

1992

4478

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SCAF - JCFY

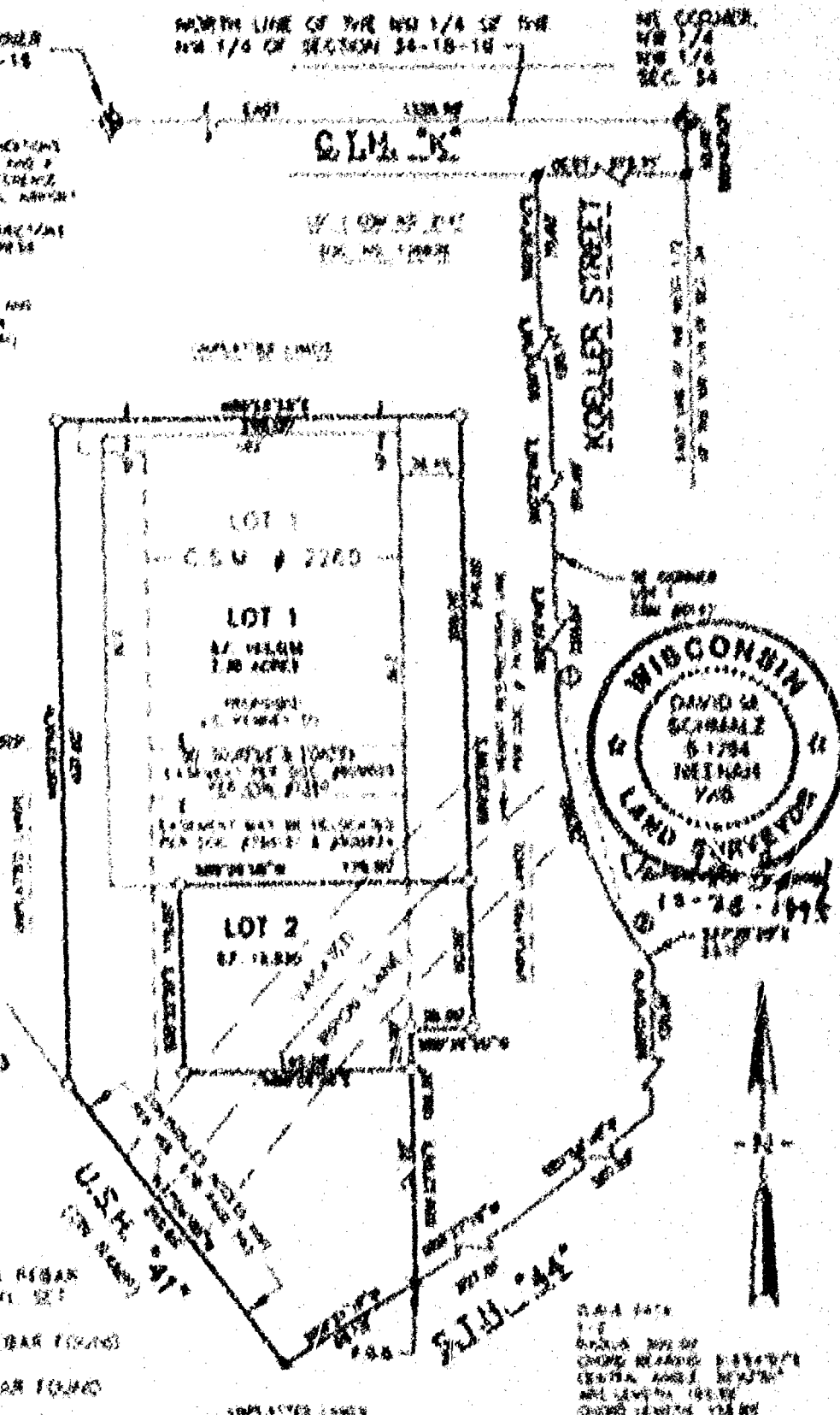
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-17-01 BY SP-6 BJS/BJS

BY: MUMFORD ASSOCIATES, INC.
1445 MUMFORD DRIVE
NEENAH, WISCONSIN 54956
Bldg 4200
P.O. BOX 1073
NEENAH, WISCONSIN 54957-1073
(414) 731-4500
(414) 731-4284 FAX

LC 1110

- [illegible]

DRAFTED BY: [Signature]



McMAHON
ASSOCIATES, INC.

• ENGINEERS
• ARCHITECTS
• SCIENTISTS
• SURVEYORS

2245 McMahon Drive Neenah, WI 54954
Mailing Address:
P.O. Box 1023 Neenah, WI 54957-1023
TEL: 414-751-4100 FAX: 414-751-4284

CERTIFIED SURVEY MAP NO. 2260

PAGE 1 OF 3

A PARCEL OF LAND LOCATED IN AVIATION PLAZA SHOPPING CENTER, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2260 AS RECORDED IN VOL 1 OF MAPS ON PAGE 2260 AS DOCUMENT NO. 754522 AND A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST, OF THE 4TH P.M. IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

NOTES:

- 1) THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS NOTED IN DOC. #747967 AND A AVIGATION EASEMENT PER DOC. #746126 IN REFERENCE TO HEIGHT REQUIREMENTS BY WITTMAN REGIONAL AIRPORT.
- 2) SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT #809825 (30' INGRESS AND EGRESS EASEMENT AS SHOWN)
- 3) SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS AND PROMSIONS PER DOC. #755161 & DOC. #809824 (30' INGRESS AND EGRESS EASEMENT AS SHOWN)
- 4) THIS PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AND OPERATION AGREEMENT PER DOC. #917441.

100 50 0 100

SCALE - FEET

NORTH IS REFERENCED TO THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 34 WHICH IS RECORDED AS BEARING S00°43'53"E

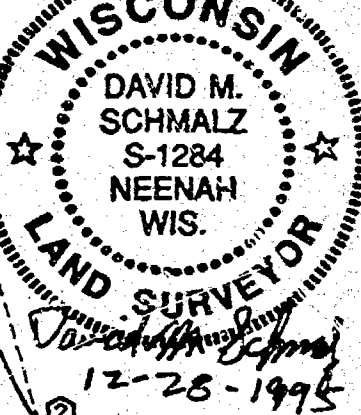
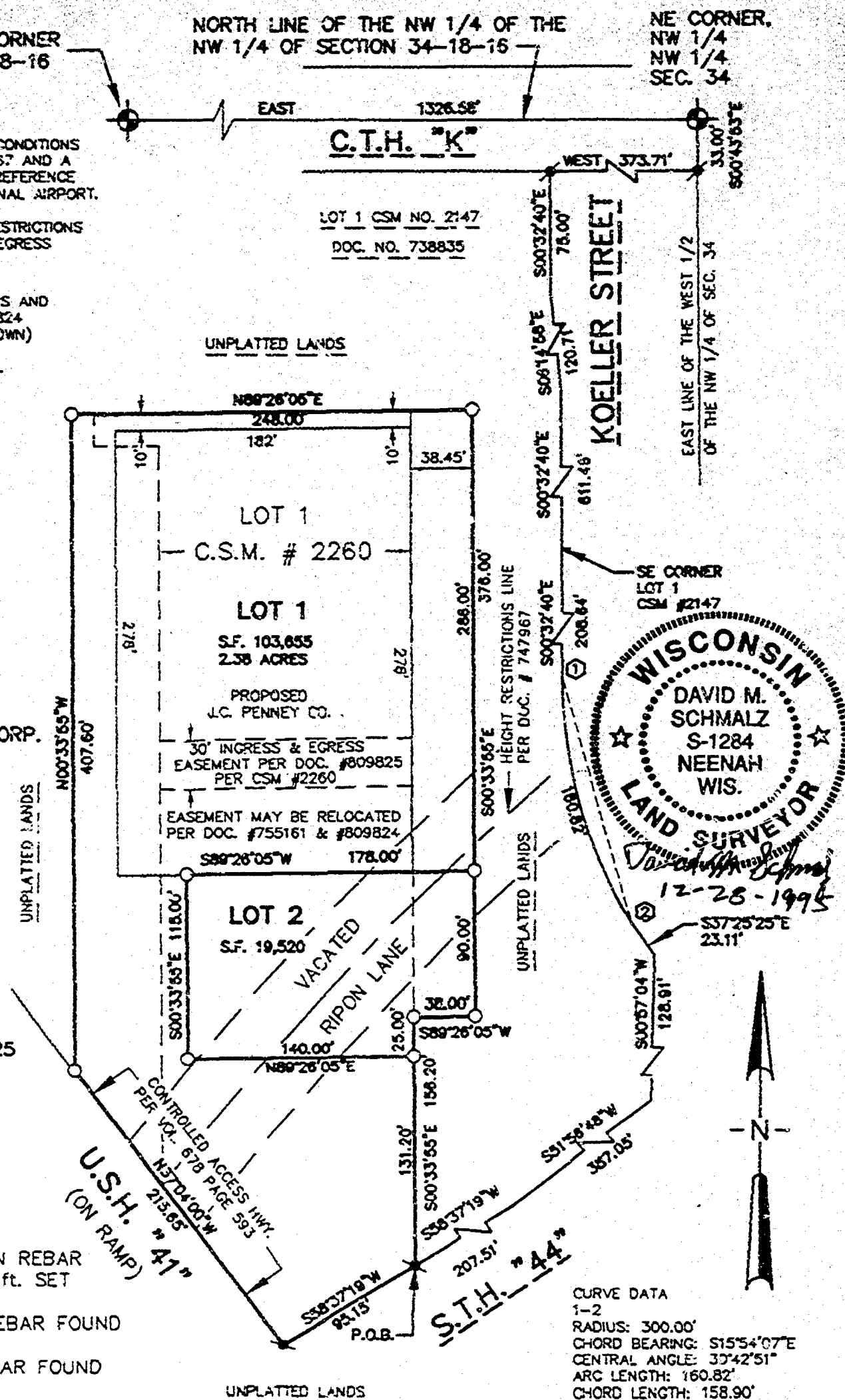
FOR: COMMONWEAL DEVELOPMENT CORP.
PC BOX 617
3430 OAKWOOD MALL DR.
EAU CLAIRE, WI 54702-0617
(715) 832-8707

BY: McMAHON ASSOCIATES, INC.
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(414) 751-4200
(414) 751-4284 FAX

LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ✱ - 1 1/4" ROUND STEEL REBAR FOUND
- ✱ - 3/4" ROUND STEEL REBAR FOUND
- - 1" PIPE FOUND
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

DRAFTED BY: Doug Woelz / Amy Wheeler



RECEIVED

JUN 19 1995

PLANNING

McMAHON ASSOCIATES, INC.

- ENGINEERS
- ARCHITECTS
- SCIENTISTS
- SURVEYORS

1445 McMahon Drive Neenah, WI 54956
Mailing Address:
P.O. Box 1025 Neenah, WI 54957-1025
TEL: 414-751-4200 FAX: 414-751-4284

A PARCEL OF LAND LOCATED IN AVIATION PLAZA SHOPPING CENTER, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2260 AS RECORDED IN VOL. 1 OF MAPS ON PAGE 2260 AS DOCUMENT NO. 754522 AND A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST, OF THE 4TH P.M. IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

I, David M. Schmalz, Wisconsin Registered Land Surveyor S-1284, certify that I have surveyed, divided and mapped a parcel of land located in Aviation Plaza Shopping Center, Being part of of Lot 1 of Certified Survey Map No. 2260 as recorded in Vol. 1 of Maps on Page 2260 as Document No. 754522 and a part of the NW 1/4 of Section 34, Township 18 North, Range 16 East, of the 4th P.M. in the City of Oshkosh, Winnebago County, Wisconsin, containing 2.83 acres of land and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 34, said point being 1326.58 feet East of the Northwest corner of said Section 34; Thence along the East line of the West 1/2 of the Northwest 1/4 of said Section 34, S00°43'53"E, 33.00 feet to a iron rod on the South right-of-way line of County Route "K"; Thence along said South right-of-way line, West 373.71 feet to a iron rod at the intersection of said South line and the West line of Koeller Street, said point also being the Northeast corner of Lot 1 of Certified Survey Map No. 2147, Document No. 738835; Thence along said West right-of-way line and the East line of said Lot 1, S00°32'40"E, 75.00 feet to a point; Thence S06°14'58"E, 120.71 feet to a point; Thence S00°32'40"E, 611.46 feet to a iron rod at the Southeast corner of said Lot 1; Thence continuing along said West right-of-way line, S00°32'40"E, 208.64 feet to a point; Thence along a curve deflection to the left having a radius of 300.00 feet, an arc length of 160.82 feet, a chord bearing of S15°54'07"E, a chord distance of 158.90 feet to a point; Thence S37°25'25"E, 23.11 feet to a point; Thence S00°57'04"W, 128.91 feet to a point at the intersection of said West right-of-way and the North right-of-way of State Highway 44; Thence along said North right-of-way, S51°56'48"W, 387.05 feet to a point; Thence S58°37'19"W, 207.51 feet to a point at the intersection of said North right-of-way line and the Southerly projection of the East building wall of the Existing Piggly Wiggly building, also being the Point of Beginning; Thence continuing S58°37'19"W, 95.15 feet along said North right-of-way line; thence N37°04'00"W, 215.65 feet; Thence N00°33'55"W, 407.60 feet to a point 40 feet South of the South wall of said existing Piggly Wiggly building as measured at right angles to said south wall; Thence N89°26'05"E, 248.00 feet parallel to and 40.00 South of the South wall of said Piggly Wiggly building; Thence S00°33'55"E, 376.00 feet; thence S89°26'05"W, 38.00 feet; Thence S00°33'55"E, 156.20 feet to the Point of Beginning. Subject to all easements and restrictions of record.

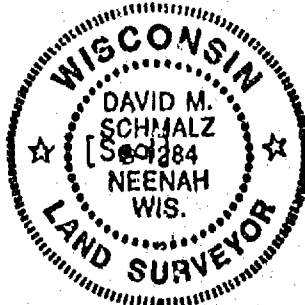
Together with an easement and right-of-way for common access over and upon and parking upon all paved areas West of Koeller Road as owned by Aviation Plaza, Inc. Aviation Plaza, Inc., does hereby grant unto the Subject Property and it's tenants, servants, visitors, customers, and licensees in common with others having the like right at all times hereinafter on foot or in vehicles to pass and repass along the said common customer parking areas and entries designated by it on its properties for the purposes of foot and/or vehicular traffic and parking.

The granting of this easement will not restrict the right of Aviation Plaza, Inc., its successors and assigns, to develop or alter the real estate owned by it, by moving access areas, building new buildings, or other structures in existing access areas, providing other access areas, but merely grants the Subject Property, their successors and assigns, the right herein conferred to areas that may, from time to time, be identified as parking areas, access routes, or entries for vehicular or foot traffic.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with Section 236.34 of the Wisconsin Statutes and the City of Oshkosh Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this 28th day of DECEMBER, 19 95.

David M. Schmalz
David M. Schmalz, Reg. WI Land Surveyor S-1284



A PARCEL OF LAND LOCATED IN AVATION PLAZA SHOPPING CENTER, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2260 AS RECORDED IN VOL. 1 OF MAPS ON PAGE 2260 AS DOCUMENT NO. 754522 AND A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST, OF THE 4TH P.M. IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

Commonweal Development Corporation of Wisconsin, a Wisconsin Corporation
As owners, We hereby certify that We caused the land described on this map to be surveyed, divided, mapped represented on this map.

Dated this _____ day of _____, 19____.

Commonweal Development Corporation of Wisconsin, a Wisconsin Corporation

Witness _____

Authorized Signature _____
Commonweal Development

Witness _____

Authorized Signature _____
Commonweal Development

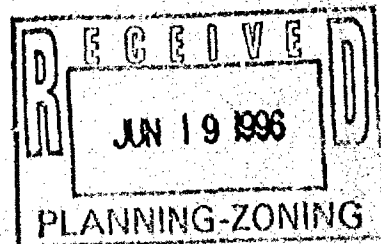
State of _____)
County) ss

Personally appeared before me on the _____ day of _____, 19____, the above named owner(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public _____

_____ County, _____
My commission expires _____

[Seal]



CITY PLANNING COMMISSION CERTIFICATE

This Certified Survey Map is hereby approved.

Secretary of Planning Commission _____

Date _____

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of:

City _____ Date _____

County _____ Date _____

City Treasurer _____ Date _____

County Treasurer _____ Date _____



David M. Schmalz
12-28-1995

ALTA SURVEY

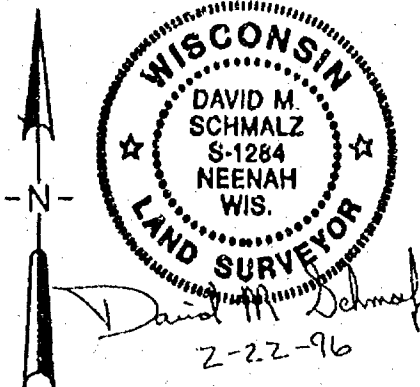
PAGE 1 OF 2

A PARCEL OF LAND LOCATED IN AVIATION PLAZA SHOPPING CENTER, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2260 AS RECORDED IN VOL. 1 OF MAPS ON PAGE 2260 AS DOCUMENT NO. 754522 AND A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST, OF THE 4TH P.M. IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

NOTES:

- 1) THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS NOTED IN DOC. #747967
- 2) THIS PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AND OPERATION AGREEMENT PER DOCUMENT NO. 917441.

100 50 0 100
SCALE - FEET



NORTH IS REFERENCED TO THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 34 WHICH IS RECORDED AS BEARING S00°43'53"E

FOR: COMMONWEAL DEVELOPMENT CORP.
PO BOX 617
3430 OAKWOOD MALL DR.
EAU CLAIRE, WI 54702-0617
(715) 832-8707

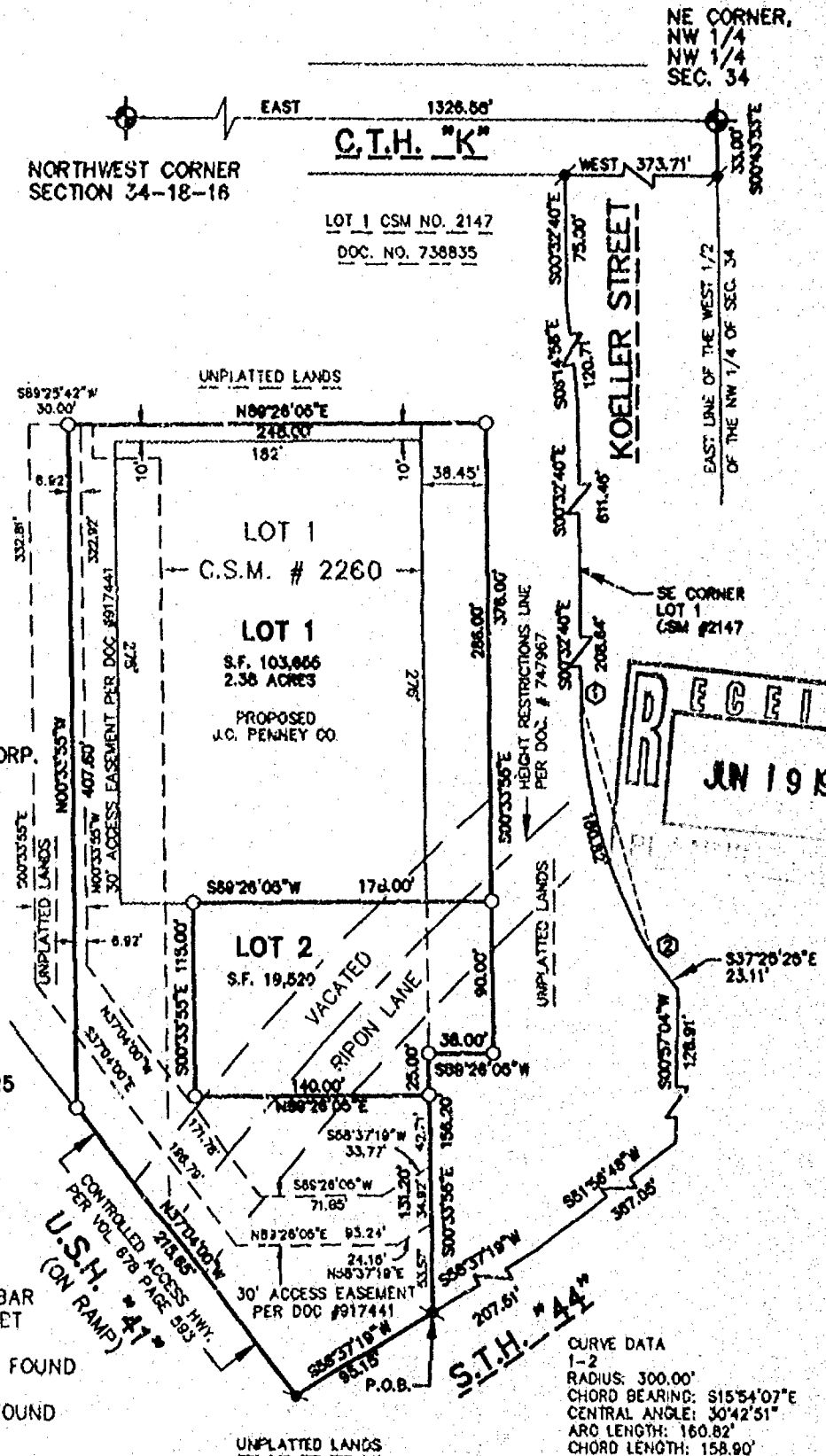
BY: McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE
NEENAH, WISCONSIN 54956
Mailing Address:
P.O. BOX 1025
NEENAH, WISCONSIN 54957-1025
(414) 751-4200
(414) 751-4284 FAX

LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- ✕ - 3/4" ROUND STEEL REBAR FOUND
- - 1" PIPE FOUND
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

DRAFTED BY:

Douglas E. Wadley



CURVE DATA
1-2
RADIUS: 300.00'
CHORD BEARING: S15°54'07"E
CENTRAL ANGLE: 30°42'51"
ARC LENGTH: 160.82'
CHORD LENGTH: 158.90'

2703-95577.02

McMAHON ■ ENGINEERS
ASSOCIATES, INC. ■ ARCHITECTS
■ SCIENTISTS
■ SURVEYORS

1445 McMahon Drive Neenah, WI 54956
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ALTA SURVEY

PAGE 1 OF 2

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NOTES:

- 1) THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS NOTED IN DOC. #747957
- 2) THIS PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AND OPERATION AGREEMENT PER DOCUMENT NO. 917441.

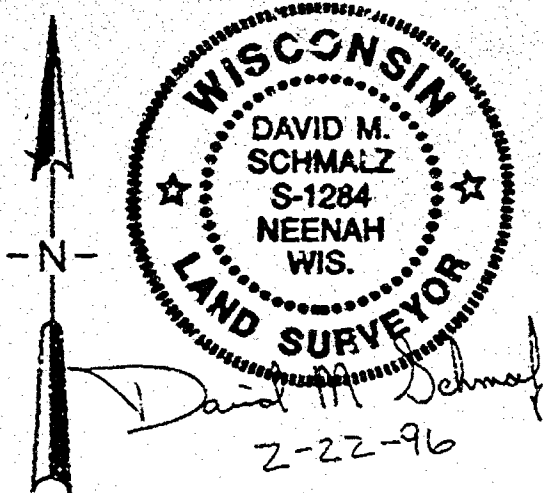
100 50 0 100

SCALE - FEET

NE CORNER,
NW 1/4
NW 1/4
SEC. 34

NORTHWEST CORNER
SECTION 34-18-16

LOT 1 CSM NO. 2147
DOC. NO. 738835



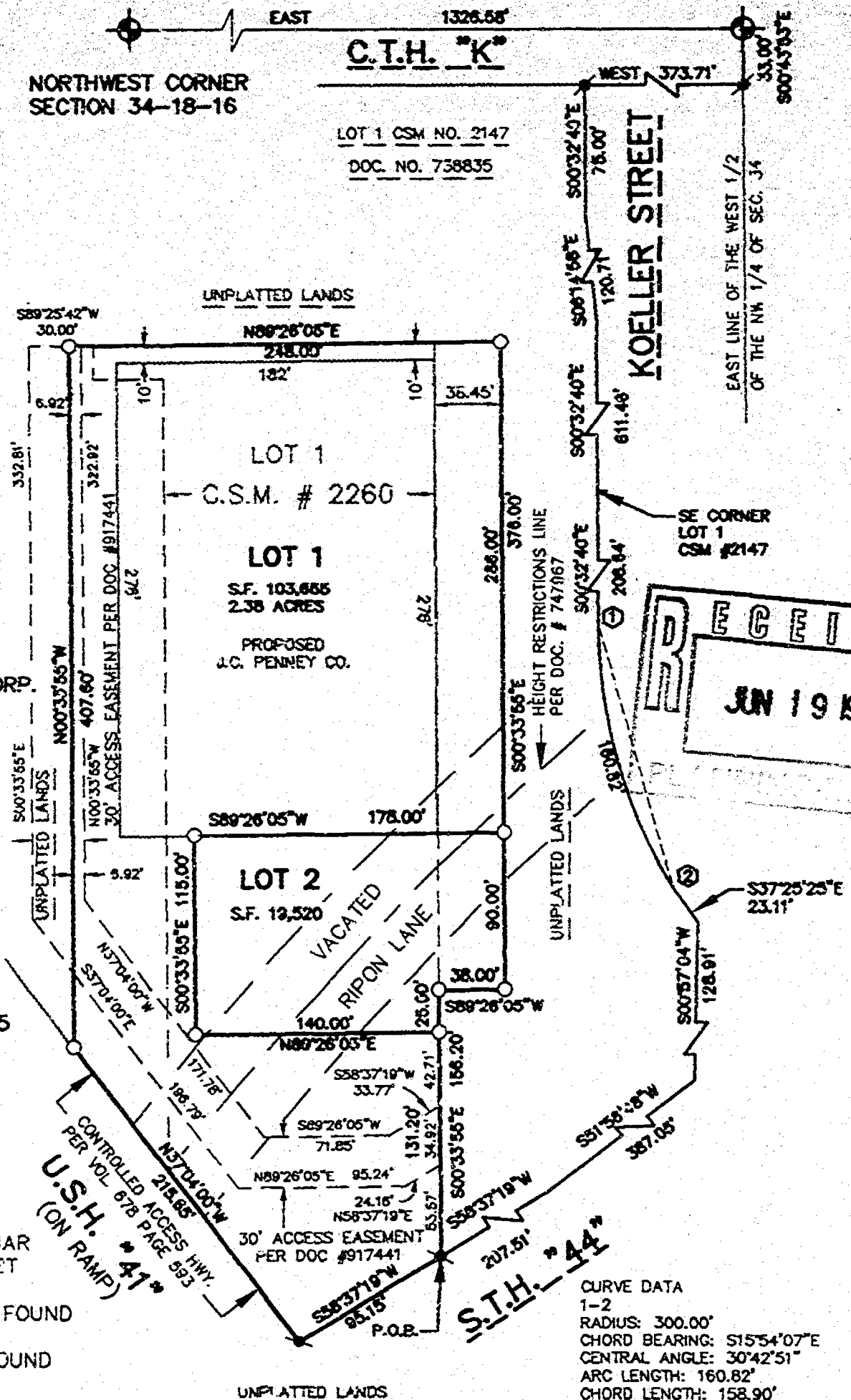
NORTH IS REFERENCED TO THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 34 WHICH IS RECORDED AS BEARING S00°43'53"E

FOR: COMMONWEAL DEVELOPMENT CORP.
PO BOX 617
3430 OAKWOOD MALL DR.
EAU CLAIRE, WI 54702-0617
(715) 832-8707

BY: McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE
NEENAH, WISCONSIN 54956
Mailing Address:
P.O. BOX 1025
NEENAH, WISCONSIN 54957-1025
(414) 751-4200
(414) 751-4284 FAX

LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./linear ft. SET
- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- ✕ - 3/4" ROUND STEEL REBAR FOUND
- - 1" PIPE FOUND
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET



2703-85572.02

McMAHON
ASSOCIATES, INC.

■ ENGINEERS
■ ARCHITECTS
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■ SURVEYORS

1445 McMahon Drive Neenah, WI 54956
Mailing Address:
P.O. Box 1025 Neenah, WI 54957-1025
TEL: 414-751-4200 FAX: 414-751-4284

DRAFTED BY: *Douglas E. Walsh*

ALTA SURVEY

PAGE 1 OF 1

A PARCEL OF LAND LOCATED IN AVIATION PLAZA SHOPPING CENTER, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2260 AS RECORDED IN VOL. 1 OF MAPS ON PAGE 2260 AS DOCUMENT NO. 754522 AND A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST, OF THE 4TH P.M. IN THE CITY OF OSHKOSH, WAUKESHA COUNTY, WISCONSIN

I, David M. Schmalz, Wisconsin Registered Land Surveyor 5-1284, certify that I have surveyed, divided and mapped a parcel of land located in Aviation Plaza Shopping Center, Being part of Lot 1 of Certified Survey Map No. 2260 as recorded in Vol. 1 of Maps on Page 2260 as Document No. 754522 and a part of the NW 1/4 of Section 34, Township 18 North, Range 16 East, of the 4th P.M. in the City of Oshkosh, Waukesha County, Wisconsin, containing 2.83 acres of land and described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 34, said point being 1326.52 feet East of the Northeast corner of said Section 34, Thence along the East line of the West 1/2 of the Northeast 1/4 of said Section 34, $800^{\circ}45'53"E$, 33.00 feet to a iron rod on the South right-of-way line of County Route "K"; Thence along said South right-of-way line, West $373^{\circ}31'$ feet to a iron rod at the intersection of said South line and the West line of Koster Street, said point also being the Northeast corner of Lot 1 of Certified Survey Map No. 2147, Document No. 738835; Thence along said West right-of-way line and the East line of said Lot 1, $800^{\circ}32'40"E$, 78.00 feet to a point; Thence $806^{\circ}14'58"E$, 120.71 feet to a point; Thence $800^{\circ}32'40"E$, 611.40 feet to a iron rod at the Southeast corner of said Lot 1; Thence continuing along said West right-of-way line, $800^{\circ}32'40"E$, 208.64 feet to a point; Thence along a curve deflection to the left having a radius of 300.00 feet, an arc length of 160.82 feet, a chord bearing of $515^{\circ}34'07"E$, a chord distance of 158.90 feet to a point; Thence $637^{\circ}25'25"E$, 23.11 feet to a point; Thence $800^{\circ}57'04"W$, 128.81 feet to a point at the intersection of said West right-of-way and the North right-of-way of State Highway 44; Thence along said North right-of-way, $551^{\circ}56'48"W$, 387.05 feet to a point; Thence $558^{\circ}37'19"W$, 207.51 feet to a point at the intersection of said North right-of-way line and the Southerly projection of the East building wall of the Existing Piggy Wiggly building, also being the Point of Beginning; Thence continuing $558^{\circ}37'19"W$, 85.15 feet along said North right-of-way line; Thence $N37^{\circ}04'00"W$, 215.65 feet; Thence $N00^{\circ}33'55"W$, 407.60 feet to a point 40 feet South of the South wall of said existing Piggy Wiggly building as measured at right angles to said south wall; Thence $N80^{\circ}28'05"E$, 748.00 feet parallel to and 40.00 South of the South wall of said Piggy Wiggly building; Thence $800^{\circ}33'55"E$, 378.00 feet; Thence $809^{\circ}26'05"W$, 38.00 feet; Thence $800^{\circ}33'55"E$, 156.20 feet to the Point of Beginning. Subject to all easements and restrictions of record.

Exhibit A: An easement and right-of-way for service access and parking adjacent to the designated Easement and Operation Agreement per Document No. 812441.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all structures, boundary fences, apparent easements, roadways and visible encroachments if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto for any portion thereof within one (1) year from date hereof.

David M. Schmalz
Date _____ Registered Land Surveyor



ALTA SURVEY

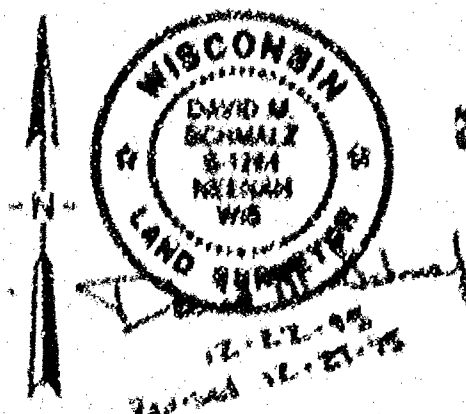
PAGE 1 OF 1

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NOTES

- 1) THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS NOTED IN DOC. #745181 AND A AVIATION EASEMENT PER DOC. #745126 IN REFERENCE TO HEIGHT REQUIREMENTS BY WITMAN REGIONAL AIRPORT.
- 2) SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT #745181 (BY HIGHWAY AND EGRESS EASEMENT AS SHOWN)
- 3) SUBJECT TO EGRESS COVENANTS, RESTRICTIONS AND PROVISIONS PER DOC. #745181 & DOC. #745126 (BY HIGHWAY AND EGRESS EASEMENT AS SHOWN)
- 4) THIS PROPERTY IS SUBJECT TO A MECHANICAL EASEMENT AND OPERATION AGREEMENT PER DOC. #745181.

NE CORNER
NW 1/4
SW 1/4
SEC. 34



100 50 0 100
SCALE - FEET

WITH A REFERENCE TO THE EAST LINE OF
SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST

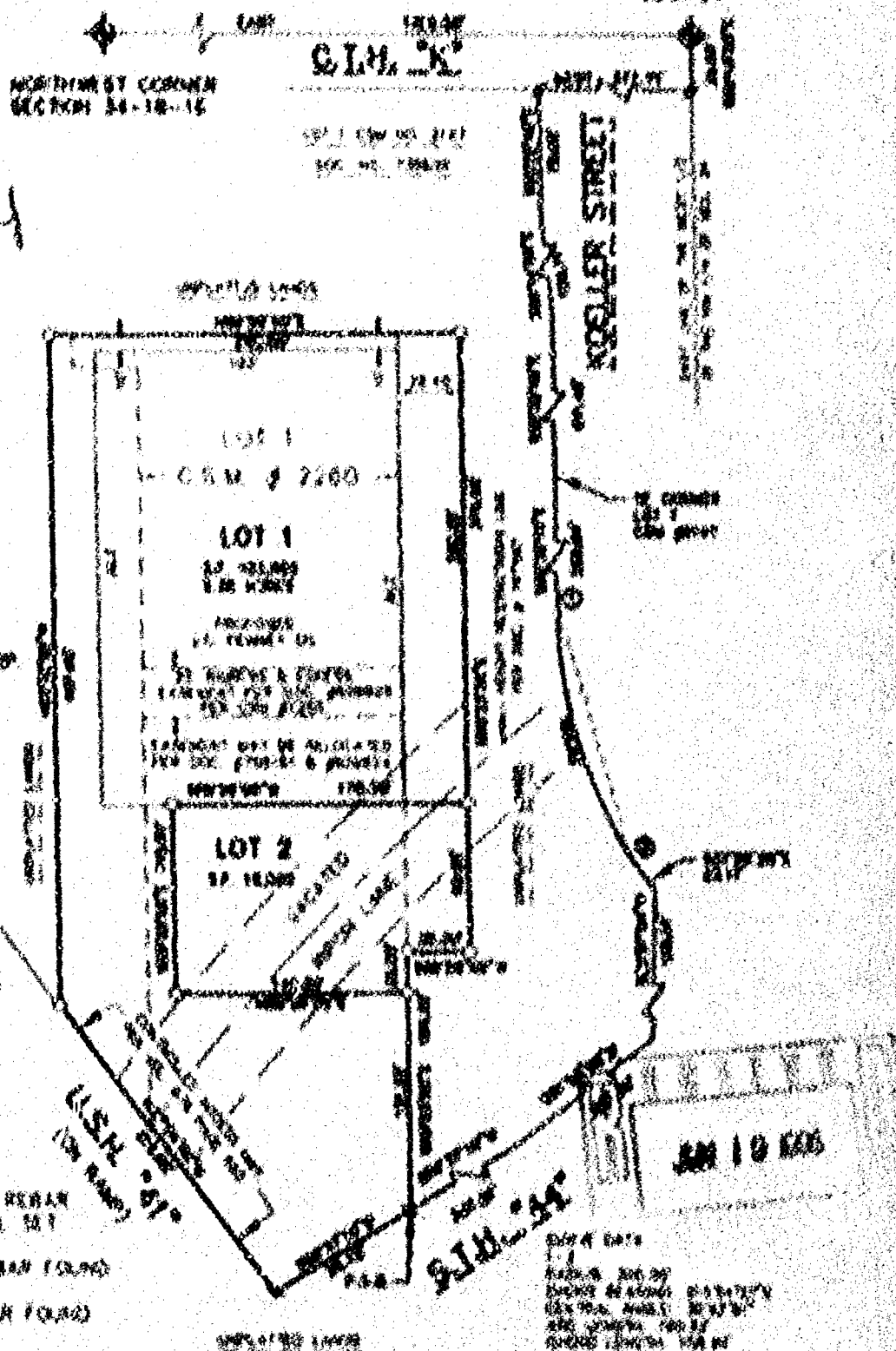
FOR: COMMERCIAL DEVELOPMENT CORP.
PO BOX 617
3430 OAKWOOD HALL DR
EAGLE CLARE, WI 54702-0617
(715) 832-8707

BY: WIMAMON ASSOCIATES, INC.
1445 WIMAMON DRIVE
NEENAH, WISCONSIN 54956
WORKING ADDRESS
P.O. BOX 1025
NEENAH, WISCONSIN 54957-1025
(414) 751-4200
(414) 751-4244 FAX

LEGEND

- - 3/4" x 31" ROUND IRON PEG IN
RECORDED 1.5 AC. AREA N. 101
- ⊕ - 1 1/4" ROUND STEEL PEG IN FOUND
- ⊕ - 3/4" ROUND STEEL PEG IN FOUND
- - 1" PIPE FOUND
- ⊕ - CERTIFIED LAND CORNER
WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- sf. - SQUARE FEET

DRAFTED BY: *John E. Witek*



McMAHON ENGINEERS
ASSOCIATES, INC. ARCHITECTS
SCIENTISTS
SURVEYORS

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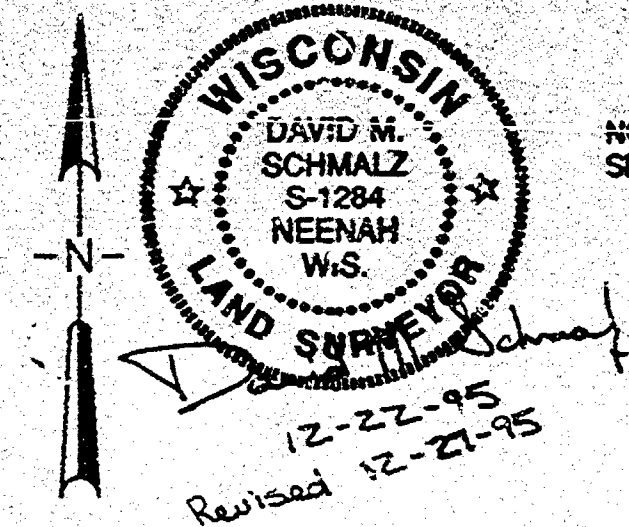
ALTA SURVEY

PAGE 1 OF 2

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- 2) SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT #809825 (30' INGRESS AND EGRESS EASEMENT AS SHOWN)
- 3) SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS PER DOC. #755161 & DOC. #809824 (30' INGRESS AND EGRESS EASEMENT AS SHOWN)
- 4) THIS PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AND OPERATION AGREEMENT PER DOC. #917441.



100 50 0 100
SCALE - FEET

NORTH IS REFERENCED TO THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 34 WHICH IS RECORDED AS BEARING S00°43'53"E

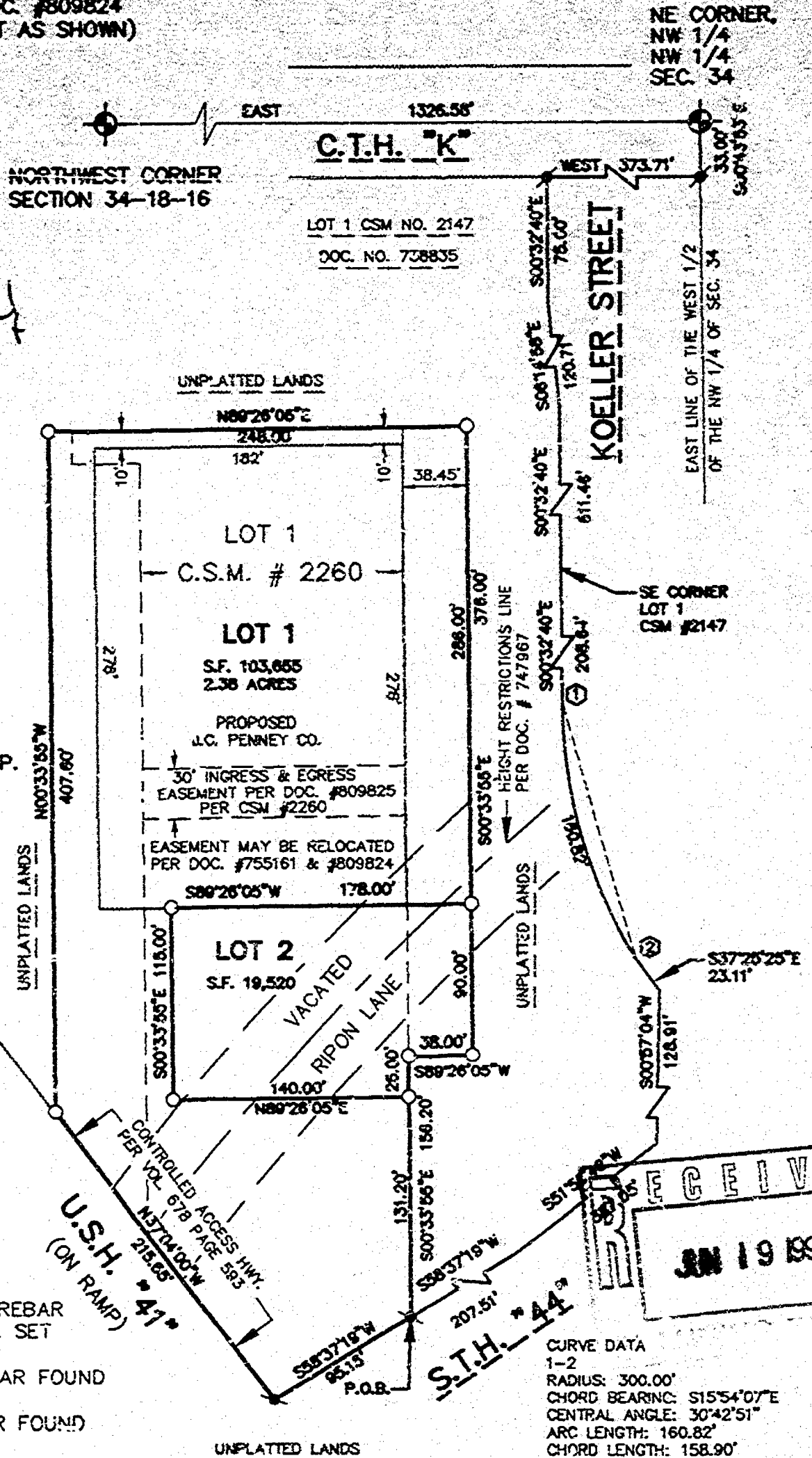
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LEGEND

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- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
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- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
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- S.F. - SQUARE FEET

DRAFTED BY: Douglas E. Woelz



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■ ARCHITECTS
■ SCIENTISTS
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2703-95572.02

ALTA SURVEY

PAGE 2 OF 2

A PARCEL OF LAND LOCATED IN AVATION PLAZA SHOPPING CENTER, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2260 AS RECORDED IN VOL. 1 OF MAPS ON PAGE 2260 AS DOCUMENT NO. 754522 AND A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST, OF THE 4TH P.M. IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

I, David M. Schmalz, Wisconsin Registered Land Surveyor 6-1284, certify that I have surveyed, divided and mapped a parcel of land located in Aviation Plaza Shopping Center, being part of Lot 1 of Certified Survey Map No. 2260 as recorded in Vol. 1 of Maps on Page 2260 as Document No. 754522 and a part of the NW 1/4 of Section 34, Township 18 North, Range 16 East, of the 4th P.M. in the City of Oshkosh, Winnebago County, Wisconsin, containing 2.83 acres of land and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 34, said point being 1328.55 feet East of the Northeast corner of said Section 34; Thence along the East line of the West 1/2 of the Northwest 1/4 of said Section 34, 500°43'53"E, 33.00 feet to a iron rod on the South right-of-way line of County Route "K"; Thence along said South right-of-way line, West 373.71 feet to a iron rod at the intersection of said South line and the West line of Koshk Street, said point also being the Northeast corner of Lot 1 of Certified Survey Map No. 2147, Document No. 738835; Thence along said West right-of-way line and the East line of said Lot 1, 500°32'40"E, 75.00 feet to a point; Thence 506°14'58"E, 120.71 feet to a point; Thence 500°32'40"E, 611.46 feet to a iron rod at the Southeast corner of said Lot 1; Thence continuing along said West right-of-way line, 500°37'40"E, 252.84 feet to a point; Thence along a curve deflection to the left having a radius of 300.00 feet, an arc length of 160.82 feet, a chord bearing of S15°54'07"E, a chord distance of 155.20 feet to a point; Thence S37°25'25"E, 23.11 feet to a point; Thence 500°37'04"W, 128.81 feet to a point at the intersection of said West right-of-way and the North right-of-way of State Highway 44; Thence along said North right-of-way, S81°56'48"W, 337.05 feet to a point; Thence S88°37'10"W, 207.51 feet to a point at the intersection of said North right-of-way line and the Southerly projection of the East building wall of the Existing Piggly Wiggly building, also being the Point of Beginning; Thence continuing S84°57'10"W, 95.15 feet along said North right-of-way line; Thence S43°04'00"W, 215.65 feet; Thence N00°33'55"W, 407.60 feet to a point 40 feet South of the South wall of said existing Piggly Wiggly building as measured at right angles to said south wall; Thence N88°26'05"E, 248.00 feet parallel to and 40.00 South of the South wall of said Piggly Wiggly building; Thence S00°33'55"E, 378.00 feet; Thence S88°26'05"W, 38.00 feet; Thence S00°33'55"E, 156.20 feet to the Point of Beginning. Subject to all easements and restrictions of record.

Together with the easement and right-of-way for customer access over and upon and parking areas of paved areas West of Koshk Street as owned by Aviation Plaza, Inc. Aviation Plaza, Inc., does hereby grant with the Subject Property, and its tenants, successors, assigns, and licensees in common with others having the the right at all times hereafter in feet or in inches to pass and repass along the said common customer parking areas and entries designated by it on its properties for the purposes of foot and/or vehicular traffic and parking.

The granting of this easement will not restrict the right of Aviation Plaza, Inc., its successors and assigns, to develop or alter the real estate owned by it, by moving access areas, building new buildings, or other structures on existing access areas, providing other access areas, but hereby grants the Subject Property, their successors and assigns, the right herein conferred to areas that may, from time to time, be situated as parking areas, access routes, or entries for vehicles of foot traffic.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all structures, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto for any portion thereof within one (1) year from date hereof.

6-22-98
date

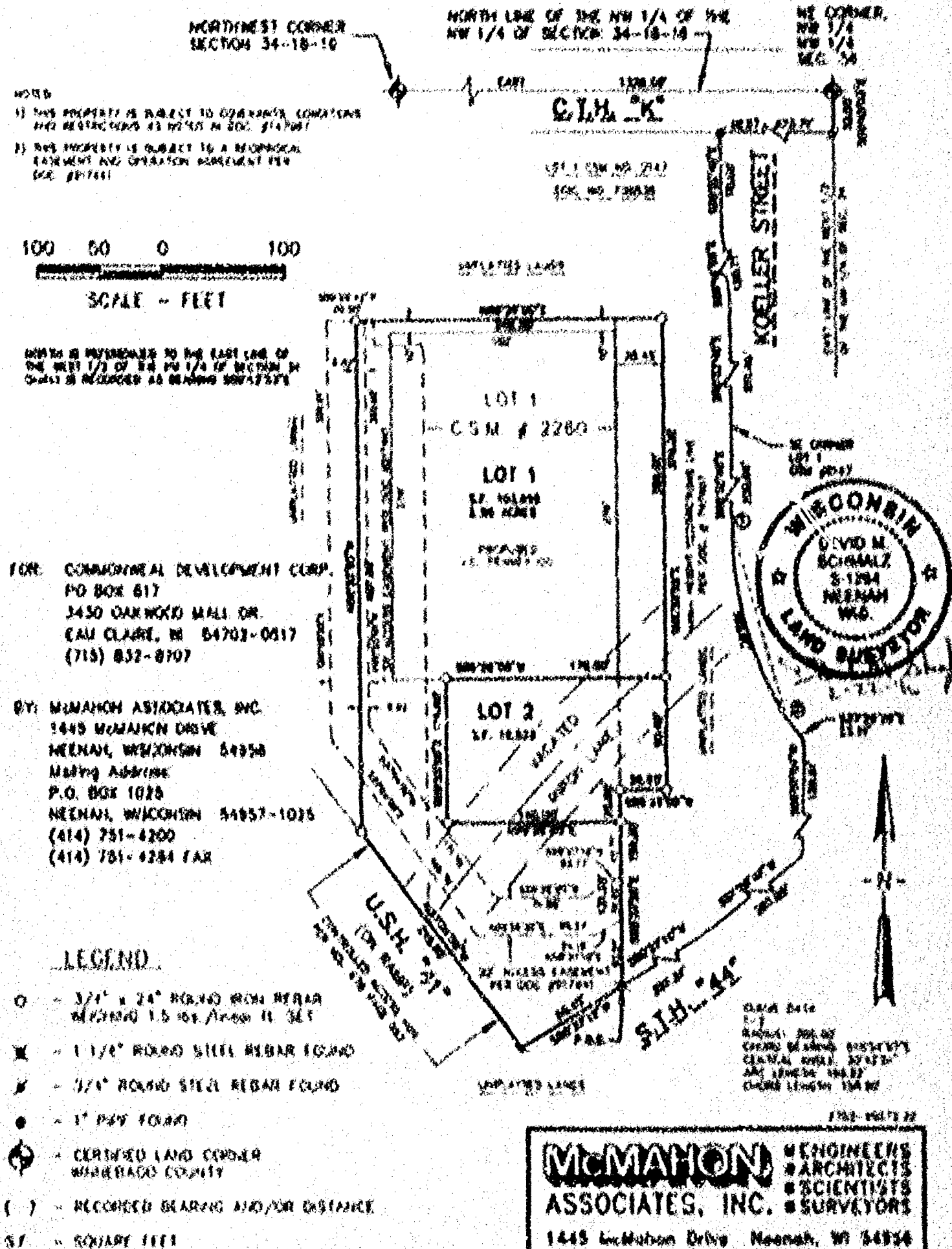
David M. Schmalz
Registered Land Surveyor 6



CERTIFIED SURVEY MAP NO. 3531

PAGE 1 OF 3

A PARCEL OF LAND LOCATED IN AVIATION PLAZA SHOPPING CENTER, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2260 AS RECORDED IN VOL. 1 OF M/P'S ON PAGE 2260 AS DOCUMENT NO. 754522 AND A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 10 EAST, OF THE 4TH P.M. IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



DRAWN BY: *David M. Schmalz*

CERTIFIED SURVEY MAP NO. 3521

PAGE 1 OF 3

A PARCEL OF LAND LOCATED IN AVIATION PLAZA SHOPPING CENTER, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2260 AS RECORDED IN VOL. 1 OF MAPS ON PAGE 2260 AS DOCUMENT NO. 754522 AND A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST, OF THE 4TH P.M. IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

NOTES:

- 1) THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS NOTED IN DOC. #747967
- 2) THIS PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AND OPERATION AGREEMENT PER DOC. #917441.

100 50 0 100

SCALE - FEET

NORTH IS REFERENCED TO THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 34 WHICH IS RECORDED AS BEARING S00°43'53"E

FOR: COMMONWEAL DEVELOPMENT CORP.
PO BOX 617
3430 OAKWOOD MALL DR.
EAU CLAIRE, WI 54702-0617
(715) 832-8707

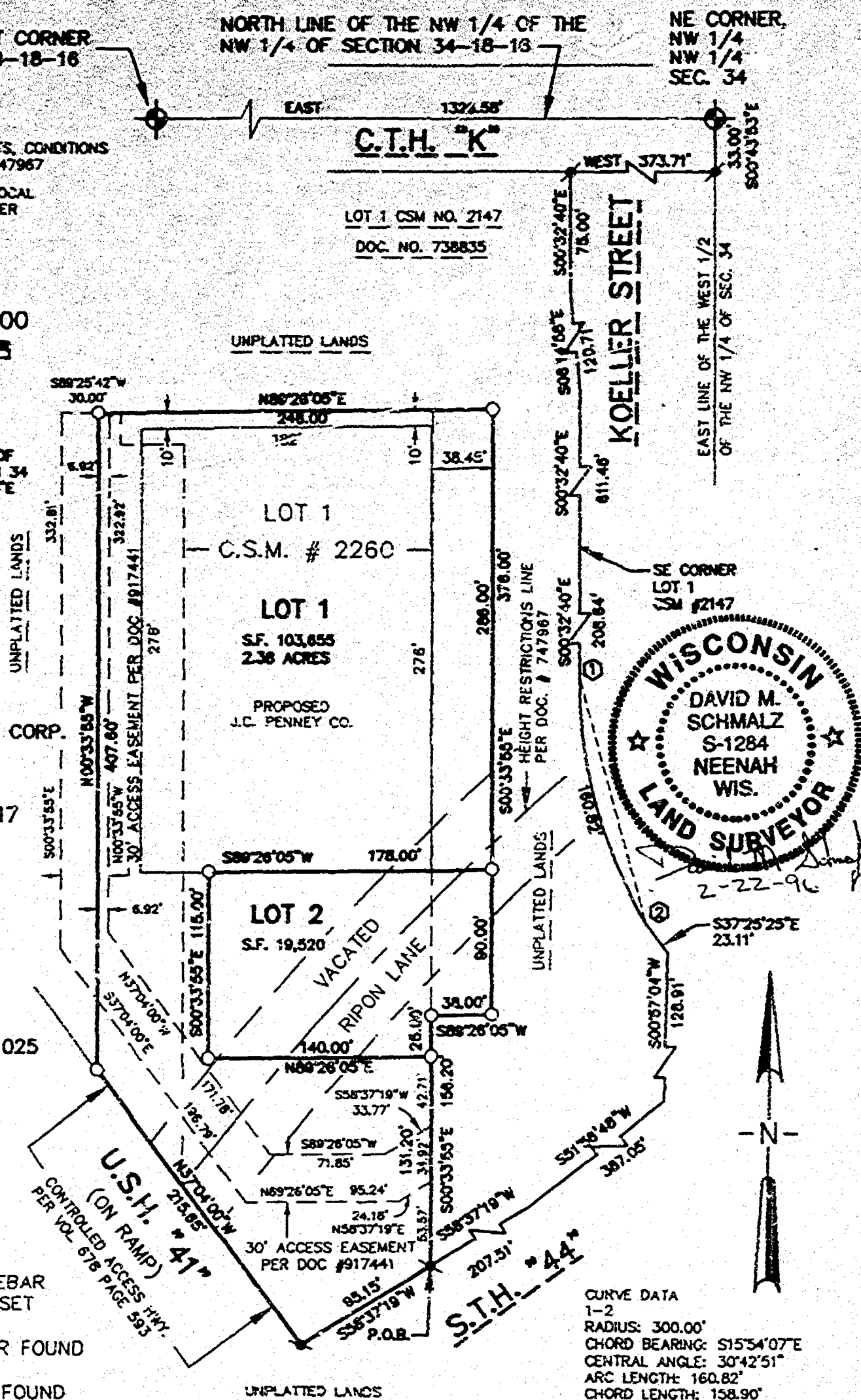
BY: McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE
NEENAH, WISCONSIN 54956
Mailing Address:
P.O. BOX 1025
NEENAH, WISCONSIN 54957-1025
(414) 751-4200
(414) 751-4284 FAX

LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- ✕ - 3/4" ROUND STEEL REBAR FOUND
- - 1" PIPE FOUND
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

DRAFTED BY:

Douglas E. Wally



McMAHON

ASSOCIATES, INC.

1445 McMahon Drive Neenah, WI 54956
Mailing Address:
P.O. Box 1025 Neenah, WI 54957-1025
TEL: 414-751-4200 FAX: 414-751-4284

ENGINEERS
ARCHITECTS
SCIENTISTS
SURVEYORS

2703-95572.02

A PARCEL OF LAND LOCATED IN AVIATION PLAZA SHOPPING CENTER, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2260 AS RECORDED IN VOL. 1 OF MAPS ON PAGE 2260 AS DOCUMENT NO. 754522 AND A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST, OF THE 4TH P.M. IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

I, David M. Schmalz, Wisconsin Registered Land Surveyor S-1284, certify that I have surveyed, divided and mapped a parcel of land located in Aviation Plaza Shopping Center, Being part of of Lot 1 of Certified Survey Map No. 2260 as recorded in Vol. 1 of Maps on Page 2260 as Document No. 754522 and a part of the NW 1/4 of Section 34, Township 18 North, Range 16 East, of the 4th P.M. in the City of Oshkosh, Winnebago County, Wisconsin, containing 2.83 acres of land and described as follows:

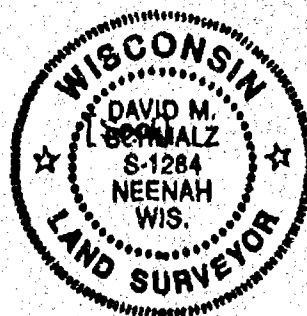
Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 34, said point being 1326.58 feet East of the Northwest corner of said Section 34; Thence along the East line of the West 1/2 of the Northwest 1/4 of said Section 34, S00°43'53"E, 33.00 feet to a iron rod on the South right-of-way line of County Route "K"; Thence along said South right-of-way line, West 373.71 feet to a iron rod at the intersection of said South line and the West line of Koeller Street, said point also being the Northeast corner of Lot 1 of Certified Survey Map No. 2147, Document No. 738835; Thence along said West right-of-way line and the East line of said Lot 1, S00°32'40"E, 75.00 feet to a point; Thence S06°14'58"E, 120.7 feet to a point; Thence S00°32'40"E, 611.46 feet to a iron rod at the Southeast corner of said Lot 1; Thence continuing along said West right-of-way line, S00°32'40"E, 208.64 feet to a point; Thence along a curve deflection to the left having a radius of 300.00 feet, an arc length of 160.82 feet, a chord bearing of S15°54'07"E, a chord distance of 158.90 feet to a point; Thence S37°25'25"E, 23.11 feet to a point; Thence S00°57'04"W, 128.91 feet to a point at the intersection of said West right-of-way and the North right-of-way of State Highway 44; Thence along said North right-of-way, S51°56'48"W, 387.05 feet to a point; Thence S58°37'19"W, 207.51 feet to a point at the intersection of said North right-of-way line and the Southerly projection of the East building wall of the Existing Piggly Wiggly building, also being the Point of Beginning; Thence continuing S58°37'19"W, 95.15 feet along said North right-of-way line; thence N37°04'00"W, 215.65 feet; Thence N00°33'55"W, 407.60 feet to a point 40 feet South of the South wall of said existing Piggly Wiggly building as measured at right angles to said south wall; Thence N89°26'05"E, 248.00 feet parallel to and 40.00 South of the South wall of said Piggly Wiggly building; Thence S00°33'55"E, 376.00 feet; thence S89°26'05"W, 38.00 feet; Thence S00°33'55"E, 156.20 feet to the Point of Beginning. Subject to all easements and restrictions of record.

Together with an easement and right-of-way for common access and parking pursuant to the Reciprocal Easement and Operation Agreement per Document No. 917441.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with Section 236.34 of the Wisconsin Statutes and the City of Oshkosh Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this 22nd day of February, 19 96.

David M. Schmalz
David M. Schmalz, Reg. W. Land Surveyor S-1284



A PARCEL OF LAND LOCATED IN AVIATION PLAZA SHOPPING CENTER, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2260 AS RECORDED IN VOL. 1 OF MAPS ON PAGE 2260 AS DOCUMENT NO. 754322 AND A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST, OF THE 4TH P.M. IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

Commonweal Development Corporation of Wisconsin, a Wisconsin Corporation
As owners, We hereby certify that We caused the land described on this map to be surveyed, divided, mapped represented on this map.

Dated this 27th day of MARCH, 1996.

Commonweal Development Corporation of Wisconsin, a Wisconsin Corporation

Karen Meier
Witness

David C. Clugan
Authorized Signature
Commonweal Development

Karen Meier
Witness

Shirley M. Schup
Authorized Signature
Commonweal Development

State of Wisconsin) ss
EAU CLAIRE County)

Personally appeared before me on the 27th day of March, 1996, the above named owner(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Elaine Carlson
Notary Public

EAU CLAIRE County, WI
My commission expires 11/15/98

[Seal]

CITY PLANNING COMMISSION CERTIFICATE

This Certified Survey Map is hereby approved.

Shirley M. Schup
Secretary of Planning Commission

9/4/96
Date

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of:

OSHKOSH 9/4/96
City Date

Winnebago County 9/4/96
County Date

Shirley M. Schup 9/4/96
City Treasurer Date

Mary E. Kuehn 9/4/96
County Treasurer Date

947777

Register's Office
Winnebago County, Wis.
Received for record this 4th
day of September A.D., 1996
at 3:16 o'clock P.M. and
filed in Vol. 1 of CSM
on page 3521

Susan W. Winkhoff
Register of Deeds

pd
14



David M. Schmalz
12-28-1995