

LEGEND

- IRON PIN FOUND
- R. R. SPIKE FOUND
- P. K. NAIL FOUND
- STONE FOUND
- FENCE POST FND. & USED
- IRON PIPE SET 1" x 24"
- R. R. SPIKE SET
- P. K. NAIL SET
- BREAK POINT

STATEMENT OF ENCROACHMENTS

- Concrete road surface of E. Smith Street encroaches 4' into subject property.

GENERAL NOTES

- All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.

ZONING DATA

Zoning Classification: The property is Zoned M-2 (Central Industrial District).

(A) Permitted Uses

- Uses permitted in the M-1 Light Industrial District unless otherwise provided in this Chapter.
- Conditional Uses
 - Any conditional use identified in the M-1 Light Industrial District unless otherwise provided in this Chapter.
 - Any outright permitted use or conditional use allowed in the M-3 General Industrial District that is not otherwise allowed as an outright permitted use in the M-1 Light Industrial District.

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(B) Standards - All Structures

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development District, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

- Front Yard Setback: None required, except when parts of a block are in a residential district, the minimum setback is twenty-five (25) feet.
- Side Yard Setback: None required. If provided where not required, a five (5) foot minimum setback is required.
- Rear Yard Setback: None required.
- Lot Width: None required for uses permitted in the M-1 Light Industrial District. One hundred fifty (150) foot minimum for M-3 General Industrial District uses.
- Lot Size: None required for uses permitted in the M-1 Light Industrial District. One (1) acre minimum for M-3 General Industrial District uses.
- Corner Lots: A ten (10) foot setback must be provided along all streets where the block frontage is divided among districts with setback requirements. Otherwise, no setback is required.
- Vision Clearance: None required.
- Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.

SOURCE: The above information was obtained from Mr. John C. Blumke, who is the Zoning Administrator for the City of Oshkosh, Winnebago County, Wisconsin. (phone: 414 236-5055)

NOTES CORRESPONDING TO SCHEDULE B, SECTION 2

- Easement to Northeastern Power Company for overhead Power line, dated November 13, 1924, as recorded in Volume 378 on page 147, is plotted hereon.
- Easement to American Telephone and Telegraph Company, dated August 12, 1953 and recorded in Volume 737 on page 435, is plotted hereon.
- Easement to City of Oshkosh for Sanitary Sewer Easement, dated October 5, 1972 and recorded in Volume 1360 on page 361, is plotted hereon.
- Easement to City of Oshkosh for Storm Sewer Easement, dated November 30, 1987 and recorded in Document No. 701740.

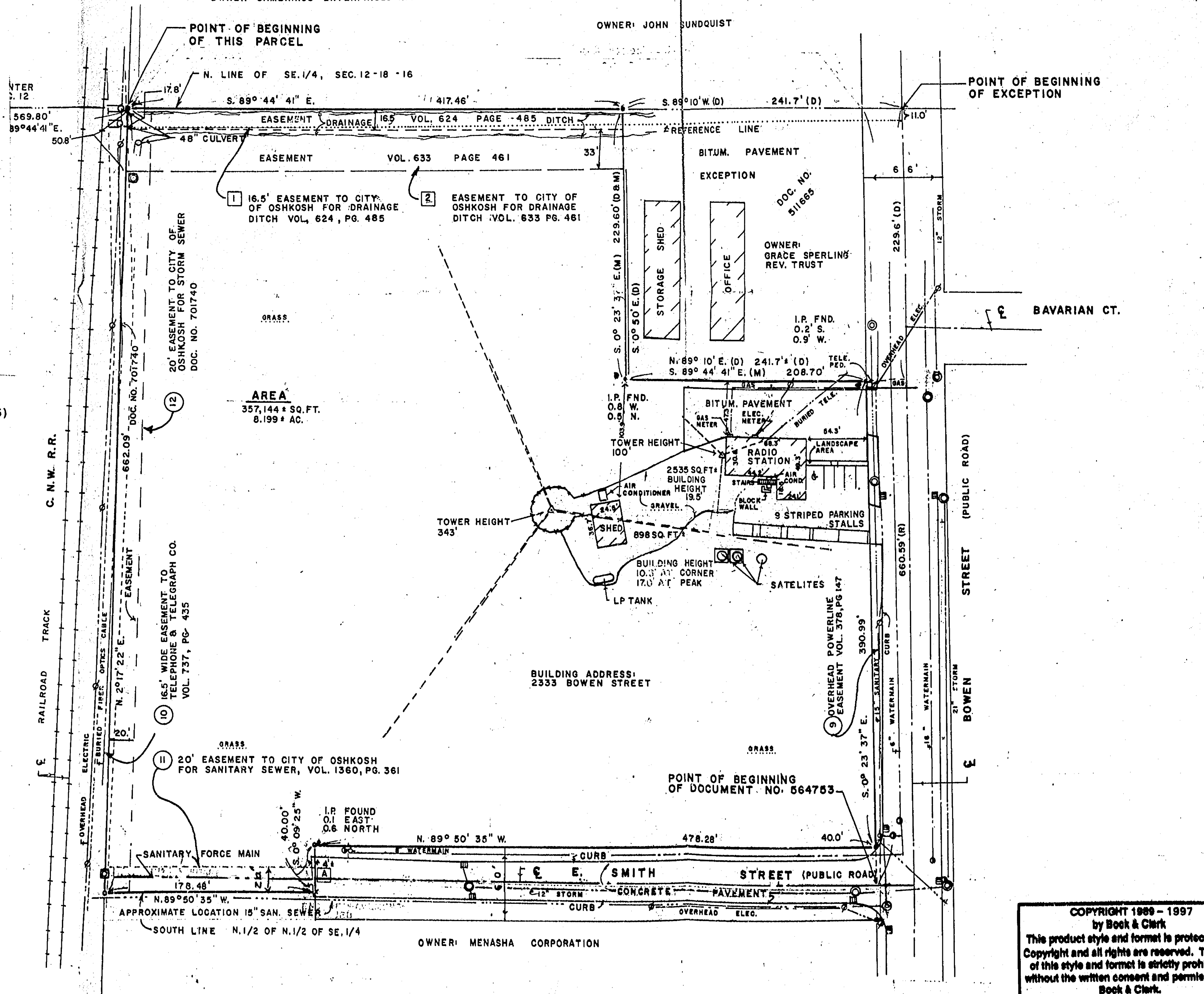
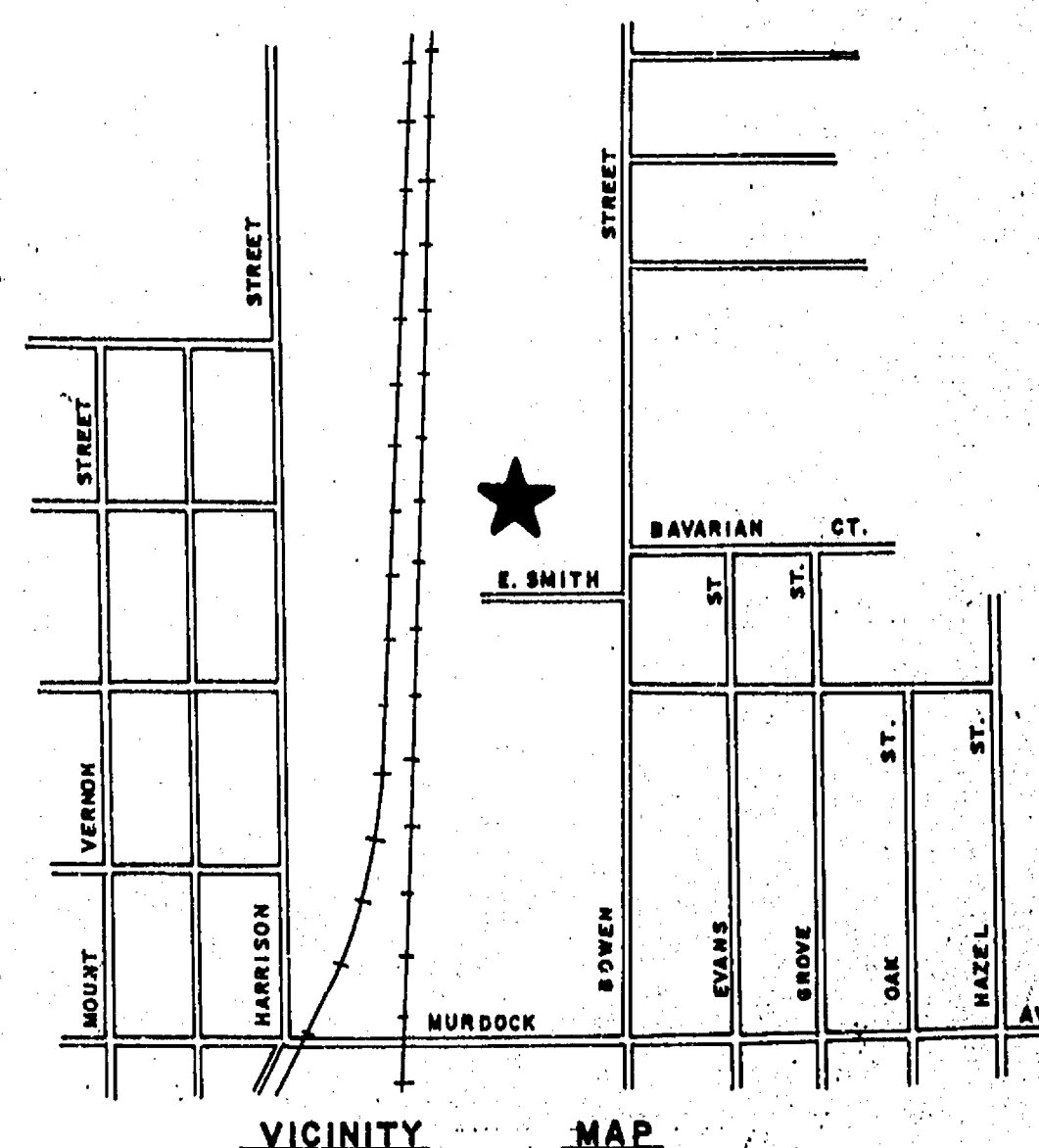
ADDITIONAL EASEMENTS NOT LISTED IN SCHEDULE B, SECTION 2

- 16.5' WIDE EASEMENT TO THE CITY OF OSHKOSH FOR DRAINAGE DITCH, DATED DECEMBER 18, 1933, AS RECORDED IN VOLUME 624 ON PAGE 485
- EASEMENT TO THE CITY OF OSHKOSH FOR DRAINAGE EASEMENT AS RECORDED IN VOLUME 633 ON PAGE 461.

OWNER: GAMBRINUS ENTERPRISES INC.

SCALE: 1" = 60'

BEARINGS REFERENCED TO ASSUMED S. 89° 44' 41" E. ALONG THE N. LINE OF THE SE 1/4, SEC. 12-18-16 AS PER LEGAL DESCRIPTION



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 550511 001010, which bears an effective date of JUNE 2, 1975, and is/is not in a Special Flood Hazard Area. By telephone call dated JULY 28, 1997, to the National Flood Insurance Program (800-638-6620) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGAL DESCRIPTION

Situated in the State of Wisconsin, County of Winnebago, City of Oshkosh in the North 1/2 of the North 1/2 of the SE 1/4 of Section 12, T.18 N., R.16 E., further bounded and described as follows:

Commencing at the Center of said Section 12; thence S. 89° 44' 41" E., along the North line of said SE 1/4, 569.80 feet to an iron pipe set on the Easterly right-of-way line of the Chicago and Northwestern Railroad and being the point of beginning of parcel to be described;

Thence continuing S. 89° 44' 41" E., along said North line, 417.46 feet to an iron pipe found at the Northwest corner of lands described in Document No. 511665 in the Winnebago County Register of Deeds Office;

Thence S. 0° 23' 37" E., parallel with the West right-of-way line of Bowen Street, 229.60 feet to an iron pipe set at the Southwest corner of Document No. 551665;

Thence S. 89° 44' 41" E., parallel with said North line of the SE 1/4 of Section 12, 208.70 feet to an iron pipe set on the South line of said Document No. 551665 and located on said West right-of-way line of Bowen Street;

Thence S. 0° 23' 37" E., along said right-of-way line of Bowen Street, 390.99 feet to an iron pipe found on the North right-of-way line of E. Smith Street;

Thence N. 89° 50' 35" W., along said North right-of-way line of E. Smith Street, 478.28 feet to an iron pipe set at the Northwest corner of said E. Smith Street;

Thence S. 0° 09' 25" W., along the West line of said E. Smith Street, 40.00 feet to a chiseled X found on the South line of said North 1/2 of the North 1/2 of the SE 1/4 of Section 12;

Thence N. 89° 50' 35" W., along said South line of the North 1/2 of the North 1/2 of the SE 1/4 of Section 12, 178.48 feet to an iron pipe set on said Easterly right-of-way line of Chicago and Northwestern Railroad;

Thence N. 2° 17' 22" E., along said right-of-way line, 662.09 feet to the point of beginning.

Said parcel contains 8.199 acres and subject to all legal easements of record.

NOTE: The above legal description describes the same property as insured in the Commonwealth Land Title Insurance Company Commitment No. 971317, effective date, July 16, 1997 at 8:00 A.M. and is also the same property as described in Warrant Deed to present owners, VALUE RADIO CORP., as recorded in Volume 930 of Records, page 263 in the Winnebago County Register of Deeds Office.

ALTA/ACSM LAND TITLE SURVEY

Baker & Daniels Project

B & C Site No. 97579-2

2333 Bowen Street, Winnebago, Wisconsin

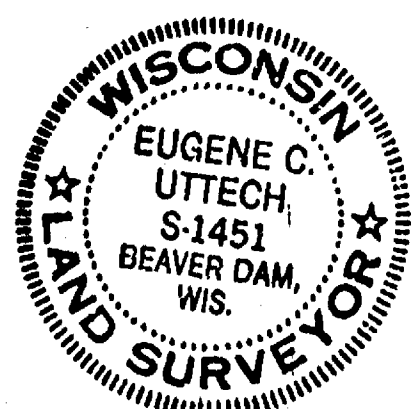
Based Upon Title Commitment No. 971317 of Commonwealth Land Title Insurance Company bearing an effective date of JULY 16, 1997

Surveyor's Certification

To: CUMULUS BROADCASTING (Buyer); VALUE RADIO CORPORATION (OWNER); Commonwealth Land Title Insurance Company; and Bock & Clark.

The undersigned hereby certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Commonwealth Land Title Insurance Company Commitment No. 971317 dated at 7/16/97: 8:00 A.M. and was made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992; (ii) in accordance with the "AGREEMENT and Survey Requirements for Baker & Daniels Project Surveys" dated June 23, 1997 and includes Items 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11, and 13 of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Urban Survey.

Eugene C. Uttech
Eugene C. Uttech
Registered Land Surveyor No. S-1451
in the State of Wisconsin
Date of Survey: JULY 28, 1997
Date of Last Revision: SEPT 3, 1997
Network Project No. 97579-2



PREPARED BY:
UTTECH LAND SURVEYING
P.O. Box 594
Beaver Dam, Wisconsin 53916
(920) 885-5339

Sheet 1 of 1 Sheets
Job No. 97-3646

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CITY OF OSHKOSH - SEC 12 T18 R16 - 15TH WARD

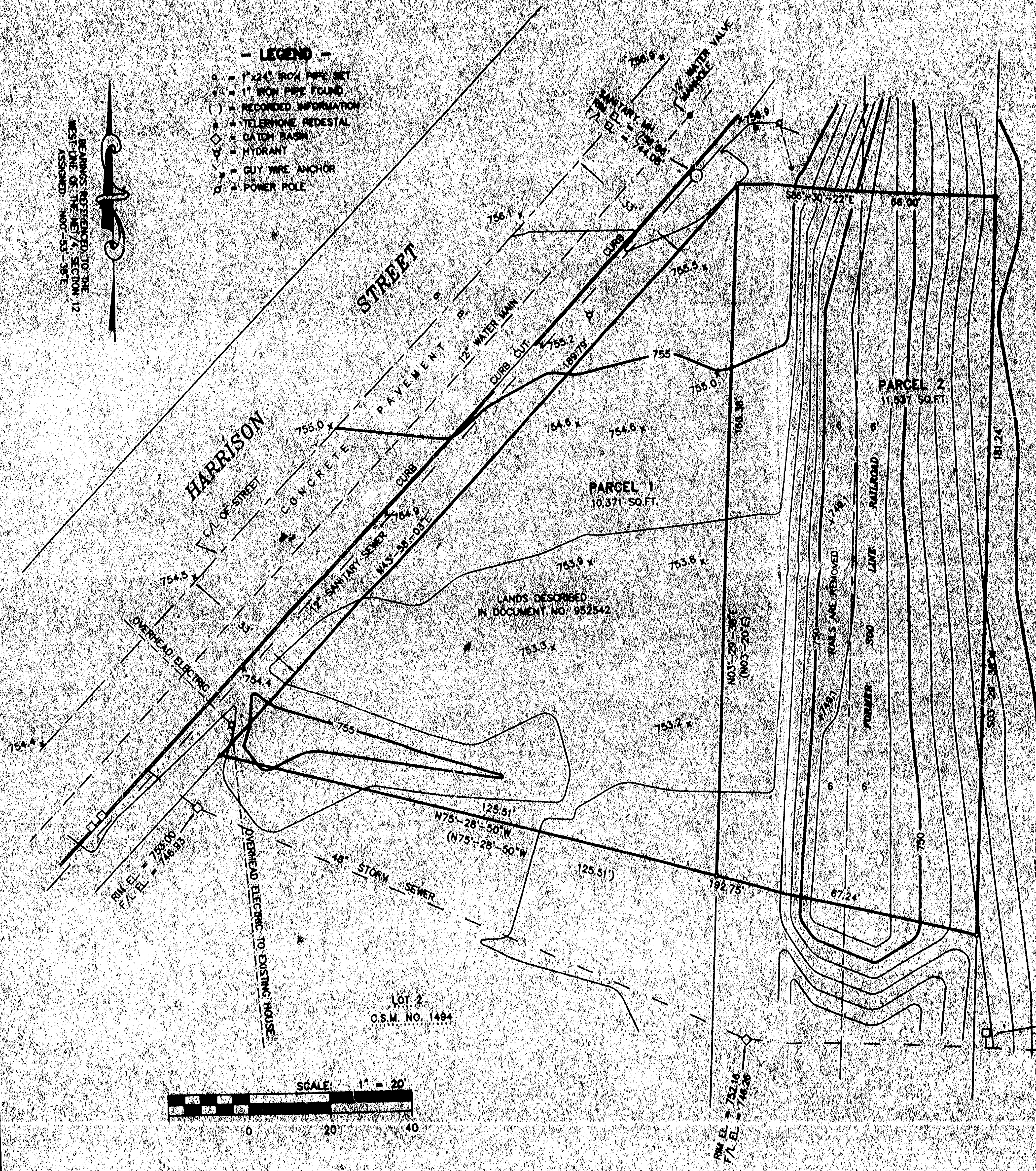
BOCK & CLARK'S NATIONAL SURVEYORS NETWORK
(800- SURVEYS) (800-787-8397) (FAX: 330-666-3608)
537 N. CLEVELAND - MASSILLON RD., AKRON, OHIO 44333

PLAT OF SURVEY FOR WILLIAM RASMUSSEN

LEGEND

- 1" x 24" IRON PIPE SET
- 1" IRON PIPE FOUND
- RECORDED INFORMATION
- TELEPHONE PEDESTAL
- CATCH BASIN
- HYDRANT
- GUY WIRE ANCHOR
- POWER POLE

BEARINGS REFERENCED TO THE
MERIDIAN OF THE 1ST SECTION 12
ASSIGNED: N00°53'36"E



PARCEL I.
A part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twelve (12), Township Eighteen (18) North, Range Sixteen (16) East, Fifteenth (15th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 10,371 square feet of land and being described by:

Commencing at the Northwest Corner of Lot "2" of Certified Survey Map No. 1494 recorded in Volume 1 on Page 1494 in the Winnebago County Registry as Document No. 845223 and the true point of beginning, thence N43°58'03"E 189.79 feet along the Easterly line of Harrison Street to it's intersection with the Westerly line of the former Soo Line Railroad Company; thence S03°29'38"E 166.36 feet along said line to the Northeast Corner of said Lot 2; thence N75°28'50"W 125.51 feet along the Northerly line of said Lot 2 to the true point of beginning, being subject to all easements and restrictions of record.

PARCEL II
A Sixty-Six (66) foot wide strip of land lying adjacent to and East of those lands described in Document No. 952542 and being the former Soo Line Railroad Company Right-of-Way and being more accurately described as follows:

A part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twelve (12), Township Eighteen (18) North, Range Sixteen (16) East, Fifteenth (15th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 11,537 square feet of land and being described by:

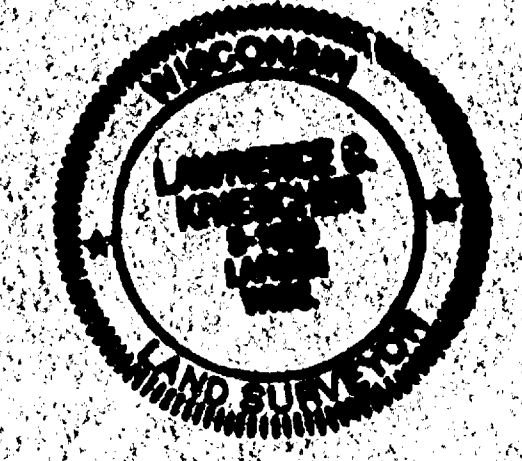
Commencing at the Northwest Corner of Lot "2" of Certified Survey Map No. 1494 recorded in Volume 1 on Page 1494 in the Winnebago County Registry as Document No. 845223, thence N43°58'03"E 189.79 feet along the Easterly line of Harrison Street to it's intersection with the Westerly line of the former Soo Line Railroad Company Right-of-Way and the point of beginning, thence S06°30'22"E 66.00 feet to a point on the Easterly line of the former Soo Line Railroad Company Right-of-Way, thence S03°29'38"W 181.24 feet along said line, thence N75°28'50"W 67.24 feet along the extended Northerly line of said Lot 2 to the Northeast Corner of said Lot 2, thence N03°29'38"E 166.36 feet along the Westerly line of the former Soo Line Railroad Company Right-of-Way and the true point of beginning.

SURVEYOR'S CERTIFICATE

I, Lawrence C. Kriescher, 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 18th day of December, 1996.

Lawrence C. Kriescher
WISCONSIN REGISTERED LAND SURVEYOR
Lawrence C. Kriescher, S-1599



Only if the surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.



 AERO-METRIC Aero-Metric Incorporated Land Planning & Design Division 800-451-7700 (toll-free) 715-425-7700 200 North Lincoln Street, Oshkosh, Wisconsin 54901		DATE: 12-17-96
		DRAWN BY: SFS PROJECT NO.: 2981034 DRAWING NAME: RASMUSSEN NOTEBOOK: P- PAGE: 52-53 D: 457

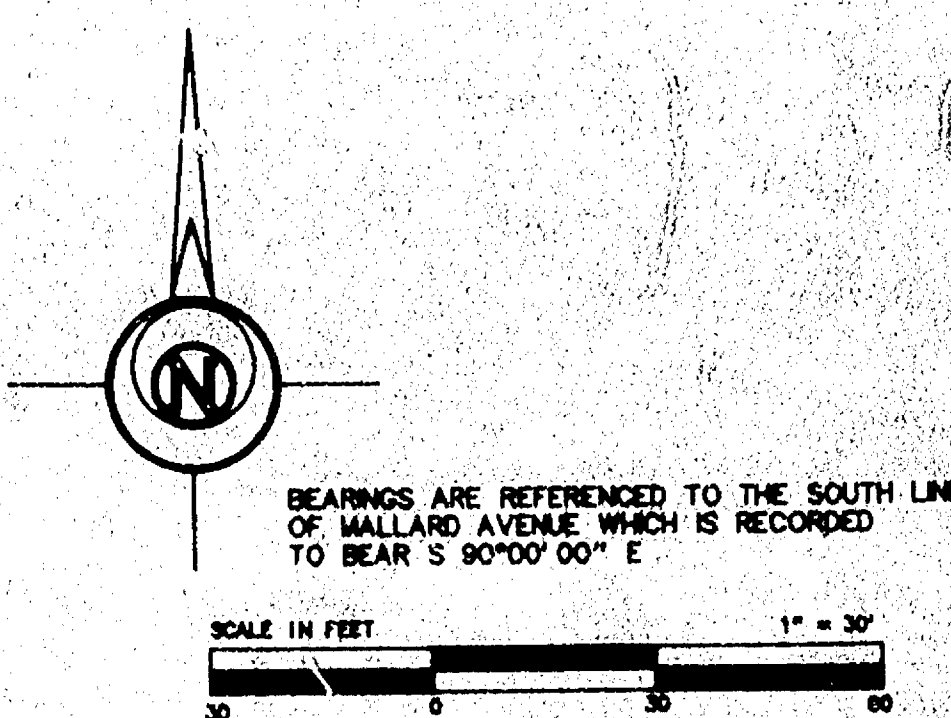
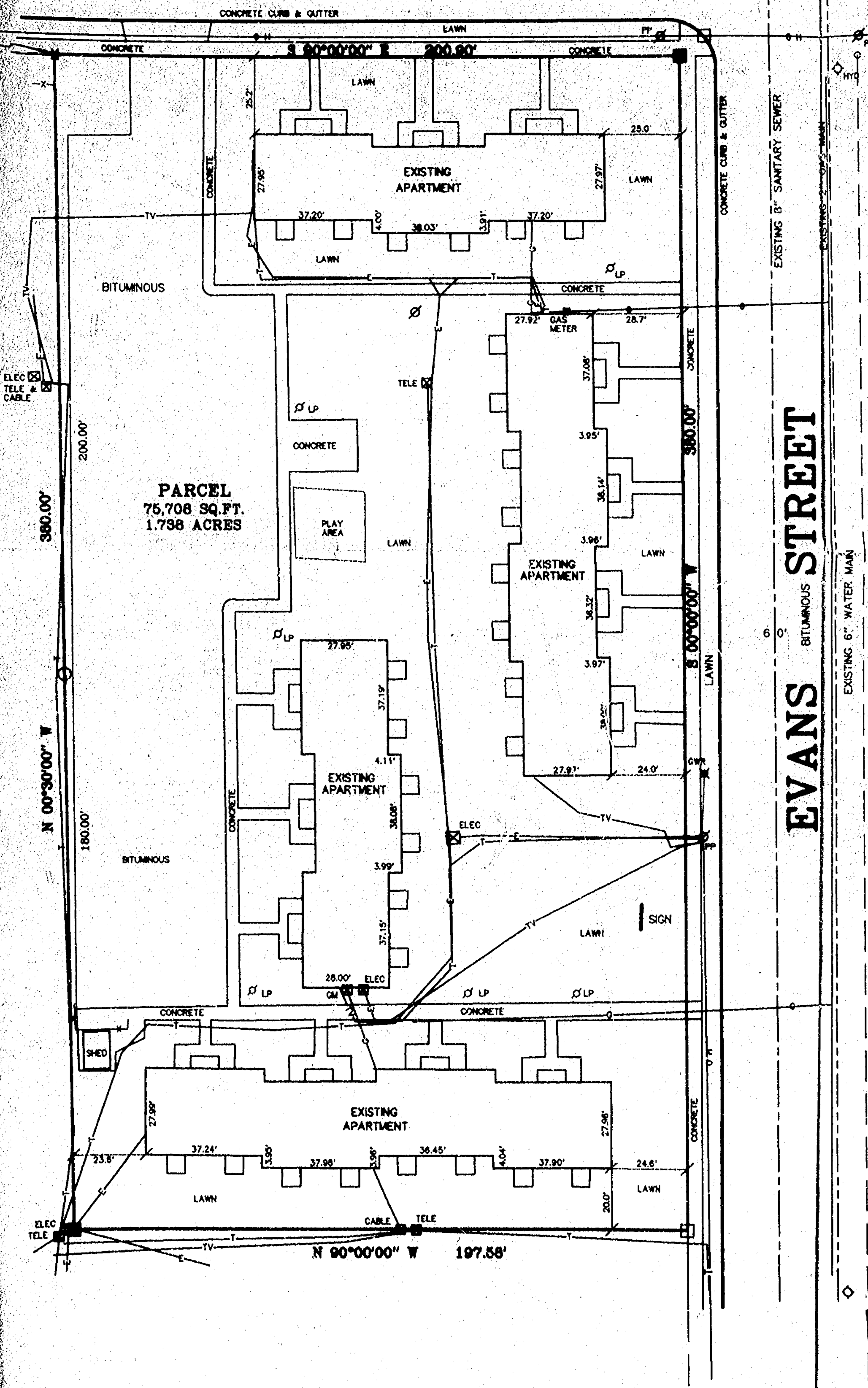
CITY OF OSHKOSH - SEC 12 T18 R16 - 15th WARD

BOWEN STREET

MALLARD AVENUE

EVANS STREET

PARCEL
75,708 SQ. FT.
1.738 ACRES



LEGAL DESCRIPTION

All that part of the South 1/2 of the Southeast 1/4, Section 12, Town 18 North, Range 16 East, 15th Ward, City of Oshkosh, Winnebago County, Wisconsin described as follows:

Commencing at the intersection of the East line of Bowen Street with the South line of Mallard Avenue; thence South 90 degrees 00 minutes 00 seconds West along said South line, 160.00 feet to the point of beginning; thence continuing South 90 degrees 00 minutes 00 seconds East along said south line, 800.90 feet; thence South 00 degrees 00 minutes 00 seconds West along the east line of Evans Street, 380.00 feet; thence North 90 degrees 00 minutes 00 seconds West, 197.58 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 380.00 feet to the point of beginning, containing 75,708 sq. ft., 1.738 acres, and subject to all easements and restrictions of record.

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 prior to construction.

SURVEYOR'S CERTIFICATE

I, Dawn M. Welch, hereby certify that I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments.

This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereof within one (1) year from the date hereof.

Dawn M. Welch Oct 16, 1996
Dawn M. Welch S-2325 Date

LEGEND

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

MORTGAGE / AS-BUILT SURVEY

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, SECTION 12, TOWN 18 NORTH, RANGE 16 EAST, 15th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

SURVEY FOR: HOWARD DEVELOPMENT CO.
C/O JIM ZUCKER
P.O. BOX 117
MILWAUKEE, WI 53217

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



ISSUED BY	CHECKED	APPROVED
DATE	DATE	DATE
NO.	NO.	NO.
REVISION	REVISION	REVISION

FILED BY	PAGE
DATE	DATE
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COMP. FILE	
12/20/2000	STO

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