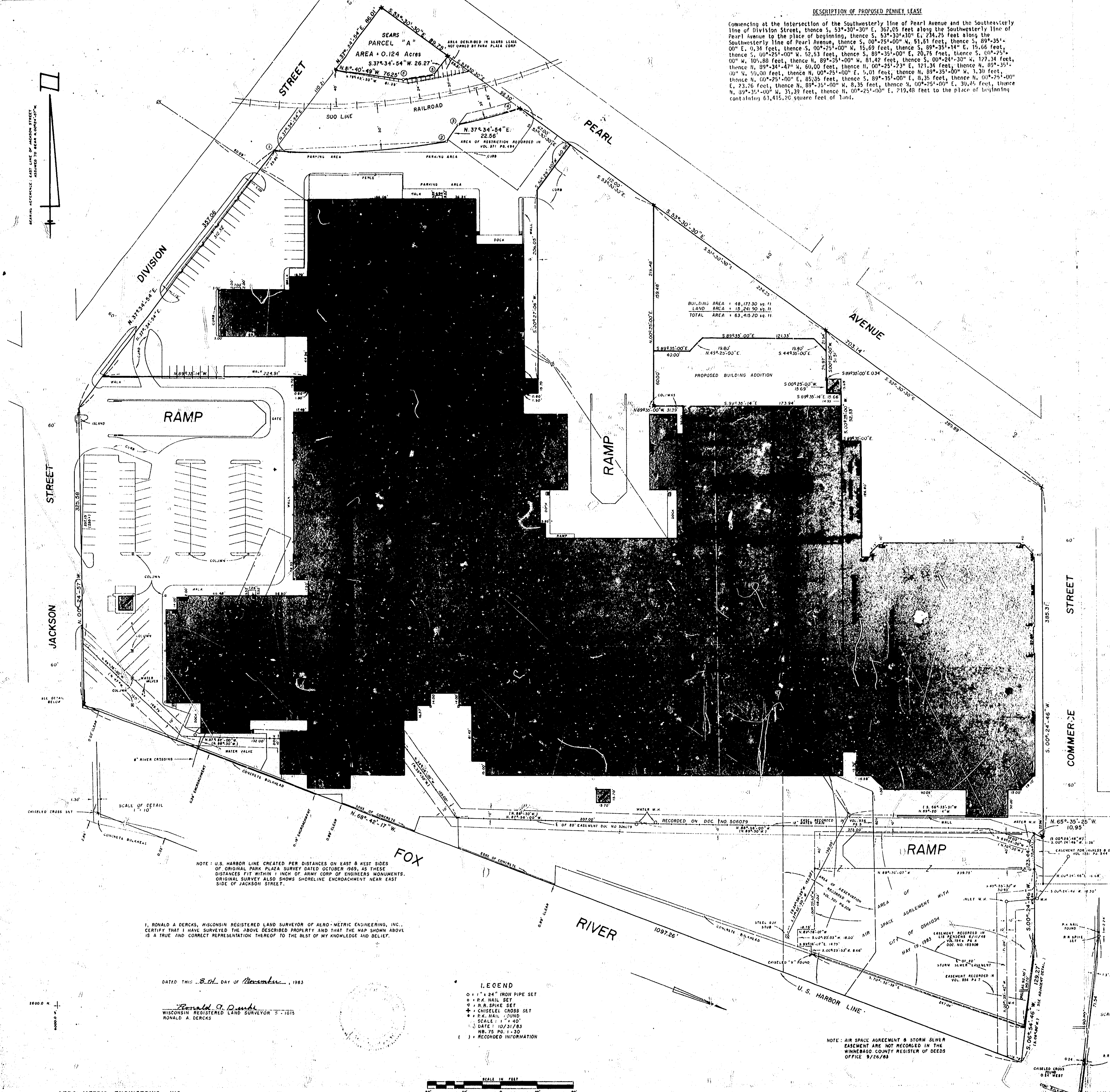


CURVE DATA					
CURVE	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	RADIUS TAN BEARING
1-2	N 87° 15' 00" E	125.00	145° 00' 00"	125.00	N 87° 15' 00" E
2-3	N 87° 15' 00" E	125.00	145° 00' 00"	125.00	N 87° 15' 00" E
3-4	N 87° 15' 00" E	125.00	145° 00' 00"	125.00	N 87° 15' 00" E
4-5	N 87° 15' 00" E	125.00	145° 00' 00"	125.00	N 87° 15' 00" E
5-6	N 87° 15' 00" E	125.00	145° 00' 00"	125.00	N 87° 15' 00" E



DESCRIPTION OF PROPOSED PENNEY LEASE

Commencing at the intersection of the Southwesterly line of Pearl Avenue and the Southeastery line of Division Street, thence S. 53°-30'-30" E. 367.05 feet along the Southwesterly line of Pearl Avenue to the place of beginning, thence S. 53°-30'-30" E. 234.25 feet along the Southwesterly line of Pearl Avenue, thence S. 00°-25'-00" W. 51.51 feet, thence S. 89°-35'-00" E. 0.34 feet, thence S. 00°-25'-00" W. 15.69 feet, thence S. 89°-35'-14" E. 15.66 feet, thence S. 00°-25'-00" W. 52.53 feet, thence S. 89°-35'-00" E. 20.75 feet, thence S. 00°-25'-00" W. 101.88 feet, thence S. 89°-35'-00" W. 81.82 feet, thence S. 00°-25'-00" W. 127.34 feet, thence S. 89°-34'-47" W. 60.00 feet, thence S. 00°-25'-23" E. 121.34 feet, thence S. 89°-35'-00" W. 50.00 feet, thence S. 00°-25'-00" E. 1.01 feet, thence S. 89°-35'-00" W. 3.30 feet, thence S. 00°-25'-00" E. 85.35 feet, thence S. 89°-35'-00" E. 8.35 feet, thence S. 00°-25'-00" E. 23.06 feet, thence S. 89°-35'-00" W. 8.35 feet, thence S. 00°-25'-00" E. 30.45 feet, thence S. 89°-35'-00" W. 31.30 feet, thence S. 00°-25'-00" E. 219.48 feet to the place of beginning containing 63,415.20 square feet of land.

DESCRIPTION OF "PARK PLAZA" PROPERTY AS TAKEN FROM VOLUME 1257 PAGE 632 (NOTE: ADDITIONAL WORDING TO THE DOCUMENT IS UNDERLINED>)

---QUOTE---

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 37 in Block 6 (According to Randall's Map) in 1st ward of the City of Oshkosh.

Lots 2, 3, 5, 6, 7 and 8 of Block 6 in the FIRST WARD, City of Oshkosh, per Leach's Map of 1904.

That part of Lot 4 of Block 6 in the FIRST WARD, City of Oshkosh, per Leach's Map of 1904, described as follows, viz: Commencing at the Northeast corner of said Lot, thence Northwesterly, along the westerly line of said Lot to a point that is 15 feet west of, measured at right angles to the extended East line of said Lot, and the place of beginning, thence South, parallel to the extended East line, and the East line of said Lot, 100 feet, thence South 6 degrees 30 minutes west, to the Southerly line of said Lot, thence Southerly, along the Southerly line of said Lot, to the West line of said Lot, thence North, along the West line of said Lot, thence Northwesterly, along the Northwesterly line of said Lot to the place of beginning.

Blocks 301, 302, 303, 304, 305, all Alleys (now vacated), all (now vacated) and all (now vacated) in Block 6 in the FIRST WARD, City of Oshkosh, per Leach's Map of 1904, described as follows, viz: Commencing at the Northeast corner of said Lot 301, thence Northwesterly, along the westerly line of said Lot to a point that is 15 feet west of, measured at right angles to the extended East line of said Lot, and the place of beginning, thence South, parallel to the extended East line, and the East line of said Lot, 100 feet, thence South 6 degrees 30 minutes west, to the Southerly line of said Lot, thence Southerly, along the Southerly line of said Lot, to the West line of said Lot, thence North, along the West line of said Lot, thence Northwesterly, along the Northwesterly line of said Lot to the place of beginning.

That part of Lots 50, 51, 52, 53, 54, 55 and 56 of Block 6 in the FIRST WARD, City of Oshkosh, per Leach's Map of 1904, described as follows, viz: Commencing at the Northeast corner of said Lot 50, thence Northwesterly, along the westerly line of said Lot to a point that is 15 feet west of, measured at right angles to the extended East line of said Lot, and the place of beginning, thence South, parallel to the extended East line, and the East line of said Lot, 100 feet, thence South 6 degrees 30 minutes west, to the Southerly line of said Lot, thence Southerly, along the Southerly line of said Lot, to the West line of said Lot, thence North, along the West line of said Lot, thence Northwesterly, along the Northwesterly line of said Lot to the place of beginning.

Lots 62, 63 and 64 of Block 303 in Block 6 in the FIRST WARD, City of Oshkosh, per Leach's Map of 1904, described as follows, viz: Commencing at the intersection of the Center line of the Soo Line Railroad Company's main line track, as the same is now laid out, with the Northwesterly line of said Block 303, thence Northwesterly, along the Northwesterly line of said Block 303, to a point that is 15 feet west of, measured at right angles to the extended East line of said Lot, and the place of beginning, thence South, parallel to the extended East line, and the East line of said Lot, 100 feet, thence South 6 degrees 30 minutes west, to the Southerly line of said Lot, thence Southerly, along the Southerly line of said Lot, to the West line of said Lot, thence North, along the West line of said Lot, thence Northwesterly, along the Northwesterly line of said Lot to the place of beginning.

That part of MARION STREET (now vacated) lying East of the East line of Jackson Street and West of the West line of Division Street, excepting therefrom the East 10 feet of the Southerly thereof.

That part of BROWN STREET (now vacated) lying Southerly of the Southerly line of Pearl Avenue and Northerly of the Northerly line of Division Street (now vacated).

That part of PEARL STREET (now vacated) lying Southerly of the Southerly line of Pearl Avenue and Northerly of the Northerly line of Division Street (now vacated).

That part of FRACTIONAL LOT ONE (1) of Section 24-19-16, in the First Ward, City of Oshkosh, described as follows, viz: Commencing at the Northeast corner of Lot 4 in Block 6 in the First Ward, City of Oshkosh, per Leach's Map of 1904, thence Northwesterly, along the Northwesterly line of said Lot 4, to a point that is 15 feet west of, measured at right angles to the extended East line of said Lot, and the place of beginning, thence South, parallel to the extended East line, and the East line of said Lot, 100 feet, thence South 6 degrees 30 minutes west, to the Southerly line of said Lot, thence Southerly, along the Southerly line of said Lot, to the West line of said Lot, thence North, along the West line of said Lot, thence Northwesterly, along the Northwesterly line of said Lot to the place of beginning.

---END QUOTE---

1. Rights of the City of Oshkosh to maintain, repair, use, add or replace underground structures, storm sewers, sanitary sewers, water and gas mains and fittings within those portions of the premises which are vacated streets, alleys, canals and dockage areas.
2. Transmission line easement granted to Wisconsin Public Service Corporation by instrument recorded May 23, 1933, as Document No. 101047 (This corrects easement recorded May 7, 1903, in Volume 1240 Pages 516-518 as Document No. 33344).
3. Reservation contained in deed from the Oshkosh Gas Light Company to the Cook & Brown Line Company recorded August 14, 1929, in Volume 101 Page 206 as Document No. 6511.
4. Electrical easement granted to Wisconsin Public Service Corporation recorded June 17, 1947, in Volume 556 as Document No. 146309.
5. Electrical easement granted to Wisconsin Public Service Corporation recorded June 27, 1947, in Volume 556 as Document No. 146310.
6. Electrical easement acquired by condemnation described in judgment filed May 9, 1941, in Volume 24-107, Elsie B. Kelsch v. Wisconsin Public Service Corporation.
7. Restrictions contained in deed from Standard Oil Company to George B. Lammert recorded August 1, 1927, in Volume 171 as Document No. 146394.
8. Electrical easement granted to Wisconsin Public Service Corporation recorded September 5, 1948, in Volume 571 as Document No. 159272.
9. Rights granted by agreement to Oshkosh Water Works Company recorded June 19, 1934, in Volume 135 as Document No. 406079.
10. Ingress and Egress easement and agreement dated August 28, 1909, between Elsie B. Grumly and Willis Kinsall Company, which document was recorded in Winnebago County Registry on September 5, 1909, in Volume 1241 as Document No. 341.
11. Water Main Easement to the City of Oshkosh recorded November 9, 1977 as Document No. 406079.
12. Air rights agreement to the City of Oshkosh for a parking ramp and the use of the "Park Plaza" of Oshkosh" existing ramp for ingress and egress dated May 19, 1983.
13. Storm Sewer easement to the City of Oshkosh dated May 19, 1983.

PARCEL "A" is that part of the premises lying Northerly of the Railroad right-of-way containing 0.124 Acres of land and its perimeter is described as follows: Commencing at the intersection of the Southwesterly line of Pearl Avenue and the Southeastery line of Division Street, thence S. 53°-30'-30" E. 367.05 feet, along the Southwesterly line of Pearl Avenue to a point on the centerline of a vacated alley, thence S. 37°-34'-54" W. 66.01 feet, along the centerline of a vacated alley, thence Southwesterly 33.52 feet, along the arc of a curve to the right which is 24.00 feet Northerly of and at right angles to the centerline of the Soo Line Railroad track, having a radius of 660.68 feet and the chord of which bears S. 31°-25'-35.5" W. 33.51 feet, to a point on the Southwesterly line of Lot 58 in Block 303 in Plat of Fletcher's Subdivision of Blocks 6 and 50, thence N. 81°-40'-49" W. 76.25 feet, to a point on the Southeastery line of Division Street which is 40.00 feet Northerly of and at right angles to the centerline of the Soo Line Railroad track, thence N. 37°-34'-54" E. 86.01 feet, along the Southeastery line of Division Street to the point of commencement.

PARCEL "B" is that part of the premises lying Southerly of the Railroad right-of-way containing 16,722 Acres and its perimeter is described as follows: Commencing at the intersection of the Southwesterly line of Pearl Avenue and the Southeastery line of Division Street, thence S. 53°-30'-30" E. 367.05 feet, along the Southwesterly line of Pearl Avenue to a point on the centerline of a vacated portion of Marion Street, thence N. 65°-35'-25" W. 10.95 feet, along the centerline of a vacated portion of Marion Street, thence S. 00°-24'-46" W. 123.44 feet, thence S. 05°-54'-46" W. 129.27 feet, to a point on the U.S. Harbor Line, thence N. 68°-42'-17" W. 1097.26 feet, along the U.S. Harbor Line to a point on the Easterly line of Jackson Street, thence N. 00°-24'-50" W. 325.50 feet, along the Easterly line of Jackson Street to a point on the Southeastery line of Division Street, thence N. 37°-34'-54" E. 357.06 feet, along the Southeastery line of Division Street, thence Easterly 189.71 feet, along the arc of a curve to the left which is 50.00 feet Southerly of and at right angles to the centerline of the Soo Line Railroad track, having a radius of 774.69 feet and the chord of which bears N. 07°-25'-43.5" E. 189.16 feet to a point on the Southeastery line of Lot 61 in Block 303 in Plat of Fletcher's Subdivision of Blocks 6 and 50, thence N. 37°-34'-54" E. 27.56 feet, along the Southeastery line of said Lot 61, thence Northwesterly 70.51 feet along the arc of a curve to the left which is 35.00 feet Southeastery of and at right angles to the centerline of the Soo Line Railroad track, having a radius of 709.69 feet and the chord of which bears N. 10°-28'-15" E. 70.29 feet to a point on the Southeastery line of Pearl Avenue, thence S. 53°-30'-30" E. 703.14 feet, along the Southeastery line of Pearl Avenue to the point of commencement.