

# ALTA/NSPS 2016 LAND TITLE SURVEY

3500 HIGHWAY 17  
RHINELANDER, WI

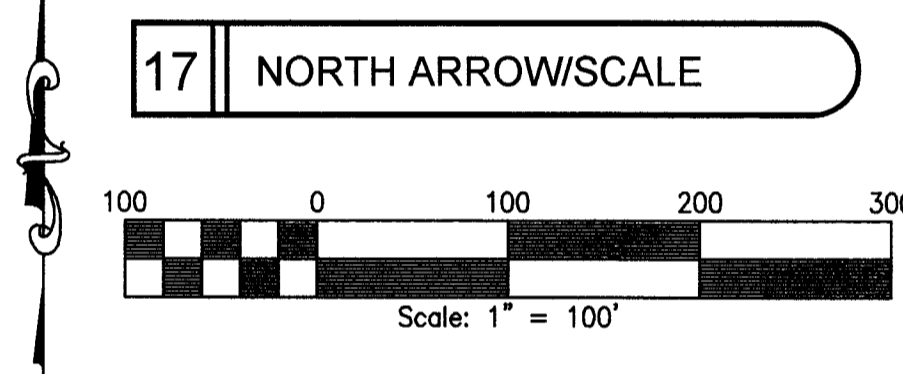
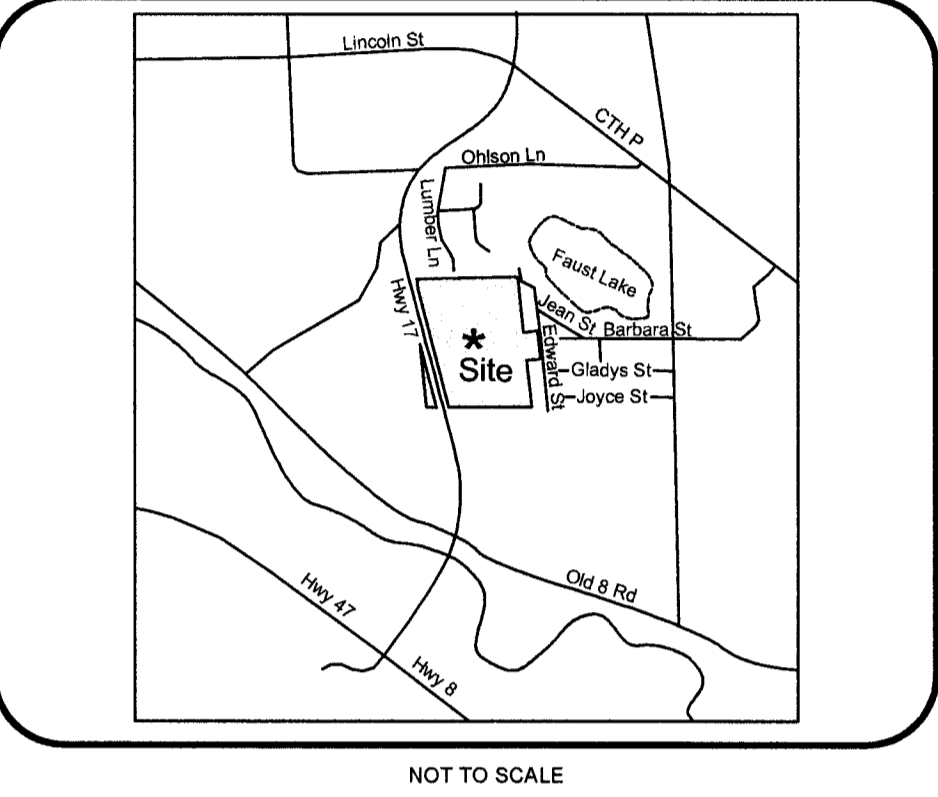
19 SURVEY DRAWING

9 LEGEND

16 VICINITY MAP

### LEGEND

BUILDING LINE	1" IRON PIPE FOUND W/CAP	HANDICAP PARKING
FENCE	1" IRON PIPE FOUND	CATCH BASIN
GUARDRAIL	MONUMENT FOUND	CULVERT
ASPHALT	2" IRON PIPE FOUND	SIGN
CENTERLINE	TELEPHONE MANHOLE	EVERGREEN TREE
CONCRETE	BOLLARD W/ LIGHT	TREE
CURB	AIR CONDITIONING UNIT	SPRINKLER VALVE
GRAVEL	ELECTRIC MANHOLE	FIRE HYDRANT
	ELECTRIC METER	LIGHT POLE
ASPHALT	ELECTRIC PEDESTAL	
BUILDING	GUY WIRE	
CONCRETE	BOLLARD	
RIP RAP STONE	FLAG POLE	
	PROPERTY LINE	
	POWER POLE	
	SANITARY MANHOLE	
	STORM CLEANOUT	
	CABLE MANHOLE	
	CABLE PEDESTAL	



10 BASIS OF BEARING

NORTH IS REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 EAST, RECORDED TO BEAR S89°48'01"E.

Andrew S. Cleveland  
9-19-2016 PLS-2787



Approved CDS Surveyor  
Survey and Plot by:  
**Mach IV**  
Engineering & Surveying LLC  
Green Bay, WI, PH: 920-569-3753 Fax: 920-569-3767  
acleland@mach-iv.com  
Client Ref. No: 0765-02-16

KEY TO CDS ALTA SURVEY

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE B ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

18 ALTA/NSPS 2016 Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)".

This Work Coordinated By:

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405.378.5800 - Fax: 405.703.1851  
Toll Free: 888.457.7878

Drwn By: RJO	Date: 9-27-2016
Surveyor Ref No: 2787	Revision: Client Comments
Apprv By: ASC	Date: 11-09-2016
Field Date: 9/21/2016	Revision:
Scale: 1"=100'	Date:
	Revision:

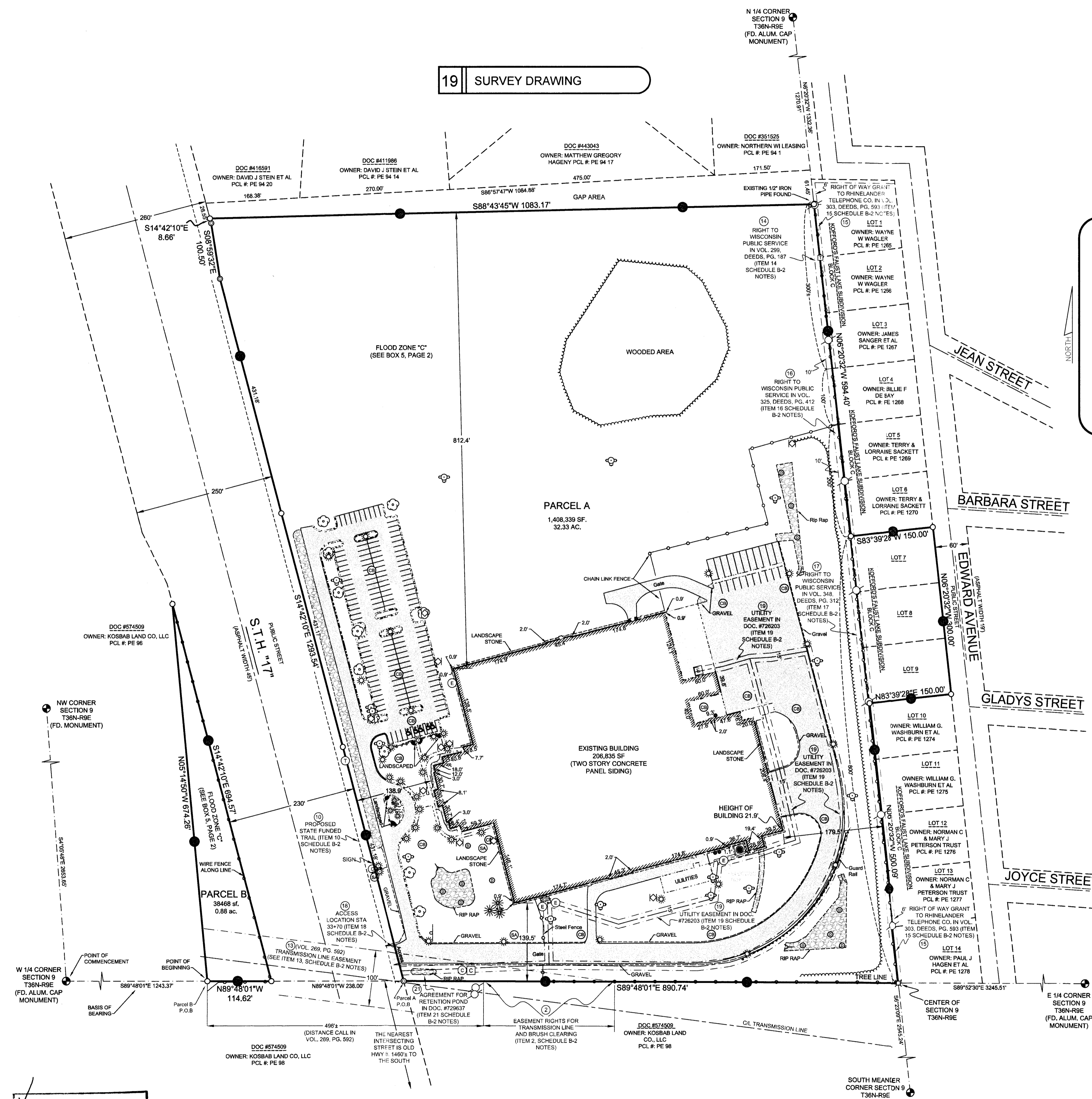
Prepared For:

20 PROJECT ADDRESS

3500 Highway 17 Rhinelanders WI

Project Name:  
HWY 17 RHINELANDER WI  
CDS Project Number:  
16-08-0084

Sheet 1 of 2



MAP # 08910  
DATE FILED: 9/21/17  
BY: [Signature]  
DESCRIPTION:  
ONBIDA CO. SURVEYOR'S OFFICE

Copyright © Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.

ALTANSPTS 2016 LAND TITLE SURVEY

3500 HIGHWAY 17 RHINELANDER, WI

Approved CDS Surveyor Survey and Plot by: Mach IV Engineering & Surveying LLC

1 TITLE DESCRIPTION

EXHIBIT "A" PARCEL A: LOTS 7, 8, AND 9, BLOCK C OF KOFFORD'S FAUST LAKE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF...

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-804134-12-ATL

4 SURVEYOR CERTIFICATION

TO: JPMORGAN CHASE BANK, N.A., AS ADMINISTRATIVE AGENT AND ITS SUCCESSORS AND ASSIGNS; ALSTON & BIRD, LLP...

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPTS LAND TITLE SURVEYS...

DATE: SEPTEMBER 19, 2016

Andrew S. Cleveland PLS-2787



11 SURVEYOR'S NOTES

- 1. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO STATE HIGHWAY 17 FOR PRIVATE USE.
2. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-804134-12-ATL...

3 SCHEDULE "B" ITEMS

- 1) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND...
2) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS...

SCHEDULE "B" NOTES:

ITEM 2) EASEMENT RIGHTS IN AREA OF TRANSMISSION LINES ALONG SOUTH SIDE OF PROPERTY THAT EXTEND EAST FORM THE DISTANCE CALL OF 496 FEET CALL DESCRIBED IN VOLUME 269, DEEDS, PAGE 592.
ITEM 10) POSSIBLE RIGHTS BY OTHERS IN AREA "PROPOSED STATE FUNDED TRAIL", AS NOTED AND DEPICTED ON STH 17 RIGHT OF WAY MAP...

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

5 FLOOD INFORMATION

PARCEL NUMBERS ARE NOT SHOWN IN FLOOD PLAIN. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "C" BY THE FEDERAL EMERGENCY MANAGEMENT (FEMA)...

12 PARKING INFORMATION

THE TOTAL NUMBER OF STRIPED PARKING SPACES LOCATED ON THE PROPERTY IS 145 REGULAR, 11 TRUCK AND 5 DESIGNATED AS HANDICAPPED SPACES (TOTAL SPACES 161).

13 LAND AREA

PARCEL A: 1,408,339 S. F / 32.33 AC. PARCEL B: 38,468 S. F / 0.88 AC.

14 BUILDING AREA

206,835 SQUARE FEET ± BLDG.

15 BUILDING HEIGHT

BUILDING HEIGHT = 21.9 FEET

20 PROJECT ADDRESS

3500 HWY 17 RHINELANDER, WI

7 POSSIBLE ENCROACHMENTS

NO ENCROACHMENTS OBSERVED

8 ZONING INFORMATION

ZONING INFORMATION WAS NOT PROVIDED AT THE TIME OF SURVEY.

Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE "B" ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 ALTA/NSPT 2016 Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPT Land Title Surveys (Effective February 23, 2016)"

This Work Coordinated By:



3550 W. Robinson Street, Third Floor Norman, Oklahoma 73072 Office: 405.378.5800 - Fax: 405.703.1851 Toll Free: 888.457.7878

Table with survey details: Drwn By: RJO, Surveyor Ref No: 2787, Aprvd By: ASC, Field Date: 9/21/2016, Scale: 1"=100'

Prepared For:

20 PROJECT ADDRESS

3500 Highway 17 Rhinelanders WI

Project Name: HWY 17 RHINELANDER WI

CDS Project Number: 16-08-0084

Client Ref. No: 0765-02-16