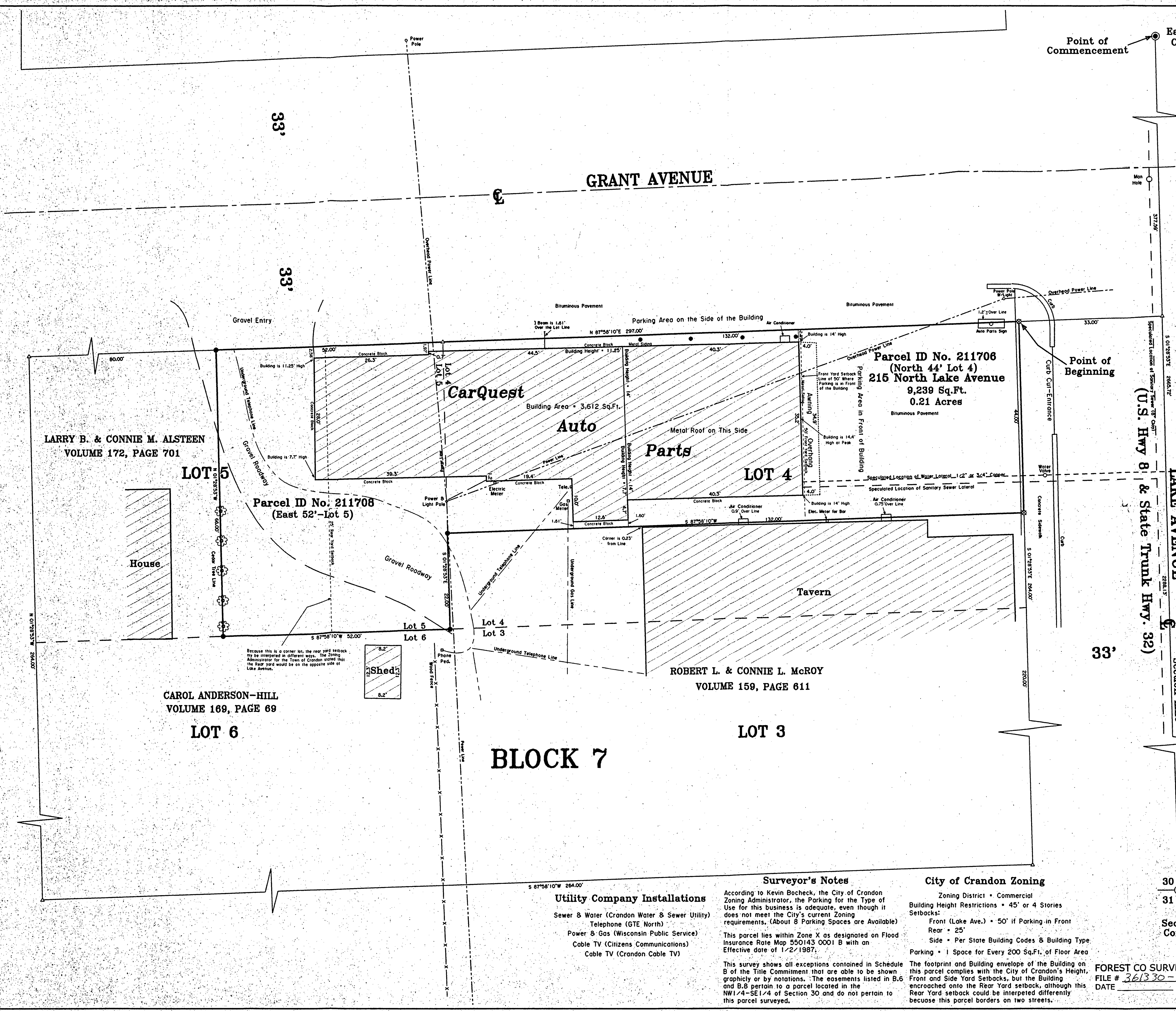




Location Sketch

BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 6 AS SURVEYED BY WILLIAM F. KELLY DATED 4-12-90, BEARING S 87°58'10"W.

Being the
North 44' of Lot 4 and the East 52' of Lot 5, all in Block 7 of Shaw's First Addition to the City of Crandon
Located in the
NE1/4-SE1/4, SEC. 30, T 36 N, R 13 E
City of Crandon
Forest County, Wisconsin
SCALE: 1" = 10'
-Surveyor's Certificate-

We hereby certify to GPI Properties 1997 LLC, Day Berry & Howard, General Parts, Inc., and Land America Financial Group, Inc. and their respective successors and assigns:
(a) that the survey represented herein was actually made upon the ground, that it and the information, courses and distances shown thereon are accurate, and that it is an accurate survey of all the real property legally described herein;
(b) that the within survey accurately shows the location, boundaries and size of all visible above ground buildings, visible above ground structures, and visible above ground improvements, the location of all way, easements and other matters of record as issued in Schedule "B" of the Title Commitment issued by Commonwealth with an effective date of September 16, 1999, the location of all setback lines in accordance with ALTA/ACSM Table A option number six included in the Minimum Standard Detail Requirements as issued by the American Land Title Association and the American Congress on Surveying & Mapping in 1992, and the location of parking areas;
(c) that the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the real property legally described herein;
(d) that the within survey, as of the date of the survey, properly designates and locates all visible or recorded easements as issued in Schedule "B" of the Title Commitment as issued by Commonwealth with an effective date of September 16, 1999;
(e) ingress and egress to the subject property is provided by Grant Avenue and Lake Avenue upon which the property abuts the same being a paved and dedicated right-of-way maintained by The City of Crandon and Forest County Hwy. Dept. the property is not located in an area designated as a special flood hazard area by the U.S. Department of Housing and Urban Development, and lies in Zone X, an area of minimum flooding; and
(f) that the within survey complies with all state laws and was prepared in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban Survey as defined therein.
Dated this 29th day of December, 1999.

THOMAS A. BOETTCHER
S-1763
EAGLE RIVER
WIS.
LAND SURVEYOR

LEGEND

- P.K. NAIL OVER BRASS CAPPED MONUMENT IN PLACE
- RAILROAD SPIKE FOUND IN PLACE
- 1" IRON PIPE FOUND IN PLACE
- ⊗ STEEL PIN SET IN "X" FOUND CHISELED IN CONCRETE SIDEWALK
- CONCRETE FALLED IRON POST FOUND IN PLACE
- △ COMPUTED ANGLE POINT

Legal Description

A parcel of land being the North 44 feet of Lot 4 and the East 52 feet of Lot 5, Block 7, of the recorded Plat of Shaw's First Addition to the Village (Now City) of Crandon and located in the NE1/4 of the SE1/4, Section 30, Township 36 North, Range 13 East, City of Crandon, Forest County, Wisconsin, being the 9,239 square foot parcel as shown on a survey by Eagle Landmark Surveying, Inc. of Eagle River, Wisconsin dated December 29, 1999, more particularly described as follows:

Commencing at the Quarter Corner to Sections 29 and 30, marked by a P.K. nail over a Highway Department brass-capped monument; thence S 1°28'53"E 377.59 feet along the East line of Section 30; thence S 87°58'10"W 33.00 feet to the Place of Beginning, marked by a P.K. nail set in an "X" chiseled in the concrete sidewalk marking the Northeast corner of said Block 7.

Thence S 1°28'53"E 44.00 feet along the East line of said Block 7 to the Southeast corner of the North 44.00 feet of Lot 4, Block 7, marked by a P.K. nail set in an "X" chiseled in the concrete sidewalk; thence S 87°58'10"W 132.00 feet to the Southwest corner of the North 44.00 feet of Lot 4, Block 7 marked by a 1" iron pipe on the East line of Lot 5, Block 7; thence S 1°28'53"E 22.00 feet to the Southeast corner of said Lot 5, Block 7 marked by a 1" iron pipe; thence S 87°58'10"W 52.00 feet to the Southwest corner of the East 52.00 feet of said Lot 5, Block 7 marked by a 1" iron pipe; thence N 1°28'53"W 66.00 feet to the Northwest corner of the East 52.00 feet of said Lot 5, Block 7 marked by a 1" iron pipe; thence N 87°58'10"E 184.00 feet to the Place of Beginning.

Said parcel of land has an area of 9,239 square feet.

Subject to any easements, reservations or rights-of-way of record or of use, and to a perpetual easement for public utilities.

Parcel ID No. 211706
(North 44' Lot 4)
215 North Lake Avenue
9,239 Sq.Ft.
0.21 Acres

Parcel ID No. 211708
(East 52'-Lot 5)

Surveyor's Notes

According to Kevin Boeckh, the City of Crandon Zoning Administrator, the Parking for the Type of Use for this business is adequate, even though it does not meet the City's current Zoning requirements. (About 8 Parking Spaces are Available)

This parcel lies within Zone X as designated on Flood Insurance Rate Map 550143 0001 B with an Effective date of 1/2/1987.

This survey shows all exceptions contained in Schedule B of the Title Commitment that are able to be shown graphically or by notations. The easements listed in B.6 and B.8 pertain to a parcel located in the NW1/4-SE1/4 of Section 30 and do not pertain to this parcel surveyed.

City of Crandon Zoning

Zoning District - Commercial
Building Height Restrictions - 45' or 4 Stories
Setbacks:
Front (Lake Ave.) - 50' if Parking in Front
Rear - 25'
Side - Per State Building Codes & Building Type
Parking - 1 Space for Every 200 Sq.Ft. of Floor Area

The footprint and Building envelope of the Building on this parcel complies with the City of Crandon's Height, Front and Side Yard Setbacks, but the Building encroached onto the Rear Yard setback, although this Rear Yard setback could be interpreted differently because this parcel borders on two streets.

Utility Company Installations

Sewer & Water (Crandon Water & Sewer Utility)
Telephone (GTE North)
Power & Gas (Wisconsin Public Service)
Cable TV (Citizens Communications)
Cable TV (Crandon Cable TV)

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Cable TV (Citizens Communications)
Cable TV (Crandon Cable TV)

Section 30 29
31 32
Section Corner

FOREST CO SURVEYOR
FILE # 361330-19991228
DATE BY

SURVEY FOR
GENERAL PARTS, Inc.
P.O. BOX 26006
RALEIGH, NC 27611

SCALE: 1" = 10'
DATE 12/28/99 DWN BY T.D.T.
DWG. NO. Eagle Landmark Surveying, Inc.
E1704CR EAGLE RIVER, WI