



An appraisal of the property known as Spring Plaza, 403-405 North Spring Street, Beaver Dam, Wisconsin. November 1, 1989

Landmark Research, Inc.
[s.l.]: [s.n.], November 1, 1989

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AN APPRAISAL OF THE PROPERTY

KNOWN AS

SPRING PLAZA

403-405 NORTH SPRING STREET

BEAVER DAM, WISCONSIN

*Landmark
Research
Inc.*

Landmark Research, Inc.

AN APPRAISAL OF THE PROPERTY
KNOWN AS
SPRING PLAZA
403-405 NORTH SPRING STREET
BEAVER DAM, WISCONSIN

AS OF
NOVEMBER 1, 1989

PREPARED FOR
ANDING ENTERPRISES

PREPARED BY
LANDMARK RESEARCH, INC.

P.O. Box 5633, Madison, Wisconsin 53705, 608-233-6400
FAX: 608-233-8477

*Landmark
Research
Inc.*

November 1, 1989

Jean B. Davis, President
James A. Graaskamp, 1933-1988

Mr. Alfred E. Anding
Anding Enterprises
5900 Monona Drive, Suite 401
P.O. Box 6124
Monona, Wisconsin 53716

Dear Mr. Anding:

With this letter we are transmitting our Market Value appraisal of Spring Plaza, a neighborhood retail strip center located in Beaver Dam, Wisconsin, as of November 1, 1989. The property interests as encumbered by certain leases on that date, are owned by Anding Enterprises, a Wisconsin partnership.

The free-standing structure just north of the Jack and Jill Supermarket, formerly known as the Embassy TV building, recently has been leased for a three year term to Silica Appliance. The space previously occupied by Boy Blue, has been leased to Jack and Jill Supermarket to house its successful bakery and deli retail operation. Although the 11,000 square foot grocery store is significantly undersized relative to current trends in food marketing, the addition of the bakery and deli have substantially improved gross sales for the supermarket business.

Subject to the assumption that the existing tenants will remain through a five year projection period, as well as the basic limiting conditions and other working assumptions identified herein as part of the appraisal process, we have determined that the Market Value of Spring Plaza, as defined herein and subject to existing contract rents, as of November 1, 1989 is:

THREE HUNDRED FORTY-FIVE THOUSAND DOLLARS

(\$345,000)

This estimated Market Value assumes the buyer will obtain third party institutional financing with cash to the seller.

Thank you for the opportunity to be of service. Please call if you have questions.

FOR LANDMARK RESEARCH, INC.

Jean B. Davis

Jean B. Davis, President
Real Estate Appraiser/Analyst

Enclosure

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I. PURPOSE AND DATE OF THE APPRAISAL

The purpose of this appraisal is to estimate the Market Value of the defined property interests of the subject property described herein, as of November 1, 1989. The property interests, as encumbered on that date, are owned by Anding Enterprises, a Wisconsin partnership.

II. DEFINITION OF MARKET VALUE

The definition of Market Value applicable to the appraisal is as follows: [1]

The most probable price in cash, terms equivalent to cash, or in other precisely revealed terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self interest, and assuming that neither is under undue duress.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash, its equivalent, or in specified financing terms.
5. Specified financing, if any, may be the financing actually in place or on terms generally available for the property type in its locale on the effective appraisal date.
6. The effect, if any, on the amount of market value of atypical financing, services, or fees shall be clearly and precisely revealed in the appraisal report.

[1] American Institute of Real Estate Appraisers,
The Appraisal of Real Estate, Eighth Edition, Chicago, IL, 1983,
p. 33.

III. DEFINITION OF INTERESTS TO BE APPRAISED

A. Location of Subject Property

The subject property, known as Spring Plaza, is located at 403-405 North Spring Street in the City of Beaver Dam, County of Dodge, Wisconsin as shown on the map in **Exhibit 1**. Spring Street is a major north-south artery intersecting with the original Beaver Dam east-west commercial street four blocks to the south of the subject property.

B. Legal Description

The legal description had been updated in 1987 by Don R. Huggett, attorney, to reflect certain transactions and corrections since the original purchase and is provided in **Exhibit 2**. The owner reports no changes have occurred since 1987.

C. Tax Assessment Data as of January 1, 1988

The property is identified as Tax Parcel Number 206-0830-02400.

Assessed Valuation - Land	\$ 27,700
Improvements	<u>313,000</u>
TOTAL	\$340,700

Fair Market Value Equivalent \$369,600
As Determined by the Wisconsin Department of Revenue

The net tax mill rate for 1988 was \$0.03169149 for a total tax payable in 1989 of \$10,797.30. At this time the City of Beaver Dam is considering the inclusion of the subject property in a Business Improvement District (BID) which would increase the overall taxes levied on the property.

D. Owner of Record

The owner of record is Anding Enterprises, a Wisconsin partnership.

E. Encumbrances

There is a recorded lease for a 10,000 square feet built-to-suit grocery store for the Kroger company, a corporation, dated January 23, 1967, for a 15-year term commencing June 1, 1967, and ending May 31, 1982, with three renewal privileges of five years each. The store actually opened on January 10, 1968 so the expiration date was extended to January 31, 1983. Although, in 1987, the attorney for the estate of A.E. Anding was advised that this lease had been terminated, there is no record of the termination and it is assumed it was assigned to Lauer's Warehouse Foods, Inc., of Waupun, Wisconsin, which in turn assigned the lease approximately four years ago to Jerry Rechek who operates the IGA store known as Rechek's Jack and Jill. Actual documents assuming or

replacing the Kroger lease were not made available to the appraisers, but it is assumed the tenant operates according to the terms of the original Kroger lease. As of October 1, 1988, Rechek's Jack and Jill is also leasing the 1,000 square feet adjacent to the supermarket which was formerly leased to Ricky Westenmeyer and Marjorie Westenmeyer, partners, who did business as Boy Blue of Beaver Dam. The Boy Blue lease terminated August 31, 1988.

As of August 1, 1989, Silica Hardware, Inc. which does business as Silica Appliance, commenced its lease of the second structure located on the subject property. The free-standing building was formerly a tire sales store and garage facility built to the 1970 specifications of Goodyear Tire and Rubber Company. The building was occupied in 1971 for a period of ten years with options to extend for two terms of five years each, but according to Attorney Donald Huggett, this lease was terminated and the premises were then occupied by Embassy TV on a month to month basis with no written lease.

F. Mortgage Liens

The appraiser has assumed that if the property had been sold on November 1, 1989, the buyer would have obtained third party financing. Therefore, for the purpose of this appraisal, it is assumed that there was no existing mortgage on the subject property as of the date of the appraisal.

G. Other Licenses, Easements, and Encumbrances

The title of the subject property is reported to be free and clear of all liens, encumbrances and material defects except as described in the 1987 letter of opinion from Attorney Donald Huggett and found in **Appendix A**. According to the owner of the subject property, there have been no changes since that opinion was rendered.

IV. APPRAISAL METHODOLOGY

The appraisal process seeks as a conclusion a defensible benchmark of value through the application of three approaches: the Cost Approach, the Market Comparison Approach, and the Income Approach. The Cost Approach consists of determining the replacement cost of land to which is added the cost of duplicating the improvements. The result is reduced by the physical, functional, and locational obsolescence to arrive at value by the Cost Approach. This approach is appropriate only for recently improved real estate.

The Market Comparison Approach consists of identifying sales of similar properties and analyzing the market pricing behavior of buyers of these properties. The analysis is an orderly process of comparing the attributes of the comparable properties to the attributes of the subject property. From the results of this analysis, the most probable price can be inferred for a transaction involving the subject property.

The Income Approach involves discounting the future cash flows attributable to the subject real estate at a rate of return appropriate to potential investors. Cash inflows and outflows are estimated from past operating results as well as current market and financing conditions. The discounted amount indicates the value of the income characteristics of the subject property.

In this case, the Income Approach provides the most reliable data and the greatest sensitivity to the encumbrances imposed on the property by an existing lease of long standing as well as sensitivity to expenses incurred by the owner in maintaining these older buildings under the terms of the existing leases. The Cost Approach provides a rough check on the remaining productivity of the improvements, given market value of the land as though vacant. However, it is not considered reliable for buildings with as much functional and locational obsolescence as exists in the subject property. The Market Comparison Approach cannot be applied in this case for lack of sales of this type of property in Beaver Dam or other small communities in the region.

V. SITE DESCRIPTION

The subject site as shown in **Exhibit 3** contains 72,200 square feet of land, more or less. The site is covered with two structures which total 18,543 square feet of gross leasable area, with another 4,630 square feet, approximately, used for sidewalks, a dock, aprons in front of the service center bays and an open, unimproved area behind the bakery/deli portion of the supermarket. Approximately 49,000 square feet is paved with asphalt, which is in average condition, and provides approximately 50 striped parking stalls at the front of the site plus several marked spaces available along the Spring Street side of the parking lot. Another few parking stalls could be available behind the former Goodyear store. Customer parking is lighted by a single central standard post with eight floodlights.

Before improvements were made, the site sloped downward on the east side where there is a public park area and railroad track swale. However, the rear lot line is now nearly level with Spring Street, approximately six feet above the original grade, with the rear foundation wall of the grocery store extended across the back of the lot to form a retaining wall.

The site has 231 feet of frontage on North Spring Street with two 30-foot entrance aprons for vehicle access. The site is 318 feet deep on the south lot line, but a small corner cutout of approximately 25 feet in depth and 50 feet in width on the northeast corner reduces the northern lot line to 292.34 feet. (See site measurements in **Exhibit 3**.)

The site is well located for convenient shopping because of its proximity to a U.S. Post Office building for Beaver Dam which was constructed in 1964 and has drive-in mailing facilities. On the south edge of the subject property is the new Beaver Dam Public Library. Across Spring Street on the west is a city high school built in 1922 and two small office buildings at either end of the facing block. The high school, in turn, is linked to a major middle class, aging, but well-maintained residential neighborhood.

The current food store does pay percentage rents, but the opening of a Pick 'n Save store a few years ago on the north edge of Beaver Dam has encroached upon the gross sales potential for the other food stores in the area. Jerry Rechek reports that sales have continued to hold steady at the Jack and Jill market on the subject site and the recent addition of the bakery and deli have helped to recapture some of this potential.. There is a second grocery store, Sentry Food Store, one block south on Spring Street which appears to be somewhat larger and better maintained than the subject property. The subject site is within the general business center of Beaver Dam, but not in the path of commercial growth which is to the far east of the center of the city at the junction of Highway 151 and Highway 33. The site is zoned Commercial according to Beaver Dam ordinances and there appears to be no nonconforming uses of the site.

The original master plan for the site indicates a proposed commercial pad on the north edge of the site, which is 40 feet by 32 feet and is set back 35 feet from the street and the existing sign pylon for Spring Plaza. However, the appraiser does not believe this potential pad would add any additional site value.

The Beaver Dam market for downtown commercial sites is erratic so that no clear pattern exists. Sales of vacant commercial sites in Beaver Dam range from \$0.42 per square foot to \$1.00 per square foot and, given the uncertain economic conditions of Beaver Dam, the appraiser has assumed that land values have remained stable over the past few years. The few sales are summarized in **Exhibit 4**. In 1983 the City of Beaver Dam purchased 2,000 square feet from the subject to complete the assemblage of the public library site to the south of Spring Plaza; the sale price was \$1,200 or \$0.60 per square foot. Given the public buildings adjacent to the subject property and its proximity to the downtown, the appraiser have assigned \$0.85 per square foot as the most probable selling price of the subject site. Therefore the appraisers have used a land value of \$61,370, or \$62,000, rounded, for the 72,200 square foot site, as though vacant.

VI. BUILDING DESCRIPTIONS

A. Rechek's Jack and Jill Supermarket, Bakery and Deli

The original grocery store was built to typical 1967 Kroger specifications as a basic rectangle of 80 feet wide and 125 feet deep, with a small enclosed loading dock and a truck well on the south lot line. Retaining walls and foundations are of poured concrete floor on a gravel base. Exterior walls are of concrete block, with brick facing on the street side. In addition to outside bearing walls, the roof structure is supported on Lally posts, light steel beams and web steel joist carrying a corrugated steel roof deck. A new roof was put on the bakery/deli portion of the building within the last year and the roof on the supermarket has been repaired within the last two years. (See sketch of tenant spaces in **Exhibit 5**.)

Interior maintenance and decor are the responsibility of the tenant and all store fixtures are the property of the tenant. Floors are asphalt tile and walls are painted block, or interior partitions are frame with painted dry wall or fire wall. The original front facade of glass has been reduced by half with wood panels in an effort to conserve energy. A horizontal architectural line is maintained with a six-foot covered sidewalk until it steps down and becomes smaller over the bakery/deli portion of the supermarket. (See photographs in **Exhibit 6.**)

Basic heating units were installed on the roof utilizing suspended space heaters for distribution within the building and work areas. However, the grocery store tenant did not require air conditioning when a new roof top unit was installed in 1986 because food refrigeration leakage is sufficient to keep the store comfortable most of the summer. The tenant installed a heat reclamation system to capture heat from food refrigeration equipment compressors in the winter. There are adequate washrooms for customers and employees in the food market and bakery-deli.

B. Silica Appliance Store

The former Goodyear tire, battery, and accessories store was built in the early 1970s to the plans and specifications of the Goodyear Tire and Rubber Company. The basic construction is brick facing on concrete block bearing walls. Foundations use poured concrete and concrete floors are carried out for six feet beyond the front walls of the building to create a terrace slab. There are internal Lally columns supporting light steel beams and web steel joists to carry a corrugated steel roof deck. A new roof was applied to the building in 1985 when it was occupied by Embassy TV. The existing roof-top heating, ventilating, and air conditioning unit for the store area is in adequate condition. The building design is unified by a strong white fascia band with outside lighting strip.

The original Goodyear facility consisted of a finished showroom, storage area, service and parts area for customers, and six bay garage area for car servicing and tire changing. Silica Appliance now uses about three-fourths of the original 4,800 square feet showroom-storage area (which measures 120 feet by 40 feet) as a showroom for appliances, and the remainder is a receiving and storage area for new appliances and TVs. Part of the former car service area has been refurbished as a carpeted TV showroom with a finished ceiling. This area has approximately 1,728 square feet (32 feet by 54 feet). The garage doors, front and rear, have been sealed off with plywood and the remainder of this space is unfinished with open ceilings and space heaters and is now used for appliance storage and repair. This space measures 54 feet deep and approximately 16 feet wide for a total of 864 square feet. (See sketch of tenant spaces in **Exhibit 5.**) There is an additional drive-in garage door entrance which serves the receiving and storage area at the rear of the main building; access to this area is provided by a 15-foot driveway between this structure and the north wall of the bakery-deli addition to the Jack and Jill structure.

There is a pair of basic two fixture washrooms in the Silica store area as required by State code.

VII. MOST PROBABLE USE AND MOST PROBABLE BUYER

Given site characteristics and current improvements, the present use must be regarded as the most probable use for the foreseeable period. New leases at market rents have enhanced the investment value of the subject property. Although the site, as a large assemblage in the center of town, could appreciate gradually to a point where it would be economic to replace current improvements with an efficiently sized food market, for example, the current use is still regarded as the most probable use, or highest and best use of the subject site.

The most probable buyer would be a local Wisconsin investor who seeks both the income and the control of the future reuse of the site. The property is of inferior investment quality for regional investors or institutional investors since the national credits on the original leasebacks have terminated.

VIII. VALUATION OF THE SUBJECT PROPERTY

There are three customary approaches to value, specifically the Income Approach, the Market Comparison Approach, and the Cost Approach. In this case, the Income Approach will be relied upon primarily, with the Cost Approach used as a check on the Income Approach. The Market Comparison Approach can not be relied upon because of the lack of comparable sales in Beaver Dam and other small communities in the area.

A. The Income Approach

The Income Approach combines the present value of cash flows to the equity investor during the project holding period with the justified mortgage amount based on property income. The premise is that investment value is the sum of the present value of benefits to the owner plus the original balance to the loan since a loan is the present value of all the interest and principal payments due the lender under the financing contract.

Using the discounted cash flow methodology, the Income Approach begins with a determination of current revenues and expenses which are used to forecast net operating income during a five year projection period. In this case, revenues consist of base rents, some percentage rents earned on gross sales in excess of contract minimums, and some pass-throughs of certain costs such as real estate taxes. A detailed summary analysis of leases in place as of November 1, 1989, is provided in **Exhibit 7**.

There is no reimbursement of common area maintenance charges (CAM) because the grocery tenant is responsible for maintenance of the parking lot and other common area maintenance; this tenant is then expected to collect the other tenants' share of these costs directly. A history of percentage rent payments is provided in **Exhibit 8**; a projected estimate of each tenant's net share of real estate taxes and net percentage rents due is shown in **Exhibit 9**. These estimates are then combined into a revenue and expense statement for the first year of the projection period for Spring Plaza. (See **Exhibit 10**.)

Tenants are responsible for their own utilities and interior maintenance. The expenses shown in **Exhibit 10** provide for a management fee of four percent. The appraisers have taken the optimistic view that current tenants will remain for the five year projection period so that additional expenses for leasing commissions, tenant improvements, and concessions have not been provided. An annual reserve for the replacement has been created in the amount of \$4,570. The details of the reserve for replacement expense are shown in **Exhibit 11**. The vacancy rate of four percent is a collection loss risk relative to reimbursement and overage rents.

The 1989 revenue and expense estimate is then projected over the next four years by assuming the base rents will now hold constant, real estate taxes will increase six percent per year given the past increases which reflect municipal fiscal problems due to changing federal and state urban assistance programs. Other expenses would gradually increase at four percent per year. The five year revenue and expense forecast is detailed in **Exhibit 12**.

To convert the projected income estimate to a capitalized value, the appraisers have used an after-tax discounted cash flow model called ATV. The assumptions to define the depreciable dates for income tax determination include a 31.5-year useful life for improvements and straight-line depreciation, land value and other non-depreciable assets of \$62,200 and a minimum threshold rate of return to equity of 12.5 percent. The investor is assumed to have both an ordinary and a capital gains income tax rate of 33 percent throughout the projection period. These assumptions are summarized in **Exhibit 13**.

The ATV output provided in **Exhibit 14** indicates an after-tax value of \$312,916, rounded to \$313,000. At this value the property would carry a mortgage of 85 percent of value and would reflect an overall rate of return of 12.5 percent as a cap rate based on the first year NOI to produce an after-tax return to equity of 12.5 percent. The return would represent primarily income as there is a slight decline in overall asset value forecast. This is reflected in the very acceptable equity dividend rate which shifts from 19 percent in the first year to 13 percent in the fifth year of this analysis.

B. Cost Approach

The Cost Approach is based on the premise that the value of the property can be indicated by the current cost to construct a reproduction or replacement for the improvements less the amount of depreciation evident in the structure from all causes plus the value of the land and entrepreneurial profit. Current costs for constructing improvements are derived from cost estimators, cost estimating publication, builders and contractors.

The Calculator Method, a computerized cost service of the Marshall and Swift Valuation Service, provides a check on the values estimated by both the Market Comparison Approach (where applicable) and the Income Approach. The Calculator Method was applied to the subject property based upon the cost assumptions provided in the input form shown in **Exhibit 15**. The indicated cost to replace the grocery structure less depreciation was \$316,000, which includes the value of the land, as if vacant, of \$62,000. In addition, the Silica Appliance store

was classified as retail subject to significant physical and functional depreciation leading to a depreciated cost to replace of \$156,000. By combining the depreciated cost to replace of the grocery store building, the Silica Appliance building, and the value of the land as if vacant as shown in **Exhibit 16**, the Cost Approach suggests a value of \$472,000 as of November 1, 1989.

IX. RECONCILIATION OF VALUATION METHODOLOGIES FOR VALUE CONCLUSION

The Income Approach, which is the primary indicator of value for this type of functionally obsolete property subject to contract rents suggests an investment value of \$313,000 and is weighted 80 percent in setting the market value as of November 1, 1989. The Cost Approach estimate of value at \$472,000 is less reliable for this type of property which is subject to significant elements of functional and economic obsolescence due in part to its conversion from auto accessory sales and service to low quality retail and storage space. As a result, the appraisers have attached a weight of 20 percent to replacement cost less depreciation. The synthesized weighted average is calculated as follows:

INCOME APPROACH (Five year discounted cash flow)	\$313,000 * 80% = \$250,400
COST APPROACH (Marshall & Swift)	\$472,000 * 20% = \$ 94,400
ESTIMATED VALUE	\$344,800
ROUNDED	\$345,000

THEREFORE, THE APPRAISERS CONCLUDE THAT THE MARKET VALUE OF THE SUBJECT PROPERTY, AS OF NOVEMBER 1, 1989, ENCUMBERED BY CERTAIN CONTRACT RENTS AND SUBJECT TO THE ASSUMPTIONS USED THROUGHOUT THIS REPORT AND THE LIMITING CONDITIONS CONTAINED HEREIN, IS:

THREE HUNDRED FORTY FIVE THOUSAND DOLLARS

(\$345,000)

assuming third party financing and cash to the seller.

The total value as of November 1, 1989, is allocated between land and improvements as follows:

LAND	\$ 62,000	(\$ 0.85 per SF of land)
IMPROVEMENTS	283,000	(\$15.39 per SF of improvements)
TOTAL	\$345,000	

EXHIBITS

FOR

BEAVER DAM

SPRING PLAZA

EXHIBIT 1

BEAVER DAM AREA MAP FOR SPRING PLAZA

CITY MAP

**BEAVER DAM
POSTAL ZIP CODE 53916**



EXHIBIT 2

LEGAL DESCRIPTION OF SUBJECT PROPERTY

SUGGESTED LEGAL DESCRIPTION. The above-captioned description contains only due bearings whereas survey at time of acquisition and deed from previous owner contains bearings other than in due directions, and, after deleting the above-referenced portion deeded to the City of Beaver Dam (for park purposes), the following legal description is recommended:

A parcel of land being a part of Lot 3 of Block 8 of Bicknell's Addition (sometimes called Bicknell's Second Addition); a part of Out Lot 55 (sometimes referred to as Outlots 55 and 65) of the Original Third Ward of the city of Beaver Dam; and of the SE 1/4 of the SW 1/4 of Section 33, T. 12 N., R. 14 E., all in the City of Beaver Dam, Dodge County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of Outlot 54 in the Original Third Ward of the city of Beaver Dam; thence N. 89° 48' E. along the North line of Outlots 54 and 55, a distance of 318.00 feet; thence N. 0°03'30" W. a distance of 181.00 feet; thence S. 89°48' W. to the West line of said Lot 3, a distance of 25.66 feet; thence N. 0°03'30" W. to the Southeast corner of Lot 2 of Block 8 of Bicknell's Addition, a distance of 48.46 feet; thence N. 89°52'45" W. along the South lines of Lots 1 and 2 of Block 8 of Bicknell's Addition and of Outlot 53 of the Original Third Ward, to the East line of Spring Street, a distance of 292.34 feet; thence S. 0°03'30" E. along the said East line a distance of 231.00 feet to the point of commencement.

Tax Folio No. 206-0830-02400

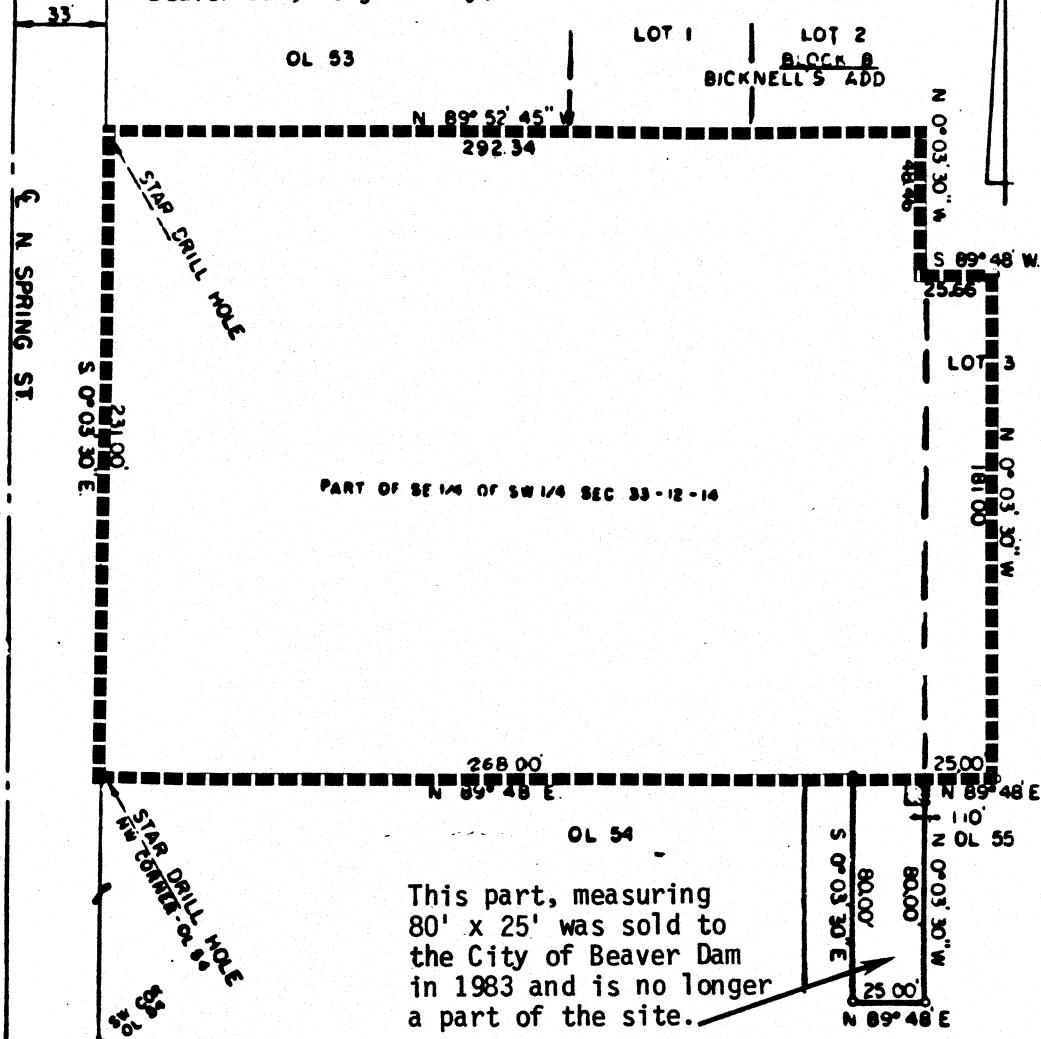
EXHIBIT 3

SITE PLAN FOR SPRING PLAZA

Central Engineers & Surveyors, Inc.

Engineers — Surveyors
Beaver Dam, Wisconsin

Survey of parts of Lot 3, Block 8 of Bicknell's Addition; of O.L. 55 of the original Third Ward and of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, T. 12 N., R. 14 E., all in the City of Beaver Dam, Dodge County, Wisconsin.



Scale of Map: 1 inch = 50'

STATE OF WISCONSIN
COUNTY OF DODGE

I, V.E. STEINBRECKER, Land Surveyor of the State of Wisconsin, do hereby certify that on JAN. 10, 1967, I surveyed the above described property according to official records and that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed, that all buildings and improvements be wholly within the boundary lines, and that no encroachments by adjacent property owners appear from said survey except as indicated.

LEGEND

- Iron Pipes Found
- Iron Pipes Set
- Stone Mon. Found
- △— Iron Pins Set

WIS. S-503

A.E. ANDING 33-12-14

EXHIBIT 4

COMPARABLE COMMERCIAL VACANT LAND SALES
FOR SPRING PLAZA

LOCATION	SITE SIZE (SF)	SALE DATE	SALE PRICE	PRICE/SF
405 N. Spring St. [1]	2,000	1983	\$1,200	\$0.60
Industrial Dr. (next to Hardee's)	164,657 (3.78 acres)	01/85	\$140,000	\$0.85
S. Lincoln Ave.	44,500	04/86	\$44,500	\$1.00
Industrial Dr.	152,460 (3.5 acres)	N/A	\$65,000	\$0.43
N. Spring St. (near Hardee's)	91,476 (2.1 acres)	N/A	\$44,000	\$0.48

EXHIBIT 5

SKETCH OF RETAIL SPACES
FOR SPRING PLAZA

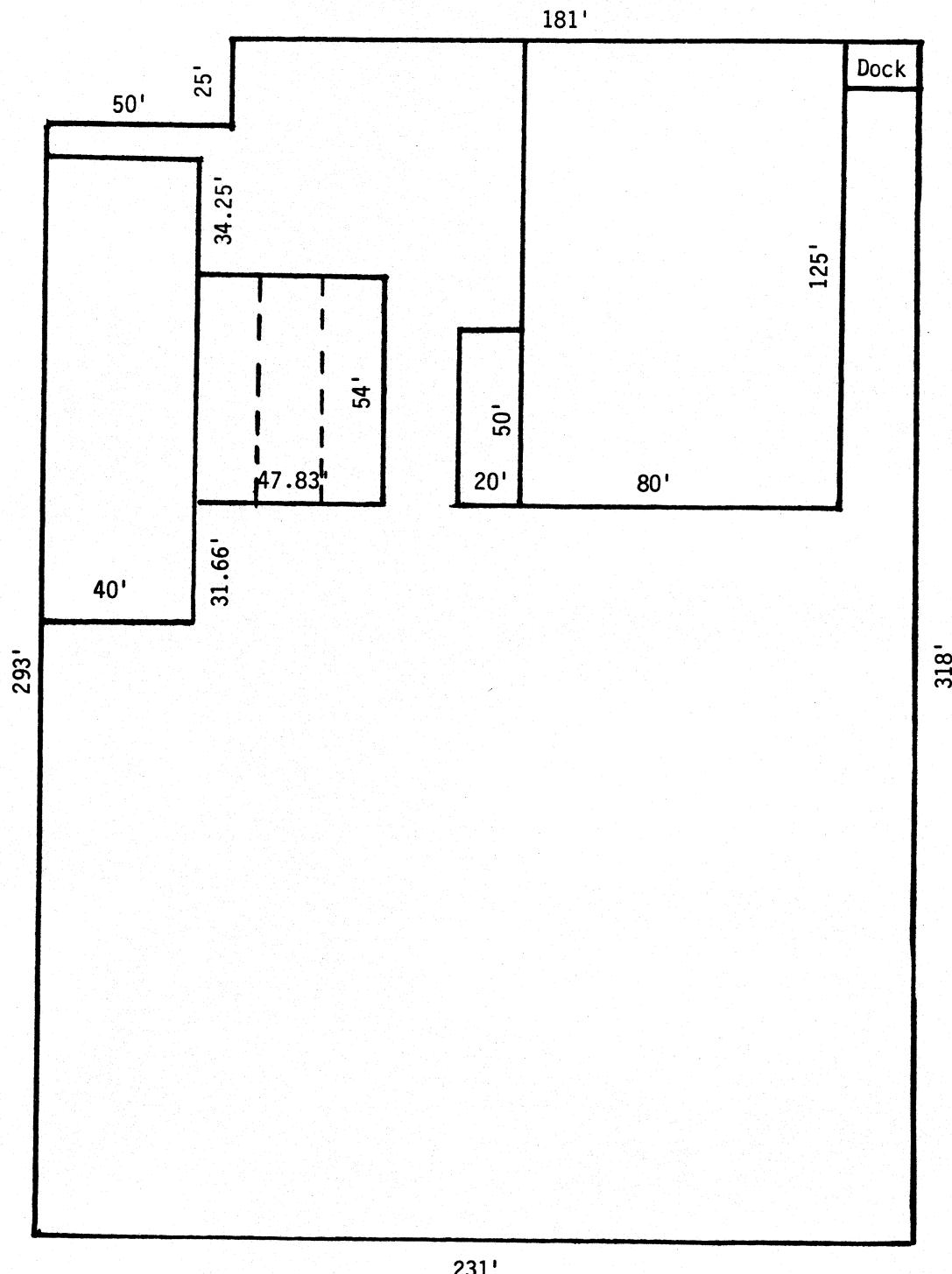


EXHIBIT 6

PHOTOGRAPHS OF SPRING PLAZA



The Jack and Jill grocery store was built in 1967-68 for Krogers and the addition which now houses the bakery and deli was constructed in 1973.



This building was constructed as a Goodyear Service Store in 1971 and is now an appliance and TV store.

EXHIBIT 6 (Continued)



Looking north across Spring Plaza parking lot to the Beaver Dam Post Office.
Note signage for the two Spring Plaza tenants and
Spring Street at the left of the photo.



Note relationship of Jack and Jill structure and Silica Appliance.
The truck dock for Jack and Jill is shown at the right.

RENT ROLL FOR THE SPRING PLAZA

EXHIBIT 7

TENANT	GROSS LEASABLE AREA (GLA) (SF)	PERCENTAGE OF GLA	TERM OF LEASE	REMAINING RENEWAL OPTIONS	BASE RENT	BASE RENT/SF	OVERAGE RENT	EXPENSES				
								COMMON AREA CHARGES	UTILITIES	MAINTENANCE AND REPAIRS	STRUCTURAL REPAIRS	INSURANCE
Rechek's Jack and Jill Supermarket	10,000	54.4%	2/1/88 - 1/31/93	1-5 years	\$1,583.33/mo \$19,000/yr	\$1.90	1% of gross sales over \$1,900,000	T [1]	T	T	L	L
Rechek's Jack and Jill Bakery & Deli	1,000	5.4%	10/1/88 - 1/31/93	1-5 years	\$500.00/mo \$6,000/yr	\$6.00	None [3]	T	T	T	L	L
Silica Appliance	7,392	40.2%	8/1/89 - 7/31/92	None (Good Faith)	\$2,000/mo \$24,000/yr	\$3.25	None	T	T	T	L	L
TOTAL GLA	18,392	100.0%										

T
Prorata share of
annual real estate
tax bill

T
100% of prorata
share of increase
over 1988 base year

- [1] Owners of Jack and Jill Supermarket pay the CAM charges directly and collect pro rata share from other tenant.
- [2] Jack and Jill's pro rata share of the real estate taxes is deducted from the annual gross percentage rent payment. Their pro rata share is for the supermarket only or 54.4 percent of the total GLA.
- [3] Gross sales from the bakery and deli are deducted from the gross adjusted sales of the supermarket before calculating the supermarket's net percentage rents.

HISTORY OF ADJUSTED GROSS SALES
AND PERCENTAGE RENTS
FOR SPRING PLAZA

TENANT	YEAR	ADJUSTED	BASE	SALES OVER	PERCENTAGE
		SALES [1]	SALES	BASE	RENT OF SALES OVER BASE
Rechek's Jack & Jill Supermarket	1981	\$2,575,233	\$1,900,000	\$675,233	@ 1% \$6,752
	1982	\$2,606,781	\$1,900,000	\$706,781	\$7,068
	1983	\$2,486,515	\$1,900,000	\$586,515	\$5,865
	1984	\$2,529,326	\$1,900,000	\$629,326	\$6,293
	1985	\$2,599,692	\$1,900,000	\$699,692	\$6,997
	1986	\$2,781,426	\$1,900,000	\$881,426	\$8,814
	1987	\$2,763,492	\$1,900,000	\$863,492	\$8,635
	1988	\$2,712,371	\$1,900,000	\$812,371	\$8,124
Estimated [2]	1989	\$2,978,400	\$1,900,000	\$1,078,400	\$10,784

at least
= 12,970.00
3/26/90

**Rechek's Jack & Jill
Bakery & Deli** **No Overage Rent**

No Overage Rent

Silica Appliance **No Overage Rent**

No Overage Rent

- [1] Adjusted gross sales equal gross sales less tobacco related sales and sales from the bakery and deli.
- [2] Since the bakery and deli began operation, total gross sales for Jack & have averaged \$65,000 per week, or \$3,380,000 per year. Tobacco sales were approximately \$163,000 in 1988 and are assumed to be \$165,000 in 1989. Bakery and deli sales average about 7% of the total gross sales, or \$236,600. Therefore, \$3,380,000 less tobacco, bakery, and deli sales results in \$2,978,400 of adjusted gross sales. (\$3,380,000-\$165,000-\$236,600=\$2,978,400).

EXHIBIT 9

ESTIMATE OF REAL ESTATE TAX REIMBURSABLE
AND NET PERCENTAGE RENTS DUE
OVER FIVE YEAR PROJECTION PERIOD

REAL ESTATE TAX PROJECTIONS [1]	REAL ESTATE	JACK AND JILL	JACK & JILL	JACK & JILL	JACK & JILL	REAL ESTATE	SILICA	NET
	TAX INCREASE OVER 1969	PRO RATA SHARE	SUPERMARKET ESTIMATED R.E. TAXES	SUPERMARKET PERCENTAGE	BAKERY/DELI PRO RATA SHARE	INCREASE OVER 1988	PRO RATA SHARE [3]	REAL ESTATE TAXES
	BASE [2]	• 54.4% GLA	RENT	NET RENT	R.E. TAXES [3]	BASE [4]	• 40.2% GLA	REIMBURSABLE
1988 Taxes payable in 1989 = \$10,797	\$5,732	\$2,339	\$10,784	\$8,445	\$583	\$0	\$0	\$2,922
1989 Taxes payable in 1990 = \$11,445	\$6,380	\$2,603	\$10,784	\$8,181	\$618	\$648	\$260	\$3,482
1990 Taxes payable in 1991 = \$12,132	\$7,067	\$2,883	\$10,784	\$7,901	\$655	\$1,335	\$537	\$4,075
1991 Taxes payable in 1992 = \$12,859	\$7,794	\$3,180	\$10,784	\$7,604	\$694	\$2,062	\$829	\$4,703
1992 Taxes payable in 1993 = \$13,631	\$8,566	\$3,495	\$10,784	\$7,289	\$736	\$2,834	\$1,139	\$5,370
1993 Taxes payable in 1994 = \$14,449	\$9,384	\$3,829	\$10,784	\$6,955	\$780	\$3,652	\$1,468	\$6,077

[1] Between 1987 and 1988 real estate taxes for Spring Plaza increased 11.1% and between 1988 and 1989 taxes have increased 6.8%. It is assumed that real estate taxes will increase at an average rate of 6.0% per year for the next five years.

[2] The real estate taxes for Spring Plaza in the 1969 tax year were \$5,065.

[3] The Jack & Jill Bakery & Deli pay their pro rata share of the total real estate tax bill annually. Based upon 1,000 SF/18,392 SF, their pro rata share is 5.4% of the total tax bill.

[4] The real estate taxes for Spring Plaza in the 1988 tax year were \$10,797.

Landmark Research, Inc.

EXHIBIT 10

FORECAST OF 1989 REVENUE AND EXPENSE
FOR SPRING PLAZA

	1989 ANNUAL REVENUE SOURCE	TOTAL REVENUE PER YEAR	EFFECTIVE RENT/SF
REVENUES:			
Rechek's - Jack & Jill - 10,000 SF of GLA ----- Supermarket			
Annual Base Rent	\$19,000		
Overage @ 1% of Gross Sales Over \$1,900,000 Base Gross Sales Net of Real Estate Taxes Reimbursed	\$8,445		
Real Estate Taxes Reimbursed for Supermarket and Bakery/Deli	\$2,339		
TOTAL RENT PAID	-----		
		\$29,784	\$2.98
Rechek's - Jack & Jill - 1,000 SF of GLA ----- Bakery & Deli			
Annual Base Rent	\$6,000		
Real Estate Taxes Reimbursed	\$583		
TOTAL RENT PAID	-----	\$6,583	\$6.58
Silica Appliance - 7,392 SF of GLA			
Annual Base Rent	\$24,000		
Real Estate Taxes Reimbursed [1]	\$0		
TOTAL RENT PAID	-----	\$24,000	\$3.25
TOTAL GROSS REVENUE	-----	\$60,367	
VACANCY AND COLLECTION LOSS AT 4%	-----	(\$2,415)	
EFFECTIVE GROSS REVENUE	-----	\$57,952	
EXPENSES:			
Management @ 4% of EGR	\$2,318		
Insurance	\$1,135		
Real Estate Taxes	\$10,797		
Reserve for Replacement - Roof, HVAC, Repaving	\$4,570		
TOTAL EXPENSES PAID BY LANDLORD	-----	(\$18,820)	
NET OPERATING INCOME	-----	\$39,132	

[1] Silica is responsible for its pro rata share of tax increases over a 1988 base.
[2] Approximately 28 percent of the 7,392 SF of Silica's space is unfinished.

EXHIBIT 11

ESTIMATE OF RESERVE FOR STRUCTURAL REPAIRS AND REPLACEMENTS
FOR SPRING PLAZA

ANNUAL RESERVE AMOUNT

PARKING LOT

Repaving over existing base @ \$3.45 SY
with improvement life of 20 years

49,000 SF of parking lot/9 = 5,444 SY
5,444 SY * \$3.45 = \$18,782/20 years \$ 939

HVAC REPLACEMENTS

Replace units as required @ \$2.15 of GLA
with improvement life of 20 years

18,392 SF * \$2.19 = \$39,543/20 years 1,977

ROOF REPLACEMENT

Replace with equivalent of four ply built-up
roof or rubber roof @ \$1.80/SF of GLA with
improvement life of 20 years

18,543 SF * \$1.80 = \$33,106/20 years 1,655

TOTAL ANNUAL RESERVE \$4,570

=====

AVERAGE ANNUAL RESERVE CONTRIBUTION PER SF OF GLA = \$0.249

EXHIBIT 12

FIVE YEAR REVENUE AND EXPENSE PROJECTION
FOR SPRING PLAZA [1]

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
JACK & JILL-MKT	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000
J&J MKT NET % RENT	\$8,445	\$8,181	\$7,901	\$7,604	\$7,289
JACK & JILL-BK&DEL	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
SILICA APPLIANCE	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
NET RE TAXES REIMB	\$2,922	\$3,482	\$4,075	\$4,703	\$5,370
 GROSS INCOME	\$60,367	\$60,663	\$60,976	\$61,307	\$61,659
VACANCY	-\$2,415	-\$2,427	-\$2,439	-\$2,452	-\$2,466
EFF. GROSS INCOME	\$57,952	\$58,236	\$58,537	\$58,855	\$59,193
 MANAGEMENT FEE	\$2,318	\$2,329	\$2,341	\$2,354	\$2,368
INSURANCE	\$1,135	\$1,180	\$1,228	\$1,277	\$1,328
PROPERTY TAXES	\$10,797	\$11,445	\$12,132	\$12,859	\$13,631
RESERVES	\$4,570	\$4,570	\$4,570	\$4,570	\$4,570
TOTAL EXPENSES	-\$18,820	-\$19,525	-\$20,271	-\$21,060	-\$21,896
 NET OPERATING INC.	\$39,132	\$38,712	\$38,266	\$37,794	\$37,296

[1] See Exhibits 7 through 11 for the details of each revenue and expense line item.

EXHIBIT 13

SPRING PLAZA
ASSUMPTIONS USED FOR FIVE YEAR DISCOUNTED CASH FLOW

HOLDING PERIOD	=	FIVE YEARS
EQUITY YIELD RATE	=	12.5%
DEBT COVER RATIO	=	1.3
INTEREST RATE	=	10.5%
AMORTIZATION PERIOD	=	25 YEARS
INVESTOR'S INCOME TAX RATE	=	ORDINARY = 33% CAPITAL GAIN = 33%
DEPRECIATION METHOD	=	STRAIGHT LINE - 31.5 YEAR LIFE
LAND VALUE	=	\$61,370 (\$0.85/SF * 72,200 SF) ROUNDED \$62,000
RESALE PRICE	=	12% CAP OF FIFTH YEAR NOI
VACANCY AND COLLECTION LOSS	=	4% OF GROSS REVENUE
MANAGEMENT FEE	=	4% OF EFFECTIVE GROSS REVENUE
INSURANCE EXPENSE	=	INCREASES ANNUALLY AT 4%
REAL ESTATE TAXES	=	INCREASE ANNUALLY AT 6%
REAL ESTATE TAX REIMBURSEMENTS	=	SEE EXHIBIT 9
NET PERCENTAGE RENT PAYMENT	=	SEE EXHIBIT 8

Landmark Research, Inc.

EXHIBIT 14

INCOME APPROACH VALUATION
ATV DISCOUNTED CASH FLOW
FOR SPRING PLAZA

SPRING PLAZA
403-405 NORTH SPRING STREET
BEAVER DAM, WISCONSIN 53916
By LANDMARK RESEARCH INC

VALUE	\$312,916.	EQUITY YIELD RATE	12.50000
AFTER TAX YIELD	12.50000	HOLDING PERIOD	5
OVERALL RATE	0.12506	LOAN NUMBER	1
MORTGAGE CONSTANT	0.11330	INTEREST RATE	0.10500
MORTGAGE VALUE	\$265,677.	LOAN TERM	25.00000
BUILDING VALUE	\$250,916.	PAYMENTS PER YEAR	12
EQUITY VALUE	\$47,239.	DSCR & LOAN/VALUE RATIOS	1.30000
EQUITY DIVIDEND	0.19117	TAX RATE	0.33000
		CAPITAL GAINS TAX RATE	0.33000
		RESALE PRICE	\$310,802.
		LAND VALUE	\$62,000.
		DEPRECIATION METHOD	SL
		COST RECOVERY PERIOD	32
		NET OPERATING INCOME	\$39,132.
		CHANGE IN NOI	-0.04692
		INCOME ADJUSTMENT FACTOR	YR
		SELLING COST	0.04000

C A S H F L O W S U M M A R Y

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
NOI	\$39,132.	\$38,712.	\$38,266.	\$37,794.	\$37,296.
DEBT SER#1	-\$30,102.	-\$30,102.	-\$30,102.	-\$30,102.	-\$30,102.
BTCF	\$9,031.	\$8,610.	\$8,165.	\$7,693.	\$7,194.

NOI	\$39,132.	\$38,712.	\$38,266.	\$37,794.	\$37,296.
INTEREST 1	-\$27,787.	-\$27,532.	-\$27,248.	-\$26,934.	-\$26,585.
DEPREC	-\$7,966.	-\$7,966.	-\$7,966.	-\$7,966.	-\$7,966.
TAXABLE	\$3,380.	\$3,215.	\$3,052.	\$2,895.	\$2,746.
TAXES	\$1,115.	\$1,061.	\$1,007.	\$955.	\$906.
ATCF	\$7,915.	\$7,549.	\$7,157.	\$6,737.	\$6,288.

RESALE PRICE	\$310,802.	RESALE PRICE	\$310,802.
SELLING COST	-\$12,432.	SELLING COST	-\$12,432.
LOAN BALANCE # 1	-\$251,254.	ADJUSTED BASIS	-\$273,088.
BEFORE TAX PROCEEDS	\$47,115.	TAXABLE GAIN	\$25,281.
TAXES	-\$8,343.	LONG TERM GAIN	\$25,281.
AFTER TAX PROCEEDS	\$38,772.	ORDINARY TAXES	\$0.
		CAPITAL GAINS TAX	\$8,343.

EQUITY CASH FLOW SUMMARY

YEAR	CASH FLOW
0	-\$47,239.
1	\$7,915.
2	\$7,549.
3	\$7,157.
4	\$6,737.
5	\$45,061.

EXHIBIT 15

INPUTS USED IN COST APPROACH
FOR SPRING PLAZA

CALCULATOR COST FIELD FORM — CAL

1 COST ESTIMATE FOR SPRING PLAZA- JACK AND JILL SUPERMARKET, BAKERY AND DELI

2 PROPERTY OWNER ANDING ENTERPRISES

3 ADDRESS 403-405 NORTH SPRING PLAZA

4 SURVEYED BY LANDMARK RESEARCH, INC.

5 DATE OF SURVEY 11/1/89

6 REGION 2 CLIMATE 1 Regions: 1 Western 2 Central 3 Eastern
Climates: 1 Extreme 2 Moderate 3 Mild

7 OCCUPANCY NUMBER (See Back of Form)

340 MARKET

8 C CONSTRUCTION CLASS A Fireproof Structural Steel Frame C Masonry Bearing Walls S Metal Frame and Walls
B Reinforced Concrete Frame D Wood or Steel Framed Exterior Walls DP Pole Frame
1-6 ISO (Insurance)

9 53916 ZIP CODE OR LOCAL MULTIPLIER

10 1 COST RANK 1 Low 2 Average 3 Above Average 4 High

11 11,000 TOTAL FLOOR AREA

12 2 PERIMETER OR SHAPE 1 Approximately Square 2 Slightly Irregular 3 Irregular 4 Very Irregular

13 1 NUMBER OF STORIES

14 14 AVERAGE STORY HEIGHT (Feet)

15 20 EFFECTIVE AGE (Years)

16 3 CONDITION 1 Worn Out 3 Average 5 Very Good
2 Badly Worn 4 Good 6 Excellent

17 EXTERIOR WALL:

61 5.04

Masonry Walls

- 1 Adobe Block
- 2 Brick, Block Back-up
- 3 Brick, Common
- 4 Brick, Cavity
- 5 Brick, Cavity, Block Back-up
- 61 Concrete Block (Standard)
- 14 Concrete, Precast
- 7 Concrete, Reinforced
- 8 Concrete, Tilt-up
- 64 Glass Block Wall
- 9 Stone, Ashlar Veneer
- 10 Stone, Rubble
- 21 Tile, Clay
- 12 Bone Beams (ADD)
- 13 Face Block (ADD)
- 14 Face Brick (ADD)
- 22 Facing Tile (ADD)
- 13 Insulation (ADD)

Masonry Walls (cont'd)

- 11 Plaster (ADD)
- 49 Stone Facing (ADD)
- 67 Synthetic Plaster on Rigid Insulation (ADD)
- Curtain Walls
- 18 Bronze and Glass
- 15 Concrete/Glass Panels
- 68 Masonry/Glass Panels
- 16 Metal/Glass Panels
- 17 Stainless Steel/Glass
- 20 Steel Studs/Stucco
- 70 Steel Studs/Synthetic Plaster
- 19 Stone Panels
- 69 Wood/Glass Panels
- Wood or Steel Stud Walls
- 39 Board/Batten Box Frame
- 27 Shakes
- 25 Shingles

Wood or Steel Stud Walls (Cont'd)

- 23 Siding, Aluminum
- 24 Siding, Asbestos
- 55 Siding, Asphalt
- 37 Siding, Hardboard
- 38 Siding, Textured Plywood
- 36 Siding, Vinyl Surface
- 30 Siding, Wood on Paper
- 31 Siding, Wood on Sheathing
- 29 Stucco on Sheathing
- 28 Stucco on Wire/Paper
- 71 Synthetic Plaster on Rigid Insulation
- 32 Veneer, Common Brick
- 33 Veneer, Face Brick
- 34 Veneer, Stone
- 35 Veneer, Used Brick
- 65 Vitrolite
- 41 Insulation (ADD)
- 57 Sheathing (ADD)

Pre-Engineered Walls

- 51 Sandwich Panels (SP) Metal, Two Sides
- 53 SP, Glass Exterior, Metal Interior
- 54 SP, Asbestos Cement, Two Sides
- 55 SP, Metal Exterior, Gypsum Board Interior
- Single Wall Construction
- 40 Log, Rustic
- 44 Metal on Steel Frame
- 45 Metal on Wood Frame
- 47 Siding, Post/Girder Frame
- 48 Transite
- 59 Insulation (ADD)
- 58 Sheathing, Exterior (ADD)
- 49 Sheathing, Interior, Finished (ADD)
- Store Fronts
- 72 Store Front, with Display
- 73 Store Front, without Display
- 74 Interior Mall Front

18 HEATING, COOLING & VENTILATION:

3.90 16.10

1 Electric (Cable, Panel) or Baseboard

6 Gravity Furnace

2 Electric Wall Heaters

7 Heaters, Vented

.90 Forced Air

8 Hot Water

4 Floor Furnace

9 Hot Water, Radiant

5 Gas, Steam Radiator

10 Space Heat, Fan or Radiant

11 Space Heat, Steam

11.00 Package Heating/Cooling

17 Heat Pump

18 Evaporative Cooling

19 Refrigerated Cooling

20 Ventilation

21 Wall Furnace

19 0 ELEVATORS — Yes / No or Sq. Ft. of area served

20 0 SPRINKLERS — Yes / No or Sq. Ft. of area served

21 BASEMENT:

0

Total Floor Area Type

1 Unfinished 3 Parking 5 Utility
2 Finished 4 Storage 6 Resident Units

7 Display
8 Office

MISCELLANEOUS COST

LAN \$62000 Land

SIT Site Improvements

PHY Physical Depreciation

FUN Functional Depreciation

LOC Locational Depreciation

EXC Insurance Exclusions

EXHIBIT 15 (Continued)

		COST REFINEMENTS	
MZM	SF Mezzanine Area	Mezzanines	
MZB		Display	UW
MZC		Office	UY
MZD		Storage	UAA
		Open	UAB
		Balconies	UAC
BCA	SF Balcony Area	Apartment Exterior	
BCD		Stepped Auditorium	UAD
BCC		Stepped Church	UAG
BCT		Stepped Theater	
		Docks	
DLR	SF Dock Area	Loading with Roof	UAH
DLW		Loading without Roof	UAJ
DOS		Shipping	UAK
DOF		Dock Height Floors (SF of building area raised)	
		Parking Lots	APP
PAS	Area	Paving, Asphalt (SF Area)	UAM
PCO	49029	Paving, Concrete (SF Area)	
LIG		Lighting (SF Area Served)	
BUM		Parking Bumpers (Lin. Ft.)	
		Shopping Centers	LOF
MLO	SF Area	Open Mall (SF concourse area)	
MLE		Enclosed Mall (SF concourse area)	
MLC		Covered Mall (SF concourse area)	
MTA		Elevator (SF area served)	
Additional Refinements:			
Code	Units		Units
		SPB	Residential Pools and Spas
		SPA	Swim Pool (LF of perimeter)
		SPR	Attached Spa (number)
			Detached Spa (number)

ADDITIONS and REMARKS:

CODES: **SUP** Superstructure (Deprecated) **BAS** Basement (Deprecated) **EXT** Extra (Deprecated) **MIS** Miscellaneous (Not Deprecated)
MAC Machinery and Equipment **HCA** Historical Cost Including Architect's Fees **HCW** Historical Costs Without Architect's Fees

REM

REM

REM

REM

COMMANDS

SAVE

OCCUPANCY NUMBERS

300	Apartment	319	Discount Store	339	Lumber Storage, Horizontal	354	Row House (Inside Unit)	School, College
301	Armory	320	Dispensary	380	Lumber Storage, Vertical	395	Shed, Cattle	367 Arts & Crafts
302	Auditorium	321	Dormitory	425	Machinery and Equipment only	400	Shed, Hay	368 Classroom
303	Automobile Showroom	323	Dormitory, Labor	340	Market	413	Shopping Center, Community	369 Commons
410	Automotive Center	322	Fire Station	419	Market, Convenience	412	Shopping Center, Neighborhood Strip	370 Gymnasium
304	Bank	323	Fraternal Building	341	Medical Office	414	Shopping Center, Regional	371 Lecture Hall
384	Barber Shop	324	Fraternity House	342	Mortuary	403	Shower Building	372 Library
305	Barn	325	Garage, Service	343	Motel	405	Skating Rink	373 Manual Arts
398	Barn, Fruit Packing	326	Garage, Storage	344	Office Building	378	Stable	374 Multipurpose
396	Barn, Hog	327	Governmental Building	345	Parking Structure	420	Storage, Bulk Fertilizer	375 Physical Education
397	Barn, Sheep	329	Hanger, Maintenance & Office	388	Parking Structure, Underground	389	Storage, Equipment (Shed)	376 Science
383	Barn, Tobacco	328	Hanger, Storage	346	Post Office	421	Storage, Grain	377 Entire College
306	Bowling Alley	405	Hanger, T	347	Poultry House	391	Storage, Material	School, Elementary & Secondary
394	Cabin, Transient Labor	418	Health Club	417	Racquetball-Handball Encl.	395	Storage, Potato	355 Arts & Crafts
309	Church	330	Home For The Elderly	348	Rectory	416	Tennis Court Enclosure	356 Classroom
310	City Club	331	Hospital	411	Residence, Duplex	380	Theater, Motion Picture	357 Commons
311	Clubhouse	332	Hotel	252	Residence, Multiple	379	Theater, Stage Presentation	358 Gymnasium
313	Convalescent Hospital	392	Industrial Engineering	251	Residence, Single Family	404	Utility Building	359 Lecture Hall
314	Country Club	334	Industrial Manufacturing	350	Restaurant	381	Veterinary Hospital	360 Library
315	Creamery	335	Jail	349	Restaurant, Fast Food	407	Warehouse, Distribution	361 Manual Arts
316	Dairy	336	Laundromat	253	Retail Store	386	Warehouse, Mini	362 Multipurpose
317	Dairy Sales Building	337	Library	401	Row House (End Unit)	406	Warehouse, Storage	363 Physical Education
318	Department Store	338	Loft	415	Row House (Entire Bldg)	387	Warehouse, Transit	364 Science

EXHIBIT 15 (Continued)

CALCULATOR COST FIELD FORM — CAL

1 COST ESTIMATE FOR SPRING PLAZA-SILICA APPLIANCE

2 PROPERTY OWNER ANDING ENTERPRISES

3 ADDRESS 403-405 NORTH SPRING PLAZA

4 SURVEYED BY LANDMARK RESEARCH, INC.

5 DATE OF SURVEY 11/1/89

6 REGION CLIMATE Regions: 1 Western 2 Central 3 Eastern
2 1 Climates: 1 Extreme 2 Moderate 3 Mild

7 OCCUPANCY NUMBER (See Back of Form)

353- RETAIL STORE

8 C CONSTRUCTION CLASS A Fireproof Structural Steel Frame C Masonry Bearing Walls S Metal Frame and Walls
B Reinforced Concrete Frame D Wood or Steel Framed Exterior Walls DP Pole Frame
1-6 ISO (Insurance)

9 53916 ZIP CODE OR LOCAL MULTIPLIER

10 1 COST RANK 1 Low 2 Average 3 Above Average 4 High

11 5328 TOTAL FLOOR AREA

12 2 PERIMETER OR SHAPE 1 Approximately Square 2 Slightly Irregular 3 Irregular 4 Very Irregular

13 1 NUMBER OF STORIES

14 12 AVERAGE STORY HEIGHT (Feet)

15 18 EFFECTIVE AGE (Years)

16 3 CONDITION 1 Worn Out 3 Average 5 Very Good
2 Badly Worn 4 Good 6 Excellent

17 EXTERIOR WALL:

61 5.04

Masonry Walls	Masonry Walls (cont'd)	Wood or Steel Stud Walls (Cont'd)	Pre-Engineered Walls
1 Adobe Block	11 Plaster (ADD)	23 Siding, Aluminum	51 Sandwich Panels (SP) Metal, Two Sides
2 Brick, Block Back-up	45 Stone Facing (ADD)	24 Siding, Asbestos	53 SP, Glass Exterior, Metal Interior
3 Brick, Common	67 Synthetic Plaster on Rigid Insulation (ADD)	56 Siding, Asphalt	54 SP, Asbestos Cement, Two Sides
4 Brick, Cavity	Curtain Walls	37 Siding, Hardboard	55 SP, Metal Exterior, Gypsum Board Interior
56 Brick, Cavity, Block Back-up	14 Bronze and Glass	38 Siding, Textured Plywood	Single Wall Construction
61 Concrete Block (Standard)	15 Concrete/Glass Panels	39 Siding, Vinyl Surface	40 Log, Rustic
14 Concrete, Precast	68 Masonry/Glass Panels	40 Siding, Wood on Paper	44 Metal on Steel Frame
7 Concrete, Reinforced	16 Metal/Glass Panels	31 Siding, Wood on Sheathing	45 Metal on Wood Frame
8 Concrete, Tilt-up	17 Stainless Steel/Glass	29 Stucco on Sheathing	47 Siding, Post/Girder Frame
64 Glass Block Wall	20 Steel Studs/Stucco	28 Stucco on Wire/Paper	48 Transite
9 Stone, Ashlar Veneer	70 Steel Studs/Synthetic Plaster	71 Synthetic Plaster on Rigid Insulation	58 Insulation (ADD)
10 Stone, Rubble	18 Stone Panels	32 Veneer, Common Brick	59 Sheathing, Exterior (ADD)
21 Tile, Clay	60 Wood/Glass Panels	33 Veneer, Face Brick	48 Sheathing, Interior, Finished (ADD)
12 Bond Beams (ADD)	Wood or Steel Stud Walls	34 Veneer, Stone	Store Fronts
62 Face Block (ADD)	38 Board/Batten Box Frame	35 Veneer, Used Brick	72 Store Front, with Display
5 Face Brick (ADD)	27 Shakes	65 Vitrolite	73 Store Front, without Display
22 Facing Tile (ADD)	28 Shingles	41 Insulation (ADD)	74 Interior Mall Front
13 Insulation (ADD)		57 Sheathing (ADD)	

18 HEATING, COOLING & VENTILATION:

16

1 Electric (Cable, Panel) or Baseboard 6 Gravity Furnace
2 Electric Wall Heaters 7 Heaters, Vented
3 Forced Air 8 Hot Water
4 Floor Furnace 9 Hot Water, Radiant
5 Gas, Steam Radiator 10 Space Heat, Fan or Radiant
11 Space Heat, Steam

12 Steam, with Boiler
13 Steam, without Boiler
14 Air Conditioning
15 Air Conditioning
 Hot/Chilled Water
 Warm/Cooled Air

16 Package Heating/Cooling
17 Heat Pump
18 Evaporative Cooling
19 Refrigerated Cooling
20 Ventilation
21 Wall Furnace

19 0 ELEVATORS — Yes / No or Sq. Ft. of area served

MISCELLANEOUS COST

20 0 SPRINKLERS — Yes / No or Sq. Ft. of area served

LAN	Land
SIT	Site Improvements
PHY	Physical Depreciation
FUN	Functional Depreciation
LOC	Locational Depreciation
EXC	Insurance Exclusions

21 BASEMENT:

0

Total Floor Area Type
1 Unfinished 3 Parking 5 Utility
2 Finished 4 Storage 6 Resident Units
7 Display
8 Office

EXHIBIT 15 (Continued)

COST REFINEMENTS

MZM	SF Mezzanine Area	Mezzanines	UW	SF Total Building Area	Commercial and Institutional Built-ins
MZB		Display	UY		Bank Equipment (counters, vault doors, etc.)
MZC		Office	UAA		Hospital Equipment (Groups II and III)
MZD		Storage	UAB		Hospital Pneumatic Conveyor System
		Open	UAC		College Commons Kitchen Equipment
		Balconies			Science Building Laboratory Equipment
BCA	SF Balcony Area		UAD	SF Vault Area	Bank Vaults (Included in Occ. 304)
BCD		Apartment Exterior	UAG		Money
BCC		Stepped Auditorium			Record Storage
BCT		Stepped Church			
		Stepped Theater	UAH	SF Stage Area	Stages and Permanent Fixtures
DLR	SF Dock Area	Docks	UAJ		Live Performance (Included in Occ. 302 & 379)
DLW		Loading with Roof	UAK		Motion Picture Only (Included in Occ. 380)
DOS		Loading without Roof			Speaker's Platform (Included in Occ. 302 & 379)
DOF		Shipping			
		Dock Height Floors (SF of building area raised)	APP	Number of Units	Residential Miscellaneous
	Area	Parking Lots	UAM		Appliance Allowance (# of kitchens)
PAS		Paving, Asphalt (SF Area)			Window Air Conditioning (# of units)
PCO		Paving, Concrete (SF Area)			
LIG		Lighting (SF Area Served)	LOF	SF Loft Area	Barns and Sheds
BUM		Parking Bumpers (Lin. Ft.)			Lofts for Barns or Sheds
MLO	SF Area	Shopping Centers	GAT	SF Area or # Cars	Residential Garages
MLE		Open Mall (SF concourse area)	GDT		Attached
MLC		Enclosed Mall (SF concourse area)	GBU		Detached
MTA		Covered Mall (SF concourse area)	CPT		Built-In
		Elevator (SF area served)	SPB	Units	Carport or Breezeway (SF Area)
			SPA		Residential Pools and Spas
			SPR		Swim Pool (LF of perimeter)
					Attached Spa (number)
					Detached Spa (number)

ADDITIONS and REMARKS:

CODES: SUP Superstructure (Depreciated) BAS Basement (Depreciated) EXT Extra (Depreciated) MIS Miscellaneous (Not Depreciated)
 MAC Machinery and Equipment HCA Historical Cost Including Architect's Fees HCW Historical Costs Without Architect's Fees

Code	Description	Amount (+ or -)	% Depr.	% Ins. Excl.	Base Date
EXT	STORAGE AND REPAIR AREA @ \$22/SF FOR 2,064 SF	\$ 45,410			
		\$			
		\$			
		\$			
		\$			
		\$			

REM _____

REM _____

REM _____

REM _____

COMMANDS

SAVE

OCCUPANCY NUMBERS

300	Apartment	319	Discount Store	339	Lumber Storage Horizontal	354	Row House (Inside Unit)	School, College
301	Armory	320	Dispensary	390	Lumber Storage Vertical	369	Shed, Cartie	367 Arts & Crafts
302	Auditorium	321	Dormitory	425	Machinery and Equipment only	400	Shed, Hay	368 Classroom
303	Automobile Showroom	393	Dormitory, Labor	340	Market	413	Shopping Center, Community	369 Commons
410	Automotive Center	222	Fire Station	419	Market, Convenience	412	Shopping Center, Neighborhood Strip	370 Gymnasium
304	Bank	323	Fraternal Building	341	Medical Office	414	Shopping Center, Regional	371 Lecture Hall
384	Barber Shop	324	Fraternity House	342	Mortuary	403	Shower Building	372 Library
305	Barn	325	Garage, Service	343	Motel	405	Skating Rink	373 Manual Arts
398	Barn, Fruit Packing	326	Garage, Storage	344	Office Building	378	Stable	374 Multipurpose
396	Barn, Hog	327	Governmental Building	345	Parking Structure	420	Storage, Bulk Fertilizer	375 Physical Education
397	Barn, Sheep	329	Hangar, Maintenance & Office	348	Parking Structure, Underground	369	Storage, Equipment (Shed)	376 Science
393	Barn, Tobacco	228	Hangar, Storage	346	Post Office	421	Storage, Grain	377 Entire College
206	Bowling Alley	409	Hangar, T	347	Poultry House	361	Storage, Material	School, Elementary & Secondary
394	Cabin, Transient Labor	418	Health Club	417	Racquetball-Handball Encl.	395	Storage, Potato	355 Arts & Crafts
309	Church	330	Home For The Elderly	348	Rectory	416	Tennis Court Enclosure	356 Classroom
310	City Club	331	Hospital	411	Residence, Duplex	380	Theater, Motion Picture	357 Commons
311	Clubhouse	332	Hotel	352	Residence, Multiple	379	Theater, Stage Presentation	358 Gymnasium
313	Convalescent Hospital	392	Industrial Engineering	351	Residence, Single Family	404	Utility Building	359 Lecture Hall
314	Country Club	334	Industrial Manufacturing	350	Restaurant	381	Veterinary Hospital	360 Library
315	Creamery	335	Jail	349	Restaurant, Fast Food	407	Warehouse, Distribution	361 Manual Arts
316	Dairy	336	Laundromat	353	Retail Store	386	Warehouse, Mini	362 Multipurpose
317	Dairy Sales Building	337	Library	401	Row House (End Unit)	406	Warehouse, Storage	363 Physical Education
318	Department Store	338	Loft	415	Row House (Entire Bldg)	387	Warehouse, Transit	364 Science

EXHIBIT 16

COST APPROACH VALUATION
MARSHALL AND SWIFT CALCULATOR METHOD

COST ESTIMATE FOR: SPRING PLAZA-JACK & JILL SUPERMARKET, BAKERY & DELI
PROPERTY OWNER: ANDING ENTERPRISES
ADDRESS: BEAVER DAM, WISCONSIN
SURVEYED BY: LANDMARK RESEARCH INC.
DATE OF SURVEY: 10/24/89

DESCRIPTION:

OCCUPANCY: MARKET		
FLOOR AREA: 11,000 Square Feet	AVERAGE STORY HEIGHT: 14.0 Feet	
CLASS: C Masonry	EFFECTIVE AGE: 20 Years	
COST RANK: 1.0 Low	CONDITION: 3.0 Average	
NUMBER OF STORIES: 1.0	COST AS OF: 10/89	

EXTERIOR WALL:

Standard Block.....	100%
Face Brick.....	4%

HEATING AND COOLING:

Forced Air.....	90%
Package Heating & Cooling.....	10%

	UNITS	COST	TOTAL
BASIC STRUCTURE COST:	11,000	31.20	343,156

ADDITIONS:

Docks without Roof.....	500	6.74	3,370
TOTAL SUPERSTRUCTURE COST.....	11,000	31.50	346,526

EXTRAS:

Paving, Asphalt.....	49,029	1.29	63,247
Parking Lot Lighting.....	49,029	0.12	5,883
REPLACEMENT COST NEW.....			415,656

LESS DEPRECIATION:

Physical and Functional.....	<39.0%>	<162,106>
DEPRECIATED COST.....		253,550

Estimated Land Value.....	62,000
---------------------------	--------

INDICATED VALUE BY COST APPROACH:	315,550
ROUNDED TO NEAREST \$1,000	316,000

Cost Data by MARSHALL and SWIFT

EXHIBIT 16 (Continued)

COST ESTIMATE FOR: SPRING PLAZA-SILICA APPLIANCE
PROPERTY OWNER: ANDING ENTERPRISES
ADDRESS: BEAVER DAM, WISCONSIN
SURVEYED BY: LANDMARK RESEARCH INC
DATE OF SURVEY: 11/1/89

DESCRIPTION:

OCCUPANCY: RETAIL STORE

FLOOR AREA: 5,328 Square Feet

CLASS: C Masonry

COST RANK: 1.0 Low

NUMBER OF STORIES: 1.0

AVERAGE STORY HEIGHT: 12.0 Feet
EFFECTIVE AGE: 18 Years
CONDITION: 3.0 Average
COST AS OF: 11/89

EXTERIOR WALL:

Standard Block..... 100%

Face Brick..... 4%

HEATING AND COOLING:

Package Heating & Cooling..... 88%

Space Heat..... 12%

	UNITS	COST	TOTAL
BASIC STRUCTURE COST:	5,328	31.07	165,565

EXTRAS:

STORAGE AND REPAIR AREA 2064 S	45,410
REPLACEMENT COST NEW.....	210,975

LESS DEPRECIATION:

Physical and Functional.....	<26.0%>	<54,854>
DEPRECIATED COST.....		156,121
ROUNDED TO NEAREST \$1,000		156,000

Cost Data by MARSHALL and SWIFT

CERTIFICATION OF VALUE

We hereby certify that we have no interest, present or contemplated, in the property and that neither the employment to make the appraisal nor the compensation is contingent on the value of the property. We certify that we have personally inspected the property and that according to our knowledge and belief, all statements and information in the report are true and correct, subject to the underlying assumptions and limiting conditions.

Based on the information and subject to the limiting conditions contained in this report, it is our opinion that the Market Value as defined herein, of the fee title encumbered of the subject property located at 403-405 North Spring Street, Beaver Dam, Wisconsin as of November 1, 1989 is:

THREE HUNDRED FORTY FIVE THOUSAND DOLLARS

(\$345,000)

assuming cash to the seller.

Jean B. Davis

Jean B. Davis, President
Real Estate Appraiser/Analyst

11/28/89

Date

STATEMENTS OF GENERAL ASSUMPTIONS AND
LIMITING CONDITIONS

1. Contributions of Other Professionals

- Information furnished by others in the report, while believed to be reliable, is in no sense guaranteed by the appraisers.
- The appraiser assumes no responsibility for legal matters.
- All information furnished regarding property for sale or rent, financing, or projections of income and expenses is from sources deemed reliable. No warranty or representation is made regarding the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice.
- All direct and indirect information supplied by the client, agents of the client, or the lawyer of the client concerning the subject property is assumed to be true and accurate but may be modified by the appraiser as appropriate to the definition of value or purpose of the appraisal consistent with other standards specified herein.

2. Facts and Forecasts Under Conditions of Uncertainty

- The comparable sales data relied upon in the appraisal is believed to be from reliable sources. Though all the comparables were examined, it was not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.
- Forecasts of the effective demand for space are based upon the best available data concerning the market, but are projected under conditions of uncertainty.
- Engineering analyses of the subject property were neither provided for use nor made as a part of this appraisal contract. Any representation as to the suitability of the property for uses suggested in this analysis is therefore based only on a rudimentary investigation by the appraiser and the value conclusions are subject to said limitations.
- Since the projected mathematical models are based on estimates and assumptions, which are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results that will actually be achieved.
- Sketches in the report are included to assist the reader in visualizing the property. These drawings are for illustrative purposes only and do not represent an actual survey of the property.

STANDARD OF ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

In this appraisal assignment, the existence of potentially hazardous material introduced on site or in proximity to the site as a result of nearby existing or former uses in the neighborhood, or the existence of toxic waste or other building materials such as asbestos, formaldehyde insulation, radon, or other materials incorporated in property improvements must be disclosed by the owner to the appraiser. The appraiser is not qualified to detect such substances nor is he obliged to do so. Nevertheless, the existence of potentially hazardous material found on the subject property or in proximity to the site may have an adverse effect on the value and market price of the property. The property owner or those relying on this appraisal are urged to retain, at their discretion, an expert in this field of hazardous materials.

3. Controls on Use of Appraisal

- Values for various components of the subject parcel as contained within the report are valid only when making a summation and are not to be used independently for any purpose and must be considered invalid if so used.
- Possession of the report or any copy thereof does not carry with it the right of publication nor may the same be used for any other purpose by anyone without the previous written consent of the appraiser or the applicant and, in any event, only in its entirety.
- Neither all nor any part of the contents of the report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly regarding the valuation conclusions and the identity of the appraiser, of the firm with which he is connected, or any of his associates.
- The report shall not be used in the client's reports or financial statements or in any documents filed with any governmental agency, unless: (1) prior to making any such reference in any report or statement or any document filed with the Securities and Exchange Commission or other governmental agency, the appraiser is allowed to review the text of such reference to determine the accuracy and adequacy of such reference to the appraisal report prepared by the appraiser; (2) in the appraiser's opinion the proposed reference is not untrue or misleading in light of the circumstances under which it is made; and (3) written permission has been obtained by the client from the appraiser for these uses.
- The appraiser shall not be required to give testimony or to attend any governmental hearing regarding the subject matter of this appraisal without agreement as to additional compensation and without sufficient notice to allow adequate preparation.

Contents of this appraisal report are governed by the By-Laws and Regulations of the American Institute of Real Estate Appraisers of the National Association of Realtors.

QUALIFICATIONS OF THE APPRAISER

JEAN B. DAVIS

EDUCATION

Master of Science - Real Estate Appraisal and Investment Analysis
University of Wisconsin

Master of Arts - Elementary Education - Stanford University

Bachelor of Arts - Stanford University (with distinction)

Additional graduate and undergraduate work
Columbia Teachers College and the University of Wisconsin.

PROFESSIONAL EDUCATION

Society of Real Estate Appraisers

Appraising Real Property Course 101

Principles of Income Property Appraising Course 201

American Institute of Real Estate Appraisers

Residential Valuation (Formerly Course VIII)

PROFESSIONAL DESIGNATIONS

MAI (Candidate) - American Institute of Real Estate Appraisers

SRPA (Candidate) - Society of Real Estate Appraisers

PROFESSIONAL AFFILIATIONS

Wisconsin Association of Homes and Services for the Aging, Inc.

National Association of Senior Living Industries

PROFESSIONAL EXPERIENCE

Trained in appraisal and investment analysis under the guidance of the late James A. Graaskamp, Ms. Davis is President of Landmark Research, Inc., and specializes in market and survey research to estimate effective demand for elderly housing, residential development, and for office and retail projects. She also emphasizes the appraisal of major income properties, rehabilitated older commercial properties, and residential properties.

Her experience includes tax assessment as the former assessor in the Village of Maple Bluff, which is adjacent to Madison, Wisconsin, and as a representative of property owners appealing assessed valuations in other jurisdictions.

APPENDIX

SPRING PLAZA

TITLE, LICENSES, EASEMENTS, AND ENCUMBRANCES

AS DESCRIBED IN

DONALD R. HUGGETT LETTER

APPENDIX (Continued)

LAW OFFICES

DeWITT, PORTER,
HUGGETT, SCHUMACHER, MORGAN, S.C.

Jack R. DeWitt
Donald R. Huggett
Duane P. Schumacher
James W. Morgan
William F. Nelson
John Duncan Varda
Ronald W. Kuehn
Jon P. Axelrod
John H. Lederer
Jayne K. Kuehn
Stuart C. Herro
Jean G. Setterholm
Michael S. Varda
Frederic J. Brouner

Henry J. Handzel, Jr.
William C. Lewis, Jr.
Anthony R. Varda
Ronald R. Ragatz
Eric A. Farnsworth
David E. Stewart
Peter A. Peshek
Douglas L. Flygt
Richard J. Lewandowski
Fred Gants
Paul G. Kent
Howard Goldberg
Margaret M. Baumgartner
Margaret A. Satterthwaite

Karen K. Gruenisen
Timm P. Speerschneider
Of Counsel
A.J. McAndrews
James G. Derouin
David W. Kruger
J. Thomas McDermott
Philip H. Porter
1891-1976

Madison Center
121 South Pinckney Street
Mailing Address: P.O. Box 2509
Madison, Wisconsin 53701
(608) 255-8891
Madison West
Suite 120 Teton Wood
6515 Grand Teton Plaza
Madison, Wisconsin 53719
(608) 255-8891
Mount Horeb
108 East Main Street
Mt. Horeb, Wisconsin 53572
(608) 437-3622

May 1, 1987

Madison Center

Mr. Alfred E. Anding, Jr.
Personal Representative of the
Estate of A. E. Anding, Deceased
P. O. Box 6124
Madison, WI 53716

Landmark Research, Inc.
ATTN: Ms. Jean B. Davis
4610 University Avenue, Suite 105
Madison, WI 53705

In Re Title to:

Commencing at the North West corner of Outlot Fifty-four (54), in the original Third Ward of the City of Beaver Dam, Dodge County, Wisconsin; thence running East a distance of 268 feet; thence running South a distance of 80 feet; thence East 25 feet; thence North 80 feet; thence running East a distance of 25 feet; thence running North a distance of 181 feet; thence West to the West line of Lot Three (3), Block Eight (8) of Bicknell's Second Addition to the City of Beaver Dam; thence running North 50 feet to the South East corner of Lot Two (2), Block Eight (8), Bicknell's Second Addition to the city of Beaver Dam aforesaid; thence running West along the South line of Lots One (1) and Two (2), in said Bicknell's Second Addition aforesaid, and along the South line of Out Lot Fifty-three (53) to the South West corner of Out Lot Fifty-three (53) in said Third Ward; thence South along the East line of North Spring Street a distance of 231 feet to the place of beginning.

Tax Folio No. 206-0830-02400

APPENDIX (Continued)

DeWITT, PORTER, HUGGETT, SCHUMACHER & MORGAN, S.C.

Mr. Alfred E. Anding, Jr.
Ms. Jean B. Davis
May 1, 1987
Page 2

Dear Mr. Anding and Ms. Davis:

I have examined the abstract of title to the above-described premises from Government Entry to March 13, 1987, at 8:00 a.m. I find title at that time to be in

ANDING ENTERPRISES, a Partnership,

free and clear of all liens, encumbrances and material defects except as follows:

MORTGAGES.

1. At Entry 7 of the July 8, 1971 abstract continuation there appears a mortgage from Anding Enterprises, a Partnership, to National Guardian Life Insurance Company in the original principal amount of \$280,000 dated and recorded June 28, 1971 in Volume 393 at page 305 in the Dodge County Registry. I am advised this mortgage has been paid and I will request a satisfaction and record same for record purposes.
2. At Entry 1 of the August 30, 1974 abstract continuation appears a mortgage from Anding Enterprises and others to National Guardian Life Insurance Company in the original principal amount of \$600,000 dated July 1, 1974 and recorded August 12, 1974 in Volume 434 at page 604. This mortgage also covers additional property in other counties. At such time as the mortgage above referenced is satisfied of record, this will constitute a first and paramount lien upon the premises.
3. At Entry 2 of the May 17, 1982 abstract continuation is abstracted a mortgage from Anding Enterprises to National Guardian Life Insurance Company in the original principal amount of \$512,500 dated May 11, 1982 and recorded May 17, 1982 in Volume 552 at page 983. This is a mortgage subject to the above-referenced mortgage(s).

DEFERRED REAL ESTATE TAXES. According to Entry 6 of the most recent abstract continuation, payment of \$4,548.19 real estate taxes has been deferred.

CONVEYANCE FOR PARK PURPOSES TO CITY. At Entry 1 of the most recent abstract continuation appears a warranty deed from

APPENDIX : (Continued)

DeWITT, PORTER, HUGGETT, SCHUMACHER & MORGAN, S.C.

Mr. Alfred E. Anding, Jr.
Ms. Jean B. Davis
May 1, 1987
Page 3

Anding Enterprises to City of Beaver Dam wherein a parcel of land 25 feet in width by 80 feet in length, being an appendage at the southeast corner of the above-described property has been conveyed to the City of Beaver Dam, a municipal corporation, by deed dated August 31, 1983, recorded September 26, 1983, in Volume 573 at page 868, and the above-referenced mortgages have been released as to this parcel.

SUGGESTED LEGAL DESCRIPTION. The above-captioned description contains only due bearings whereas survey at time of acquisition and deed from previous owner contains bearings other than in due directions, and, after deleting the above-referenced portion deeded to the City of Beaver Dam (for park purposes), the following legal description is recommended:

A parcel of land being a part of Lot 3 of Block 8 of Bicknell's Addition (sometimes called Bicknell's Second Addition); a part of Out Lot 55 (sometimes referred to as Outlots 55 and 65) of the Original Third Ward of the city of Beaver Dam; and of the SE 1/4 of the SW 1/4 of Section 33, T. 12 N., R. 14 E., all in the City of Beaver Dam, Dodge County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of Outlot 54 in the Original Third Ward of the city of Beaver Dam; thence N. 89° 48' E. along the North line of Outlots 54 and 55, a distance of 318.00 feet; thence N. 0°03'30" W. a distance of 181.00 feet; thence S. 89°48' W. to the West line of said Lot 3, a distance of 25.66 feet; thence N. 0°03'30" W. to the Southeast corner of Lot 2 of Block 8 of Bicknell's Addition, a distance of 48.46 feet; thence N. 89°52'45" W. along the South lines of Lots 1 and 2 of Block 8 of Bicknell's Addition and of Outlot 53 of the Original Third Ward, to the East line of Spring Street, a distance of 292.34 feet; thence S. 0°03'30" E. along the said East line a distance of 231.00 feet to the point of commencement.

Tax Folio No. 206-0830-02400

APPENDIX (Continued)

DeWITT, PORTER, HUGGETT, SCHUMACHER & MORGAN, S.C.

Mr. Alfred E. Anding, Jr.
Ms. Jean B. Davis
May 1, 1987
Page 4

STORE LEASES.

1. At Entry 3 of the January 10, 1968 continuation there appears an Amended Memorandum of Lease between A. E. Anding and Beryl A. Anding, his wife, as to dower rights only, Lessor, to the Kroger Co., a corporation, Lessee dated January 23, 1967, as to Lessor; dated February 10, 1967, as to Lessee; and recorded February 15, 1967 at 8:48 a.m., in Volume 57, page 43, of the Dodge County Registry. This lease is for a 15-year term commencing June 1, 1967, and ending May 31, 1982, with privilege of three successive renewals of five years each. I am advised this lease has been terminated and I recommend an affidavit be recorded for record clearance purposes.
2. At Entry 6 of the July 8, 1971 continuation there appears a Lease between Anding Enterprises, by A. E. Anding, Alfred E. Anding and Larry J. Anding, to The Goodyear Tire & Rubber Company, dated November 20, 1970, and recorded April 14, 1971, at 3:32 p.m., in Volume 382, page 305, of the Dodge County Registry, to lease the premises described as 403 North Spring Street, Beaver Dam, Wisconsin, for a period of ten years following the completion of certain improvements with the option to extend for two terms of five years each. I am also advised this lease has been terminated and I recommend an affidavit be recorded for record clearance purposes.

The foregoing opinion on title does not cover the matters which may affect the described premises, but which are not shown on the abstract such as:

(1) Possession of the premises or any part thereof by persons other than the owners of record title, either under or adverse to such owners; (2) Boundary lines of the premises; location of fences or improvements or deficiencies of ground; if there is any material question on any of these matters, we suggest that a survey be made; (3) Liens based on unpaid work done or materials furnished on the premises within six months prior to the date of the last continuation of the abstract; (4) Zoning ordinances and building restrictions of the municipality in which the premises are located and any orders of the State Department of Industry,

APPENDIX (Continued)

DeWITT, PORTER, HUGGETT, SCHUMACHER & MORGAN, S.C.

Mr. Alfred E. Anding, Jr.
Ms. Jean B. Davis
May 1, 1987
Page 5

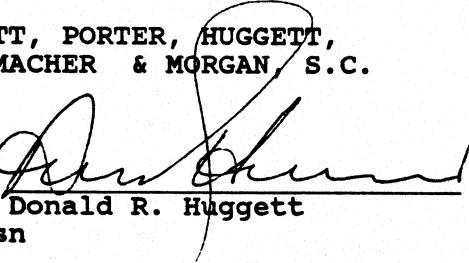
Labor and Human Relations which may affect these premises; (5) If the premises are in a recorded plat, any easements or restrictions incorporated in said plat; (6) Financing statements or security agreements, if any, pertaining to personality upon the premises; (7) Any actions in Circuit Court in the County in which the real estate is located, affecting the premises but for which Lis Pendens have not been filed; (8) Possible taxes resulting from transfers of the premises; (9) Compliance with applicable Truth-In-Lending requirements; (10) Special assessments or charges if the above-described real estate is located outside the City of Madison. Special assessments for real estate located within the City of Madison are covered only to the date of the Status Register as stated in the last abstract certificate.

This Opinion is based solely upon matters appearing in the Abstract of Title to these premises. Sections 893.15 and 706.09, Wisconsin Statutes, have been relied upon in the preparation of this Opinion.

Respectfully submitted,

DeWITT, PORTER, HUGGETT,
SCHUMACHER & MORGAN, S.C.

By:


Donald R. Huggett

DRH/sn

