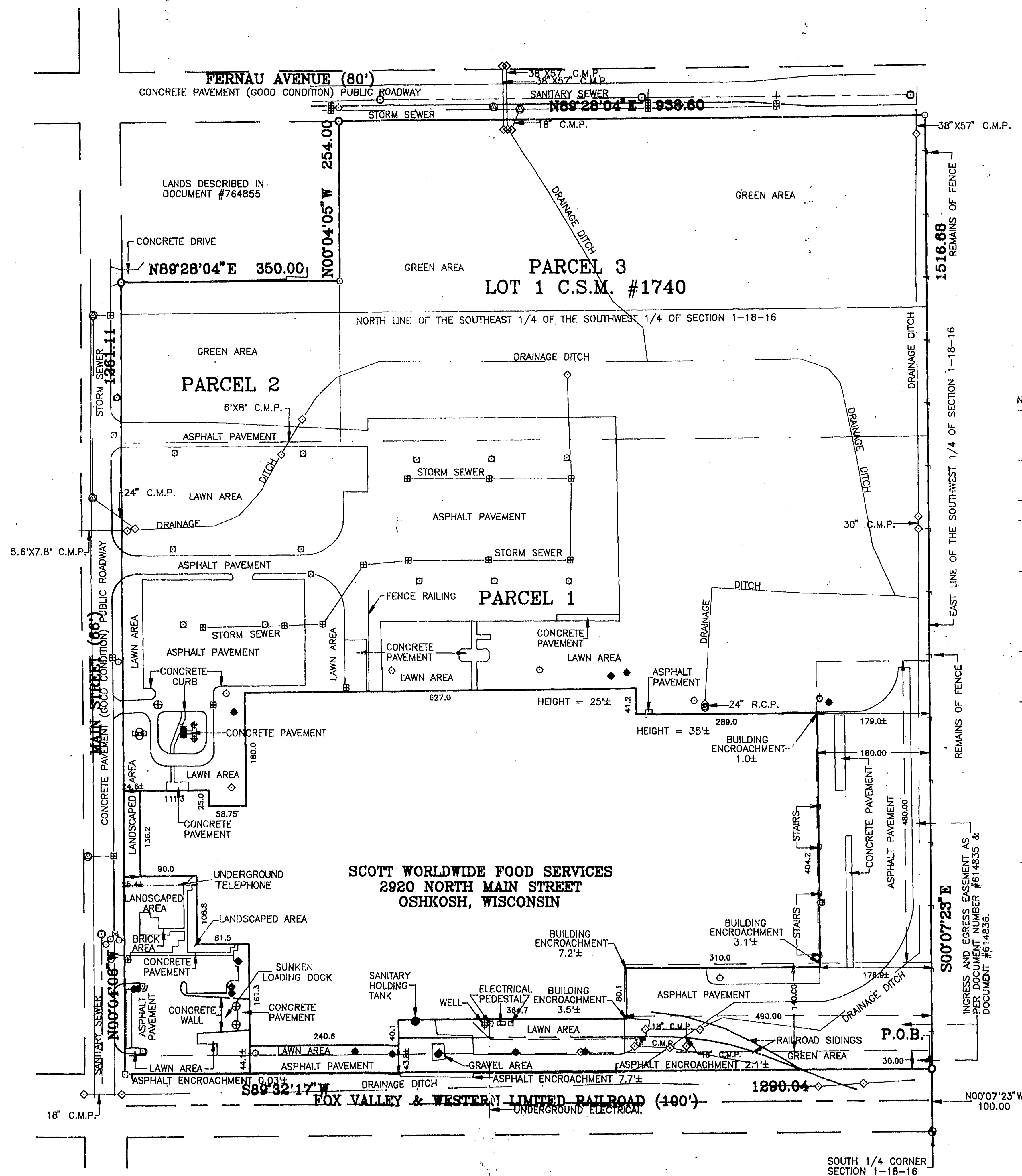


ALTA/ACSM LAND TITLE SURVEY  
2920 NORTH MAIN STREET, OSHKOSH, WISCONSIN



- NOTES:
- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, DIGGERS HOTLINE SHOULD BE CALLED FOR FIELD LOCATING.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS. COMMUNITY--PANEL NUMBER 550511 0005C.
- SUBJECT PROPERTY IS ZONED M-3: HEAVY INDUSTRIAL
- TOTAL PARKING STALLS ON SUBJECT PROPERTY:
  - 355 REGULAR PARKING STALLS.
  - 11 HANDICAPPED PARKING STALLS.
  - 14 TRUCK PARKING STALLS.
- CITY OF OSHKOSH BUILDING REQUIREMENTS:
  - FRONTYARD SETBACK: NONE REQUIRED, EXCEPT WHEN PARTS OF A BLOCK ARE IN A RESIDENTIAL DISTRICT, THE MINIMUM SETBACK IS 25 FEET.
  - SIDEYARD SETBACK: NONE REQUIRED, EXCEPT FOR LOTS ADJOINING A RESIDENTIAL DISTRICT WHERE A SIDE YARD IS PROVIDED WHEN NOT REQUIRED, THIS MINIMUM SETBACK IS 5 FEET.
  - REARYARD SETBACK: NONE REQUIRED.
- CITY OF OSHKOSH PARKING REQUIREMENTS:
  - ONE PARKING SPACE FOR EACH TWO EMPLOYEES ON THE MAXIMUM WORKING SHIFT PLUS SPACE TO ACCOMMODATE ALL TRUCKS AND VEHICLES USED IN CONNECTION THEREWITH.
- PROTECTIVE COVENANTS AS PER DOCUMENT NUMBER 482735.
- BUILDING SETBACKS:
  - FRONTYARD SETBACK: NO BUILDING SHALL BE CONSTRUCTED NEARER THAN 40 FEET OF RIGHT OF WAY OF ANY PUBLIC STREET OR HIGHWAY. IN CASE OF CORNER LOTS BOTH 40 FEET SETBACKS WILL APPLY
  - SIDEYARD SETBACKS: MINIMUM SIDE YARDS SHALL BE 25 FEET. IN THE EVENT THAT TWO ADJOINING SITES SHALL BE OWNED BY THE GRANTEE AND IN THE IMPROVEMENT OF SUCH SITES A BUILDING SHALL BE ERRECTED ON THESE COMBINED SITES, THEN THE SIDEYARD REQUIREMENTS ON THE INTERIOR LINES ARE WAIVED.
  - REARYARD SETBACK: MINIMUM REARYARD SHALL BE 20 FEET
- PARKING REQUIREMENTS:
  - TOTAL PARKING AREA SPACE SHALL BE A MINIMUM OF 300 SQUARE FEET.
  - A MINIMUM PARKING RATIO OF 2 SPACES FOR EACH 3 EMPLOYEES SHALL BE REQUIRED ON THE MAXIMUM EMPLOYMENT LABOR SHIFT.
  - SEE PROTECTIVE COVENANTS FOR ADDITIONAL RESTRICTIONS ETC.
- INGRESS & EGRESS EASEMENTS AS PER DOCUMENT NUMBERS 614835 AND 614836 DO AFFECT SUBJECT PROPERTY AS SHOWN .

LEGEND:

- = 3/4" IRON REBAR FOUND
- ⊙ = IRON PIPE FOUND
- = BERNSTEIN MONUMENT FOUND
- ⊖ = SANITARY SEWER MANHOLE
- ⊙ = STORM SEER MANHOLE
- ⊕ = CATCH BASIN
- ⊙ = CULVERT END
- ⊙ = FIRE HYDRANT
- = PRIVATE FIRE PROTECTION HYDRANT
- ⊙ = WATER VALVE
- = WATER SHUTOFF VALVE
- ⊙ = GAS VALVE
- ⊙ = LIGHT POLE
- ⊙ = FLAG POLE
- = SIGN
- F = FENCE
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE

NORTH IS REFERENCED TO THE EAST LINE OF THE  
SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 18  
NORTH, RANGE 16 EAST, CITY OF OSHKOSH,  
WINNEBAGO COUNTY, WISCONSIN WHICH IS ASSUMED  
TO BEAR S00°07'23"E.

PARCEL 2:  
THE NORTH ONE THOUSAND SIX AND FORTY-SIX HUNDREDTHS (1006.46) FEET OF THE SOUTH ONE THOUSAND ONE HUNDRED SIX AND FORTY-SIX HUNDREDTHS (1106.46) FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH OF RANGE SIXTEEN (16) EAST, IN THE FIFTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING THAT PORTION USED FOR ROAD PURPOSES.

AND PARCEL 2:  
A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH OF RANGE SIXTEEN (16) EAST, IN THE FIFTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BEING DESCRIBED BY: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION ONE (1); THENCE NORTH 89-25-09 EAST, ONE THOUSAND THREE HUNDRED FIFTEEN AND SIXTY-THREE HUNDREDTHS (1315.63) FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION ONE (1); THENCE SOUTH 00-04-09 EAST, ONE THOUSAND TWO HUNDRED EIGHTY-SEVEN AND TWO HUNDREDTHS (1287.02) FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION ONE (1); THENCE NORTH 89-28-00 EAST, THIRTY-THREE AND ZERO HUNDREDTHS (33.00) FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89-28-00 EAST, THREE-HUNDRED FIFTY AND ZERO HUNDREDTHS (350.00) FEET; THENCE SOUTH 00-04-09 EAST, TWO HUNDRED FIFTY-FIVE AND SIX HUNDREDTHS (255.06) FEET; THENCE SOUTH 89-32-13 WEST, THREE HUNDRED FIFTY AND ZERO HUNDREDTHS (350.00) FEET TO A POINT ON THE EAST LINE OF NORTH MAIN STREET; THENCE NORTH 00-04-09 WEST, TWO HUNDRED FIFTY-FOUR AND SIXTY-THREE HUNDREDTHS (254.63) FEET ALONG THE EAST LINE OF NORTH MAIN STREET TO THE TRUE POINT OF BEGINNING.

AND PARCEL 3:  
LOT ONE (1) ACCORDING TO CERTIFIED SURVEY MAP FILED IN VOLUME 1 OF SURVEY MAPS ON PAGE 1740 AS DOCUMENT NUMBER 685891; BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH OF RANGE SIXTEEN (16) EAST, IN THE FIFTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

DESCRIPTION OF ENTIRE PARCEL:  
BEING ALL OF LOT 1 ACCORDING TO CERTIFIED SURVEY MAP FILED IN VOLUME 1 OF  
SURVEY MAPS ON PAGE 1740 AS DOCUMENT NUMBER 685891 AND PART OF THE  
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST  
1/4, ALL IN SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE FIFTEENTH  
WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED  
AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 1; THENCE N00-  
07-23W, 100.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 1  
TO THE NORTH LINE OF THE FOX VALLEY & WESTERN LIMITED RAILROAD RIGHT-OF-  
WAY; THENCE S89-32-17W, 1290.04 FEET ALONG SAID NORTH LINE TO THE EAST  
LINE OF NORTH MAIN STREET; THENCE N00-04-05W, 1261.11 FEET ALONG SAID  
EAST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 764855;  
THENCE N89-28-04E, 350.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF  
SAID DESCRIBED LANDS; THENCE N00-04-05W, 254.00 FEET ALONG SAID EAST LINE  
TO THE SOUTH LINE OF FERNAU AVENUE; THENCE N89-28-04E, 938.60 FEET ALONG  
SAID SOUTH LINE TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 1;  
THENCE S00-07-23E, 1516.68 FEET ALONG SAID EAST LINE TO THE POINT OF  
BEGINNING. SAID PARCEL CONTAINS 42.8266 ACRES (1,865,528 SQUARE FEET) OF  
LAND MORE OR LESS.

THIS SURVEY IS MADE FOR THE BENEFIT OF IBUS SCHROEDER DANK & TRUST COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AS PER FIELD NOTES AND THAT THE LEGAL DESCRIPTION SHOWN HEREON IS CORRECT; THAT THIS SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS AND OTHER MATTERS ON THE SUBJECT PROPERTY, SHOWS THE LOCATION OF ALL EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY PER LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS, AND SHOWS ANY OTHER MATTERS ON THE GROUND WHICH MAY ADVERSELY AFFECT THE SUBJECT TITLE; THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY EXCEPT AS SHOWN ON THE SURVEY; THAT ADEQUATE INGRESS AND EGRESS TO AND FROM THE SUBJECT PROPERTY IS PROVIDED BY STREETS AND DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY THE CITY OF OSHKOSH, STATE OF WISCONSIN; THAT THE LOCATION OF ALL IMPROVEMENTS, IF ANY, ON THE SUBJECT PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE LICENSING AND ZONING LAWS REGULATING THE USE OF THE SUBJECT PROPERTY, APPLICABLE LAWS CONTAINING MINIMUM SETBACK PROVISIONS, AND COVENANTS AND RESTRICTIONS OF RECORD; AND THAT THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTIES FOR DRAINAGE, INGRESS AND EGRESS OR OTHER PURPOSES.

Robert F. Reider 3-2795  
ROBERT F. REIDER, RLS-1251 DATED

**CAROW LAND SURVEYING CO., INC.**  
1837 W. WISCONSIN AVE., P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE 414-731-4168 FAX 731-5673

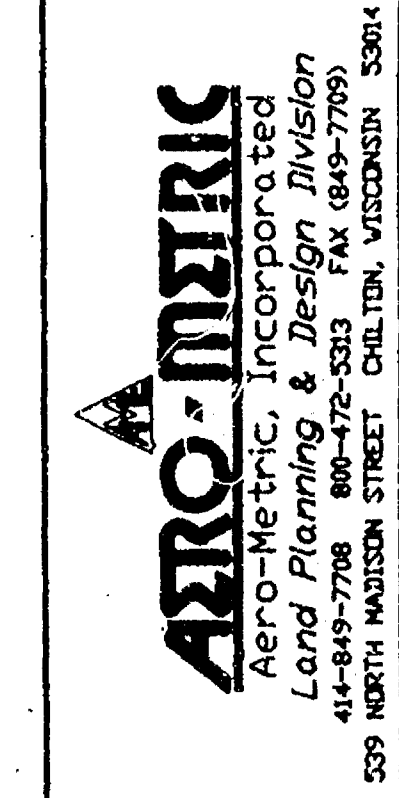
**FOUR M CORPORATION**  
ATTN: HARVEY L. FRIEDMAN  
115 STEVENS AVENUE  
VALHALLA, NEW YORK, 10595

SCALE	DATE	PROJECT NO.
1" = 100'	3-27-95	0878 202-95

SHEET NO.

CITY OF OSHKOSH 15TH AND  
SEC. I. 118 N. 16



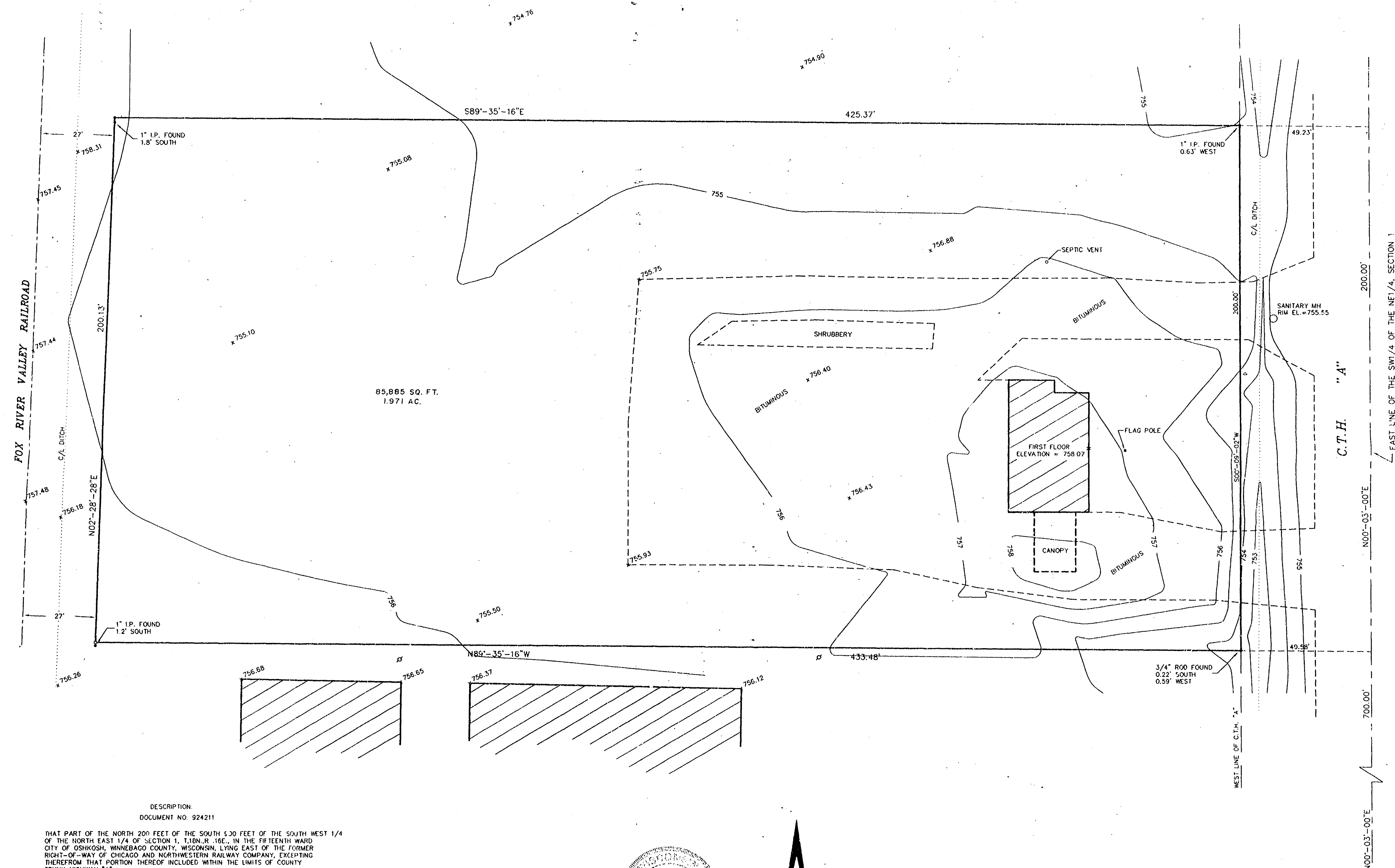


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The surveyor accepts no responsibility for non-original copies of this document.

**SURVEY FOR**  
**PINE INVESTMENTS**  
A PART OF THE SW1/4 OF THE NE1/4, SECTION 1  
T.18N., R.16E., 15TH WARD, CITY OF OSHKOSH,  
WINNEBAGO COUNTY, WISCONSIN.

**SHEET NO.**  
1 OF 1

**FILE NO.**  
K-497

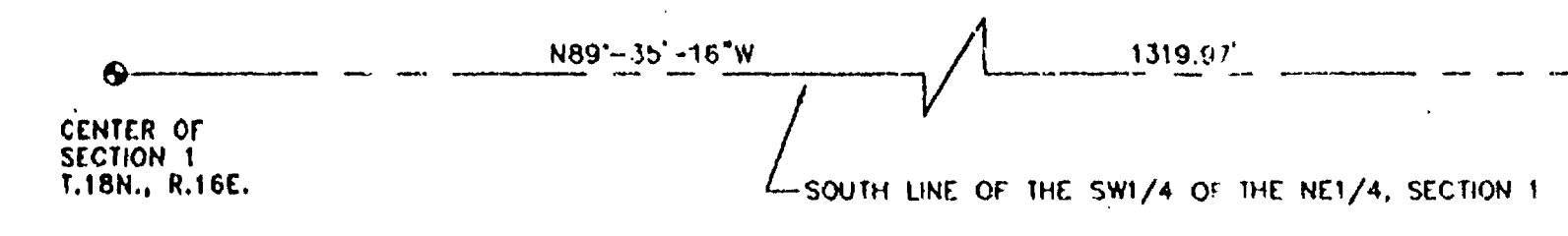
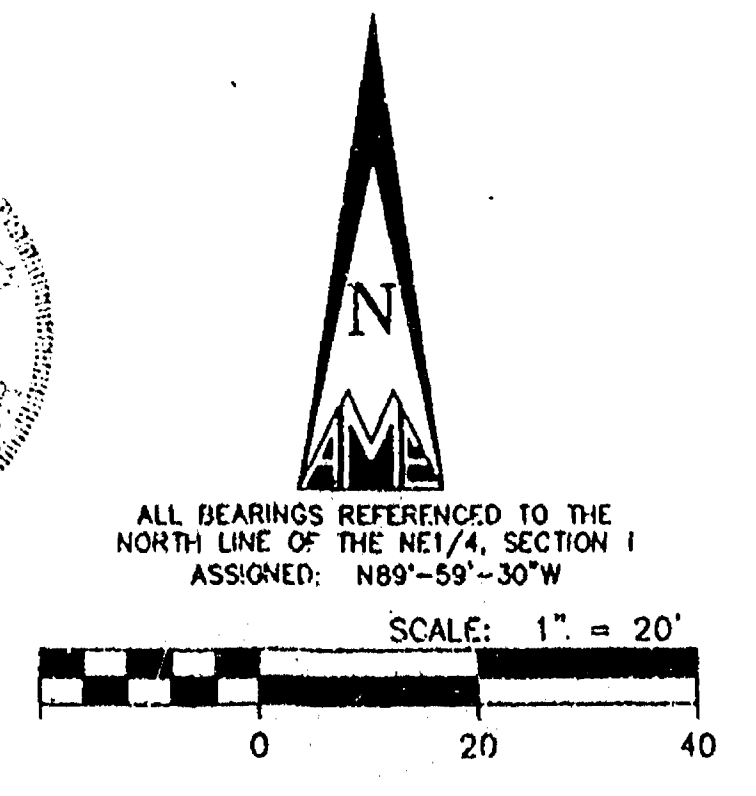
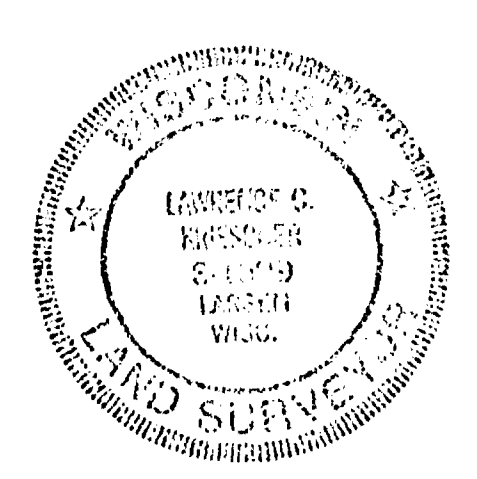


DESCRIPTION:  
DOCUMENT NO. 924211  
THAT PART OF THE NORTH 200 FEET OF THE SOUTH 530 FEET OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 1, T.18N., R.16E., IN THE FIFTEENTH WARD CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, LYING EAST OF THE FORMER RIGHT-OF-WAY OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY, EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LIMITS OF COUNTY TRUNK HIGHWAY "A"

**SURVEYORS CERTIFICATE**  
I, Lawrence C. Kriescher, Wisconsin Registered Land Surveyor of Aero-Metric, Inc., certify that I have surveyed the above described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

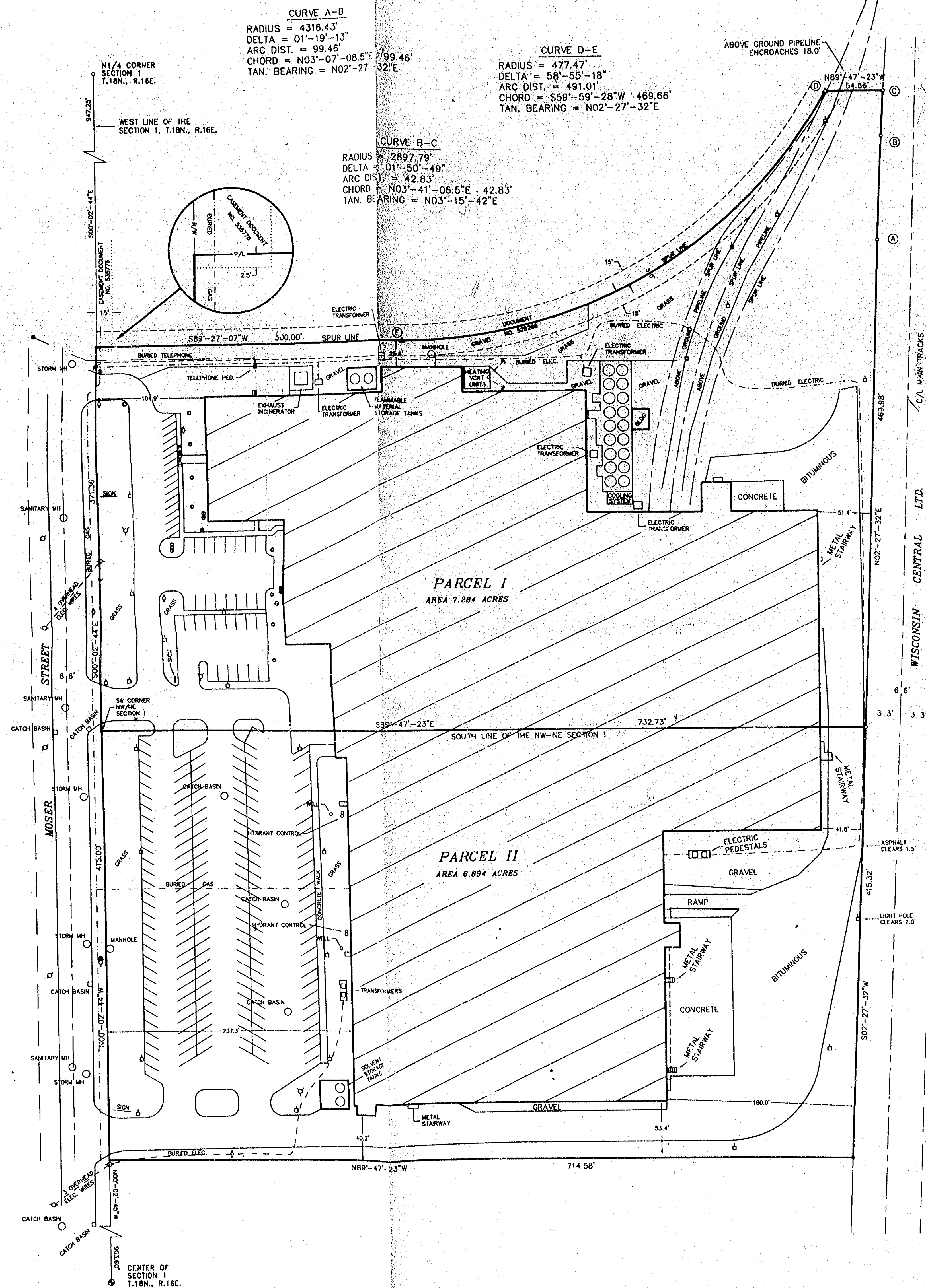
Dated this 18TH day of January, 1996.  
*Lawrence C. Kriescher*  
WISCONSIN REGISTERED LAND SURVEYOR  
Lawrence C. Kriescher, S-1599

- LEGEND -**
- = 1"x24" IRON PIPE SET
  - = 2" IRON PIPE FOUND
  - △ = 1" IRON PIPE FOUND
  - △ = "P.K." MASONRY NAIL FOUND/SET
  - ⊙ = COUNTY MONUMENT FOUND
  - ( ) = RECORDED INFORMATION
  - ⊕ = POWER POLE



CITY OF OSHKOSH SEC 1 T18 R16  
15TH WARD





# DESCRIPTIONS PARCEL I

A part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section One (1), Township Eighteen (18) North, Range Sixteen (16) East, Fifteenth (15th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 7.284 acres of land and being described by: Commencing at the North Quarter corner of said Section 1; thence S00°-02'-44"E 947.25 feet along the west line of the NE1/4 of said Section 1 to the true point of beginning; thence continuing S00°-02'-44"E 371.36 feet along the West line of the NE1/4 of said Section 1 to the Southwest corner of the NW1/4 of the NE1/4 of said Section 1; thence S89°-47'-23"E 732.73 feet along the South line of the NW1/4 of the NE1/4 of said Section 1 to a point on the Westerly right-of-way line of the Wisconsin Central Ltd. (formerly the Soo Line Railroad Company); thence N02°-27'-32"E 469.98 feet along said right-of-way line; thence Northeastly 99.46 feet along the arc of a curve to the right, being the said Westerly right-of-way line having a radius of 4316.43 feet and a chord of which bears N03°-07'-08.5"E 799.46 feet and a central angle of 01°-19'-13"; thence Northeastly 42.84 feet along the arc of a curve to the right, being the said Westerly right-of-way line, having a radius of 2897.79 feet and a chord which bears N03°-41'-06.5"E 42.83 feet and a central angle of 00°-50'-49"; thence N89°-47'-23"W 54.66 feet; thence Southwesterly 491.01 feet along the arc of a curve to the right having a radius of 477.47 feet and a chord of which bears S59°-59'-28"W 469.66 feet and a central angle of 58°-55'-18"; thence S89°-27'-07"W 300.00 feet to the true point of beginning. Subject to easements recorded in Document Numbers 526266 and 535776. Subject to any and all easements and restrictions of record.

## PARCEL II

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section One (1), Township Eighteen (18) North, Range Sixteen (16) East, Fifteenth (15th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 6.894 acres of land and being described by: Commencing at the North Quarter Corner of said Section 1; thence S00°-02'-44"E 1318.61 feet, to the Southwest Corner of the NW1/4 of the NE1/4 of said Section 1 and being the true point of beginning; running thence S89°-47'-23"E 732.73 feet, along the South line of the NW1/4 of the NE1/4 of said Section 1 to a point on the Westerly right-of-way line of the Wisconsin Central Ltd.; thence S02°-27'-32"W 415.32 feet, along said Westerly right-of-way line; thence N89°-47'-23"W 714.58 feet, to a point on the West line of the NE1/4 of said Section 1 and also being the East right-of-way line of Moser Street; thence N00°-02'-44"W 415.00 feet, along the West line of the NE1/4 of said Section 1 also being the East right-of-way line of Moser Street to the true point of beginning. Subject to any and all easements and restrictions of record.

## SURVEYOR'S CERTIFICATION

To Banner Packaging, Inc. and Chicago Title Insurance Company  
 3550 Moser St. Oshkosh, WI  
 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 on Surveying and Mapping in 1992; and meets the accuracy requirements of an Urban Survey as defined therein.

Lawrence C. Kriescher, S-1599  
 Wisconsin Registered Land Surveyor

Dated: \_\_\_\_\_  
 SURVEYOR'S CERTIFICATE:

I, Lawrence C. Kriescher, Wisconsin Registered Land Surveyor of AERO-METRIC, INC., certify that the surveyed property shown on this map is above the Flood Plain Elevation as defined by Federal Emergency Management Agency Map Community-Panel No. 50511-00100 dated June 2, 1995.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

Wisconsin Registered Land Surveyor S-1599  
 Lawrence C. Kriescher

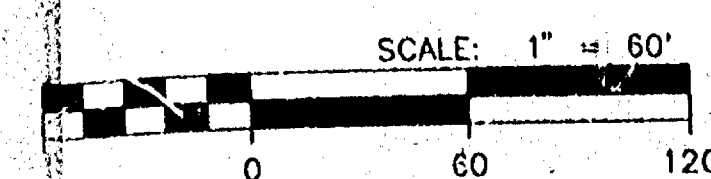
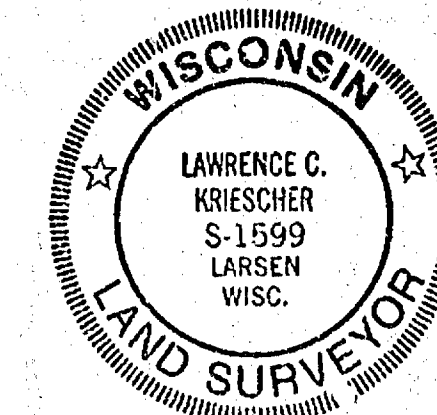
Revised this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

Wisconsin Registered Land Surveyor S-1599  
 Lawrence C. Kriescher

- CURVE DATA TABLES

## - LEGEND -

- 1" x 4" IRON PIPE SET
- 1" IRON PIPE FOUND
- 4" x 4" MASONRY NAIL SET
- COUNTY MONUMENT FOUND
- RECORDED INFORMATION
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY BOX/METER
- GUY WIRE ANCHOR
- POWER POLE
- LIGHT POLE
- MISCELLANEOUS SIGN
- TREE
- RAILROAD SPIKE FOUND



DATE: 10-02-95 SCALE: 1"=60'

REVISIONS: 10-05-95

DRAWN BY: S.F.S. CHECKED BY: C.K.K.

FILE NO.: FAEGRE

PROJECT NO.: 2950917

NOTEBOOK: 134 PAGE: 1-10



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ALTA/ACSM SURVEY  
 FOR  
 FAEGRE & BENSON

SHEET NO.  
 1 OF 1

FILE NO.  
 K-491

CITY of OSHKOSH-SEC 1 T18 R16-15<sup>th</sup> WARD

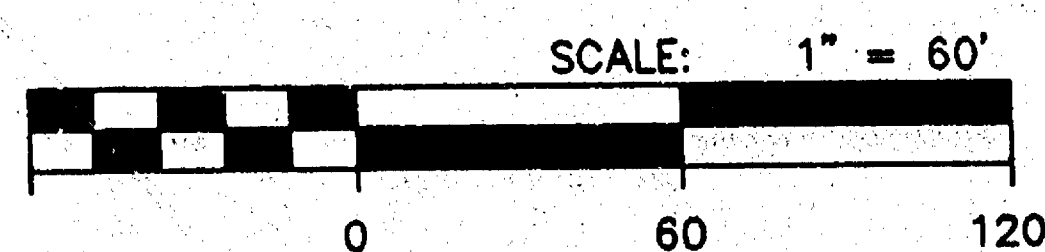


SURVEY  
FOR  
BANNER PACKAGING CORPORATION

A PART OF THE SW1/4 OF THE NE1/4 OF  
SECTION 1, T.18N., R.16E., CITY OF OSHKOSH,  
WINNEBAGO COUNTY, WISCONSIN.

- LEGEND —
- = 1"x24" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - ⊙ = COUNTY MONUMENT FOUND

BEARINGS REFERENCED TO THE  
WEST LINE NE1/4 SEC. 1-T.18N-R.16E.  
ASSIGNED: N00°-02'-44"W



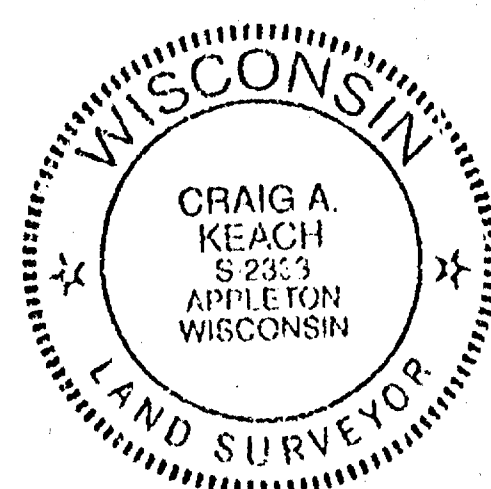
SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Wisconsin Registered Land Surveyor of  
Aero-Metric, Inc., certify that I have surveyed the described property  
and that the map shown is a true and accurate representation  
thereof to the best of my knowledge and belief.

Dated this 21ST day of OCTOBER, 1998.

Craig A. Keach  
WISCONSIN REGISTERED LAND SURVEYOR  
Craig A. Keach, S-2333

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MOSER STREET

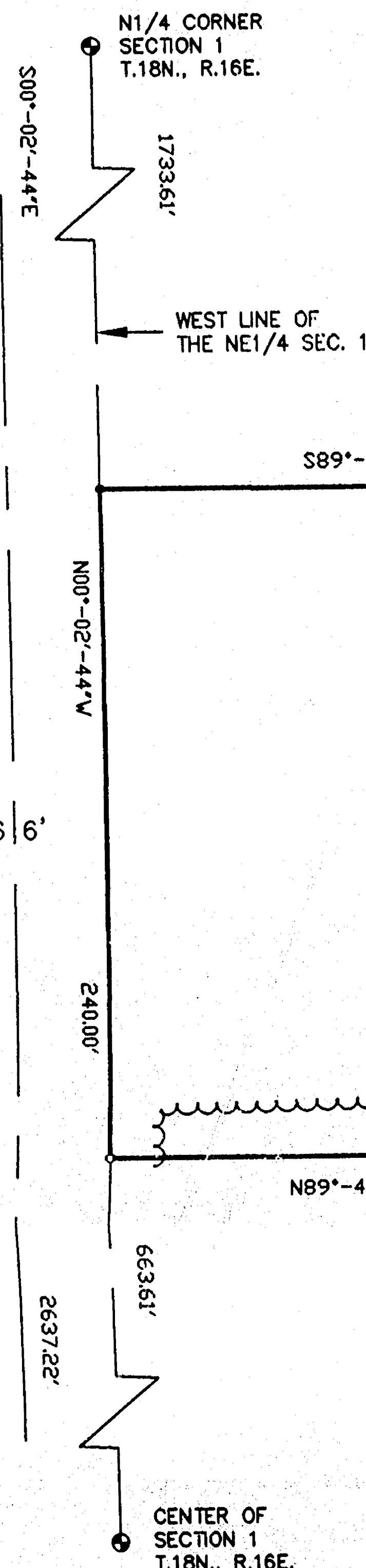


EXHIBIT A  
170,233 SQ. FT.  
3.908 ACRES

WOODS

EXHIBIT A

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section One (1), Township Eighteen (18) North, Range Sixteen (16) East, Fifteenth (15th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 3.908 acres of land and being described by:

Commencing at the North Quarter Corner of said Section 1; thence S00°-02'-44"E 1733.61 feet, along the West line of the NE1/4 of said Section 1 to the point of beginning; thence S89°-47'-23"E 714.58 feet, to a point on the Westerly Right-of-Way line of the Wisconsin Central Railroad Company; thence S02°-27'-32"W 240.18 feet, along the Westerly Right-of-Way line of the Wisconsin Central Railroad Company; thence N89°-47'-23"W 704.09 feet, to a point on the West line of the NE1/4 of said Section 1 and also being the East Right-of-Way line of Moser Street; thence N00°-02'-44"W 240.00 feet, along the West line of the NE1/4 of said Section 1 also being the East Right-of-Way line of Moser Street to the point of beginning; being subject to any and all easements and restrictions of record.



DRAWN BY : T.R.K. DATE : 10-21-98  
PROJECT NO. : 2981012 REVISED : \_\_\_\_\_  
DRAWING NAME : BANNER  
NOTEBOOK : 141 PAGE : 14-15 D - 606

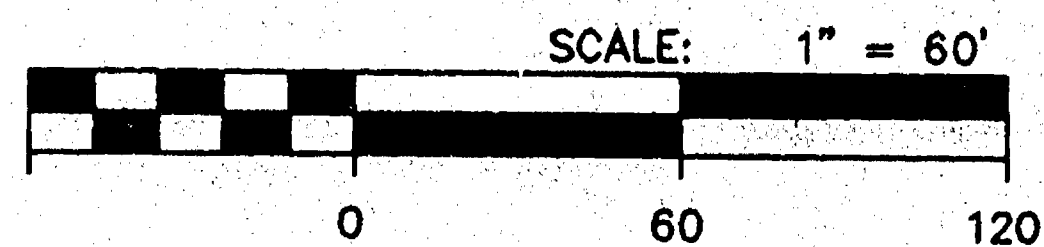
CITY OF OSHKOSH - SEC 1 T18 R16 - 15<sup>th</sup> WARD

SURVEY  
FOR  
BANNER PACKAGING CORPORATION

A PART OF THE SW1/4 OF THE NE1/4 OF  
SECTION 1, T.18N., R.16E., CITY OF OSHKOSH,  
WINNEBAGO COUNTY, WISCONSIN.

- LEGEND —
- = 1"x24" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - ⊕ = COUNTY MONUMENT FOUND

BEARINGS REFERENCED TO THE  
WEST LINE NE1/4 SEC. 1-T.18N.-R.16E.  
ASSIGNED: N00°-02'-44"W



SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Wisconsin Registered Land Surveyor of  
Aero-Metric, Inc., certify that I have surveyed the described property  
and that the map shown is a true and accurate representation  
thereof to the best of my knowledge and belief.

Dated this 21ST day of OCTOBER, 1998.

*Craig A. Keach*  
WISCONSIN REGISTERED LAND SURVEYOR  
Craig A. Keach, S-2333

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MOSER STREET

N1/4 CORNER  
SECTION 1  
T.18N., R.16E.  
1733.61'  
S00°-02'-44"E  
WEST LINE OF  
THE NE1/4 SEC. 1  
N00°-02'-44"W  
240.00'  
663.61'  
2637.22'  
CENTER OF  
SECTION 1  
T.18N., R.16E.

S89°-47'-23"E

434.00'

PARCEL A  
104,152 SQ. FT.  
2.391 ACRES

WOODS

N89°-47'-23"W

434.00'

PARCEL "A"

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section One (1), Township Eighteen (18) North, Range Sixteen (16) East, Fifteenth (15th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 2.391 acres of land and being described by:

Commencing at the North Quarter Corner of said Section 1; thence S00°-02'-44"E 1733.61 feet, along the West line of the NE1/4 of said Section 1 to the point of beginning; thence S89°-47'-23"E 434.00 feet; thence S00°-02'-44"E 240.00 feet; thence N89°-47'-23"W 434.00 feet, to a point on the West line of the NE1/4 of said Section 1 also being the East Right-of-Way line of Moser Street thence N00°-02'-44"W 240.00 feet, along the West line of the NE1/4 of said Section 1 also being the East Right-of-Way line of Moser Street to the point of beginning; being subject to any and all easements and restrictions of record.

PARCEL "B"

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section One (1), Township Eighteen (18) North, Range Sixteen (16) East, Fifteenth (15th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 1.517 acres of land and being described by:

Commencing at the North Quarter Corner of said Section 1; thence S00°-02'-44"E 1733.61 feet, along the West line of the NE1/4 of said Section 1; thence S89°-47'-23"E 434.00 feet to the point of beginning; thence continuing S89°-47'-23"E 280.58 feet, to a point on the Westerly Right-of-Way line of the Wisconsin Central Railroad Company; thence S02°-27'-32"W 240.18 feet, along the Westerly Right-of-Way line of the Wisconsin Central Railroad Company; thence N89°-47'-23"W 270.09 feet; thence N00°-02'-44"W 240.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

PARCEL B  
66,081 SQ. FT.  
1.517 ACRES

714.58'

280.58'

S00°-02'-44"E

9'

240.00'

270.09'

704.09'

S02°-27'-32"W

240.18'

WISCONSIN CENTRAL RAILROAD



DRAWN BY : T.R.K. DATE : 10-21-98  
PROJECT NO. : 2981012 REVISED : \_\_\_\_\_  
DRAWING NAME : BANNER  
NOTEBOOK : 141 PAGE : 14-15 D - 605

CITY OF OSHKOSH - SEC 1 T18 R16 - 15<sup>th</sup> WARD