



GENERAL NOTES:

- All measured and recorded dimensions are the same unless noted otherwise.
- There is no visible evidence of cemeteries or burial grounds on the subject property.
- No monuments shown have identification numbers.

BASIS OF BEARINGS:

All bearings are referenced to North line of Parcel 1, Certified Survey Map No. 3089 recorded in Volume 11 of Certified Survey Maps on Page 259 having a recorded bearing of S89deg48'49"E.

FLOOD NOTE:

By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 5555 75A, which bears an effective date of 1/2/76 and is not a special flood hazard area. No field surveying was performed to determine this zone. Zone C denotes areas of minimal flooding outside of the 100 year flood plane area.

PARKING STALLS: LOT AREA:

No Parking Stalls 72,936 square feet
1.6744 acres

ZONING DATA:

Zoning classification: The property is zoned M2, General Industrial District.

Height: The maximum building height in this district is not specified in the zoning code for this district.

Setbacks: In this district there as a 20 foot minimum required front yard setback, a 20 foot minimum required rear yard setback, and a 20 foot minimum required side yard setback.

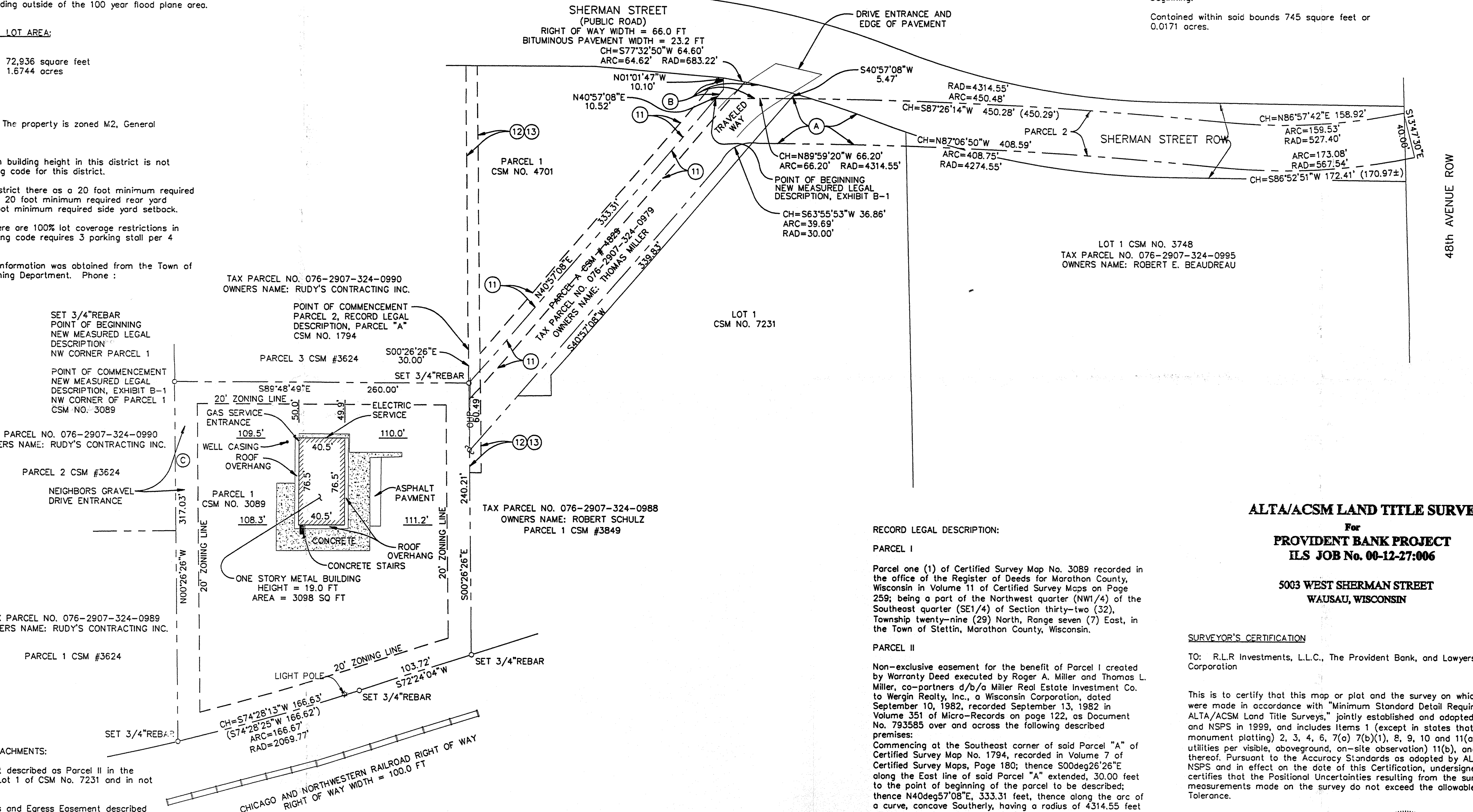
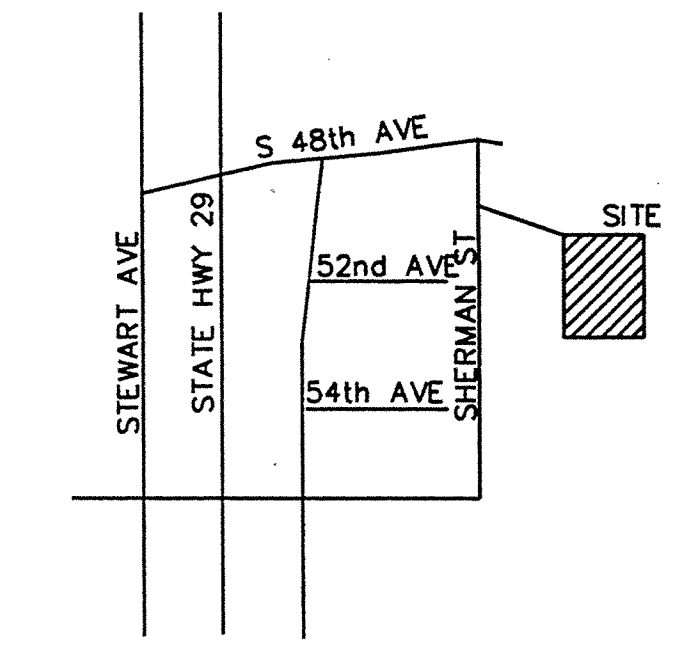
Bulk Restrictions: There are 100% lot coverage restrictions in this district. The zoning code requires 3 parking stall per 4 Employees.

Source: The above information was obtained from the Town of Stettin, Wisconsin Zoning Department. Phone: 1-715-845-9983.

- NOTES CORRESPONDING TO SCHEDULE B ITEMS:**
- A 60.00 foot wide Right of Way Easement recorded October 2, 1978, Volume 283 of Micro Records, Page 546, as Document Number 741285. This item is not plotted as it does not affect the subject property.
 - A 10.00 foot Telephone Easement recorded December 6, 1982, Volume 355 of Micro Records, Page 529, as Document Number 796862. This item is plotted and does affect the subject property.
 - Terms and Conditions of a Utility Easement recorded June 28, 1989, Volume 506 of Micro Records, Page 681, as Document Number 909126 and re-recorded October 18, 1989 in Volume 514 of Micro Records, Page 1033, as Document Number 915125. This item is plotted and does affect the subject property.
 - Terms, Conditions, Restrictions and Provisions recorded September 13, 1982 in Volume 351 of Micro-Records, Page 122, as Document Number 793585. This item is plotted and does affect the subject property.
 - 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. This item is not plotted and does not affect the subject property.

NEW MEASURED LEGAL DESCRIPTION:
PARCEL 1
Parcel 1, Certified Survey Map No. 3089, recorded in Volume 11 of Certified Survey Maps, Page 259, Town of Stettin, Marathon County, Wisconsin being more particularly described as follows:
Beginning at the Northwest corner of said Parcel 1; thence S89deg48'49"E, 260.00 feet; thence S00deg26'26"E, 240.21 feet; thence S72deg24'04"W, 103.72; thence 166.67 feet along the arc of a curve to the left having a radius of 2069.77 feet and a long chord subtended bearing S74deg28'13"W, 166.63 feet; thence N00deg26'26"W, 317.03 feet to the point of beginning.
Contained within said bounds 72,936 square feet or 1.6744 acres.
This description describes all the land described as Parcel 1 in the title commitment identified as Lawyers Title Insurance Corporation Commitment Number WTM-6553 having an effective date of October 13, 2000.

PROPOSED ACCESS EASEMENT LEGAL DESCRIPTION
Part of Parcel A, Certified Survey Map No. 4829, Town of Stettin, Marathon County, Wisconsin being more particularly described as follows:
Commencing at the Northwest corner of Parcel 1, Certified Survey Map No. 3089, Town of Stettin, Marathon County, Wisconsin; thence S89deg48'49"E, 260.00 feet; thence N40deg57'08"E, 333.31 feet to the point of beginning; thence N40deg57'08"E, 10.52 feet; thence N01deg01'47"W, 10.10 feet; thence 64.62 feet along the arc of a curve to the right having a radius of 683.22 feet and a long chord subtended bearing S77deg32'50"E, 64.60 feet; thence S40deg57'08"W, 5.47 feet; thence 66.20 feet along the arc of a curve to the left having a radius of 4314.55 feet and a long chord subtended bearing N89deg59'20"W, 66.20 feet to the point of beginning.
Contained within said bounds 745 square feet or 0.0171 acres.



STATEMENT OF APPARENT ENCROACHMENTS:

- The Ingress and Egress Easement described as Parcel II in the record legal description crosses Lot 1 of CSM No. 7231 and in not currently being used.
- A gap exists between the Ingress and Egress Easement described as Parcel II in the record legal description and the Southwest edge of the Sherman Street public right-of-way and the traveled way currently in use crosses over this area.
- The landowner to the West is using the driveway and parking lot of the property surveyed for access to his parcel. However, the landowner does have direct access to Sherman Street and the East side of his property.

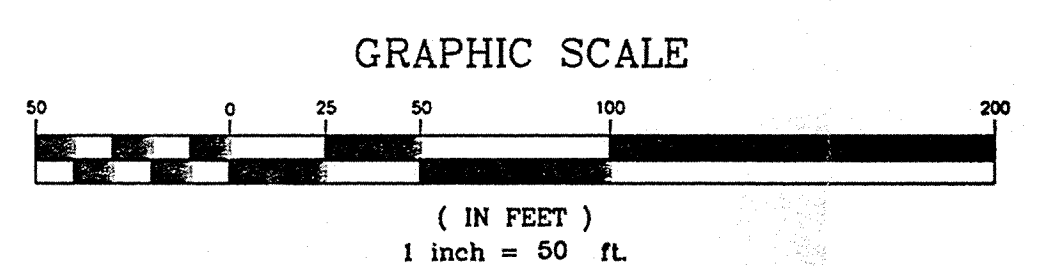
WARNING!
ERRORS & OMISSIONS INSURANCE PROTECTION

CALL INTERNATIONAL LAND SERVICES, INC.

This survey is covered by International Land Services, Inc.'s Errors and Omissions Insurance policy. Contacting the surveying company performing this survey will void the E & O Insurance coverage.

FOR YOUR PROTECTION, PLEASE DIRECT ALL QUESTIONS REGARDING THIS SURVEY TO:

INTERNATIONAL LAND SERVICES, INC.
Phone (405) 701-3352 Fax (405) 701-1002



- LEGEND**
- PK NAIL SET
 - IRON ROD PIN FOUND
 - STORM INLET
 - ⊕ POWER POLE
 - ☆ LIGHT POLE
 - OHP OVERHEAD POWER
 - X-X' DENOTES DISTANCE FROM BUILDING LINE TO PROP. LINE
 - Ⓐ DENOTES ENCROACHMENTS
 - # CORRESPONDES TO SCHEDULE B
 - ♿ HANDICAPPED PARKING STALL
 - ⚡ FIRE HYDRANT

RECORD LEGAL DESCRIPTION:
PARCEL I
Parcel one (1) of Certified Survey Map No. 3089 recorded in the office of the Register of Deeds for Marathon County, Wisconsin in Volume 11 of Certified Survey Maps on Page 259; being a part of the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4) of Section thirty-two (32), Township twenty-nine (29) North, Range seven (7) East, in the Town of Stettin, Marathon County, Wisconsin.
PARCEL II
Non-exclusive easement for the benefit of Parcel I created by Warranty Deed executed by Roger A. Miller and Thomas L. Miller, co-partners d/b/a Miller Real Estate Investment Co. to Wergin Realty, Inc., a Wisconsin Corporation, dated September 10, 1982, recorded September 13, 1982 in Volume 351 of Micro-Records on page 122, as Document No. 793585 over and across the following described premises:
Commencing at the Southeast corner of said Parcel "A" of Certified Survey Map No. 1794, recorded in Volume 7 of Certified Survey Maps, Page 180; thence S00deg26'26"E along the East line of said Parcel "A" extended, 30.00 feet to the point of beginning of the parcel to be described; thence N40deg57'08"E, 333.31 feet, thence along the arc of a curve, concave Southerly, having a radius of 4314.55 feet whose chord bears S87deg26'14"E, 450.29 feet to a point of reverse curvature; thence along the arc of a curve, concave Northerly, having a radius of 527.54 feet whose long chord bears N88deg57'42"E, 158.92 feet, more or less, to the West right-of-way line of 48th Avenue; thence Southerly along the said West right-of-way line of 48th Avenue, 40.00 feet; thence along the arc of a curve, concave Northerly having a radius of 567.54 feet whose long chord bears S88deg52'51"W, 170.97 feet, more or less, to a point of reverse curvature; thence along the arc of a curve, concave Southerly having a radius of 4274.55 feet whose long chord bears N87deg06'50"W, 408.59 feet to a point of curvature; thence along the arc of a curve, concave Southeasterly, having a radius of 30 feet whose long chord bears S63deg55'53"W, 35.86 feet; thence S40deg57'08"W, 339.83 feet to a point on the East line of above described Parcel I; thence N00deg26'26"W along the East line of above described Parcel I, 60.49 feet to the point of beginning.

SURVEYOR'S CERTIFICATION
TO: R.L.R Investments, L.L.C., The Provident Bank, and Lawyers Title Insurance Corporation

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1 (except in states that require record monument plotting) 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10 and 11(a) (location of utilities per visible, aboveground, on-site observation) 11(b), and 12 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this Certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Roland Sarko
Ronald Sarko
Wisconsin Registered Land Surveyor
Registration Number: S-1377
Date of Survey: 1-19-2001
Date of Last Revision: 3-05-2001



Survey Prepared by:
Sarko Engineering Inc.
847 Highway JG
Mount Horeb, WI 53572
Phone: (608) 832-6297
Fax: (608) 832-6349
E-Mail rsarko@mtnc.net

ALTA/ACSM LAND TITLE SURVEY
For
PROVIDENT BANK PROJECT
ILS JOB No. 00-12-27-006
5003 WEST SHERMAN STREET
WAUSAU, WISCONSIN

This Work Coordinated By:

International

Land Services, Inc.

621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 364-9352 www.ils-alta.com

Dwn By: VS	Date: 1/25/01
Surveyor Ref.No:	Revision: ZONING
Aprvd By: RFS	Date: 1/27/01
Field Date: 1-19-2001	Revision: FLOOD
Scale: 1"=50'	Date: 1/28/01
	Revision: EASEMENTS
	Date: 3/05/01
	Revision: PROPOSED EASEMENT

Prepared For:

Client Ref. No:

Project Address:
5003 WEST SHERMAN STREET

Project Location:
WAUSAU, WI

Project Name:
PROVIDENT BANK PROJECT

Job Number:
00-12-27-006

SHIPPED MAR 08 2001