Statement of Encroachments

- A The "Rusty Nail" billboard encroaches from 0.0 to 23.2 feet West of the East property line and from 10.1 to 11.2 feet North of the South property line onto the subject property
- B The "City of Rhinelander" Sigh encroaches from 0.6 to 10.1 feet West of the East property line and from 233.8 to 235.3 feet North of the South property line onto the subject property
- C A Gravel Drive providing access to the property lying West of the subject property encroaches from 194.5 to 261.1 feet North of the South property line and from 0.0 to 93.3 feet East of the West property line onto the subject property
- The neighboring single family residence to the South of the subject property uses the driveway and the Southeasterly portion of the Asphalt Parking Lot as access to the gravel drive to the residence. From field observation it is evident that this access is used extensively by the residents of the home to reach the public street.

Notes Corresponding to Schedule B

- Rights of easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the premises described in Schedule A.
- A 20.00 foot wide overhead Telephone and Electric Easement recorded on January 14, 1972 in Volume 331 of Deeds, on page 36, as Document No. 240470 This item is plotted and does affect the subject property

GENERAL NOTES

1 All measured and recorded dimensions are the same unless noted otherwise
2 There is no visible evidence of cemeteries or burial grounds on the subject property
3 There was no observable evidence of earth moving work, building construction or building additions within recent months

4 There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction
5 There was no observable evidence of recent street or sidewalk construction or repairs

6 There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill
7 All utility facilities were located by observation of above ground evidence of utility facilities and paint markings placed by the respective utilities as a result of a request by this firm that the utility companies locate their underground facilities. All of the utilities providing service to the subject property are members of Diggers Hotline. A request was made to Diggers Hotline by this firm to have all member utilities mark their underground facilities on the subject property. Wisconsin State Statutes require that the member firms mark the location of their underground facilities within three business days of receiving the request from Diggers Hotline. Diggers Hotline can be reached by calling 1 — 800—242—8511

— 242 — 8511
8. The neighboring single family residence to the South of the subject property uses the driveway and the Southeasterly portion of the Asphalt Parking Lot as access to the gravel drive to the residence. From field observation it is evident that this access is used extensively by the residents of the home to reach the public street.

BASIS OF BEARINGS

All bearings are referenced to the South line of Section 28,T37N, R9E, City of Rhinelander, Oneida County, Wisconsin having an assumed bearing of N81 degrees 08'48"W

PARKING STALLS LOT AREA

No marked Standard Stalls 562,994 square feet 12 9246 aces

FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No 55085C 0200 B , which bears an effective date of 8—5—91 is not in a Special Flood Hazard Area By telephone call dated 11—30—02 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 and

an elevation certificate may be needed to verify this determination or apply

for a variance from the Federal Emergency Management Agency

DATE FILTO

DESCRIPTION ILLO 6 PG ...

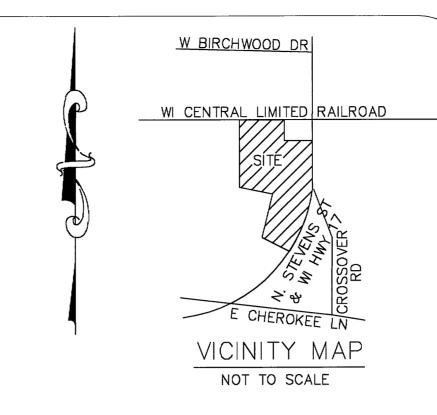
ONEIDA CO. SURVEYOR'S OFFICE

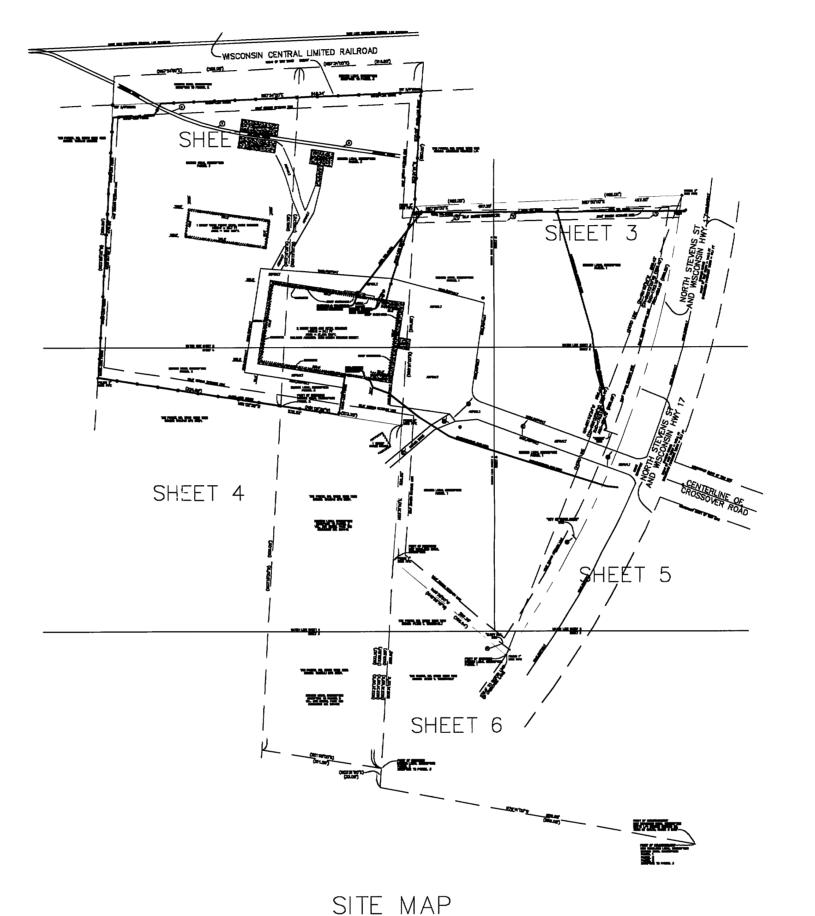
Legend of Symbols & Abbreviations

- MONUMENT SET AS NOTED
- MONUMENT FOUND AS NOTED
- POWER POLE
- CITY STREET LIGHT POLE
- X X' DENOTES DISTANCE FROM BUILDING SIDEWALL TO PROPERTY LINE
- DENOTES ENCROACHMENTS
- # CORRESPONDES TO SCHEDULE B
- & DENOTES HANDICAP PARKING STALL

(XX) DENOTES RECORDED AS DATA

- FIRE HYDRANT
- XX' DENOTES DISTANCE FROM BUILDING SIDEWALL TO BUILDING SIDEWALL





ZONING DATA

Zoning classification: The property is zoned I - 1, Light Industrial

Height. The maximum allowable building height in this district is 35.00 feet.

Setbacks In this district there is a 2000 foot minimum required front yard setback, a 1000 foot minimum required rear yard setback, and a 2000 foot minimum required side yard setback

Bulk Restrictions The zoning code does not regulate the maximum building area of the lot. The zoning code requires one parking stall for each two employees and one parking stall for each 300 square feet of building floor area in excess of 4,000 square feet.

Source The above information was obtained from Theresa Lasig — Hunter of the City of Rhinelander, Wisconsin Inspection
Department She can be reached by phone at 715 — 365 — 8606

SCALE : 1" = 3

Survey Prepared by

E-mail rsarko@mhtc net

NOT TO SCALE

Sarko Engineering Inc. 847 Highway JG Mount Horeb, WI 53572 Phone. 608-832-6297 Fax 608-832-6349 COPYRIGHT 2002
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Bock & Clark Corporation

Legal Description

RECORD LEGAL DESCRIPTION:

PARCEL 1
A parcel of land in the SE 1/4 of the SW 1/4 of Section 28, Township 37 North, Range 9 East, described as

Commencing at the South 1/4 of said Section 28, thence N 79 degrees 41' W, 559 6 feet, thence N 3 degrees 31' E, 396 6 feet to an iron pipe, thence S 49 degrees 38' E, 257 3 feet to an iron pipe on the West right of way line of State Trunk Highway 17 and the Point of Beginning Thence N. 49 degrees 38' W., 257 3 feet to an iron pipe, thence N 3 degrees 31' E, 618 9 feet to an iron pipe, thence N 87 degrees 50' E, 467.2 feet to an iron pipe on the West boundary of State Trunk Highway No 17, thence Southwesterly along a curved right of way with a radius of 1763 1 feet concave to the Northwest, 869 2 feet to the Point of Beginning (Chord bearing S. 22 degrees 03' W, 859 4 feet)

PARCEL 2

That part of the SE 1/4 of the SW 1/4, Section 28, Township 37 North, Range 9 East, described as follows

Commencing at the South 1/4 corner of Section 28, thence N 79 degrees 41' W., 559 6 feet, thence N 3 degrees 31' E, 633 2 feet, thence N 81 degrees 09' W, 213 2 feet to the Point of Beginning Thence N 3 degrees 19' E, 590 7 feet to an iron pipe on the South fence line of the railroad, thence along said fence, S 87 degrees 34' W, 325 0 feet, thence S 3 degrees 20' W, 526 9 feet, thence S 81 degrees 09' E, 324 8 feet to the Point of Beginning

EXCEPT railroad right of way.

PARCEL 3

A parcel of land located in the SE 1/4 of the SW 1/4, Section 28, Township 37 North, Range 9 East, described as follows

Commencing at the South 1/4 corner of said Section 28, thence N 79 degrees 41' W, 559 6 feet, thence N 3 degrees 31' E, 33 0 feet to an iron pipe on the North boundary of a Town Road and the Point of Beginning Thence N 3 degrees 31' E, 1232 5 feet to an iron pipe on the CMSt Paul & SSM Railroad right of way; thence S 87 degrees 34' W, along said right of way 215 6 feet to an iron pipe, thence S 3 degrees 19' W, 1190 7 feet to an iron pipe on the North boundary of a town road, thence S 81 degrees 09' E., 211 2 feet to the point of beginning

EXCEPTING railroad right of way
EXCEPT that part conveyed to Gollub N Perenich and Neita F Perenich, his wife, by Warranty Deed recorded in Volume 322 deeds, page 125, Document No 234442

AS SURVEYED LEGAL DESCRIPTION

Part of the SE 1/4 of the SW 1/4 of Section 28, T37N, R9E, City of Rhinelander, Oneida County, Wisconsin being more particularly described as follows

Commencing at the South Quarter Corner of said Section 28, thence N79 degrees 41'00"W, 559 60 feet; thence N03 degrees 31'00"E, 396 60 to the Point of Beginning, thence N03 degrees 31'00"E, 236 60 feet, thence N81 degrees 09'39"W, 538 22 feet, thence N03 degrees 20'00"E, 476.65 feet, thence N87 degrees 34'00"E, 540.34 feet, thence S03 degrees 31'01"W, 200 28 feet, thence N87 degrees 50'00"E, 467 20 feet, thence 868 18 feet along the arc of a curve to the right having a radius of 1,763 10 feet and a long chord subtended bearing S21 degrees 03'24"W, 859 43 feet, thence N49 degrees 38'00"W, 257 30 feet to the point of beginning

Contained within said bounds 562,994 Square feet or 12 9246 acres

This description describes the same property described in the Pro Forma Title Policy identified as First American Title Insurance Company Policy Number 03052438 having an effective date of October 31, 2002

ALTA/ACSM Land Title Survey

Wickes-MI-WI-2002 Project Rhinelander, WI 2150 N Stevens Street

Based Upon Title Commitment No 03052438 — 630 of First American Title Insurance Company bearing an effective date of October 31, 2002

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") show hereon, (c) the survey was conducted by the 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 Tile 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, 11(a), 11(b), 11(d), 13, 14, 15 and 16 of Table A thereof, and (11) 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 22nd day of November, 2002

Roland Sarks

Roland F Sarko
Wisconsin Registered Land Surveyor
Registration Number S-1377
Date of Survey 11 - 22 - 2002
Date of Last Revision 12 - 12 - 2002
Network Project No 20020686 - 27



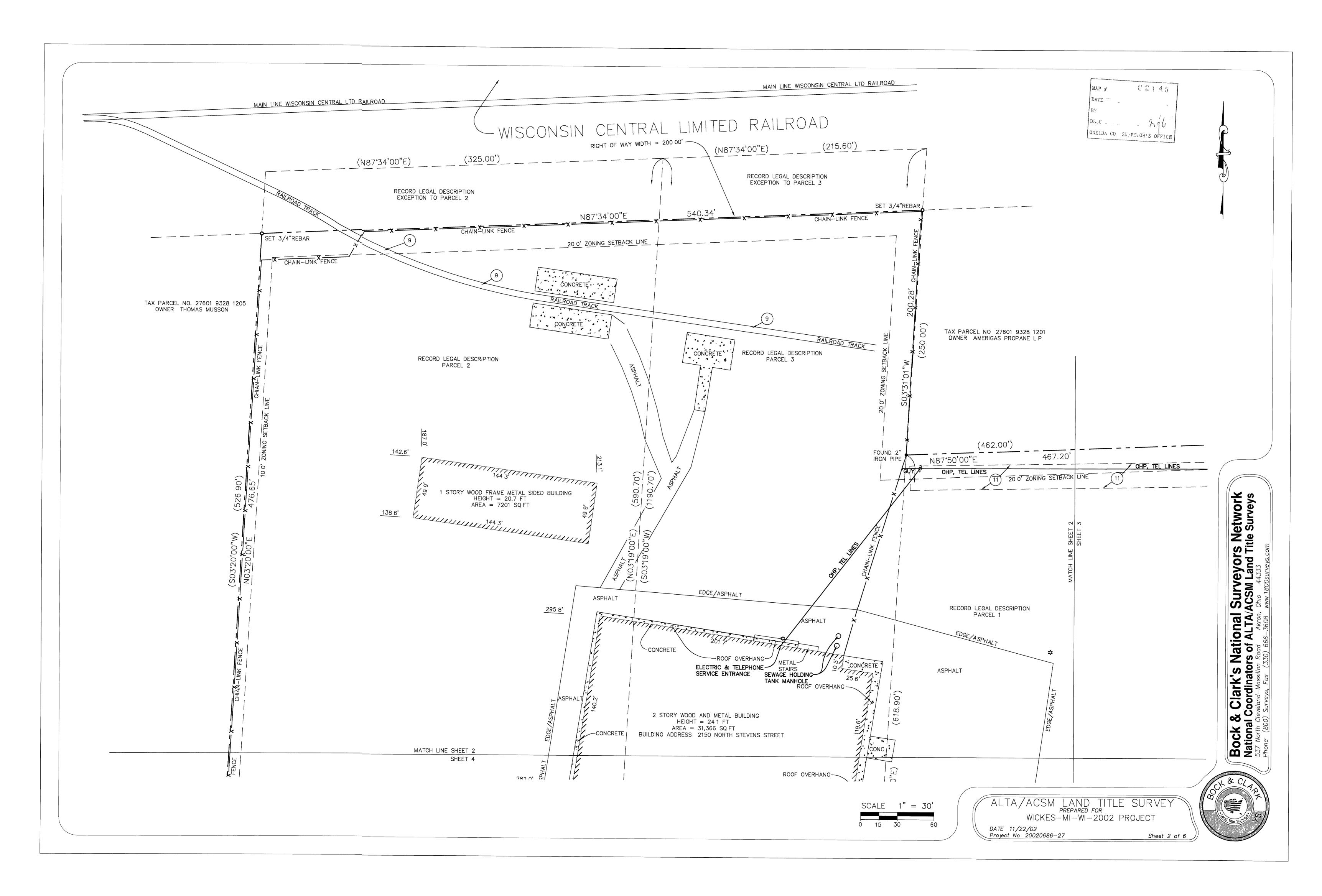
ock & Clark's National Surveyors ational Coordinators of ALTA/ACSM Land I North Cleveland-Massillon Road Akron, Ohio 44333

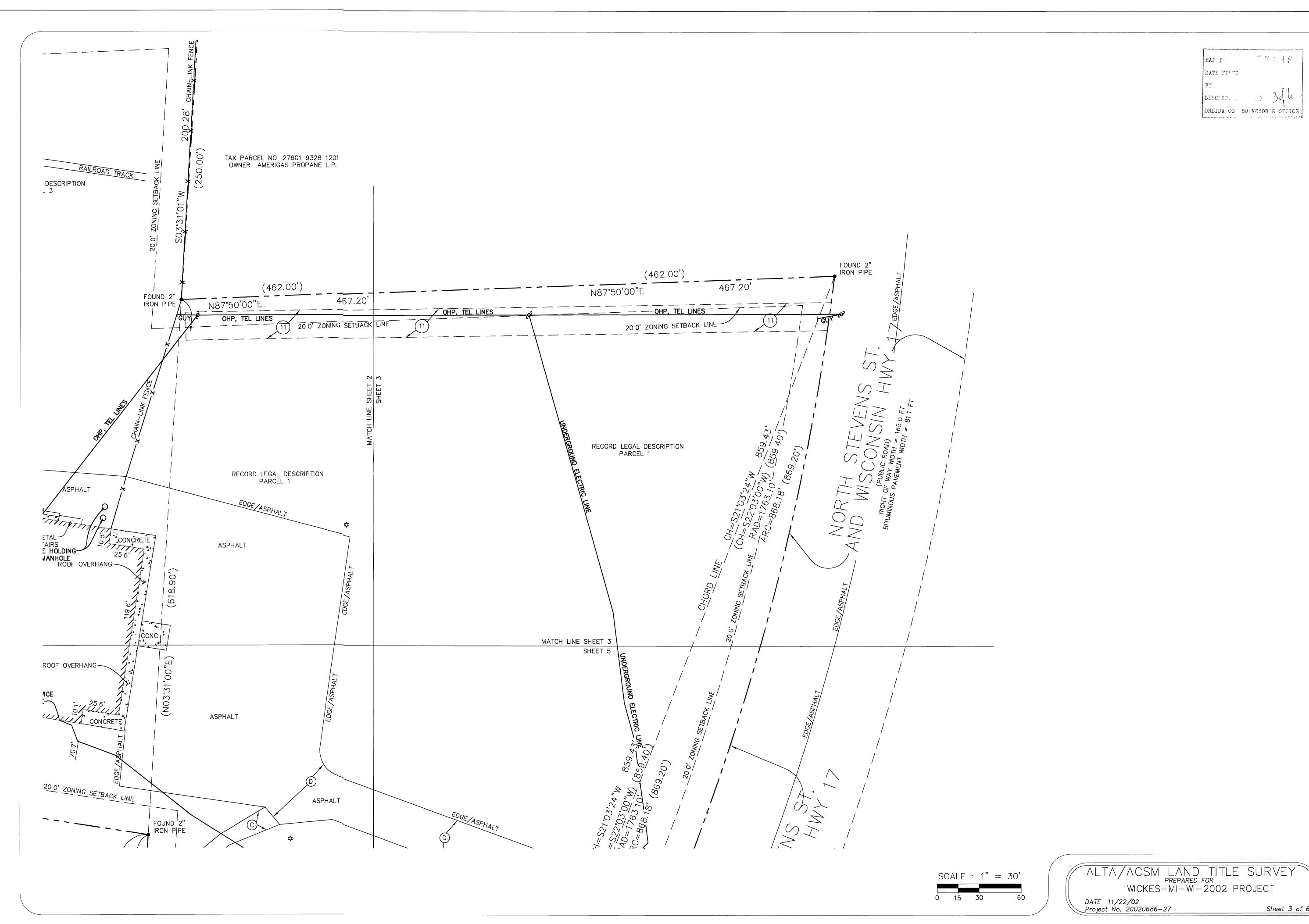
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CX & CX APX

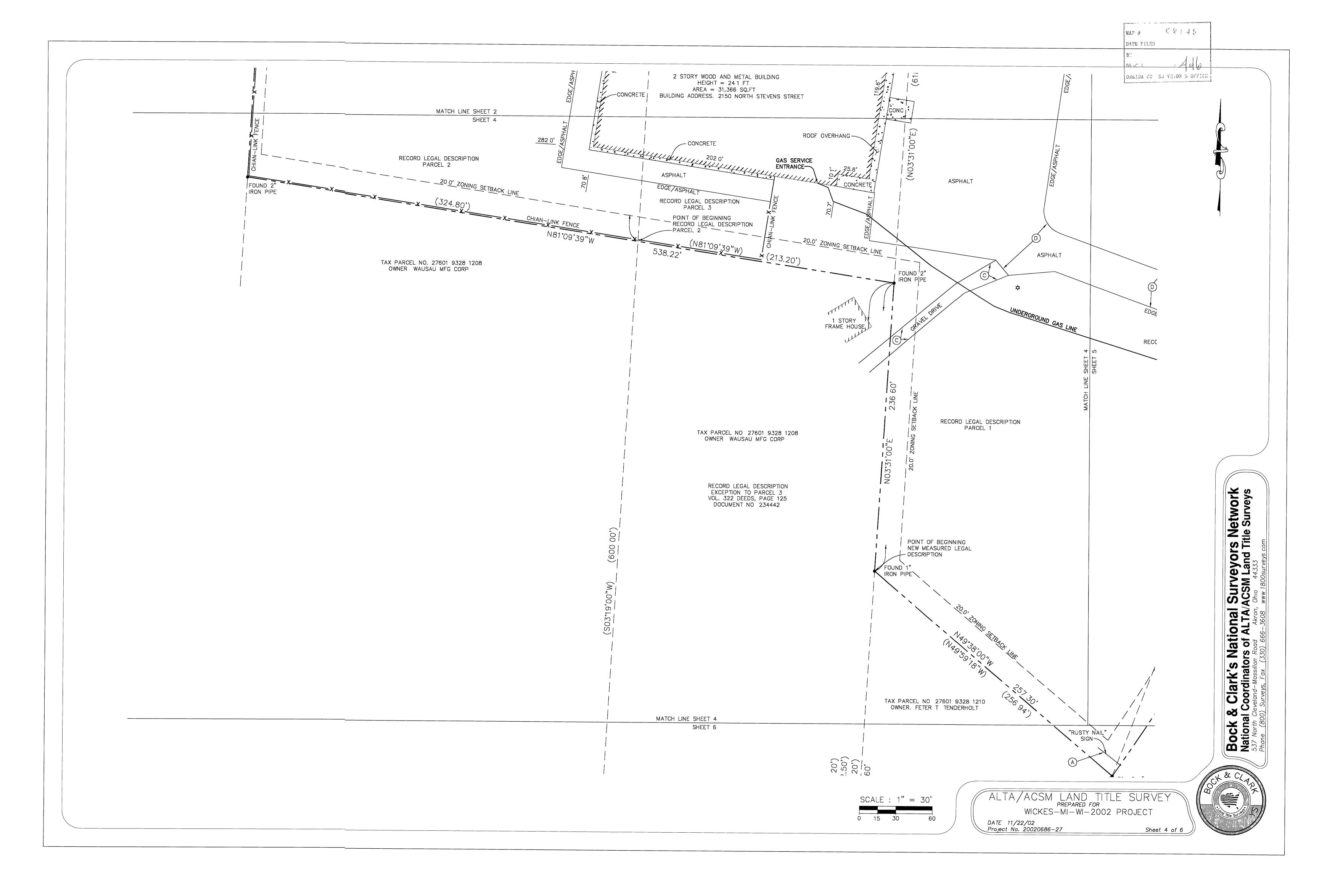
Sheet 1 of 6





Sheet 3 of 6

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



MATCH LINE SHEET 3 SHEET 5 ASPHALT OMEIDA CO SU VEYOR'S OFFICE NG SETBACK LINE ASPHALT EDGE/ASPHALT FOUND 2" UNDERGROUND GAS LINE EDGE/ASPHALT "WICKES" SIGN 1 STORY AME HOUSE, ASPHALT RECORD LEGAL DESCRIPTION PARCEL 1 ′ 🛈 , UNDERGROUND GAS LINE 236 60' RECORD LEGAL DESCRIPTION PARCEL 1 N03.31,00"E "CITY OF RHINELANDER" POINT OF BEGINNING
NEW MEASURED LEGAL
DESCRIPTION FOUND 1" IRON PIPE TAX PARCEL NO 27601 9328 1210 OWNER FETER T TENDERHOLT MATCH LINE SHEET 5 "RUSTY NAIL" SIGN SHEET 6 FOUND 1" IRON PIPE POINT OF BEGINNING RECORD LEGAL DESCRIPTION PARCEL 1 SCALE \cdot 1" = 30' 0 15 30 DATE 11/22/02 Project No 20020686-27

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR.
WICKES-MI-WI-2002 PROJECT

Sheet 5 of 6



Bock & Clark's National Surveyors Network
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