

PLAT OF SURVEY

LEGAL DESCRIPTION

KNOWN AS 47 EAST 8TH AVENUE BEING LOTS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 ALL IN BLOCK 13 IN THE PLAT OF THE ORIGINAL 3RD WARD, PER LEACH'S MAP OF 1894, IN THE THIRD WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN;

ALSO THE SOUTH 172.6 FEET OF THE WEST 1/2 OF THAT PORTION OF INDIANA STREET (NOW VACATED) LYING EAST OF AND ADJACENT TO BLOCK 13 AND NORTH OF THE EXTENDED SOUTH LINE THEREOF, IN THE PLAT OF THE THIRD WARD, IN THE THIRD WARD, CITY OF OSHKOSH, PER LEACH'S MAP OF 1894, WINNEBAGO COUNTY, WISCONSIN.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 12 DESCRIBED AS FOLLOWS, VIZ: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 12, 7.4 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE, TO A POINT ON THE NORTH LINE OF SAID LOT 12 THAT IS 5.5 FEET WEST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 12 AFORESAID, 5.5 FEET TO THE PLACE OF BEGINNING.

PARCEL CONTAINS 104,692 SQUARE FEET.

JOB NO. 3147 SURVEY FOR: QUARLES AND BRADY JULY 24, 1997
AND MILES KIMBALL COMPANY

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFIES TO FIRST SECURITY BANK, NATIONAL ASSOCIATION, AS COLLATERAL TRUSTEE, AS FOLLOWS WITH RESPECT TO THAT CERTAIN SURVEY ENTITLED "PLAT OF SURVEY" (THE "SURVEY") WHICH SURVEY WAS PREPARED ON JULY 24, 1997 AND MOST RECENTLY VISITED BY THE UNDERSIGNED ON AUGUST 4, 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 ACTUAL LINES OF POSSESSION ARE THE SAME;

C) THAT THE SIZE, LOCATION AND TYPE OF BUILDING AND VISIBLE IMPROVEMENTS AREAS SHOWN ON THE SURVEY, AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY DEPICTED ON THE SURVEY (THE "PROPERTY");

D) THAT THE ACCESS POINTS 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) (OMIT)

F) THAT THERE ARE NO VISIBLE EASEMENTS, VISIBLE ENCROACHMENTS OR USES AFFECTING THE PROPERTY WHICH APPEAR FROM A CAREFUL 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;

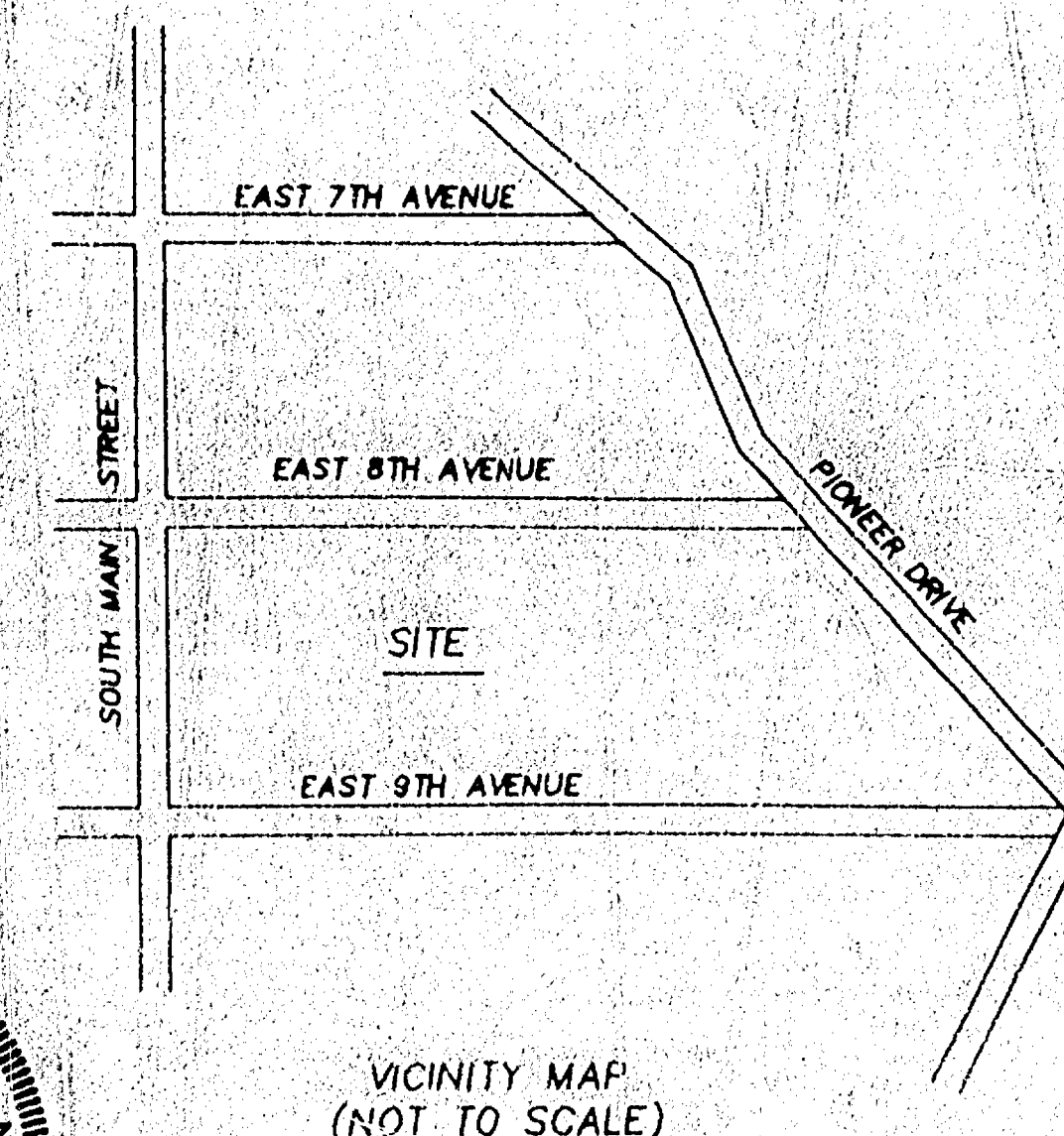
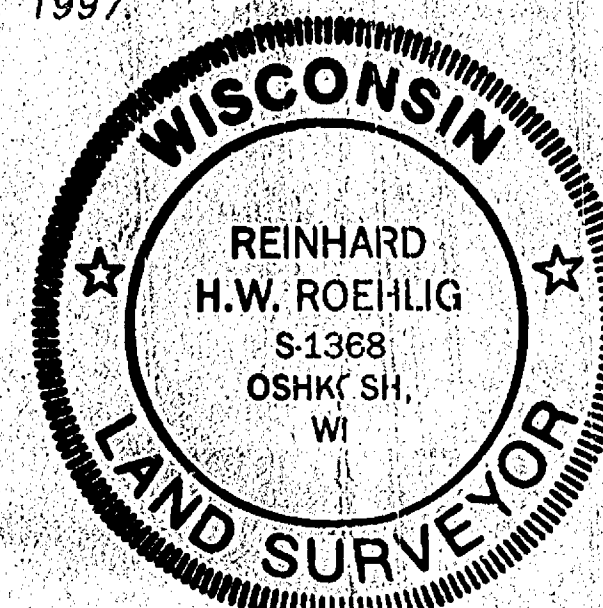
H) THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER VISIBLE CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY;

I) THAT THE PROPERTY LIES WITHIN ZONE "X" IN ACCORDANCE WITH F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 550511-0010-D EFFECTIVE JUNE 2, 1995;

J) THAT THE SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992 AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN CLASS SURVEY AS DEFINED THEREIN AND INCLUDES THE FOLLOWING TABLE A ITEMS: 1-4, 6, 71 AND 8-11. ALL OF THE ABOVE IS CERTIFIED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS THE TRUE EXECUTION HERE ON THIS 5TH DAY OF AUGUST, 1997.

Reinhard Roehlig
Reinhard Roehlig
Registered Wisconsin Land Surveyor
S-1368



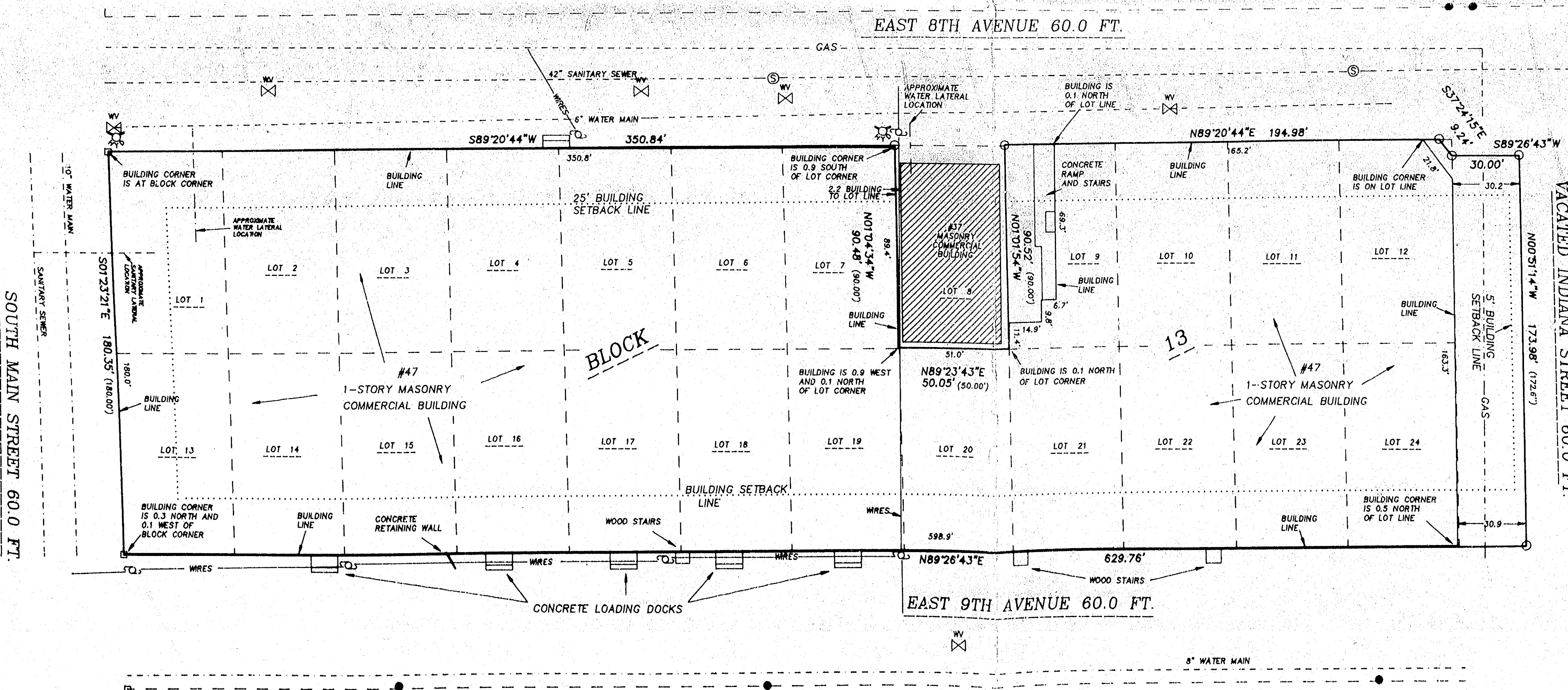
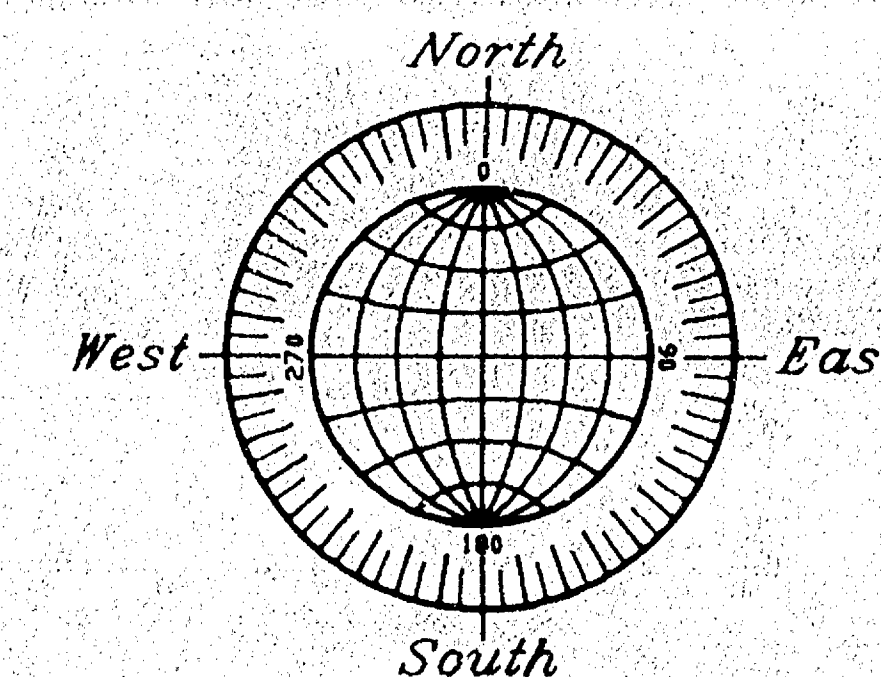
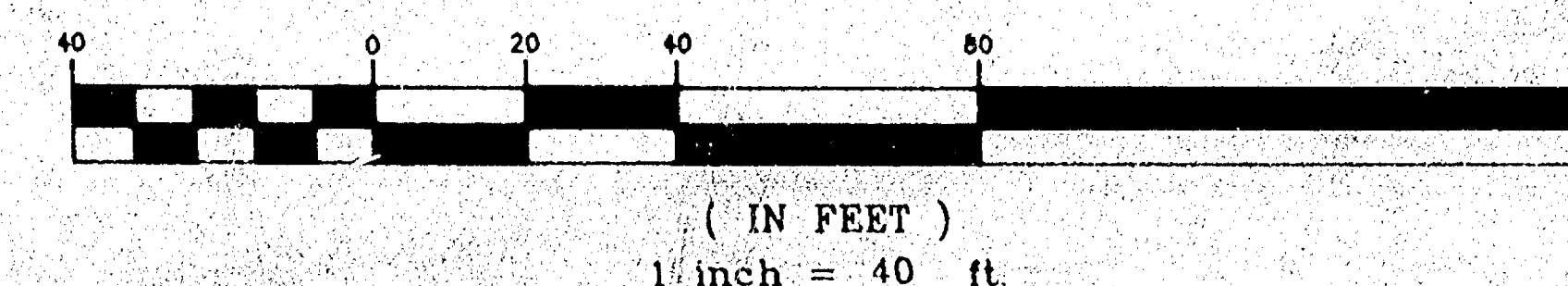
- △ DENOTES CHISELED NOTCH SET.
- DENOTES 1 INCH DIAMETER IRON ROD, 24 INCHES LONG, WEIGHING NOT LESS THAN 1.5 LBS PER LINEAL FOOT, SET.
- DENOTES 1 INCH DIAMETER IRON PIPE OR 3/4" DIAMETER IRON ROD FOUND.
- () DENOTES RECORD MEASUREMENT WHERE DIFFERENT FROM ACTUAL MEASUREMENT.
- DENOTES CHISELED CROSS SET OR FOUND IN CONCRETE WALK.
- DENOTES UTILITY POLE WITH WIRES IN THE INDICATED DIRECTION.
- DENOTES 25' BUILDING SETBACK LINE.
- ⊗ DENOTES FIRE HYDRANT.
- ⊕ DENOTES WATER VALVE.
- DENOTES CATCH BASIN.
- ⊙ DENOTES SANITARY MANHOLE.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 9TH STREET, WHICH IS ASSUMED TO BEAR NORTH 89°26'34" EAST.

PARCEL IS ZONED M-2 (MANUFACTURING).

GRAPHIC SCALE



UNDERGROUND INFORMATION AS SHOWN WAS OBTAINED FROM MUNICIPAL, UTILITY COMPANY AND/OR DIGGERS HOTLINE RECORDS. THE ACCURACY OF WHICH IS NOT GUARANTEED.

DIGGER'S HOTLINE LOCATIONS WERE NOT AVAILABLE IN TIME TO MEET SURVEY DEADLINE.

UPDATE: AUGUST 5, 1997
(ADD DIGGER'S HOTLINE LOCATIONS)
JULY 25, 1997

ROEHLIG
LAND SURVEYING
&
CONSULTING LTD.
417 North Sawyer Street • Oshkosh WI • 54901
(414) 233-2884

PLAT OF SURVEY

LEGAL DESCRIPTION

KNOWN AS 47' EAST 8TH AVENUE BEING LOTS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 ALL IN BLOCK 13 IN THE PLAT OF THE ORIGINAL THIRD WARD, PER LEACH'S MAP OF 1894, IN THE THIRD WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN;

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JOB NO. 3147 SURVEY FOR: QUARLES AND BRADY JULY 24, 1997
AND MILES KIMBALL COMPANY

SURVEYOR'S CERTIFICATE

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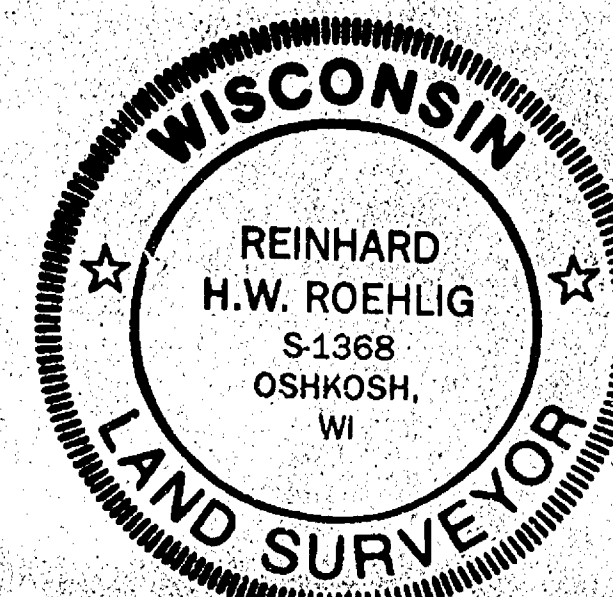
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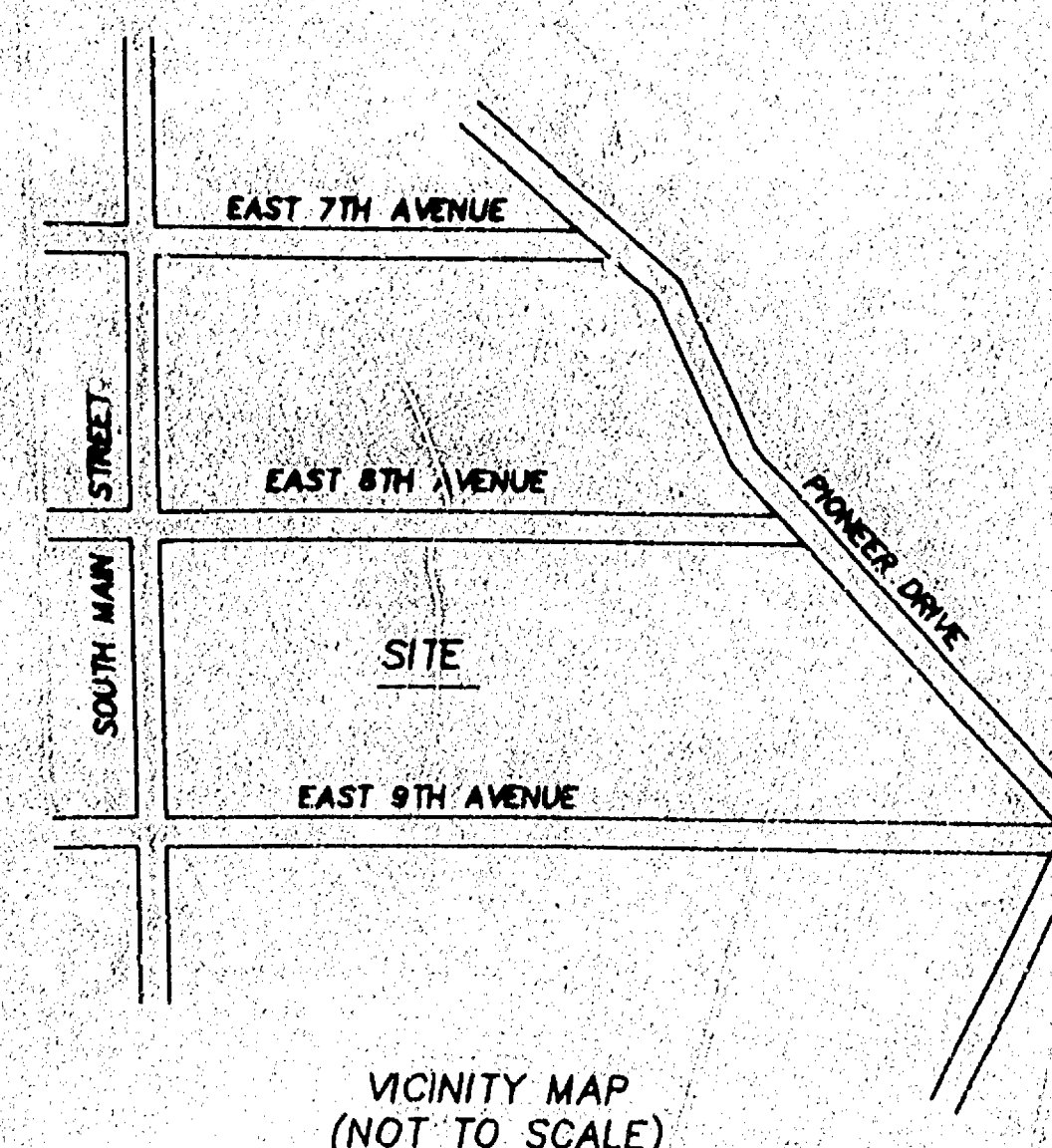
J) THAT THE SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992 AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN CLASS SURVEY AS DEFINED THEREIN, AND INCLUDES THE FOLLOWING TABLE A ITEMS: 1-4, 6, 71 AND 8-11. ALL OF THE ABOVE IS CERTIFIED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS THE DUE EXECUTION HERE ON THIS 30TH DAY OF JULY, 1997.

Reinhard Roehlig
Reinhard Roehlig
Registered Wisconsin Land Surveyor
S-1368



- △ DENOTES CHISELED NOTCH SET.
- DENOTES 1 INCH DIAMETER IRON ROD, 24 INCHES LONG, WEIGHING NOT LESS THAN 1.5 LBS PER LINEAL FOOT, SET.
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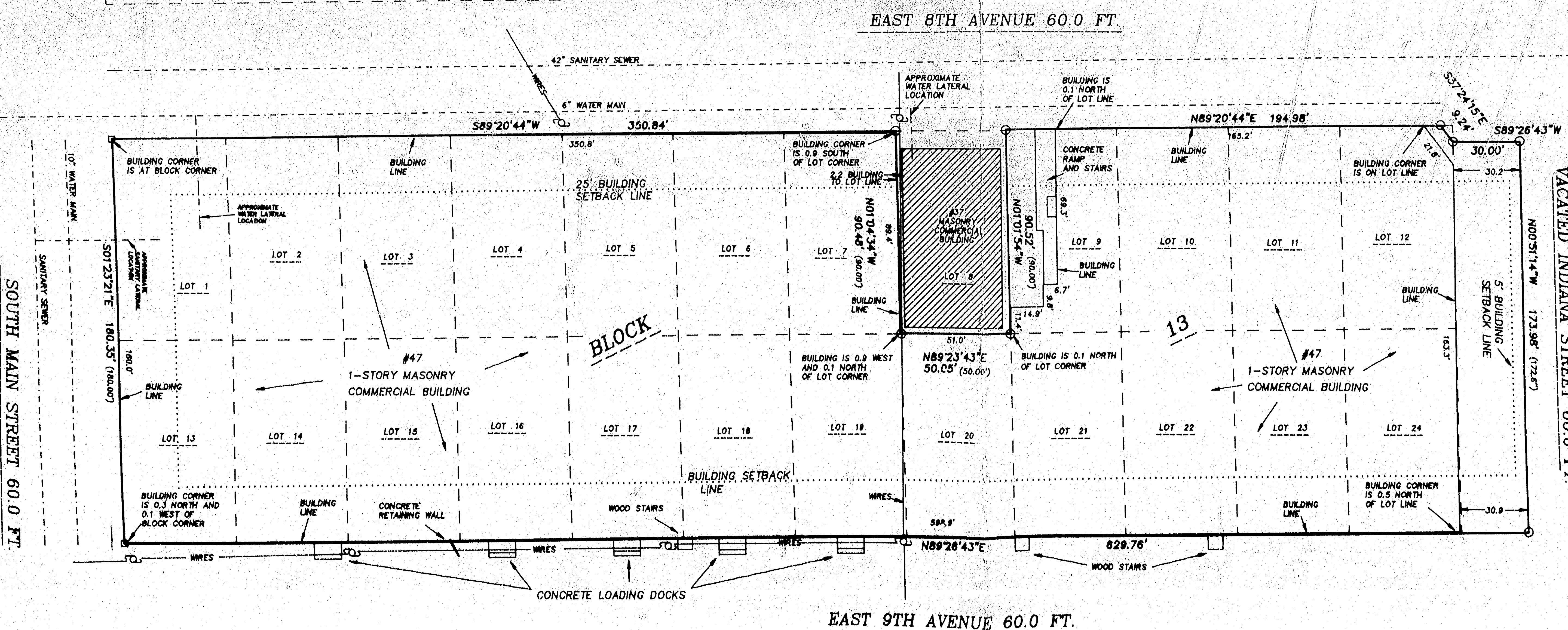
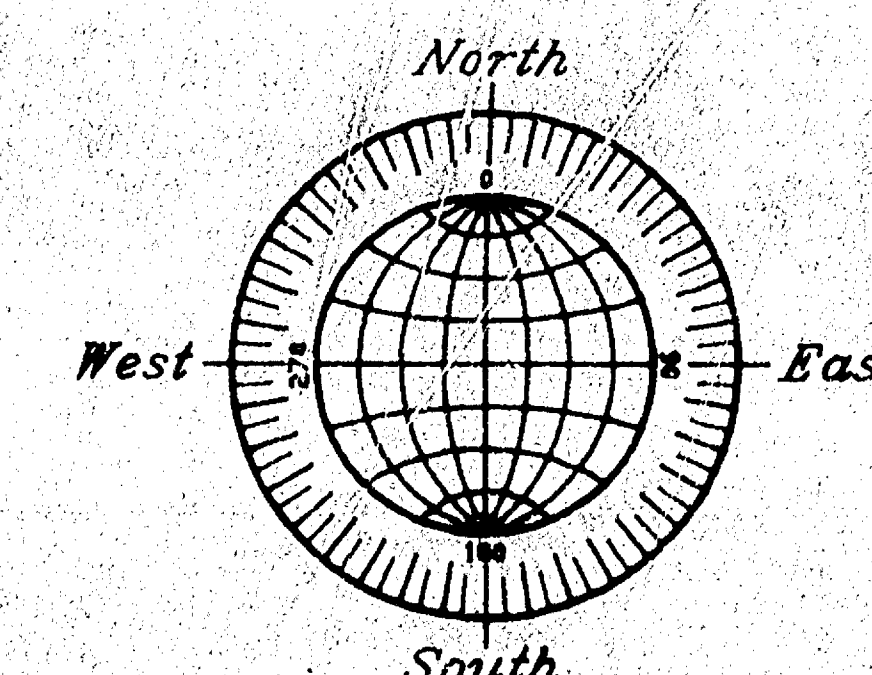
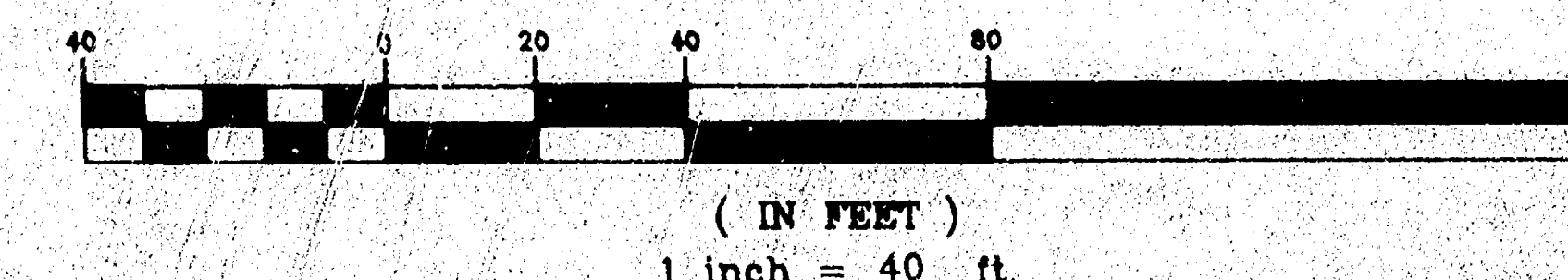


ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

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GRAPHIC SCALE



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DIGGER'S HOTLINE LOCATIONS WERE NOT AVAILABLE IN TIME TO MEET SURVEY DEADLINE.

JULY 25, 1997

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JOB NO. 3147

CITY OF OSHKOSH 3RD WARD PLAT OF THE ORIGINAL 3RD WARD

LEGAL DESCRIPTION (Per Title Commitment No. 056578)

The South one-half of Lot Twenty-two (22) and the South 18 feet of Lot One (1) and the North 28 feet of Lot Twelve (12) all in Block Ten (10) in the PLAT OF THE ORIGINAL THIRD WARD, in the Third Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894, excepting therefrom the North 28 feet thereof.

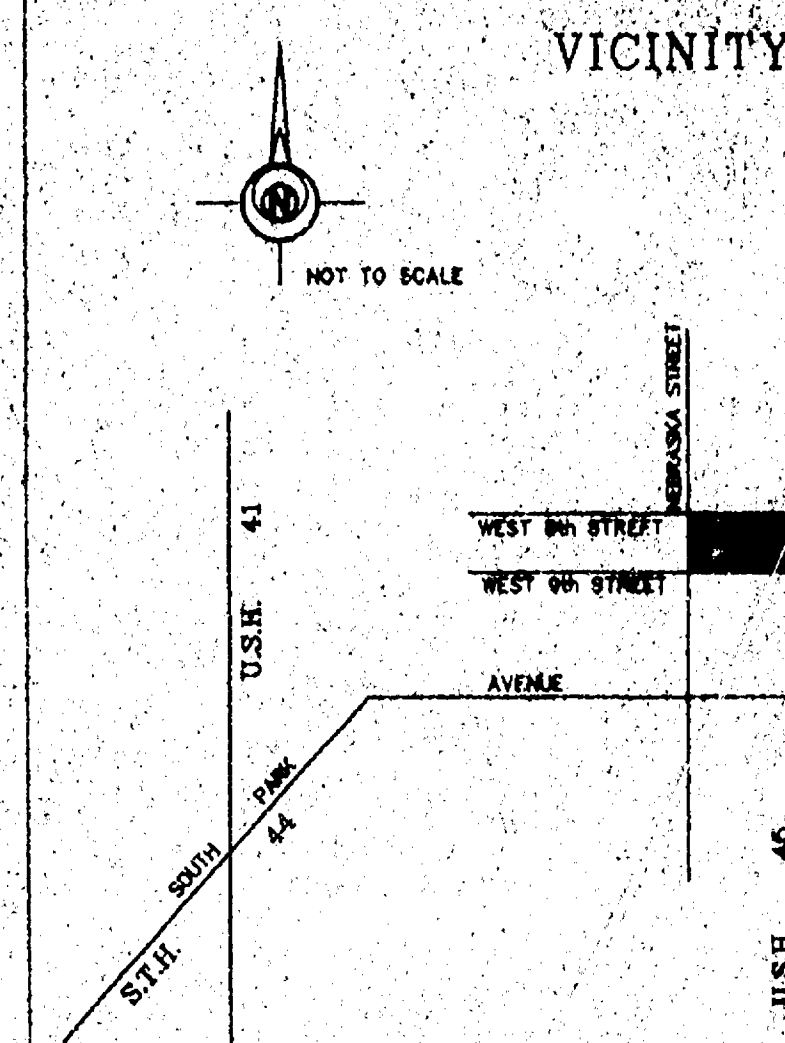
AND
Lot Twelve (12) of Block Ten (10) in the PLAT OF THE ORIGINAL THIRD WARD, in the Third Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894, excepting therefrom the North 28 feet thereof.

AND
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), and the North 1/2 of Lot Twenty-two (22), all in Block Ten (10) in the PLAT OF THE ORIGINAL THIRD WARD, in the Third Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894, excepting therefrom the South 18 feet of said Lot 1.
PARCELS CONTAINS 2.199 ACRES

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF WEST 8th STREET WHICH IS
ASSUMED TO BEAR N 90°00'00" E

SCALE IN FEET
0 30 60
1" = 30'

VICINITY MAP



Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph: (414) 731-0381



DATE	BY	CHECKED	APPROVED
NO DATE	DMF	DMF/21K	REVISION

ALTA / ACSM LAND TITLE SURVEY

ALL OF BLOCK 10 IN THE PLAT OF THE ORIGINAL THIRD WARD, IN THE THIRD WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

SURVEY FOR: CHARLES & BRADY
ATTY: ATTORNEY ANY COMER
ATTY: JAMES W. WILSON
MILWAUKEE, WI 53202-4497

SURVEYOR'S CERTIFICATE

The undersigned, a surveyor registered under the laws of the State of Wisconsin, does hereby certify to certain Title Companies, Inc., Miles Kimball Company, a Delaware Corporation and ATT Commercial Finance Corporation, its Successors and/or Assigns, dated as of April 1, 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:

- that the Survey was actually made upon the ground and that it and the information, courses and distances shown thereon are correct;
- that the title lines and lines of actual possession are the same;
- that the site, 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");
- 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;
- that there are no violations of zoning ordinances for M-2 (Industrial District) or covenants, conditions or restrictions or other rules and regulations with reference to the existence of said buildings and improvements;
- that there are no visible easements, 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;
- 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 zone "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. 660611 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 1994, 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.

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

WITNESS the due execution here on this 29 day of APRIL 1997.

Jerome H. Kaiser
JEROME H. KAISER S-2247

- ### LEGEND
- 1" x 24" IRON PIPE SET
 - 1-1/4" x 30" REBAR SET
 - CHISELED "X" SET
 - 3/4" REBAR FOUND
 - 1-1/4" REBAR FOUND
 - 2" IRON PIPE FOUND
 - CHISELED "X" FOUND
 - GOVERNMENT CORNER
 - CONTOUR W/ ELEVATION
 - SOL BOMB
 - CONTINUOUS TREE
 - DECIDUOUS TREE
 - EXIST. WOODS LINE
 - OVERHEAD POWER LINES
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND GAS
 - UNDERGROUND CABLE TV
 - EXIST. FENCE LINE
 - EXIST. HYDRANT
 - POWER POLE
 - POWER POLE - 4" X 4" W/EE
 - LIGHT POLE
 - TELE. POLE
 - TELE. POLE - 4" X 4" W/EE
 - CV M W/
 - GAS OR WATER VALVE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - EXIST. SAN. SEWER
 - EXIST. ST. SEWER
 - EXIST. WATER MAIN
 - M.E.T.
 - 1" = 30'00"
 - 10' ELEV.
 - TOP OF CURB
 - EXISTING BUILDING

FIELD NO.	PAGE	DATE	SCALE	FILE
221-289	1	4/27	1" = 30'	221-289