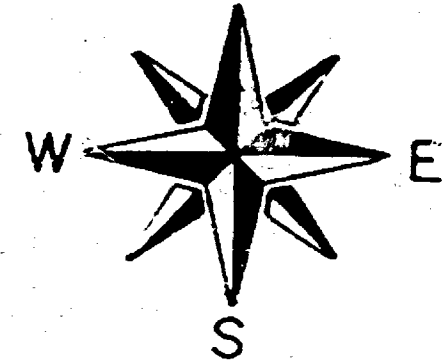


PROPERTY ADDRESSES:

136 JACKSON STREET OSHKOSH, WI (PARCEL "B")
139 DIVISION STREET OSHKOSH, WI (PARCEL "A")

NORTH



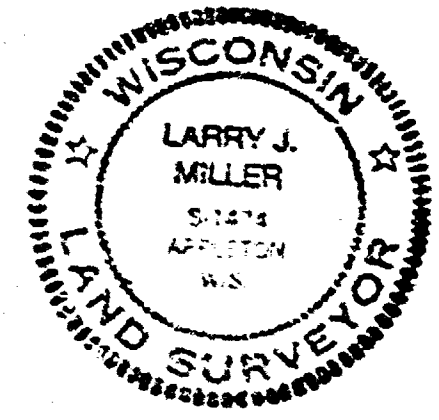
NORTH IS REFERENCED TO THE EAST LINE OF JACKSON STREET, WHICH IS RECORDED TO BEAR DUE NORTH.

SURVEYOR'S CERTIFICATE

I, LARRY J. MILLER, STATE OF WISCONSIN REGISTERED LAND SURVEYOR NO. 5-1474 DO HEREBY CERTIFY THAT I HAVE SURVEYED PARCELS "A" AND "B" AS SHOWN HEREON ACCORDING TO THE OFFICIAL RECORDS AND FURTHER THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION THEREOF.

Larry J. Miller
LARRY J. MILLER, RLS NO. 5-1474

10-25-1983
DATED



JACKSON

PEARL

STREET (60' R/W)

DIVISION

SCALE: 1" = 20'

LEGEND

- 3/4" STEEL REBAR SET (24" LONG, 1.502#/LIN.FT.)
- ⊗ CHISELED CROSS SET
- EXISTING 1" IRON PIPE
- ⊙ EXISTING CHISELED CROSS
- CENTERLINE OF STREET
- CENTERLINE OF RAILROAD TRACKS
- FIELD MEASURED DISTANCE
- PROPORTIONED DISTANCE
- RECORDED DISTANCE
- ⊙ CURVE POINT IDENTIFICATION NUMBER
- DENOTES UTILITY POLES AND OVERHEAD LINES
- DENOTES APPROXIMATE CENTERLINE OF TRANSMISSION LINE EASEMENT

CURVE DATA (1) - (2)
RADIUS 659.07'
1 ANGLE 02°47'10.6"
CHORD N82°10'53"W 32.03'
ARC 32.04'

DESCRIPTION - PARCEL "A"

LOTS 11 AND 12, BLOCK 18, FLETCHERS AND STRONG'S SUBDIVISION, FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN; LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID LOT 11:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 11; THENCE N53°07'14"W ALONG THE SOUTHWESTERLY LINE THEREOF 28.20 FEET TO THE NORTHERLY LINE OF THE SGO LINE RAILROAD RIGHT-OF-WAY; THENCE EASTERLY 32.04 FEET ALONG THE ARC OF A 659.07 FOOT RADIUS CURVE CONCAVE TO THE NORTH, SAID CURVE BEING THE NORTHERLY LINE OF AFORESAID RAILROAD RIGHT-OF-WAY AND HAVING A CHORD WHICH BEARS S80°10'53"E 32.03 FEET TO THE NORTHWESTERLY LINE OF DIVISION STREET; THENCE S82°00'07"W ALONG SAID STREET RIGHT-OF-WAY 14.65 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION.

THE ABOVE DESCRIBED LANDS MAY BE SUBJECT TO EASEMENTS AND/OR RESTRICTIONS OF RECORD.

DESCRIPTION - PARCEL "B"

LOTS 21, 22, AND 23, BLOCK 18, FLETCHERS AND STRONG'S SUBDIVISION, FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

THE ABOVE DESCRIBED LANDS MAY BE SUBJECT TO EASEMENTS AND/OR RESTRICTIONS OF RECORD.

STREET (60' R/W)

STREET (60' R/W)

CITY OF OSHKOSH

RICE & ORTH INC.

• Engineering
• Architecture
• Surveying
• Land Planning

SURVEY FOR: JACKSON CENTURY GROUP (BY ATTORNEY STEVEN P. KRAUSE)

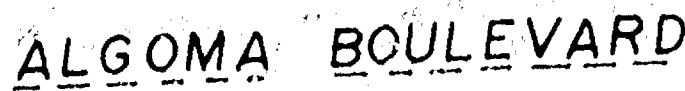
PART OF LOTS 11, 12, 21, 22, & 23, BLOCK 18, "FLETCHERS AND STRONG'S SUBDIVISION", FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

DESIGNED
DRAWN DWH & LJM
CHECKED LJM
SCALE 1" = 20'

DATE
10/28/83
REV 11/9/83

LOT SHEET
PROJECT NO.
S-2136
FILE NO.

PLAT OF SURVEY



PROPERTY	DESCRIPTION
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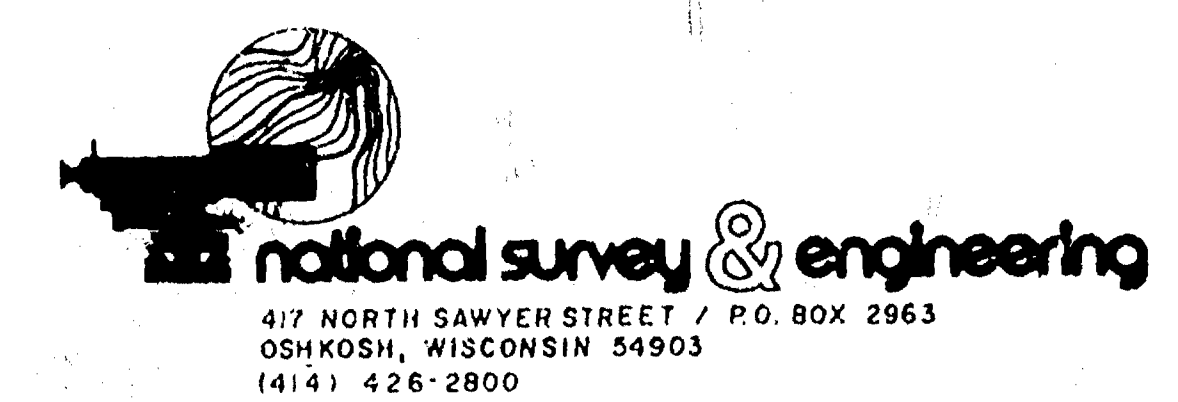
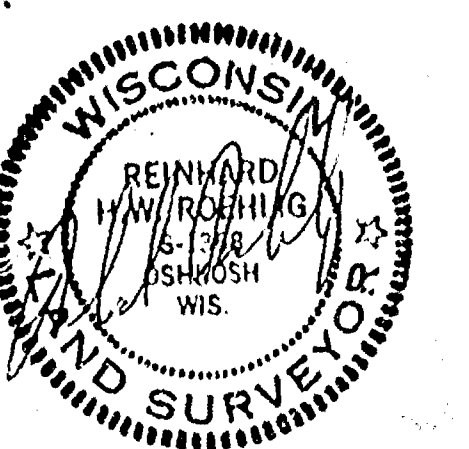
KNOWN AS 469 A GOMA BOULEVARD, BEING LOTS 7, 13, 14¹ AND PART OF LOT 8
IN BLOCK 16 OF EDWARD'S REPLAT OF BLOCK "1" ALSO PART OF VACATED
CLARK STREET AND PART OF LOTS 21, 23 AND 24 IN BLOCK 16 OF LEACH'S MAP
OF THE FIRST WARD PER LEACH'S MAP OF 1894, ALL IN THE FIRST WARD, CITY
OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, SAID PROPERTY BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF LOT 7 IN BLOCK "1" OF EDWARD'S REPLAT OF BLOCK "1", THENCE SOUTH 53.09-12 EAST ALONG THE SOUTHWESTERLY LINE OF ALGOMA BOULEVARD 131.25 FT., 1.00 FT. ON THE WEST LINE OF JACOBSON STREET, THENCE DUE SOUTH ALONG SAID WEST LINE OF JACOBSON STREET 100.00 FT., THENCE S 14.00-00 W ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO 7.2 NORTHWEST WHOSE RADIUS IS 14.00 FT. AND WHOSE CHORD BEARS SOUTH 65-22-41 WEST 29.25 FT., TO A POINT ON THE NORTHEASTERLY LINE OF HIGH AVENUE, THENCE S 14.00-00 W 11.11 FT. TO A POINT, THENCE NORTH 39-40-27 EAST 247.94 FT. TO THE POINT OF BEGINNING..

AUGUST 10, 1984 SURVEY FOR HARDEE'S INC. SURVEY NO. 1509-S .

- | | | |
|----|-------|--|
| O | ----- | DENOTES A WOOD UTILITY POLE WITH STREET LIGHT. |
| N | ----- | DENOTES A CATCH BASIN. |
| ● | ----- | DENOTES A WATER VALVE. |
| ○ | ----- | DENOTES A GAS VALVE. |
| □ | ----- | DENOTES A TRAFFIC LIGHT POST. |
| ▲ | ----- | DENOTES A STOPPED SIGN. |
| .. | ----- | DENOTES OVERHEAD WIRES. |

I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and shape of the Property, its exterior boundaries, the location 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 the title thereto, within one (1) year from date hereof.



CITY OF OSHKOSH

ALL MEASUREMENTS REFERENCED TO THE NORTH LINE OF THE
1/4 SECTION 13, ADJACENT TO BEAR 1/4 SECTION 10

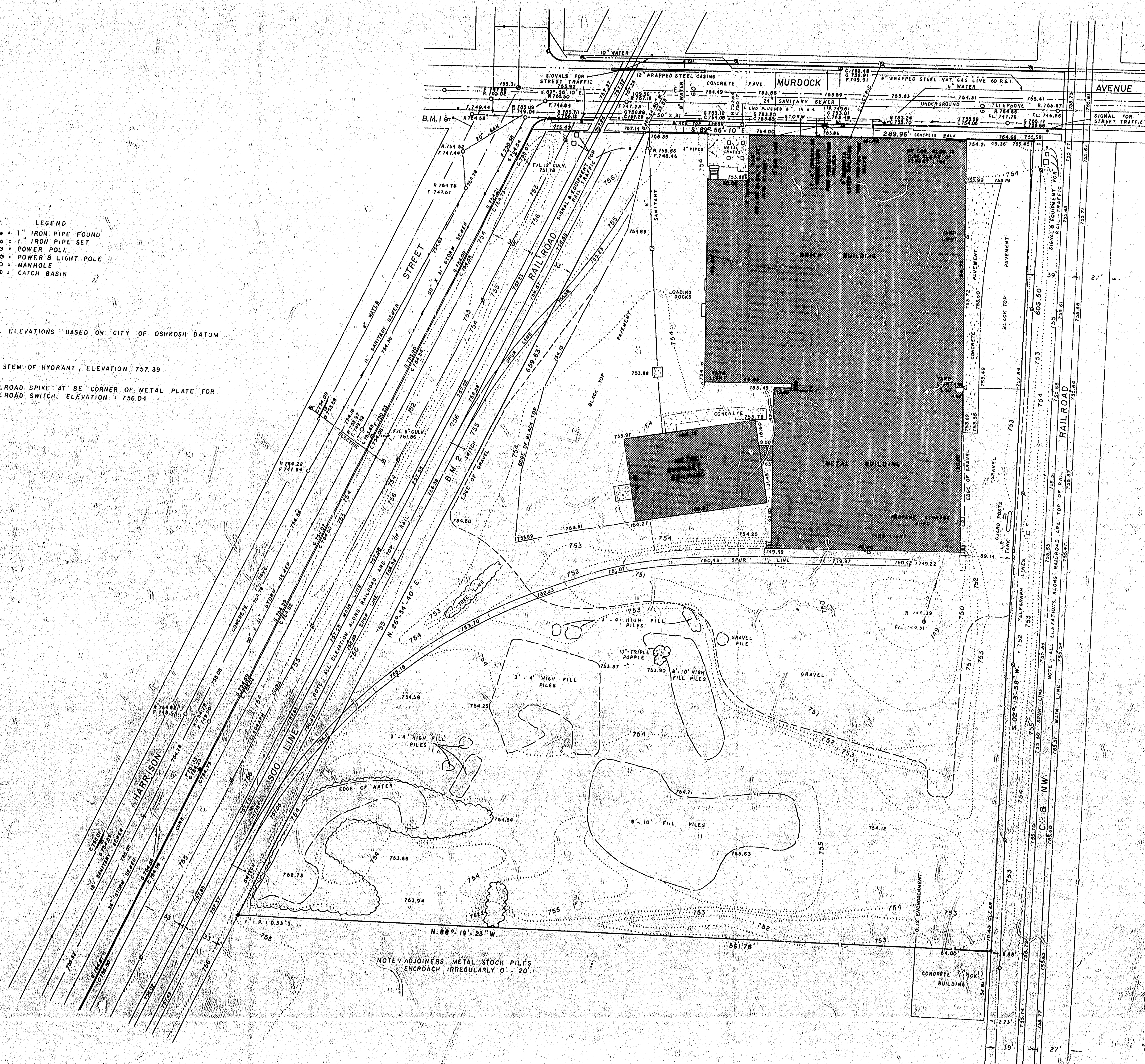


- LEGEND
- 1" IRON PIPE FOUND
 - 1" IRON PIPE SET
 - POWER POLE
 - POWER & LIGHT POLE
 - MANHOLE
 - CATCH BASIN

NOTE: ALL ELEVATIONS BASED ON CITY OF OSHKOSH DATUM

B.M. 1 = TOP STEM OF HYDRANT, ELEVATION 757.39

B.M. 2 = RAILROAD SPIKE AT SE CORNER OF METAL PLATE FOR
RAILROAD SWITCH, ELEVATION 756.04



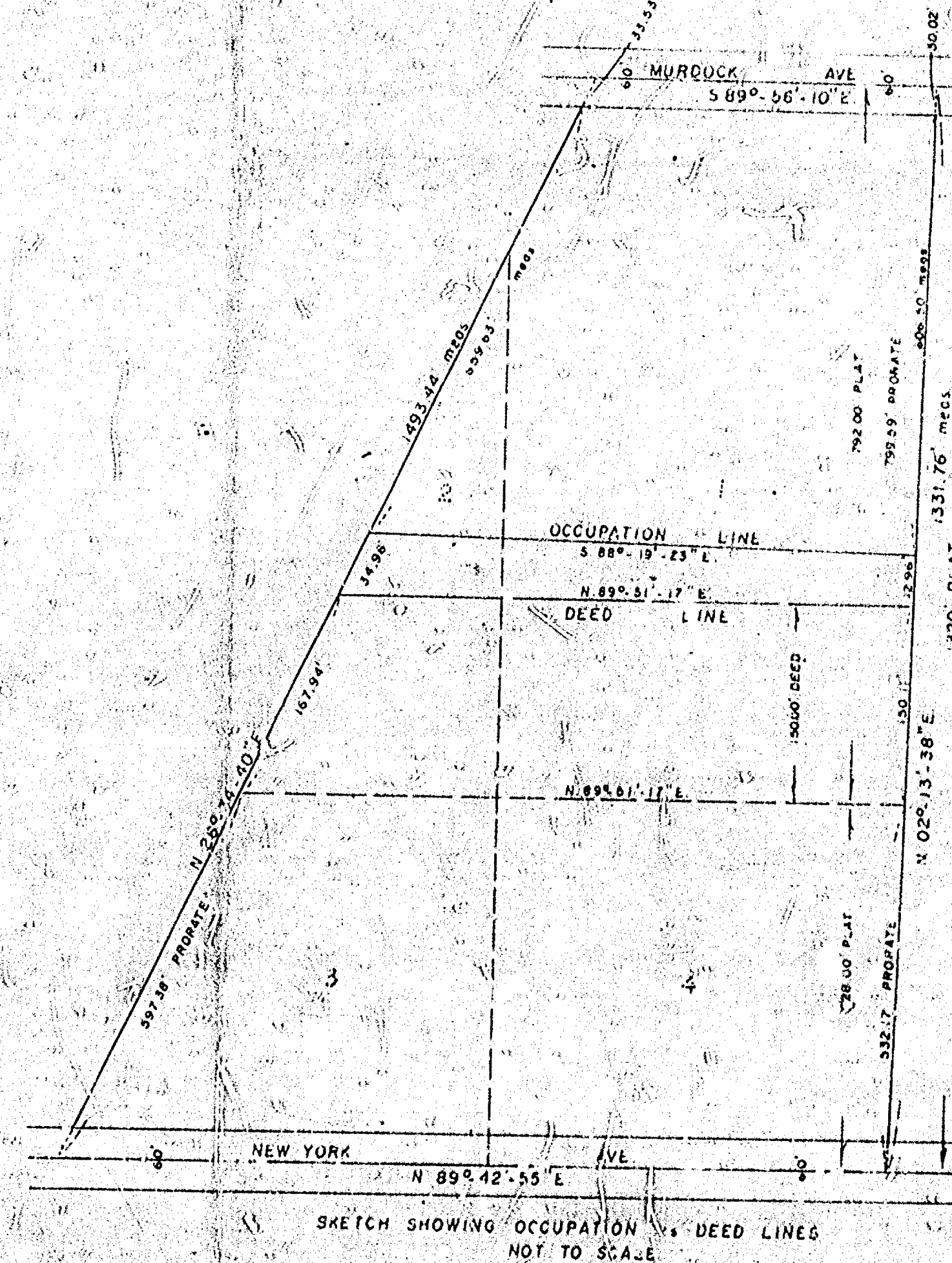
DESCRIPTION OF GEORGIA PACIFIC
PROPERTY AS OCCUPIED

A part of Lots 1 and 2 of Block 103 in the 15th Ward, City of Oshkosh, per Leach's Map of 1894, and now in the 15th Ward, City of Oshkosh, Winnebago County, Wisconsin, containing 5.375 acres of land and being described by: (commencing at the North Quarter (N 1/4) corner of Section Thirteen (13) Township Eighteen (18) North, Range Sixteen (16) East, thence S. 89°-56'-10" E. 109.56 feet along the 60th line of the NE 1/4 of said Section 13 to its intersection with the Easterly right-of-way line of the Soo Line Railroad Company, thence S. 76°-34'-40" W. 32.53 feet along the Easterly right-of-way line of the Soo Line Railroad Company to its intersection with the South line of Murdock Avenue and the true point of beginning, thence S. 89°-56'-10" E. 239.96 feet along the South line of Murdock Avenue to its intersection with the Easterly right-of-way line of the Chicago and Northwestern Railroad Company, thence S. 89°-56'-10" E. 606.50 feet along the Easterly right-of-way line of the Chicago and Northwestern Railroad Company, thence N. 88°-19'-23" W. 561.76 feet to a point on the Easterly right-of-way line of the Soo Line Railroad Company, thence S. 76°-34'-40" W. 659.63 feet along the Easterly right-of-way line of the Soo Line Railroad Company to the true point of beginning.

Subject to all easements of record.

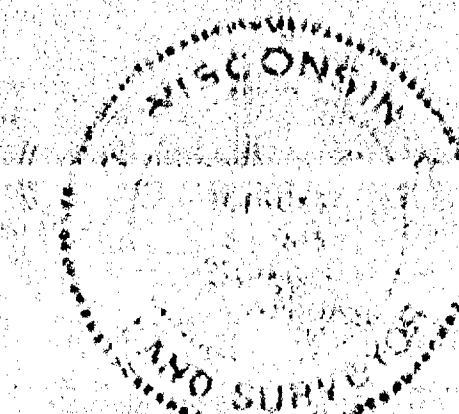
DESCRIPTION AS DECEDED TO GEORGIA PACIFIC
(Volume 1027 Page 430)

Lots 1 and 2 of Block 103 in the 15th Ward, City of Oshkosh, per Leach's Map of 1894, and now in the 15th Ward of said city, excepting therefrom the South 150 feet of said Lots 1 and 2.



Ronald A. Diercks
WISCONSIN REGISTERED LAND SURVEYOR S. 1615
RONALD A. DIERCKS

DATED THIS 3rd DAY OF May, 1984



SURVEY & TOPO FOR GEORGIA PACIFIC CORPORATION OF PART
OF LOTS 1 & 2, BLOCK 103 IN LEACH'S MAP OF 1894, IN THE
15 TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SHEET NO.

1 OF 1

FILE NO.

K-180

DATE MAY 8, 1984

REVISIONS MAY 10, 1984

DRAWN BY RONALD A. DIERCKS

CHECKED BY STEVEN T. CHRONIS

SCALE 1" = 40'

NOTEBOOK 82 PAGE 1-33