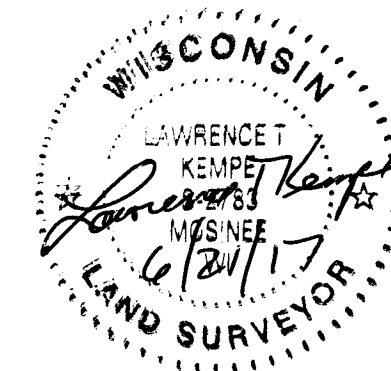


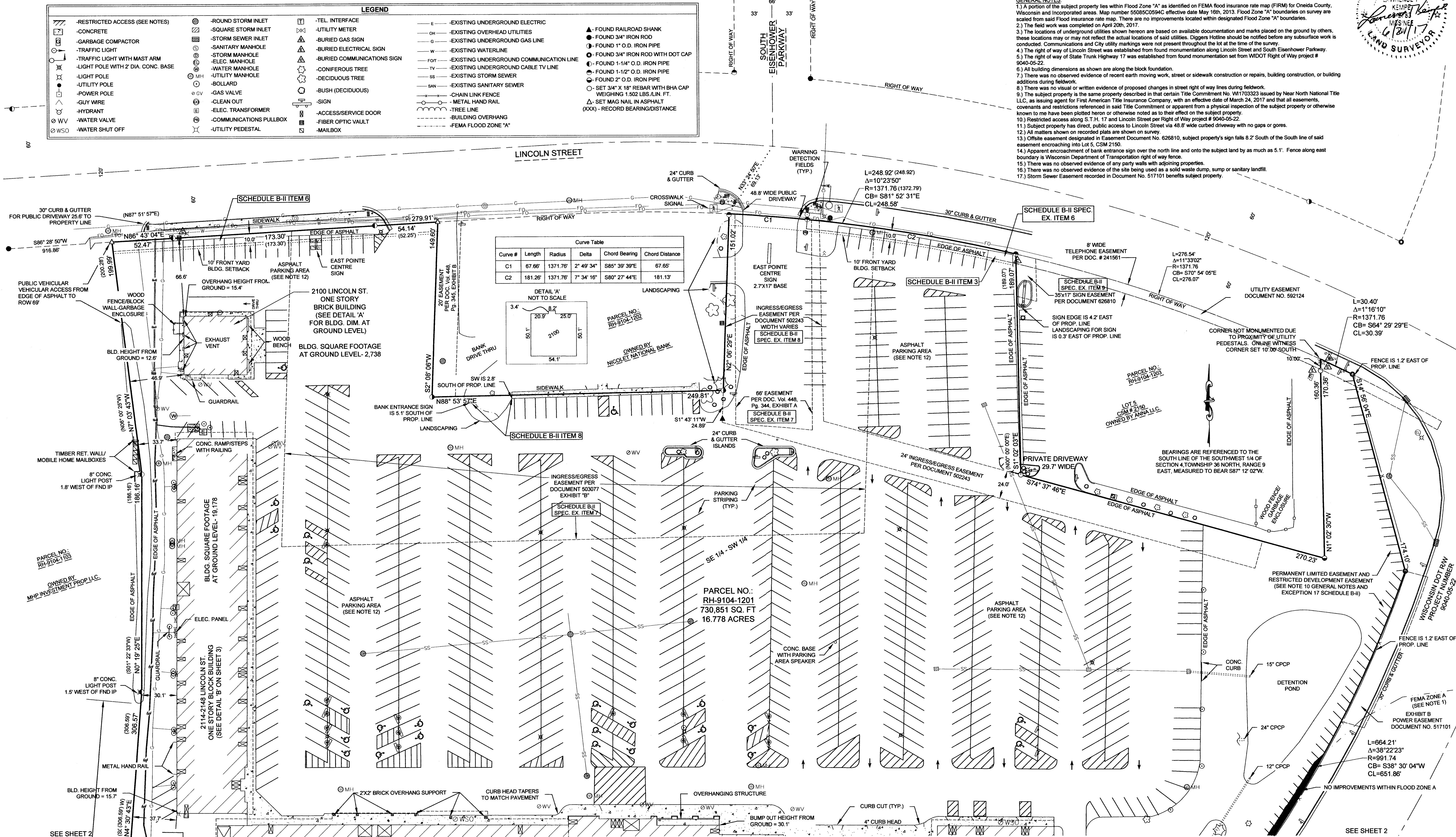
## ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN



## GENERAL NOTES:

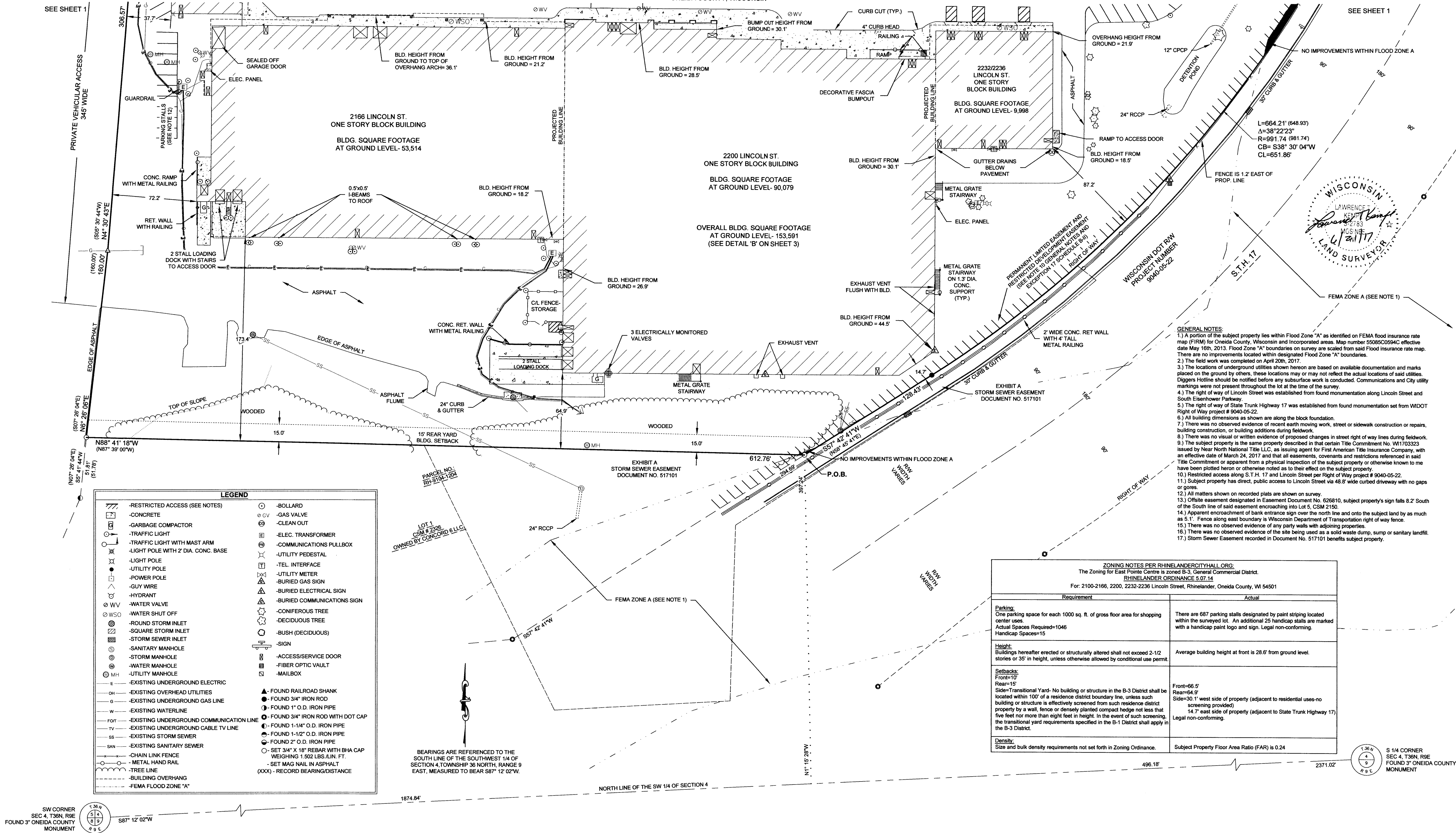
- 1.) A portion of the subject property lies within Flood Zone "A" as identified on FEMA flood insurance rate map (FIRM) for Oneida County, Wisconsin and incorporated areas. Map number 5805C0506AC effective date May 16th, 2013. Flood Zone "A" boundaries on survey are scaled from said Flood Insurance rate map. There are no improvements located within designated Flood Zone "A" boundaries.
- 2.) The field work was completed on April 20th, 2017.
- 3.) 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. Communications and City utility markings were not present throughout the lot at the time of the survey.
- 4.) The right of way of Lincoln Street was established from found monumentation along Lincoln Street and South Eisenhower Parkway.
- 5.) The right of way of State Trunk Highway 17 was established from found monumentation set from WDOT Right of Way project # 9040-05-22.
- 6.) All building dimensions as shown are along the block foundation.
- 7.) There was no observed evidence of recent earth moving work, street or sidewalk construction or repairs, building construction, or building additions during fieldwork.
- 8.) There was no visual or written evidence of proposed changes in street right of way lines during fieldwork.
- 9.) The subject property is the same property described in that certain Title Commitment No. W1703323 issued by Near North National Title LLC, as issuing agent for First American Title Insurance Company, with an effective date of March 24, 2017 and that all easements, covenants and restrictions referenced in said Title Commitment or apparent from a physical inspection of the subject property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 10.) Restricted access along S.T.H. 17 and Lincoln Street per Right of Way project # 9040-05-22.
- 11.) Subject property has direct, public access to Lincoln Street via 48.8' wide curbed driveway with no gaps or gores.
- 12.) All matters shown on recorded plats are shown on survey.
- 13.) Offsite easement designated in Easement Document No. 626810, subject property's sign falls 8.2' South of the South line of said easement encroaching into Lot 5, CSM 2150.
- 14.) Apparent encroachment of bank entrance sign over the north line and onto the subject land by as much as 5.1'. Fence along east boundary is Wisconsin Department of Transportation right of way fence.
- 15.) There was no observed evidence of any party walls with adjoining properties.
- 16.) There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- 17.) Storm Sewer Easement recorded in Document No. 517101 benefits subject property.





# ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN



LAYOUT: ALTA PG 2  
PLOT TIME: 6/21/2017 8:43 AM  
FILE NAME: P:\2017\2017.017 - Concord Development - Shopko Plaza\CAD Survey Raw Data\Survey Points Drawing\17017 ALTA 170621.dwg  
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330 N. Fourth Street  
Wausau, WI • 54403  
715.845.8000  
becherhoppe.com

DRAWN BY: SMH  
CHECKED BY: LTK  
DATE: 6/21/17

PROJECT NO: 2017.017  
REV. DATES:

SCALE  
0 20' 40'

Concord Development Company  
East Pointe Centre  
Rhineland, WI

ALTA/NSPS LAND TITLE SURVEY

SHEET  
2 OF 3

# ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN

FIRST AMERICAN TITLE INSURANCE COMPANY  
SCHEDULE B-II  
EXCEPTIONS

COMMITMENT NUMBER: WI1703323, Dated March 24, 2017

## Exhibit "A" SURVEYOR'S CERTIFICATION

To First American Title Insurance Company;  
Cantor Commercial Real Estate Lending, L.P., a Delaware limited partnership,  
its successors and/or assigns, as their interests may appear;  
C6 Rhinelander, LLC, a Wisconsin limited liability company.

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, 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on April 14, 2017.

Dated this 21<sup>st</sup> day of JUNE 2017

Becher-Hoppe Associates, Inc.  
Lawrence T. Kempe  
WI P.L.S. S-2783

Exhibit "A" Legal Descriptions



Parcel 1:  
A parcel of land located in the SE 1/4 of the SW 1/4, Section 4, Township 36 North, Range 9 East described as follows:

Commencing at the South 1/4 corner of said Section 4, thence N. 03°14'50" E., a distance of 190.06 feet to an iron pipe, thence N. 03°12'47" E., a distance of 171.39 feet to a point, thence N. 87°39'00" W., a distance of 536.65 feet to a railroad spike and point of beginning, thence N. 58°45'41" E., a distance of 143.73 feet to a railroad spike, thence along the arc of a curve concave to the northwest having a radius of 981.74 feet and a long chord which bears N. 39°49'30" E., 637.18 feet a distance of 648.93 feet to a railroad spike, thence N. 73°37'20" W., a distance of 329.12 feet to a PK nail, thence North a distance of 189.07 feet to an iron pipe on the southerly right of way line of Highway 8, thence along said right of way line along the arc of a curve concave to the south having a radius of 1372.79 feet and a long chord which bears N. 80°57'52" W., 248.58 feet a distance of 248.92 feet to an iron pipe, thence leaving said right of way line S. 03°11'19" W., a distance of 175.12 feet to a PK nail, thence S. 89°54'52" W., a distance of 249.69 feet to a PK nail, thence N. 03°11'39" E., a distance of 174.94 feet to a PK nail on the southerly right of way line of Highway 8, thence along said right of way line, S87°47'28" W., a distance of 280.00 feet to a PK nail, thence leaving said right of way line S. 06°02'27" E., a distance of 200.28 feet to an iron pipe, thence S. 01°22'33" W., a distance of 186.16 feet to an iron pipe, thence S. 05°30'44" W., a distance of 306.59 feet to a PK nail, thence S. 07°26'04" W., a distance of 160.00 feet to a railroad spike, thence S. 87°39'00" E., a distance of 593.81 feet to the point of beginning. Being in Oneida County, Wisconsin.

Parcel 2:  
Power line easement as disclosed by Easement Agreement recorded May 5, 2000 as Document No. 517101, over the property described as follows:

An easement located in the SE 1/4 of the SW 1/4, Section 4, Township 36 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin also being part of Oneida County Certified Survey Map No. 2326 described as follows:

Commencing at the South 1/4 corner of said Section 4, thence N. 03°14'50" E., a distance of 190.06 feet to an iron pipe, thence N. 03°12'47" E., a distance of 171.39 feet to a point, thence N. 87°39'00" West., a distance of 536.65 feet to a railroad spike, thence N. 58°45'41" E., a distance of 143.73 feet to a railroad spike, thence along the arc of a curve concave to the northwest having a radius of 981.74 feet and a long chord which bears N. 39°49'30" E., 637.18 feet a distance of 648.93 feet to a railroad spike and point of beginning, thence S. 73°37'20" E., a distance of 20.00 feet to a point, thence along the arc of a curve concave to the northwest having a radius of 1001.74 feet and a long chord which bears S. 24°48'39" W., 139.88 feet a distance of 140.00 feet to a point, thence N. 73°37'20" W., a distance of 20.43 feet to a point, thence along the arc of a curve concave to the northwest having a radius of 981.74 feet and a long chord which bears N. 24°59'03" E., 139.95 feet a distance of 140.07 feet to the point of beginning.

Parcel 3:  
Easement for storm sewer and appurtenances as disclosed by Easement Agreement recorded May 5, 2000 as Document No. 517101, over the property described as follows:

An easement located in the SE 1/4 of the SW 1/4, Section 4, Township 36 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin also being part of Oneida County Certified Survey Map No. 2326 described as follows:

Commencing at the South 1/4 corner of said Section 4, thence N. 03°14'50" E., a distance of 190.06 feet to an iron pipe, thence N. 03°12'47" E., a distance of 171.39 feet to a point, thence N. 87°39'00" West., a distance of 536.65 feet to a railroad spike, thence N. 58°45'41" E., a distance of 143.73 feet to a railroad spike, thence along the arc of a curve concave to the northwest having a radius of 981.74 feet and a long chord which bears N. 39°49'30" E., 637.18 feet a distance of 648.93 feet to a railroad spike and point of beginning, thence N. 58°45'41" E., a distance of 143.73 feet to a railroad spike, thence along the arc of a curve concave to the northwest having a radius of 981.54 feet and a long chord which bears N. 54°41'38" E., 139.88 feet a distance of 400.00 feet to a point, S. 50°36'28" E., 20.00 feet to a point, thence along the arc of a curve concave to the northwest having a radius of 1001.54 feet and a long chord which bears S. 54°41'38" W., 139.88 feet a distance of 140.00 feet to an iron pipe, thence S. 58°52'23" W., a distance of 232.24 feet to an iron pipe, thence S. 03°16'15" W., a distance of 149.52 feet to an iron pipe, thence S. 88°21'19" W., a distance of 149.99 feet to an iron pipe, thence N. 24°47'24" W., a distance of 252.14 feet to a point, thence S. 87°39'00" E., a distance of 328.81 feet to the point of beginning.

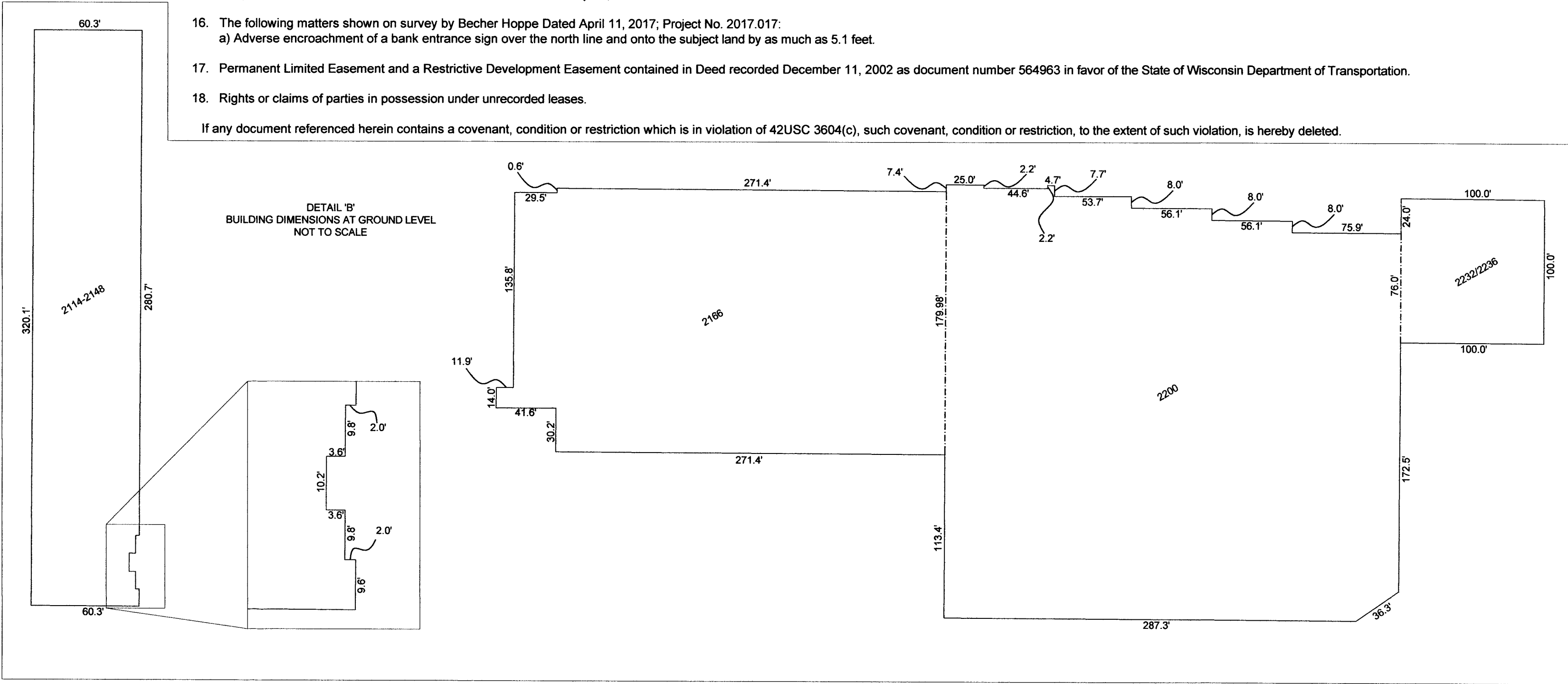
The preceding description attached to Schedule A reflects a parcel description prior to right-of-way takings along Lincoln St. and STH 17. No cohesive description and survey were made after Wisconsin Department of Transportation R/W Project Number 9040-05-22 in 1997 which now encompasses Parcel 2 and Parcel 3 stated in Schedule A, Exhibit "A". This parcel is more particularly described as follows:

Parcel RH 9104-1201

Of a parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 36 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 4; Thence South 87°12'02" West along the North line of the Southwest 1/4 of said Section 4, 496.18 feet; Thence North 1°15'28" West, 397.24 feet to the point of beginning; Thence North 88°41'18" West, 612.76 feet; Thence North 6°26'06" East, 160.00 feet; Thence North 4°30'43" East, 306.57 feet; Thence North 0°19'25" East, 186.16 feet; Thence North 7°03'43" West, 199.99 feet to the South right of way line of Lincoln Street; Thence North 86°43'04" East along said South right of way line, 279.91 feet; Thence South 2°08'06" West, 149.60 feet; Thence North 88°53'57" East, 249.81 feet; Thence North 2°06'29" East, 151.02 feet to said South right of way line and the beginning of a non tangential curve to the right; Thence along the arc of said non tangential curve having a radius of 1371.76 feet, a central angle of 10°23'50" and a chord that bears South 81°52'31" East for 248.58 feet to the Northwest corner of Lot 5 of Certified Survey Map No. 2150; Thence South 1°02'03" East along the West line of said Lot 5, 189.07 feet to the Southwest corner of said Lot 5; Thence South 74°37'46" East along the South line of said Lot 5, 270.23 feet to the Southeast corner of said Lot 5; Thence North 1°02'30" West along the East line of said Lot 5, 170.36 feet to the Northwest corner of said Lot 5 and said South right of way line and the beginning of a non tangential curve to the right; Thence along the arc of said non tangential curve having a radius of 1371.76 feet, a central angle of 1°16'10" and a chord that bears South 64°29'29" East for 30.39 feet to the West right of way line of State Trunk Highway 17; Thence South 14°56'04" East along said West right of way line, 174.10 feet to the beginning of a non tangential curve to the right; Thence along the arc of said non tangential curve having a radius of 991.74 feet, a central angle of 38°22'23" and a chord that bears South 38°30'04" West for 651.86 feet; Thence South 57°42'41" West along said West right of way line, 128.43 feet to the point of beginning.

The above described parcel contains 730,851 sq. ft. or 16.778 acres more or less.



If any document referenced herein contains a covenant, condition or restriction which is in violation of 42USC 3604(c), such covenant, condition or restriction, to the extent of such violation, is hereby deleted.

## Standard Exceptions

1. Rights or claims of parties in possession not shown by the public records. **(NOT SURVEY RELATED)**
2. Any encroachment, encumbrance, violation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. **(SEE ITEMS LABELED ON SHEET 1)**
3. Easements, or claims of easements, not shown by the public records. **(NONE FOUND)**
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records. **(NOT SURVEY RELATED)**
5. Taxes, or special assessments which are not shown as existing liens by the public records. **(NOT SURVEY RELATED)**

## Special Exceptions

1. Taxes for the year 2017 and subsequent years, not yet due and payable. **(NOT SURVEY RELATED)**

Tax Parcel RH 9104-1201, City of Rhinelander, Oneida County,

Wisconsin. 2016 Gross taxes are \$198,512.53 (RH 9104-1201); First Dollar Credit \$78.36; Lottery Credit \$0.00; Net taxes are \$198,434.17

2. General Taxes for the year 2016 in the sum of \$99,217.08 (RH 9104-1201), payment deferred to July 31, 2017. **(NOT SURVEY RELATED)**

3. Special assessments, if any, payable with the taxes for the year 2017 and subsequent years. **(NOT SURVEY RELATED)**

4. Deferred assessments, if any, for installation of public improvements or connection thereto, not shown on the tax roll. **(NOT SURVEY RELATED)**

5. 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 and Highway 17. **(NONE FOUND)**

6. Right of way Grant from Oscar S. Schoeneck and Phyllis J. Schoeneck to Rhinelander Telephone Company dated April 19, 1971 and recorded April 4, 1972 at 1:56 PM in Volume 332 Deeds, page 492 as Document No. 241561. **(SEE EASEMENT LABELED ON SHEET 1)**

7. Agreement between Owners creating an easement for parking lot, ingress and egress, water and sewer lines, dated October 22, 1979 and recorded October 23, 1979 at 4:15 PM in Volume 448 Records, page 338 as Document No. 303323 between Sunrise Plaza Corporation and Northern Security National Bank of Rhinelander and First Amendment to Agreement Between Sunrise Plaza Corporation and Northern Security for Parking, Ingress and Egress, Water and Sewer Lines recorded October 23, 1979, dated May 28, 1999 and recorded June 7, 1999 at 10:36 AM in Volume 933, page 624 as Document No. 503007. **(SEE EASEMENT LABELED ON SHEET 1)**

8. Terms, conditions and provisions of easement as stated in Easement Agreement dated February 28, 1999 and recorded May 21, 1999 at 11:14 AM in Volume 931, page 505 as Document No. 502243. **(SEE EASEMENT LABELED ON SHEET 1)**

9. Terms, conditions and provisions of easement as stated in Easement Agreement dated November 19, 1999 and recorded December 20, 2005 at 1:02 PM in Document No. 626810. **(SEE EASEMENT LABELED ON SHEET 1)**

10. Memorandum of Lease by and between Supervalu Holdings, Inc. a Missouri corporation (tenant) and Concord 6, LLC, a Wisconsin limited liability company (Landlord) dated July 28, 1997 and recorded February 12, 1998 at 9:56 AM in Volume 863 Records, page 716 as Document No. 479602 and Amended and Restated Memorandum of Lease dated February 25, 2000 and recorded April 20, 2000 at 3:05 PM in Volume 973, page 196 as Document No. 516483 and Subordination, Non-Disturbance and Attornment Agreement with Mortgagee dated April 20, 2000 and recorded June 5, 2000 at 3:33 PM in Volume 978, page 644 as Document No. 518225 and assigned in Assignment of Subtenant's Interest in Sublease as Collateral Security dated April 1, 2002 and recorded April 22, 2002 at 3:23 PM as Document No. 551252. **(NOT SURVEY RELATED)**

11. Memorandum of Lease by and between Shopko Stores, Inc. a Wisconsin corporation (Tenant) and Concord 6, LLC, a Wisconsin limited liability company (Landlord), dated October 30, 1998 and recorded May 7, 1999 at 3:46 PM in Volume 929, page 602 as Document No. 501561 and Subordination, Non-Disturbance and Attornment Agreement with Mortgagee dated December 7, 1999 and recorded June 5, 2000 at 3:33 PM in Volume 978, page 651 as Document No. 518226. **(NOT SURVEY RELATED)**

12. Memorandum of Lease by and between Hobby Lobby Stores, Inc. an Oklahoma corporation (Tenant) and Concord 6, LLC, a Wisconsin limited liability company (Landlord), dated July 9, 2015 and recorded July 15, 2015 at 2:06 PM as Document No. 751427. **(NOT SURVEY RELATED)**

13. Memorandum of Lease dated October 30, 1998, filed of record February 4, 1999 as Document No. 497110, re-recorded March 10, 1999 as Document No. 498719. Subordination, Non-Disturbance & Attornment Agreement dated December 7, 1999, filed of record June 5, 2000 as Document No. 518226. **(NOT SURVEY RELATED)**

14. Easement Grant dated May 2, 2000, filed of record May 5, 2000 as Document No. 517101.

15. utility Easement dated December 22, 2003, filed of record January 16, 2004 as Document No. 592124.

16. The following matters shown on survey by Becher Hoppe Dated April 11, 2017; Project No. 2017.017:  
a) Adverse encroachment of a bank entrance sign over the north line and onto the subject land by as much as 5.1 feet.

17. Permanent Limited Easement and a Restrictive Development Easement contained in Deed recorded December 11, 2002 as document number 564963 in favor of the State of Wisconsin Department of Transportation.

18. Rights or claims of parties in possession under unrecorded leases.

SCALE

Concord Development Company  
East Pointe Centre  
Rhinelander, WI

ALTA/NSPS LAND TITLE SURVEY

SHEET  
3 OF 3



330 N. Fourth Street  
Wausau, WI • 54403  
715.845.8000  
becherhoppe.com

DRAWN BY: SMH  
CHECKED BY: LTK

DATE: 6/21/17

PROJECT NO: 2017.017

REV. DATES:

LAYOUT: ALTA PG 3  
PLOT TIME: 6/21/2017 8:43 AM  
FILE NAME: P:\2017\2017.017 - Concord Development - Shopko Plaza\CAD\Survey Raw Data\Survey Points Drawing\17017 ALTA 170621.dwg

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