

RECORD	DESCRIPTION
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100	10/1/2017

- 16 Rights as contained in Deed recorded April 15, 1908 in Volume 50 Page 28.  
*Blanket in Nature, Contains no plottable items.*
- 17 Easement in favor of Wisconsin Public Service Corporation recorded May 7, 1937 in Volume 132 Page 144  
*Contains no plottable items to accurately plot.*
- 18 Radio Station Transmitter Site Easement in favor of State of Wisconsin recorded November 8, 1956  
Volume 214 Page 211, Document No. 169257.  
*This item does not plot on subject property, this document shows easement South of Boyce Drive (Formerly Highway 17).*
- 19 Transmission Line Easement in favor of Wisconsin Public Service Corporation recorded September 23,  
1956 in Volume 219 Page 229, Document No. 175667.  
*Item is plotted 40' on each side of the centerline of poles poles located to show apparent location. Description provided within document not able to be accurately plotted.*
- 20 Terms, Conditions and Restrictions contained in Warranty Deed recorded May 15, 1958 in Volume 223  
Page 517, Document No. 175981.  
*This described the road right-of-way of Boyce Drive (Formerly Highway 17)*
- 21 Transmission Line Easement in favor of Wisconsin Public Service Corporation recorded April 7, 1965 in  
Volume 270 Page 279, Document No. 204081.  
*Item is plotted 50' on each side of the centerline of poles poles located to show apparent location. Description provided within document not able to be accurately plotted.*
- 22 Underground Electric Distribution System Easement in favor of Wisconsin Public Service Corporation  
recorded in Volume 472 Page 731, Document No. 313856.  
*Document not provided, has been requested.*
- 23 Distribution Line Easement in favor of Wisconsin Public Service Corporation recorded in Volume 472  
Page 733, Document No. 313857.  
*This item does not plot on subject property,*
- 24 Electric Transmission Line Easement in favor of American Transmission Company LLC recorded  
November 30, 2004 in Document No. 608464.  
*Consent to Easement recorded July 25, 2005 in Document No. 619203.  
Plotted as shown.*

## MISCELLANEOUS NOTES

The location of the utilities shown herein are from observed visible evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of subterranean uses.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions.

At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.

The surveyor was not provided any documentation, was not made aware, and did not observe, any ground markings on the surveyed property with regards to wetlands located on the surveyed property. No environmental assessment or audit was performed on the subject parcel by Bock and Clark Corp.

Bearings shown herein are based on the West line of Government Lot 3 of Section 7, bearing S00°49'28"E

The subject property has direct vehicular and pedestrian access to Day Street and Boyce Drive, each being a dedicated public right-of-ways

Cemeteries, grovesites, and/or burial grounds were not observed in field work or documents provided.

Ordinary high water line shown is approximate. High water at time of survey.

## ZONING INFORMATION

Jurisdiction: City of Rhinelanders  
The subject property is zoned: B-3 General Commercial  
Front Setback: 10' minimum  
Side Setback: No requirement noted  
Rear Setback: 15' minimum  
Minimum Lot Width: No requirement noted  
Minimum Lot Depth: No requirement noted  
Minimum Lot Area: No requirement noted  
Maximum Building Height: 2 1/2 stories or 35'  
Maximum Lot Coverage: No requirement noted  
Maximum Floor Area Ratio: No requirement noted  
Parking Formula: No parking requirement listed for nursing home use in the B-3 zoning district. Per R-2 uses, nursing home requires 1 space per each 4 beds, plus 1 space for each two employees (other than doctors), plus 1 space for each doctor assigned to the staff.  
Required Parking: 45 spaces (based on 100 beds and 40 employees on largest shift)  
  
The zoning information shown above was provided by Bock & Clark, Project Numbers: 7201901294-002 for 900 Bayce Drive, Rhinelanders, WI, having a date of June 20, 2019.

## ALTA/NSPS LAND TITLE SURVEY

**WI Healthcare**  
 NV5 Project No. 201902380-002  
 900 Boyce Dr, Rhinelander, WI 54501

**Based upon title commitment provided by** Stewart Title Guaranty Company, Commitment No. 138830-05, dated May 10, 2019.

### Surveyor's Certification

To: Stewart Title Guaranty Company; FCE Lending LLC, a Delaware limited liability company as Administrative Agent, its successors and/or assigns as their interests may appear; Wells Fargo Bank, National Association, as Paying Agent and a Lender, its successors and/or assigns; and Bock & Clark Corporation, an NV5 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, 13, 14, 16, 17, 18 and 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/3/2019.

Andrew J. Shie

ANDREW J. SHIE  
REGISTRATION NO. S-2504  
IN THE STATE OF WISCONSIN  
DATE OF PLAT OR MAP: 7/10/2019  
DATE OF LAST REVISION:  
FVLS PROJECT NO. 360907-1  
NETWORK PROJECT NO. 201902380-002 CAS



SHEET 1 OF 1

**Bock & Clark Corporation**  
an NV5 Company

N V 5

**Transaction Services      1-800-SURVEYS (787-8397)**

3550 W. Market Street, Suite 200, Akron, Ohio 44333  
www.BockandClark.com    maywehelpyou@bockandclark.com    www.NV5.com

SURVEY ZONING ENVIRONMENTAL ASSESSMENT

## FLOOD NOTE

Per letter provided by client from FEMA, property has been revalidated to Zone X

## PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
6/13/2019	Comments	7/8/2019	Comments, Comma Removal Certs
6/24/2019	Flood Zone, Zoning		
6/27/2019	Comments		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG:

### SIGNIFICANT OBSERVATIONS

**A** Parking spaces used by the subject property, that are entirely or partly within the road right-of-way of Boyce Drive, are 35 regular parking spaces and 2 handicapped parking spaces.

**LEGAL**

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY.

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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

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