

# ALTANSPS LAND TITLE SURVEY

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3511, RECORDED IN VOLUME 15, ON PAGE 3511, AS DOCUMENT NUMBER 657413, FILED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN.

MAP # **C3092**

DATE FILED: **4-2-2024**

BY: **CH**

DESCRIPTION FILED:

**ONEIDA CO. SURVEYOR'S OFFICE**

FILE NO. **ST-6903**

SCHEDULE "A" LEGAL DESCRIPTION

EFFECTIVE DATE: JUNE 25, 2021 AT 4:00 PM

LOTS ONE (1) AND TWO (2) OF VOLUME 15 OF CERTIFIED SURVEY MAPS, PAGE 3511, RECORDED AS DOCUMENT NO. 657413, BEING ALL OF LOT 1 OF CSM 3293, AND PART OF LOT 9, AND ALL OF LOT 10, BLOCK 13, AND ALL OF LOT 4, AND LOT 5, BLOCK 14, IN THE TOWNSHIP OF PELICAN, AND ALL OF LOT 11, BLOCK 15, AND ALL OF LOT 3, BLOCK 14, ASSESSORS REPEAT OF THE TOWNSHIP OF PELICAN AND THAT PORTION OF VACATED MYLREA STREET LYING BETWEEN SAID LOTS, ALL IN THE NW 1/4 OF THE NE 1/4, SECTION 32, TOWNSHIP 37 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES:

TAX PARCEL NO: RH-1838

RH-1836-B

PROPERTY ADDRESS: 1737 N. STEVENS STREET, RHINELANDER, WI 54501

**SCHEDULE B - SECTION II EXCEPTIONS** (SURVEYOR'S NOTES ARE WRITTEN IN ITALICS)

FILE NUMBER: ST-4903

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

- 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. SURVEYOR HAS NOT BEEN MADE AWARE OF ANY AT THE TIME OF SURVEY.
- SPECIAL TAXES OR ASSESSMENTS, IF ANY, PAYABLE WITH THE TAXES LEVIED OR TO BE LEVIED FOR THE CURRENT AND SUBSEQUENT YEARS. NOT A SURVEY MATTER.
- ASSESSMENTS AGAINST THE LAND, OR THAT ALL SUCH ITEMS HAVE BEEN PAID IN FULL.
- LIENS, HOODUP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OR FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND, WHETHER ASSESSED OR CHARGED BEFORE OR AFTER THE DATE OF POLICY. NOT A SURVEY MATTER.
- THE COMPANY ASSURES THE PRIORITY OF THE LIEN OF THE INSURED MORTGAGE OVER ANY SUCH LIEN, CHARGE OR FEE.
- NOTE: EXCEPTION 5 OF SCHEDULE B-II WILL BE REMOVED ONLY IF THE COMPANY RECEIVES WRITTEN EVIDENCE FROM THE MUNICIPALITY THAT THERE ARE NO DEFERRED CHARGES, HOODUP FEES, OR OTHER FEES OR CHARGES ATTACHING TO THE PROPERTY; (2) EVIDENCE THAT THE LAND CONTAINS A COMPLETED BUILDING; AND (3) STATEMENT SHOWING THAT THE LAND HAS A WATER AND SEWER USE ACCOUNT. IF THE LAND IS VACANT, THIS EXCEPTION WILL NOT BE REMOVED.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER.
- NOTE: CONTACT THE COMPANY FOR INFORMATION ON THE DELETION OF THIS EXCEPTION.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. SURVEYOR HAS NOT BEEN MADE AWARE OF ANY AT THE TIME OF SURVEY.
- NOTE: EXCEPTION 5 OF SCHEDULE B-II WILL BE REMOVED ONLY IF THE COMPANY RECEIVES A CONSTRUCTION WORK AND TENANTS AFFIDAVIT ON A FORM PREPARED BY THE COMPANY. IF THE AFFIDAVIT SHOWS THAT THERE ARE TENANTS, EXCEPTION 5 WILL BE REPLACED BY AN EXCEPTION FOR THE RIGHTS OF THE TENANTS DISCLOSED BY THE AFFIDAVIT.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. CURRENT SURVEY IS AS SHOWN.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. SURVEYOR HAS NOT BEEN MADE AWARE OF ANY AT THE TIME OF SURVEY.
- ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT. SURVEYOR HAS NOT BEEN MADE AWARE OF ANY AT THE TIME OF SURVEY.
- NOTE: EXCEPTIONS 6, 7, AND 8 OF SCHEDULE B-II WILL BE REMOVED ONLY IF THE COMPANY RECEIVES AN ORIGINAL SURVEY WHICH (I) HAS A CURRENT DATE, (II) IS SATISFACTORY TO THE COMPANY, AND (III) COMPLIES WITH CURRENT ALTA/ACSM MINIMUM SURVEY STANDARDS OR WISCONSIN ADMINISTRATIVE CODE CHAPTER AE-7 TOGETHER WITH THE CERTIFICATION AGREED ON BETWEEN THE WISCONSIN LAND TITLE ASSOCIATION AND THE WISCONSIN SOCIETY OF LAND SURVEYORS ON APRIL 1, 1974, IF THE SURVEY SHOWS MATTERS, WHICH AFFECT THE TITLE TO THE PROPERTY, EXCEPTIONS 6, 7 AND 8 WILL BE REPLACED BY EXCEPTIONS DESCRIBING THOSE MATTERS.
- GENERAL TAXES FOR THE YEAR 2021 AND THEREAFTER. NOT A SURVEY MATTER.
- 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 STREET, HIGHWAY AND/OR ALLEY PURPOSES. CURRENT STREET AND RIGHTS-OF-WAY ARE AS SHOWN ON MAP.
- EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC CURRENT TOGETHER WITH RIGHT TO ERECT POLES AND APPURTENANCES THERETO, TOGETHER WITH INCIDENTAL RIGHTS CONNECTED THEREWITH, IN FAVOR OF WISCONSIN VALLEY POWER COMPANY AS RECORDED ON NOVEMBER 11, 1930 IN VOLUME 119 OF MISC. ON PAGE 318 AS DOCUMENT NO. 86629. DOCUMENT IS BLANKET IN NATURE AND DESCRIBES AN EASEMENT OVER AND ACROSS THE SUBJECT PROPERTY. EXACT LOCATION AND WIDTH IS NOT STATED. NOT SHOWN ON MAP.
- EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC CURRENT TOGETHER WITH RIGHT TO ERECT POLES AND APPURTENANCES THERETO, TOGETHER WITH INCIDENTAL RIGHTS CONNECTED THEREWITH, IN FAVOR OF WISCONSIN VALLEY POWER COMPANY AS RECORDED ON NOVEMBER 11, 1930 IN VOLUME 119 OF MISC. ON PAGE 319 AS DOCUMENT NO. 86630. DOCUMENT IS BLANKET IN NATURE AND DESCRIBES AN EASEMENT OVER AND ACROSS THE SUBJECT PROPERTY. EXACT LOCATION AND WIDTH IS NOT STATED. NOT SHOWN ON MAP.
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- THE FOLLOWING MATTERS SHOWN ON SURVEY BY GENSOFT AND ASSOCIATES, INC., RUSSELL F. BROWN, DATED OCTOBER 9, 2002, DRAWING NO. 1030: GRAVEL DRIVE OVER AND ACROSS THE SOUTHEAST PORTION OF THE LAND BEING USED BY AND FOR THE BENEFIT OF ADJACENT PROPERTY TO THE EAST. ENCROACHMENT OF PARKING AREA AND SIGN ONTO THE RIGHT OF WAY OF STEVENS STREETS, T.H. 17. THE GENSOFT AND ASSOCIATES, INC. SURVEY THAT IS REFERENCED WAS NOT PROVIDED TO THE SURVEYOR.
- MORTGAGE FROM RHINELANDER REAL ESTATE, LLC TO FRANK GENTILE, INC. ("FRG"), RALPH GENTILE, INC. ("RGI"), JR. GENTILE, INC. ("JRG"), GENTILE PROPERTIES, LLC ("GP"), GENTILE PROPERTIES II, LLC ("GP2"), RALPH GENTILE ("RG"), JILL GENTILE ("JG"), GENTILE'S SPOUSE, AND JACK GENTILE/RACHEL GENTILE ("GENTILE'S CHILDREN"), IN THE ORIGINALLY STATED AMOUNT OF \$7,975,000.00, BY INSTRUMENT DATED JANUARY 2, 2014 AND RECORDED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE JANUARY 17, 2014 AS DOCUMENT NO. 735945. CORRECTION AGREEMENT, BY INSTRUMENT DATED AUGUST 20, 2014, AND RECORDED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE AUGUST 22, 2014 AS DOCUMENT NO. 742111. NOT A SURVEY MATTER.

### SURVEYOR'S CERTIFICATE

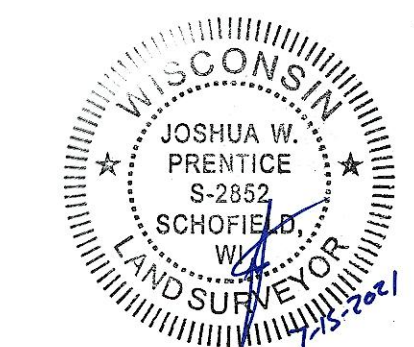
TO STEWART TITLE GUARANTY COMPANY, GREEN COUNTY TITLE & ABSTRACT, INC., AND KOCOUREK AUTOMOTIVE DEALERSHIPS, INC., KSPC REAL ESTATE LLC, AND WOODTRUST BANK:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 26TH, 2021.

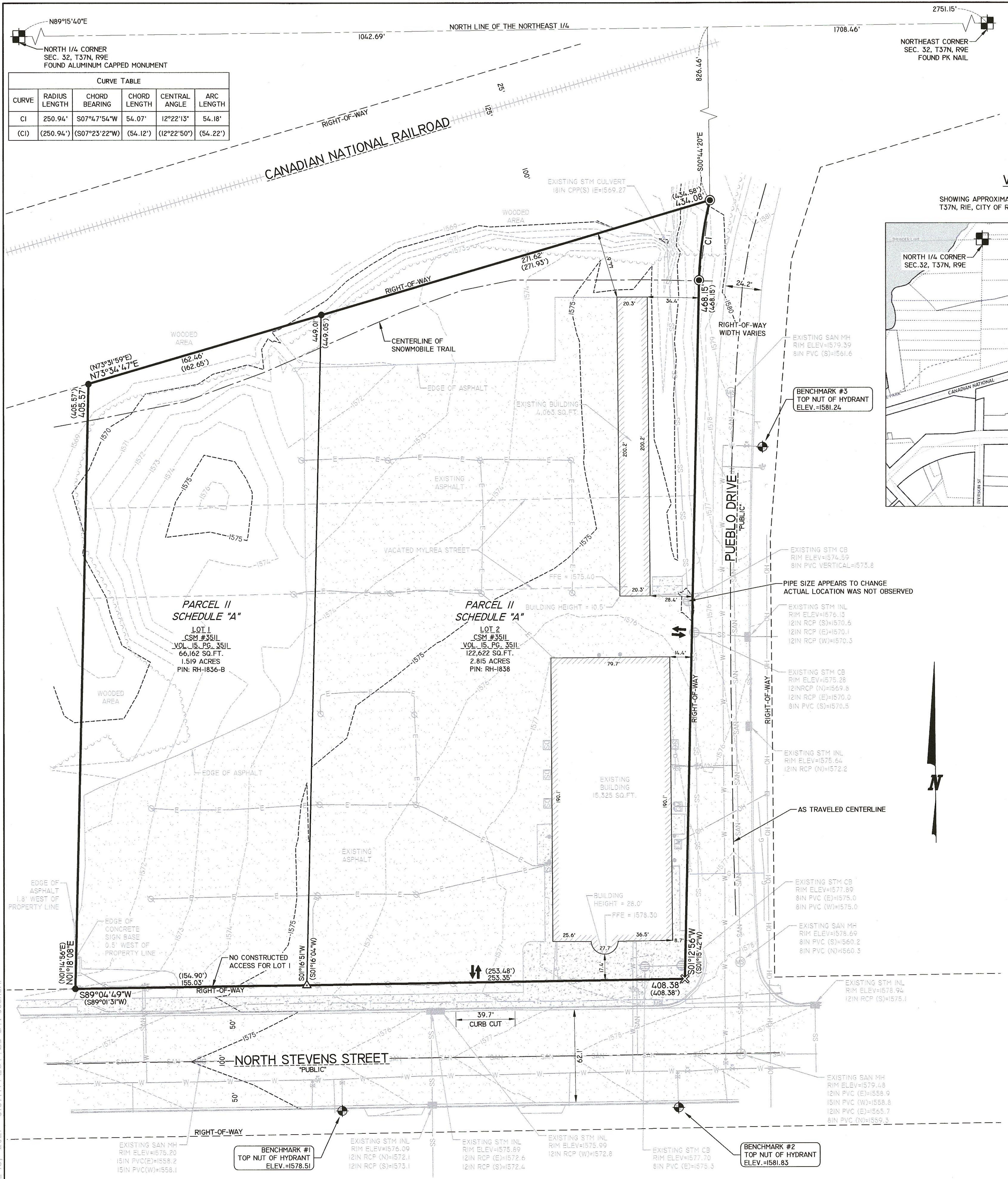
DATE OF PLAT OR MAP: **July 15<sup>th</sup> 2021**

REI ENGINEERING, INC.  
JOSHUA W. PRENTICE  
WI P.L.S. S-2852

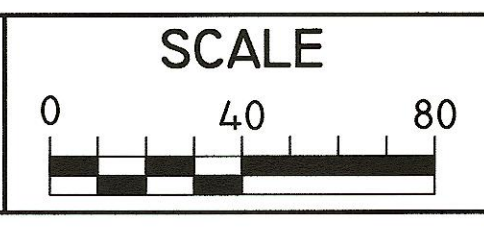
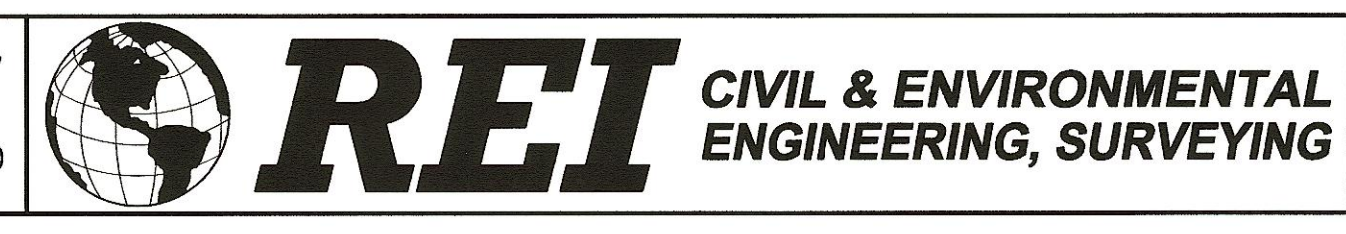


### GENERAL NOTES

- BEARINGS AND COORDINATES ARE BASED ON THE ONEIDA COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 9 EAST, MEASURED TO BEAR NORTH 89°15'40" EAST.
- THE SUBJECT PROPERTY IS IN ZONE "X" AND DOES NOT LIE WITHIN A FEMA FLOOD ZONE RISK DESIGNATION AREA AS PER FIRM "ONEIDA COUNTY, WISCONSIN AND INCORPORATED AREAS" COMMUNITY-PANEL NUMBER 55085C0594C AND 55085C0592C EFFECTIVE DATE MAY 16, 2013.
- PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKING PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATE LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, BI UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. DIGGERS TICKET # 2022028560 & # 2022028562.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
- THE ZONING FOR THE SUBJECT PROPERTY AT THE TIME OF THE 2021 SURVEY WAS GENERAL BUSINESS B-3. CURRENT ZONING INFORMATION WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.
- TOTAL PARCEL AREA = 188,784 SQUARE FEET, 4.334 ACRES, MORE OR LESS.
- TOTAL EXISTING REGULAR PARKING STALLS DELINEATED = 0. EXISTING HANDICAP SPACES DELINEATED = 0. TOTALING 0 STALLS.
- THE FIELD DATE OF THIS SURVEY WAS MAY 26TH, 2021.
- LOT 2 SHOWN HEREON HAS DIRECT ACCESS TO PUEBLO DRIVE AND STEVENS STREET, PUBLICLY DEDICATED STREETS/ROADS/RIGHTS-OF-WAY. LOT 1 ABUTS STEVENS STREET, BUT NO CONSTRUCTED ACCESS WAS OBSERVED.
- ADDRESSES FOR THE SUBJECT PROPERTIES ARE SHOWN IN SCHEDULE A IF THE TITLE COMMITMENT.
- THE SUBJECT PROPERTY IS THE SAME AS DESCRIBED IN SCHEDULE A.
- ALL ELEVATIONS AND BENCHMARKS SHOWN ARE BASED ON THE NAVD83 DATUM AND ESTABLISHED BY THE WISCONSIN REFERENCE SYSTEM.



**REI Engineering, INC.**  
4080 N. 20TH AVENUE  
WAUSAU, WISCONSIN 54401  
PHONE: 715.675.9784 FAX: 715.675.4060  
EMAIL: MAIL@REIENGINEERING.COM



DATE	REVISION	BY	CHK'D
7-15-2021	REVISED FOR NEW COMMITMENT	JWP	JLR

DESIGNED BY:	CHECKED BY:
JJM, BDE	JWP
SURVEYED BY:	APPROVED BY:
JJM, BDE	JWP
DRAWN BY:	DATE:
JLR	06/03/2021

**ALTA/NSPS LAND TITLE SURVEY**  
KOCOUREK AUTOMOTIVE DEALERSHIPS, INC.  
NORTH STEVENS STREET  
RHINELANDER, WISCONSIN

**REI**  
REI No. 9834  
SHEET 1 OF 1