FEB 09 ZUUD DATE FILED DESCRIPTION FI ONEIDA CO. SURVEYOR'S OFFICE

ALTA/ACSM LAND TITLE SURVEY of part of the Northeast ¼ of the Southwest ¼ of Section 4, Township 36 North, Range EAST 1/4 CORNER SEC. 4, T36N,R9E FOUND ALUMINUM MONUMENT 9 East, in the City of Rhinelander, Oneida County, Wisconsin WEST 1/4 CORNER SEC. 4, T36N,R9E FOUND BROKEN ALUMINUM MONUMENT -EAST AND WEST 1/4 LINE SEC. 4, T36N, R9E 5342.98' (S87°54'00"E) N89°15'23"E 1771.72' (1772.08') BUILDING SETBACK LINE
15' PER RHINELANDER ZONING ORDINANCE NOTE: ASPHALT PAVEMENT, CURB & GUTTER, STORM SEWER AND LIGHT POLE AND WIRES ENCROACH ONTO ADJOINING PROPERTIES. ACCESS TO SUBJECT PROPERTY LEGEND STEEL GUARD POST MH MANHOLE WATER SHUT OFF HYDRANT WATER VALVE UTILITY POLE LIGHT POLE DRAINAGE CATCH BASIN/INLET CURB INLET N86°34'01"E 102,50'16.66 SCHEDULE B-II ITEM 16, EXHIBIT A, WAL-MART TAX TELEPHONE PEDESTAL LINCOLN STREET DOC. 432276 BOUNDARY INICATED BY GREEN LINE ACCESS POINT TO SUBJECT PROPERTY HANDICAP PARKING STALL 83 NO. OF PARKING STALLS UNDERGROUND GAS UNDERGROUND ELECTRIC SCHEDULE B-II UNDERGROUND TELEPHONE SCHEDULE B-II ITEM 16, EXHIBIT A, PENNEY'S TAX PARCEL LOCATION MAP
SHOWING SECTION 4, TOWNSHIP 39 ITEM 12 OVERHEAD UTILITIES LOT A, DOC. 420415 DOC. 432276 ITEM 13 NORTH, RANGE 9 EAST, RHINELANDER, STORM SEWER BOUNDARY INICATED BY PURPLE LINE EXHIBIT A-1, DOC. SANITARY SEWER PROPERTY OR RIGHT-OF-WAY LINE BOUNDARY INDICATED BY RED LINE A SET R.R. SPIKE O SET 1-1/4 IN. O.D. IRON PIPE WEIGHING 1.68 LBS. LIN./FT. SCHEDULE B-II
ITEM 11, ELECTRONICS DISTRIBUTION FOUND 1 IN. I.D. IRON PIPE
 EXCEPT WHERE NOTED OTHERWISE EASEMENT, DOC. 398912 CUT CROSS IN CONCRETE ITEM 14, EXHIBIT "B" TELECOMMUNICATIONS FACILITIES ASPHALT PAVEMENT EASEMENT, DOC. 490377 NORTH PARTY WALL PROPERTY LINE SCHEDULE B-II, ITEM 16 LOCATION EXHIBIT A, ENTIRE PREMISES, DOC. 432276 BOUNDARY INIDICATED NOTE: ASPHALT PAVEMENT, LIGHT POLES & WIRING, STORM SEWER AND CURB & GUTTER CROSS PROPERTY LINE ONTO ADJOINER, OWNERSHIP UNCLEAR. ACCESS TO THE SUBJECT PROPERTY CROSSES ADJOINING PROPERTY. BY YELLOW LINE SCHEDULE B-II

ITEM 12, LOT B, DOC, 420415

ITEM 13, EXHIBIT B, HARDWARE TRACT,

DOC, 420416

ITEM 14, EXHIBIT "A", DOC, 420414

BOUNDARY INDICATED BY BLUE LINE NOTE: "SMALL SHOPS" BUSINESSES FROM
NORTH TO SOUTH ARE: LINCOLN ST.
PAPA MURPHY PIZZA 2181-A
PAYLESS SHOES, 2181-C
CHECK ADVANCE, 2181-D
FANTASTIC SAM'S HAIR SALON, 2187-E
SAM GOODY RECORDS, 2181-H 2181 LINCOLN ST. 17603 SQ. FT. PARKING RATIO CHART
 BUILDING AREA
 NO. STALLS
 RATIO

 46,072 SQ. FT.
 262
 5.69 STALLS/1,000 SQ. FT.
 FOUND CHISELED CROSS IN -10 STALLS ARE DESIGNATED HANDICAP SEE DETAIL, SHEET 2 -ONLY THOSE STALLS WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY WERE COUNTED ITEM 15, WARRANTY
DEED, CSM V5 PG1451
BOUNDARY INDICATED BY
ORANGE LINE GENERAL NOTES

1-THE SUBJECT PROPERTY IS ZONED B-3 BY THE CITY OF RHINELANDER. THERE IS A 15 FOOT REAR YARD BUILDING DATE REVISION BY CHK'D SETBACK FOR THE B-3 DISTRICT. NO OTHER BUILDING SETBACKS EXIST FOR THIS DISTRICT. NO OTHER BUILDING
SETBACKS EXIST FOR THIS DISTRICT.
2-THE SUBJECT PROPERTY LIES IN A ZONE X FLOOD PLAIN
DESIGNATION (DEFINED AS OUTSIDE OF A SPECIAL FLOOD LEGEND SCHEDULE B-II, ITEM 13, STEEL GUARD POST HAZARD AREA 100-YEAR FLOOD) SA SE HARDEE'S AS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR "ONEIDA COUNTY, WISCONSIN AND INCORPORATED AREAS," MANHOLE WATER SHUT OFF NOTE: ASPHALT PAVEMENT, LIGHT POLES & WIRING, STORM SEWER, PLANTER AND CURB & GUTTER CROSS PROPERTY LINE ONTO ADJOINER, OWNERSHIP UNCLEAR. ACCESS TO THE SUBJECT PROPERTY CROSSES ADJOINING PROPERTY PANEL 326 OF 425, COMMUNITY: CITY OF RHINELANDER, RENAUD CIVIL & ENVIRONMENTAL NUMBER 550301, PANEL 0326 B, MAP NUMBER 55085C0326 B, WATER VALVE 5-2142 EFFECTIVE DATE AUGUST 5, 1991. ENGINEERING, SURVEYING 3-BEARINGS ARE BASED ON THE ONEIDA COUNTY UTILITY POLE MERRILL COORDINATE SYSTEM AND THE EAST & WEST 1/4 LINE OF SEC. 4, T36N, R9E, MEASURED TO BEAR N89°15'33"E LIGHT POLE 4080 N. 20th AVENUE DRAINAGE CATCH BASIN/INLET WAUSAU, WISCONSIN 54401 4-THE LOCATION OF UNDERGROUND UTILITIES WAS SCALED FROM AS-BUILT PLANS PREPARED BY OTHERS AND IS CURB INLET PHONE: (715) 675-9784 FAX: (715) 675-4060 PRESUMED CORRECT. SCHEDULE B-II, ITEM 13, EXHIBIT 5-HEIGHT AT BUILDING CORNERS IS HEIGHT OF ROOF ABOVE EMAIL: mail@RElengineering.com TELEPHONE PEDESTAL E, SIGN EASEMENT DOC. 420416 RIGHT-OF-WAY ADJACENT GRADE. ACCESS POINT TO SUBJECT PROPERTY NORTHEAST 1/4 OF THE SOUTHWEST 1/4
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LINCOLN PLAZA HANDICAP PARKING STALL (83) NO. OF PARKING STALLS LINCOLN STREET LINCOLN ST & EISENHOWER PKWY UNDERGROUND GAS RHINELANDER, WISCONSIN UNDERGROUND ELECTRIC UNDERGROUND TELEPHONE OVERHEAD UTILITIES RIGHT-OF-WAY WATER MAIN

C 2 2 8 4

CHECKED BY: DAR

APPROVED BY: DAR

PROJECT No.

11/16/05

SURVEYED BY: NJW

TJR

DRAWN BY:

STORM SEWER

O SET 1-1/4 IN. O.D. IRON PIPE WEIGHING 1.68 LBS. LIN./FT. FOUND 1 IN. I.D. IRON PIPE
 EXCEPT WHERE NOTED OTHERWISE □ CUT CROSS IN CONCRETE

A SET R.R. SPIKE

SANITARY SEWER

PROPERTY OR RIGHT-OF-WAY LINE

MAP # C 2 2 8 4

DATE FILED FEB 0 9 2006

BY

DESCRIPTION FILED

ONEIDA CO. SURVEYOR'S OFFICE

A

A

A

A

A

ABSOLUTE TITLE INSURANCE COMMITMENT NO. 00004407, Effective Date: October 24, 2005.

Schedule A, Item 4, Exhibit "A" Legal Description

A tract of land being part of the Southwest 1/4 of Section 4, Township 36 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin, to-wit:

Commencing at the West quarter comer of said Section 4; thence along the East-West quarter section line of said section S87°54'00"E, 1772.08 feet to a found iron pipe; thence leaving said quarter section line S03°41'14"W, 105.61 feet to a found iron pipe at the Point of Beginning; thence S03°41'14"W, 261.79 feet to a found iron pipe; thence S87°58'00"E, 238.86 feet to a found iron pipe in the West right-of-way line of C.T.H. "C", thence along said West right-of-way line S04°56'44"W, 389.78 feet to a set iron rod at the Northeast corner of Lot 1 of Certified Survey Map No. 1586, also being the Easterly projection of the North building wall of an existing building; thence along the North line of said Lot 1 and said easterly projection and said building wall; continue thence along said North lot line S00°37'49"E, 21.92 feet to a set Pl'(nail; thence S89°22'11"E, 93.00 feet to a set PK nail at the Northwest corner of said Lot 1; thence along the West line of said Lot 1, S00°37'49"E, 200.04 feet to a chiseled X at the Southwest corner of said Lot 1; thence S89°22'11"W, 56.00 feet to a set PK nail; thence N00°37'49"W, 672.04 feet to a found PK nail; thence N89°22'11"E, 102.50 feet to a chiseled X; thence N00°37'49"W, 210.00 feet to a found iron pipe; thence N89°22'11"E, 90.02 feet to the point of beginning.

As mapped hereon, the subject property is described by metes and bounds as follows:

A part of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 36 North, Range 9 East, in the City of Rhinelander, Oneida County, Wisconsin, described in particular as follows: Commencing at the West 1/4 comer of said Section 4; Thence North 89°15'23" East along the East and West 1/4 line of aid Section 4, 1771.72 feet; Thence South 00°50'01" West, 105.06 feet to the point of beginning; Thence continuing South 00°50'01" West, 261.64 feet; Thence North 89°16'04" East, 241.53 feet to the West right-of-way line of South Eisenhower Parkway; Thence South 02°04'33" West along said West right-of-way line, 389.54 feet; to the North line of Lot 1 of Oneida County Certified Survey map Number 1586; Thence South 86°36'40West along said North line of Lot 1, 227.68 feet; Thence South 03°26'02" East along said North line of Lot 1, 22.02 feet; Thence South 86°35'39" West along said North line of Lot 1, 93.00 feet to the Northwest comer of said Lot 1; Thence South 03°26'02" East along the West line of said Lot 1, 200.02 feet; Thence South 86°33'58" West, 56.00 feet; Thence North 03°26'02" West, 672.04 feet; Thence North 86°34'01" East, 102.50 feet; Thence North 03°25'59" West, 210.00 feet; Thence North 86°33'58" East, 89.79 feet to the point of beginning.

The above described parcel of land contains 197,196 square feet, or 4.527 acres, more or less.

Schedule B - Part II (Exceptions) Surveybr's Notes

Items 1 - 8 Intentionally left blank.

- 9. General taxes for the year 2005, not now due or payable. Not able to show on the map.

 10. 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. The subject property as described in the above referenced Commitment does not lie within
- 11. Utility easement contained in instrument executed by Lincoln Plaza, Incorporated to Wisconsin Public Service Corporation dated October 11, 1991 and recorded October 29, 1991 in Volume 649 of Records on Page 406, as Document No. 398912. As shown on the map, the easement runs along the East side of the subject property adjacent to Eisenhower Parkway.

12. Agreement contained in instrument by and between Lincoln Plaza, a Wisconsin Limited Partnership and Lakeland Lumber and Hardware, Inc., a Wisconsin corporation dated July 22, 1993 and recorded July 23, 1993 in Volume 704 of Records on Page 805, as Document No. 420415. The parcels described in Exhibits A and B are shown and depicted on the map. The party wall referred to in this Document lies on a Southerly boundary of the subject property as described and located by this survey.

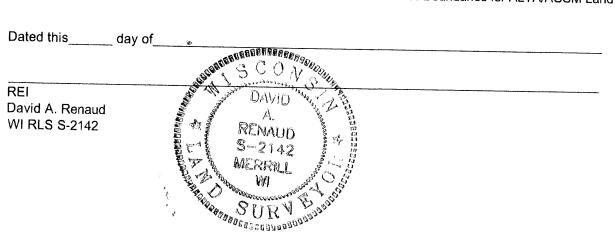
- 13. Cross easement contained in instrument by and between Lincoln Plaza, a Wisconsin Limited Partnership and Lakeland Lumber and Hardware, Inc. and 20th Century Foods, Inc. dated July 22, 1993 and recorded July 23, 1993 in Volume 704 of Records on Page 813, as Document No. 420416. The parcels described in Exhibits A, B, C, D & E thereof are as shown and labeled on the map. The uses of the properties appears consistent with use as a commercial shopping center and also appears to match the layout and plans as shown in Exhibit D thereof. The subject property includes, but is not limited to, said Exhibit A.
- 14. Restrictions contained in Warranty Deed executed by Lincoln Plaza, a Wisconsin Limited Partnership to Lakeland Lumber and Hardware, Inc. dated June 25, 1993 and recorded July 23, 1993 in Volume 704 of Records on page 800, as Document No. 420414. The parcel described in Exhibits A is as shown and labeled on the map. Exhibit "b" is also shown and labeled and is identical to the Easement noted in Item 11. No parts of the subject property are in use as public right-of-way, except as vehicular traffic across the driveway and parking facilities can be construed. The use of the property described in Exhibit "a" appears consistent with the uses described in Exhibit "C" a retail hardware store and
- 15. Easement contained in Warranty De_{ed} executed by Jerri S. Koltun to Lincoln Plaza, Inc. dated June 19, 1992 and recorded July 6, 1992 in Volume 669 of Records on Page 351, as Document No. 406837. The parcel conveyed therein is as shown and labeled on the map and lies west of and does adjoin the subject property. The ingress and egress easement described therein is across this parcel and does not directly affect the subject property.
- 16. Rights of JC Penney Company, Inc. by term agreement executed by Lincoln Plaza, a Wisconsin Limited Partnership to J.C. Penney Company, Inc. dated May 2, 1994 and recorded June 20, 1994 in Volume 737 of Records on Page 718, as Document No. 432276. The "Entire Premises," "Penney's Tax Parcel" and "Wal-Mart Tax Parcel" are shown and labeled on the map. The "Wal-Mart Tax Parcel" is the adjoining lands to the west of the subject property, the subject property is comprised of the entire "Penney's Tax Parcel" and a part of the "Entire Premises" parcel. The J.C. Penney's store occupies space in the building as shown on the map.

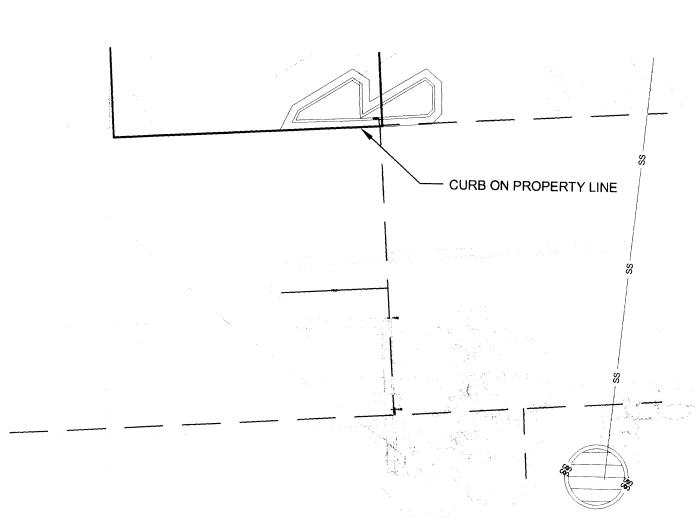
Items 17 - 20, Intentionally left blank

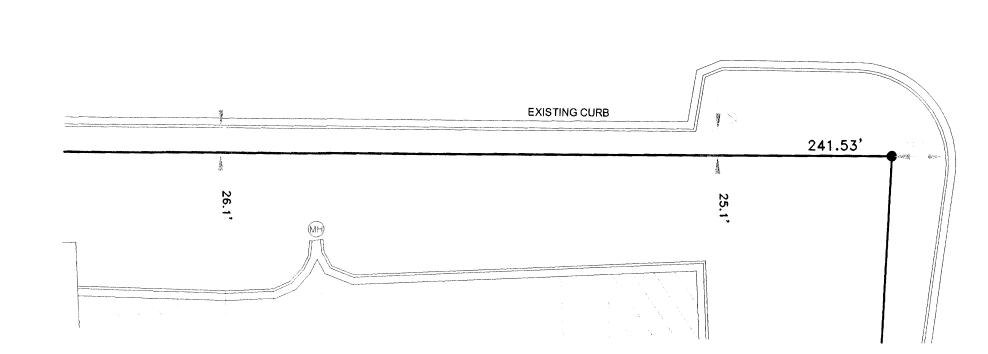
SURVEYOR'S CERTIFICATE

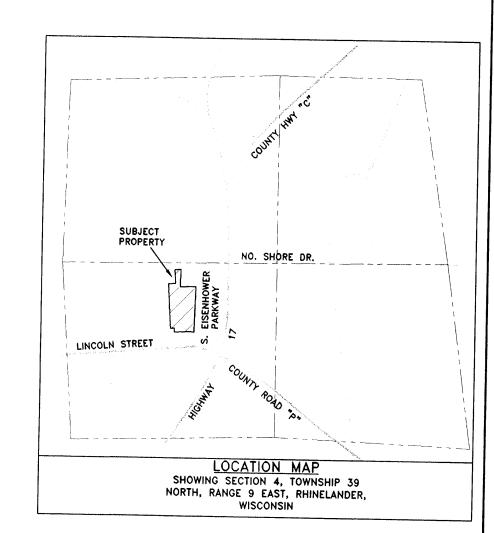
To Goldman Sachs Commercial Mortgage Capital, L.P. its successors and assigns, Lincoln Plaza, a Wisconsin Limited Partnership, Lincoln Plaza, Inc., a Wisconsin Corporation, and Absolute Title Services, LLC:

This is to certify that this map or plat and the survey on which it is based were made on the ground on December 5, 2005, under the undersigned's supervision and in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," Jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7(a) and (b), 8, 9, 10, 11(a) and (b), 13, 14 and 16 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, the undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.











SURVEYED BY: NJW

RAWN BY:

CHECKED BY: DAR

APPROVED BY: DAR

PROJECT No.

C 2 2 8 4