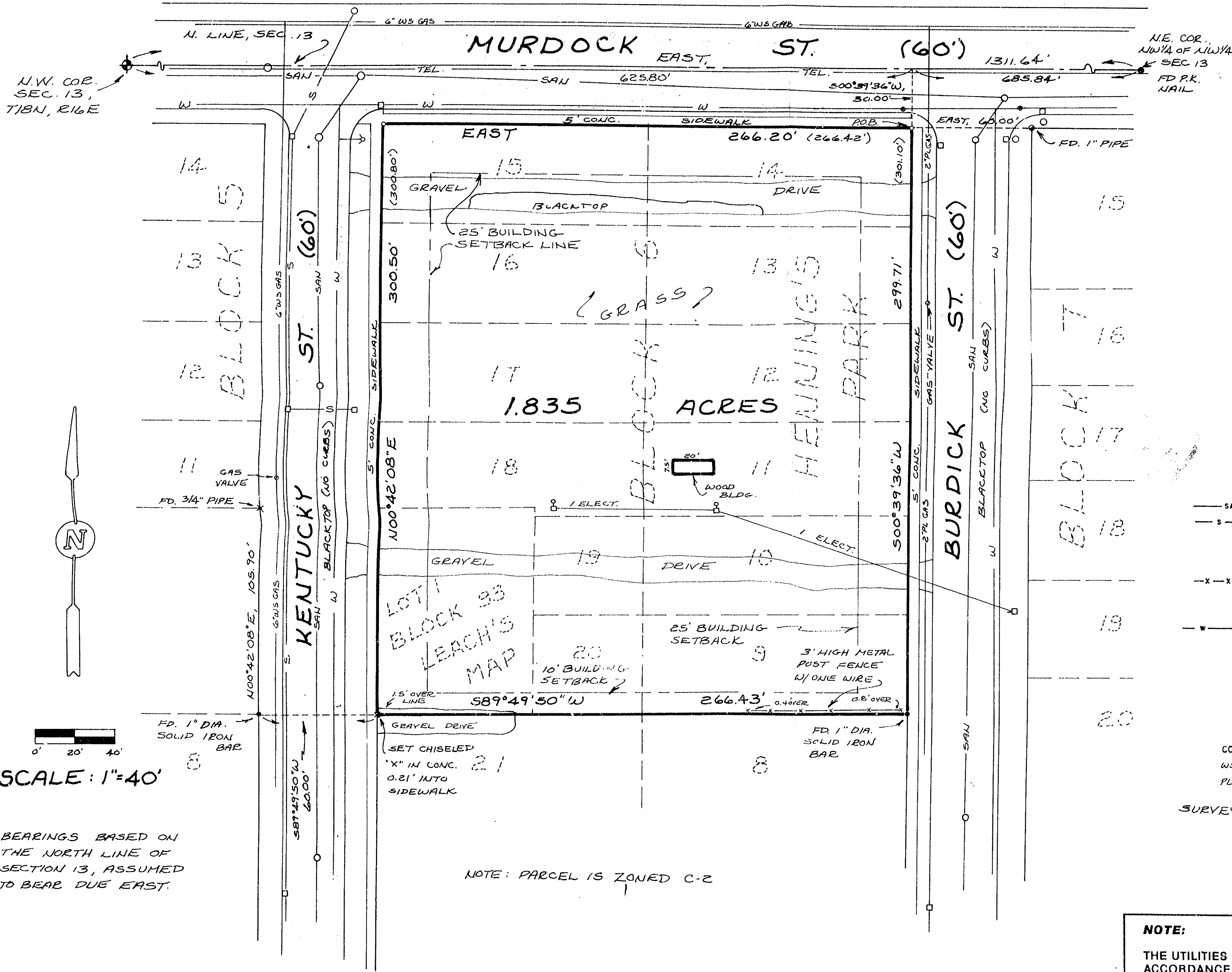


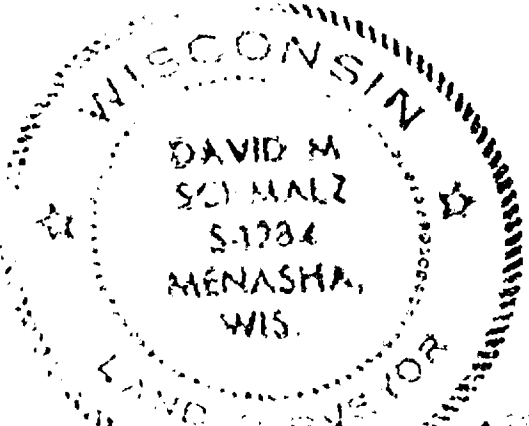
ALTA/ACSM LAND TITLE SURVEY

A parcel of land being Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 Block #6 Henning's Park and that portion of the South 106 feet of the West 411 feet of Lot 1 of Block 93, in the tenth ward, City of Oshkosh per Leach's Map of 1894 and now in the 15th ward of said City, lying East of the East line of Kentucky Street as now laid out, being a tract of land 106 feet on Kentucky Street and approximately 84 feet deep in the NW 1/4 of Section 13, all in T18N, R16E, City of Oshkosh, Winnebago County, Wisconsin.

OLD WINNEBAGO COUNTY FAIRGROUNDS



NOTE: NONE OF THE ABOVE LANDS LIE WITHIN THE 100 YEAR FLOODPLAIN OF LAKE WINNEBAGO OR THE FOX RIVER AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD-PLAIN MAPS.



David M. Schmalz
June 6th, 1989
May 24th, 1990



LEGEND

- ⊙ = TELEPHONE MH
- SAN — = SANITARY SEWER
- S — = STORM SEWER
- ⊕ = HYDRANT
- ⊙ = POWER POLE WITH LITE
- ⊕ = POWER POLE
- x — x — = FENCE
- ⊕ = CATCH BASIN
- ⊙ = MANHOLE
- W — = WATERMAIN
- ⊙ = LITE POLE
- ⊙ = 3/4" x 24" STEEL REINFORCING ROD SFT WEIGHING 1.5 LBS PER LIN. FT.
- = GUY LINE
- ⊕ = BERNTSEN MONUMENT
- () = RECORDED AS
- x = CROSS SET IN CONC.
- CONC. C. = CONCRETE
- WS GAS = WRAPPED STEEL UNDERGROUND GAS LINE
- PL GAS = PLASTIC UNDERGROUND GAS LINE

SURVEYED FOR: DIAL COMPANY
11306 NICHOLAS ST.
OMAHA, NEBRASKA
68154

NOTE:

THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.

NO.	DATE	REVISION
1	8-25-87	SEC. COR. TIE
2	5-24-90	RECEIPT FOR DIAL CO.
3	9-26-90	RECEIPT FOR FLOODPLAIN
4	1-16-91	RECEIPT FOR AP

McMAHON ASSOCIATES, INC.
ENGINEERS-ARCHITECTS
1377 Midway Road Menasha, WI 54952 (414) 739-0351

DESIGNED
DRAWN
CHECKED

ALTA/ACSM LAND TITLE SURVEY
LOTS 9 THROUGH 20, BLOCK 6 OF HENNING'S PARK, AND PART OF LOT 1, BLOCK 93 OF LEACH'S MAP, PART OF THE NW 1/4 OF SECTION 13, TOWN 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

SCALE
1" = 40'
DATE
6-5-89
PROJECT NO.

SHEET NO.
2
OF 2
FILE NO.
L-06442

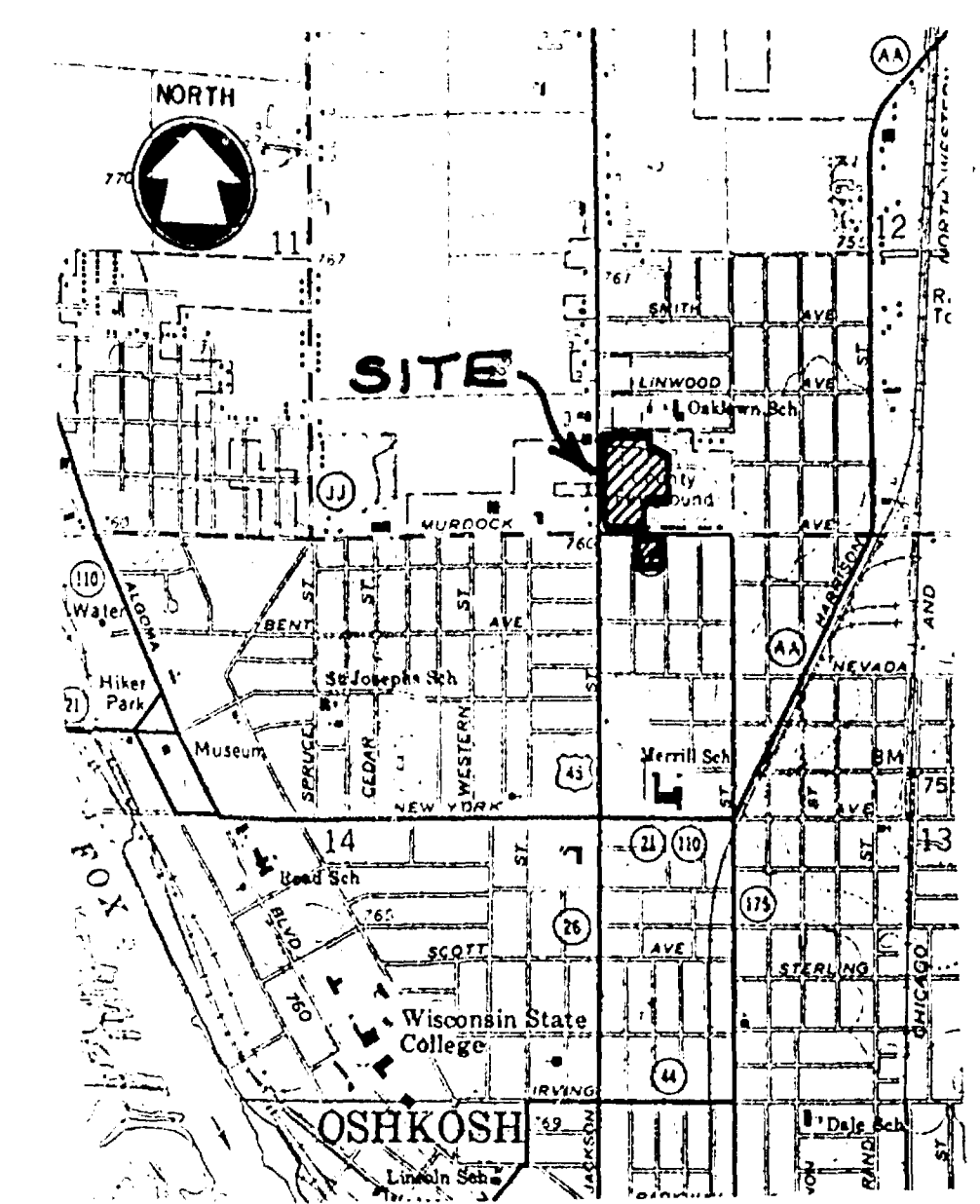
City of Oshkosh Sec 13 T18N R16E

ALTA/ACSM LAND TITLE SURVEY

NOTE:

THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.

LOCATION MAP



Lot One (1) and Two (2) of Certified Survey Map recorded in Vol. 1 of Certified Survey Map, on page 2091, in the office of the Register of Deeds for Winnebago County, Wisconsin, being a part of Lot 1 and 2, and all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, in Block 4 of the INTER-URBAN LAND CO., and a part of the Southwest 1/4 of the Southwest 1/4 of Section 12, all in Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.

Lot One (1) and Two (2) of Certified Survey Map recorded in Vol. 1 of Certified Survey Map, on page 2090, in the office of the Register of Deeds for Winnebago County, Wisconsin, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 12, all in Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.

The East Eighty-Five (85) feet of Lot One (1) Leach's Map Block 93 and Lots 9 thru 20 inclusive of Block 6 in HERING'S PARK PLAT and that portion of the South 100 feet of the West 411 feet of Lot 1 of Block 92, in the Tenth Ward, City of Oshkosh, per LEACH'S MAP 1894 and now in the 15th Ward of said City, lying East of the East line of Kentucky Street as now laid out, being a tract of land 100 feet on Kentucky Street and approximately 86 feet deep, in the NW 1/4 of the NW 1/4 of Section 12, T18N, R16E City of Oshkosh, Winnebago County, Wisconsin and being described as follows:

Commencing at the Northwest corner of Section 12, thence South 90 degrees 00'00" East 620.50 feet along the North line of said Section 12; thence South 89 degrees 59'32" West to the Point of Beginning at the intersection of the Southerly Right-of-Way line of Murdock Street and the westerly Right-of-Way line of Burdick Street; thence continue South 89 degrees 59'32" West 299.71 feet along the said westerly Right-of-Way line; thence South 89 degrees 49'50" West 266.43 feet to the Easterly Right-of-Way line of Kentucky Street; thence North 00 degrees 42'08" East 300.50 feet along the said Easterly Right-of-Way line of Kentucky Street to the South Right-of-Way line of Murdock Street; thence South 90 degrees 00'00" East 266.20 feet along the said South Right-of-Way line to the Point of Beginning.

NOTE: NONE OF THE ABOVE LANDS LIE WITHIN THE 100 YEAR FLOOD PLAIN OF LAKE WINNEBAGO OR THE FOX RIVER AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOODPLAIN MAPS.

LEGEND

- 3/4" DIA. X 24" STEEL REBAR @ 1.5 LBS./FT.
- 24" DIA. LIGHT POLE BASE
- UTILITY POLE
- HYDRANT
- WATER VALVE
- MANHOLE
- CATCH BASIN
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND GAS LINE
- BURIED TELEPHONE CABLE
- UTILITY POLE W/ STREET LIGHT
- OVERHEAD UTILITY LINES

I certify to Fairgrounds Limited Partnership, a Nebraska Limited Partnership authorized to transact business in Wisconsin under the name "Fairgrounds Limited Partnership of Nebraska"; Associated Commercial Mortgage, Inc., Green Bay, Wisconsin; Valley Title Insurance Services, Inc., Oshkosh, Wisconsin; Lawyers Title Insurance Corporation, Richmond, Virginia; and to their successors and assigns within one year from the date hereof, that I have surveyed on the ground, the property legally described herein; that said legal description is as listed in the title insurance commitment; that this plat of survey is a true and correct representation of a survey of the above described real property to the best of my knowledge and belief.

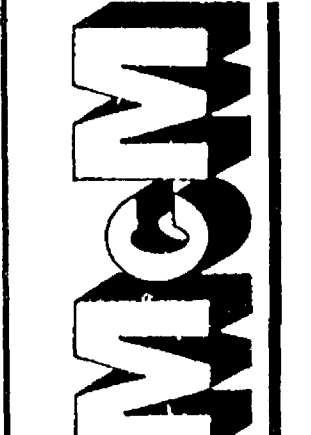
That this survey and the attached print based thereon were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1989, and meets the accuracy standards of a Class B Survey, as defined therein; that the size, dimensions and locations of all of the boundaries of the property, buildings and other improvements, recorded easements as listed in the title commitment and visible unrecorded easements, streets, roads, means of public access, rights-of-way, utility lines and connections to the improvements, are correctly and accurately shown hereon; no part of the easement, right-of-way, or land encroaches upon the set-back line; no adjoining structures encroach upon the set-back line; and that there are no overlaps, gaps, streets, property, and that there are no overlaps, gaps, streets, property, rights-of-way, set-back lines or improvements which affect the property which are not shown hereon to the best of my knowledge and belief.

DATED this 25th day of MAY, 1990.
June 1st 1990
June 4th 1990

David M. Schmalz
(Original Signature)

NO.	DATE	REVISION
1	6-1-1990	Original
2	6-4-1990	Corrected
3	7-24-1990	RECENTLY RECORDED
4	1-16-91	RECEIVED

McMAHON ASSOCIATES, INC.
ENGINEERS • ARCHITECTS
PLANNERS • SURVEYORS



DESIGNED HPA.
DRAWN HPA.
CHECKED DM.S

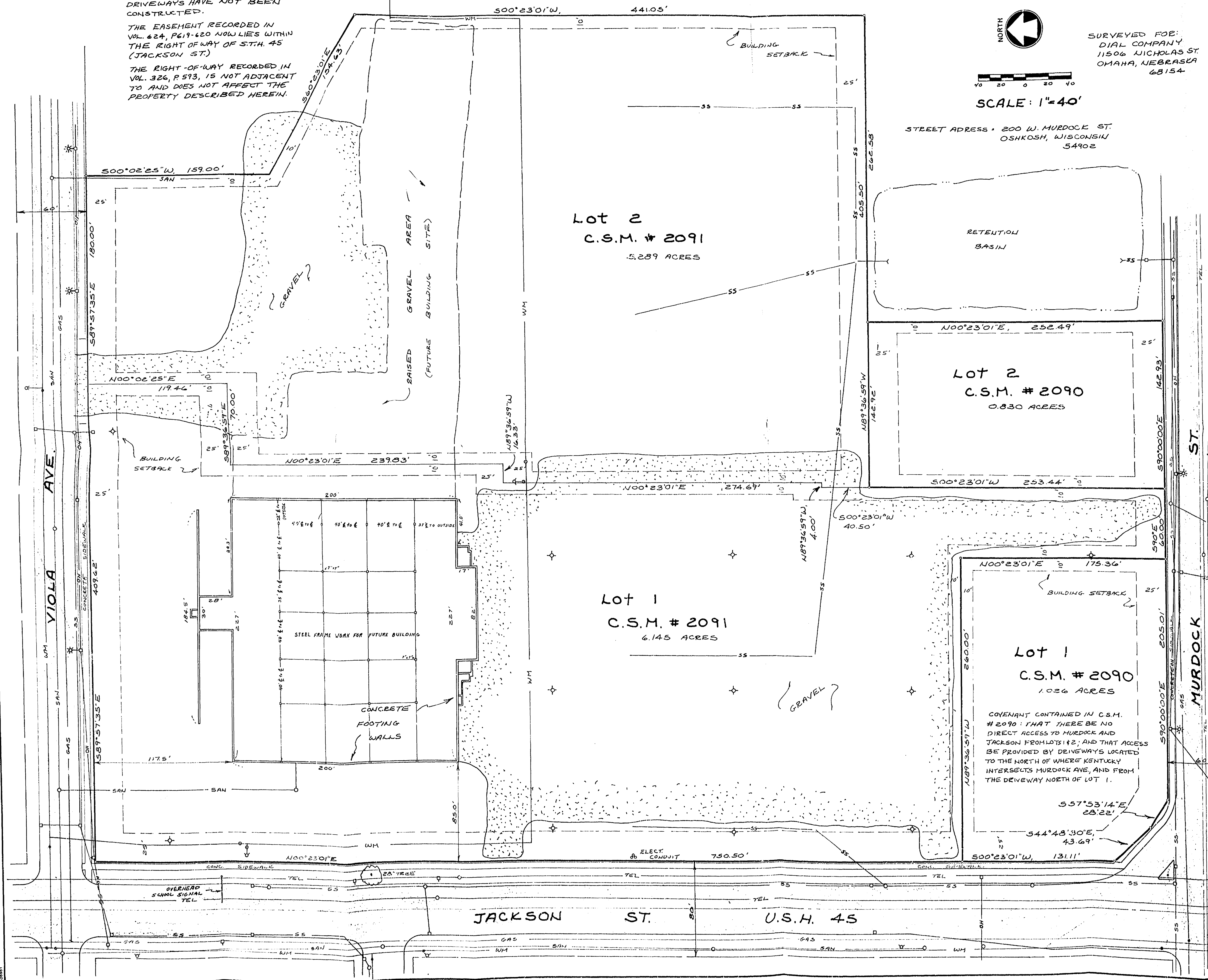
ALTA/ACSM LAND TITLE SURVEY
PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, & PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWN 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO CO., WI

SCALE 1"=40'
DATE MAY 1990
SHEET NO. 1
FILE NO. L-06442

NOTE: AS OF MAY 22, 1990, THE EXISTING DRIVEWAYS TO THE PROPERTY HAVE BEEN REMOVED AND NEW DRIVEWAYS HAVE NOT BEEN CONSTRUCTED.

THE EASEMENT RECORDED IN VOL. 624, P. 513, NOW LIES WITHIN THE RIGHT-OF-WAY OF STH. 45 (JACKSON ST.)

THE RIGHT-OF-WAY RECORDED IN VOL. 326, P. 513, IS NOT ADJACENT TO AND DOES NOT AFFECT THE PROPERTY DESCRIBED HEREIN.



ALTA/ACSM LAND TITLE SURVEY

SITUATED ON MURDOCK AND BURDICK STREET, IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY.

LEGAL DESCRIPTION PER TITLE COMMITMENT

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 2958 FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN, IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2958, AS DOCUMENT NO. 881588; BEING LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 OF BLOCK 6 OF HENNING'S PARK AND THAT PORTION OF THE SOUTH 106 FEET OF THE WEST 411 FEET OF LOT 1 OF BLOCK 93, IN THE TENTH WARD, CITY OF OSHKOSH PER LEACH'S MAP OF 1894 AND NOW IN THE FIFTEENTH WARD OF SAID CITY, LYING EAST OF THE EAST LINE OF KENTUCKY STREET AS NOW LAID OUT, BEING A TRACT OF LAND 106 FEET ON KENTUCKY STREET AND APPROXIMATELY 84 FEET DEEP, ALL IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

DESCRIPTION REQUIRED BY VALVOLINE INSTANT OIL CHANGE:

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 2958 FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN, IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2958, AS DOCUMENT NO. 881588; BEING LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 OF BLOCK 6 OF HENNING'S PARK AND THAT PORTION OF THE SOUTH 106 FEET OF THE WEST 411 FEET OF LOT 1 OF BLOCK 93, IN THE TENTH WARD, CITY OF OSHKOSH PER LEACH'S MAP OF 1894 AND NOW IN THE FIFTEENTH WARD OF SAID CITY, LYING EAST OF THE EAST LINE OF KENTUCKY STREET AS NOW LAID OUT, BEING A TRACT OF LAND 106 FEET ON KENTUCKY STREET AND APPROXIMATELY 84 FEET DEEP, ALL IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A BERNSTEIN MONUMENT MARKING THE NORTHWEST CORNER OF THE SAID 1/4 SECTION; THENCE S 90°00'00"E ALONG THE NORTH LINE OF SAID 1/4 SECTION 516.58 FEET TO A POINT; THENCE S 00°42'08"W 30.00 FEET TO A 1" IRON PIPE SET ON THE SOUTH LINE OF MURDOCK STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 90°00'00"E ALONG SAID SOUTH LINE 109.20 FEET TO A 1" IRON PIPE SET; THENCE S 00°39'36"W ALONG THE WEST LINE OF BURDICK STREET 299.71 FEET TO A POINT REFERENCED BY A 3/4" IRON ROD FOUND 0.47 FEET NORTH OF SAID POINT; THENCE S 89°49'50"W 109.43 FEET TO A POINT REFERENCED BY A 3/4" IRON ROD FOUND 0.34 FEET NORTH OF SAID POINT; THENCE N 00°42'08"E 300.04 FEET TO THE POINT OF BEGINNING.

LEGAL PREPARED BY: DONALD C. CHAPUT, FEBRUARY 17, 1995

FEBRUARY 16, 1995 VALVOLINE INSTANT OIL CHANGE SURVEY NO. 156353

NOTES

1. THE SITE, AS SHOWN, HAS NO EXISTING CURB CUTS ALONG MURDOCK STREET.
2. THERE ARE NO BUILDINGS ON THIS SITE.
3. THERE ARE NO PARKING AREAS OR SPACES MARKED ON THIS SITE.
4. ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF OSHKOSH, COMMUNITY PANEL NO 550511 0005 C, EFFECTIVE DATE FEBRUARY 20, 1981, THIS SITE FALLS IN ZONE C - AREAS OF MINIMAL FLOODING.
5. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - THIS SITE IS ZONED C-2, LIGHT COMMERCIAL DISTRICT. FRONT - 25 FEET, SIDE - 10 FEET, REAR - 25 FEET WITH PARKING SETBACK OF 5 FEET, MAXIMUM HEIGHT - 45 FEET MAXIMUM.
6. ALL ELEVATIONS REFER TO THE CITY OF OSHKOSH DATUM.
7. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS, EITHER DISCLOSED IN THE TITLE INFORMATION PROVIDED OR OBSERVED IN THE PROCESS OF PERFORMING THE FIELD WORK. (SITE HAD APPROXIMATELY 4" OF SNOW COVER)
8. GOVERNMENTAL REQUIREMENTS WERE NOT ADDRESSED ON THIS SURVEY.
9. THIS SITE MAY BE SUBJECT TO A VISION CLEARANCE TRIANGLE AT THE INTERSECTION OF MURDOCK AND BURDICK STREETS. SEE CITY ZONING CODE, SECTION 30-22(B)(2)(f).
10. GENERAL DRAINAGE PATTERN SURFACE DRAINAGE OVER THE ADJOINING PAVED AREAS IS CHanneled AWAY FROM THE SITE DUE TO CONCRETE CURBING THERE APPEARS TO BE NO SIGNIFICANT DRAINAGE FROM THE WEST ADJOINER ONTO THE SURVEYED SITE.
11. THIS SURVEY WAS BASED ON LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 951235, EFFECTIVE DATE JANUARY 30, 1995 AND ENDORSED FEBRUARY 16, 1995, WHICH LISTS THE FOLLOWING EXCEPTIONS:

- A. POSSIBLE OVERHEAD AND UNDERGROUND UTILITY EASEMENTS, INCLUDING TELEPHONE, ELECTRIC, GAS, WATER, SEWER, ETC. AS DISCLOSED BY A SURVEY DATED JUN 5, 1989 AND REVISED SEPTEMBER 26, 1990 BY MCMAHON ASSOCIATES, INC. DAVID M. SCHWALZ, WISCONSIN LAND SURVEYOR - SHOWN
- B. FENCE ENCROACHMENT UPON THE SOUTHERLY BOUNDARY OF THE DESCRIBED PREMISES OF EIGHT-TENTHS OF A FOOT MORE OR LESS AS DISCLOSED BY A SURVEY DATED JUN 5, 1989 AND REVISED SEPTEMBER 26, 1990 BY MCMAHON ASSOCIATES, INC. DAVID M. SCHWALZ, WISCONSIN LAND SURVEYOR - SHOWN
- C. TWENTY FIVE (25) FOOT BUILDING SETBACK LINE AFFECTING THE NORTHERLY AND EASTERLY PORTIONS OF SUBJECT PROPERTY AS SHOWN ON CERTIFIED SURVEY MAP 2958 - SHOWN
- D. TEN (10) FOOT BUILDING SETBACK LINE AFFECTING THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY A SURVEY DATED JUN 5, 1989 AND REVISED SEPTEMBER 26, 1990 BY MCMAHON ASSOCIATES, INC. DAVID M. SCHWALZ, WISCONSIN LAND SURVEYOR - SHOWN
- E. EASEMENTS, COVENANTS AND RESTRICTIONS AS CONTAINED IN AN INSTRUMENT DATED MAY 31, 1990 AND RECORDED JUNE 1, 1990 AT 3:06 P.M. AS DOCUMENT NO. 744943. AFFECTS SITE - TO GENERAL TO BE PLOTTED.

PLAT OF SURVEY FOR VALVOLINE INSTANT OIL CHANGE, A DIVISION OF ASHLAND OIL, INC. STATE OF WISCONSIN COUNTY OF WINNEBAGO CITY OF OSHKOSH

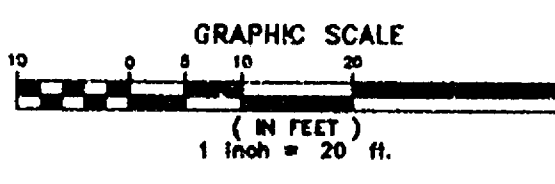
THE UNDERSIGNED HEREBY STATES TO VALVOLINE INSTANT OIL CHANGE, A DIVISION OF ASHLAND OIL, INC., A KENTUCKY CORPORATION, FAYETTE FUNDING, LIMITED PARTNERSHIP, THE SUMITOMO BANK, LIMITED, A BANK ORGANIZED UNDER THE LAWS OF JAPAN, ACTING THROUGH ITS NEW YORK BRANCH, AND LAWYERS TITLE INSURANCE CORPORATION THAT THIS MAP OF PLAT AND THIS SURVEY ON WHICH IT IS BASED WAS MADE ON THE DATE SHOWN BELOW OF THE PREMISES SPECIFICALLY DESCRIBED IN TITLE INSURANCE COMMITMENT NO. 951235, DATED JANUARY 30, 1995 AND IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AS DEFINED THEREIN AND THE PRELIMINARY ITEMS 1-14 OF TABLE A HEREOF

Donald C. Chaput (SEAL) DONALD C. CHAPUT 8-1316 BROOKFIELD, WI LAND SURVEYOR

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.

national survey & engineering 4125 north 124th street • brookfield, wisconsin, 53009-0444 phone 414/781-1000 • fax 414/781-8466 • data 414/781-0514

BERNSTEIN MONUMENTS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 13, T. 18 N., R. 16 E., IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR DUE EAST.



ENCROACHMENT LIST

- A - APPARENT ELECTRIC COMPANY EASEMENT
- B - FENCE ENCROACHMENT (SEE 11B)

SITE BENCHMARK TOP NUT ON HYDRANT AT SE CORNER OF KENTUCKY ST. AND MURDOCK AVE. ELEV = 764.15

