

C1949

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Legend of Symbols & Abbreviations

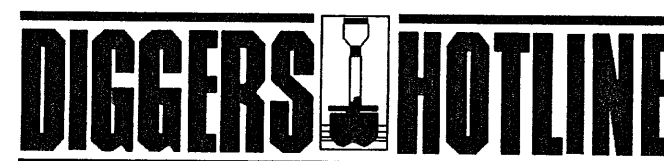
- () RECORD INFORMATION
- | | | |
|-----------------------|-------------------------|-----------------------------|
| BOUNDARY LINE | GAS METER | N - NORTH |
| CENTERLINE | ELECTRIC METER | S - SOUTH |
| EXISTING EASEMENT | PEDESTAL | E - EAST |
| SECTION LINE | HANDICAP PARKING | W - WEST |
| RIGHT-OF-WAY LINE | POWER POLE | NW - NORTHWEST |
| WETLAND BOUNDARY | ROAD SIGN | NE - NORTHEAST |
| ABUTTING SURVEY | WATER VALVE/GAS VALVE | SW - SOUTHWEST |
| SETBACK LINE | HYDRANT | SE - SOUTHEAST |
| UNDERGROUND ELECTRIC | LIGHT POLE | NWLY - NORTHWESTERLY |
| UNDERGROUND TELEPHONE | CATCH BASIN/INLET | NELY - NORTHEASTERLY |
| OVERHEAD ELECTRIC | STORM MANHOLE | SWLY - SOUTHWESTERLY |
| GAS LINE | SANITARY MANHOLE | C.W. - CONCRETE WALK |
| CHAIN LINK FENCE | UTILITY POLE GUY ANCHOR | A.C. - AIR CONDITIONER |
| | VENT / SEPTIC VENT | CMP - CORRUGATED METAL PIPE |
| | MONITORING WELL | CONC. - CONCRETE |
| | | VOL. - VOLUME |
| | | PG. - PAGE |
| | | CSM - CERTIFIED SURVEY MAP |
| | | FOUND IRON PIPE |
| | | FOUND IRON ROD |

Statement of Encroachments

SEE NOTES CORRESPONDING TO SCHEDULE "B" NUMBER 16

Utility Notes

ZONING: BUSINESS
MINIMUM LOT AREA-20,000 SQ.FT.
MINIMUM LOT WIDTH-100'
SETBACKS-NONE
MAXIMUM BUILDING HEIGHT-35' MAIN BUILDING, 25' ACCESSORY BUILDING
INFORMATION RECEIVED FROM: COUNTY COURT HOUSE ZONING OFFICE
STEVE OSTERMAN - ON 7-09-02
P.O. BOX 400
RHINELANDER, WI 54501 (715) 369-6128



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Milwaukee Area (414) 259-1181
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PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	25
HANDICAP	1
TOTAL	26

Notes Corresponding to Schedule B

This Policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Deleted.
- Deleted.
- Deleted.
- Deleted.
- The lien of taxes for the year 2002 and thereafter. None now due and payable.
- Deleted.
- Deleted.
- Deleted.
- Easement for ingress and egress reserved in Warranty Deed Dated: March 18, 1985 Recorded: March 19, 1985 Volume 523 Records, page 286, Document No. 339516.
- Mineral Reservation reserved in Warranty Deed Dated: March 7, 1889 Recorded: October 15, 1889 Volume 3 Deeds, page 190.
- Mineral Reservation reserved in Warranty Deed Dated: May 31, 1905 Recorded: June 7, 1905 Volume 47 Deeds, page 82 and restated in 1 Min., page 656, Document No. 355516 by Yawkey Lumber Company, a Wisconsin corporation.
- Deleted.
- Grant of Easement dated September 18, 1986 Recorded: October 31, 1986 Volume 551 Records, page 747, Document No. 353595.
- Deleted.
- Deleted.
- The Plot of Survey prepared by William F. Ohm, R.L.S. dated November 7, 2002, discloses the following: Access driveway for Lot 1 of C.S.M. Vol. 6, page 1520 does not stay in recorded ingress and egress easement.

[] - SURVEYOR'S NOTES
○ - PLOTTABLE EXCEPTIONS

Legal Description

Lot One (1) of Certified Survey Map No. 1595 recorded on August 2, 1993 in Volume 6 of Survey Maps on pages 1595 & 1595A, being a part of the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 39 North, Range 6 East, in the Town of Minocqua, Oneida County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 34; thence N.87°20'05"W., 1318.72 feet along the East-West 1/4 line; thence S.00°09'53"W., 573.65 feet along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 34 to the Point of Beginning; thence S.87°16'20"E., 147.57 feet; thence N.00°08'53"E., 254.67 feet, thence S.87°24'07"E., 116.42 feet; thence S.00°06'55"W., 470.13 feet; thence N.88°24'19"W., 677.72 feet; thence N.01°40'28"E., 94.98 feet; thence N.80°58'21"W., 220.77 feet; thence N.36°05'03"E., 434.85 feet; thence S.53°54'15"E., 461.85 feet to the Point of Beginning.

Tax Parcel No. MI 2503 11

ALTA/ACSM Land Title Survey

Wickes-MI-WI-2002 Project
Minocqua, WI
7450 Highway 51 South, Minocqua, WI
Store No. 439

Bases Upon Title Commitment No. 03052437-630
of First American Title Insurance Company
bearing an effective date of "Not Dated"

Surveyor's Certification

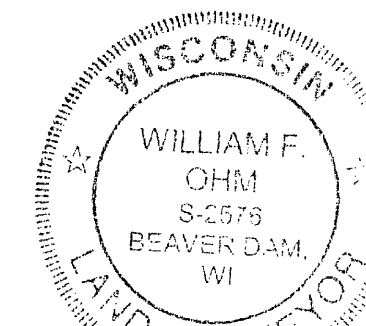
The undersigned (the "Surveyor") hereby certifies to Wickes Inc., a Delaware corporation, Lanoga Corporation, a Minnesota corporation, First American Title Insurance Company, and Bock & Clark Corporation that (a) the Surveyor is a Registered Public Surveyor in good standing in the State of Wisconsin; (b) this plat of survey and the property description set forth herein are true and correct and were prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (c) the survey was conducted by Surveyor or under his supervision; (d) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown; and (e) without limiting the foregoing, this map or plat and the survey on which it is based were made (i) in accordance with the "Minimum Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 11(d), 13, 14, 15, and 16 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by the ALTA, ACSM and NSPS and in effect on the date of this certification) that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Executed this 12th day of December, 2002.

William F. Ohm
Registration No. S-2576
In the State of Wisconsin
Date of Survey: November 4, 2002
Date of Last Revision:

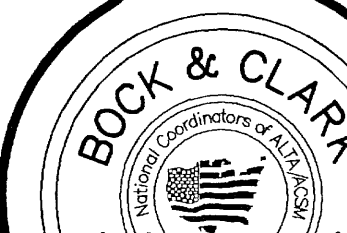
Network Project No. 20020686-Site No. 26

Survey Performed By:
MSA Professional Service, Inc.
111 Warren Street
Beaver Dam, WI 53916
Phone: 920-887-4242
Fax: 920-887-4250
Email: jjacoby@msa-ps.com
MSA Project No. 980404

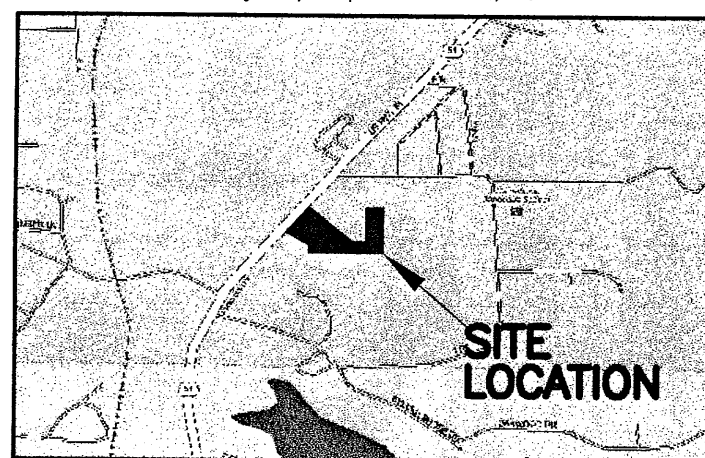


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111 Warren Street, Beaver Dam, WI 53916
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Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) SURVEYS; Fax: (330) 666-3608 www.1800surveys.com

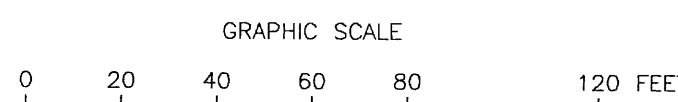


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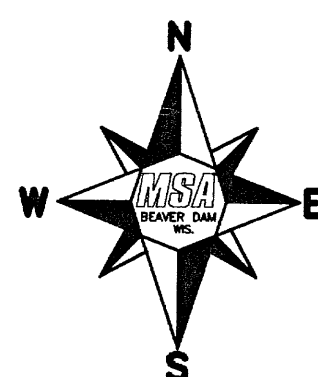


VICINITY MAP
NOT TO SCALE

BEARINGS ARE REFERENCED TO THE
EAST-WEST 1/4 LINE OF SECTION
34-39-6 RECORDED TO BEAR
N.87°20'05"W.



1" = 40 FEET



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FLOOD NOTE:

By graphic Plotting only, this property is in Zone "X" of the Flood Insurance
Rate Map, Community Panel No. 55085C0050 B, which bears an effective
date of 08/05/91 and is not in a special Flood Hazard Area. By
telephone call dated 11/07/2002 to the National Flood Insurance Program
(800-638-6620) we have learned this community does currently participate
in the program. No field surveying was performed to determine this zone.

UNPLATTED LANDS
OWNER: ABBLJ INVESTMENTS

LOT 1 C.S.M. VOL. 4 PG. 1002
OWNER: JOAN I. SE

LOT 2 C.S.M.
VOL. 4 PG. 1002
OWNER: RAYEN

UNPLATTED LANDS