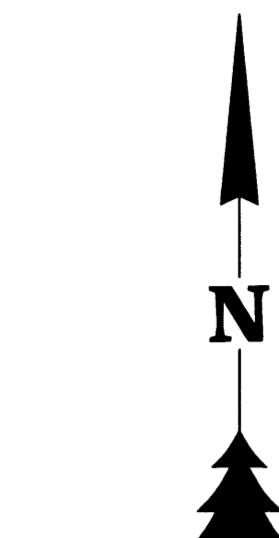
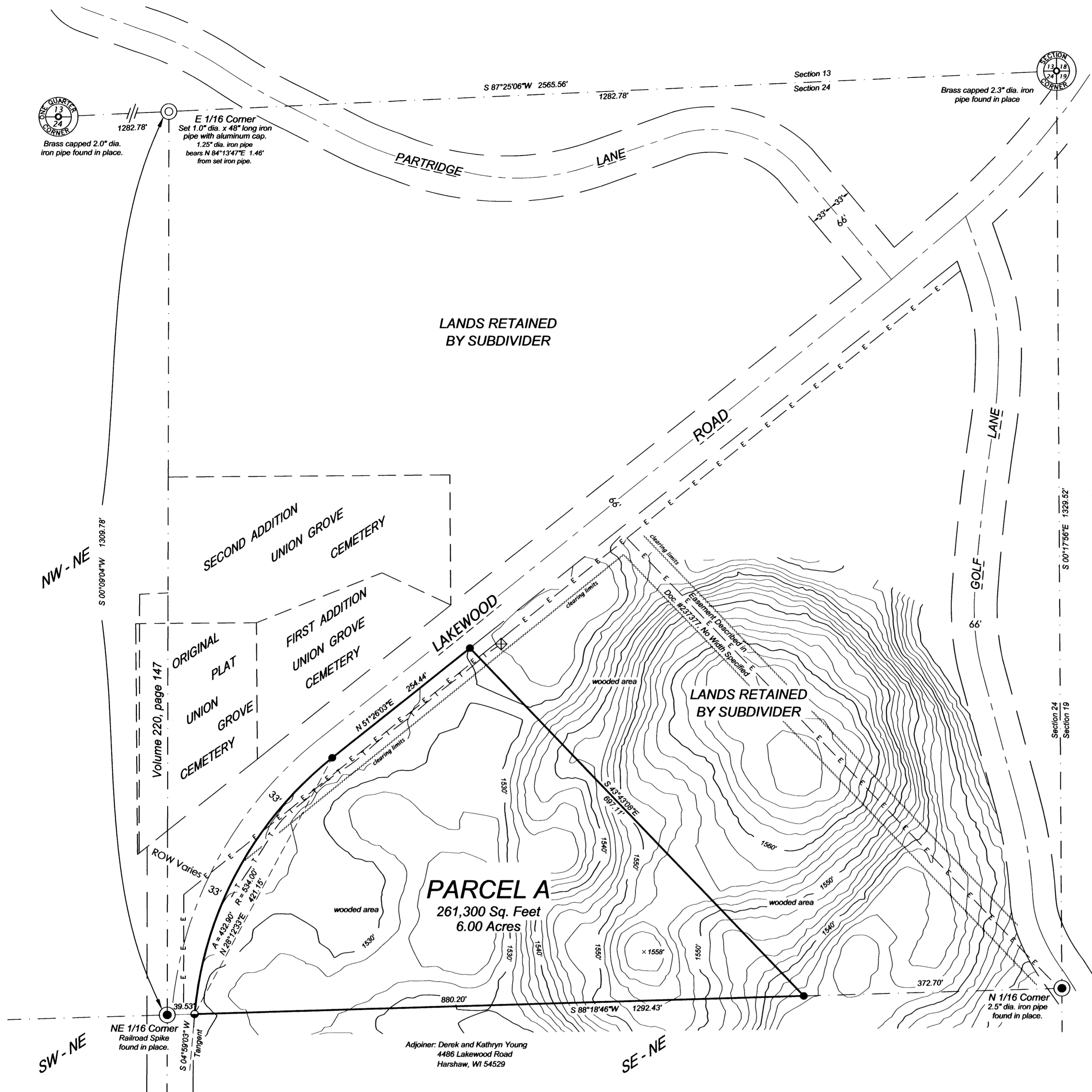


PARCEL A

being part of the  
NE 1/4 of the NE 1/4  
SECTION 24, T37N, R6E

Town of Cassian  
Oneida County, Wisconsin



SCALE: 1" = 100'  
0' 50' 100' 200'

Bearings Oneida County Grid, based on GPS Data in NAD-83(2011) and referenced to the North line of the Northeast Quarter of Section 24, bearing S87°25'06"W

**LEGEND**  
● = 1.0" dia. x 24" long Iron Pipe Set  
○ = 1.0" Iron Pipe Found  
⊕ = Telephone Pedestal  
— = Overhead Electric  
- - - = Buried Telephone  
( ) = Recorded Dimension

Monument sizes are outside diameter. Other corner monuments are as noted.

**Prepared for:**  
Newmark Grubb Knight Frank  
201 17th Street, Suite 900  
Atlanta, GA 30363  
Attn: Ernest J. Kiser Jr.

**Record Owner:**  
Town of Cassian  
9110 Church Road  
Harshaw, WI 54529

Title Exceptions

Exceptions taken from Schedule B, Section II of First American Title Insurance Company Title Commitment File Number TP3564, Effective Date: January 13, 2014.

- Any facts, rights, interests of 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.
- Easements, claims of easements or encumbrances that are not shown by the public records.
- 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 survey of the land, and that are not shown in the public records.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
- Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appraising in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Taxes for the year 2013 and subsequent years, not yet due and payable. TAX PARCEL CA 354. Town of Cassian, Oneida County, Wisconsin. 2013 Gross taxes are EXEMPT.
- Special assessments, if any, payable with the taxes for the year 2013 and subsequent years.
- Deferred assessments, if any, for installation of public improvements or connection thereto, not shown on the tax roll.
- Public and 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 Lakewood Road, Partridge Land and Golf Lane.
- Utility Easement granted unto Wisconsin Public Service Corporation and Rhinelander Telephone Company, dated July 29, 1971 and recorded August 11, 1971 at 10:05 am in Volume 326 Deeds and page 406 as Document No. 237377.

NOTES

- This ALTA/ACSM survey is for Title Commitment File # TP35654 prepared for Newmark Grubb Knight Frank by Northern Title & Abstract, effective date January 13, 2014.
- This parcel description shown hereon was created to meet the requirements set forth in A-E7.04 of the Wisconsin Administrative Code. This parcel will be a split of the Town of Cassian property by metes and bounds, exempt from Chapter 15, Oneida County Subdivision Ordinance, of the Oneida County Code.
- On date of survey, there is no defined address for Parcel -A-.
- FEMA floodplain zone determined to be Zone "X" - Outside the 0.2% annual chance floodplain on FEMA FIRM # 55085C0545C dated May 16, 2013.
- On date of survey, there is no visible evidence of physical improvements, such as buildings, structures, or fencing on area shown as Parcel -A-.
- On date of survey, Parcel -A- is heavily wooded.
- On date of survey, there is no visible evidence of current earth moving work, building construction or building additions.
- Except as previously established by recorded plats, pursuant to Chapter 82.31 of Wisconsin Statutes, all road rights of way have been established at 66 feet in width and centered on those portions being opened, laid out, and maintained.
- On date of survey, there is no visible evidence of physical access, such as driveways, to any abutting streets, highways or other public ways.
- The subject property has no documented history of being used as a landfill.
- No wetland delineation has been performed in conjunction with this survey. No catalogued wetlands are known to be present on the subject property.
- Easement described in Document No. 237377, granted to Wisconsin Public Service Corporation and Rhinelander Telephone Company, does not specify a width. Area approximately 20 feet either side of the overhead line has been cleared.

PARCEL -A-

A survey of a parcel of land located in part of the Northeast Quarter of the Northeast Quarter of Section 24, Township 37 North, Range 6 East, Town of Cassian, Oneida County, Wisconsin, by Steigerwaldt Land Surveying, LLC, dated August 7, 2015, more particularly described as follows:

Commencing at the Northeast Corner of Section 24, marked by a capped iron pipe; thence S87°25'06"W, along the North line of the Northeast Quarter of Section 24, a distance of 1282.78 feet to the East Sixteenth Corner, marked by an iron pipe; thence S0°09'04"W, along the West line of the Northeast Quarter of the Northeast Quarter of Section 24, a distance of 1309.78 feet to the Northeast Sixteenth Corner of Section 24, marked by a railroad spike; thence N88°18'46"E, along the South line of the Northeast Quarter of the Northeast Quarter of Section 24, a distance of 39.53 feet to the Easterly right of way of Lakewood Road and the place of beginning, marked by an iron pipe.

Thence along said Easterly right of way of Lakewood Road, along the arc of a curve turning to the right with an arc length of 432.90 feet, with a radius of 534.00 feet, and with a chord bearing of N28°12'33"E, 421.15 feet to an iron pipe; thence N51°26'03"E, continuing along said right of way, a distance of 254.44 feet to an iron pipe; thence S43°43'08"E a distance of 697.11 feet to the South line of the Northeast Quarter of the Northeast Quarter of Section 24 marked by an iron pipe; thence S88°18'46"W, along said South line of the Northeast Quarter of the Northeast Quarter of Section 24, a distance of 880.20 feet to the place of beginning.

Said parcel contains 6.00 acres.

Subject to easements and restrictions of record and of use.

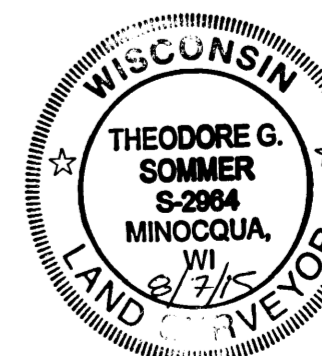
Surveyor's Certificate

To Newmark Grubb Knight Frank, First American Title Insurance Company, and Northern Title & Abstract Corporation: This is to certify that this map or plat and the survey on which it was 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 including items 1, 2, 3, 4, 7(a), 8, 11(b), 13, 14, 16, 17, 18, 19, 20(a), and 21 of Table A thereof as attached hereto. The undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable tolerance.

Field work was completed on March 28th, 2014, May 21st, 2014 and on August 7th, 2015.

I, Theodore G. Sommer, Professional Land Surveyor No. S-2964, hereby certify that I have surveyed the property shown hereon; that this map represents an accurate survey of said property to the best of my knowledge and belief; that I have performed this survey by order of Ernest Kiser Jr., a representative of Newmark Grubb Knight Frank; and that I have complied with the requirements of Wisconsin Administrative Code A-E 7. STEIGERWALDT LAND SURVEYING, LLC

Theodore G. Sommer, Wisconsin Professional Land Surveyor No. S-2964  
Dated this August 7, 2015



STEIGERWALDT LAND SURVEYING, LLC

856 NORTH 4TH STREET, TOMAHAWK, WI 54487  
PHONE #: (715) 453-3274 FAX #: (715) 453-8325  
www.slstomahawk.com

JOB #:4358 DWG #:NGKF Union Grove Final Sheet 1 of 1