



GOWEY ABSTRACT & TITLE COMPANY, INC.

www.goweytitle.com • (800) 673-8710

60 YEAR STAGE II OWNERSHIP AND ENCUMBRANCE REPORT

Ms. Ruth Johnson
Wisconsin Department of Transportation
944 Vanderperren Way
Green Bay, WI 54304
(920) 492-2386
ruth.johnson@dot.wi.gov

RE: Project No. 4640-06-00
STH 28 – 14th St., City of Sheboygan, Sheboygan County
Parcel 5

As requested, I have examined the real estate records in and to the following Sheboygan County lands:

Lots 1, 2 and 3, Block 112 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin.

For Informational Purposes Only, the above-described lands are designated with the following:

Tax ID Number(s): 59281500140
59281500160

Title to said real estate is vested in **OFFICE SERVICE COMPANY, LLP, a Wisconsin limited liability partnership**, free and clear of all liens, judgments, mortgages, unpaid real estate taxes, and other encumbrances, EXCEPT:

1. **2012 Real Estate Taxes** in the amount of \$8,818.87 – Paid in Full.
2. **Sewer Agreement** recorded as Document No. 734832.
3. **Highway Easement** recorded as Document No. 886630.
4. **Billboard Easement** recorded as Document No. 1961909.
5. **Mortgage** recorded as Document No. 1964614.
6. **Assignment of Leases & Rents** recorded as Document No. 1964615.
7. Any lien or encumbrance not recorded or filed in the offices of the Register of Deeds, Treasurer, or Clerk of Circuit Court.

Certified through **August 2, 2013 at 4:30 P.M.**

GOWEY ABSTRACT & TITLE COMPANY, INC.

Michael S. Brandner
JKM/ejb
Parcel 5

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2012

12910

PARCEL NUMBER: 59281500140
Correspondence should refer to Parcel Number.

CITY OF SHEBOYGAN
SHEBOYGAN COUNTY

Assessed Value Land	Ass'd Value Improve	Tot Assessed Value	Avg. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Tot Est. Fair Mkt.	
138,600	220,500	359,100	108.669	127,500	202,900	330,400	A star in this box means unpaid prior year taxes.
TAXING JURISDICTION		2011 Est. State Aids Allocated Tax Dist	2012 Est. State Aids Allocated Tax Dist	2011 Net Tax	2012 Net Tax	% Tax Change	NET PROPERTY TAX 8,461.26
STATE		1,565,468	1,552,131	58.61	56.08	-4.6	
COUNTY		13,280,341	13,257,512	1,780.57	1,740.74	-2.2	
C-SHEBOYGAN		48,098,573	49,672,741	3,022.43	2,975.53	-1.6	
SCHL - 5271		627,000	600,968	3,452.29	3,234.72	-6.3	
TCDB-11				541.66	530.83	-2.0	
TOTAL		63,571,382	65,083,352	8,855.76	8,537.90	-3.6	
				79.55	76.64	-3.7	
				8,776.21	8,461.26	-3.6	
School taxes reduced by school levy tax credit		608.40	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Excl. Mkt. Value Credits)		Warning: If not paid by due dates, installment option is lost and total tax is delinquent and subject to interest and, if applicable, penalty. Failure to pay on time. See Reverse.
924 N. 14TH ST.				23,7758235			1st Installment by JANUARY 31 2013 4,230.63
ORIGINAL PLAT 1.013 1 & 2 BLK 112		TLC PROPERTIES, INC 2809 S 5TH CT MILWAUKEE WI 53207-1458					2nd Installment by JULY 31 2013 4,230.63
60P 11201							
TEAR HERE							

SEE REVERSE SIDE FOR IMPORTANT INFORMATION
RETAIN THIS PORTION AS YOUR COPY

TEAR OFF THIS STUB AND INCLUDE WITH FIRST INSTALLMENT PAYMENT
REAL ESTATE PROPERTY TAX BILL FOR 2012



RP47429

Please make payments to the City of Sheboygan up through January 31st.
Payments after January 31st should be directed to the County Treasurer.

Parcel Number: 59281500140

Name: TLC PROPERTIES, INC
2809 S 5TH CT
MILWAUKEE WI 53207-1458

Parcel Address: 924 N. 14TH ST.

Pay 1st Installment - \$4,230.63

Or

Pay Full Payment - \$8,461.26

By January 31, 2013

Municipality/Location	Collection Dates	Times	Bank Collection Site In Person In Lobby Only	Bank Lobby Hours Tax Bill Must Accompany Payment
City of Sheboygan	In person payments should be made at 1 of the 4 Community Bank & Trust lobby locations		Community Bank & Trust Lobby 4210 Highway 42, Sheboygan 555 S Taylor Drive, Sheboygan 604 N 8th Street, Sheboygan 3220 S Business Drive, Sheboygan	Lobby hours: Mon-Thurs 9-5, Fri 9-6 and Sat 9-Noon, 8th St closed Sat. Closed at Noon 12/24, all day 12/25. Closed at 5:00 12/31, all day 1/01, Open 1/21.

Other Drop Off Site: None

Drop Box: City Hall, 828 Center Avenue, Sheboygan, WI 53081. Box located at the front door to the building.

Dates Municipality Closed: NA

Online Payments: No

Telephone: 920-430-3395

Make check payable and mail to:

City of Sheboygan
828 Center Ave Suite 205
Sheboygan WI 53081

Warning: If not paid by due dates, installment option is lost and total tax is delinquent
and subject to interest and applicable penalty. (See Reverse)

City of Sheboygan
828 Center Ave Suite 205
Sheboygan WI 53081

PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE
PAID ONE OUNCE
SHEBOYGAN, WI
PERMIT NO. 116

FIRST CLASS MAIL

ADDRESS SERVICE REQUESTED

*****AUTO**3-DIGIT 532

TLC PROPERTIES, INC

2809 S 5TH CT

MILWAUKEE WI 53207-1458

IMPORTANT

SEE COUNTY BUDGET GRAPHS INSIDE (County Portion of Tax Bill Only)

TAX STATEMENT

0020 003
0041

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2012

15899

PARCEL NUMBER: 59281500160

CITY OF SHEBOYGAN
SHEBOYGAN COUNTY

Correspondence should refer to Parcel Number.

Assessed Value Land	Ass'd Value Improve	Tot Assessed Value	Ave. Assmt Ratio	Est. Fair Mkt Land	Est. Fair Mkt Improve	Tot Est. Fair Mkt		A star in this box means unpaid prior year taxes.
57,100		57,100	108.669	52,500		52,500		
							NET PROPERTY TAX	1,357.61
TAXING JURISDICTION		2011 Est. State Aids Allocated Tax Dist	2012 Est. State Aids Allocated Tax Dist	2011 Net Tax	2012 Net Tax	% Tax Change		
STATE				9.35	8.92	-4.6		
COUNTY		1,565,468	1,552,131	283.13	276.79	-2.2		
C-SHEBOYGAN		13,280,341	13,257,512	480.59	473.14	-1.6		
SCHL - 5271		48,098,573	49,672,741	548.95	514.35	-6.3		
TCDB 11		627,000	600,968	86.13	84.41	-2.0		
TOTAL		63,571,382	65,083,352	1,408.15	1,357.61	-3.6		
		First Dollar Credit						
		Lottery & Gaming Credit						
		Net Property Tax		1,408.15	1,357.61	-3.6		
School taxes reduced by school levy tax credit		96.74	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Not Assessed Value Rate (Does NOT reflect Credits)		Warning: If not paid by due dates, installment option is lost and total tax is delinquent and subject to interest and, if applicable, penalty. Failure to pay on time. See Reverse	
					23.7758235		1st Installment by JANUARY 31 2013 678.81	
							2nd Installment by JULY 31 2013 678.80	

ORIGINAL PLAT LOT 3 BLK 112

TLC PROPERTIES, INC A
LOUISIANA CORPORATION
2809 S 5TH CT
MILWAUKEE WI 53207-1458

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

RETAIN THIS PORTION AS YOUR COPY

60P 11203

TEAR HERE

TEAR HERE

TEAR OFF THIS STUB AND INCLUDE WITH FIRST INSTALLMENT PAYMENT
REAL ESTATE PROPERTY TAX BILL FOR 2012



RP47431

Please make payments to the City of Sheboygan up through January 31st.
Payments after January 31st should be directed to the County Treasurer.

Parcel Number: 59281500160

Name: TLC PROPERTIES, INC A
LOUISIANA CORPORATION
2809 S 5TH CT
MILWAUKEE WI 53207-1458

Parcel Address:

Pay 1st Installment - \$678.81

Or

Pay Full Payment - \$1,357.61

By January 31, 2013

Municipality/Location	Collection Dates	Times	Bank Collection Site In Person In Lobby Only	Bank Lobby Hours Tax Bill Must Accompany Payment
City of Sheboygan	In person payments should be made at 1 of the 4 Community Bank & Trust lobby locations		Community Bank & Trust Lobby 4210 Highway 42, Sheboygan 655 S Taylor Drive, Sheboygan 604 N 8th Street, Sheboygan 3220 S Business Drive, Sheboygan	Lobby hours: Mon-Thurs 9-5, Fri 9-6 and Sat 9-Noon, 8th St closed Sat. Closed at Noon 12/24, all day 12/25. Closed at 5:00 12/31, all day 1/01, Open 1/21.

Other Drop Off Site: None

Drop Box: City Hall, 828 Center Avenue, Sheboygan, WI 53081. Box located at the front door to the building.

Dates Municipality Closed: NA

Online Payments: No

Telephone: 920-459-3395

Make check payable and mail to:

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Sheboygan WI 53081

Warning: If not paid by due dates, installment option is lost and total tax is delinquent and subject to interest and applicable penalty. (See Reverse)

City of Sheboygan
828 Center Ave Suite 205
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FIRST CLASS MAIL
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PERMIT NO. 116

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TLC PROPERTIES, INC A
LOUISIANA CORPORATION
2809 S 5TH CT
MILWAUKEE WI 53207-1458

IMPORTANT

SEE COUNTY BUDGET GRAPHS INSIDE (County Portion of Tax Bill Only)

TAX STATEMENT

0020 003
0030



8 0 9 6 2 0 8
Tx:4050001

1961908

SHEBOYGAN COUNTY, WI

RECORDED ON

01/31/2013 3:17 PM

ELLEN R. SCHLEICHER

REGISTER OF DEEDS

RECORDING FEE: 30.00

TRANSFER FEE: 1275.00

EXEMPTION #

Cashier ID: 9

PAGES: 1

State Bar of Wisconsin Form 1-2003

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between TLC Properties, Inc., a Louisiana corporation ("Grantor," whether one or more) and Office Service Company, LLP, a Wisconsin limited liability partnership ("Grantee," whether one or more). Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Sheboygan County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots 1 and 2, Block 112 of the Original Plat of the City of Sheboygan, according to the recorded plat thereof, Sheboygan County, Wisconsin.

AND

Lot 3, Block 112 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin.

Recording Area

Name and Return Address

Attorney David Gass

Rohde Dales LLP

607 N. 8th St., 7th Fl.

Sheboygan, WI 53081

* Grantee, by recording of this deed, agrees that the above-described premises shall merge together and shall hereafter be considered as one parcel. All future legal descriptions of said premises will describe the said premises as one unit in order to comply with Section 71.08(a)(1)C of the Sheboygan County Subdivision Ordinance or other appropriate municipal ordinance(s).

59281500140 and 59281500160

Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants and general taxes levied on or after January 1, 2013, and will warrant and defend the same.

Dated as of January 31, 2013.

TLC PROPERTIES, INC.

By:

Ricky Raven, VP

ACKNOWLEDGMENT

AUTHENTICATION

Signature(s) of _____

authenticated on _____

STATE OF

Louisiana

)

East Baton Rouge Parish

COUNTY

) ss.

)

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____

authorized by Wis. Stat. § 706.06)

Personally came before me on January 31, 2013, the above-named Ricky Raven VP

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Attorney David Gass

Rohde Dales LLP

*

Blaine E. Andrieu

#8675

Notary Public, State of Louisiana

My Commission (is permanent) (expires: at Death)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

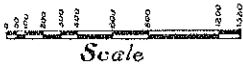
FORM NO. 1-2003

* Type name below signatures.

Original Plat of the City of Sheboygan



ORIGINAL PLAT OF SHEBOYGAN WIS. (COPY)



Territory of Wisconsin,
County of Brown.
I, John F. Meade, Clerk of the District Court for
said County, do hereby certify the annexed Map to be a correct
and true Copy of the Map of Plat of the Town of Sheboygan now
on record in my office, and that the Original Map was filed in the
Partition of said town heretofore decreed by this Court.
In testimony whereof I have hereunto subscribed my name and
affixed the seal of said Court at the Clerk's office this 25th day of March
A.D. 1847.
John F. Meade, Clerk.
By George Wallace, Dep. Clk. Dist. Brown County W. T.

Note: I have compared the above Map with
the Original Plat on file and find it to be a true copy.
August 17, 1845.
Edwin Kohlmeier,
Register of Deeds.

Register Office
Sheboygan, Wis.
Received for record April 1st, A.D. 1847
at 2 o'clock P.M.
Wm. H. Borsline, Register

This instrument was drafted by
FEDER, CHUTE, KESLER, MILLER & JONES
No. 124223

Albert O. Schroeder and Natalie
Schroeder, his wife
To
Albert O. Schroeder, Natalie
Schroeder, Donald Schroeder,
Mylin Schroeder, partners, d/b/
Sheboygan Greenhouses
Premises

ASSIGNMENT OF LAND CONTRACT
This instrument should be immediately filed
upon record to avoid future trouble and litigation.

REGISTER'S OFFICE,
State of Wisconsin,
SHEBOYGAN
County.

Received for Record this 29th day of

October A. D. 1959

at 2:28 o'clock P.M. and recorded in

Vol. 9 of Deeds, on page 28980

Raymond D. Duggan
Register of Deeds.

Deputy.

RETURN TO

704832

OCTOBER

THIS AGREEMENT entered into this 30th day of September, 1959.

1959, by and between Kempf Incorporated and the City of Sheboygan, a
Municipal Corporation, WITNESSETH that for and in consideration of a
plumbing permit having been granted to it for the purpose of connecting
the plumbing system of an existing house and the plumbing system of a
new building to the same street lateral from the sanitary sewer on
Niagara Avenue which house, building and street lateral are located on
or adjacent to all or parts of

Lot 1, Block 112 of the Original Plat of the City of
Sheboygan

said Kempf Incorporated hereby agrees that at such time as the buildings
and real estate upon which they are located above mentioned shall cease
to be both owned by it or its successors in title that it or its successors
in title shall immediately install or have installed independent laterals
to the sanitary sewer for each independent plumbing system located
upon the above described property. If at any time there should arise
a dispute as to who shall have the duty to install such lateral and bear the
expense thereof it is hereby stipulated that such duty shall fall upon the
owner of the building with the highest assessed valuation. If at any time
under the terms of this agreement the above mentioned additional lateral
is required to be installed and is not installed it is specifically agreed that
the City may arrange for said work to be done in any manner it deems
proper and charge the costs thereof to the property benefited thereby as a
special assessment.

WITNESS our hands and seals this 30th day of September, 1959.

KEMPF INCORPORATED

By Edna J. Heston

President

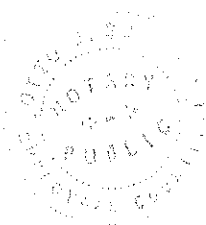
Raymond D. Duggan
Secretary

STATE OF WISCONSIN

SS

SHEBOYGAN COUNTY

Personally appeared before me this 30th day of ^{OCTOBER}~~September~~, 1959,
 the above named Edna J. Moterny and Georg H. Krasne
 to me known to be the President and Secretary, respectively
 of Kempf Incorporated, and to me known to be the persons who signed the
 foregoing agreement and acknowledged the same.



Otto B. Schaf
 Notary Public, Sheboygan, Wisconsin
 My Comm. Expires: May 28, 1961

704832

AGREEMENT
RECORDER'S OFFICE SHEBOYGAN COUNTY, WISCONSIN Received the <u>30th</u> day of <u>October</u> , 19 <u>59</u> at <u>10:29</u> <u>330</u> <u>Georg H. Krasne</u>
OFFICE OF THE City Attorney SHEBOYGAN, WISCONSIN

3d 150

HIGHWAY EASEMENT

THIS INDENTURE, Made this 5th day of October, A.D. 1966, by and between KEMPF INCORPORATED OUTDOOR ADVERTISING, a Wisconsin corporation, Grantor, and the CITY OF SHEBOYGAN, a municipal corporation of the State of Wisconsin, Grantee,

WITNESSETH:

The said Grantor, in consideration of the sum of One (\$1.00) Dollar and other valuable considerations in hand paid by the said Grantee, receipt whereof is hereby confessed and acknowledged, has given, granted and does hereby give and grant unto the said Grantee, its successors and assigns, a limited highway easement for the right to construct and maintain side slopes rip-rap bank protection, along the following described property in the County of Sheboygan, State of Wisconsin, to-wit:

Commencing on the west line of North 14th Street, one hundred ninety nine (199.0) feet North of the north line of Niagara Avenue, thence West, perpendicular to said west line, twenty (20) feet, thence North, parallel to said west line, to the south high water line of the Sheboygan River, thence Easterly and downstream, to the west line of North 14th Street, thence South along said west line to the place of beginning, being part of Lot one (1), Block one hundred twelve (112), of the Original Plat of the City of Sheboygan.

The Grantor further grants unto the grantee, its successors and assigns, the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil, on the condition, however that in any and all events the Grantee shall bear all costs of such installation, construction and maintenance.

The covenants herein contained shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF THE SAID GRANTOR has caused these presents to be signed by Edna J. Westermeyer, its President and countersigned by George W. Klassen, its Secretary, at Sheboygan, Wisconsin, and its corporate seal to be hereunto affixed the day and year first above written.

In Presence of

Loraine Claybaker
Marion Carpenter

KEMPF INCORPORATED OUTDOOR
ADVERTISING, (SEAL)

By Edna J. Westermeyer
Edna J. Westermeyer, President

Countersigned:

George W. Klassen
George W. Klassen, Secretary

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) ss

Personally came before me, this 5th day of October, A.D. 1966, Edna J. Westermeyer, President and George W. Klassen, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

George T. Golden
Notary Public, Sheboygan Co., Wis.
My Comm. Exp: 2/19/67

886630

KEMPF INCORPORATED OUTDOOR
ADVERTISING

and

CITY OF SHEBOYGAN

HIGHWAY EASEMENT

REGISTER'S OFFICE
SHEBOYGAN COUNTY, WISCONSIN

Received for Record the 28th day of
Nov A. D. 1966 at 9:14
o'clock A.M. and Recorded in Vol. 497
of Records on page 173/5
Theresa J. Edmunds Register
By _____ Deputy

City Clerk

OFFICE OF THE
~~City Attorney~~
SHEBOYGAN, WISCONSIN

Due \$150.00



8 0 9 6 2 0 9
Tx:4050001

BILLBOARD EASEMENT AGREEMENT

Document Number

Document Name

1961909
SHEBOYGAN COUNTY, WI
RECORDED ON
01/31/2013 3:17 PM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
EXEMPTION #
Cashier ID: 9
PAGES: 5

Recording Area

Name and Return Address

Attorney David Gass
Rohde Dales LLP
607 N. 8th St., 7th Fl.
Sheboygan, WI 53081

59281500140

Parcel Identification Number (PIN)

BILLBOARD EASEMENT AGREEMENT

This Billboard Easement Agreement ("Agreement") is made this 31st day of January, 2013, by and between Office Service Company, LLP, a Wisconsin limited liability partnership whose address is 3235 W. Riverland Rd., Mequon, WI 53092 ("Grantor"), and TLC PROPERTIES, INC., a Louisiana Corporation, whose address is 5321 Corporate Boulevard, Baton Rouge, LA 70808 (TIN: 72-0640751) ("Grantee").

Grantor does hereby grant and convey unto Grantee a perpetual easement (the "Sign Easement") only for the location, maintenance and construction of the currently existing outdoor advertising structure or structures (the "Billboard Structures") as they are presently situated in the specific areas delineated on attached on Exhibit "A" (the "Billboard Locations") and on, over and upon the property legally described on Exhibit "B" (the "Property"). The Sign Easement granted herein shall include the right of ingress egress on the Property to the Billboard Locations to service, maintain, improve, modify and replace the Billboard Structures and to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law or replace the Billboard Structures, excepting the location and overall size of the Billboard Structures on the Billboard Locations cannot change from that existing as of the date of this Agreement. The Sign Easement shall include but not be limited to a right of ingress and egress on the Property for the purpose of installing, repairing, replacing and maintaining underground and/or above ground electrical service to the Billboard Structures, a right to maintain telecommunication devices as it relates to the Billboard Structures only and a right of view, prohibiting vegetation or improvements on the Property described herein that would obstruct the view of Billboard Structures from the adjoining highway.

Grantor agrees that Grantee may trim any or all trees and vegetation in, on or about the Sign Easement as often as Grantee deems necessary to prevent obstruction or to improve the appearance of the Billboard Structures.

Grantee shall, at Grantee's sole cost and expense, cause the Billboard Structures to comply with all governmental laws, rules, and regulations, and shall not allow the Billboard Structures to fall into disrepair.

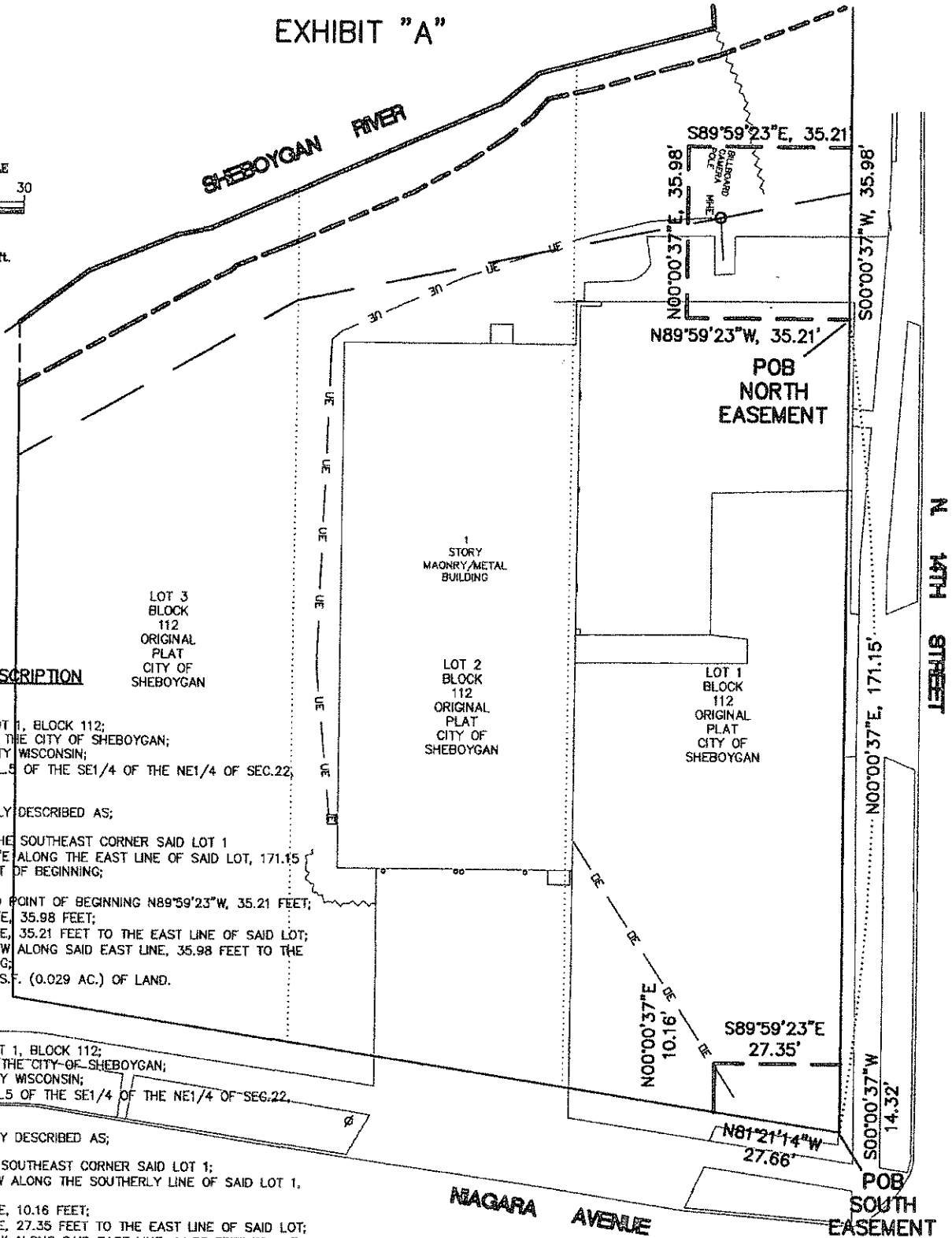
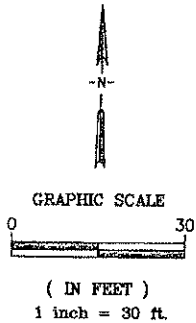
Grantee shall pay all electricity and utility costs in connection with the Billboard Structures prior to same becoming delinquent, including all costs of installation. Grantor shall have all utilities servicing the Billboard Structures separately metered as soon as possible after the date of this Agreement. In the event Grantor requests the same in writing, Grantor may relocate, at its sole cost and expense, the utility lines in order for Grantor to utilize or improve the remainder of the property. Grantor shall perform relocation without interruption of Grantee's service.

Grantee shall pay all personal property taxes assessed against or as to the Billboard Structures.

In the event Grantee intends to conduct any operation on the Property which may materially interfere with Grantor's access to or parking on the Property, Grantee shall provide advance written notice to Grantor and allow Grantor reasonable time make necessary accommodations.

Grantee agrees to defend, indemnify and hold Grantor, its agents, successors and assigns harmless from and against any and all actions, cost, claims, losses, expenses, or damages made

EXHIBIT "A"



EASEMENT DESCRIPTION

NORTH EASEMENT:
BEING PART OF LOT 1, BLOCK 112;
ORIGINAL PLAT OF THE CITY OF SHEBOYGAN;
SHEBOYGAN COUNTY WISCONSIN;
BEING PART OF G.L.S OF THE SE1/4 OF THE NE1/4 OF SEC.22,
T15N, R23E.

MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE SOUTHEAST CORNER SAID LOT 1
THENCE N00°00'37"E ALONG THE EAST LINE OF SAID LOT, 171.15
FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING N89°59'23"W, 35.21 FEET;
THENCE N00°00'37"E, 35.98 FEET;
THENCE S89°59'23"E, 35.21 FEET TO THE EAST LINE OF SAID LOT;
THENCE S00°00'37"W ALONG SAID EAST LINE, 35.98 FEET TO THE
POINT OF BEGINNING;
CONTAINING 1,267 S.F. (0.029 AC.) OF LAND.

AND

SOUTH EASEMENT:
BEING PART OF LOT 1, BLOCK 112;
ORIGINAL PLAT OF THE CITY OF SHEBOYGAN;
SHEBOYGAN COUNTY WISCONSIN;
BEING PART OF G.L.S OF THE SE1/4 OF THE NE1/4 OF SEC.22,
T15N, R23E.

MORE PARTICULARLY DESCRIBED AS;

BEGINNING AT THE SOUTHEAST CORNER SAID LOT 1;
THENCE N81°21'14"W ALONG THE SOUTHERLY LINE OF SAID LOT 1,
27.66 FEET;
THENCE N00°00'37"E, 10.16 FEET;
THENCE S89°59'23"E, 27.35 FEET TO THE EAST LINE OF SAID LOT;
THENCE S00°00'37"W ALONG SAID EAST LINE, 14.32 FEET TO THE
POINT OF BEGINNING;
CONTAINING 335 S.F. (0.007 AC.) OF LAND.

**NORTH AND SOUTH EASEMENT AREA CONTAINING 1601 S.F. (0.037
AC.) OF LAND.**

MILLER
ENGINEERS
SCIENTISTS
5308 SOUTH 12TH STREET
SHEBOYGAN, WI, 53081
PH. 920-452-8164

DATE
Jan. 30, 2013
JOB. NO.
12-19235-B

BY
WF
CK
PP

CLIENT: **LAMAR ADVERTISING COMPANY**
JOB: **LOT 1 & 2 ORIGINAL PLAT**
LOCATION: **924 N. 14th St.**
SHEBOYGAN, WISCONSIN

EXHIBIT B
LEGAL DESCRIPTION OF PROPERTY

Lots 1 and 2, Block 112, Original Plat, City of Sheboygan, Sheboygan County, Wisconsin.

PIN: 59281500140

COMMERCIAL REAL ESTATE MORTGAGE
UNIQUE DOCUMENT NUMBER:

AFTER RECORDING RETURN TO:
Bank First National
2600 Kohler Memorial Drive
Sheboygan, WI 53081

1964614
SHEBOYGAN COUNTY, WI
RECORDED ON
03/15/2013 2:28 PM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
EXEMPTION #
Cashier ID: 9
PAGES: 7

PARCEL ID NUMBER: **59281500140** and **59281500160**

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This COMMERCIAL REAL ESTATE MORTGAGE ("Security Instrument") is made on **March 15, 2013** between the mortgagor(s) **Office Service Company, LLP**, a Wisconsin Limited Liability Partnership, whose address is **3235 W. Riverland Drive, Mequon, Wisconsin 53092** ("Mortgagor"), and **Bank First National** whose address is **402 N. 8th St., Manitowoc, Wisconsin 54220** ("Lender"), which is organized and existing under the laws of the United States of America. Mortgagor in consideration of loans extended by Lender up to a maximum principal amount of **Eight Hundred Fifty Thousand and 00/100 Dollars (U.S. \$850,000.00)** ("Maximum Principal Indebtedness"), and for other valuable consideration, the receipt of which is acknowledged, hereby mortgages, grants and conveys to Lender, its successors and assigns, forever, with power of sale, the following described property located in the **County of Sheboygan, State of Wisconsin**:

Address: **924 N. 14th Street, Sheboygan, Wisconsin 53081**

Legal Description: **Lots 1 and 2, Block 112 of the Original Plat of the City of Sheboygan, according to the recorded plat thereof, Sheboygan County, Wisconsin.**

AND

Lot 3, Block 112 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin.

Parcel ID/Sidwell Number: **59281500140** and **59281500160**

THIS PARCEL IS NOT HOMESTEAD PROPERTY.

Together with all easements, appurtenances abutting streets and alleys, improvements, buildings, fixtures, tenements, hereditaments, equipment, rents, income, profits and royalties, personal goods of whatever description and all other rights and privileges including all minerals, oil, gas, water (whether groundwater, subterranean or otherwise), water rights (whether riparian, appropriate or otherwise, and whether or not appurtenant to the above-described real property), wells, well permits, ditches, ditch rights, reservoirs, reservoir rights, reservoir sites, storage rights, dams and water stock that may now, or at any time in the future, be located on and/or used in connection with the above-described real property, payment awards, amounts received from eminent domain, amounts received from any and all insurance payments, and timber which may now or later be located, situated, or affixed on and used in connection therewith (hereinafter called the "Property").

RELATED DOCUMENTS. The words "Related Documents" mean all promissory notes, security agreements, prior mortgages, prior deeds of trust, business loan agreements, construction loan agreements, resolutions, guaranties, environmental agreements, subordination agreements, assignments of leases and rents and any other documents or agreements executed in connection with this Security Instrument whether now or hereafter existing. The Related Documents are hereby made a part of this Security Instrument by reference thereto, with the same force and effect as if fully set forth herein.

INDEBTEDNESS. This Security Instrument secures the principal amount shown above as may be evidenced by a promissory note or notes of even, prior or subsequent date hereto, including future advances and every other indebtedness of any and every kind now or hereafter owing from **Office Service Company, LLP** to **Bank First National**, howsoever created or arising, whether primary, secondary or contingent, together with any interest or

ASSIGNMENT OF LEASES AND RENTS

UNIQUE DOCUMENT NUMBER:

1964615

SHEBOYGAN COUNTY, WI

RECORDED ON

03/15/2013 2:28 PM

ELLEN R. SCHLEICHER

REGISTER OF DEEDS

RECORDING FEE: 30.00

EXEMPTION #

Cashier ID: 9

PAGES: 4

AFTER RECORDING RETURN TO:

Bank First National

2600 Kohler Memorial Drive

Sheboygan, WI 53081

PARCEL ID NUMBER: **59281500140 and 59281500160**

(Space Above This Line For Recording Data)

THIS ASSIGNMENT OF LEASES AND RENTS ("Assignment") is made on **March 15, 2013**, between **Office Service Company, LLP**, a Wisconsin Limited Liability Partnership, whose address is **3235 W. Riverland Drive, Mequon, Wisconsin 53092** ("Assignor") and **Bank First National** whose address is **2600 Kohler Memorial Drive, Sheboygan, Wisconsin 53081** ("Assignee"), which is organized and existing under the laws of the United States of America. Assignor, in consideration of loans extended by Assignee up to a maximum principal amount of **Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00)** and for other valuable consideration, the receipt of which is acknowledged, hereby grants, transfers, assigns and sets over to Assignee all right, title and interest in and to all rents, issues, profits and privileges (now due or which may hereafter become due) of the following described real property:

Address: **924 N. 14th Street, Sheboygan, Wisconsin 53081**

Legal Description: **Lots 1 and 2, Block 112 of the Original Plat of the City of Sheboygan, according to the recorded plat thereof, Sheboygan County, Wisconsin.**

AND

Lot 3, Block 112 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin.

Parcel ID/Sidwell Number: **59281500140 and 59281500160**

("Property") which secures the following:

- Loan with a principal amount of **\$850,000.00**

Assignor further grants all leases now or hereafter existing on all or any part of the Property, whether written or oral, or any letting or any agreement for the use of occupancy of any part of the Property which may have been or which may hereafter be made or agreed to between Assignor and any other present, prior, or subsequent owner of the Property, or any interest therein, or which may be made or agreed to by Assignee, its successors or assigns, under the powers herein granted, and any tenant or occupant of all or any part of the Property (collectively, the "Leases" and each, a "Lease").

RELATED DOCUMENTS. The words "Related Documents" mean all promissory notes, security agreements, prior mortgages, prior deeds of trust, business loan agreements, construction loan agreements, resolutions, guaranties, environmental agreements, subordination agreements, assignments of leases and rents and any other documents or agreements executed in connection with this Assignment whether now or hereafter existing. The Related Documents are hereby made a part of this Assignment by reference thereto, with the same force and effect as if fully set forth herein.

INDEBTEDNESS. This Assignment secures the principal amount shown above as may be evidenced by a promissory note or notes of even, prior or subsequent date hereto, including future advances and every other indebtedness of any and every kind now or hereafter owing from **Office Service Company, LLP** to **Bank First National**, howsoever created or arising, whether primary, secondary or contingent, together with any interest or charges provided in or arising out of such indebtedness, as well as the agreements and covenants of this Assignment and all Related Documents (hereinafter all referred to as the "Indebtedness").