

FEBRUARY 26, 2009
MARCH 9, 2009

SURVEY FOR: RHINELANDER REAL ESTATE, LLC
ADD SETBACK LINES AND FLOOR AREAS TO SURVEY

SURVEY NO. 7004715-ALH
SURVEY NO. 7004715-ALH

BOYCE DRIVE
(200' RIGHT-OF-WAY)
ASPHALT PAVEMENT WIDTH 42' +/-

PELICAN

RIVER

LOT 1
CERTIFIED SURVEY MAP
NO. 1054

GOVERNMENT LOI
SECTION 7, T36N, R9E.

PARCEL AREA TO MEANDER LINE
671,696 SQ.FT.
15.4200 ACRES

LOT 2
CERTIFIED SURVEY MAP
NO. 1054

LEGEND

- [illegible]

DOC. NO. 169257
 ③ APPARENT CENTERLINE OF 20' ROADWAY TO TOWER
 PER VOL. 214, PG. 211 AS REFERENCED ON MAP OF
 SURVEY (C730) BY GENISOT AND ASSOCIATES, INC.
 DATED MAY 14, 1979.

LINE PLOTTED BASED ON GENISOT MAP

Archie H. H. H.
3-9-09

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TAN BEARING
C1	247.18	4874.70	247.16	S76°50'08"W	2°54'19"	2°54'19"
C2	373.04	1809.86	372.38	N71°54'37"E	11°48'34"	11°48'34"
C3	351.00	2009.86	350.56	N74°37'03"E	12°50'32"	12°50'32"

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

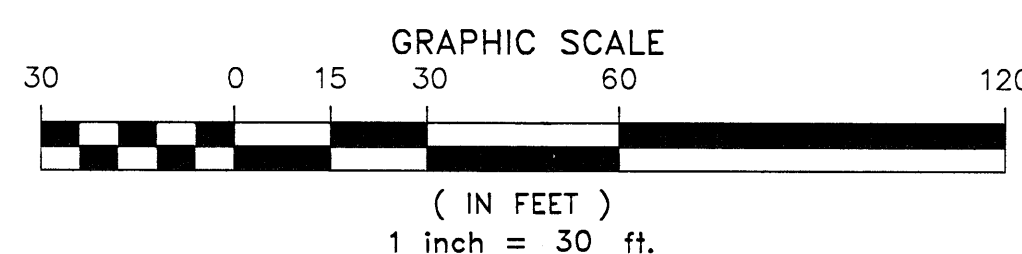
(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

R.A. Smith National, Inc.

Beyond Surveying and Engineering

2850 Universal Street, Oshkosh WI 54904-8975
920-233-2884 Fax 920-231-5872, www.rasmithnational.com

- () INDICATES RECORDED DIRECTION FROM WHICH DIFFERENT FROM ACTUAL MEASUREMENT
- ◆ OR ● 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND
- 1" DIA. IRON PIPE, 18" LONG - SECT (UNLESS OTHERWISE NOTED)
- SOIL BORING/MONITORING WELL
- FLAPDOPE
- NAILBOY
- SIGN
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- STOP/SPAD/PEDESTAL LIGHT
- ELECTRIC MANHOLE
- ELECTRIC SIGNAL
- ELECTRIC TAP
- TELEPHONE MANHOLE
- TELEPHONE CABLE
- F.O. MARKED FIBER OPTIC
- GAS METER
- GAS WIRE/VALVE SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- SANITARY MANHOLE
- SANITARY MANHOLE OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE



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WISCONSIN RIVER

WISCONSIN RIVER

PELICAN

RIVER

BRIDGE

DAY STREET
(66' RIGHT-OF-WAY)
ASPHALT PAVEMENT WIDTH 25' +/-

BOYCE DRIVE
(200' RIGHT-OF-WAY)
ASPHALT PAVEMENT WIDTH 42'

MAP # C 2685
DATE 4/14/09
BY LH
DELC.
ONEIDA CO. SURVEYOR'S OFFICE

ALTA/ACSM LAND TITLE SURVEY

FEBRUARY 26, 2009
MARCH 9, 2009

SURVEY FOR: RHINELANDER REAL ESTATE, LLC
ADD SETBACK LINES AND FLOOR AREAS TO SURVEY

SURVEY NO. 7004715-ALH
SURVEY NO. 7004715-ALH

EXHIBIT A LEGAL DESCRIPTION

A. BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWN 36 NORTH, RANGE 9 EAST, WHICH IS RECORDED TO BEAR SOUTH 00°04' EAST.

B. TITLE COMMITMENT

THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NU503057 2000, EFFECTIVE DATE OF FEBRUARY 5, 2009, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS FROM SCHEDULE B-I:

GENERAL EXCEPTIONS:

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
(WALKING TRAIL CENTERLINE AS SHOWN)
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN ON THE PUBLIC RECORDS.
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIFIC EXCEPTIONS:

- FLOWAGE RIGHTS AS SHOWN IN WARRANTY DEED DATED APRIL 11, 1908, AND RECORDED APRIL 15, 1908 IN VOLUME 50 OF DEEDS, PAGE 28, TO RHINELANDER POWER COMPANY. (AFFECTS PARCEL, GENERAL IN NATURE, CANNOT BE PLOTTED)
- EASEMENT IN FAVOR OF WISCONSIN PUBLIC SERVICE CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN VOLUME 132 MISC., PAGE 144. (MAY AFFECT PARCEL, VAGUE IN DESCRIPTION, CANNOT BE PLOTTED)
- RADIO STATION TRANSMITTER SITE EASEMENT IN FAVOR OF STATE OF WISCONSIN AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN VOLUME 214 DEEDS, PAGE 211, DOCUMENT NO. 169257. (AFFECTS PARCEL AS SHOWN)
- TRANSMISSION LINE EASEMENT IN FAVOR OF WISCONSIN PUBLIC SERVICE CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN VOLUME 219 DEEDS, PAGE 617, DOCUMENT NO. 172667. (MAY AFFECT PARCEL, VAGUE IN DESCRIPTION, CANNOT BE PLOTTED)
- TERMS, CONDITIONS AND RESTRICTIONS CONTAINED IN WARRANTY DEED AS DISCLOSED BY INSTRUMENT RECORDED IN VOLUME 223 DEEDS, PAGE 517, DOCUMENT NO. 175081. (AFFECTS PARCEL AS SHOWN)
- TRANSMISSION LINE EASEMENT IN FAVOR OF WISCONSIN PUBLIC SERVICE CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN VOLUME 270 DEEDS, PAGE 229, DOCUMENT NO. 204081. (AFFECTS PARCEL AS SHOWN)
- UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM EASEMENT IN FAVOR OF WISCONSIN PUBLIC SERVICE CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN VOLUME 472 RECORDS, PAGE 731, DOCUMENT NO. 313856. (AFFECTS PARCEL AS SHOWN)
- DISTRIBUTION LINE EASEMENT IN FAVOR OF WISCONSIN PUBLIC SERVICE CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN VOLUME 472 RECORDS, PAGE 733, DOCUMENT NO. 313857. (AFFECTS PARCEL AS SHOWN)
- ELECTRIC TRANSMISSION LINE EASEMENT IN FAVOR OF AMERICAN TRANSMISSION COMPANY LLC AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN DOCUMENT NO. 608464. CONSENT TO EASEMENT RECORDED IN DOCUMENT NO. 619203. (AFFECTS PARCEL AS SHOWN)
- RIGHTS OF THE UNITED STATES, STATE OF WISCONSIN AND THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERY, IN ANY PORTION OF THE LAND COMPRISING THE BED OF PELICAN RIVER, OR LAND CREATED BY FILL OR ARTIFICIAL ACCRETION. (AFFECTS PARCEL, GENERAL IN NATURE, CANNOT BE PLOTTED)
- THE NATURE, EXTENT OR LACK OF RIPARIAN RIGHTS OR THE RIPARIAN RIGHTS OF RIPARIAN OWNERS AND THE PUBLIC IN AND TO THE USE OF THE WATERS OF PELICAN RIVER. (AFFECTS PARCEL, GENERAL IN NATURE, CANNOT BE PLOTTED)
- ANY RIGHTS, TITLE INTEREST OR CLAIM THEREOF TO THAT PORTION OF THE LAND TAKEN, USED OR GRANTED FOR STREETS, ROADS OR HIGHWAYS. (AFFECTS PARCEL AS SHOWN)

13-16. ITEMS ARE NOT SURVEY RELATED.

C. FLOOD NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP OF ONEIDA COUNTY, WISCONSIN, COMMUNITY PANEL NO. 55085C0307B, EFFECTIVE DATE OF AUGUST 5, 1991 THIS SITE FALLS IN ZONES:

AE - AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED
X - AREA OUTSIDE OF THE 500 YEAR FLOOD.

D. PARKING SPACES

THERE ARE 289 REGULAR AND 14 HANDICAPPED PARKING SPACES VISIBLY MARKED ON THIS SITE

E. MUNICIPAL ZONING

THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY -

ADDRESS # 903 (TAYLOR PARK)

SITE IS ZONED R3 - GENERAL RESIDENCE DISTRICT.
FRONT YARD SETBACK - 20 FEET
SIDE YARD SETBACK - 6 FEET
REAR YARD SETBACK - 20 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET

ADDRESS # 900 (FRIENDLY VILLAGE)

SITE IS ZONED B3 - GENERAL COMMERCIAL DISTRICT.
FRONT YARD SETBACK - 10 FEET
SIDE YARD SETBACK - NONE LISTED
REAR YARD SETBACK - 15 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET

F. NOTES:

- DUE TO SNOW AND ICE COVER ON SITE, THERE MAY BE IMPROVEMENTS ON THE SITE THAT WERE NOT OBSERVABLE AT THE TIME OF SURVEY.
- FLOOR AREAS SHOWN ARE BASED ON EXTERIOR FOOTPRINT OF BUILDING.
- R.A. SMITH NATIONAL IS UNABLE TO PLOT SETBACK LINES WHERE PARCEL BOUNDARY RUNS ALONG WATERWAYS.

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF ONEIDA, STATE OF WISCONSIN, IS DESCRIBED AS FOLLOWS:

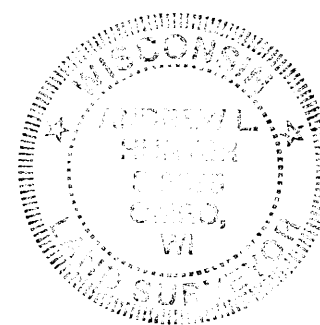
TAYLOR PARK: A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 36 NORTH, RANGE 9 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE MARKING THE NORTHWEST CORNER OF SAID SECTION 7; THENCE S. 0 DEGREES 04' E., ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1313.77 FEET TO AN IRON PIPE; THENCE S. 89 DEGREES 53' 30" E., A DISTANCE OF 738.30 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING OF THIS PARCEL; THENCE N. 10 DEGREES 33' 20" W., A DISTANCE OF 826.45 FEET TO AN IRON PIPE SITUATED ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 17; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH 351.51 FEET, SAID CURVE HAVING A RADIUS OF 2009.86 FEET AND A LONG CHORD THAT BEARS N. 71 DEGREES 26' 10" E., 351.05 FEET, SAID CURVE BEING THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 17; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N. 67 DEGREES 07' 50" E., A DISTANCE OF 219.83 FEET TO AN IRON PIPE SITUATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 17 AND THE SOUTHERLY SHORE OF THE PELICAN RIVER; THENCE ALONG A MEANDER LINE OF SAID RIVER, S. 50 DEGREES 39' 40" E., A DISTANCE OF 363.83 FEET TO AN IRON PIPE; THENCE LEAVING SAID MEANDER LINE S. 0 DEGREES 26' W., A DISTANCE OF 780.26 FEET TO AN IRON PIPE; THENCE N. 89 DEGREES 53' 30" W., A DISTANCE OF 659.65 FEET TO THE POINT OF BEGINNING. THE ABOVE LATERAL LOT LINES EXTEND TO THE ORDINARY HIGH WATER MARK OF THE PELICAN RIVER, INCLUDING ALL RIPARIAN RIGHTS. THE ABOVE DESCRIBED PARCEL IS NOW KNOWN AS LOTS 1 AND 2 OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 1054.

FRIENDLY VILLAGE: THAT PART OF LOT 3, SECTION 7, TOWNSHIP 36 NORTH, RANGE 9 EAST, LYING NORTH OF HIGHWAY 17 AND LOT 6, SECTION 6, TOWNSHIP 36 NORTH, RANGE 9 EAST. EXCEPT PARCELS PREVIOUSLY SOLD BY RECORDED DEEDS, TO WIT: VOLUME 169 DEEDS, PAGE 285 AND VOLUME 268 DEEDS, PAGE 5. ALSO THAT PART OF GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 36 NORTH, RANGE 9 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH ON THE WEST LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 250 FEET TO THE PLACE OF BEGINNING OF THE PROPERTY HEREBY DESCRIBED; THENCE EAST, ON A LINE PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 120 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE WEST 120 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH ON THE WEST LINE 100 FEET TO THE PLACE OF BEGINNING.

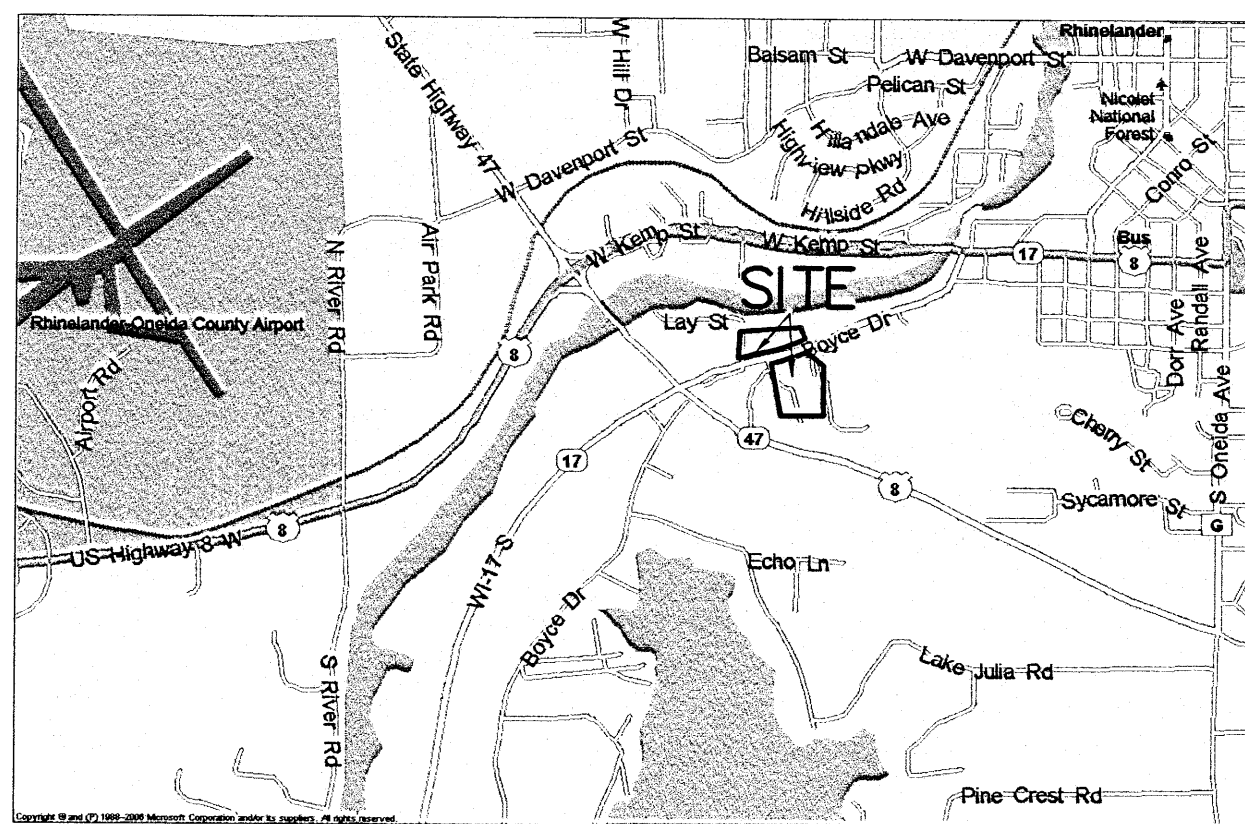
TO: RHINELANDER REAL ESTATE, LLC.
THE PRIVATE BANK AND TRUST COMPANY,
LAW OFFICE OF ABRAHAM A. GLUTNICKI, P.C.,
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A) 7(C), 8, 9, 10, AND 11(A) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF SURVEY: FEBRUARY 20, 2009



Andrew Hunter, R.L.S.
REGISTRATION NO. S-2835



VICINITY MAP, NOT TO SCALE

R.A. Smith National, Inc.

Beyond Surveying
and Engineering

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920-233-2884 Fax 920-231-9872, www.rasmithnational.com
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MAP #	C 2635C
DATE	4/14/09
BY	ASH
DEPARTMENT	
ONEIDA CO. SURVEYOR'S OFFICE	