

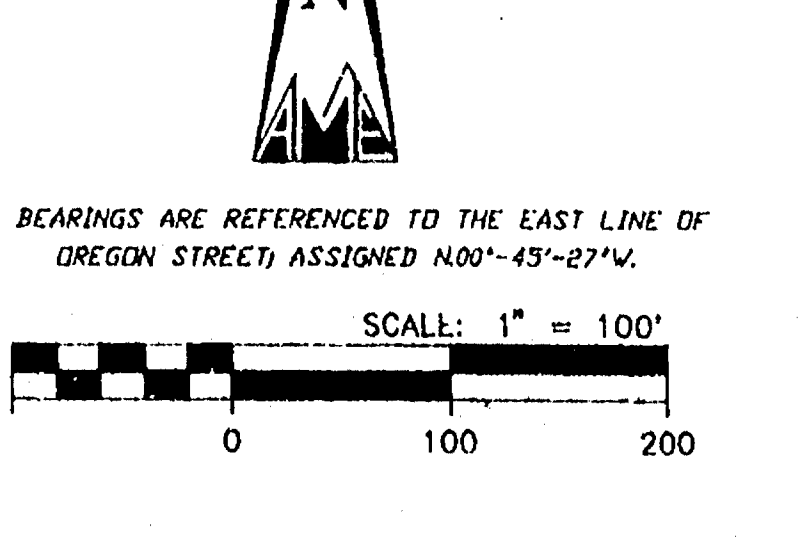
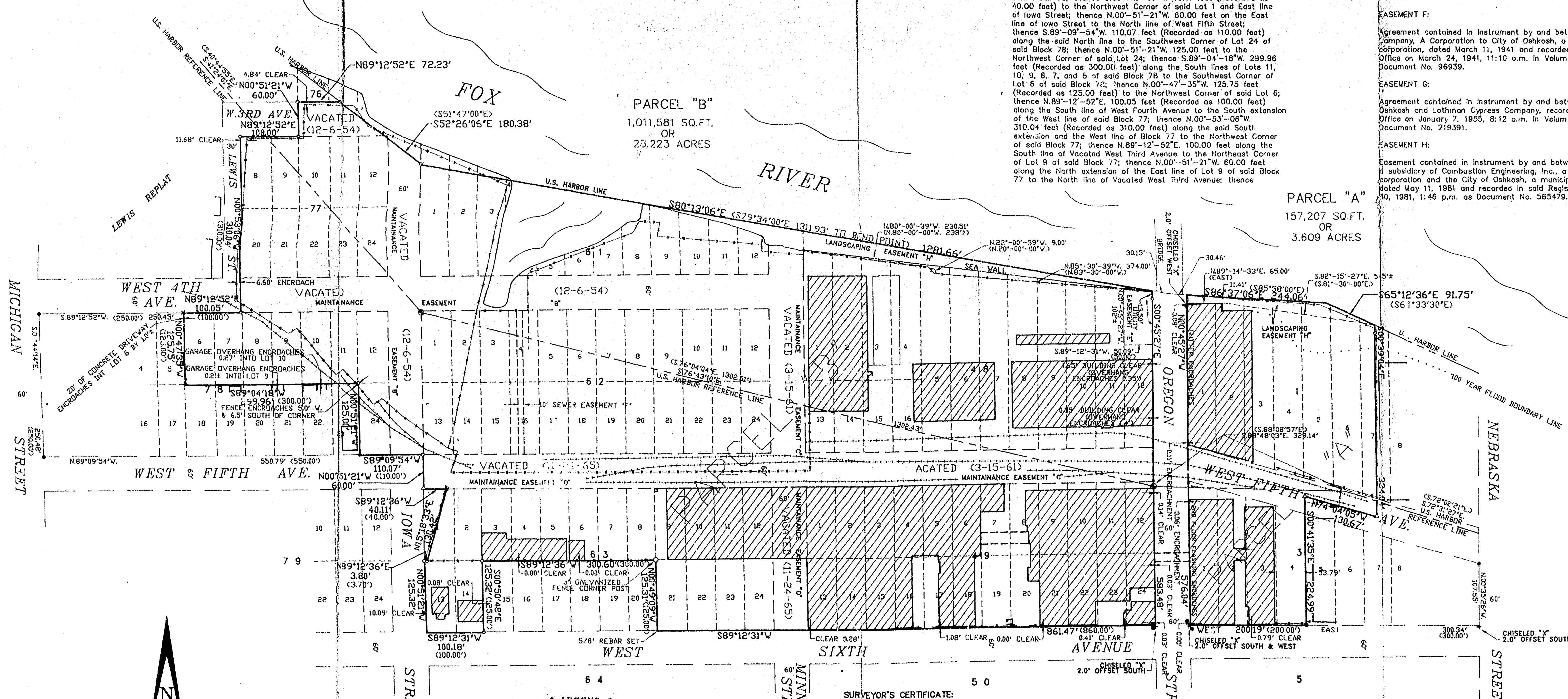
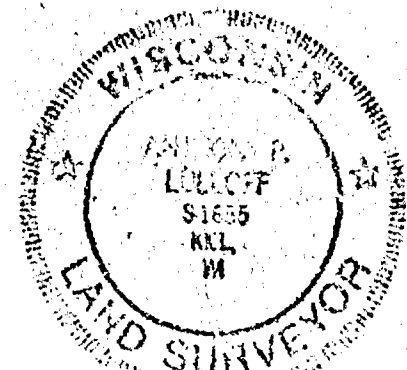
SURVEYOR'S CERTIFICATION
To Morgan Products, Ltd., and Chicago Title Insurance Company:
I hereby certify that this survey was prepared by me or under my direct supervision, that it is true and correct, and that I am a Registered Land Surveyor under the Laws of the State of Wisconsin.

This is to also certify that this map or plat, and the survey on which it is based, were made in accordance with the minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association and the American Congress of Surveying and Mapping, in 1986. And meets the accuracy requirements of a Class A Survey, as defined therein.

Anthony P. Lulloff
Signature

S-1655
Registration Number

December 29th, 1993
Date



- LEGEND**
- TELEPHONE POLE
 - ABANDONED TELEPHONE POLE
 - GUY WIRE POLE
 - GAS VALVE
 - WATER VALVE
 - SPRINKLER VALVE FOR BUILDING
 - SPRINKLER CONTROL
 - HYDRANT
 - UNKNOWN MANHOLE
 - TELEPHONE MANHOLE
 - TRAFFIC SIGN/SIGNAL
 - BUILDING
 - 1/2" 24" IRON PIPE SET
 - 1/2" 18" PER LINEAL FT.
 - 2" IRON PIPE FOUND
 - 1" IRON PIPE FOUND
 - RAILROAD SPIKE SET
 - U.S. HARBOR MONUMENT FOUND
 - POWER POLE
 - LIGHT POLE
 - POWER/LIGHT POLE
 - CHISELED "Y" FOUND/SET
 - RAILROAD TRACKS
 - CHAIN LINK FENCE
 - RECORDED INFORMATION

SURVEYOR'S CERTIFICATE:
I, Anthony P. Lulloff, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that the North 10 feet more or less of the building within Lots 1, 2, & 3, Block One (1) Plot of the Original Third Ward, as illustrated on this map is below the Flood Plain elevation. Said Flood Plain is in Zone A2 (5/16/77), on an area of 100 Year Flood, as defined by Federal Emergency Management Agency Map Community-Pcnel No. 550511-0010C dated February 20, 1981.
Dated this 29th day of December, 1993.
Anthony P. Lulloff
Anthony P. Lulloff

PARCEL A
Parcel A: All of Lots 1, 2, 3, and 4 all in Block 3; All of Lots 1, 2, 3, 4, 5, and 6 and the West Half (W 1/2) of Lot 7 all in Block 1; all of Vacated West Fifth Avenue from the East line of Oregon Street to the East line of Lot 4, Block 3; and the North Half (N 1/2) of Vacated West Fifth Avenue from the West line of Lot 5, Block 1, to the mid-line of Lot 7, Block 1; all in the plot of the ORIGINAL THIRD WARD, per Leach's Map of 1894, now in the Third Ward, City of Oshkosh, Winnebago County, Wisconsin; and that portion of Fractional Section 34, Township 18 North, Range 16 East, in the Third Ward, City of Oshkosh, Winnebago County, Wisconsin, lying South of the Southwesterly Shore line (U.S. Harbor line) of the Fox River, East of the East line of Oregon Street, West of the mid-line of Lot 7 of Block 1 and North of the Northern line of said Block 1, containing 157,207 square feet (3.609 acres) of land and being described by:
Commencing at the Southwest Corner of said Block 3, and the true point of beginning; thence N00°45'-27"W. 578.04 feet (Recorded as North) along the East line of Oregon Street to a point in the Southwesterly Shore line (U.S. Harbor line) of the Fox River as established by a General Ordinance of the City of Oshkosh per Document No. 27604 of Winnebago County Registry; thence S86°37'-06"E. 244.06 feet (Recorded as S85°58'-00"E.) along said Southwesterly Shore line (U.S. Harbor line); thence S65°12'-36"E. 91.75 feet (Recorded as S64°33'-30"E.) along said Southwesterly Shore line to the Northern extension of the mid-line of Lot 7 of said Block 1; thence S00°39'-04"E. 334.04 feet along the North extension, the mid-line of said Lot 7 and its South extension to the centerline of Vacated West Fifth Avenue; thence N74°04'-05"W. 130.67 feet along said centerline to the North extension of the East line of Lot 4 of said Block 3; thence S00°41'-35"E. 224.99 feet along the North extension and East line of said Lot 4 to the North line of West Sixth Avenue; thence West 200.19 feet (Recorded as 200.00 feet) along the said North line to the true point of beginning.

PARCEL B
All of Blocks 48, 49, 61, 62 and 77; and all of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 21, 22, 23, and 24, and part of Lot 1 of Block 63; and all of Lots 6, 7, 8, 9, 10, 11, 12, and 24 of Block 78; All of Vacated West Fifth Avenue located between the East line of Iowa Street and West line of Oregon Street; All of Vacated Minnesota Street located between the North line of West Sixth Street and the Southwesterly Shore line of the Fox River; all of Vacated West Fourth Avenue located between the South extension of the West line of said Block 77 and the West line of Vacated Minnesota Street; all of Vacated Iowa Street located between the North line of West Fifth Street and the South line of Vacated West Third Avenue; all of Vacated West Third Street located between the South extension of the West line of Block 76 and the East line of Vacated Iowa Street; all a part of the ORIGINAL THIRD WARD per Leach's Map of 1894, and a part of FRACTIONAL LOT 3 of Section 23, Township 18 North, Range 16 East, and now all in the Ninth Ward, City of Oshkosh, Winnebago County, Wisconsin, containing 23,223 acres of land and being described by:
Commencing at the Southeast Corner of said Block 48 and the true point of beginning; thence S89°12'-31"W. 851.47 feet (Recorded as 860.00 feet) along the North line of West Sixth Street to the Southwest Corner of Lot 21 of said Block 63; thence N00°49'-09"W. 125.31 feet (Recorded as 125.00 feet) to the Northwest Corner of said Lot 21; thence S89°12'-36"W. 300.80 feet (Recorded as 300.00 feet) along the South lines of Lots 8, 7, 6, 5, 4, and 3 of Block 63 to the Northeast Corner of Lot 14 of said Block 63; thence S00°30'-41"E. 125.32 feet (Recorded as 125.00 feet) to the Southeast Corner of said Lot 14; thence S89°12'-31"W. 100.18 feet (Recorded as 100.00 feet) along the North line of West Sixth Street to the East line of Iowa Street; thence N00°51'-21"W. 125.32 feet (Recorded as 125.00 feet) along the said East line to the Northwest Corner of Lot 1 of said Block 63; thence N89°12'-36"E. 3.80 feet (Recorded as 3.70 feet) along the North line of said Lot 13; thence N15°18'-33"E. 130.42 feet to a point in the North line of Lot 1 of said Block 63; thence S89°12'-36"W. 10.11 feet (Recorded as 10.00 feet) to the Northwest Corner of said Lot 1 and East line of Iowa Street; thence N00°51'-21"W. 60.00 feet on the East line of Iowa Street to the North line of West Fifth Street; thence S89°09'-54"W. 110.07 feet (Recorded as 110.00 feet) along the said North line to the Southwest Corner of Lot 24 of said Block 78; thence N00°51'-21"W. 125.00 feet to the Northwest Corner of said Lot 24; thence S89°04'-18"W. 299.96 feet (Recorded as 300.00 feet) along the South lines of Lots 11, 10, 9, 8, 7, and 6 of said Block 78 to the Southwest Corner of Lot 6 of said Block 78; thence N00°47'-35"W. 125.75 feet (Recorded as 125.00 feet) to the Northwest Corner of said Lot 6; thence N89°12'-52"E. 100.05 feet (Recorded as 100.00 feet) along the South line of West Fourth Avenue to the South extension of the West line of said Block 77; thence N00°53'-08"W. 310.04 feet (Recorded as 310.00 feet) along the said South extension and the West line of Block 77 to the Northwest Corner of said Block 77; thence N89°12'-52"E. 100.00 feet along the South line of Vacated West Third Avenue to the Northeast Corner of Lot 8 of said Block 77; thence N00°51'-21"W. 60.00 feet along the North extension of the East line of Lot 9 of said Block 77 to the North line of Vacated West Third Avenue; thence

N89°12'-52"E. 72.23 feet along the said North line to a point in the Southwesterly Shore line (U.S. Harbor line) of the Fox River as established by a General Ordinance of the City of Oshkosh per Document No. 27604 of Winnebago County Registry; thence S52°20'-06"E. 180.38 feet (Recorded as S51°47'-00"E.) along said Southwesterly Shore line (U.S. Harbor line); thence S80°13'-06"E. 1281.66 feet (Recorded as S78°34'-00"E.) along said Southwesterly Shore line (U.S. Harbor line) to the West line of Oregon Street; thence S00°45'-27"E. 583.48 feet (Recorded as South) along the said West line of Oregon Street to the true point of beginning.

The above described property being subject to the following recorded easements and restrictions to wit:

EASEMENTS B, C, AND D:
Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 80.32(4) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service and future reserving unto the City of Oshkosh easements over and across the hereinafter mentioned streets for the purpose and use of the city fire department and access to the fire dock at the foot of Minnesota Street and reserving the fire hydrants for exclusive use of the fire department, in that portion of the subject premises known as Minnesota Street, West Fifth Avenue, Third Street, Fourth Street and Iowa Street, now vacated as evidence by Lis Pendens filed as Document Nos. 218763, 285868 and 341608.

EASEMENT E:
Easement contained in Instrument by and between Morgan Company to Wisconsin Telephone Company, its successors and assigns, dated January 7, 1955 and recorded in said Register's Office on February 2, 1955, 8:06 A.M. in Volume 759 on Page 500 as Document No. 220002.

EASEMENT F:
Agreement contained in Instrument by and between Latham Cypress Company, A Corporation to City of Oshkosh, a municipal corporation, dated March 11, 1941 and recorded in said Register's Office on March 24, 1941, 11:10 a.m. in Volume 497 on Page 169 as Document No. 96939.

EASEMENT G:
Agreement contained in Instrument by and between the City of Oshkosh and Latham Cypress Company, recorded in said Register's Office on January 7, 1955, 8:12 a.m. in Volume 759 on Page 413 as Document No. 219391.

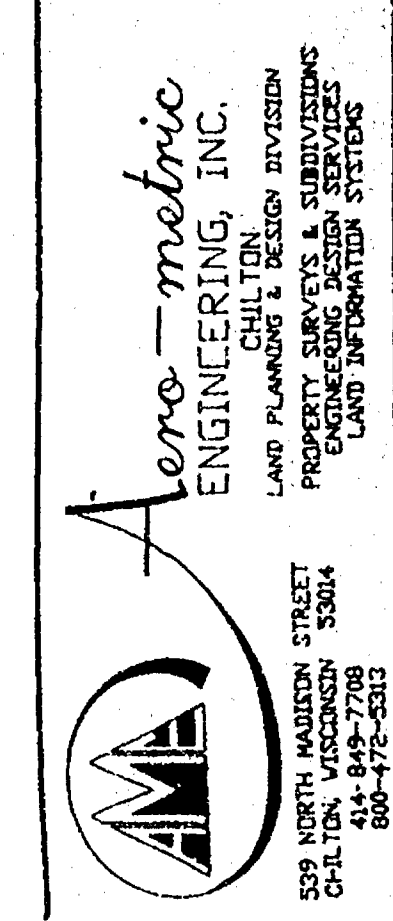
EASEMENT H:
Easement contained in Instrument by and between C-E Morgan, Inc., a subsidiary of Combustion Engineering, Inc., a Delaware corporation and the City of Oshkosh, a municipal corporation, dated May 11, 1981 and recorded in said Register's Office on June 10, 1981, 1:48 p.m. as Document No. 565479.

"ALTA/ACSM LAND TITLE SURVEY"
FOR
MORGAN PRODUCTS, LTD.
BLOCKS 1, 2 & 3 LOCATED IN THE 3RD WARD, AND BLOCKS 48, 49, 61, 62, 63, 77 & 78 LOCATED IN THE 9TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

SHEET NO.
1 OF 2

FILE NO.
K-455

DATE: 12-23-93 SCALE: 1" = 100'
DRAWN BY: S.S. CHECKED BY: A.P.L.
DWG. FILE: MGN-PROD3
PROJECT NO.: 2931201
NOTEBOOK: P-122 PAGE 51-64
NOTEBOOK: P-126 PAGE 47-51



SURVEYOR'S CERTIFICATION

To Morgan Products, Ltd., and Chicago Title Insurance Company:

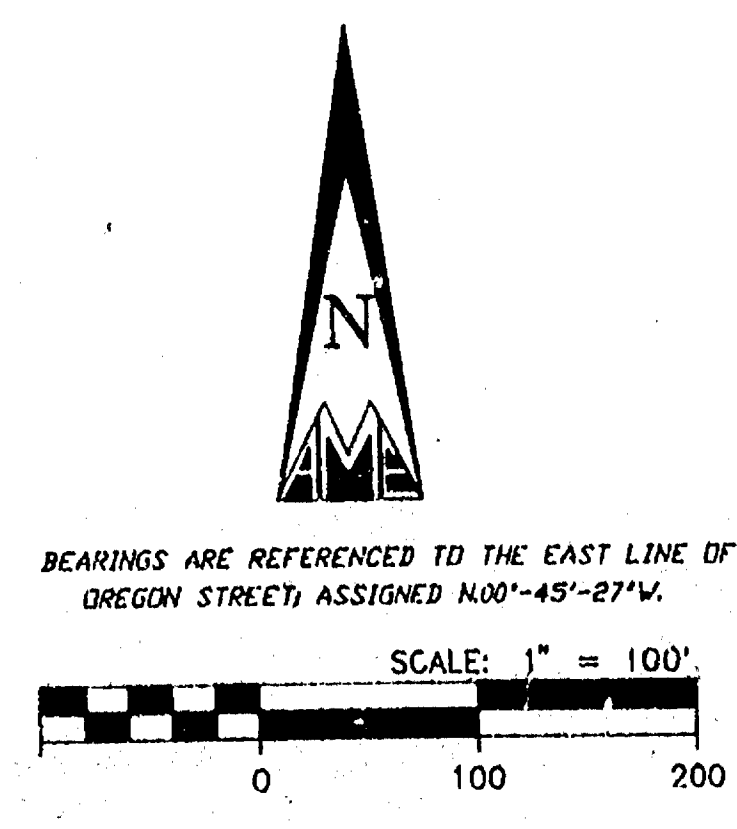
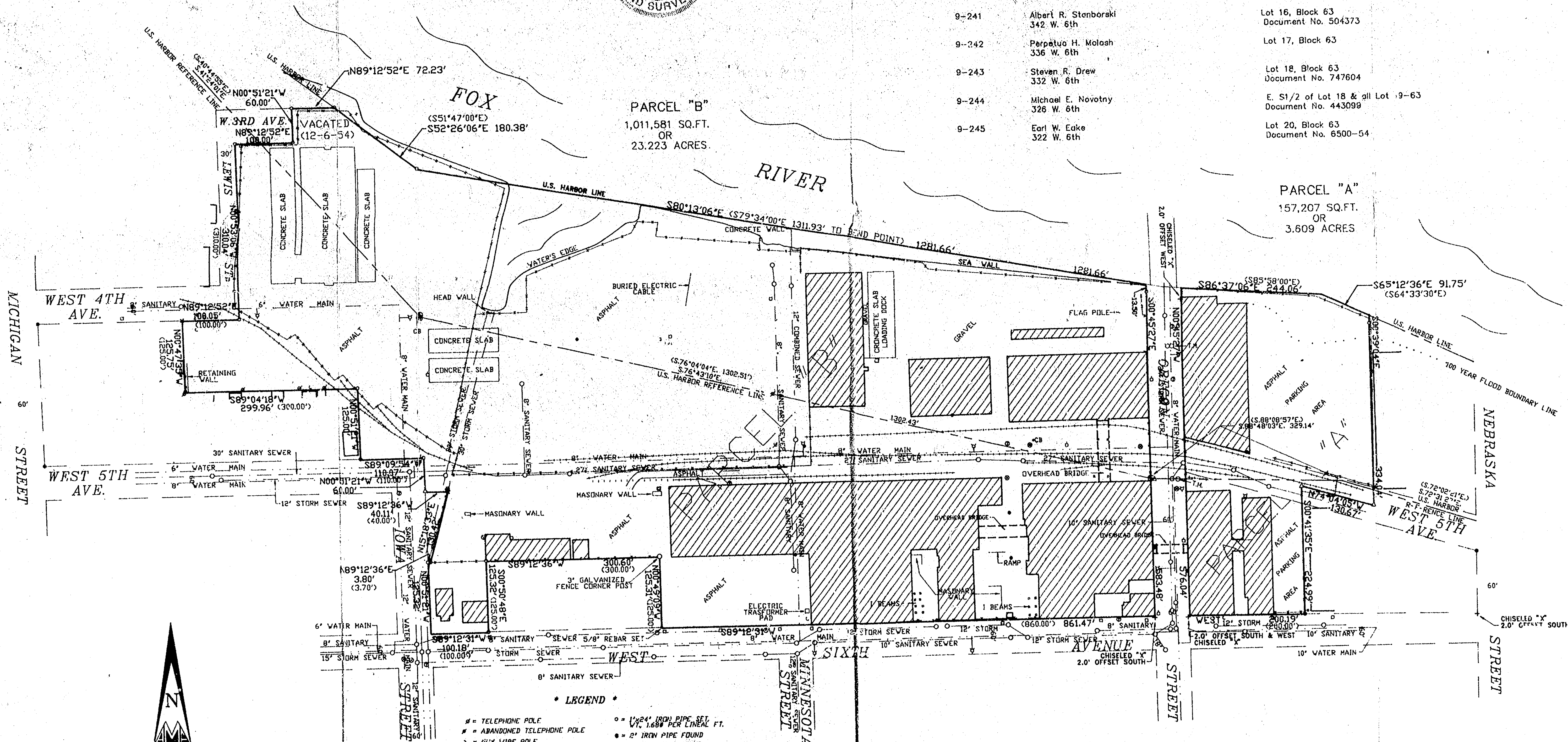
I hereby certify that this survey was prepared by me or under my direct supervision, that it is true and correct, and that I am a Registered Land Surveyor under the laws of the State of Wisconsin.

This is to also certify that this map or plot, and the survey on which it is based, were made in accordance with the minimum standard detail requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by the American Land Title Association and the American Congress of Surveying and Mapping in 1980. And meets the accuracy requirements of a Class A Survey, as defined therein.

Anthony P. Lulloff
 Signature
 S-1655
 Registration Number
 December 29th, 1993
 Date



TAX KEY NO.	NAME AND ADDRESS	DESCRIPTION/RECORDING INFORMATION
9-508	Warren Schieler 437 W. 4th Street	Lot 6, Block 78 Document No. 488314
9-514	Koying 438 W. 5th Avenue	Lot 17, Block 78 Document No. 633437
9-515	Eugene H. Knapp 432 W. 6th Avenue	Lot 18, Block 78 Document No. 555513
9-516	Gleason H. Binder 426 W. 5th Avenue	Lot 18, Block 78 L.C. Document No. 559865
9-517	Gregory R. Kargus 422 W. 5th Avenue	Lot 20, Block 78 Document No. 635530
9-518	Rog Leo Schaper 416 W. 5th Avenue	Lot 21, Block 78 L.C. Document No. 695914
9-519	Carl Zarling 410 W. 5th Avenue	Lot 22, Block 78 Document No. 674303
9-520	Dean A. Shaper 406 W. 5th Avenue	E. 40' of Lot 23 excepting Railroad L.C. Document No. 691077
9-784	Boat Works, Inc. (Fred Oakar) 362 Michigan	Lewis Replat & Block 76 Document No. 489872
3-2	T. J. McGuire 102 W. 5th & 106 W. 8th	Lots 5-10, Block 3, Lots 8-10 E 1/2 of 7, Block 3 Document No. 442609 & 480086
9-240	JoAnne M. Daniels 346 W. 6th	Lot 15, Block 63 Document No. 666840
9-241	Albert R. Stanboraki 342 W. 6th	Lot 16, Block 63 Document No. 504373
9-242	Perpetua H. Molash 336 W. 6th	Lot 17, Block 63
9-243	Steven R. Drew 332 W. 6th	Lot 18, Block 63 Document No. 747604
9-244	Michael E. Novotny 326 W. 6th	E. S1/2 of Lot 18 & all Lot 19-63 Document No. 443098
9-245	Earl W. Euke 322 W. 6th	Lot 20, Block 63 Document No. 6500-54



- * LEGEND ***
- TELEPHONE POLE
 - ABANDONED TELEPHONE POLE
 - 100' WIRE POLE
 - GAS VALVE
 - WATER VALVE
 - SPRINKLER VALVE FOR BUILDING
 - SPRINKLER CONTROL
 - HYDRANT
 - UNKNOWN MANHOLE
 - TELEPHONE MANHOLE
 - TRAFFIC SIGN/SIGNAL
 - CATCH BASIN
 - BUILDING
 - 1/2" 24" IRON PIPE SET
 - 1/2" 1600' PER LINEAL FT.
 - 2" IRON PIPE FOUND
 - 1" IRON PIPE FOUND
 - RAILROAD SPIKE SET
 - U.S. HARBOR MONUMENT FOUND
 - POWER POLE
 - LIGHT POLE
 - PLYMOUTH LIGHT POLE
 - CHISELED "H" FOUND/SET
 - RAILROAD TRACKS
 - CHAIN LINK FENCE
 - RECORDED INFORMATION

DATE: 12-23-93 SCALE: 1" = 100'

DRAWN BY: S.S. CHECKED BY: APL

ENG. FILE: MEN-PRELA

PROJECT NO.: 2931208

NOTED BY: P-122 PAGE: 51-64

NOTED BY: P-126 PAGE: 17-21

"ALTA/ACSM LAND TITLE SURVEY"

FOR

MORGAN PRODUCTS, LTD.

BLOCKS 1, 2 & 3 LOCATED IN THE 3RD WARD, AND BLOCKS 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SHEET NO.

2 OF 2

FILE NO.

K-455