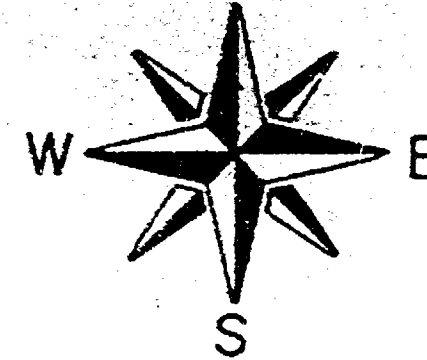


PROPERTY ADDRESSES:

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

NORTH



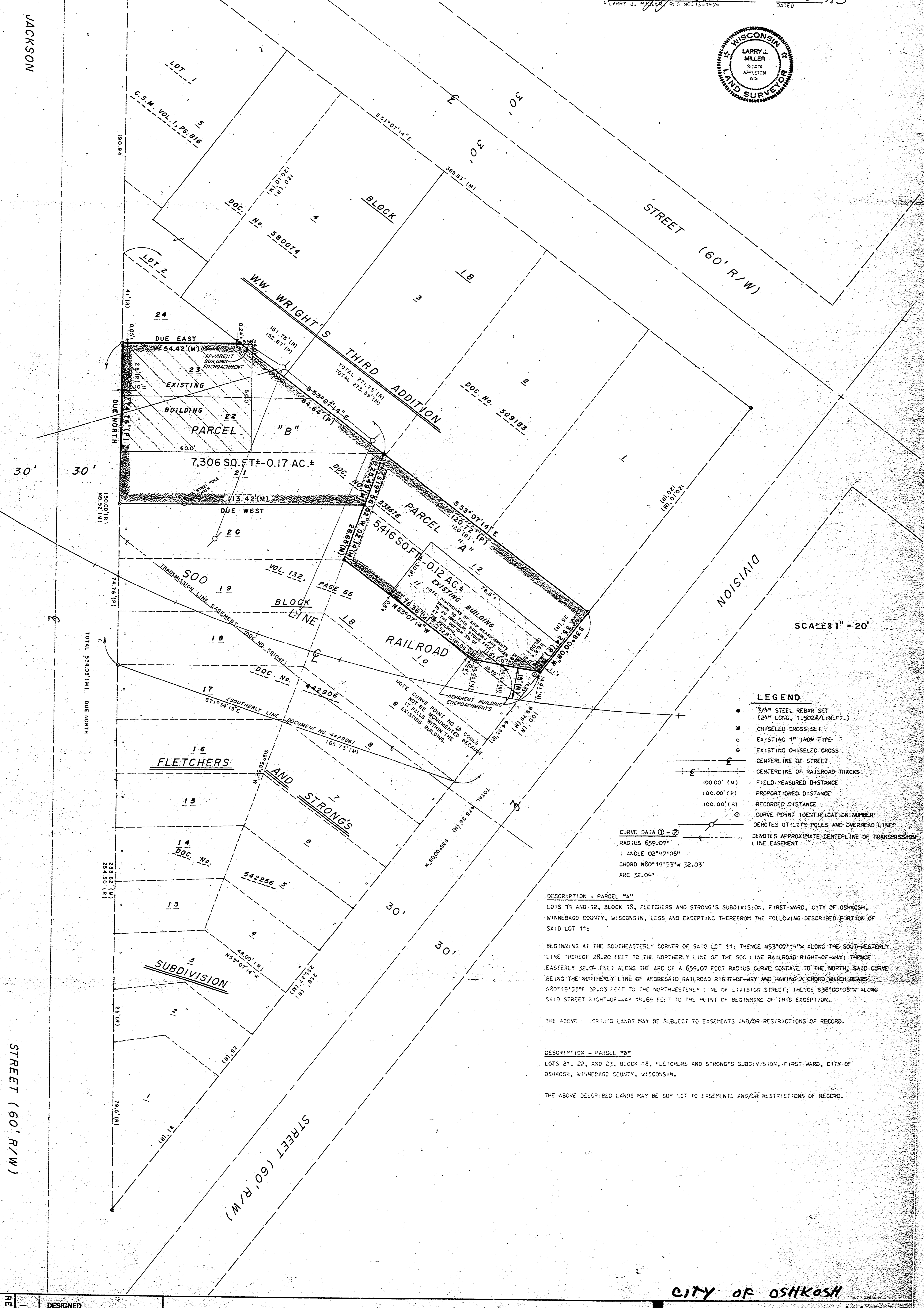
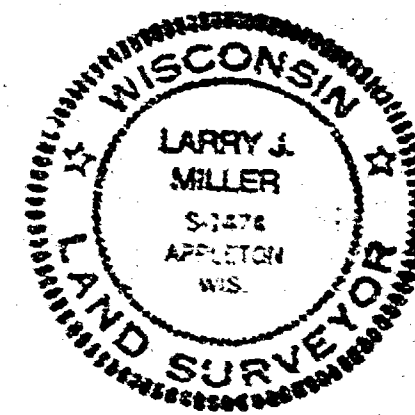
NORTH IS REFERENCED TO THE EAST LINE OF JACKSON STREET WHICH IS RECORDED TO BEAR DUE NORTH.

SURVEYOR'S CERTIFICATE

I, LARRY J. MILLER, STATE OF WISCONSIN REGISTERED LAND SURVEYOR NO. S-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, S-1474, RLS NO. 15-1474

10-25-1993
DATED



SCALE 1" = 20'

LEGEND

- 3/4" STEEL REBAR SET (24" LONG, 1.5028/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°47'06"
CHORD N80°19'53"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 SOUTHEAST CORNER OF SAID LOT 11; THENCE N53°07'14"W ALONG THE SOUTHEASTLY LINE THEREOF 28.20 FEET TO THE NORTHERLY LINE OF THE S.O.C. 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°15'37"E 32.03 FEET TO THE NORTHEASTLY LINE OF DIVISION STREET; THENCE S30°00'08"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.

PLAT OF SURVEY



PROPERTY	DESCRIPTION
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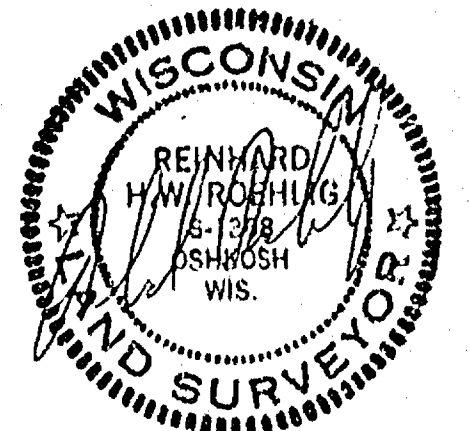
KNOWN AS 409 ALGOMA BOULEVARD, BEING LOTS 7, 13, 14 AND PART OF LOT 8
IN BLOCK "1" OF EDWARD'S REPLAT OF BLOCK "1", ALSO PART OF VACATED
CLARK STREET AND PART OF LOTS 21, 23 AND 24 IN BLOCK 16 OF LEACH'S MAP
OF THE FIRST WARD PER LEACH'S MAP OF 1894, ALL IN THE FIRST WARD,
OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, SAID PROPERTY BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE N.W. CORNER OF LOT 7 IN BLOCK "1" OF EDWARDH'S REPLAT
OF BLOCK "1", THENCE SOUTH 53°09-12' EAST ALONG THE SOUTHEASTLY LINE
OF ALGOMA BOULEVARD 131.25 FT. TO A POINT ON THE WEST LINE OF JACKSON
BOULEVARD; THENCE DUE SOUTH ALONG SAID WEST LINE 274.27 FT. TO A POINT,
THENCE SOUTHWEST ALONG A 100.00' ARC OF CURVE, WHOSE CENTER
LIES TO THE NORTHWEST WHOSE RADIUS IS 14.00' FT. AND WHOSE CHORD
MEASURES 65'-22.41" WEST 25.25 FT. TO A POINT ON THE NORTHERLY LINE OF
SOUTH 65°-22-41" WEST 25.25 FT. TO A POINT ON THE NORTHERLY LINE OF
OF HIGH AVENUE 308.00 FT. TO A POINT, THENCE NORTH NORTHEASTLY LINE OF
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. |
| X | _____ | DENOTES A CATCH BASIN. |
| ● | _____ | DENOTES A WATER VALVE. |
| ⊙ | _____ | DENOTES A GAS VALVE. |
| □ | _____ | DENOTES A TRAFFIC LIGHT POST. |
| ▲ | _____ | DENOTES A STREET SIGN. |
| —H— | _____ | DENOTES OVERHEAD WIRES. |

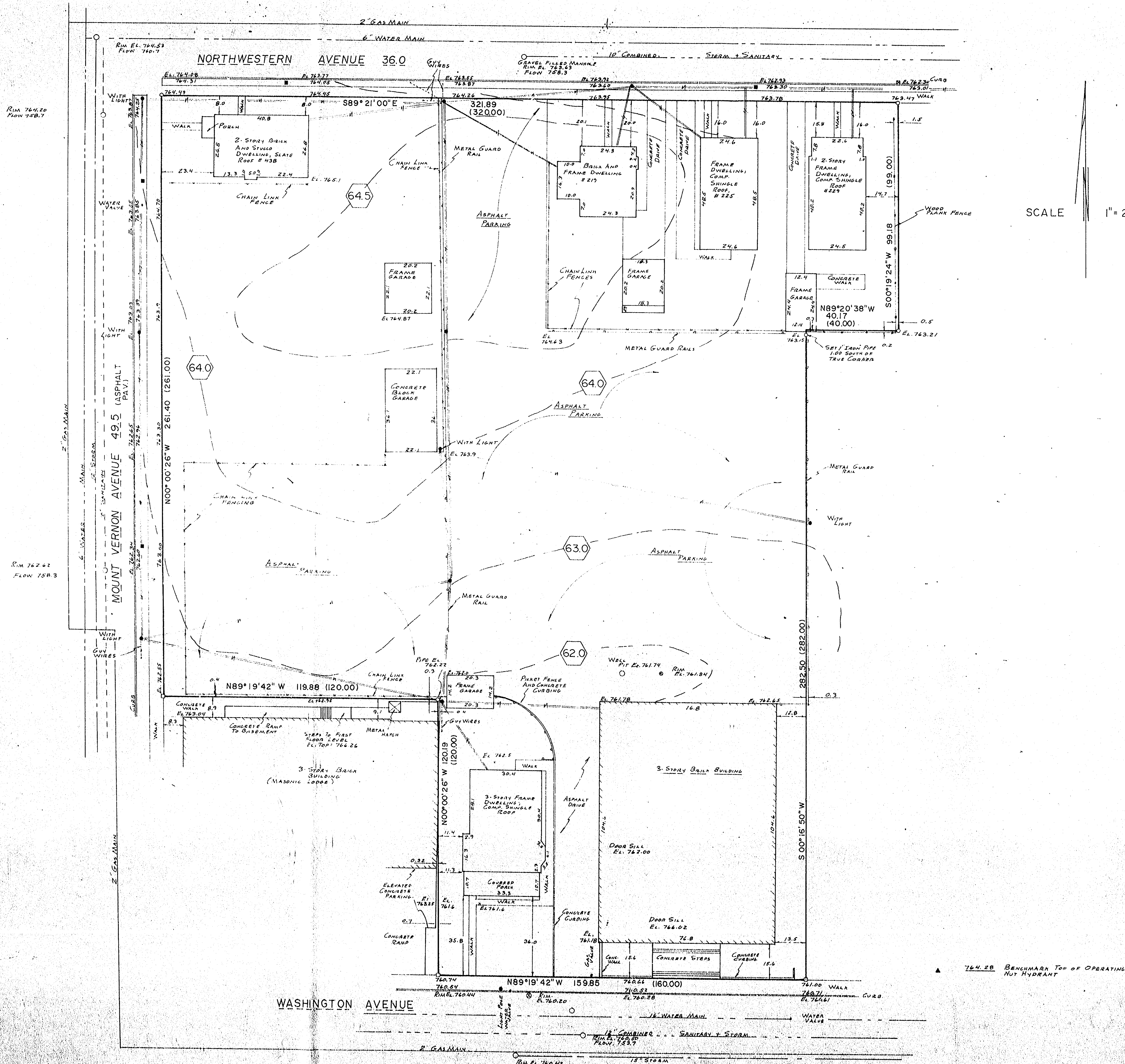
I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary, fences, apparent easements and 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.



national survey & engineering

417 NORTH SAWYER STREET / P.O. BOX 2953
OSH KOSH, WISCONSIN 54903
(414) 426-2800

CITY OF OSHKOSH



CITY OF OSHKOSH

UNDERGROUND AND UTILITY INFORMATION IS OBTAINED FROM THE CITY OF OSHKOSH AND WISCONSIN PUBLIC SERVICE CORP. THE ACCURACY OF WHICH IS NOT GUARANTEED.

ALL BEARINGS REFERENCED TO THE NORTH LINE OF THE
NE 1/4 OF SECTION 13, ASSUMED TO BEAR S. 89° 56' 10" E.



- 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

NOTE: ADJOINERS METAL STOCK PILES
ENCROACH IRREGULARLY 0' - 20'

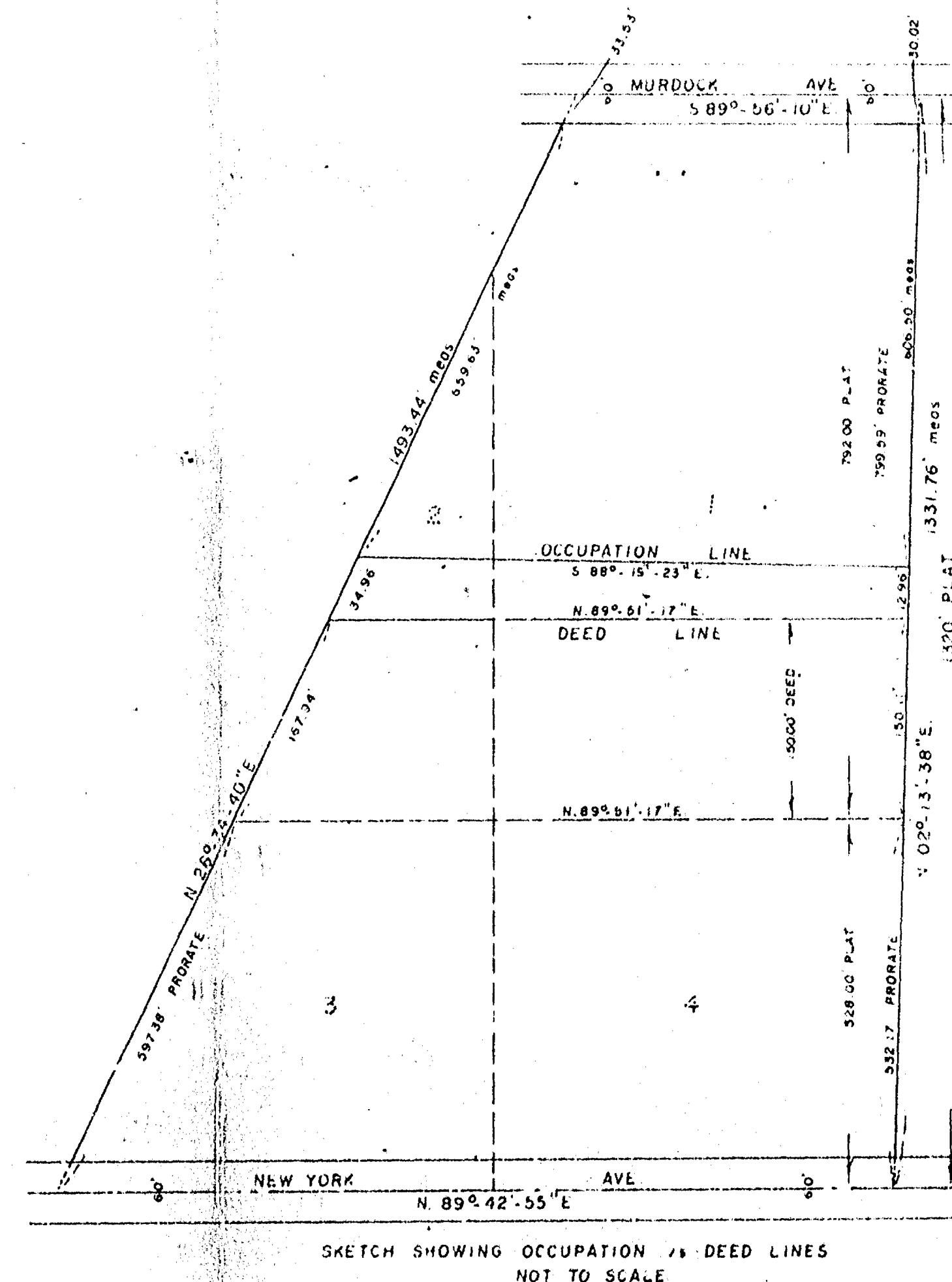
DESCRIPTION OF GEORGIA PACIFIC
PROPERTY AS OCCUPIED

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 2.47 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 North 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. 26° 30' 40" E. 13.53 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. 239.06 feet along
the South line of Murdock Avenue to its intersection with the
Westerly right-of-way line of the Chicago and Northwestern Railroad
Company, thence S. 02° 13' 39" W. 606.50 feet along the westerly
right-of-way line of the Chicago and Northwestern Railroad Company,
thence N. 89° 56' 10" E. 561.76 feet to a point on the Easterly
right-of-way line of the Soo Line Railroad Company, thence S. 26°
30' 40" E. 359.63 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 DEEDED TO GEORGIA PACIFIC
(Volume 1027 Page 439)

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. Dercks
WISCONSIN REGISTERED LAND SURVEYOR S. 1615
RONALD A. DERCKS

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. DERCKS
CHECKED BY	STEVEN T. CHRONIS
SCALE	1" = 40'
NOTEBOOK	82
PAGE	1-33