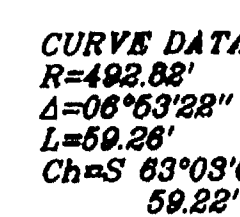


Instruction:



First American Title Insurance Company

Daniel W. Hoel
Daniel W. Hoel, Reg. WI Land Surveyor

Property is not located in a Flood Hazard Area as per FEMA Flood Insurance Rate Map for the City of Oshkosh, Winnebago County, Wisconsin, FEMA Map Number 550511 0010 C.

Property contains 631,638 square feet / 14.5004 acres

Side Yard - 20 Feet
Rear Yard - 25 Feet

Winter conditions.

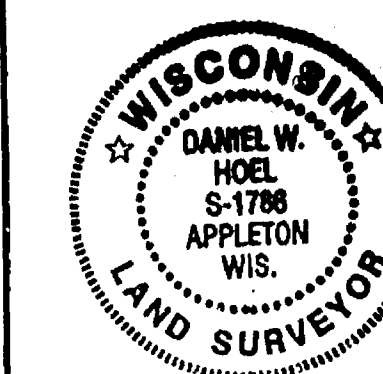
Lot 1, Certified Survey Map 3415, City of Oshkosh, Winnebago County, Wisconsin.

[illegible]

UTILITY SCHEDULE							
SANITARY SEWER				STORM SEWER			
#	RM	INVERT	DEPTH	#	RM/F	INVERT	DEPTH
1	023.86	814.77	8.89	A-1	824.22	812.37	3.85
2	021.55	811.36	1.81	A-2	824.16	810.80	5.50
3	021.58	812.88	8.20	A-1	820.28	817.68	2.60
4	021.38	811.83	9.53	B-2	820.25	817.68	2.80
5	021.46	811.33	10.13	WH-C			
6	021.35	810.52	10.85	D-1	820.81	817.00	2.80
7	021.35	809.80	11.55	D-2	820.87	817.37	3.00
				F-1	820.54		
				F-2	820.44	817.27	2.80
				F-3	820.44	817.37	3.70
				WH-B	821.65	815.33	5.32
				WH-1	820.44	817.27	2.80
				WH-2	817.23	817.23	0.00
				WH-3	820.31	817.23	2.00
				WH-4	821.57	815.42	6.15
				WH-5	820.88		
				WH-6	820.57	814.47	5.85

CITY OF OSHKOSH - SEC 33 T18 R16 - 13TH WARD

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

[illegible]

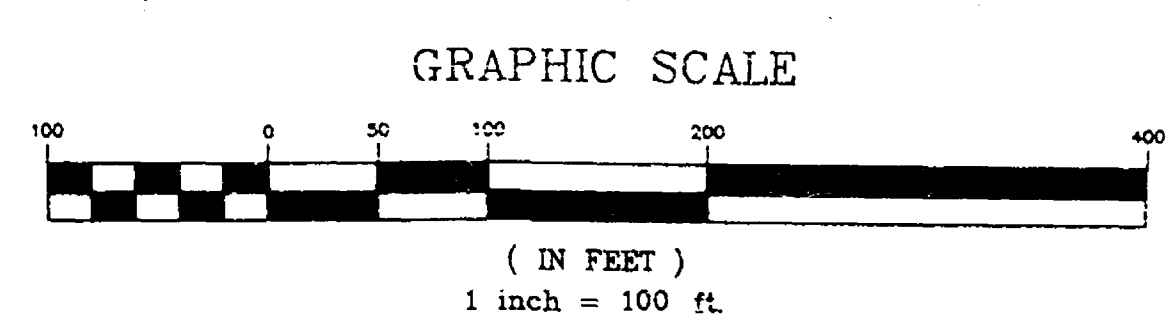
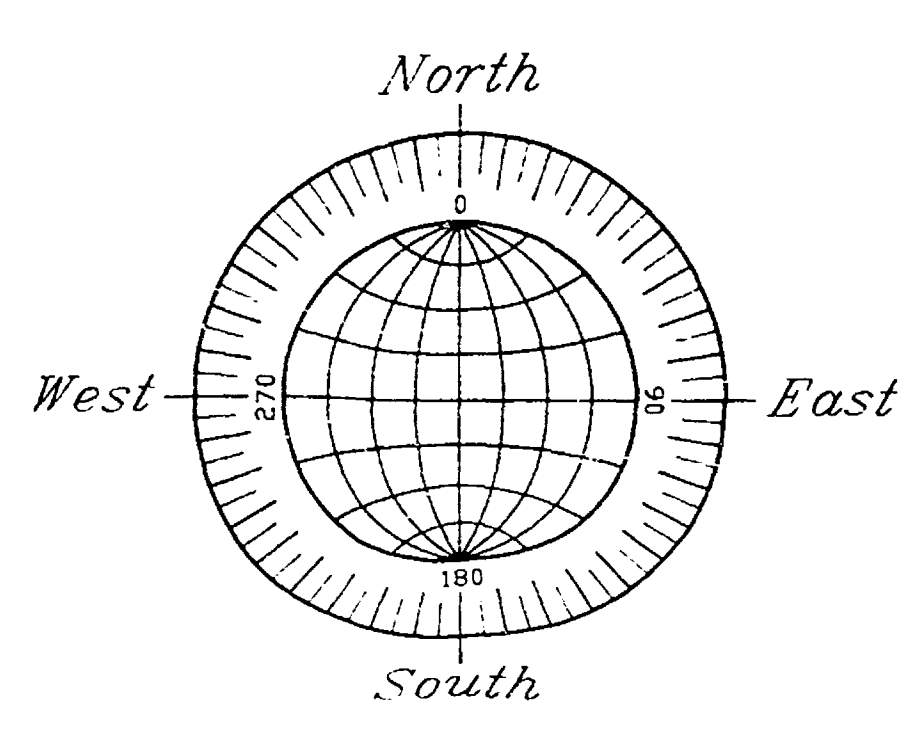
ALTA / ACSM LAND SURVEY

Survey for:
Oshkosh Warehouse, LLC.

FIELD	BOOK	PAGE
SCALE	DATE	
1"=100'	8-20-96	
COMP.	FILE	
	dra221272	

DRAWING NO.
221-272 AL7

W. 1/4 CORNER SECTION 33-18-16 (BERNTSEN MONUMENT) S89°09'45"E 666.53' 2665.88' C. 1/4 CORNER SECTION 33-18-16 (BERNTSEN MONUMENT)



△ DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET UNLESS OTHERWISE NOTED.

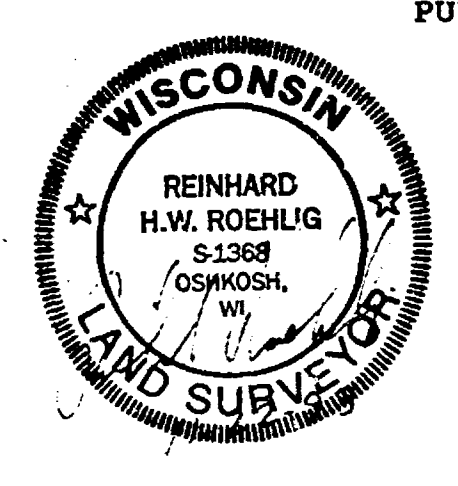
UNIVERSAL FOUNDRY
W. 1/2 OF THE N.W. 1/4
OF THE S.W. 1/4 OF SECTION 33, T18N, R16E

PROPOSED OAKWOOD ROAD 66 FT.

PROPOSED OAKWOOD ROAD
PARCEL "A"

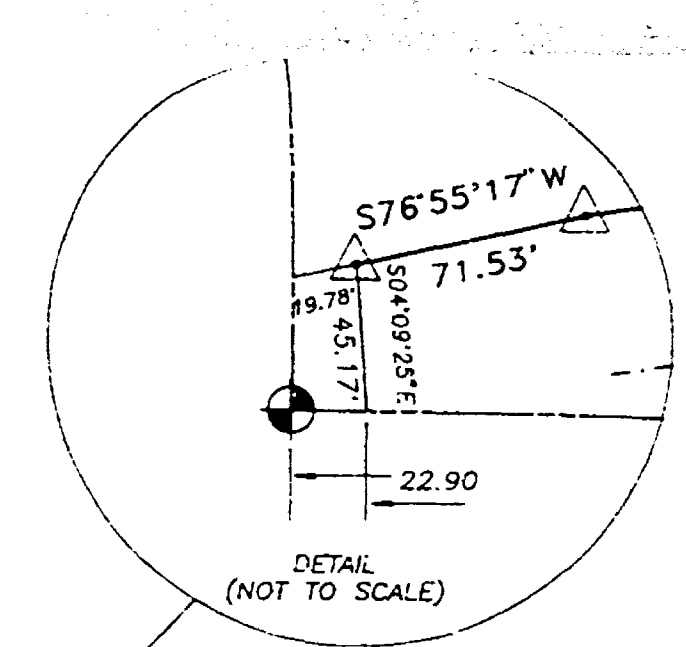
THAT PART OF THE N.W. 1/4 AND THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 33, T18N, R16E, IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE W. 1/4 CORNER OF SAID SECTION, THENCE SOUTH 89°09'45" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 666.53 FT. TO THE POINT OF BEGINNING OF THE RIGHT OF WAY TO BE DESCRIBED, THENCE SOUTH 00°33'37" WEST ALONG THE WEST LINE OF SAID RIGHT OF WAY AND THE EAST LINE OF THE W. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 1526.24 FT., THENCE SOUTHEASTERLY 407.05 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 1150.90 FT. AND WHOSE CHORD BEARS SOUTH 09°34'59" EAST 405.37 FT., THENCE SOUTH 19°43'35" EAST 280.69 FT. TO A POINT ON THE NORTHERLY LINE OF WAUKAU ROAD, THENCE NORTHEASTERLY 66.04 FT. ALONG SAID NORTHERLY LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WHOSE RADIUS IS 580.87 FT. AND WHOSE CHORD BEARS NORTH 70°16'25" EAST 66.00 FT., THENCE NORTH 19°43'35" WEST 280.69 FT., THENCE NORTHWESTERLY 384.13 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 1084.90 FT. AND WHOSE CHORD BEARS NORTH 09°34'59" EAST 382.12 FT., THENCE NORTH 00°33'37" EAST 1525.92 FT. TO A POINT ON THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION, THENCE NORTH 89°09'45" WEST ALONG SAID LINE 66.00 FT. TO THE POINT OF BEGINNING. SAID RIGHT OF WAY CONTAINS 3.3363 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

NOVEMBER 22 1993 SURVEY FOR CITY OF OSHKOSH PUBLIC WORKS NO. 2389

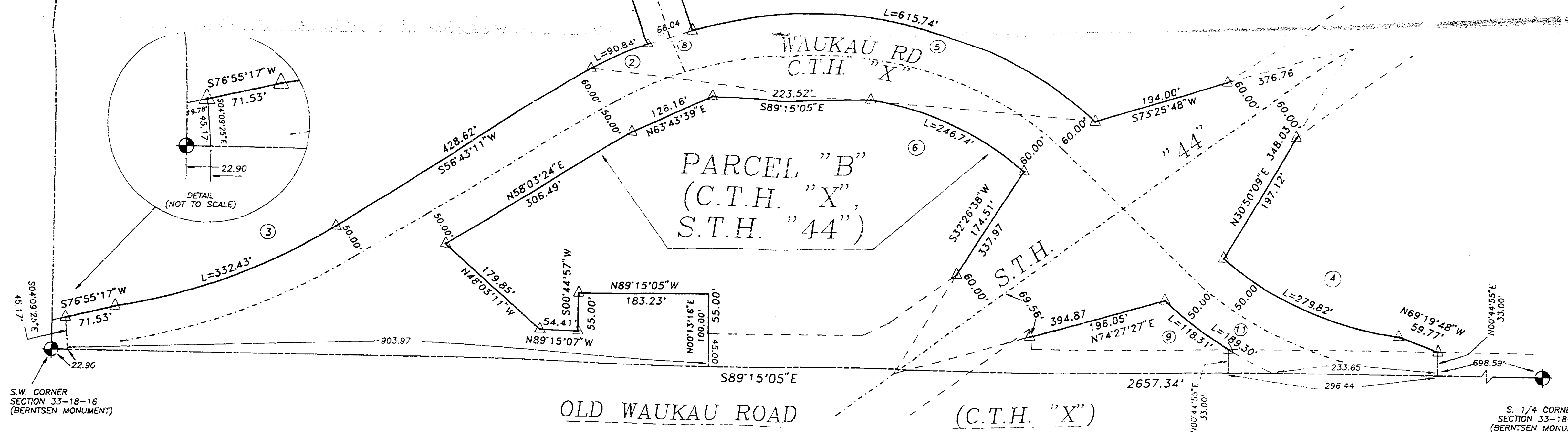


"PARCEL "A"
(OAKWOOD ROAD)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	1150.90'	407.50'	405.37'	S09°34'59"E	20°17'12"
2	580.87'	90.84'	90.75'	S62°32'12"W	08°57'37"
3	831.47'	332.43'	330.22'	S69°30'38"W	22°54'28"
4	470.87'	279.82'	275.72'	N65°22'22"W	34°02'57"
5	580.87'	615.74'	587.31'	N76°06'07"W	60°44'07"
6	460.87'	246.74'	243.80'	S63°43'08"E	30°40'30"
7	1084.90'	384.13'	382.12'	N09°34'59"W	20°17'12"
8	580.87'	66.04'	66.00'	N70°16'25"E	06°30'49"
9	570.87'	118.31'	118.10'	S52°01'48"E	11°52'29"
10	580.87'	772.62'	716.91'	S85°50'20"E	76°12'33"
11	570.87'	189.30'	188.43'	S55°35'32"E	18°59'56"



PARCEL "B"
(C.T.H. "X",
S.T.H. "44")



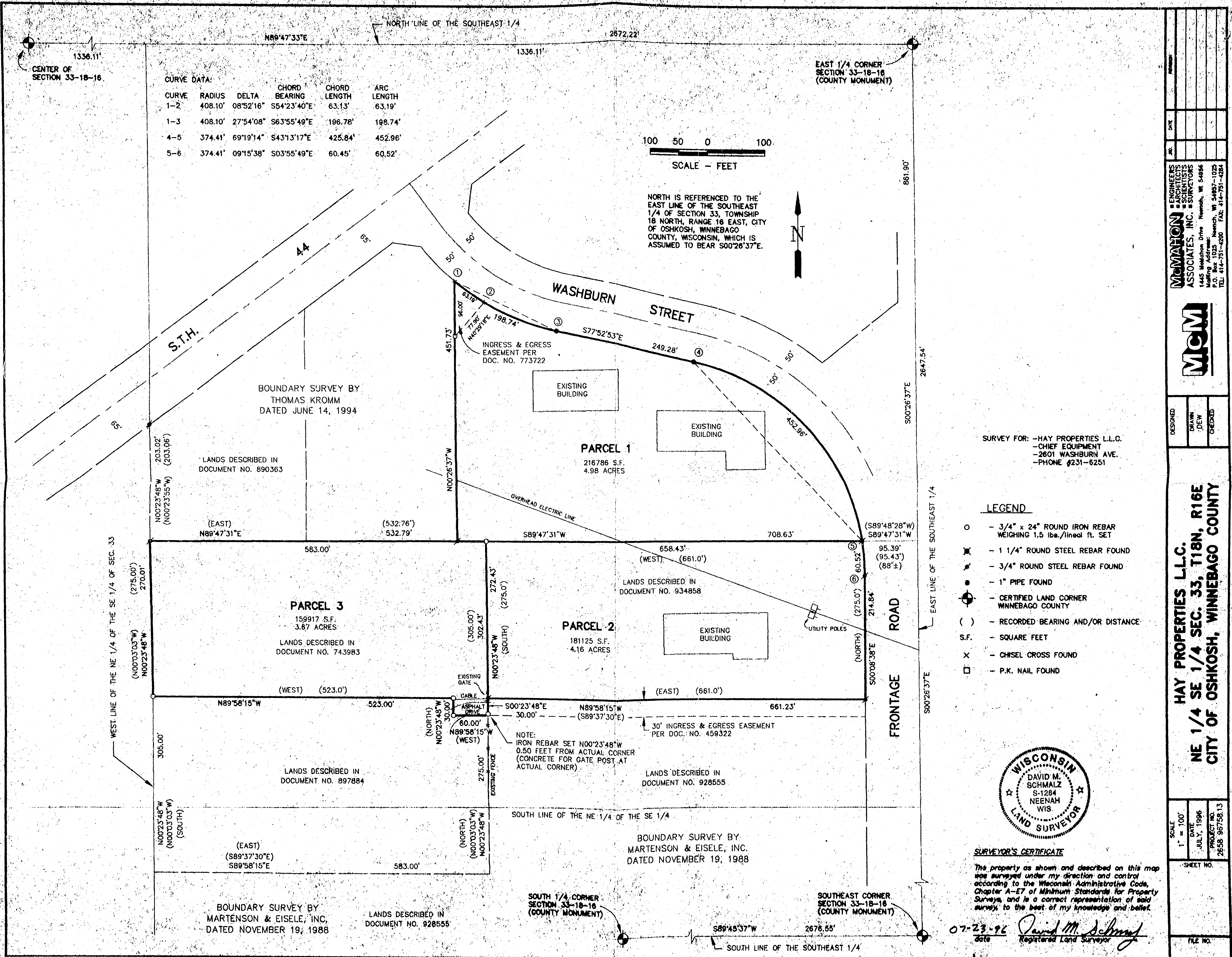
PROPOSED OAKWOOD ROAD RIGHT OF WAY
PREPARED FOR CITY OF OSHKOSH DEPARTMENT OF PUBLIC WORKS
PART OF THE S.W. 1/4 OF SECTION 33, T18N, R16E,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

NOVEMBER 22, 1993

ROEHLIG
LAND SURVEYING
&
CONSULTING LTD.
417 North Sawyer Street • Oshkosh WI • 54901
(414) 233-2884

NO. 2389

CITY OF OSHKOSH-SEC 33 T18 R16-13th WARD

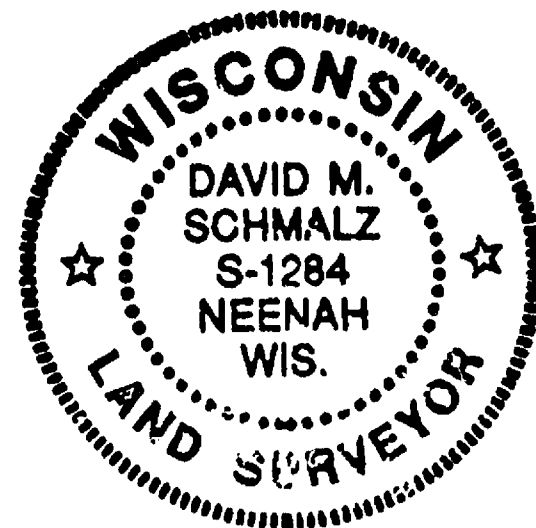


DESCRIPTION OF PROPERTY OWNED BY HAY PROPERTIES L.L.C.

A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33,
TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY,
WISCONSIN, CONTAINING 12.81 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE S00-26-37E (RECORDED AS SOUTH), 861.90 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE S89-47-31W, 95.39 FEET (RECORDED AS S89-48-28W, 95.43 FEET AND WEST 88 FEET MORE OR LESS) TO THE WESTERLY RIGHT-OF-WAY LINE OF WASHBURN STREET (FRONTAGE ROAD) AND THE POINT OF BEGINNING; THENCE 60.52 FEET ALONG THE ARC OF A 374.41 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD OF S03-55-49E, 60.45 FEET; THENCE S00-08-38E (RECORDED AS NORTH), 214.84 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 928555; THENCE N89-58-15W (RECORDED AS S89-37-30E), 661.23 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER THEREOF; THENCE S00-23-48E (RECORDED AS N00-03-03W AND NORTH), 30.00 FEET ALONG THE WEST LINE OF SAID DESCRIBED LANDS TO THE NORTH LINE OF LANDS DESCRIBED DOCUMENT NO. 897884; THENCE N89-58-15W (RECORDED AS WEST), 60.00 FEET ALONG SAID NORTH LINE; THENCE N00-23-48W (RECORDED AS NORTH), 30.00 FEET ALONG SAID NORTH LINE; THENCE N89-58-15W (RECORDED AS WEST), 523.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE N00-23-48W, 270.01 FEET (RECORDED AS N00-03-03W, 275.00 FEET) ALONG SAID WEST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 890363; THENCE N89-47-31E, 532.79 FEET (RECORDED AS EAST, 532.76 FEET) ALONG SAID SOUTH LINE AND ITS EXTENSION EASTERLY; THENCE N00-26-37W, 451.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHBURN STREET; THENCE 198.74 FEET ALONG THE ARC OF A 408.10 FOOT RADIUS CURVE TO THE LEFT OF SAID SOUTHERLY RIGHT-OF-WAY LINE HAVING A CHORD OF S63-55-49E, 196.78 FEET; THENCE S77-52-53E, 249.28 FEET ALONG SAID SOUTHERLY LINE; THENCE 452.96 FEET ALONG THE ARC OF A 374.41 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD OF S43-13-17E, 425.84 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

JULY 23, 1996
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE P.O. BOX 1025
NEENAH, WISCONSIN 54957-1025
DEW
pc-write\hayprops.ltr



David M. Schmalz
07-23-1996