
Appendix A

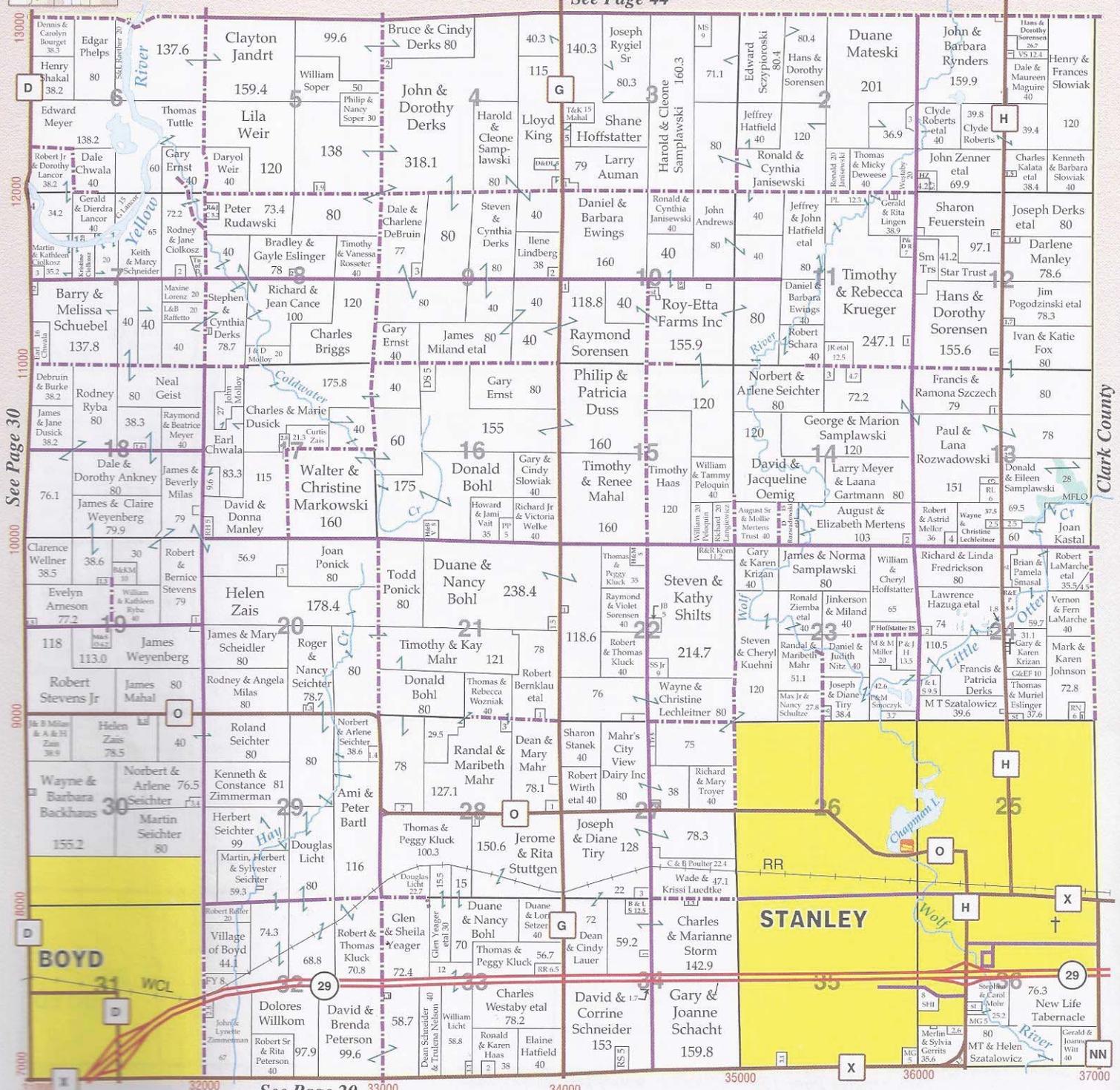
Site Location

12. Delmar (E)

©2002 cloud cartographics, inc. st. cloud, mn 56301

T.29N. - R.5W.

See Page 44



See Page 20

The Hickory Ridge Cross Country Ski Trail winds through quiet and scenic northern hardwood forests. The trail system consists of three loops; all loops are challenging to the skier with rolling to steep grades. Total trail length is 14.2 kilometers. The south loop trail begins at the parking lot off Bob Lake Road (225th Av). Near kilometer two (just before crossing Hickory Ridge Forest Road), an option is presented to either return to the parking lot on the continuation of the South loop or proceed on to the North loop. The North loop terrain becomes more challenging with longer downhill and uphill grades. The Tram Lake loop exits the North loop just beyond kilometer three and provides the most challenging terrain of the

Hickory Ridge Cross Country Ski Trail

Appendix B

Leases

GRAVEL AND SOIL LEASE

Lease indenture made this 3rd day of June, 2015, between Donald and Marlene Bohl, 33190 100th Ave. Stanley, WI 54768 (hereafter referred to as owner(s)) and John S. Olynick, Inc., a Wisconsin corporation, with office located at N7918 State Highway 73, Gilman, Wisconsin (hereafter referred to as lessee);

1. Owners, for and in consideration of the rental herein specified, and the conditions, provisions, and reservations set forth herein, do lease, let, and demise to lessee, for the purpose of removing sand, gravel, rock, fill, and top soil therefrom, the following described real estate situated in Chippewa County, Wisconsin, to wit:

-The North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼);

-The South Half (S ½) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼);

-The Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼);

-The West Half (W ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼);

Section Sixteen (16), Township Twenty-nine (29) North, Range Five (5) West, Township of Delmar.

To have and to hold for a term of 10 years from the 3rd day of June, 2015, for the rental of \$.80 per yard for all gravel removed and \$ 1.50 per yard for all top soil removed. Said rental is to be paid annually on or before the 31st day of December of each calendar year based on the quantity of gravel and dirt removed during such calendar year. Payments are to be made to Donald and Marlene Bohl. It is agreed that owner(s) may inspect the lessee's books and records at any time to determine the quantity of gravel or dirt removed from the leased premises, subject to lease rental payments hereunder.

2. Lessee may build and maintain roads upon the leased premises, and shall have the full use of the premises for the removal of gravel and/or soil therefrom, and may install pipelines or other equipment incidental to the removal of gravel from the premises. Owner(s) agree to maintain all fences surrounding the leased premises, and to install and maintain fences around the gravel pit(s) wherein lessee is removing gravel or dirt; said fencing being installed for the purpose of restraining animals of the owner(s) or other adjoining property owner(s) from entering the gravel work areas or interfering with the work of lessee in removing gravel or dirt from the leased premises.

3. Owner(s) may conduct farm operations on the leased premises and may have freedom of movement upon and use of the same; provided however that owners' use of said premises shall be incidental and subordinate to the removal of gravel and dirt therefrom, and shall in no manner interfere with lessee's gravel or dirt removal operations.

4. Lessee shall pay all taxes levied against personal property brought upon or installed on the premises by lessee.

5. Lessee shall have first option to purchase said premises described above, should owner decide to sell said premises, during the term of this lease, or at termination of this lease.

6. Lessee shall have first option to renew this lease on said premises above described, should owner decide to lease these premises above described, at the termination of this lease.

7. Lessee shall have the right to maintain and remove stockpiles of sand, gravel, rock, fill, and top soil for 2 years following the termination of this lease and shall have access to said premises for such purposes.

8. Lessee and owner(s) agree to negotiate the price per yard of gravel and dirt taken from said premises every 2 years.

9. The terms and provisions of this lease shall be binding upon the respective parties, their legal representatives, successors, heirs, or assigns.

This lease supercedes previous lease dated August 16, 2012, recorded September 19, 2012, time 4:19 PM, Office of Register of Deeds Chippewa County. Document number 812978.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

LESSEE:
John S. Olynick, Inc. By:

OWNER(S):

[Signature]
Donald Bohl

Ronald J. Olynick, President

[Signature]
Marlene Bohl

WITNESS:

STATE OF Wisconsin
County of Taylor
Subscribed and sworn to
before me this 22 day
of June, 2015.

[Signature]
Notary Public
My commission expires: 6/12/16
This document was signed before me on
June 22, 2015 by Donald & Marlene Bohl



WITNESS:

STATE OF Wisconsin
County of Taylor
Subscribed and sworn to
before me this _____ day
of _____, _____.

Notary Public
My commission expires:
This document was signed before me on
_____ by Ronald J. Olynick.

Document Drafted By: Tara Podolak

*Olynick will pay .25¢ yd to Bohl for all of Markowski's dirt
passed thru ~~the~~ property
R.O. D. B.*

Gravel and Soil Lease

Document Number

Document Title



8 0 6 2 7 8 9

Tx:4049241

847257

RECORDED ON

08/24/2015

2:02 PM

MARGE L. GEISSLER

REGISTER OF DEEDS

REC FEE: 30.00

TRANSFER FEE: 240.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 3

Recording Area

Name and Return Address

John S. Olynick, Inc.
N7918 Hwy 73
Gilman, WI 54433

22905-1632-00210000

22905-1623-00000000

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

GRAVEL AND SOIL LEASE

Lease indenture made this 19th day of June 2015, between Walter and Christine Markowski 32556 100th Ave. Boyd, WI 54726 (hereafter referred to as owner(s)) and John S. Olynick, Inc., a Wisconsin corporation, with office located at N7918 State Highway 73, Gilman, Wisconsin (hereafter referred to as lessee);

1. Owners, for and in consideration of the rental herein specified, and the conditions, provisions, and reservations set forth herein, do lease, let, and demise to lessee, for the purpose of removing sand, gravel, rock, fill, and top soil therefrom, the following described real estate situated in Chippewa County, Wisconsin, to wit:

The North Half (N ½) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼);

The South Half (S ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼);

Section Sixteen (16), Township Twenty-nine (29) North, Range Five (5) West, Township of Delmar.

To have and to hold for a term of 15 years from the 19th day of June, 2015, for the rental of \$.80 per yard for all material removed. Said rental is to be paid annually on or before the 31st day of December of each calendar year based on the quantity of gravel and dirt removed during such calendar year. A one-time advance of \$10000 will be paid; royalties will be put toward advance. No other payments will be made until advance has been met. Payments are to be made to Walter and Christine Markowski. It is agreed that owner(s) may inspect the lessee's books and records at any time to determine the quantity of gravel or dirt removed from the leased premises, subject to lease rental payments hereunder.

2. Lessee may build and maintain roads upon the leased premises, and shall have the full use of the premises for the removal of gravel and/or soil therefrom, and may install pipelines or other equipment incidental to the removal of gravel from the premises. Owner(s) agree to maintain all fences surrounding the leased premises, and to install and maintain fences around the gravel pit(s) wherein lessee is removing gravel or dirt; said fencing being installed for the purpose of restraining animals of the owner(s) or other adjoining property owner(s) from entering the gravel work areas or interfering with the work of lessee in removing gravel or dirt from the leased premises.

3. Owner(s) may conduct farm operations on the leased premises and may have freedom of movement upon and use of the same; provided however that owners' use of said premises shall be incidental and subordinate to the removal of gravel and dirt therefrom, and shall in no manner interfere with lessee's gravel or dirt removal operations.

4. Lessee shall pay all taxes levied against personal property brought upon or installed on the premises by lessee.

5. Lessee shall have first option to purchase said premises described above, should owner decide to sell said premises, during the term of this lease, or at termination of this lease.

6. Lessee shall have first option to renew this lease on said premises above described, should owner decide to lease these premises above described, at the termination of this lease.

7. Lessee shall have the right to maintain and remove stockpiles of sand, gravel, rock, fill, and top soil following the termination of this lease and shall have access to said premises for such purposes until stockpiles have been depleted.

8. Lessee and owner(s) agree to negotiate the price per yard of gravel and dirt taken from said premises every 3 years.

9. The terms and provisions of this lease shall be binding upon the respective parties, their legal representatives, successors, heirs, or assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

LESSEE:
John S. Olynick, Inc. By:

Ronald J. Olynick
Ronald J. Olynick, President

OWNER(S):
Walter and Christine Markowski Trust

Walter Markowski
Walter Markowski

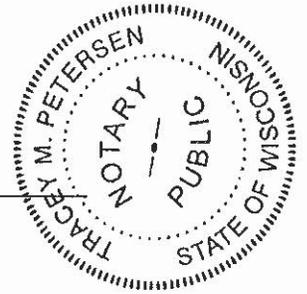
Christine Markowski
Christine Markowski

STATE OF Wisconsin
County of Taylor
Subscribed and sworn to
before me this 6th day
of July, 2015.

Tara R Podolak
Notary Public
My commission expires: June 12, 2016
This document was signed before me on
7/6/15 by Ronald J. Olynick.

STATE OF WI
County of Chippewa
Subscribed and sworn to
before me this 25th day
of June, 2015.

Lacey M. Peterse
Notary Public
My commission expires: 12/1/19
This document was signed before me on
6/25/15 by Walter & Christine Markowski



Document Drafted By: Tara Podolak

