

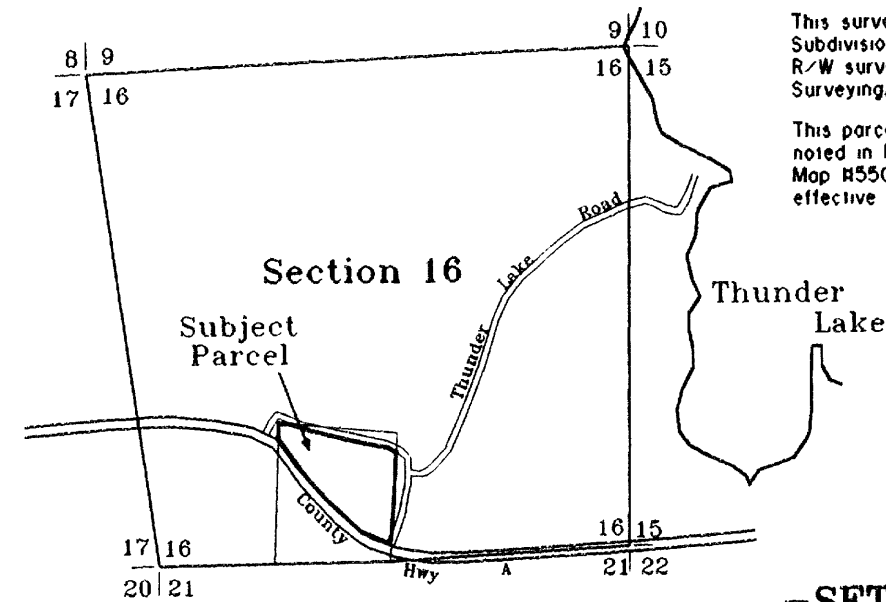
B 4793

MAP #B 4793
DATE FILED JUL. 13, 2001
BY R.S.D.
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE

Being a Part of
SE 1/4 OF THE SW 1/4
Section 16, T 38 N, R 10 E
Sugar Camp Township
Oneida County, Wisconsin

Location Sketch

Sec 16, T 38 N, R 10 E
Scale 1" = 2000'



NOTE: Bearings are based on the West line of the SE-SW as taken from Favorite Surveying Map R 9809.

This survey is based on Section Subdivision done by Ripco and R/W survey by Favorite Surveying.

This parcel is in Zone "X" as noted in Flood Insurance Rate Map H55085C0225 B with an effective date of Aug. 5, 1991.

-SETBACKS-

Any land more than 1000 feet from a Lake or a Stream is unzoned in the Town of Sugar Camp and there is no setback requirements.

SURVEYOR'S CERTIFICATE

The undersigned being a licensed surveyor of the State of Wisconsin certifies to Northern Communications Acquisition Corp. (for TV stations being transferred) and their successors and assigns, and First American Title Insurance Company as follows:

1. This survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") and the National Society of Professional Surveyors in 1999, and meets the requirements of the Urban Survey, as defined in the current accuracy standards jointly adopted by ALTA and ACSM and contains items 2, 3, 4, 6, 7 (other than 7b-2), 8, 9, 10, 11, and 13 of Table A thereof.
2. This survey was made on the ground on March 28th and 29th, 2001 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
3. Except as shown on this survey, there are no visible easements or rights of way.
4. The deed lines as disclosed on the land records and lines of actual possession are the same.
5. Except as shown on this survey, there are no observable, above ground encroachments (a) by improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
6. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated March 26, 2001 issued by First American Title Insurance Co., TP23573 with respect to the subject property has been shown on this survey, together with appropriate recording references, to the extent such matters can be located. The property shown on this survey is the property described in that title commitment. Except as shown on this survey, the location of all improvements on the subject is in accord with the minimum setback provisions and restrictions of record referenced in such title commitment.
7. That the subject property has access to and from a duly dedicated and accepted public street or highway.
8. Except as shown on this survey, the subject property does not serve any adjoining property for drainage, utilities or ingress and egress.
9. The record description of the subject property forms a mathematically closed figure.
10. Said described property is located within an area having a zone designated "X" by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 55085C0225 B, with a date of identification of August 5, 1991, for Community No 550579 0225 B, in Oneida County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which the subject property is located.
11. The lot and buildings shown hereon are conforming to the current zoning regulations with regard to size, location, dimensional and ratio requirements.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate to the standards referenced above.

Name: Michael E. Weber
License No. 5070
Date 4-04-2001



SURVEY FOR
NORTHERN COMMUNICATIONS
ACQUISITION CORP.

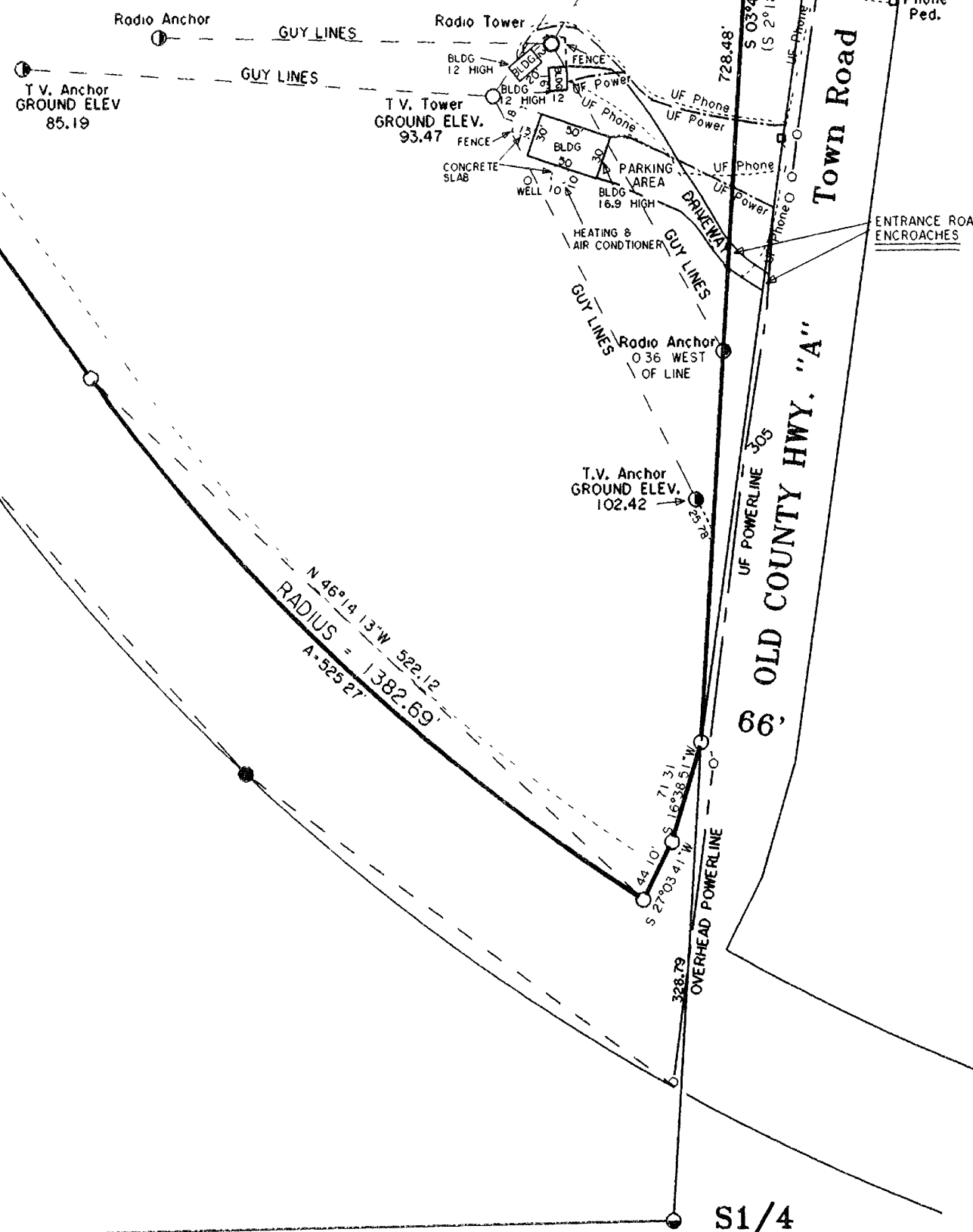
SCALE 1" = 100' DATE 3/30/2001 DWN BY JLW
DWG NO E1941 Eagle Landmark Surveying, Inc
EAGLE RIVER, WI

-DESCRIPTION-

A parcel of land being a Part of the SE 1/4-SW 1/4, Section 16, T 38 N, R 10 E, lying Northeasterly of County Trunk Highway "A" and Southerly and Westerly of the Town Road formerly County Trunk Highway "A" and being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 16 being marked with a 1/2" iron rod, thence N 03°-46'-37" E 328.79 feet (N 2°18' E of record) along the East line of said SE 1/4-SW 1/4 to an iron pipe on the Westerly R/W line of the Town Road formerly known as County Trunk Highway "A" and the Place of Beginning, thence along said Town Road R/W line: S 16°-38'-51" W 71.31 feet to an iron pipe and S 27°-03'-41" W 44.10 feet to an iron pipe on the Northerly R/W line of said County Trunk Highway "A", thence Northeasterly along the Northerly R/W line of said County Trunk Highway "A", 525.27 feet along the Arc of a 1382.69 foot Radius Curve to the Right (chord bearing N 46°-14'-13" W 522.12 feet) to an iron pipe, N 35°-13'-42" W 551.11 feet to an iron pipe and 589.17 feet along the Arc of a 1323.57 foot Radius Curve to the Left (chord bearing N 47°-53'-04" W 584.32 feet) to an iron pipe on the West line of said SE 1/4-SW 1/4, thence leaving said R/W line N 02°-08'-50" E 20.51 feet (N 0°-05' E of record) along the West line of said SE 1/4-SW 1/4 to a Ripco iron pipe monument at the Northwest corner of said SE 1/4-SW 1/4, thence S 84°-51'-41" E 232.85 feet (S 86°-25' E of record) along the North line of said SE 1/4-SW 1/4 to an iron pipe on the Southerly R/W line of the Town Road formerly known as County Trunk Highway "A", thence along the Southerly and Westerly R/W line of said Town Road: S 73°-00'-57" E 337.44 feet to an iron pipe, S 72°-01'-15" E 461.86 feet to an iron pipe, S 68°-55'-44" E 98.41 feet to an iron pipe, S 63°-27'-17" E 83.19 feet to an iron pipe, S 52°-27'-02" E 52.35 feet to an iron pipe and S 32°-23'-23" E 26.91 feet to an iron pipe on the East line of said SE 1/4-SW 1/4, thence S 03°-46'-37" W 728.48 feet (S 2°-18' W of record) along the East line of said SE 1/4-SW 1/4 back to the Place of Beginning. Subject to any easements, restrictions or reservations of record.

13.67 ACRES



Sec. 16
Sec. 21

B 4793