

-NOTES CORRESPONDING TO SCHEDULE B ITEMS-

10) Covenants, conditions and restrictions executed by Giles Company, Inc., a Wisconsin Corporation dated January 30, 1979 and recorded February 2, 1979 in Vol. 435 of Records on page 258 as Document No. 297265. Providing for no forfeiture or reversion of title in case of violation. Affects Parcel 1.

11) Utility Easement executed by Lake Katherine Improvement Company to Wisconsin Valley Electric Company dated July 11, 1929 and recorded March 5, 1930 in Vol. 116 of Misc. on page 618. Affects Parcel 1, location unknown.

12) Mineral Reservation contained in Warranty Deed executed by Newton S. Murphy to Tomahawk Lumber Company dated March 7, 1889 and recorded October 15, 1889 in Vol. 3 of Deeds on page 190. Affects Parcel 2.

13) Mineral Reservation contained in Warranty Deed executed by Yawkey Lumber Company to Charles Steele dated May 31, 1905 and recorded June 7, 1905 in Vol. 47 of Deeds on page 82. Statement of Mineral Claim executed by Yawkey Lumber Company dated December 15, 1986 and recorded January 12, 1987 in Vol. 1 of Mineral Records on page 656 as Document No. 355516. Affects Parcel 2.

14) Utility Easement executed by Chas. Steel and Ella Steel, his wife to Wisconsin Valley Electric Company dated March 27, 1929 and recorded March 5, 1930 in Vol. 116 of Misc. on page 628. Affects Parcel 2, location unknown.

15) U.S. Highway "51" provides access to Parcel 2, right of way width and location as shown on sheet 4, Wisconsin Department of Transportation right of way plat, Division Job No. 7117. Shady Lane, dedicated public road in recorded Plat of Whispering Pines provides access to Parcel 1.

16) Utility Easement executed by A.H. Lange Trust to General Telephone Company of Wisconsin dated September 3, 1986 and recorded September 30, 1986 in Vol. 550 of Records on page 80 as Document No. 352733. Affects Parcel 2 as shown.

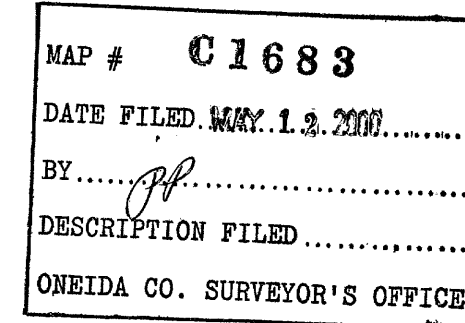
17) Reservation of Right of Way Easement contained in Warranty Deed executed by Richard J. Austin to Raven Broadcasting Corp., a Wisconsin Corporation dated April 1, 1993 and recorded April 12, 1993 in Vol. 693 of Records on page 450 as Document No. 416203. Affects Parcel 2.

18) Right of Way Easement granted in Warranty Deed executed by Raven Broadcasting Corp., a Wisconsin Corporation to Richard J. Austin dated April 11, 1993 and recorded April 12, 1993 in Vol. 693 of Records on page 451 as Document No. 416204. Affects Parcel 2.

19) Right of Way Easement reserved in Quit Claim Deed executed by Roland R. McNutt, Jr. Trustee of the Roland R. McNutt, Jr. Revocable Trust dated January 1, 1992 to Raven Broadcasting Corp. dated May 25, 1996 and recorded June 11, 1996 in Vol. 799 of Records on page 139 as Document No. 457004. Affects Parcel 2.

20) Conditions and Limitations to Tower Easement contained in Warranty Deed executed by L.A. Lange Jr., co-trustee and Paul James Lange, co-trustee for the A.H. Lange Trust to Lloyd Findling dated June 30, 1986 and recorded July 18, 1986 in Vol. 545 of Records on page 495 as Document No. 350458. Affects Parcel 2.

ALTA/ACSM Land Title Survey



SITE ADDRESS:
Raven Broadcasting Corp.
7380 Highway "51" South
Minocqua, Wisconsin

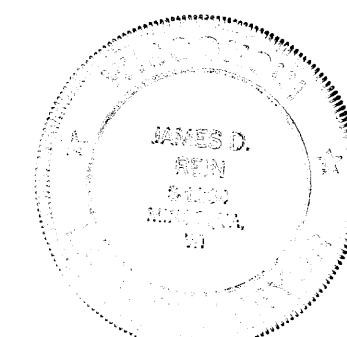
Part of
LOT 2
of
Vol. 4, Survey Maps, Page 1002
and other lands in the
NW 1/4 of the SE 1/4
and
LOTS 14 & 15
in the Plat of
WHISPERING PINES
in
GOV'T. LOT 1
SECTION 34, T39N, R6E

Minocqua Township
Oneida County, Wisconsin

SURVEYOR'S CERTIFICATE

To Raven Broadcasting Corporation, a Wisconsin Corporation, and Chicago Title Insurance Company, Oneida Title and Abstract, Inc., Agent:

This is to certify that this map and the survey which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly adopted by ALTA, ACSM AND NSPS in 1999, and includes Items 1, 4, 8, 10, and 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed to achieve results comparable to those outlined in "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys." Evidence of source of title for this survey was provided in the form of Oneida Title & Abstract, Inc. Commitment No. ON-27200, dated April 20th, 2000.



Date: May 2nd, 2000
James D. Rein
Land Surveyor No. S-1234

RAVEN BROADCASTING - MINOCCA SITE

Lots 14 & 15 in Plat of WHISPERING PINES, in Government Lot 1, and in the Southeast Quarter of the Southwest Quarter, Section 34, Township 39 North, Range 6 East, Minocqua Township, Oneida County, Wisconsin.

AND ALSO

Part of Lot 2, of Volume 4 of Survey Maps, on page 1002, and other lands in the Northwest Quarter of the Southeast Quarter, Section 34, Township 39 North, Range 6 East, Minocqua Township, Oneida County, Wisconsin, more particularly described as follows:
Commencing at the quarter corner common to Section 33 and Section 34, marked by an iron pipe, thence South 02 degrees 03 minutes 50 seconds East for a distance of 1294.97 feet to the South Sixteenth Corner, marked by an iron pipe; thence South 89 degrees 59 minutes 45 seconds West for a distance of 1317.75 feet to the POINT OF BEGINNING, being the southeast corner of the Northwest Quarter of the Southeast Quarter, the Southeast Sixteenth Corner and also the northeast corner of the plat of WHISPERING PINES, marked by an iron pipe.
Thence North 89 degrees 59 minutes 45 seconds West for a distance of 340.81 feet along the north line of the plat of WHISPERING PINES to an iron pipe; thence continuing along the north line of said plat North 89 degrees 59 minutes 45 seconds West for a distance of 1294.97 feet to an iron pipe; thence continuing along the north line of said plat North 89 degrees 59 minutes 45 seconds West for a distance of 245.02 feet to an iron pipe; thence continuing along the north line of said plat North 89 degrees 59 minutes 45 seconds West for a distance of 184.95 feet to an iron pipe; thence continuing along the north line of said plat North 89 degrees 59 minutes 45 seconds West for a distance of 49.45 feet to the southeast corner of Lot 3 shown on that Certified Survey Map recorded in Volume 4 of Survey Maps, on page 1002, marked by an iron pipe; thence North 33 degrees 52 minutes 15 seconds East for a distance of 121.38 feet along the east line of said parcel of land described in Volume 545, on page 495, marked by an iron pipe at an intersection with the north line of Lot 2 shown that Certified Survey Map, recorded in Volume 4 of Survey Maps, on page 1002, and the south line of that parcel shown on that Certified Survey Map recorded in Volume 4 of Survey Maps, on page 1135; thence along the south line of said parcel recorded in Volume 4 of Survey Maps, on page 1135, North 89 degrees 59 minutes 45 seconds East for a distance of 38.65 feet to the northwest corner of said Lot 2, recorded in Volume 4 of Survey Maps, on page 1002, marked by an iron pipe; thence continuing North 89 degrees 59 minutes 45 seconds East for a distance of 328.57 feet to the southeast corner of said parcel recorded in Volume 4 of Survey Maps, on page 1135, marked by an iron pipe; thence South 02 degrees 04 minutes 46 seconds East of a distance of 510.52 feet to the place of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Bearings Grid North, based on D.O.T. survey data, and referenced to the east line of the NE 1/4 of the SE 1/4 bearing, S02°03'50"E

SCALE 1" = 60'

LEGEND

- ⊗ = 2" dia. iron pipe found in place.
- ⊙ = 1 1/4" dia. iron pipe found in place.
- ⊕ = 1 1/4" dia. iron rod found in place.
- = 1" dia. iron pipe found in place.
- ⊖ = 3/4" dia. iron pipe found in place.
- = Iron spindle found in place.
- = Iron pipe set, 3/4" dia. x 24" long.
- △ = Radio Tower.
- ⋈ = Power pole.
- × = Guy anchor.

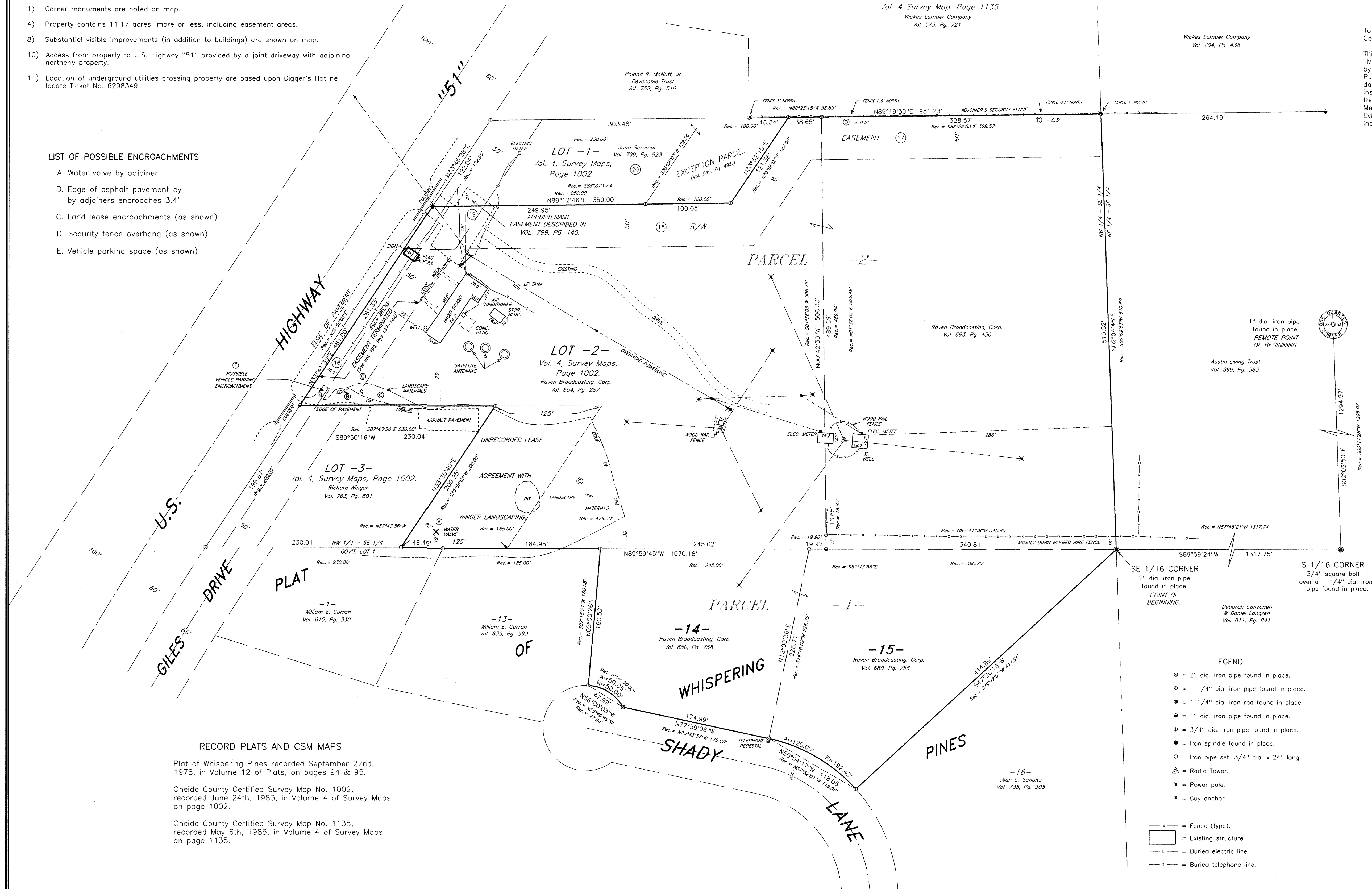
- x — = Fence (type).
- [] — = Existing structure.
- e — = Buried electric line.
- t — = Buried telephone line.

ACSM/ALTA OPTION TABLE "A" NOTES

- 1) Corner monuments are noted on map.
- 4) Property contains 11.17 acres, more or less, including easement areas.
- 8) Substantial visible improvements (in addition to buildings) are shown on map.
- 10) Access from property to U.S. Highway "51" provided by a joint driveway with adjoining northerly property.
- 11) Location of underground utilities crossing property are based upon Digger's Hotline locate Ticket No. 6298349.

LIST OF POSSIBLE ENCROACHMENTS

- A. Water valve by adjointer
- B. Edge of asphalt pavement by adjointers encroaches 3.4'
- C. Land lease encroachments (as shown)
- D. Security fence overhang (as shown)
- E. Vehicle parking space (as shown)



RECORD PLATS AND CSM MAPS

Plat of Whispering Pines recorded September 22nd, 1978, in Volume 12 of Plats, on pages 94 & 95.

Oneida County Certified Survey Map No. 1002, recorded June 24th, 1983, in Volume 4 of Survey Maps on page 1002.

Oneida County Certified Survey Map No. 1135, recorded May 6th, 1985, in Volume 4 of Survey Maps on page 1135.

WILDERNESS SURVEYING, INC.
Post Office Box 11111 - 8783 Earls Court
Minocqua, Wisconsin 54548-1111
Telephone (715) 356-5100

Map Number: 00-67
File Number: 10-34-396
Drafted by: M. Oestreich

Revisions: