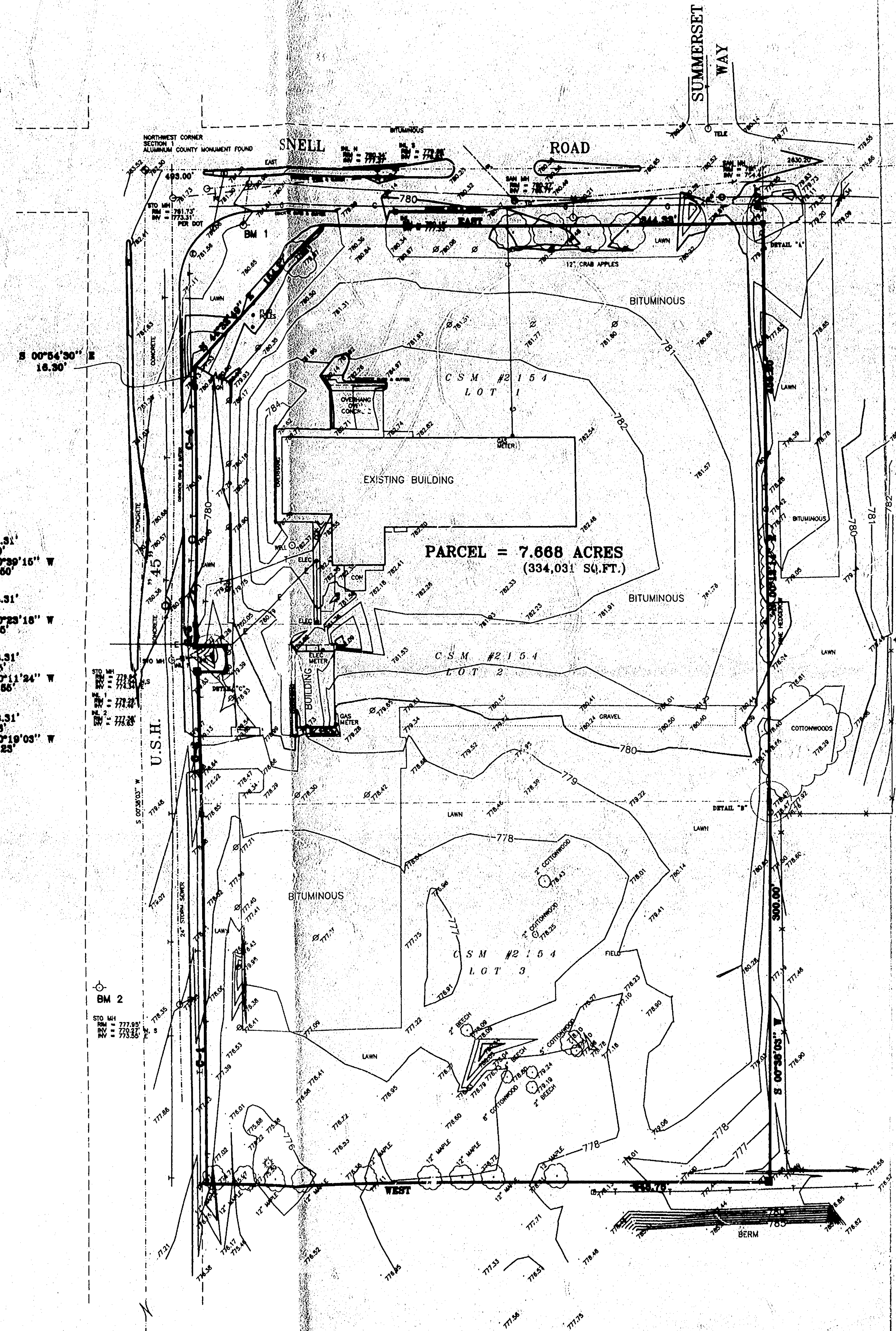




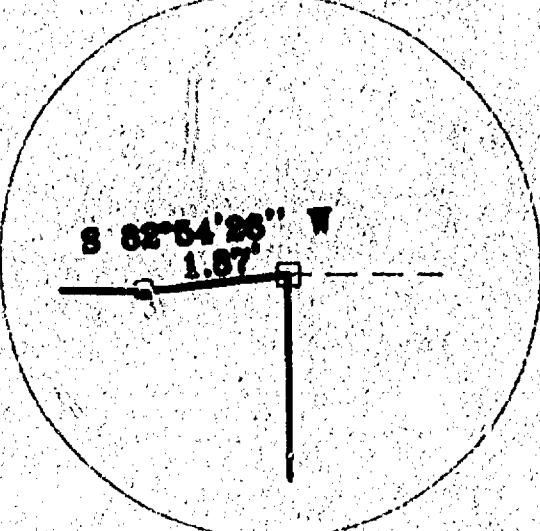
C-4
R = 22963.31'
L = 187.50'
CH = N 00°39'16" W
187.50'

C-3
R = 22963.31'
L = 17.46'
CH = N 00°23'10" W
17.46'

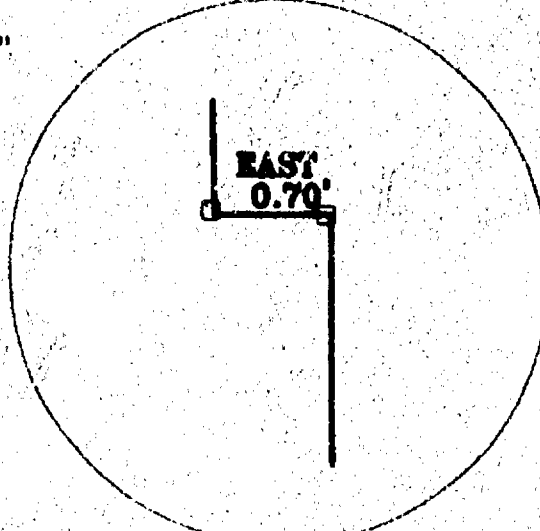
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R = 22963.31'
L = 112.55'
CH = N 00°11'24" W
112.55'

C-1
R = 22963.31'
L = 291.23'
CH = N 00°19'03" W
291.23'

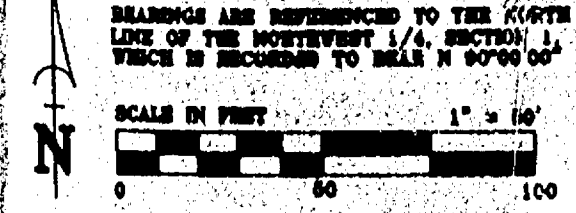
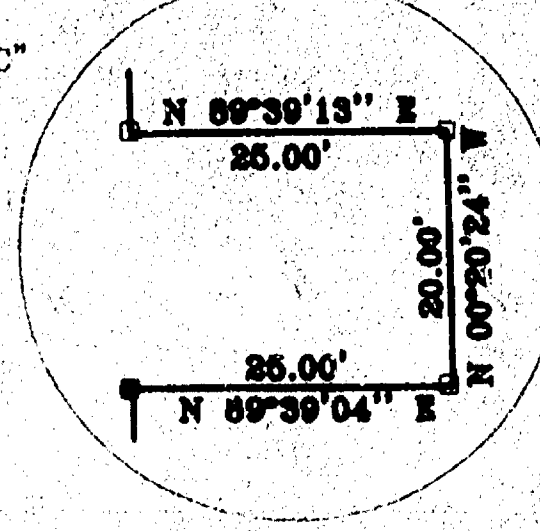
DETAIL "A"



DETAIL "B"



DETAIL "C"



THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

BENCHMARK
BM 1
TOP NUT ON HYDRANT LOCATED AT THE SOUTHEAST CORNER OF U.S.H. #45 AND SNELL ROAD
ELEVATION = 789.75' USGS
BM 2
TOP NUT ON HYDRANT LOCATED WEST SIDE OF U.S.H. #45, 555' +/- SOUTH OF SNELL ROAD AND U.S.H. #46 INTERSECTION
ELEVATION = 786.84' USGS

LEGEND

- 1" x 24" IRON PIPE SET
- 1-1/4" x 30" REBAR SET
- CHESEBROUGH "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHESEBROUGH "X" FOUND
- GOVERNMENT CORNER
- CONTOUR W/ ELEVATION
- SOL. BORING
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- EXIST. HYDRANT
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- GAS VALVE
- WATER VALVE
- WATER STOP BOX
- EXIST. STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST. SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. ST. SEWER
- EXIST. WATER MAIN
- EXIST. SPOT ELEVATION
- FIRST FLOOR = 800.00
- TOP OF CURB

SURVEYOR'S CERTIFICATE:

I, Dawn M. Sullivan, hereby certify that I have surveyed this property and this map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all apparent easements and roadways and visible encroachments. This survey is made for the exclusive use of the present owner of the property, and also those who purchase, mortgage or guarantee the title thereto within one (1) year from the date hereof; and as to them I hereby certify that said survey and map were made in accordance with acceptable Professional Standards and that the information contained thereon is, to the best of my knowledge, information and belief a true and accurate representation thereof.

Dawn M. Sullivan May 14, 1998
Dawn M. Sullivan Date

BOUNDARY AND TOPOGRAPHIC SURVEY

PART OF CERTIFIED SURVEY MAP #2154, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWN 16 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

SURVEY FOR: GRIS Architectural Group
307 SOUTH COMMERCIAL STREET
NEENAH, WI 54956

Martenson & Eisele, Inc.

Engineering - Surveying - Planning

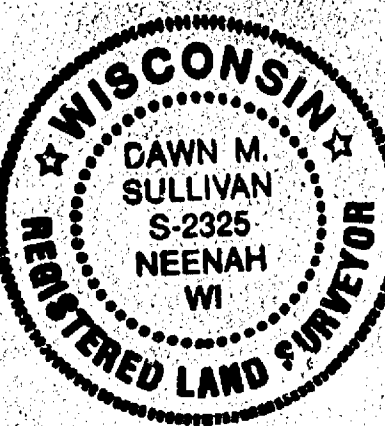
1919 American Court

Neenah, WI 54956

(920) 731-0381

FAX (920) 733-6578

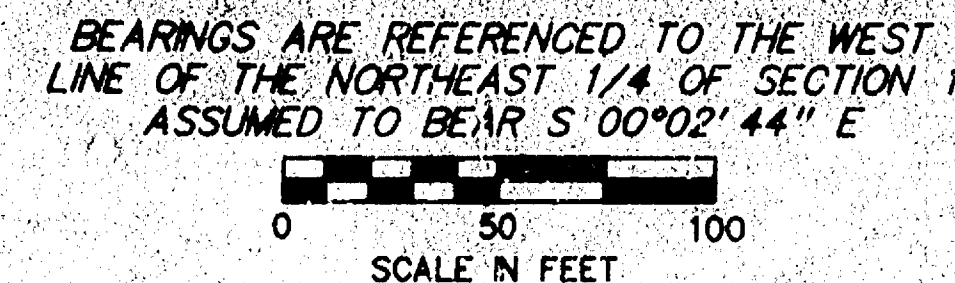
E-MAIL: mail@martenson-eisele.com



DRAWN BY	CHECKED	APPROVED	REVISION
DATE	DATE	DATE	
NO.	NO.	NO.	

FIELD BK	PAGE	DATE	FILE
SCALE	1" = 80'	COMPUTER FILE	254-019F
DRAWING NO.	254-019F		

CITY OF OSHKOSH SEC 1 T16 R16



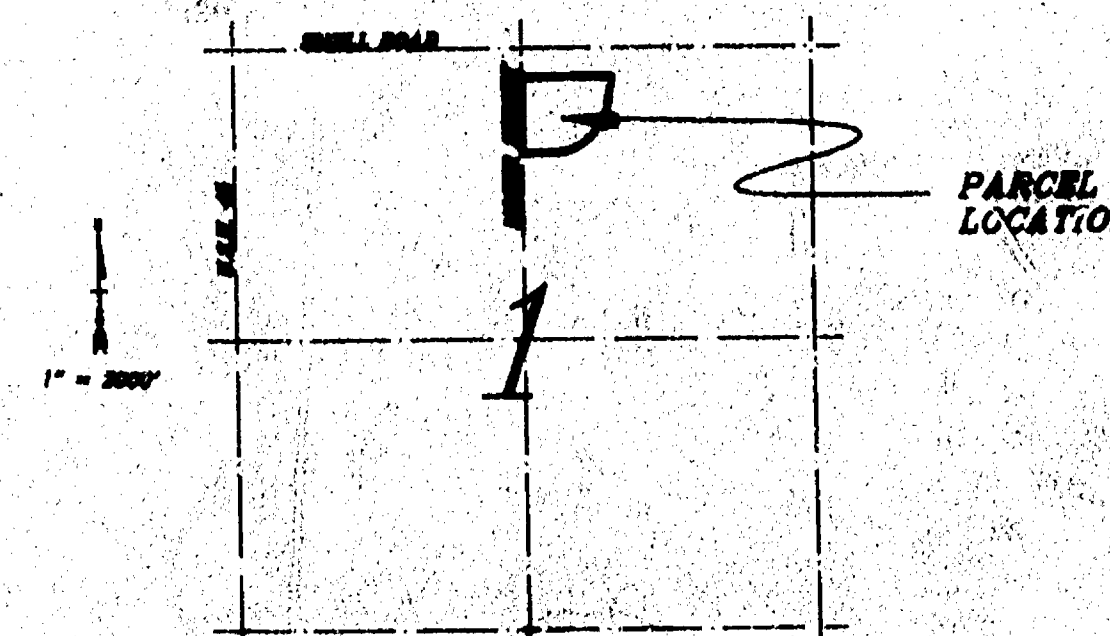
LEGEND

●	3/4" REBAR FOUND
■	1" IRON PIPE FOUND
▲	PK NAIL FOUND
□	RR SPIKE FOUND
⋈	UTILITY POLE
✱	STREET LIGHT
◇	HYDRANT
⊠	WATER OR GAS VALVE
⊞	TELEPHONE PEDESTAL
⊞	UNDERGROUND TELEPHONE
⊞	UNDERGROUND GAS
⊞	UNDERGROUND ELECTRIC
⊞	OVERHEAD UTILITY
○	SANITARY MANHOLE
○	STORM MANHOLE
■	CURB AND GUTTER INLET
●	YARD DRAIN
---	STORM SEWER MAIN
---	SANITARY SEWER MAIN
---	WATER MAIN
☁	TREE LINE
☼	DECIDUOUS TREE
⊙	CONIFEROUS TREE
~	CONTOUR LINE WITH ELEVATION

DESCRIPTION

Part of the Northwest 1/4 of the Northeast 1/4 of Section 18 North, Range 16 East City of Oshkosh, Winnebago County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 18, thence along the West line of the Northeast 1/4 of said Section 18, South 80 degrees 00' 00" East, 200.00 feet to the North 1/4 corner of said Section 18, thence along the said West line, South 00 degrees 00 minutes 44 seconds East, 639.36 feet, thence North 00 degrees 17 minutes 07 seconds East, 300.00 feet, thence 40 degrees 00 minutes 44 seconds East, 300.00 feet, radius of 77.7 feet and a chord of 459.66 feet, thence South 55 degrees 30 minutes 28.0 seconds East, thence South 59 degrees 47 minutes 28 seconds East, 54.00 feet, thence along the Westerly right-of-way line of the Wisconsin Central Railroad, 899.70 feet, thence a chord of 459.73 feet, thence North 59 degrees 30 minutes 40 seconds East, thence North 60 degrees 59 minutes 30 seconds East, 830.48 feet to the point of beginning, containing 446.86 acres (446.86 square feet). Subject to all easements and restrictions of record.



SECTION 1, T 18 N, R 16 E
CITY OF OSHKOSH
WINNEBAGO COUNTY, WISCONSIN

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956 Ph (414) 735-0381

PARCEL = 11.360 ACRES

C--1
R=2897.79'
 $\Delta=09^{\circ}02'24''$
L=457.21'
Ch=456.73'
N $8^{\circ}37'43''$ E

CERTIFICATION

This is to certify to
First Bank, (N.A.)
and
Evans Title Insurance Company

that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM (Land Title Surveys)," jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 2, 3, 4, 6, 7(b-1), 8, 10, 11 and 13 of Table A thereof, and (11) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of certification) of an "Urban" Survey.

Gary A. Zahring June 26, 1997
Gary A. Zahring, Reg. WI Land Surveyor S-8098 Date

ITEM 3

Property is not located in a Flood Hazard Area as per Flood Insurance Rate Map for the City of Oshkosh, Winnebago County, Wisconsin, Community-Panel No. 650511 0010 D, Revised Date - June 8, 1990.

Possible wetlands are located in the South portion of the parcel per field observation and Wisconsin Wetland Inventory Map date Oct. 20, 1998. A positive identification would have to be done by the D.N.R.

ITEM 4
Property contains 494,858 square feet / 11,360 acres
ITEM 6
Property is zoned (M-3) General Industrial District
Building Setbacks per City of Oshkosh Zoning Ordinance
Front Yard - 30 Feet
Side Yard - 20 Feet
Rear Yard - 20 Feet

UTILITY LOCATIONS SHOWN ARE BASED ON ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE RESPECTIVE UTILITY COMPANIES, THEREFORE THE LOCATIONS SHOWN ON THIS DRAWING CANNOT BE GUARANTEED. CONTACT DIGGERS HOTLINE 800-4-A-DIGGER FOR CONSTRUCTION.

Note: There are covenants, conditions and restrictions contained in Document #482736 and Document #688286 that affect this property.

ALTA/ACSM LAND TITLE SURVEY

FOR: UTSUNG IMPERIAL
C/O KEN DEBELUS
N1040 CRAFTSMAN DRIVE
GREENVILLE TN 37612

CITY OF OSHKOSH SEC T18 R16

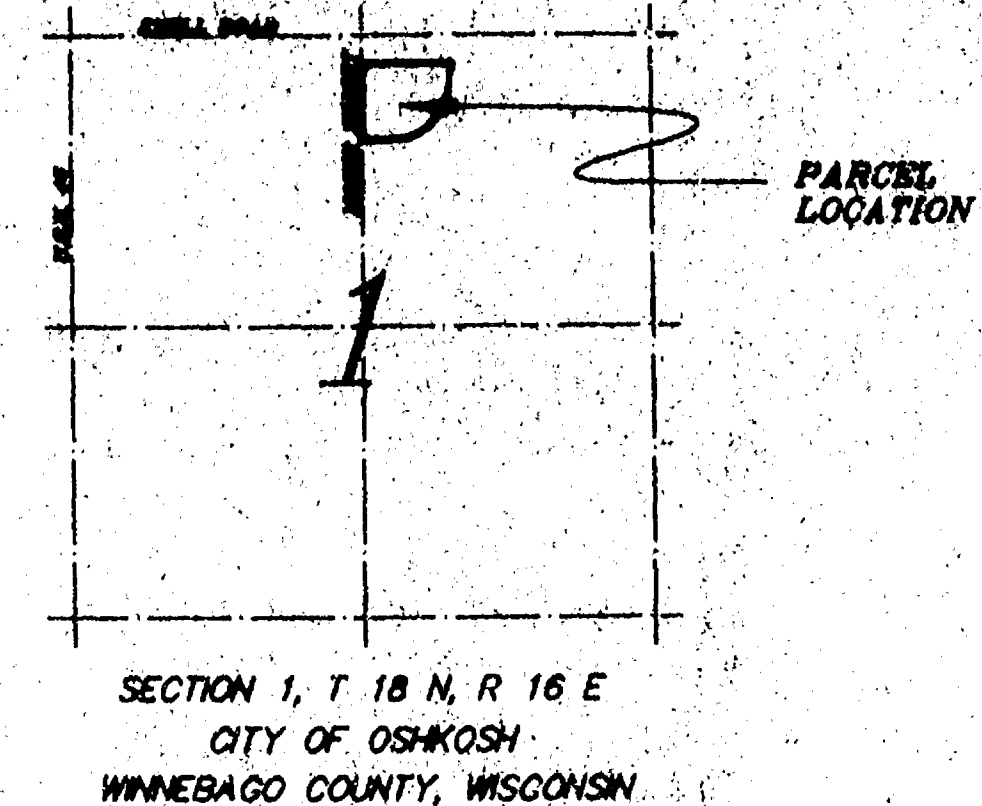
DRAWING NO.
221-283

SNELL ROAD

NORTH 1/4 CORNER
SECTION 1
T 18 N, R 16 E
PK NAIL FOUND

DESCRIPTION
Part of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin, described as follows:
Commencing at the North 1/4 corner of said Section 1; thence along the West line of the Northeast 1/4 of said Section 1, South 00 degrees 02 minutes 44 seconds East, 269.00 feet to the point of beginning; thence continuing along the said West line, South 00 degrees 02 minutes 44 seconds East, 269.00 feet; thence North 89 degrees 59 minutes 30 seconds West, 830.42 feet; thence 45.00 feet along the arc of a curve to the left having a radius of 477.07 feet and a chord of 45.00 feet that bears North 89 degrees 59 minutes 30 seconds West, thence South 89 degrees 47 minutes 30 seconds East, 54.00 feet; thence along the Western right-of-way line of the Wisconsin Central LTD Railroad Company, 467.08 feet along the arc of a curve to the right, having a radius of 2897.79 feet and a chord of 456.73 feet that bears North 08 degrees 37 minutes 43 seconds East; thence North 89 degrees 59 minutes 30 seconds West, 289.48 feet to the point of beginning, containing 11.360 acres (494,888 square feet). Subject to all easements and restrictions of record.

LOCATION MAP



BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NORTHEAST 1/4 OF SECTION 1
ASSUMED TO BEAR S 00°02'44" E

0 50 100
SCALE IN FEET

PARCEL = 11.360 ACRES

C-1
R=2897.79'
Δ=09°02'34"
L=457.21'
Ch=456.73'
N 8°37'43" E

BENCHMARKS
BM-1 Top of hydrant at Southwest corner of
Snell Road & Moser Street
Elevation = 771.68 (U.S.G.S.)
BM-2 Top of hydrant 600' +/- South of
Snell Road on West side of Moser Street
Elevation = 767.07 (U.S.G.S.)

LEGEND

- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- PK NAIL FOUND
- PK SPIKE FOUND
- UTILITY POLE
- STREET LIGHT
- HYDRANT
- WATER OR GAS VALVE
- TELEPHONE PEDESTAL
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY
- SANITARY MANHOLE
- STORM MANHOLE
- CURB AND GUTTER INLET
- YARD DRAIN
- STORM SEWER MAIN
- SANITARY SEWER MAIN
- WATER MAIN
- TREE LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONTOUR LINE WITH ELEVATION

CERTIFICATION

This is to certify to

The Chase Manhattan Bank, its successors and/or assigns,
Evans Title Company, Inc., and
Northern Wisconsin Warehouses L.L.C.

that this map or plan and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1985, and including Items 1, 2, 3, 4, 7, 8, 9, 10, 11, and 12 of Table A thereof; and (ii) pursuant to the American Standards (as adopted by ALTA and ACSM and in effect on the date of certification) of an "Urban" Survey.

Dated this 7th day of October, 1997

Gary A. Zahring
Gary A. Zahring, Reg. WI Land Surveyor S-8798

ITEM 5

Property is not located in a Flood Hazard Area as per Flood Insurance Rate Map for the City of Oshkosh, Winnebago County, Wisconsin, Community-Panel No. 600811 5010 D, Revised Date - June 3, 1996.

Possible wetlands are located in the South portion of the parcel per field observation and Wisconsin Wetland Inventory Map date Oct. 26, 1996. A positive identification would have to be done by the D.N.R.

ITEM 4

Property contains 494,888 square feet / 11.360 acres

ITEM 11

Utility locations shown are based on actual field location and/or mapping from the respective utility companies; therefore the locations shown on this drawing cannot be guaranteed. Contact DigSafe Hotline prior to construction.



ALTA/ACSM LAND TITLE SURVEY

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 1, TOWN 18 NORTH, RANGE 16 EAST,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

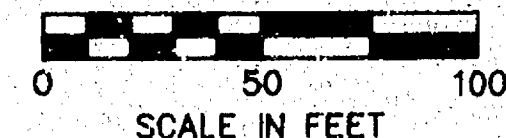
Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph: (920) 731-0381

DATE	BY	REVISION
10/27/97	GAZ	1.0
11/12/97	GAZ	2.0

DATE	BY	REVISION
10/27/97	GAZ	1.0
11/12/97	GAZ	2.0

CITY OF OSHKOSH SEC 1 T18 R16

BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NORTHEAST 1/4 OF SECTION 1
ASSUMED TO BEAR S 00°02'44" E



BENCHMARKS

- BM 1 TOP OF HYDRANT
SW CORNER OF SNELL AND MOSER
ELEV = 770.48 (USGS)
- BM 2 TOP OF HYDRANT
+/- 600' SOUTH OF SNELL
WEST SIDE OF MOSER
ELEV = 767.07 (USGS)

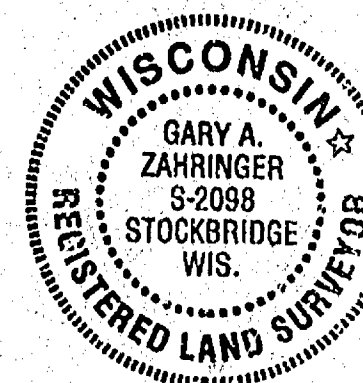
LEGEND

- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- ▲ PK NAIL FOUND
- RR SPIKE FOUND
- UTILITY POLE
- * STREET LIGHT
- ◇ HYDRANT
- ◇ WATER OR GAS VALVE
- TELEPHONE PEDESTAL
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY
- SANITARY MANHOLE
- STORM MANHOLE
- CURB AND GUTTER INLET
- YARD DRAIN
- STORM SEWER MAIN
- SANITARY SEWER MAIN
- WATER MAIN
- TREE LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONTOUR LINE WITH ELEVATION

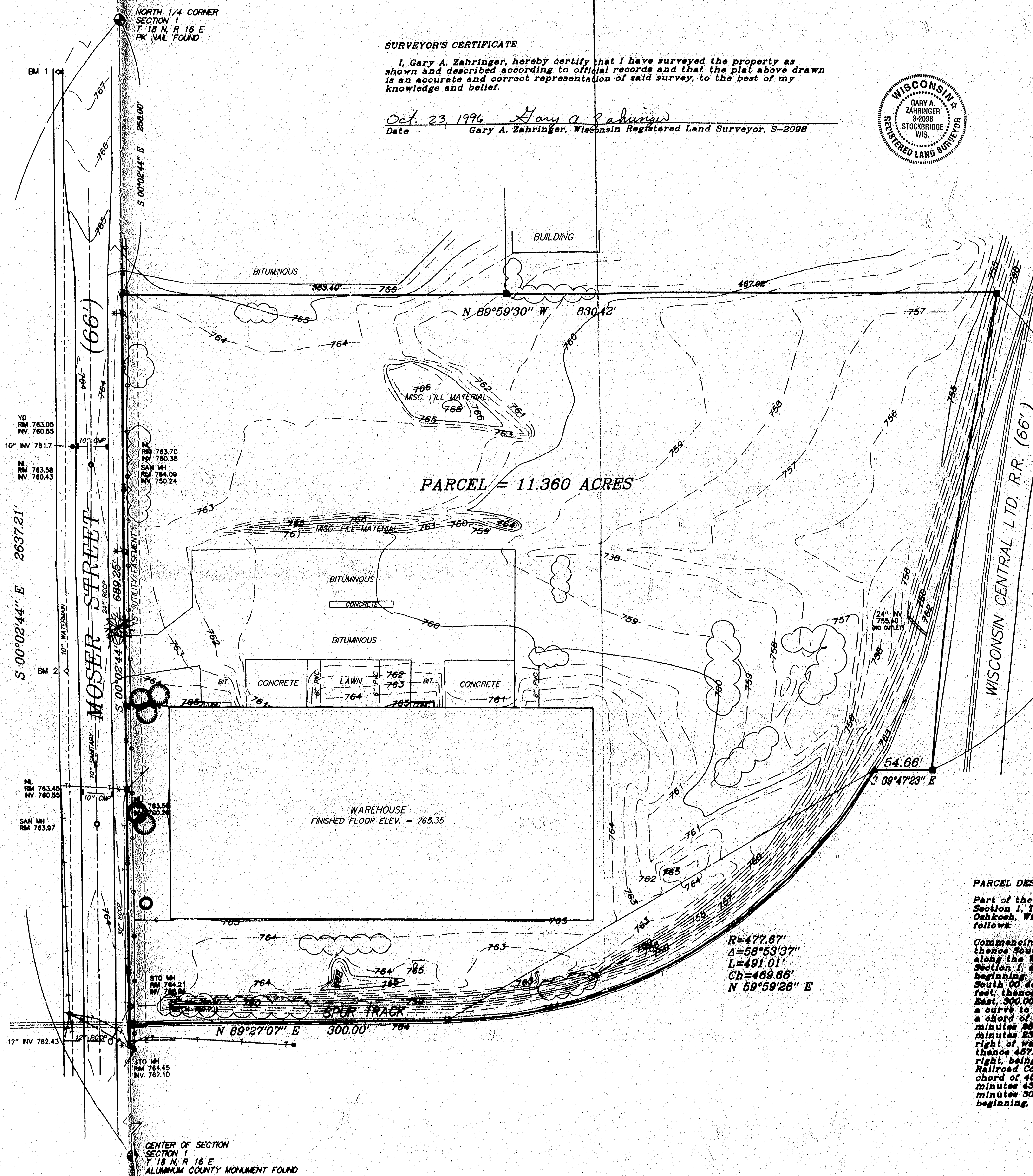
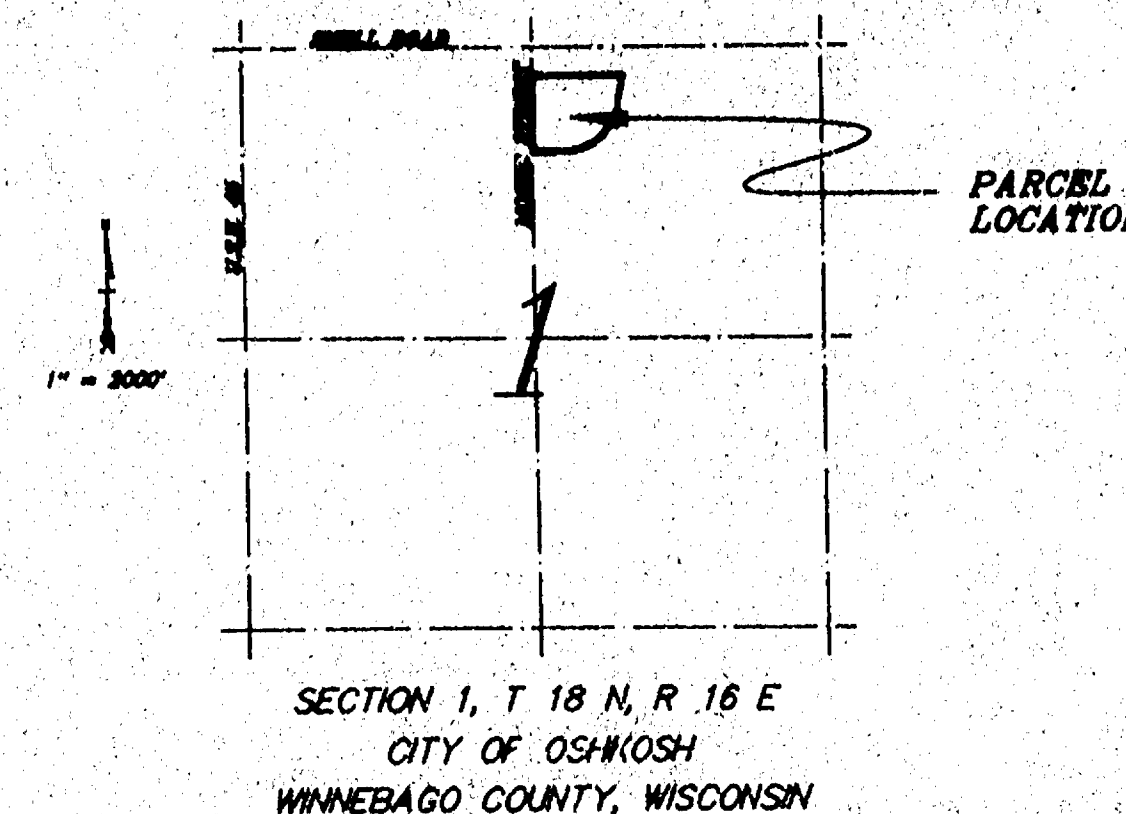
SURVEYOR'S CERTIFICATE

I, Gary A. Zahring, hereby certify that I have surveyed the property as shown and described according to official records and that the plat above drawn is an accurate and correct representation of said survey, to the best of my knowledge and belief.

Date Oct. 23, 1996 Gary A. Zahring
Gary A. Zahring, Wisconsin Registered Land Surveyor, S-2098



LOCATION MAP



R=2897.79'
Δ=09°02'24"
L=457.21'
Ch=456.73'
N 8°37'43" E

R=477.87'
Δ=58°53'37"
L=491.01'
Ch=489.86'
N 59°59'28" E

PARCEL DESCRIPTION

Part of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 1; thence South 00 degrees 08 minutes 44 seconds East, along the West line of the Northeast 1/4 of said Section 1, a distance of 258.00 feet to the point of beginning; thence continuing along the said West line, South 00 degrees 08 minutes 44 seconds East, 800.00 feet; thence North 09 degrees 07 minutes 07 seconds East, 300.00 feet; thence along the arc of a curve to the left having a radius of 477.87 feet and a chord of 489.86 feet that bears North 59 degrees 59 minutes 28 seconds East; thence South 09 degrees 47 minutes 23 seconds East, 54.66 feet to the Western right of way line of the Wisconsin Central Ltd. R.R.; thence 457.21 feet along the arc of a curve to the right, being the Western right of way line of the Railroad Company, having a radius of 2897.79 feet and a chord of 456.73 feet that bears North 08 degrees 37 minutes 43 seconds East; thence North 08 degrees 37 minutes 30 seconds East, 830.48 feet; to the point of beginning, containing 11.360 acres.

PLAT OF SURVEY / TOPOGRAPHIC SURVEY

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

APPROVED	DRAWN BY	CHECKED	DATE	REVISION

FIELD NO.	DATE	TIME	BY	FILE

221-283

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

CITY OF OSHKOSH SEC 1 T 18 R 16