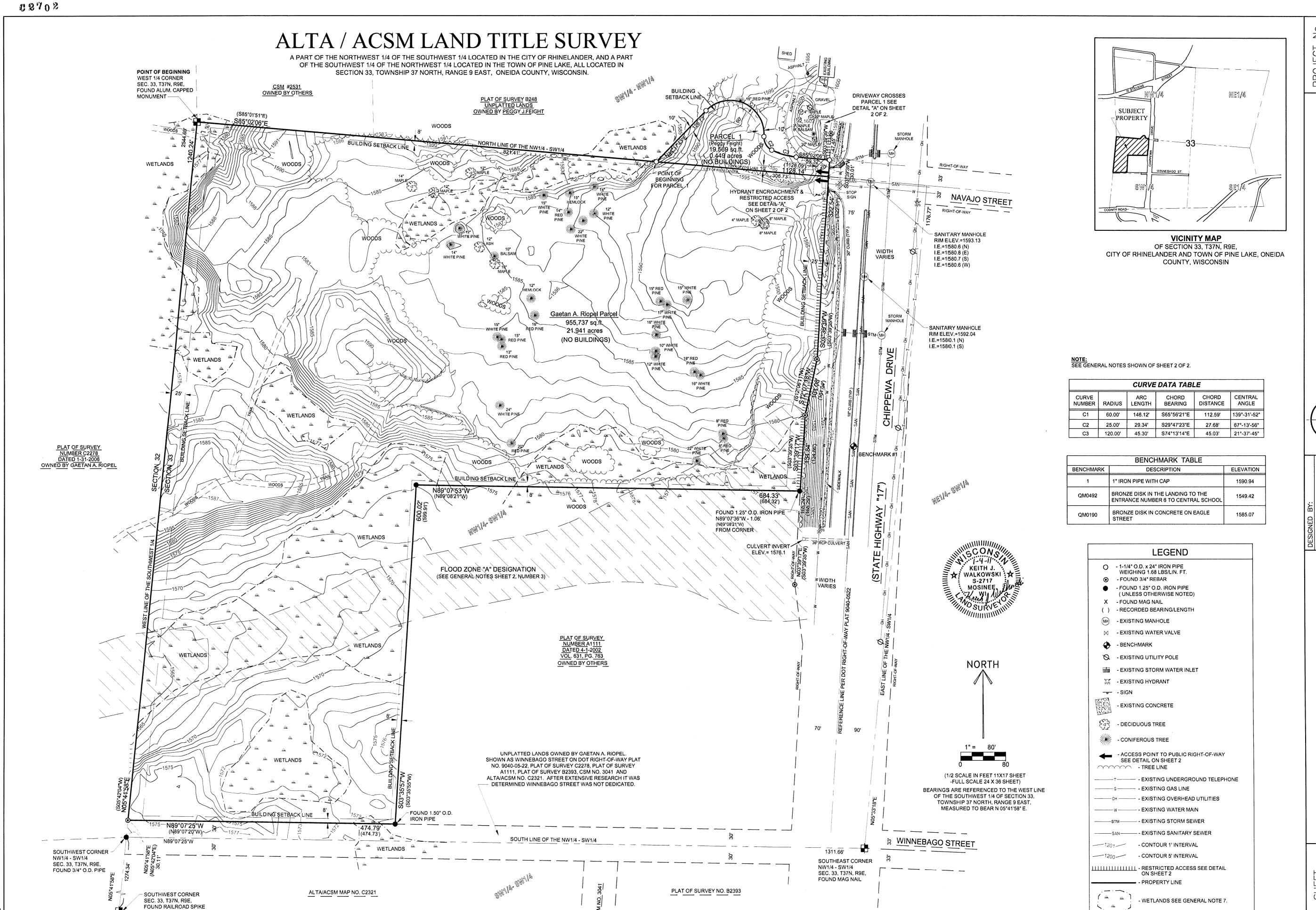
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ALTA / ACSM LAND TITLE SURVEY

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LOCATED IN THE CITY OF RHINELANDER, AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LOCATED IN THE TOWN OF PINE LAKE, ALL LOCATED IN SECTION 33, TOWNSHIP 37 NORTH, RANGE 9 EAST, ONEIDA COUNTY, WISCONSIN.

SCHEDULE A EXHIBIT A:

Legal description as set forth in Commitment NO. 34935 FP having an effective date of 12/7/10 at 7:55 AM, as revised.

The NW 1/4 of the SW 1/4 of Section 33, Township 37 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin. EXCEPTING THEREFROM that part used for road purposes and that part conveyed in Vol. 631 Records, page 763 and in Vol. 989 Records, page 3.

EXCEPTING THEREFROM the South 30 feet of the NW 1/4 of the SW 1/4 of Section 33, Township 37 North, Range 9 East.

More particularly described as follows:

BEGINNING at the West 1/4 corner of said Section 33; thence S 85°02'06" E, along the North line of said NW 1/4 of the SW 1/4, 1128.14 feet to the West right-of-way line of Chippewa Drive; thence S 03°39'39" W, along said West right-of-way line, 322.54 feet; thence S 12°07'18" W, along said West right-of-way line, 101.08 feet; thence S 03°39'17" W, along said West right-of-way line, 134.84 feet to the North line of a parcel of land described in Volume 631 on Page 763; thence N 89°07'53" W, along said North line, 684.33 feet to the West line of said parcel of land described in Volume 631 on Page 763; thence S 03°35'57" W, along said West line, 600.02 feet; thence N 89°07'25" W, 474.79 feet to the West line of the SW 1/4; thence N 05°41'58" E along said West line, 1240.24 feet to the PLACE OF BEGINNING.

The above described parcel of land contains 955,737 square feet or 21.941 acres more or less.

And

PARCEL 1

A part of the SW 1/4 of the NW 1/4 of Section 33, Township 37 North, Range 9 East, Town of Pine Lake, Oneida County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 33; thence South 85°02'06" East along the South line of said SW 1/4 of the NW 1/4, 821.41 feet to the POINT OF BEGINNING; thence North 44°17'43" East, 126.73 feet to the beginning of a tangential curve to the right; thence 146.12 feet along the arc of said curve, said curve having a central angle of 139°31'52", a radius of 60.00 feet and a chord that bears South 65°56'21" East for 112.59 feet to the beginning of a tangential curve to the left; thence 29.34 feet along the arc of said curve, said curve having a central angle of 67°13'56", a radius of 25.00 feet and a chord that bears South 29°47'23" East, for 27.68 feet to the beginning of a tangential curve to the left; thence 45.30 feet along the arc of said curve, said curve having a central angle of 21°37'45", a radius of 120.00 feet and a chord that bears South 74°13'14" East for 45.03 feet; thence South 85°02'06" East, 59.32 feet to the West right-of-way line of Chippewa Drive; Thence South 03°39'39" West along said West right-of-way line, 30.01 feet to said South line of the SW 1/4 of the NW 1/4; thence North 85°02'06" West along said South line, 306.73 feet to the POINT OF BEGINNING.

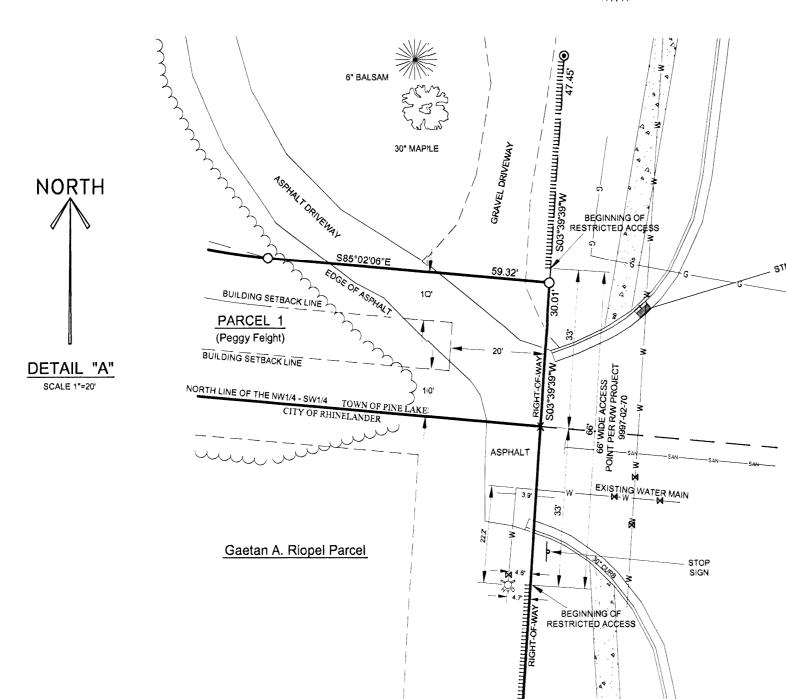
The above described parcel of land contains 19,569 square feet or 0.449 acres more or less.

SURVEYORS CERTIFICATE:

To Rennes Development Company, LLC, First American Title insurance Company, First Welber Group and Northwoods Title & Closing Services, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "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, 5, 6, 10, 11(a) and 11(b) 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 lamd surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified thereiin.





KEITH J.

☆: WALKOWSKI:☆

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SCHEDULE B - SECTION 2 EXCEPTIONS COMMITMENT NUMBER 34935FP

- 1. TAX PARCEL #RH 9333-1000 and PL 641 (Parcel 1), CITY of Rhinelander The lien of general real estate taxes for the year 2010 and thereafter.
- 2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
- 3. The lien of any special assessments, special taxes or special charges.
- 4. Any facts, rights, interests, or claims that are no shown by public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land. (As shown on Sheet 1 of 2 and Detail A on Sheet 2 of 2.)
- 5. Easements, claims or easements or encumbrances that are not shown by the public records. (As shown on Sheet 1 of 2 and Detail A on Sheet 2 of 2.)
- 6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affection the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
- 7. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public
- 8. Public or private rights, if any, in such portion of the subject property as may be presently taken, used, deeded or reserved for street, road or highway purposes.
- 9. Easement vested in Wisconsin Public Service Corporation as evidenced by the instrument recorded January 3, 1946 in Vol. 157 Misc., page 129 as Document No. 124640 granting the right to construct and maintain a line of poles, wires and other appurtenances necessary to distribute electric current with the right to clear along said line. Unable to be shown does not affect subject property.
- 10. Survey Project No. 1677 discloses the following general notes attached hereto: -underground utilites -setbacks for building -hydrant & valve encroachment
- 11. Mortgage executed by Gaetan A. Riopel to Northwoods State Bank dated June 29, 2001 and recorded July 10, 2001 in Vol. 1045 Records page 430 as Document No. 535567 in the originally stated amount of \$500,000.00. (Affects subject property and other lands)
- 12. Mortgage executed by Gaetan A. Riopel to Northwoods State Bank dated March 25, 2004 and recorded March 31, 2004 as Document No. 595633 in the originally stated amount of \$100,000.00. (Affects subject property and other lands)

GENERAL NOTES:
1.) ELEVATIONS ARE BASED ON NGS BENCHMARKS QM0492 AND QM0190. SEE BENCHMARK TABLE FOR ON SITE BENCHMARK.

- 2.) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY OTHERS, THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATIONS OF SAID UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED. THE SANITARY SEWER AND WATER WERE NOT LOCATED BY THE CITY OF RHINELANDER AT THE TIME OF THE FIELD SURVEY.
- 3.) ZONE "A" DESIGNATED FLOOD HAZARD AREA AS SHOWN HEREON WAS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP(FIRM) FOR THE CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN. COMMUNITY PANEL NUMBER 55085CO326 B, EFFECTIVE DATE AUGUST 5, 1991. THE REMAINING PORTION OF THE SUBJECT PARCELS LIES IN A ZONE "X" DESIGNATION.
- 4.) THE GAETAN RIOPEL PARCEL IS CURRENTLY ZONED R-1 SINGLE FAMILY RESIDENCE DISTRICT. BUILDING SETBACKS AS PER ZONING ORDINANCE FOR THE CITY OF RHINELANDER ARE AS SHOWN HEREON. FRONT YARD - 25' INTERIOR SIDE YARD - 8' CORNER SIDE YARD - 15' REAR YARD - 25'
- PARCEL 1 (PEGGY FEIGHT) IS CURRENTLY ZONED RECREATIONAL. BUILDING SETBACKS AS PER ONEIDA COUNTY ZONING ARE SHOWN HEREON. SIDE LOT LINE - 10' ROADWAY SETBACK - 20' WETLAND - 0' (no grading within 5 feet of the edge of the wetland)
- 5.) ENCROACHMENTS ARE AS SHOWN AND NOTED ON THE MAP. A WATER HYDRANT AND VALVE IN THE NORTHEAST CORNER OF THE SUBJECT PROPERTY PROVIDES FIRE PROTECTION TO ADJOINING PROPERTIES. EXISTING DRIVEWAYS CROSSING PARCEL 1. SEE DETAIL "A" ON SHEET 2 OF 2.
- 6.) FIELD WORK COMPLETED ON NOVEMBER 17TH, 2010.
- 7.) THE WETLANDS AS SHOWN HEREON WERE DELINEATED BY GARY STARZINSKI OF STAR ENVIRONMENTAL, INC. MARATHON, WISCONSIN AND LOCATED BY RIVERSIDE LAND SURVEYING, LLC ON OCTOBER 7TH, 2010.

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