

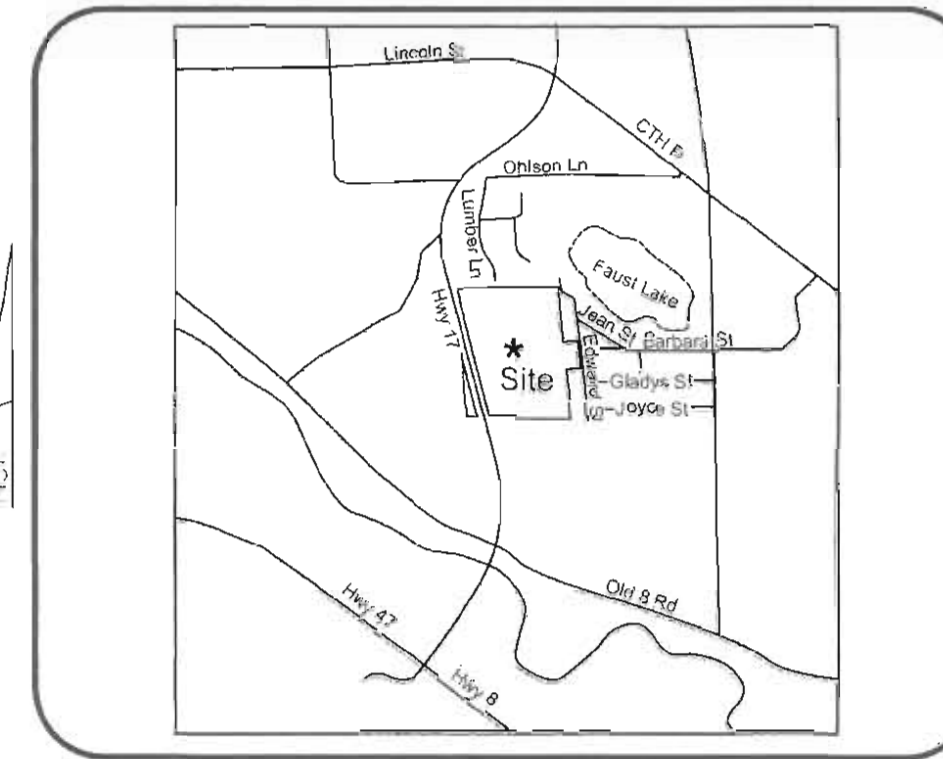
# ALTA/ACSM Land Title Survey

3500 Highway 17  
Rhineland, WI

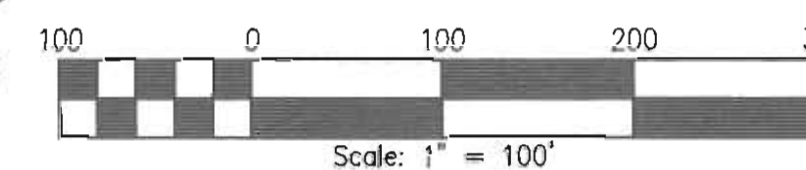
## 9 LEGEND

- |               |   |                   |
|---------------|---|-------------------|
| Building Line | 1" Iron Pipe Found                          | Handicap Parking  |
| Fence         | Iron Pipe Found w/Cap                       | Catch Basin       |
| Guardrail     | 1" Iron Pipe Set weighing 1.13#/lineal foot | Culvert           |
| Asphalt       | Monument Found                              | Sign              |
| Centerline    | 2" Iron Pipe Found                          | Evergreen Tree    |
| Concrete      | Air Conditioning Unit                       | Tree              |
| Curb          | Electric Manhole                            | Sprinkler Valve   |
| Gravel        | Electric Meter                              | Fire Hydrant      |
| Asphalt       | Electric Pedestal                           | Light Pole        |
| Building      | Guy Wire                                    | Telephone Manhole |
| Concrete      | Property Line                               | Bulldozed Light   |
| Rip Rap Stone | Power Pole                                  |                   |
|               | Sanitary Manhole                            |                   |
|               | Storm Cleanout                              |                   |
|               | Cable Manhole                               |                   |
|               | Cable Pedestal                              |                   |

## 16 VICINITY MAP



## 17 NORTH ARROW/SCALE



## 10 BASIS OF BEARING

North is referenced to the South line of the Northwest 1/4 of Section 9, Township 33 North, Range 9 East, according to bear S89°50'11"E.

Andrew S. Cleveland  
7-01-2014



Approved CDS Surveyor  
Survey and Plot by:

**Mach IV**

Engineering & Surveying LLC  
Cedar Rapids, IA 52401  
www.machiv.com

**DIGGERS HOTLINE**  
TOLL FREE (800) 242-8511  
MILWAUKEE AREA (414) 259-1181  
HEARING IMPAIRED TDD (800) 542-2289  
www.diggershotline.com

MAP # C2838

DATE FILED: 1-27-15

BY: [Signature]

DEC. 11, 2014

ONEIDA CO. SURVEYOR'S OFFICE

## 18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the minimum standard detail requirements for ALTA/ACSM Land Title Surveys. (Effective February 23, 2011)

This Work Coordinated By:

**COMMERCIAL**  
DUE DILIGENCE SERVICES

1700 South Broadway, Bldg E  
Moore, Oklahoma 73160  
Office: 405.375.9800 - Fax: 405.703.1851  
Toll Free: 888.457.7878

Drawn By:	RJO	Date:	7-02-2014
Surveyor Ref. No.:	2787	Revision:	
Aprvd By:	ASC	Date:	July 11, 2014
Print Date:	6/24/2014	Revision:	CDS Comments
Scale:	1"=100'	Date:	July 14, 2014
		Revision:	CDS Comments
		Date:	October 08, 2014
		Revision:	CDS Comments

Prepared For:

Printpack Inc.

Client Ref. No: 0765-01-14

## 20 PROJECT ADDRESS

3500 Highway 17 Rhineland WI

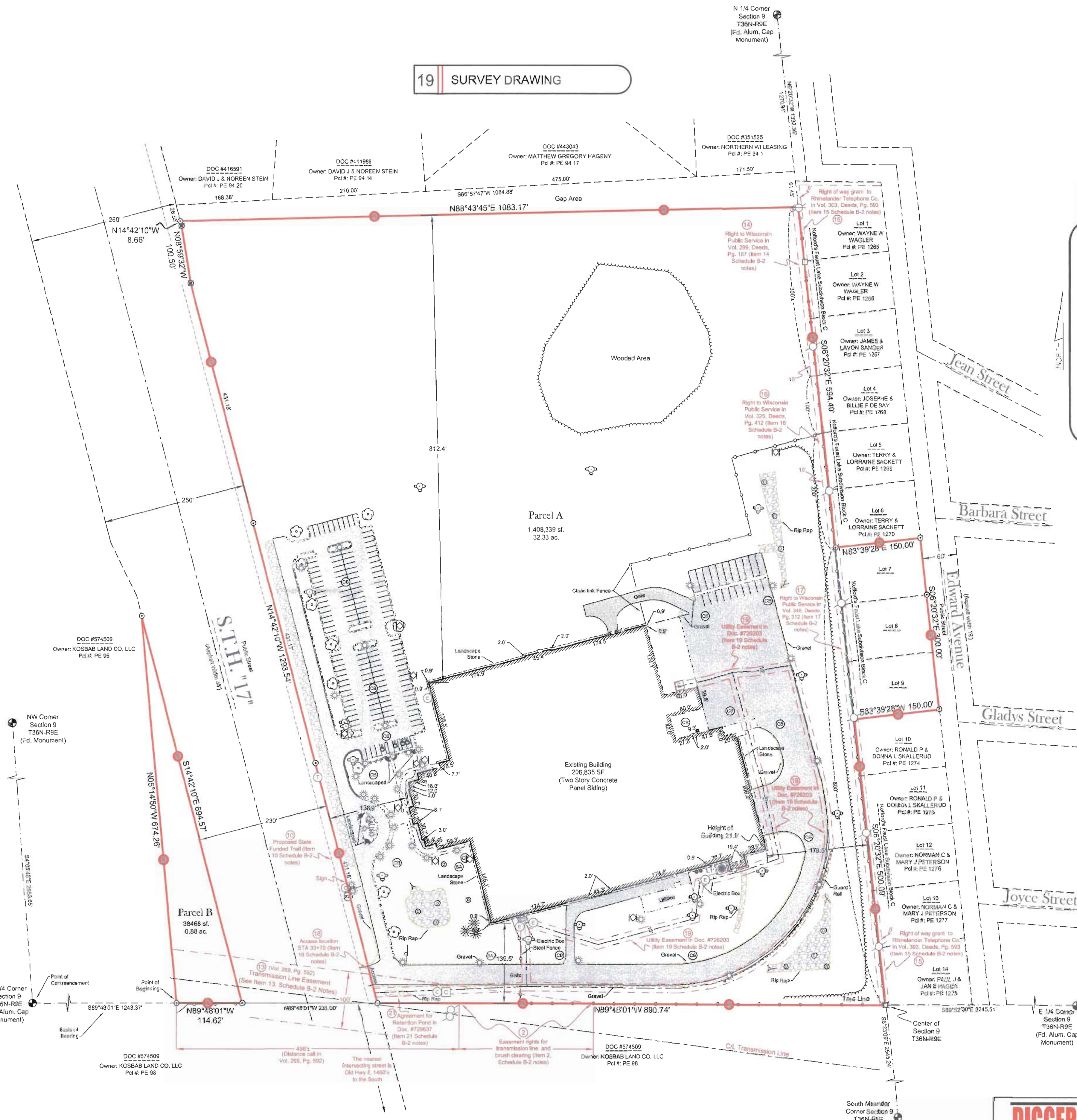
Project Name:

Printpack Site 12

CDS Project Number:

14-06-15380

## 19 SURVEY DRAWING



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## 1 TITLE DESCRIPTION

## Exhibit "A"

## Parcel A:

Lots 7, 8, and 9, Block C of Kofford's Faust Lake Subdivision, according to the recorded Plat thereof. Said Plat is part of the SW 1/4 NE 1/4 of Section 9, Township 36 North, Range 9 East. Also, part of Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) Section 9, Township 36 North, Range 9 East, Town of Pelican, Oneida County, Wisconsin, more fully described as follows:

Commencing at the West 1/4 Corner, Section 9, Township 36 North, Range 9 East, thence S89°48'01"E, 1595.99 feet along the South line of the NW 1/4, said Section, to the East right of way of S.T.H. "17" and the point of beginning; thence continuing S89°48'01"E, 690.74 feet along said South line to the Center of Said Section; thence N06°20'32"W, 500.09 feet along the West line of the recorded plat, "Kofford's Faust Lake Subdivision", (Volume 8, Plat, Page 14); thence N83°39'28"E, 150.00 feet along the South line of Lot 9, Block C, said Plat; thence N06°20'32"W, 300.00 feet along the East lines of Lots 7, 8, and 9, Block C, said Plat; thence S83°39'28"W, 150.00 feet along the North line of Said Lot 7; thence N06°20'32"W, 594.40 feet along the West line said Plat; thence S88°43'45"W, 1083.17 feet along the North line of the SE 1/4 of the NW 1/4, said Section; thence S14°42'10"E, 8.66 feet along said East right of way; thence S08°59'32"E, 100.50 feet along said East right of way; thence S14°42'10"E, 1293.54 feet along said East right of way, to the point of beginning.

## Parcel B:

Part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) Section 9, Township 36 North, Range 9 East, Town of Pelican, Oneida County, Wisconsin, more fully described as follows: Commencing at the West 1/4 Corner, Section 9, Township 36 North, Range 9 East, thence S89°48'01"E, 1243.37 feet along the South line of the SE 1/4 of the NW 1/4, said Section, to the point of beginning; thence N05°14'50"W, 674.26 feet along the West line of the SE 1/4 of the NW 1/4, said Section; thence S14°42'10"E, 694.57 feet along the West right of way of S.T.H. "17"; thence N89°48'01"W, 114.62 feet along the South line of said SE 1/4 of the NW 1/4, to the point of beginning.

Address: 3500 Highway 17 Rhinelander WI

Tax Key Nos.: RH 9109-0800 and RH 9109-0801 and RH 9109-0803

This being the same property as described in First American Title Insurance Company, Title Commitment Number NCS-668788-12-ATL, dated May 08, 2014.

## 2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-668788-12-ATL EFFECTIVE DATE: MAY 08, 2014.

## 4 SURVEYOR CERTIFICATION

To:  
Printpack Inc.  
First American Title Insurance Company,  
Commercial Due Diligence Services  
Printpack, Inc., a Georgia corporation;  
JPMorgan Chase Bank, N.A., as Administrative agent and its successors and assigns;  
Wilmington Trust, National Association, as Administrative Agent, its successor and assigns; and  
Wells Fargo Bank, National Association, as Administrative Agent, its successors and assigns;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 (except in states that require record monument platting), 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (location of utilities per visible, above-ground, observed evidence), 13, 14, 16, 18, 21, 23 and 24 of Table A thereof. The field work was completed on June 24, 2014.

Andrew S. Cleveland  
7-02-2014

S-2787



## 11 SURVEYOR'S NOTES

- The property has direct physical access to State Highway 17 for private use.
- The property described hereon is the same as the property described in First American Title Insurance Company Commitment No. NCS-668788-12-ATL, Dated: May 08, 2014 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise know to have been plotted hereon or otherwise noted as to their effect on the subject property.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements visible on the above premises and was made in accordance with laws and/or minimum standards of the State of Wisconsin.
- The property described hereon has the street address as follows: 3500 Hwy 17 Rhinelander WI
- The premises is made up of three tax parcel numbers that covers the premises in its entirety and does not include any other land.
- A warehouse and office building were constructed within recent months (As shown on the drawing).
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street repairs.
- No observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- According to FIRM (Flood Insurance Rate Map) Community Panel Number 55085C0807C, dated May 16, 2013 and FIRM (Flood Insurance Rate Map) Community Panel Number 55085C0594C, dated May 16, 2013, parcel numbers are not shown in Flood Plain.
- The total number of striped parking spaces located on the property is 130 regular spaces, 11 Truck spaces and 4 designated as handicapped spaces.

## 3 SCHEDULE "B" ITEMS

- Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land. (Blanket in Nature-None observed)
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. (Affects Property-Noted on Drawing)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records. (None Observed)
- 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 road or highway purposes including Highway 17 and Edward Avenue. (Blanket in Nature- As Noted)
- Building Restrictions and Covenants running with the land, relative to the Plat known as Kofford's Faust Lake Subdivision dated July 16, 1957 and recorded July 27, 1957 at 2:20 PM in Volume 218 Deeds, Page 550 as Document No. 172014. (Affects Property- Lots 7, 8 and 9 of Kofford's Faust Lake Subdivision)
- Building Restrictions and Covenants running with the land, relative to the Plat known as Kofford's Faust Lake Subdivision dated May 21, 1959 and recorded May 22, 1959 at 2:20 PM in Volume 230 Deeds, Page 158 as Document No. 179195. (Affects Property- Lots 7, 8 and 9 of Kofford's Faust Lake Subdivision)
- Transmission Line Easement granted unto Wisconsin Public Service Corporation dated February 16, 1965 and recorded March 9, 1965 at 8:55 AM in Volume 269 Deeds, Page 592 as Document No. 203808. (Affects Property-Shown and noted on drawing)
- Distribution Line Easement granted unto Wisconsin Public Service Corporation, dated September 3, 1968 and recorded September 19, 1968 at 8:35 AM in Volume 299 Deeds and Page 187 as Document No. 220851. (Affects Property-Shown and noted on drawing)
- Right of Way Grant Easement granted unto Rhinelander Telephone Company dated September 3, 1968 and recorded March 28, 1969 at 9:56 AM in Volume 303 Deeds and Page 593 as Document No. 223518. (Affects Property-Shown and noted on drawing)
- Distribution Line Easement granted unto Wisconsin Public Service Corporation, dated June 29, 1971 and recorded July 9, 1971 at 8:45 AM in Volume 325 Deeds and Page 412 as Document No. 236689. (Affects Property-Shown and noted on drawing)
- Distribution Line Easement granted unto Wisconsin Public Service Corporation, dated September 6, 1973 and recorded October 16, 1973 at 8:55 AM in Volume 348 Deeds and Page 312 as Document No. 253534. (Affects Property-Shown and noted on drawing)
- Terms, Conditions and Provisions contained in Quit Claim Deed dated December 19, 2012 and recorded December 26, 2012 at 4:23 PM in Document No. 723029 and corrected in Quit Claim Deed dated February 22, 2013 and recorded February 25, 2013 at 3:43 PM in Document No. 725359. (Affects Property-Shown and noted on drawing)
- Utility Easement granted unto Wisconsin Public Service Corporation, dated March 5, 2013 and recorded March 25, 2013 at 3:18 PM in Document No. 726203. (Affects Property-Shown and noted on drawing)
- Memorandum of Agreement, Permit and Assignment dated May 14, 2013 and recorded June 3, 2013 at 2:38 PM in Document No. 728456. (Affects Property-Blanket in Nature)
- Agreement Regarding Interest in Land dated June 11, 2013 and recorded July 5, 2013 at 12:55 PM in Document No. 729637. (Affects Property-Shown and noted on drawing)
- Consent and Waiver dated April 25, 2014 and recorded April 28, 2014 at 2:22 PM in Document No. 738406. (Affects Property-Blanket in Nature)

## SCHEDULE "B" Notes:

- Easement rights in area of transmission lines along South side of property that extend East from the distance call of 496 feet call described in Volume 269, Deeds, Page 592.
- Possible rights by others in area "Proposed State Funded Trail", as noted and depicted on STH 17 right of way map, recorded as Project Number 9040-05-22.
- Building Restrictions and Covenants running with the land, relative to the Plat known as Kofford's Faust Lake Subdivision dated July 16, 1957 and recorded July 27, 1957 at 2:20 PM in Volume 218 Deeds, Page 550 as Document No. 172014.
- Building Restrictions and Covenants running with the land, relative to the Plat known as Kofford's Faust Lake Subdivision dated May 21, 1959 and recorded May 22, 1959 at 2:20 PM in Volume 230 Deeds, Page 158 as Document No. 179195.
- Transmission Line Easement in Volume 269 Deeds, Page 592 for easement to erect, maintain and operate an electric transmission easement over the Southeast 1/4 of the Northwest 1/4 with no specified width. There is also a 100 foot wide clearing right for brush and trees, as noted on said document and shown on the map.
- Distribution Line Easement to Wisconsin Public Service Corporation, in Volume 299 Deeds and Page 187 for rights in a 10 foot strip to erect, maintain and clear brush and trees, as noted on said document and shown on the map.
- Distribution Line Easement to Wisconsin Public Service Corporation in Volume 325 Deeds and Page 412 for rights in a 10 foot strip to erect, maintain and clear brush and trees, as noted on said document and shown on the map.
- Distribution Line Easement to Wisconsin Public Service Corporation in Volume 348 Deeds and Page 312 for rights in a 10 foot strip to erect, maintain and clear brush and trees, as noted on said document and shown on the map.
- Terms, Conditions and Provisions contained in Quit Claim Deed in Document No. 723029 and corrected in Quit Claim Deed in Document No. 725359 for access and connection to Hwy 17, and shown on the map.
- Utility Easement to Wisconsin Public Service Corporation for electric and/or gas in Document No. 726203 and shown on the map.
- Agreement Regarding Interest in constructing a retention pond in the transmission line easement in Document No. 729637 and shown on the drawing.

## 6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

## 5 FLOOD INFORMATION

Said described property is located within an area having a zone designation "C" by the Federal Emergency Management (FEMA). According to FIRM (Flood Insurance Rate Map) Community Panel Number 55085C0807C and FIRM (Flood Insurance Rate Map) Community Panel Number 55085C0594C, dated May 16, 2013, Parcel Numbers are not shown in Flood Plain.

Flood Zone "C" is defined as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

## 12 PARKING INFORMATION

THE TOTAL NUMBER OF STRIPED PARKING SPACES LOCATED ON THE PROPERTY IS 146 REGULAR, 11 TRUCK AND 4 DESIGNATED AS HANDICAPPED SPACES (TOTAL SPACES 161).

## 13 LAND AREA

Parcel A: 1,408,339 S. F. / 32.33 AC.  
Parcel B: 38,468 S. F. / 0.88 AC.

## 14 BUILDING AREA

206,835 Square Feet ± Bldg.

## 15 BUILDING HEIGHT

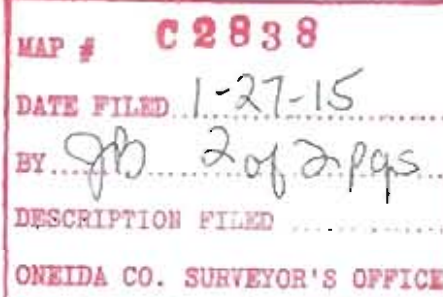
Building Height = 21.9 Feet

## 20 PROJECT ADDRESS

3500 Hwy 17  
Rhinelander, WI

## 7 POSSIBLE ENCROACHMENTS

NO ENCROACHMENTS OBSERVED



## Approved CDS Surveyor

Survey and Plat by:

**Mach IV**

Engineering &amp; Surveying LLC

Green Bay, WI PH: 920-568-5165 Fax: 920-568-3787  
adeveland@mach-iv.com

## 8 ZONING INFORMATION

Jurisdiction Rhinelander, Wisconsin  
Zoning Verification provided by Teresa Leggitt  
Rhinelander Inspections Dept Phone: (715) 365-8608

## Zoning District:

I-2 General Industrial District,  
Minimum Lot Area none  
Minimum Lot Width none  
Front Setback: none  
Side Setback: none  
Rear Setback: 10 feet  
Maximum Building Coverage: In site plan approval through  
planning - request 10% green space for approval  
Maximum Building Height: 60 feet  
Parking: 1 space per 3 employees

## Key to CDS ALTA Survey

1 TITLE DESCRIPTION

2 TITLE INFORMATION

3 SCHEDULE "B" ITEMS

4 SURVEYOR CERTIFICATION

5 FLOOD INFORMATION

6 CEMETERY

7 POSSIBLE ENCROACHMENTS

8 ZONING INFORMATION

9 LEGEND

10 BASIS OF BEARING

11 SURVEYOR'S NOTES

12 PARKING INFORMATION

13 LAND AREA

14 BUILDING AREA

15 BUILDING HEIGHT

16 VICINITY MAP

17 NORTH ARROW / SCALE

18 CLIENT INFORMATION BOX

19 SURVEY DRAWING

20 PROJECT ADDRESS

Sheet 2 of 2

## 18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)

This Work Coordinated By:

**COMMERCIAL**  
DUE DILIGENCE SERVICES

1700 South Broadway, Bldg E  
Moore, Oklahoma 73160  
Office: 405.378.5800 - Fax: 405.703.1851  
Toll Free: 888.457.7878

Drwn By: RJO

Surveyor Ref No: 2787

Aprvd By: ASC

Field Date: 6/24/2014

Scale: 1"=100'

Date: 7-02-2014

Revision:

Date: July 11, 2014

Revision: CDS Comments

Date: July 14, 2014

Revision: CDS Comments

Date: October 08, 2014

Revision: CDS Comments

Prepared For:

Printpack Inc.

Client Ref. No: 0765-01-14

## 20 PROJECT ADDRESS

3500 Highway 17 Rhinelander WI

Project Name:

Printpack Site 12

CDS Project Number:

14-06-15380