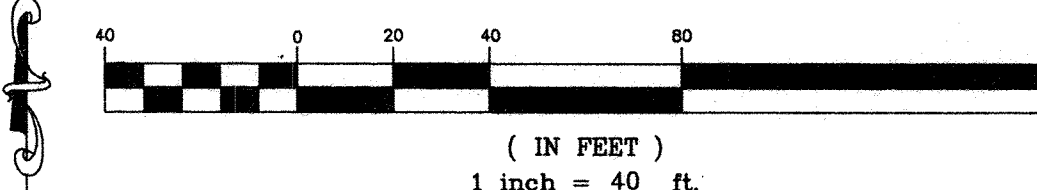


"ALTA / ACSM LAND TITLE SURVEY"

GRAPHIC SCALE



BEARINGS ARE REFERENCED TO THE REFERENCE LINE OF STATE TRUNK HIGHWAY 64 RECORDED TO BEAR N 88°43'10" E, AS SHOWN ON WISCONSIN D.O.T. RIGHT OF WAY PLAT NO. 9140-02-21.

LEGEND

- FOUND IRON MONUMENT
- SET 1" x 24" IRON PIPE
- WEIGHING 1.13 LBS./FT.
- ▲ RIGHT-OF-WAY POST
- UTILITY POLE
- LIGHT POLE
- HYDRANT
- WATER VALVE
- MANHOLE
- HANDICAPPED PARKING
- CHAIN LINK FENCE
- OH OVERHEAD UTILITY LINE
- UE UNDERGROUND ELECTRICAL LINE
- T TELEPHONE LINE
- V VIDEO LINE
- G GAS LINE
- 10" WM WATER MAIN LINE
- WS WATER SERVICE LINE
- 12" SAN SANITARY SEWER LINE
- 6" STM STORM SEWER LINE
- DRAINAGE FLOW DIRECTION
- (525.00')

SURVEYOR'S CERTIFICATE

I hereby certify to G.E. CAPITAL REALTY GROUP and its Successors and Assigns, WOODMEN OF THE WORLD LIFE INSURANCE SOCIETY AND/OR OMAHA WOODMEN LIFE INSURANCE SOCIETY and LAWYERS TITLE INSURANCE CORPORATION that: (1) the survey was prepared by me and was actually made on the ground pursuant to the record description of the Property (hereinafter defined); (2) the survey and information courses and distances shown hereon are correct; (3) the title lines and lines of actual possession are the same; (4) the survey correctly shows hereon the fixed and determinable location of the Property (including the position of the point of beginning); (5) the survey reflects boundary lines of the Property which "close by engineering calculation"; (6) the survey correctly shows the size, location and type of all buildings, structures and other improvements situated on the Property; (7) all applicable building restrictions and set-back lines, known to the surveyor, as furnished by the City of Antigo, Wisconsin, have been shown; (8) all driveways and other cuts in the curb along any street upon which the Property abuts are correct as shown; (9) except as shown, there are no easements, rights-of-way or uses with respect to which the undersigned has been advised and, except as shown, there are no party walls, no encroachments on adjoining property, streets or alleys by any of said buildings, structures, or other improvements, and no encroachments on the Property by buildings, structures, or other improvements situated on adjoining property; (10) the Notes hereon identify any violations of building restrictions and set-back lines and identify any party walls, encroachments, or overhangs of any buildings, structure or other improvements (except curbs or paving) upon any easements, rights-of-way or adjacent land; (11) the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage and any discharge into streams, rivers, canals, culverts or other conveyance system is depicted hereon; (12) all utility services required for the operation of the Property either enter the Property through adjoining public streets or the survey shows the point-of-entry and location of any utilities which pass through or are located on adjoining private land; (13) any utility transformer located on the Property is depicted hereon and those transformers labeled as containing PCBs are specifically noted; (14) that any and all wells (dry or otherwise), soil borings, and underground and above ground tanks, but only those that have surface evidence, located at the Property are specifically noted; (15) that, other than noted hereon, the Property described hereon does not lie within flood hazard areas in accordance with any maps entitled: "Department of Housing and Urban Development, Federal Insurance Administration Special Flood Hazard Area Maps," "Flood Hazard Floodway Boundary Map," "Flood Boundary and Floodway Map"; (16) that the Property and only the Property constitutes one or more discrete tax lots and the tax parcel numbers are shown hereon; and (17) and that the certifications made herein have been made after a careful physical inspection of the Property.

The undersigned has received and examined a copy of the Commitment to Insure, issued by Lawyers Title Insurance Corporation, the Title Company for the Property described therein (the "Property"), and of each instrument listed therein, and the location of each easement and exception, to the extent it can be located, has (with recording reference) been shown thereon, and if such easement cannot be sufficiently located, a notation thereof has been made on the survey. The survey has been made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and American Congress on Surveying and Mapping in 1992, and meets the accuracy requirements of an Urban survey, as defined therein and includes items 1-4 & 6-14 of Table A thereof.

I further certify that this survey was prepared by me or under my direct supervision and that I am a licensed land surveyor under the laws of the State of Wisconsin this 29th day of FEBRUARY 1999.

Name:

Registered Land Surveyor
Registration Number:

Date:

David R. Renshaw
S-2142
I CERTIFY THAT THIS MAP IS CORRECT AS OF 8/20/97. I DO NOT CERTIFY ANY CHANGES OR IMPROVEMENTS TO THE ABOVE DESCRIBED PROPERTY THAT OCCURRED BETWEEN 8/20/97 AND 2/29/00.
D.A.R.
2/29/00

PREPARED UNDER THE SUPERVISION OF:

HAYES & MATTHEWS, INC.
NATIONAL DIVISION - ALTA SURVEYS
17222 NEWHOPE STREET SUITES 108/109
FOUNTAIN VALLEY, CA 92708
714/979-7181
FAX 714/641-2840

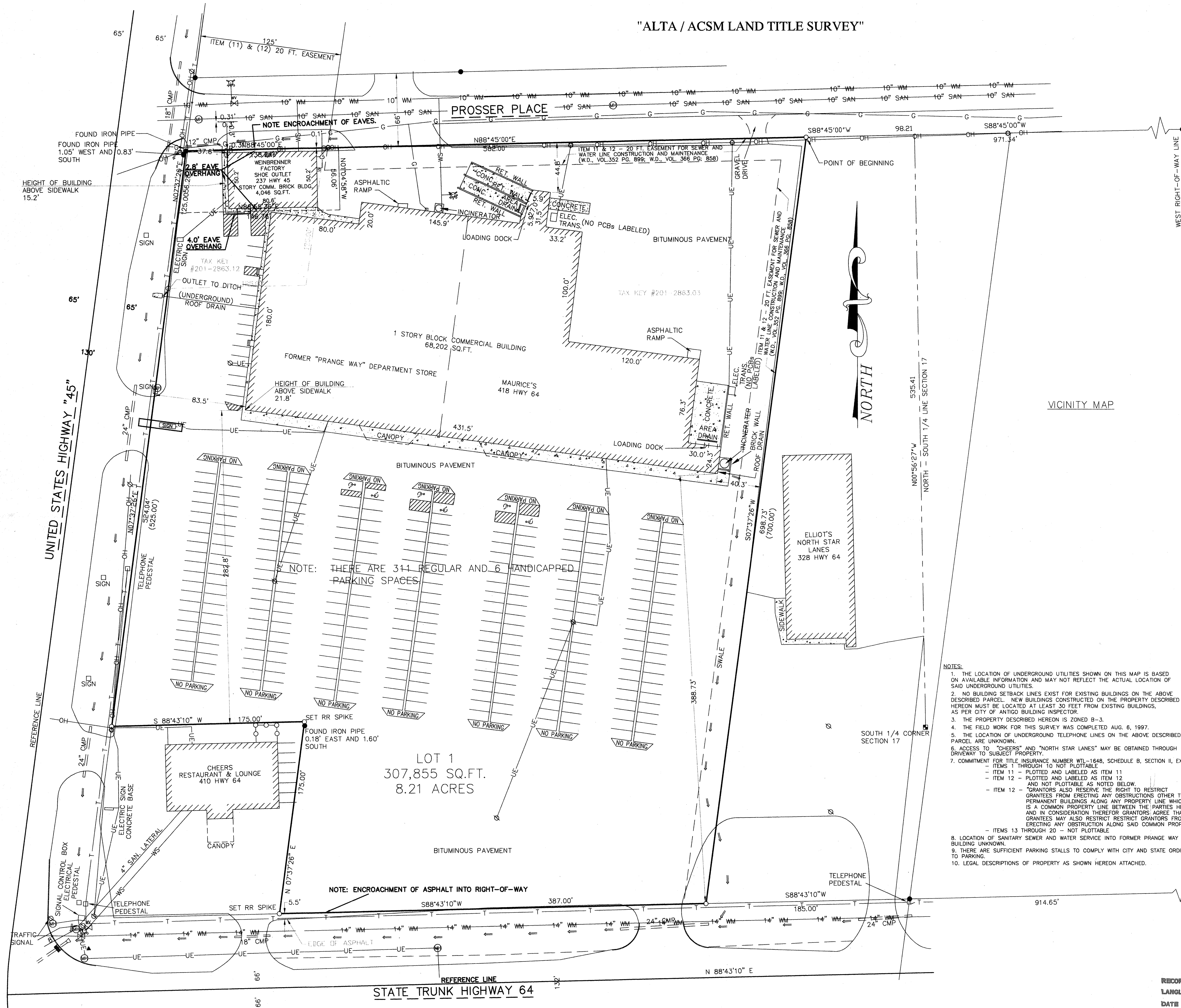
RECERTIFIED 29 FEB 00 BY D.A.R.

WOODMEN OF THE WORLD

ANTIGO SHOPPING CENTER
ANTIGO, WI

RECORD # 40328
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED: 3/6/00 BY: J.P. Purdy

SCALE	1" = 40'	CHKD./AP'VD. BY	
DATE	8/20/97	APPROVED	
DWN. BY	D.D.D.	REVISIONS	#1 10/7/97 #2
CHKD. BY	T.A.R.	#3	#4 #5



NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS BASED ON AVAILABLE INFORMATION AND MAY NOT REFLECT THE ACTUAL LOCATION OF SAID UNDERGROUND UTILITIES.
2. NO BUILDING SETBACK LINES EXIST FOR EXISTING BUILDINGS ON THE ABOVE DESCRIBED PARCEL. NEW BUILDINGS CONSTRUCTED ON THE PROPERTY DESCRIBED HEREON MUST BE LOCATED AT LEAST 30 FEET FROM EXISTING BUILDINGS, AS PER CITY OF ANTIGO BUILDING INSPECTOR.
3. THE PROPERTY DESCRIBED HEREON IS ZONED B-3.
4. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED AUG. 6, 1997.
5. THE LOCATION OF UNDERGROUND TELEPHONE LINES ON THE ABOVE DESCRIBED PARCEL ARE UNKNOWN.
6. ACCESS TO "CHEERS" AND "NORTH STAR LANES" MAY BE OBTAINED THROUGH DRIVEWAY TO SUBJECT PROPERTY.
7. COMMITMENT FOR TITLE INSURANCE NUMBER WTL-1648, SCHEDULE B, SECTION II, EXCEPTIONS
 - ITEMS 1 THROUGH 10, NOT PLOTTABLE
 - ITEM 11 - PLOTTED AND LABELED AS ITEM 11
 - ITEM 12 - PLOTTED AND LABELED AS ITEM 12
 - ITEM 12 - AND NOT PLOTTABLE AS NOTED BELOW.
 - GRANTEES ALSO RESERVE THE RIGHT TO RESTRICT GRANTEES FROM ERECTING ANY OBSTRUCTIONS OTHER THAN PERMANENT BUILDINGS ALONG ANY PROPERTY LINE WHICH IS A COMMON PROPERTY LINE BETWEEN THE PARTIES HERETO AND IN CONSIDERATION THEREOF GRANTEES AGREE THAT GRANTEES MAY ALSO RESTRICT RESTRICT GRANTORS FROM ERECTING ANY OBSTRUCTION ALONG SAID COMMON PROPERTY LINE.
 - ITEMS 13 THROUGH 20 - NOT PLOTTABLE
8. LOCATION OF SANITARY SEWER AND WATER SERVICE INTO FORMER PRANGE WAY BUILDING UNKNOWN.
9. THERE ARE SUFFICIENT PARKING STALLS TO COMPLY WITH CITY AND STATE ORDINANCES RELATIVE TO PARKING.
10. LEGAL DESCRIPTIONS OF PROPERTY AS SHOWN HEREON ATTACHED.



PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL • REMEDIATION
DEVELOPMENT • ENVIRONMENTAL

RECEIVED FEB 03 2000

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 33 NORTH, RANGE 11 EAST, AND PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 33 NORTH, RANGE 10 EAST, TOWN OF UPHAM, LANGLADE COUNTY WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWN 33 NORTH, RANGE 11 EAST, MARKED BY A LANGLADE COUNTY MONUMENT; THENCE S 05° 25' 59" W, 500.11 FEET ALONG THE SECTION LINE COMMON TO SECTIONS 1 AND 6 TO A 3/4" DIAMETER IRON ROD; THENCE S 83° 20' 34" E, 1505.32 FEET PARALLEL WITH THE NORTH LINE OF SECTION 6 TO A 3/4" DIAMETER IRON ROD ON THE EAST LINE OF THE NW 1/4 OF THE NW 1/4; THENCE S 02° 21' 40" W, 1646.93 FEET ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 TO A 3/4" DIAMETER IRON ROD ON THE EAST-WEST ONE-QUARTER LINE; THENCE N 77° 47' 00" W, 1604.47 FEET ALONG THE EAST-WEST ONE-QUARTER LINE TO THE 1/4 CORNER COMMON TO SECTIONS 1 AND 6, MARKED BY A LANGLADE COUNTY MONUMENT; THENCE N 05° 25' 59" E, 1434.97 FEET ALONG THE SECTION LINE COMMON TO SECTION 1 AND 6 TO A 3/4" IRON ROD; THENCE N 79° 16' 10" W, 100.43 FEET PARALLEL WITH THE NORTH LINE OF SECTION 1, TOWN 33 NORTH, RANGE 10 EAST; THENCE N 05° 25' 59" E, 552.36 FEET PARALLEL WITH THE EAST LINE OF SECTION 1 TO A 3/4" DIAMETER IRON ROD ON THE NORTH LINE OF SECTION 1; THENCE S 79° 16' 11" E, 100.43 FEET ALONG THE NORTH LINE OF SECTION 1 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 56.86 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

