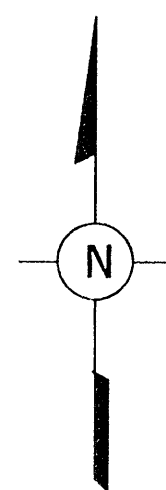
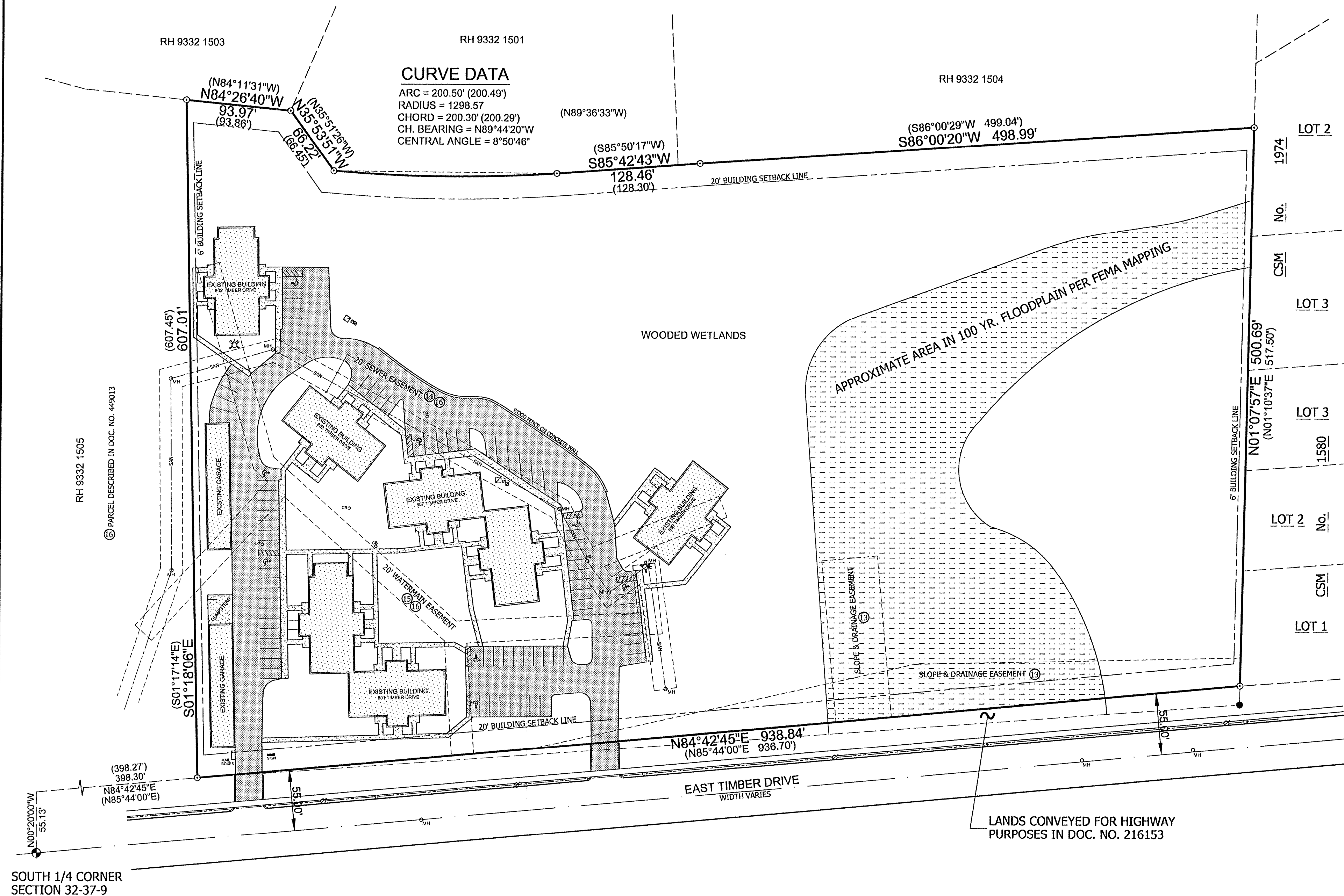


ALTA/ACSM LAND TITLE SURVEY

Part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 32, Township 37 North, Range 9 East, in the City of Rhinelander, Oneida County, Wisconsin.

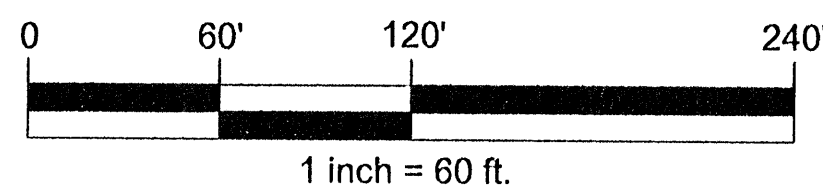


Bearings are referenced to the North line of E. Timber Drive, assumed to bear N84°42'45"E.



LEGEND

- = 1" IRON PIPE FOUND
- = 3/4" IRON REBAR FOUND
- ⚡ = POWER POLE
- ⛑ = FIRE HYDRANT
- ⊞ = TRANSFORMER
- MHO = MANHOLE
- CBO = CATCH BASIN
- ▨ = CONCRETE PAVEMENT
- ▩ = ASPHALT PAVEMENT



MAP # 0088
DATE FILED 9/2/10
BY: [Signature]
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE

GENERAL ZONING NOTES

- Part of subject property is within a flood hazard area as depicted on Flood Insurance Rate Map, Panel Number 55085C0326 B, dated August 5, 1991.
- Area of subject property: 500,341 sq.ft. (11.49 Acres)
- Subject property is zoned: R-3 - General Residential District
- Setbacks: Front yard - 20 feet; Rear yard - 20 feet; Side yard - 6 feet plus 1 ft. for each 3 ft. by which building height exceeds 25 ft.
- Total parking stalls: 80 stalls

SCHEDULE B TITLE EXCEPTION NOTES

This survey is based on a title report prepared by First American Title Insurance Company, Commitment No. DTI-11230-09 (Revision No. 3), dated July 22, 2010. Items not listed below are shown or standard title exceptions and/or are not matters or issues that pertain to this survey.

- Slope Easement and Drainage Easement contained in Highway Deed executed by Harry F. Walkowski and Sylvia P. Walkowski to Oneida County dated 10/23/1967 and recorded 10/26/1967 in Volume 291 of Deeds on Page 101 as Document No. 216153. Affects subject property as shown on this survey.
- Sewer Easement contained in an instrument executed by Doolittle-Barden, Inc, a Wisconsin Corporation to the City of Rhinelander dated 9/23/1976 and recorded 10/04/1976 in Volume 386 of Records, Page 155 as Document No. 275200. Affects subject property as shown on this survey.
- Water Main Easement contained in an instrument executed by Doolittle-Barden, Inc, a Wisconsin Corporation to the City of Rhinelander dated 9/23/1976 and recorded 10/04/1976 in Volume 396 of Records, Page 158 as Document No. 275201. Affects subject property as shown on this survey.
- Sewer and Water Main Easement and rights granted in Warranty Deed executed by Doolittle-Barden, Inc, to Oneida County dated 4/01/1981 and recorded 5/18/1981 in Volume 471 of Records, Page 484 as Document No. 313191. Affects subject property as shown on this survey.
- Easement executed by Joint District No.1 City of Rhinelander et al to City of Rhinelander, Wisconsin, a municipal corporation, dated 11/19/1974 and recorded 10/11/1995 in Volume 778 of records on page 16 as Document No. 449013. Does not affect subject property. Easement is North & East of subject property.

LEGAL DESCRIPTION (Per Title Commitment No. DTI-11230-09, Revision No. 3)

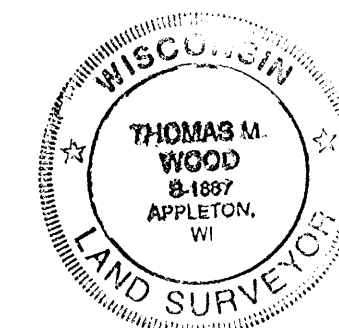
A parcel of land located in the Southwest 1/4 of the Southeast 1/4, Section 32, Township 37 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin, being more fully described as follows: Commencing at the South 1/4 Corner of said Section 32; thence N00°20'00"W, 55.13 feet to the North right-of-way line of East Timber Drive extended Westerly; thence N84°42'45"E (recorded as N85°44'00"E), along said right-of-way line, 398.30 feet (recorded as 398.27 feet) to the point of beginning; thence continuing N84°42'45"E (recorded as N85°44'00"E), along said right-of-way line, 938.84 feet (recorded as 938.70 feet); thence N01°07'57"E (recorded as N01°10'37"E), 500.69 feet (recorded as 517.50 feet); thence S86°00'29"W (recorded as S86°00'29"W), 498.99 feet (recorded as 499.04 feet); thence S85°42'43"W (recorded as S85°50'17"W), 128.46 feet (recorded as 128.30 feet); thence Northwestly, along the arc of a 1298.57 foot radius curve to the right, 200.50 feet (recorded as 200.49 feet), the chord of which bears N89°44'20"W (recorded as N89°36'33"W), 200.30 feet (recorded as 200.29 feet); thence N35°53'51"W (recorded as N35°51'26"W), 66.22 feet (recorded as 66.45 feet); thence N84°26'40"W (recorded as N84°11'31"W), 93.97 feet (recorded as 93.86 feet); thence S01°18'06"E (recorded as S01°17'14"E), 607.01 feet (recorded as 607.45 feet) to the point of beginning.

Tax Parcel Number: RH 9332 1506
Property Address: 801-809 E. Timber Drive, Rhinelander, WI

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Wisconsin certifies to P/R Mortgage & Investment Corp., Premier Rhinelander LLC, First American Title Insurance Company and Dominion Title LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 3, 4, 6, 7(c), 8, 9, 10, 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of the survey does not exceed that which is specified therein. The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Thomas M. Wood 8/16/10
Thomas M. Wood S-1887 Date



2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL (920) 733-6377
FAX (920) 733-4731



PROJECT:	PREMIER RHINELANDER, LLC C/O DOMINION TITLE LLC	DATE	BY
LOCATION:	801-809 E. TIMBER DRIVE RHINELANDER, ONEIDA COUNTY, WISCONSIN		
DESCRIPTION:	ALTA/ACSM LAND TITLE SURVEY		
DRAWN BY:	TMW		
CHECKED BY:			
DATE:	08/16/10		
SHEET	1		
PROJECT-STATUS	DS-9017		