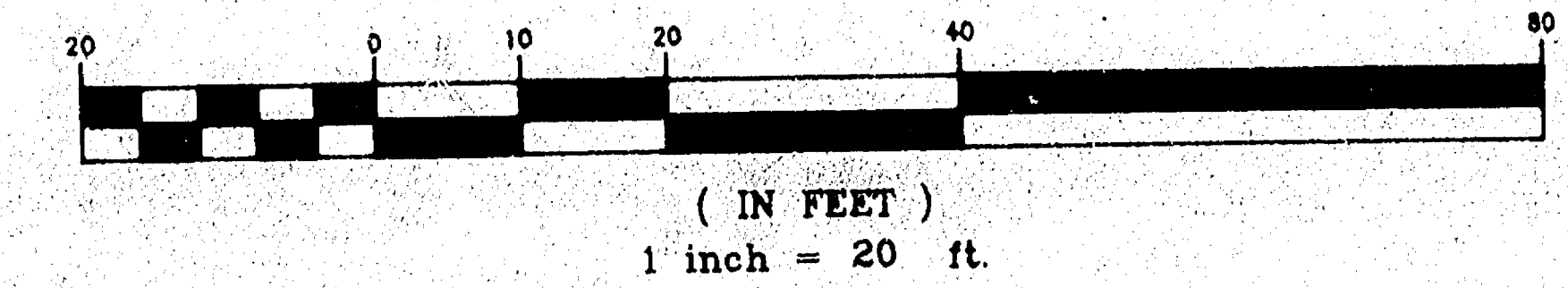
APRIL 30, 1998

BUILDING LAYOUT PLAN FOR
FOX CITIES CONSTRUCTION

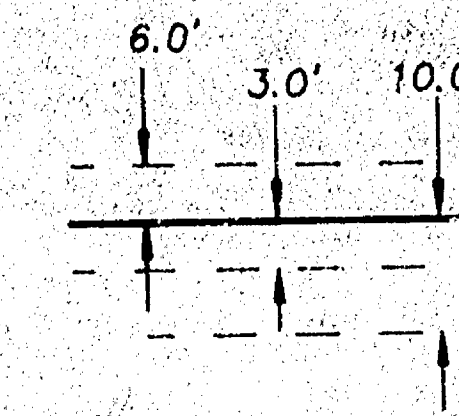
NO. 3289



GRAPHIC SCALE



- DENOTES WOOD STAKE SET FOR PROPOSED BUILDING CORNER.
- DENOTES 3/4 INCH DIAMETER IRON ROD 24 INCHES LONG, WEIGHING NOT LESS THAN 1.50 LBS PER LINEAL FOOT.
- DENOTES 1 INCH DIAMETER IRON PIPE FOUND.



DENOTES PUBLIC UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORP.,
WISCONSIN TELEPHONE CO. AND CABLE T.V., WITH THE RIGHT TO TRIM AND
KEEP TRIMMED ALL TREES WITHIN 5' OF ALL CONDUCTORS.

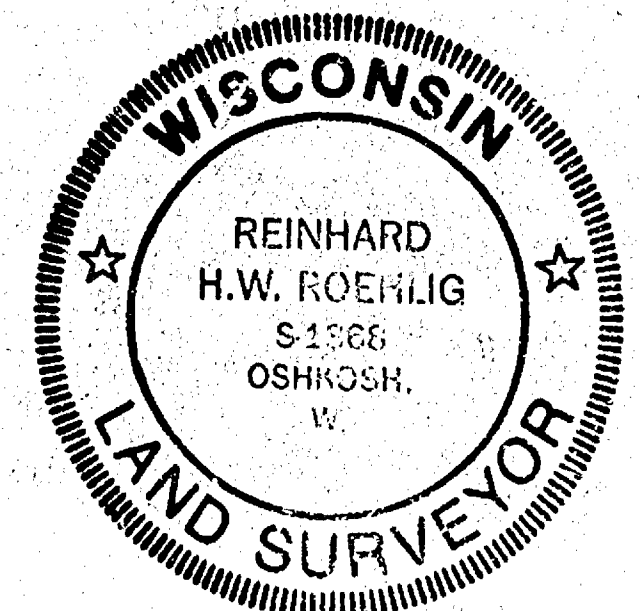
Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary 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 title thereto, within one (1) year from the date hereof.

4-30-98
Date

Reinhard Roehlig, Registered
Land Surveyor S-1368



CASTLE COURT 60.0 FT.

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
A	50.00'	82.32'	73.33'	S85°55'48"W	94°19'37"

APRIL 30, 1998

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

4041 State Road 91 • Oshkosh WI • 54904
(920) 233-2884

NO. 3289

CITY OF OSHKOSH - 14TH WARD - SEC 1 - T17-R16