



**FLOOD NOTE:**  
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 50085C0589C & 50085C0602C, both bear an effective date of May 16, 2013, and is not in a Special Flood Hazard Area. By telephone call dated Nov. 4, 2014 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**MAP # C2845**  
DATE FILED 4-2-15  
BY JB  
DESCRIPTION FILED  
ONEIDA CO. SURVEYOR'S OFFICE

**BASIS FOR BEARINGS:**  
THE WEST LINE OF THE NW1/4, SECTION 12, T36N, R8E, ASSUMED TO BEAR N01°01'57" W.

**Zoning Information**  
ZONED GENERAL USE (DISTRICT 10) - PARCELS 6 & 7  
HIGHWAY SETBACK: 20', WHEN INTERSECTED BY A RAILROAD THE SETBACK AREA SHALL BE A CLEAR VISION TRIANGLE BOUNDED BY A STRAIGHT LINE CONNECTING POINTS ON THE CENTER LINE OF THE HIGHWAY AND THE RAILROAD 330' FROM THE POINT OF INTERSECTION  
FRONT SETBACK: 20'  
SIDE YARD SETBACK: 10', ACCESSORY BUILDING 5'  
REAR YARD SETBACK: 10', ACCESSORY BUILDING 5'  
MINIMUM LOT AREA: NONE  
MINIMUM LOT WIDTH: NONE  
MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES WITHOUT A CONDITIONAL USE PERMIT  
PARKING: PARKING SPACE AT LEAST EQUAL TO THE SQUARE FOOTAGE OF THE RETAIL AREA PLUS 1:1 PARKING SPACES FOR EACH EMPLOYEE PER SHIFT

**Zoning Authority:**  
ONEIDA COUNTY PLANNING AND ZONING  
KARL JENNIRICH, DEPARTMENT HEAD ONEIDA COUNTY COURTHOUSE  
P.O. BOX 400  
1 SOUTH ONEIDA AVENUE  
RHINELANDER, WI 54501  
PHONE: (715) 369-6130  
FAX: (715) 369-6288  
E-MAIL: ZONING@CO.ONEIDA.WI.US

**ZONED I-3, INDUSTRIAL PARK DISTRICT - PARCELS 1-5**  
HIGHWAY SETBACK: 20', WHEN INTERSECTED BY A RAILROAD THE SETBACK AREA SHALL BE A CLEAR VISION TRIANGLE BOUNDED BY A STRAIGHT LINE CONNECTING POINTS ON THE CENTER LINE OF THE HIGHWAY AND THE RAILROAD 330' FROM THE POINT OF INTERSECTION  
FRONT SETBACK: 20'  
SIDE YARD SETBACK: 20'  
REAR YARD SETBACK: 20'  
MINIMUM LOT AREA: NONE  
MINIMUM LOT WIDTH: NONE  
MAXIMUM BUILDING HEIGHT: 35' OR 2 1/2 STORIES WITHOUT A CONDITIONAL USE PERMIT  
PARKING: 1 PARKING SPACE FOR EACH THREE EMPLOYEES

**Zoning Authority:**  
CITY OF RHINELANDER INSPECTION DEPARTMENT  
TERRY WILLIAMS, INSPECTION ADMINISTRATOR  
128 WEST FREDERICK STREET  
RHINELANDER, WI 54501  
PHONE: (715) 365-8606  
FAX: (715) 365-8408  
E-MAIL: TWILLIAMS@RHINELANDER.DF.COM

**Items Corresponding to Schedule B-II:**

- Grant of Utility Easement to Wisconsin Telephone Company recorded in Volume 31 of Deeds on Page 612. (Not plotted, blanket in nature) (Affects subject property).
- Grant of Easement to Wisconsin Public Service Corporation recorded in Volume 513 of Records on Page 483 as Document No. 334575. (Plotted) (Affects Parcels 2, 3 and 4 of subject property).
- Possible encroachment of gravel drive and parking area as depicted on the Plat of Certified Survey Map No. 2750. (Plotted) (Does not affect subject property as lands on both side of the line are subject property).
- Commission Agreement recorded in Volume 1000 of Records on Page 130 as Document No. 525010. (Not plotted, blanket in nature) (Affects Parcel 5 of subject property).
- Development Agreement recorded in Volume 648 of Records on Page 482 as Document No. 398509. (Not plotted, blanket in nature) (Affects Parcel 2 of subject property).
- Reservation for Easement as set forth in Warranty Deed from the City of Rhinelander to Foster & Smith, Inc., recorded in Volume 648 of Records on Page 486 as Document No. 398510. (Not plotted) (Affects Parcel 2 of subject property).
- Rights and easements, if any, in and to and all railroad switches, sidetracks, spur tracks, and rights of way located upon or appurtenant to the Land. (Not Plotted, blanket in nature) (May affect subject property. No railroad tracks, switches, sidetracks or spur tracks were observed on subject property).
- Rights of utility companies to maintain and remove easements for overhead utility lines, poles and anchors, transformers, meters, junction boxes and hydrants as set forth and depicted on this survey. (Not plotted) (Affects subject property).
- Encroachments of parking area, sign, spot lights and landscaping onto North River Road right of way as set forth and depicted on this survey. (Plotted) (Affects Parcel 5 of subject property. See significant observations 3 - 5 below).
- Rights of others in and to an area of questionable ownership as set forth and depicted on this survey. (Plotted) (May affect Parcels 1 and 2 of subject property).

**Table A:**

Item 3: Flood note: Zone X - Areas determined to be outside the 0.2% annual chance floodplain. Items 6(a) and 6(b): Provided with zoning information by the insurer pursuant to Table A Item 6(b).

No observed violations of setback for any of the buildings.

Item 9: 317 parking stalls + 16 handicapped parking stalls = 333 total parking stalls.

Item 11(a): Utilities were located by observed evidence.

Item 16: At the time field work was performed, there was no evidence of earth moving work, building construction, or building additions within recent months.

Item 17: No proposed changes to street right-of-way lines found.

Item 18: No observed evidence of site being used as a solid waste dump, sump or sanitary landfill.

Item 19: Per the Wisconsin Department of Natural Resources Surface Water Data Viewer there are no wetlands located on the subject property. A wetlands delineation was not performed to verify the presence or lack thereof of wetlands.

Item 20A: No offsite easements exist.

Item 21: Professional Liability Insurance Policy of \$1,000,000 per claim, is in effect throughout the contract term.

**Significant Observation:**

- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- Possible encroachment by subject property's parking striping into street right-of-way by 13.0 feet.
- Possible encroachment by subject property's sign, spot lights & landscaping into street right-of-way by 11.2 feet.
- Possible encroachment by subject property's parking striping into street right-of-way by 10.1 feet.

**Miscellaneous Notes:**

- All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications.
- There were no cemeteries or burial grounds observed in the field or information regarding cemeteries or burial grounds found in the recorded documents provided.
- This ALTA/ACSM Land Title Survey is based on Chicago Title Insurance Company's Title Commitment Number CO-2334, Amendment 1.3 with an effective date of October 9, 2014, and the survey shown are the same lands as described in said title commitment.
- The subject property has five (3) driveways with direct access to North River Road and (3) driveways with direct access to Air Park Road.
- Address of the property was observed in the field.

**-CURVE TABLE-**

CURVE NO.	LOT NO.	RADIUS	CHORD BEARING	TANGENT BEARING	TANGENT BEARING	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
1	R/W	2814.93'	S48°00'56.5"W	S28°31'51"W	N87°30'02"E	38°58'11"	1914.57'	1877.88'
2	2	2814.93'	S33°31'18"W	S44°18'54"W	N87°30'02"E	09°58'50"	490.72'	489.72'
3	1	2814.93'	S48°30'16"W	S44°18'54"W	N87°30'02"E	19°59'10"	981.91'	976.94'
4	7	2814.93'	S62°59'56.5"W	S44°18'54"W	N87°30'02"E	09°00'11"	442.52'	441.87'

**Record Description**

The land referred to below is situated in the City of Rhinelander & Town of Crescent, State of Wisconsin, County of Oneida, and described as follows:  
Property address: 2253, 2389 & 2423 Air Park Road, Rhinelander, WI  
For reference purposes only.  
This description describes the same property as insured in Chicago Title Insurance Company's Commitment Number CO-2334, Amendment 1.3 with an effective date of October 9, 2014.

**PARCEL 1:**  
Certified Survey Map No. 1587 recorded June 21, 1993 in Volume 6 of Certified Survey Maps on Pages 1587-1587A, being part of the NW1/4 of NW1/4 of Section 12, T36N, R8E, 4th Principal Meridian, City of Rhinelander, Oneida County, Wisconsin.  
Tax Key No. Part of RH 9012-0501

**PARCEL 2:**  
A parcel of land located in the NW1/4 of NW1/4 and in Government Lot 2, Section 12, T36N, R8E, City of Rhinelander, Oneida County, Wisconsin described as follows:  
Commencing at an Oneida County monument marking the NW corner of said Section 12, thence N 76° 52' 47" E a distance of 3210 feet to an iron pipe on the Easterly right of way line of River Road and the Southerly line of a 100 foot easement road, thence Easterly along the North line of said Section 12 N 88° 09' 33" E a distance of 600.00 feet to an iron pipe marking the point of beginning, thence N 88° 09' 33" E a distance of 564.31 feet to an iron pipe, thence N 88° 13' 06" E National Railroad (1/4 of the Wisconsin Central Limited Railroad), thence Southwesterly along said right of way line of the Canadian National Railroad having a radius of 1670.90 feet and north chord which bears S 33° 31' 53" W 480.84 feet a distance of 482.17 feet to an iron pipe, thence leaving said right of way line S 88° 09' 33" W a distance of 753.07 feet to an iron pipe, then N 00° 45' 27" W a distance of 391.08 feet to the point of beginning.  
EXCEPTING THEREFROM all that portion thereof as is set forth in a Warranty Deed from Foster & Smith, Inc., a Wisconsin Corporation to Rhinelander Telephone Company, Inc., recorded February 28, 1992 in Volume 657 of Records on Page 462 as Document No. 402555, and being described as follows:  
A parcel of land located in the NW1/4 of NW1/4 and in Government Lot 2, Section 12, T36N, R8E, City of Rhinelander, Oneida County, Wisconsin described as follows:  
Commencing at an Oneida County monument marking the NW corner of said Section 12, thence N 76° 52' 47" E a distance of 3210 feet to an iron pipe on the Easterly right of way line of River Road and the Southerly line of a 100 foot easement road, thence Easterly along the North line of said Section 12 N 88° 09' 33" E a distance of 600.00 feet to an iron pipe marking the point of beginning, thence N 88° 09' 33" E a distance of 564.31 feet to an iron pipe, thence N 88° 13' 06" E National Railroad (1/4 of the Wisconsin Central Limited Railroad), thence Southwesterly along said right of way line of the Canadian National Railroad having a radius of 1670.90 feet and north chord which bears S 33° 31' 53" W 480.84 feet a distance of 482.17 feet to an iron pipe, then N 00° 45' 27" W a distance of 391.08 feet to the point of beginning.  
EXCEPTING THEREFROM all that portion thereof as is set forth in a Warranty Deed from Foster & Smith, Inc., a Wisconsin Corporation to Rhinelander Telephone Company, Inc., recorded February 28, 1992 in Volume 657 of Records on Page 462 as Document No. 402555, and being described as follows:  
A parcel of land located in the NW1/4 of NW1/4 and in Government Lot 2, Section 12, T36N, R8E, City of Rhinelander, Oneida County, Wisconsin described as follows:  
Commencing at the Northwest corner of Section 12, marked by a P.K. nail in the pavement of North River Road, thence N 76° 43' 02" E for a distance of 32.90 feet to the Northwest corner of Parcel of Land described in Volume 798 of Records on Page 132, marked by a P.K. nail in the pavement of North River Road, thence North River Road with the Southerly right of way line of Airpark Road, thence along the North line of that parcel of land described in Volume 798 of Records, on Page 132, and also being along the Southerly right of way line of Airpark Road, N 88° 08' 31" E for a distance of 559.60 feet to the place of beginning, marked by an iron pipe; thence continuing along the North line of that parcel of land described in Volume 798 of Records, on Page 132, and also being the Southerly right of way line of Airpark Road, N 88° 08' 31" E for a distance of 40.01 feet to an iron pipe at the Northwest corner of that parcel of land described in Volume 648 of Records, on Page 486; thence S 00° 45' 35" E for a distance of 391.07 feet along the line common to those parcels of land described in Volume 648 of Records, on Page 486 and in Volume 798 of Records, on Page 132 to an iron pipe; thence S 88° 07' 51" W for a distance of 40.01 feet along the Southerly line of that parcel of land described in Volume 798 of Records, on Page 132 to an iron pipe; thence N 00° 45' 35" W for a distance of 391.08 feet to the place of beginning.  
Tax Key No. Part of RH 9012-0501

**PARCEL 3:**  
A parcel of land located in the NW1/4 of NW1/4 of Section 12, T36N, R8E, City of Rhinelander, Oneida County, Wisconsin described as follows:  
Commencing at the Northwest corner of Section 12, marked by a P.K. nail in the pavement of North River Road, thence N 76° 52' 47" E a distance of 3210 feet to an iron pipe on the Easterly right of way line of River Road and the Southerly line of a 100 foot easement road, thence Easterly along the North line of said Section 12 N 88° 09' 33" E a distance of 600.00 feet to an iron pipe marking the point of beginning, thence Easterly along the 391.00 feet to an iron pipe, thence S 88° 09' 33" W a distance of 600.00 feet to an iron pipe, thence leaving said right of way line of River Road, thence along said right of way line N 00° 45' 27" W, a distance of 391.00 feet to the point of beginning.  
EXCEPT THAT PART conveyed in Vol. 876 of Records on page 148.  
ALSO LESS AND EXCEPT that portion conveyed as described in Trustee's Deed recorded as Document No. 559337.  
Tax Key No. RH 9012-0601

**PARCEL 4:**  
A parcel of land located in the NW1/4 of the NW1/4, Section 12, T36N, R8E, City of Rhinelander, Oneida County, Wisconsin, described as follows:  
Commencing at an Oneida County Monument marking the NW corner of said Section 12, thence N 76° 52' 47" E, a distance of 3210 feet to an iron pipe on the Easterly right of way line of River Road and the Southerly line of a 100 foot easement road, thence Easterly along the North line of said Section 12 N 88° 09' 33" E a distance of 600.00 feet to an iron pipe, thence leaving said right of way line of River Road, thence along said right of way line N 00° 45' 27" W, a distance of 391.00 feet to the point of beginning.  
EXCEPT THAT PART conveyed in Vol. 876 of Records on page 148.  
ALSO LESS AND EXCEPT that portion conveyed as described in Trustee's Deed recorded as Document No. 559337.  
Tax Key No. RH 9012-0601

**PARCEL 5:**  
Lot 1 of Certified Survey Map No. 2750 recorded October 17, 2002 in Volume 11 of Certified Survey Maps on Page 2750-2750A as Document No. 561017 being part of the NW1/4 of the NW1/4 of Section 12, T36N, R8E, City of Rhinelander, Oneida County, Wisconsin.  
BEING FORMERLY DESCRIBED AS:  
A parcel of land in the Northwest Quarter of the Northwest Quarter, Section 12, T36N, R8E, Town of Crescent, now City of Rhinelander, Oneida County, Wisconsin, being Parcel "A" shown on Map No. 92-149 by Wilderness Surveying, Inc., dated July 23, 2002, more particularly described as follows:  
Commencing at the Northwest corner of Section 12, marked by a P.K. nail in the pavement of North River Road, thence North 76° 43' 02" East for a distance of 32.90 feet to the intersection of the Easterly right of way line of North River Road, thence North 76° 43' 02" East for a distance of 391 feet to a point, thence N 88° 16' E on a line parallel "K" and this iron pin being the point of beginning of the description of this parcel of land; thence continue N 88° 16' E on a line parallel with the North line of said Section 12 a distance of 600 feet to an iron pipe, thence S 00° 39' E on a line parallel with the West line of Section 12 a distance of 350 feet to an iron pipe marking the intersection with the Easterly right-of-way line of aforesaid road, thence N 00° 39' W on a line parallel with the West line of Section 12 a distance of 350 feet to the point of beginning.  
EXCEPTING THEREFROM all that portion thereof as is set forth in a Quit Claim Deed from Foster & Smith, Inc., to Richard L. and Linda L. Tessman recorded May 14, 1998 in Volume 676 on Page 152 as Document No. 483566.  
Tax Key No. Part of CR 166-3

**PARCEL 6:**  
Part of the NW1/4 of the NW1/4, Section 12, T36N, R8E, Town of Crescent, Oneida County, Wisconsin, described as follows:  
Commencing at an iron pipe marking the Section corner common to Sections 1, 2, 11 and 12, then same being the Northwest corner of the NW1/4 of the NW1/4 of Section 12 and from which a White Pine tree 18 inches in diameter bears S 20° West 58.41 feet distant and an Oak tree 8 inches in diameter bears N 51° E, 28.05 feet distant, thence S 00° 39' E along the Section line common to Sections 11, and 12, a distance of 391 feet to a point, thence N 88° 16' E on a line parallel "K" and this iron pin being the point of beginning of the description of this parcel of land; thence continue N 88° 16' E on a line parallel with the North line of said Section 12 a distance of 600 feet to an iron pipe, thence S 00° 39' E on a line parallel with the West line of Section 12 a distance of 350 feet to an iron pipe marking the intersection with the Easterly right-of-way line of aforesaid road, thence N 00° 39' W on a line parallel with the West line of Section 12 a distance of 350 feet to the point of beginning.  
EXCEPTING THEREFROM all that portion thereof as is set forth in a Quit Claim Deed from Foster & Smith, Inc., to Richard L. and Linda L. Tessman recorded May 14, 1998 in Volume 676 on Page 152 as Document No. 483566.  
Tax Key No. Part of CR 166-3

**PARCEL 7:**  
Part of the NW1/4 of the NW1/4, Section 12, T36N, R8E, Town of Crescent, Oneida County, Wisconsin, described as follows:  
Commencing at an iron pipe marking the NW corner of the NW1/4 of the NW1/4, Section 12, thence N 68° 16' E along the North line of the NW1/4 NW1/4 a distance of 33 feet to an iron pipe marking the Easterly right of way line of a town road, thence S 00° 38' E along the Easterly right of way line of said town road parallel to the West line of the NW1/4 of the NW1/4 a distance of 741.00 feet to an iron pipe and the point of beginning, thence continue S 00° 39' E along said right of way line a distance of 522.4 feet to an iron pipe marking the intersection with the Northerly right of way line of the Canadian National Railroad (1/4 of a M. St. P. & S. M. R. R.), a distance of 665.5 feet to an iron pipe, thence N 00° 39' W on a line parallel with the West line of the NW1/4 of the NW1/4 of Section 12 a distance of 264.2 feet to an iron pipe, thence S 88° 16' W on a line parallel with the North line of the NW1/4 of the NW1/4 of Section 12 a distance of 600.00 feet to the point of beginning.  
Tax Key No. Part of CR 166-3

**ALTA/ACSM Land Title Survey**  
for  
**Rhinelander**  
B&C Project No. 201403198, 001  
2253, 2389 & 2423 Air Park Road, Rhinelander, WI  
based upon Title Commitment No. CO-2334, Amendment 1.3  
of Chicago Title Insurance Company  
bearing an effective date of October 9, 2014

Surveyor's Certification  
To: Petco Wellness, LLC, a Delaware limited liability company, Petco Holdings, Inc., A Delaware corporation, Chicago Title Insurance Company, and Bock & Clark Corporation.  
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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(i), 7(c), 8, 9, 10(a), 10(b), 11(a), 13, 16, 17, 18, 19, 20(a), 21 of Table A thereof. The field work was completed on October 30 and November 3, 2014.

Surveyor's Signature  
Thomas J. Jzinski  
Registration No. 2836  
In the State of Wisconsin  
Date of Survey: November 7, 2014  
Date of Last Revision: January 26, 2015  
Network Project No. 201403198-001

WISCONSIN  
LAND SURVEYOR  
THOMAS J. JZINSKI  
REG. NO. 2836  
EXPIRATION DATE 12/31/2018

**BOCK & CLARK**  
National Coordinators of ALTA/ACSM Land Title Surveys  
3550 West Market Street Akron, Ohio 44333  
Phone: (800) 666-3608 www.1800surveys.com

**BOCK & CLARK**  
National Coordinators of ALTA/ACSM Land Title Surveys  
3550 West Market Street Akron, Ohio 44333  
Phone: (800) 666-3608 www.1800surveys.com

**DRAWN BY: PAT PAZUREK**  
FIELD DATA BY: D.S. & D.V.  
DATE: 11/14  
CHECKED BY: T.T. DATE: 1/26/15  
DWG. DATE: JAN. 26, 2015  
DWG. NO. 9812-A-1-D  
PROJECT NO. 14-124  
PLAN SHEET SHEET 1 OF 1 SHEET(S)

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Page 1 of 1

Survey Performed By:  
Lampert - Lee & Associates  
10968 Highway 54 East  
Wisconsin Rapids, WI 54494  
Phone: 715-424-3131  
Fax: 715-423-8774  
Email: ttzinski@lampertlee.com