

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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1 TITLE DESCRIPTION

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF RHINELANDER, COUNTY OF ONEIDA, STATE OF WISCONSIN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
LOT 1 OF VOLUME 17 CERTIFIED SURVEY MAPS, PAGE 3880, RECORDED AS DOCUMENT NO. 697695, BEING PART OF LOTS 11, 12 AND 13 OF THE GARDEN HOMES PLAT, IN THE SW 1/4 OF THE SE 1/4, SECTION 5, TOWNSHIP 36 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN.

TAX KEY NO.: RH 3058-32

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #NCS-805743-NJ, DATED AUGUST 05, 2016 AT 8:00 A.M.

THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN SUCH TITLE INSURANCE COMMITMENT AND 13 PROPERTY SPECIFIC EXCEPTIONS HAVE BEEN NOTED HEREIN.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #NCS-805743-NJ, DATED AUGUST 05, 2016 AT 8:00 A.M.

THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN SUCH TITLE INSURANCE COMMITMENT AND ALL PROPERTY SPECIFIC EXCEPTIONS HAVE BEEN NOTED HEREIN.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE 'B'.

- PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR ROAD OR HIGHWAY PURPOSES INCLUDING LINCOLN STREET. **AFFECTS, BUT BLANKET IN NATURE AND NOT PLOTTED HEREIN.**
- EASEMENT FOR CONVEYANCE OF SEWER AND WATER GRANTED UNTO THE CITY OF RHINELANDER DATED MAY 23, 1992 AND RECORDED FEBRUARY 15, 1999 IN VOLUME 918, PAGE 141, AS DOCUMENT NO. 497571. **DOCUMENT REFERENCED WITHIN (918-141) HAS BEEN REQUESTED, CANNOT ASCERTAIN IF APPLIES OR NOT.**
- EASEMENT FOR CONVEYANCE OF SEWER AND WATER GRANTED UNTO THE CITY OF RHINELANDER DATED MAY 22, 1992 AND RECORDED FEBRUARY 15, 1999 IN VOLUME 918, PAGE 136, AS DOCUMENT NO. 497566. **DOCUMENT REFERENCED WITHIN (918-136) HAS BEEN REQUESTED, CANNOT ASCERTAIN IF APPLIES OR NOT.**
- EASEMENT FOR CONVEYANCE OF SEWER AND WATER GRANTED UNTO THE CITY OF RHINELANDER DATED JUNE 23, 1992 AND RECORDED FEBRUARY 15, 1999 IN VOLUME 918, PAGE 137, AS DOCUMENT NO. 497567. **DOCUMENT REFERENCED WITHIN (918-137) HAS BEEN REQUESTED, CANNOT ASCERTAIN IF APPLIES OR NOT.**
- TERMS, CONDITIONS AND PROVISIONS OF THE 8' WIDE EASEMENT AS SHOWN ON CERTIFIED SURVEY MAP RECORDED DECEMBER 9, 2010 IN VOLUME 17 CSM, PAGE 3880, AS DOCUMENT NO. 697695. **AFFECTS AND SHOWN HEREIN.**

THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN SUCH TITLE INSURANCE COMMITMENT AND ALL PROPERTY SPECIFIC EXCEPTIONS HAVE BEEN NOTED HEREIN.

ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAs") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS, IF ANY, ARE ALSO SHOWN HEREON. THE LIMITS OF ANY AREAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS THEREON.


4 SURVEYOR CERTIFICATION

To
RHINELANDER HOLDINGS LLC
First American Title Insurance Company
First Bank, its successors and assigns
Commercial Due Diligence

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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 20, and 21 (Graphically depict in relation to the subject tract or property any offsite easements or servitude benefiting the surveyed property and disclose in Record Documents provided to the surveyor) as part of Table A thereof.

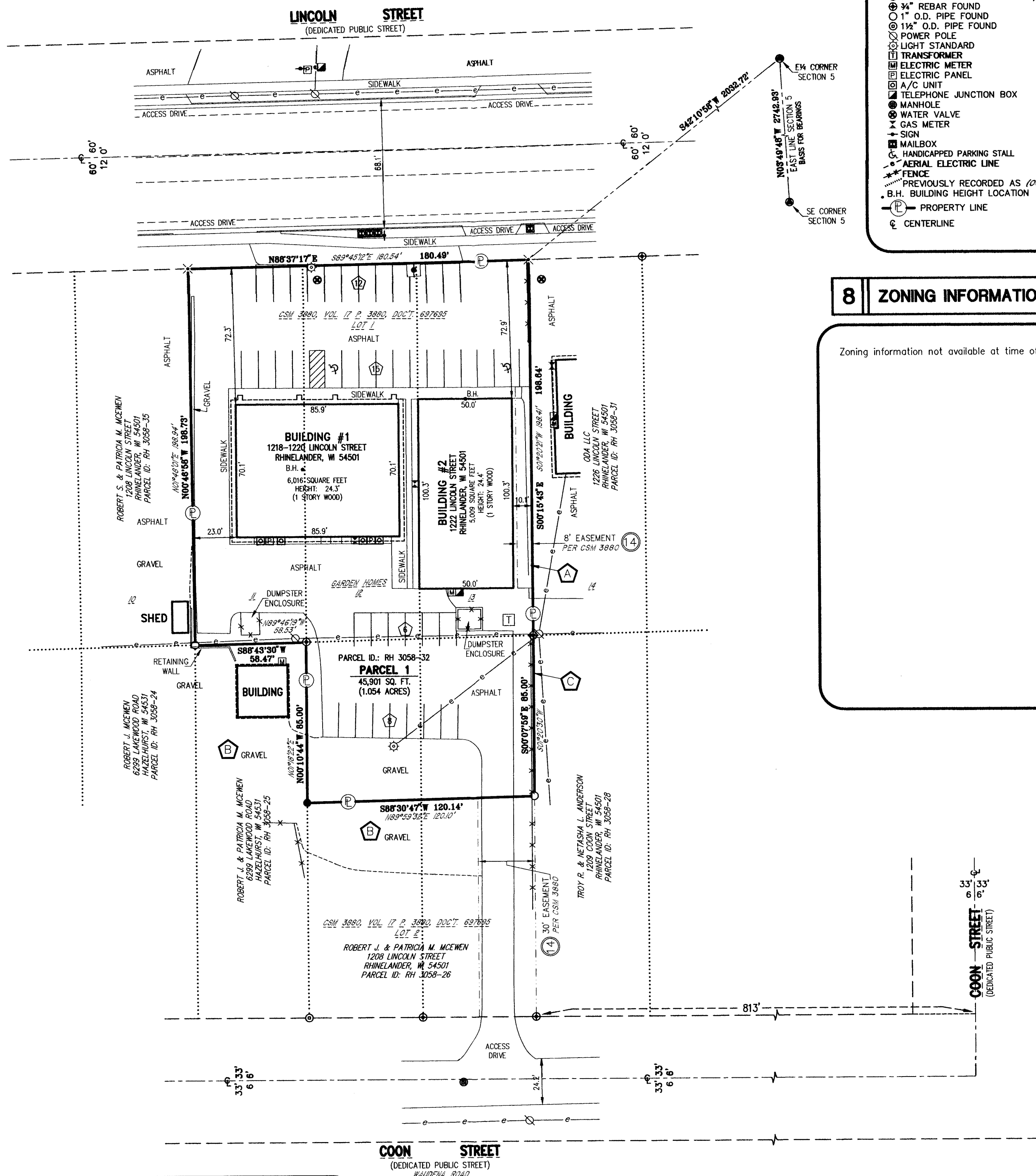
The field work was completed on September 22, 2016.

Date of Plat or Map: September 28, 2016
Revised: October 19, 2016


Donald J. Schmoll
PULVER
WIS
Registration No. 2608

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

19 SURVEY DRAWING



9 LEGEND

- BRASS DISC FOUND
- × P.K. NAIL SET
- ⊗ 3/4"x24" REBAR SET-1.502 LB/FT.
- ⊗ 3/4" REBAR FOUND
- 1" O.D. PIPE FOUND
- ⊗ 1 1/2" O.D. PIPE FOUND
- ⊗ POWER POLE
- ⊗ LIGHT STANDARD
- ⊗ TRANSFORMER
- ⊗ ELECTRIC METER
- ⊗ ELECTRIC PANEL
- ⊗ A/C UNIT
- ⊗ TELEPHONE JUNCTION BOX
- ⊗ MANHOLE
- ⊗ WATER VALVE
- ⊗ GAS METER
- ⊗ SIGN
- ⊗ MAILBOX
- ⊗ HANDICAPPED PARKING STALL
- ⊗ AERIAL ELECTRIC LINE
- ⊗ FENCE
- ⊗ PREVIOUSLY RECORDED AS (2002)
- ⊗ PROPERTY LINE
- ⊗ CENTERLINE

8 ZONING INFORMATION

Zoning information not available at time of survey.

10 BASIS OF BEARINGS

The East line of the SE1/4, Section 5, T36N, R9E, assumed to bear N03°49'48"W.

12 PARKING INFORMATION

39 Standard Spaces
2 Handicap Spaces
41 Total Parking Spaces

13 LAND AREA

Parcel 1: 45,901 square feet or 1.054 Acres

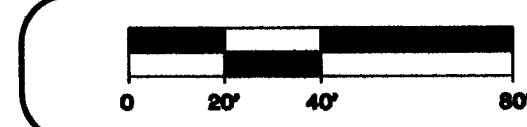
14 BUILDING AREA

Building #1: 6,016 square feet
Building #2: 5,009 square feet

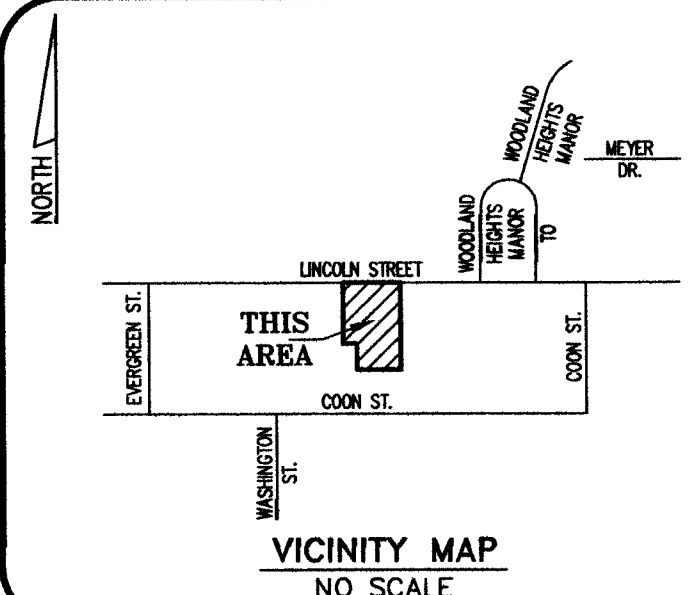
15 BUILDING HEIGHT

Building #1: Height 24.3' or 1 Story (Wood)
Building #2: Height 24.4' or 1 Story (Wood)

17 NORTH ARROW / SCALE



16 VICINITY MAP



11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has direct access to Lincoln Street, a public right of way and to Coon Street per easement shown on CSM 3880.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Per Table A Item No. 21 - The surveyor maintains Professional Liability Insurance and will produce upon request.

Key to CDS ALTA Survey

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE 'B' ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 28, 2016)"

This Work Coordinated By:
PA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.283.2444
Toll Free: 888.457.7878

Drwn By: Jim Brasel	Date: Sept. 29, 2016
Surveyor Ref.No: 9948-A-1-D	Revision: Per client remarks
Aprvd By: Thomas J. Trzinski	Date: Oct. 19, 2016
Field Date: September 22, 2016	Revision: Per client remarks
Scale: 1"=40'	Date: Revision:

Prepared For:

Client Ref. No.

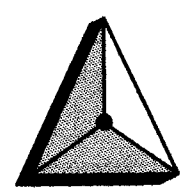
20 PROJECT ADDRESS

1218-1822 Lincoln Street
Rhinelander, WI 54501

Project Name:
Maurices Center-Rhinelander, WI
CDS Project Number:
16-09-0029

Approved CDS Surveyor

Surveyors Name: Thomas J. Trzinski
email: ttrzinski@lampertlee.com


ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS

10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 • FAX 715-423-8774

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Project No. 16-102 Drawing No. 9948-A-1-D

5 FLOOD INFORMATION

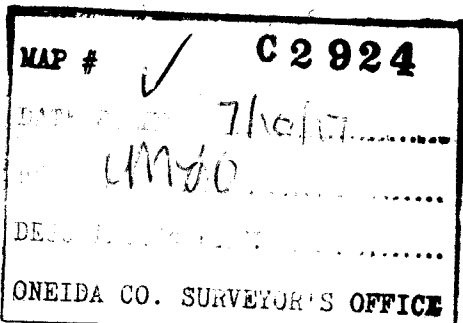
By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 5508500594C, which bears an effective date of May 16, 2013 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
Flood note: Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

7 STATEMENT OF ENCROACHMENTS

- A - POSSIBLE ENCROACHMENT BY ABUTTING LAND OWNER'S ASPHALT ONTO SUBJECT'S PROPERTY BY 3.3 FEET.
- B - POSSIBLE ENCROACHMENT BY SUBJECT PROPERTY'S GRAVEL ONTO ABUTTING LANDS BY 41.3 FEET OR ABUTTING LAND OWNER'S GRAVEL ONTO SUBJECT PROPERTY BY 35.6 FEET.
- C - POSSIBLE ENCROACHMENT BY ABUTTING LAND OWNER'S FENCE ONTO SUBJECT'S PROPERTY BY 1.3 FEET.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.



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