

CENTURY 21[®]

Ace Realty

303 S. Bluemound Dr.
Appleton, WI 54914
920-739-2121

Property Address: **104 S Main St., Marion WI 54950-9555**

Listing Agent: **Sandra D. DuFrane**

Phone #: **(920)841-5374**

Email for delivery: **sandy4houses@yahoo.com**

Inclusions: **Per Bill of Sale Attached to Offer to Purchase**

Exclusion: **Seller's Personal Belongings**

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

CENTURY 21 Ace Realty
Page 1 of 4

SELLER DISCLOSURE REPORT - COMMERCIAL

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 104 S Main St.

_____ IN THE

City (CITY) (VILLAGE) (TOWN) OF Marion, COUNTY OF
Waupaca STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT
PROPERTY AS OF June (MONTH) 21 (DAY) 2026 (YEAR).

When listing a property Wis. Admin. Code § REEB 24.07(1)(b) requires licensees to inspect the property and to "make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that the seller provide a written response to the licensee's inquiry." This Seller Disclosure Report is a tool designed to help the licensee fulfill this license law duty.

This is not a warranty of any kind by the owner or any agents representing any party in this transaction and is not a substitute for any inspections, testing or warranties that the parties may wish to obtain. This is not a disclosure report required by Wis. Stat. Ch. 709 and the owner is voluntarily providing this information.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property.

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide an explanation of the reason why the response to the question is "yes" in the area provided following each group of questions.

A5. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof?	☐	☒	☐
B2. Are you aware of defects in the electrical system, including defects in solar panels and systems?	☐	☒	☐
B3. Are you aware of defects in part of the plumbing system?	☐	☒	☐
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers), fire safety, security or lighting?	☐	☒	☐
B5. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?	☐	☒	☐
B6. Are you aware of defects in any structure or structural components on the property (including walls)?	☐	☒	☐
B7. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?	☐	☒	☐
B8. Are you aware of rented items located on the property or items affixed to or closely associated with the property?	☐	☒	☐
B9. Explanation of "yes" responses _____			

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	☐	☒	☐
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, pesticides, or other potentially hazardous or toxic substances on the property?	☐	☒	☐
C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?	☐	☒	☐
C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	☐	☒	☐
C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, including infestations impacting trees?	☐	☒	☐
C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	☐	☒	☐
C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	☐	☒	☐
C8. Are you aware of governmental investigation or private assessment/audit (of environmental matters) ever being conducted?	☐	☒	☐
C9. Explanation of "yes" responses _____			

D. STORAGE TANKS

	YES	NO	N/A
D1. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil?	☐	☒	☐
D2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?	☐	☐	☒
D3. Explanation of "yes" responses _____			

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	☐	☒	☐
E2. Are you aware that remodeling was done that may increase the property's assessed value?	☐	☒	☐
E3. Are you aware of pending special assessments?	☐	☒	☐
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	☐	☒	☐
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	☐	☒	☐
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	☐	☒	☐
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	☐	☒	☐
E8. Explanation of "yes" responses _____			

F. LAND USE

	YES	NO	N/A
F1. Are you aware of any zoning code violations with respect to the property?	☐	☒	☐
F2. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area, or of flooding, drainage problems, standing water or other water problems affecting the property?	☐	☒	☐
F3. Are you aware of nonconforming uses of the property or nonconforming structures on the property?	☐	☒	☐
F4. Are you aware of conservation easements on the property?	☐	☒	☐
F5. Are you aware of restrictive covenants or deed restrictions on the property?	☒	☐	☐
F6. Are you aware of nonowners having rights to use part of the property, including, but not limited to, rights-of-way and easements other than recorded utility easements?	☐	☒	☐

	YES	NO	N/A
F7. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances?	☐	☒	☐
F8. <u>Use Value.</u>			
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	☐	☒	☐
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	☐	☒	☐
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	☐	☒	☐
F9. Is all or part of the property subject to or in violation of a farmland preservation agreement?	☐	☒	☐
F10. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	☐	☒	☐
F11. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	☐	☒	☐
F12. Are you aware of boundary or lot line disputes, encroachments, or encumbrances affecting the property?	☐	☒	☐
F12a. Are you aware of any private road agreements or shared driveway agreements relating to the property?	☐	☒	☐
F13. Are you aware there is not legal access to the property?	☐	☒	☐
F14. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations.	☐	☒	☐
F15. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	☐	☒	☐
F16. Are you aware of one or more burial sites or archeological artifacts on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	☐	☒	☐
F17. Explanation of "yes" responses _____			
F5: Seller desires restrictive covenant for certain competitive entities to seller for to be determined time.			

G. ADDITIONAL INFORMATION

	YES	NO	N/A
G1. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?	☐	☒	☐
G2. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	☐	☒	☐
G2a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?	☐	☒	☐
G3. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?	☐	☒	☐
G4. Are you aware of a joint well serving the property including any defect related to a joint well serving the property?	☐	☒	☐
G5. Are you aware that a septic system or other private sanitary disposal system serves the property including defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?	☐	☒	☐
G6. Are you aware of an "LP" tank on the property, including defects? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.)	☐	☒	☐
G7. Are you aware of material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides?	☐	☒	☐
G8. Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property?	☐	☒	☐
G9. Are you aware of any shared usages such as shared fences, walls, driveways, or signage, or any defect relating to the shared use?	☐	☒	☐
G10. Are you aware of leased parking?	☐	☒	☐
G10a. Does the property currently have internet service?	☐	☒	☐
If so, who is your provider? <u>Wiring is present, Spectrum previous provider</u>			
G10b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?	☐	☒	☐
Is the system or station affixed to the property?	☐	☐	☒
G10c. Does the property have accessibility features? See https://www.ada.gov/resources/title-iii-primer/ .	☒	☐	☐
G11. Are you aware of other defects affecting the property?	☐	☒	☐
G12. The owner has owned the property for <u>42</u> years. MVMIC as of 2024-01-01, Dupont Mutual Insurance Company since construction around 1983			

G13. Explanation of "yes" responses G10c: Property has accesibility features.

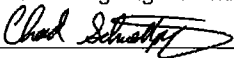
Note: Any sales contract provision requiring inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

OWNER'S CERTIFICATION

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Entity Name (if any): Maple Valley Mutual Insurance Company

Name & Title of Authorized Representative Signing for Entity: Chad Schuettpelez - President & General Manager

Authorized Signature for Entity:  Date 2026-06-20

Owner _____ Date _____

Owner _____ Date _____

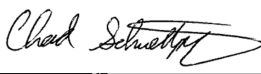
Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person  Items _____ Date June 21, 2026

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

REALTORS® ASSOCIATION OF NORTHEAST WISCONSIN

RANW Seller's Improvements 2010.July Pg 1 of 1

W6124 Aerotech Drive
Appleton, WI 54914

This form must be completed by Seller and not Agent

"SELLER'S PROPERTY IMPROVEMENTS"

Property Address: 104 S Main St., Marion, WI 54950-9555

NOTE: SELLER IS NOT REQUIRED TO LIST IMPROVEMENTS TO SELLER'S PROPERTY ON THIS FORM. However, if Seller so chooses, Seller takes total responsibility for the accuracy of the information provided herein by Seller. Seller is encouraged to provide receipts or documentation of work and/or services performed. Seller may wish to consult with legal counsel prior to completion of this form.

[illegible]

Century 21 Ace Realty

Seller hereby authorizes _____ (hereinafter "Broker"), to distribute this property improvement information in marketing and disclosure documents and also permits Broker to provide a copy of this information to potential Buyers. Seller and Buyer hereby agree to hold Broker, its Sales Agents and Representatives harmless from any liability connected with the accuracy of the above stated information. Further, it is agreed that the Seller and Buyer will not make any claims against Broker, its Sales Agents or Representatives with respect to the property improvement information provided by Seller herein. Broker, its Sales Agents and Representatives make no representation(s) as to the accuracy of the information provided

herein by the Seller

AuthentiSIGN®

Chad Schnetzler

Chad Schmetz

June 21, 2026

June 21, 2026

Seller's Signature
Chadwick J. Schuettpelez

Date _____

Seller's Signature
Maple Valley Mutual Insurance

Date _____

Buyer's Signature

Date _____

Buyer's Signature

Date _____

Drafted by Attorney Debbi Conrad

REALTORS® Association of Northeast Wisconsin and Wisconsin REALTORS® Association

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CENTURY 21 Ace Realty - Corporate, 303 S Bluemound Dr Appleton, WI 54914
Phone: (920) 841-5374 Fax: (920) 250-5809 Sandra DuFrane

Fax: (920) 250-5809 Sandra DuFrane

104 S Main St. -

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

(parent parcel)

2025 Property Record | Waupaca County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 6/1/2026 4:09:27 PM

Owner Address	Owner
MAPLE VALLEY MUTUAL INSURANCE CO , 304 N ROSERA ST LENA, WI 54139	MAPLE VALLEY MUTUAL INSURANCE CO

Property Information	Property Description
Parcel ID: 32 02 73 19	<i>For a complete legal description, see recorded document.</i> PRT LTS 7&8 BLK12 MCDONALD & RAMSDELL ADD DAF LT1 CSM V36P50 #8280 V240P162 EX V243P125V282P77 V296P405 V429P38 V576P275&276 V576P708 .164A M/L Deed of Record: 923412
Document # 923412	Municipality: 252-CITY OF MARION
Tax Districts: MARION S/D	Property Address: 104 S MAIN STREET

Tax Information	Land Valuation																																																					
Print Tax Bill																																																						
<table><thead><tr><th>Installment</th><th>Amount</th></tr></thead><tbody><tr><td>First:</td><td>1,424.64</td></tr><tr><td>Second:</td><td>1,424.63</td></tr><tr><td>Third:</td><td>0.00</td></tr><tr><td>Total Tax Due:</td><td>2,849.27</td></tr><tr><td>Base Tax:</td><td>2,916.07</td></tr><tr><td>Special Assessment:</td><td>0.00</td></tr><tr><td>Lottery Credit:</td><td>0.00</td></tr><tr><td>First Dollar Credit:</td><td>66.80</td></tr><tr><td>Amount Paid:</td><td>2,849.27</td></tr><tr><td colspan="2">(View payment history info below)</td></tr><tr><td>Current Balance Due:</td><td>0.00</td></tr><tr><td>Interest:</td><td>0.00</td></tr><tr><td>Total Due:</td><td>0.00</td></tr></tbody></table>	Installment	Amount	First:	1,424.64	Second:	1,424.63	Third:	0.00	Total Tax Due:	2,849.27	Base Tax:	2,916.07	Special Assessment:	0.00	Lottery Credit:	0.00	First Dollar Credit:	66.80	Amount Paid:	2,849.27	(View payment history info below)		Current Balance Due:	0.00	Interest:	0.00	Total Due:	0.00	<table><thead><tr><th>Code</th><th>Acres</th><th>Land</th><th>Impr.</th><th>Total</th></tr></thead><tbody><tr><td>2</td><td>0.16</td><td>\$12,500</td><td>\$112,800</td><td>\$125,300</td></tr><tr><td></td><td>0.16</td><td>\$12,500</td><td>\$112,800</td><td>\$125,300</td></tr><tr><td colspan="3">Assessment Ratio:</td><td colspan="2">0.7670696880</td></tr><tr><td colspan="3">Fair Market Value:</td><td colspan="2">163400.00</td></tr></tbody></table>	Code	Acres	Land	Impr.	Total	2	0.16	\$12,500	\$112,800	\$125,300		0.16	\$12,500	\$112,800	\$125,300	Assessment Ratio:			0.7670696880		Fair Market Value:			163400.00	
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Payment History					
Date	Receipt	Amount	Interest	Penalty	Total
12/26/2025	38283	2849.27	0.00	0.00	2849.27

*No data found for Special Assessment Detail, Delinquent Tax Summary in 2025

(parent parcel)

Overview

Parcel number: 32 02 73 19

Address: MAIN ST S 104

Municipality: City of Marion, Waupaca County

Building Area in Square Feet

First floor: 1377

Total above grade: 1377

Basement: 0

Below grade finished: 0

Building Characteristics

Year built: 1983

Bedrooms:

Full baths: 0

Half baths: 0

Heat:

Central air:

Fireplace:

Porches patios decks:

Garage: None

Other buildings: No

[Search Again \(/municipalities/city-of-marion-waupaca-county\)](/municipalities/city-of-marion-waupaca-county)

* For detailed information or to report corrections please contact the Assessor.

Legal Disclaimer

The information presented on this website is for general informational purposes only and is presented with the understanding that the publisher is not rendering any services to the user. Due to the rapidly changing nature of real estate valuations, information contained on this website may become outdated and/or are subject to one's opinion. As a result, anyone using this information must always research original sources and updated information to ensure the accuracy of the real estate values. Anyone using this information does so at their own risk. In no event will the publishers of this information be liable for any direct, indirect, or consequential damages resulting from the publication or use of this information.

CAUTION: THE ACCURACY OF THE INFORMATION CONTAINED HEREIN HAS NOT BEEN CONFIRMED AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. THE LOT SIZE, LOCATION OF BOUNDARIES, PLACEMENT OF IMPROVEMENTS (if any), EXISTENCE OF EASEMENTS, ELEVATIONS, ZONING, SOIL TYPE(S), OR OTHER FACTORS ABOUT THIS PROPERTY, SHOULD BE VERIFIED BY AN APPROPRIATE EXPERT (i.e. SURVEYOR, ENGINEER, ETC.) IF THEY ARE MATERIAL TO HOW YOU MAY USE THE PROPERTY.

By signing below, Buyer(s) acknowledge receipt and understand the disclaimer stated above.

▲ Sign

▲ Print Name

▲ Date

▲ Sign

▲ Print Name

▲ Date

▲ Sign

▲ Print Name

▲ Date

▲ Sign

▲ Print Name

▲ Date

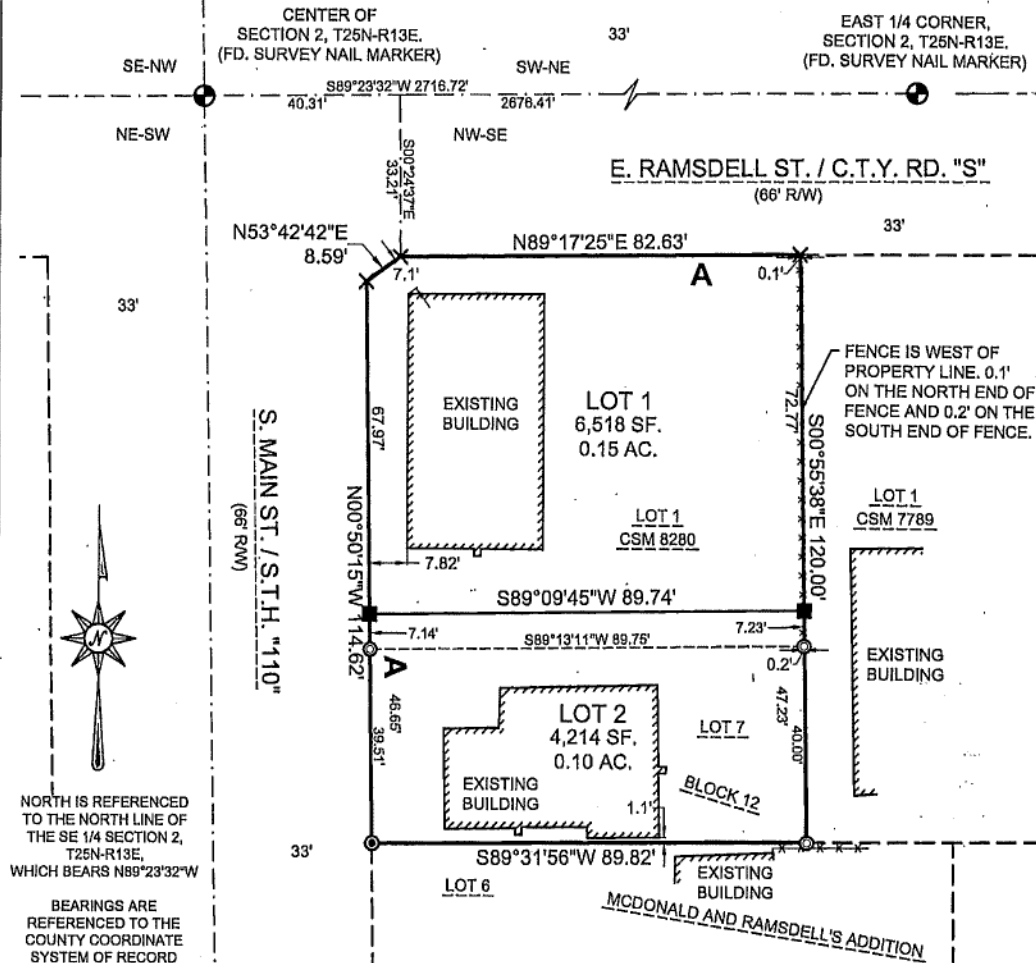
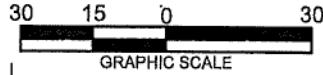
DOC# 938840

Recorded on
Apr 21, 2026 08:14 AM

JEREMY SCHOENIKE
WAUPACA COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00
Pages: 3

CERTIFIED SURVEY MAP[#] 8451

ALL OF LOT 1 OF VOLUME 36, CERTIFIED SURVEY MAPS, PAGE 50
(MAP #8280, DOC.# 921782), AND PART OF LOT 7 OF BLOCK 12 OF THE
MCDONALD AND RAMSDELL'S ADDITION TO THE VILLAGE (NOW CITY)
OF MARION, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 13 EAST,
CITY OF MARION, WAUPACA COUNTY, WISCONSIN.



NORTH IS REFERENCED
TO THE NORTH LINE OF
THE SE 1/4 SECTION 2,
T25N-R13E,
WHICH BEARS N89°23'32"W

BEARINGS ARE
REFERENCED TO THE
COUNTY COORDINATE
SYSTEM OF RECORD
(WAUPACA COUNTY).

LEGEND

1" IRON PIPE FOUND
1.32"x18" IRON PIPE WITH CAP,
WEIGHING 1.68 # / L.F. SET
MAG NAIL SET
MONUMENT FOUND,
TYPE NOTED
SAW CROSS FOUND

A ACCESS
***** FENCE
--- CENTERLINE



MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2205 Schuchetter Court Green Bay, WI
92013 PH: 920-858-0760 Fax: 920-858-0767
www.machiv.com

CLIENT: CHAD SCHUETTELZ

DRAFTED BY: JSH
TAX PARCEL NO.: 32 02 73 19 & 32 02 73 21

SCALE:
1" = 30'

SHEET: 1 OF 3
PROJECT NO. 2261-01-24
DRAWING NO. 1941

CERTIFIED SURVEY MAP #8451

ALL OF LOT 1 OF VOLUME 36, CERTIFIED SURVEY MAPS, PAGE 50 (MAP #8280, DOC.# 921782), AND PART OF LOT 7 OF BLOCK 12 OF THE MCDONALD AND RAMSDELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MARION, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 13 EAST, CITY OF MARION, WAUPACA COUNTY, WISCONSIN.

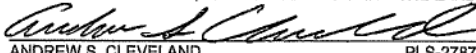
SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND DIVIDED ALL OF LOT 1 OF VOLUME 36, CERTIFIED SURVEY MAPS, PAGE 50 (MAP #8280, DOC.# 921782), AND PART OF LOT 7 OF BLOCK 12 OF THE MCDONALD AND RAMSDELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MARION, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 13 EAST, CITY OF MARION, WAUPACA COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 2, T25N-R13E; THENCE S89°23'32"W, 2676.41 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE S00°24'37"E, 33.21 FEET TO THE SOUTH RIGHT OF WAY OF EAST RAMSDELL STREET A.K.A. COUNTY ROAD "S"; THENCE N89°17'25"E, 82.63 FEET ALONG SAID SOUTH RIGHT OF WAY TO THE EAST LINE OF VOLUME 36, CERTIFIED SURVEY MAPS, PAGE 50 (MAP #8280, DOC.# 921782), WAUPACA COUNTY RECORDS; THENCE, S00°55'38"E, 120.00 FEET ALONG SAID EAST LINE AND THE EAST LINE OF LAND DESCRIBED IN DOCUMENT NO. 919573, WAUPACA COUNTY RECORDS, TO THE SOUTH LINE OF SAID LAND; THENCE S89°31'56"W, 89.82 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY OF SOUTH MAIN STREET A.K.A. STATE HIGHWAY "110"; THENCE N00°50'15"W, 114.62 FEET ALONG SAID EAST RIGHT OF WAY TO THE SOUTHEAST RIGHT OF WAY OF EAST RAMSDELL STREET; THENCE N63°42'42"E, 8.59 FEET ALONG SAID SOUTHEAST RIGHT OF WAY TO THE POINT OF BEGINNING.

TOTAL BOUNDARY CONTAINS 10,732 SQ. FT. \ 0.25 ACRES OF LAND, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEY AND THE DIVISION OF THAT LAND. THAT I HAVE MADE SUCH A SURVEY AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF MARION IN SURVEYING, MAPPING AND DIVIDING THE LAND.


ANDREW S. CLEVELAND PLS-2787
AUGUST 4, 2025

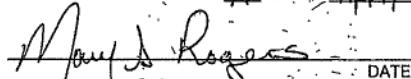


NOTES:

- 1) THIS CSM IS ALL OF TAX PARCEL NO(S): 32 02 73 19 & 32 02 73 21
- 2) THE PROPERTY OWNER(S) OF RECORD ARE: MAPLE VALLEY MUTUAL INSURANCE CO & JACKIE L & JANIÇE SHORTT JT REV TRUST.
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT(S): DOCUMENT #919573 & 923412.

CERTIFICATE FOR THE CITY OF MARION

APPROVED FOR RECORDING UNDER THE TERMS OF THE CITY OF MARION LAND DIVISION REGULATIONS.
THE CITY OF MARION THIS 16 DAY OF April, 2024


CITY CLERK DATE



CLIENT: CHAD SCHUETTPELZ

DRAFTED BY: JSH
TAX PARCEL NO.: 32 02 73 19 & 32 02 73 21

SCALE:

1" = 30'

SHEET: 2 OF 3

PROJECT NO. 2261-01-24

DRAWING NO. 1941

CERTIFIED SURVEY MAP #8451

ALL OF LOT 1 OF VOLUME 36, CERTIFIED SURVEY MAPS, PAGE 50 (MAP #8280, DOC.# 921782), AND PART OF LOT 7 OF BLOCK 12 OF THE MCDONALD AND RAMSDELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MARION, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 13 EAST, CITY OF MARION, WAUPACA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

MAPLE VALLEY MUTUAL INSURANCE CO., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED AND MAPPED AS REPRESENTED HEREON. MAPLE VALLEY MUTUAL INSURANCE CO. ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF MARION

IN WITNESS WHEREOF, THE SAID MAPLE VALLEY MUTUAL INSURANCE CO. HAS CAUSED THESE PRESENTS TO BE SIGNED BY

Chad Schuettpeitz, ITS MEMBER, ON THIS 10 DAY OF April, 2026
(PRINT NAME)

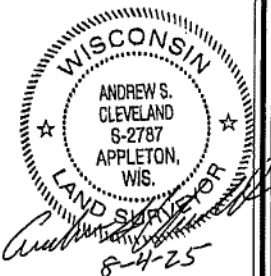
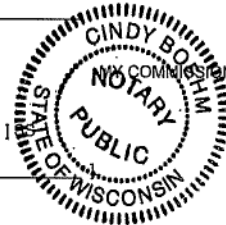
[Signature]
(SIGN NAME)
MEMBER

PERSONALLY CAME BEFORE ME THIS 10 DAY OF April, 2026 THE ABOVE NAMED MEMBER OF SAID COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Cindy Boelm
NOTARY PUBLIC

STATE OF WISCONSIN]

COUNTY OF Wood



OWNER'S CERTIFICATE

AS OWNER, JACKIE L. & JANICE SHORTT JT REV TRUST DOES HEREBY CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED AND MAPPED AS REPRESENTED HEREON. IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF MARION

JACKIE L. SHORTT
(PRINT NAME)

[Signature] 4/10/26
(SIGN NAME) DATE
TRUSTEE

PERSONALLY CAME BEFORE ME THIS 10 DAY OF April, 2026 THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Cindy Boelm
NOTARY PUBLIC

STATE OF WISCONSIN]

COUNTY OF Wood



CLIENT: CHAD SCHUETTELPELZ

DRAFTED BY: JSH
TAX PARCEL NO.: 32 02 73 19 & 32 02 73 21

SCALE:
1" = 30'

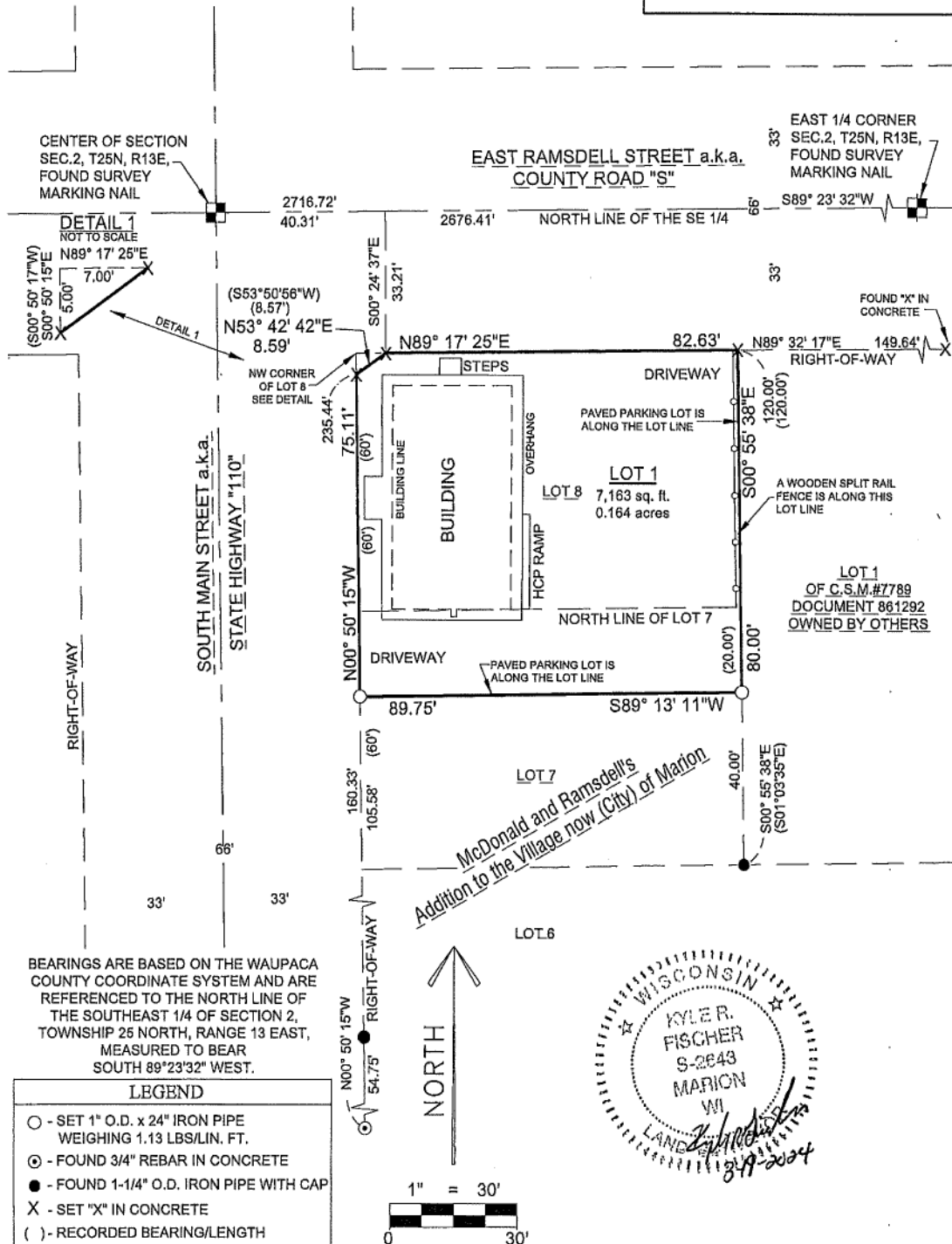
SHEET: 3 OF 3
PROJECT NO. 2261-01-24
DRAWING NO. 1941

Recorded on
Apr 22, 2024 08:27 AM

**WAUPACA COUNTY
CERTIFIED SURVEY MAP NO. 8280**

A part of Lot 8, and a part of Lot 7 of Block 12 of the McDonald and Ramsdell's Addition to the Village (now City) of Marion, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 25 North, Range 13 East, City of Marion, Waupaca County, Wisconsin.

MICHAEL MAZEMKE
WAUPACA COUNTY
REGISTER OF DEEDS
 Fee Amount: \$30.00
 Pages: 3



LITTLE FALLS LAND SURVEYING LLC

E5798 Herzberg Road MARION, WI 54950
email - Kyle.Fischer16@gmail.com
PH 715-321-5953

SHEET 1 OF 3

DRAWN BY

DATE

K.R.F.

March 6, 2024

CHECKED BY _____

PROJECT NO.

K.R.F.	559
PREPARED FOR: Maple Valley Mutual	

WAUPACA COUNTY CERTIFIED SURVEY MAP NO. 3280

A part of Lot 8, and a part of Lot 7 of Block 12 of the McDonald and Ramsdell's Addition to the Village (now City) of Marion, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 25 North, Range 13 East, City of Marion, Waupaca County, Wisconsin.

Owners Certificate

I, Chad J. Schuettepelz as President & General Manager of Maple Valley Mutual Insurance Company, hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by State Statutes 236.10 and 236.12 to be submitted to the following for approval or objection to: City of Marion

witness the hand and seal of said owner this 16th day of April, 2024.
In presence of:

Chad J. Schuettepelz
Chad J. Schuettepelz
President & General Manager

State of Wisconsin) SS
Waupaca County)

Personally came before me this 16th day of April, 2024,
the above named Chad J. Schuettepelz to me known to be the same person who executed the foregoing
Instrument and acknowledged the same.

(Notary Seal) Michelle Ziesmer Notary Public, Lena, Wisconsin

MY COMMISSION EXPIRES 9/15/27.



LITTLE FALLS LAND SURVEYING LLC

ES798 Herzberg Road MARION, WI 54950
email - Kyle.Fischer16@gmail.com
PH 715-321-6953

SHEET 2 OF 3

DRAWN BY K.R.F. DATE March 8, 2024

CHECKED BY K.R.F. PROJECT NO. 659

PREPARED FOR: Maple Valley Mutual

WAUPACA COUNTY CERTIFIED SURVEY MAP NO. 8280

A part of Lot 8, and a part of Lot 7 of Block 12 of the McDonald and Ramsdell's Addition to the Village (now City) of Marion, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 25 North, Range 13 East, City of Marion, Waupaca County, Wisconsin.

I, Kyle R. Fischer, Professional Land Surveyor S-2643, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided a part of Lot 8, and a part of Lot 7 of Block 12 of the McDonald and Ramsdell's Addition to the Village (now City) of Marion, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 25 North, Range 13 East, City of Marion, Waupaca County, Wisconsin described as follows:

Commencing at the East 1/4 corner of said Section 2; Thence South 89°23'32" West along the North line of the Southeast 1/4, 2676.41 feet; Thence South 00°24'37" East, 33.21 feet to the South right-of-way line of East Ramsdell Street and the point of beginning; Thence North 89°17'25" East along said South right-of-way line, 82.63 feet to the West line of Lot 1 of Certified Survey Map Number 7789, Recorded as Document Number 861292; Thence South 00°55'38" East along said West line, 80.00 feet; Thence South 89°13'11" West, 89.75 feet to the East right-of-way line of South Main Street; Thence North 00°50'15" West along said East right-of-way line, 75.11 feet to said North right-of-way line of East Ramsdell Street; Thence North 53°42'42" East along said North right-of-way line, 8.59 feet to the point of beginning.

That the above-described parcel of land contains 7,163 square feet or 0.164 acres, more or less.

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Chad J. Schuettpelz, President & General Manager of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Waupaca County and the City of Marion in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 19TH day of March, 2024

Little Falls Land Surveying, LLC
Kyle R. Fischer
P.L.S. No. 2643



CITY OF MARION CERTIFICATE

Approved for recording under the terms
of the City of Marion Land Division Regulations.

By [Signature]

Date 4/8/2024

LITTLE FALLS LAND SURVEYING LLC

8798 Herzberg Road MARION, WI 54950
email - Kyle.Fischer16@gmail.com
PH 715-321-5953

SHEET 3 OF 3

DRAWN BY
K.R.F.

DATE
March 8, 2024

CHECKED BY
K.R.F.

PROJECT NO.
559

PREPARED FOR: Maple Valley Mutual



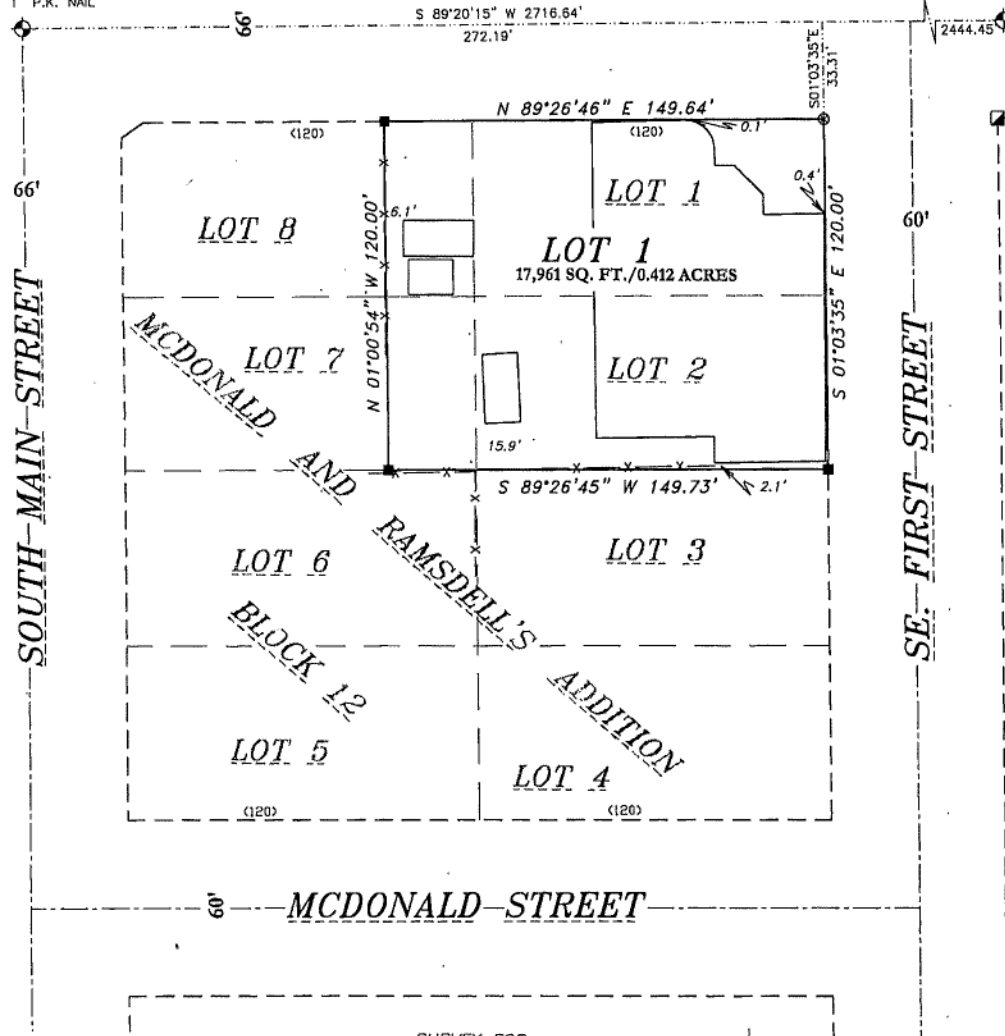
CERTIFIED SURVEY MAP NO. 6780

LOT 1 AND 2 AND THE EAST 30 FEET OF LOTS 7 AND 8 IN BLOCK 12 OF MCDONALD AND RAMSDALL'S ADDITION TO THE VILLAGE (NOW CITY) OF MARION, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 13 EAST, CITY OF MARION, WAUPACA COUNTY, WISCONSIN.

CENTER 1/4 CORNER
SECTION 2 T25N-R13E
1" P.K. NAIL

E. RAMSDALL STREET

EAST 1/4 CORNER
SECTION 2 T25N-R13E
ALUMINUM MONUMENT



LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 2" IRON PIPE FOUND
- ⊗ CHISELED "X" SET
- ⊙ GOVERNMENT CORNER
- FENCE LINE
- () RECORDED AS

SURVEY FOR:
DAVE BARNICK
121 E. RAMSDALL STREET
MARION, WI 54950

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE SOUTHEAST 1/4, SECTION 2,
ASSUMED TO BEAR S 89°20'15" W

Scale 1 inch = 50 feet
25 50 100



Martenson & Eisele, Inc.

Planning - Surveying - Engineering - Architecture

109 W. Main St., Omro, WI 54963

Phone (920) 685-6240 Fax (920) 685-6340

www.martenson-eisele.com

Email meomro@charter.net

PROJECT NO. 0-1353-001

FIELD BOOK SDR/FILE

FILE 1353001POS.DWG SHEET 1 OF 2

This instrument was drafted by: DSL

Certified Survey Map No. 6780

LOT 1 AND 2 AND THE EAST 30 FEET OF LOTS 7 AND 8 IN BLOCK 12 OF MCDONALD AND RAMSDELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MARION, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 13 EAST, CITY OF MARION, WAUPACA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, James E. Smith, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped, at the direction of David Barnick, Lot 1 and 2 and the East 30 feet of Lots 7 and 8 in Block 12 of MCDONALD AND RAMSDELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MARION, being part of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 25 North, Range 13 East, City of Marion, Waupaca County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 2; thence South 89 degrees 20 minutes 15 seconds West 2444.45 feet, along the North line of the Southeast 1/4 of said Section 2; thence South 01 degree 03 minutes 35 seconds East 33.31 feet, to the point of beginning; thence South 01 degree 03 minutes 35 seconds East 120.00 feet, along the West right-of-way line of SE. First Street; thence South 89 degrees 26 minutes 45 seconds West 149.73 feet; thence North 01 degree 00 minutes 54 seconds West 120.00 feet; thence North 89 degrees 26 minutes 46 seconds East 149.64 feet, along the South right-of-way line of E. Ramsdell Street, to the point of beginning.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same and the sub-division regulations of the City of Marion in surveying and mapping the same.

This map is a correct representation of all of the exterior boundaries of land surveyed and the division thereof.

Given under my hand this 14 day of SEP, 2007.

James E. Smith
James E. Smith Reg. WI. Land Surveyor, S-1803



City of Marion Plan Commission

WAUPACA COUNTY PLANNING AND ZONING COMMITTEE CERTIFICATION:

This Certified Survey Map is hereby approved. Dated this 27th day of September, 2007.

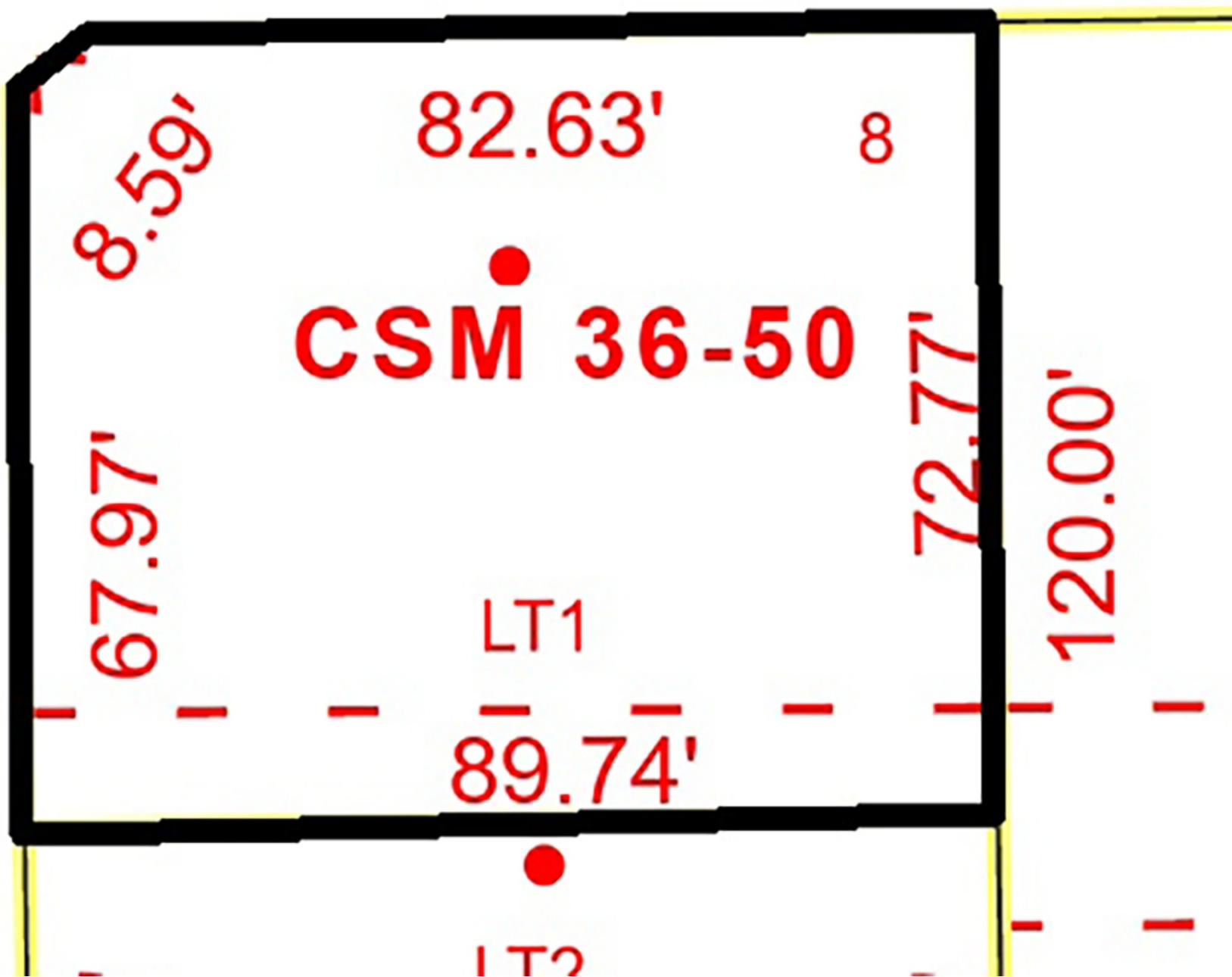
Patricia Mielke
Committee Chairman

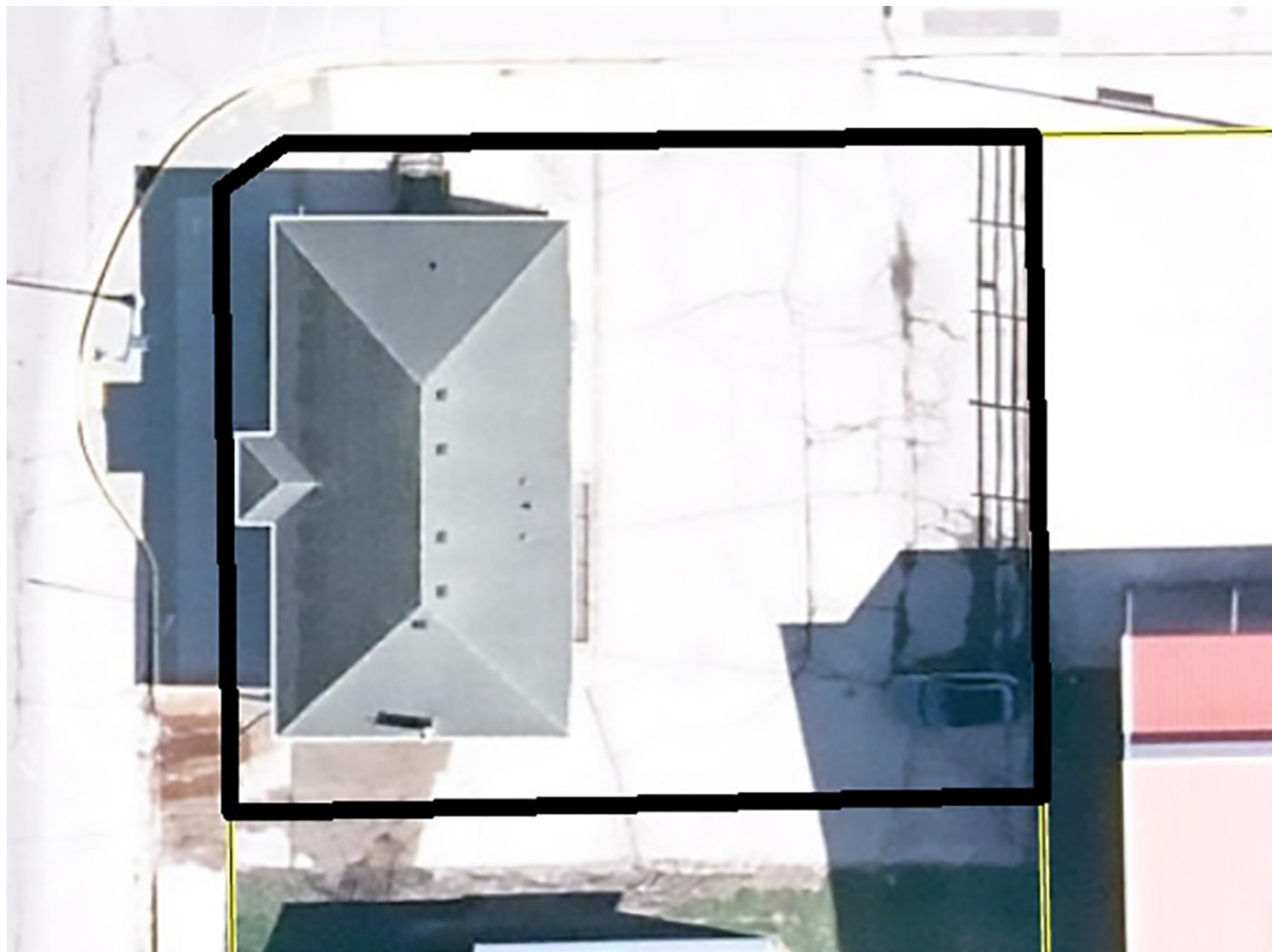
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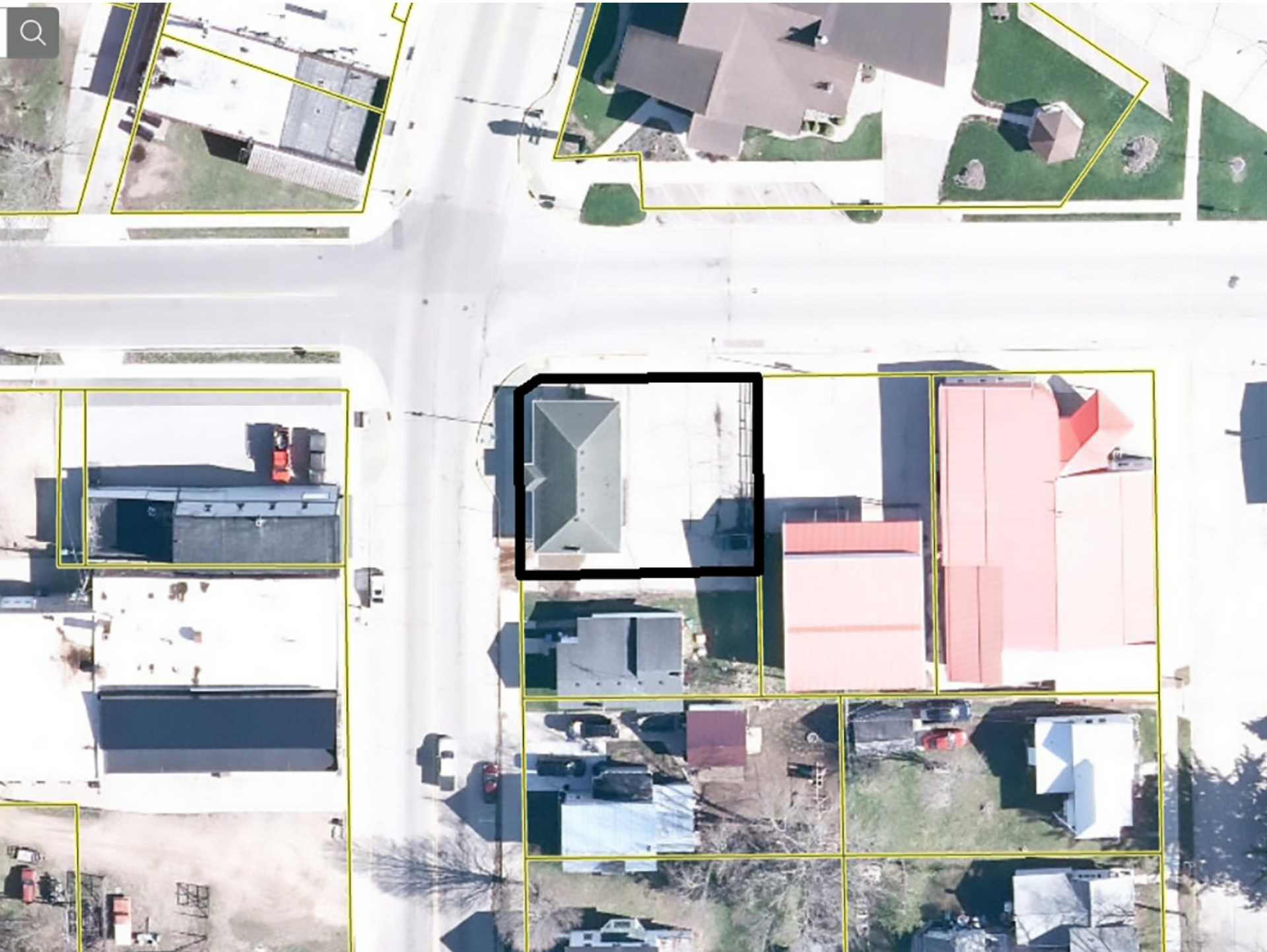
Certified, Filed and or Recorded on
OCT. 03, 2007 AT 02:45PM

Vol/Doc 25 Paq/Sheet 64
WAUPACA COUNTY
RECEIVED FOR RECORD
MICHAEL MAZEMKE REGISTER OF DEEDS
Fee Amount: \$13.00

PROJECT NO. 0-1353-001 SHEET 2 of 2







Zoning

B-1



B-1 - Downtown Business District