

KNOWN AS 3616 S T H 74 CITY OF RHINELANDER ONEIDA COUNTY WISCONSIN

APRIL 28 2003 SMITH ROBERTS NATIONAL CORPORATION SURVEY NO 161015 WBN

1 BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 1 WHICH IS ASSUMED TO BEAR NORTH
89 2142 WEST

A. ACCESS COVENANT EXECUTED BY NORTH COUNTRY INVESTMENTS TO THE DEPARTMENT OF TRANSPORTATION DATED NOVEMBER 4 1991 AND RECORDED NOVEMBER 4 1991 IN VOL 649 OF RECORDS ON PAGE 778 AS DOCUMENT NO 399112 MAY AFFECT SITE BY LOCATION - NOT SHOWN

B AUTHORIZATION FOR ACCESS AND CONDITIONS THERETO CONTAINED IN AN INSTRUMENT EXECUTED BY THE WISCONSIN DEPT OF TRANSPORTATION TO TENDERHOLT INC DATED FEBRUARY 14 1995 AND RECORDED FEBRUARY 14 1995 IN VOL 756 OF RECORDS ON PAGE 815 AS DOCUMENT NO 440223 AFFECTS SITE BY LOCATION - SHOWN

C CONTROLLED ACCESS DECLARATION EXECUTED BY THE STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS DATED AUGUST 26 1993 AND
RECORDED AUGUST 31 1993 IN VOL 708 OF RECORDS ON PAGE 500 AS DOCUMENT NO
421814 MAY AFFECT SITE BY LOCATION - NOT SHOWN

D DRIVEWAY EASEMENT CONTAINED IN WARRANTY DEED EXECUTED BY TENDERHOLT INC A WISCONSIN CORPORATION TO RAVEN BROADCASTING DATED NOVEMBER 15 1994 AND RECORDED JANUARY 30 1995 IN VOL 756 OF RECORDS ON PAGE 232 AS DOCUMENT NO 439894 AFFECTS SITE BY LOCATION - SHOWN

E UTILITY EASEMENT EXECUTED BY RAVEN BROADCASTING CORP TO WISCONSIN PUBLIC SERVICE CORPORATION DATED NOVEMBER 5 1997 AND RECORDED NOVEMBER 18 1997 IN VOL 853 OF RECORDS ON PAGE 716 AS DOCUMENT NO 476376 AFFECTS SITE BY LOCATION - SHOWN

F PAVED PARKING AREA ENCROACHMENT AS SHOWN ON SURVEY MAP NO 00-68 PREPARED BY WILDERNESS SURVEYING INC DATED MAY 2 2000 AFFECTS SITE BY LOCATION - SHOWN

G UNDERGROUND ELECTRIC UTILITY LINE AS DISCLOSED ON SURVEY MAP NO 00-68

H TERMS CONDITIONS RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT DESCRIBED IN SCHEDULE A HEREIN AS CONTAINED IN

WARRANTY DEED EXECUTED BY TENDERHOLT INC A WISCONSIN CORPORATION TO RAVEN
BROADCASTING DATED NOVEMBER 15 1994 AND RECORDED JANUARY 30 1995 IN VOL. 756 OF
RECORDS ON PAGE 232 AS DOCUMENT NO. 439894 AFFECTS SITE BY LOCATION - GENERAL
IN NATURE CANNOT BE PLOTTED

NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS INCLUDING THE UNDIVIDED RIGHTS OF OTHERS OVER THE EXISTING ROAD EASEMENT AS STATED IN THE LEGAL DESCRIPTION HEREIN AND IN THE DEED CALLED FOR IN SCHEDULE B 1 HEREOF AFFECTS SITE BY LOCATION - GENERAL IN NATURE CANNOT BE PLOTTED

4 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS

THIS SURVEY IS MADE FOR THE BENEFIT OF NEWRADIO GROUP LLC AND CHICAGO TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

I DONALD C. CHAPUT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH ABOVE, THAT I HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED ABOVE.

1 THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF
ALL BUILDINGS STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES THAT
THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND
ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON

2 THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE LAWS REGULATING THE STATE OF WISCONSIN AND WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS (JANUARY 1, 1989) AND ADOPTED BY ALTA AND ACSM IN 1989 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A)(1)(C), 8, 9, 10, 11(A) AND 14 IN TABLE C CONTAINED THEREIN. THE SURVEYOR HAS CONDUCTED THE SURVEY IN ACCORDANCE WITH THE ALTA/ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE MINIMUM AND MAXIMUM DISTANCE AND ANGLE TOLERANCES FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

3 THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. ON 31199 WITH AN EFFECTIVE DATE OF JANUARY 27 2003 AND THAT ALL EASEMENTS COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY

4 SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO 00307
WITH A DATE IDENTIFICATION OF AUGUST 5 1991 FOR COMMUNITY NO 55085 IN ONEIDA COUNTY
STATE OF WISCONSIN WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN
WHICH SAID PREMISES IS SITUATED

5 THE PROPERTY HAS ACCESS TO S T H 47 A DEDICATED PUBLIC HIGHWAY BY WAY OF A RECORDED ACCESS EASEMENT

6 THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS ZERO INCLUDING NO DESIGNATED HANDICAP SPACES

7 EXCEPT AS SHOWN ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH
ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD

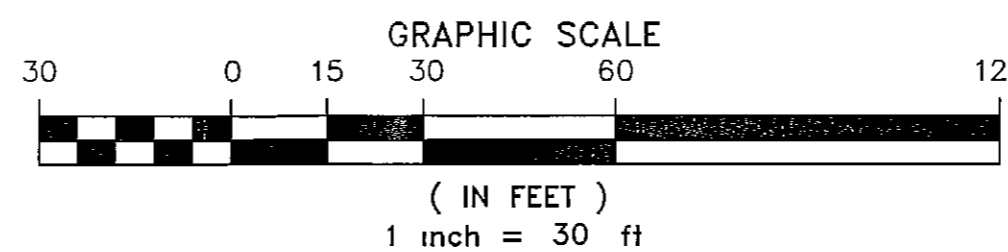
Donald C. [Signature]

DONALD C. CHAPUT
REGISTERED LAND SURVEYOR'S 1316

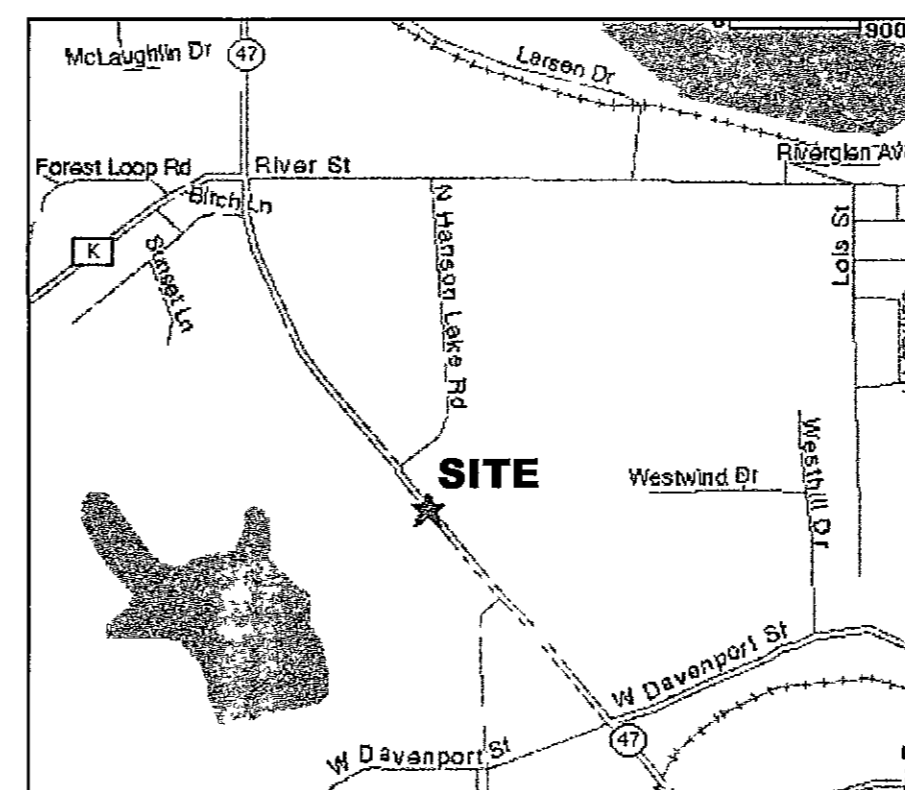
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- ▲ BENCHMARK
- △ SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- + SOIL BORING/MONITORING WELL
- ▬ FLAGPOLE
- ♀ MAILBOX
- SIGN
- BILLBOARD
- ⊠ CONTROL BOX
- ✕ TRAFFIC SIGNAL
- ✕ RAILROAD CROSSING SIGNAL
- ▣ CABLE PEDESTAL
- ⚡ POWER POLE
- └ GUY POLE
- ┐ GUY WIRE
- ⌘ LIGHT POLE
- ✕ GROUND OR OTHER SPOT SHOT
- ✕ UNIDENTIFIED PARKING
- ⊠ ELECTRIC MANHOLE
- ⊠ ELECTRIC PEDESTAL
- ⊠ ELECTRIC METER
- ⊠ TELEPHONE MANHOLE
- ⊠ TELEPHONE PEDESTAL
- ◻ MARKED FIRE OPTIC
- ┐ GAS VALVE
- ⊠ GAS METER
- ⊠ STORM MANHOLE
- ⊠ ROUND INLET
- ⊠ SQUARE INLET
- ⊠ STORM SEWER SECT
- ⊠ SANITARY MANHOLE
- ⊠ SANITARY CLEANOUT OR SEPTIC VENT
- ⊠ SANITARY INTERCEPT MANHOLE
- ⊠ MISCELLANEOUS MANHOLE
- ⊠ WATER VALVE
- ⊠ FLYRANT
- ⊠ WATER SERVICE CURB STOP
- ⊠ WATER MANHOLE
- ⊠ WELL
- ⊠ WATER SURFACE
- ★ MARSH
- ★ CONIFEROUS TREE
- ★ DECIDUOUS TREE
- ★ SHRUB



**VICINITY MAP
(N T S)**

ANNALS