



TITLE DESCRIPTION

EXHIBIT "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

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, 890.74 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.

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

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-804134-12-ATL, DATED OCTOBER 06, 2016.

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-804134-12-ATL EFFECTIVE DATE: OCTOBER 06, 2016.

SURVEYOR CERTIFICATION

JPMORGAN CHASE BANK, N.A., AS ADMINISTRATIVE AGENT AND ITS SUCCESSORS AND ASSIGNS; ALSTON & BIRD, LLP; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS 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)(1), 7(C), 8, 9, 10a, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 21, 2016.

COMMERCIAL DUE DILIGENCE SERVICES:



SURVEYOR'S NOTES

THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO STATE HIGHWAY 17 FOR PRIVATE USE.

2. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-804134-12-ATL, DATED: OCTOBER 06, 2016 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.

3. 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.

4. THE PROPERTY DESCRIBED HEREON HAS THE STREET ADDRESS AS FOLLOWS: 3500 HWY 17

5, THE PREMISES IS MADE UP OF THREE TAX PARCEL NUMBERS THAT COVERS THE PREMISES IN ITS ENTIRETY AND DOES NOT INCLUDE ANY OTHER LAND.

6. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS WHILE CONDUCTING THE FIELDWORK.

7. NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS

OBSERVED WHILE IN THE PROCESS OF CONDUCTING THE FIELDWORK. 8. 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

9. 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.

10. THE TOTAL NUMBER OF STRIPED PARKING SPACES LOCATED ON THE PROPERTY IS 145 REGULAR SPACES, 11 TRUCK SPACES AND 5 DESIGNATED AS HANDICAPPED SPACES.

ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

11. THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED WHILE CONDUCTING THE FIELDWORK. 12. PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED BY THE SURVEYOR.

SCHEDULE "B" ITEMS

- 1) 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
- 2) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS PROPERTY-NOTED ON DRAWING)
- 3) 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)
- 10) PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT, OR 10) PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT, DEDICATED IN ANY MANNER WHATSOEVER, FOR ROAD OR HIGHWAY PURPOSES INCLUDING HIGHWAY 17 AND EDWARD AVENUE.
- 11) 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)
- 12) BUILDING RESTRICTIONS AND COVENANTS RUNNING WITH THE LAND, RELATIVE TO THE PLAT KNOWN AS KOFFORD'S FAUST LAKE 12) BUILDING RESTRICTIONS AND COVENANTS RUNNING WITH THE LAND, RELATIVE TO THE PLAT KNOWN AS KOFFORD'S FAUST L 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)
- 13) TRANSMISSION LINE EASEMENT GRANTED UNTO WISCONSIN PUBLIC SERVICE CORPORATION DATED FEBRUARY 16, 1965 AND 13) 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)
- 14) 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)
- 15) RIGHT OF WAY GRANT EASEMENT GRANTED UNTO RHINELANDER TELEPHONE COMPANY DATED SEPTEMBER 3, 1968 AND 15) 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
- 16) DISTRIBUTION LINE EASEMENT GRANTED UNTO WISCONSIN PUBLIC SERVICE CORPORATION, DATED JUNE 29, 1971 AND 16) 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
- 17) 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
- 18) 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)
- 19) UTILITY EASEMENT GRANTED UNTO WISCONSIN PUBLIC SERVICE CORPORATION, DATED MARCH 5, 2013 AND RECORDED MARCH 19) UTILITY EASEMENT GRANTED UNTO WISCONSIN PUBLIC SERVICE CORPORATION, DATED MARCH 5, 2 25, 2013 AT 3:18 PM IN DOCUMENT NO. 726203. (AFFECTS PROPERTY-SHOWN AND NOTED ON DRAWING)
- 20) 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)
- 21) 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)
- 22) CONSENT AND WAIVER DATED APRIL 25, 2014 AND RECORDED APRIL 28, 2014 AT 2:22 PM IN DOCUMENT NO. 738406. (AFFECTS 22) CONSENT AND WAIVER DATED PROPERTY-BLANKET IN NATURE)
- 24) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY 24) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY MACH IV ENGINEERING & SURVEYING LLC FOR COMMERCIAL DUE DILIGENCE SERVICES ON JUNE 24. 2014. LAST REVISED JULY 14, 2014, DESIGNATED JOB NUMBER 14-06-15380. (NO SURVEY MATTERS)

SCHEDULE "B" NOTES:

ITEM 2) EASEMENT RIGHTS IN AREA OF TRANSMISSION LINES ALONG SOUTH SIDE OF PROPERTY THAT EXTEND EAST FORM THE DISTANCE CALL OF 496 FEET CALL DESCRIBED IN VOLUME 269, DEEDS, PAGE 592.

ITEM 10) 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.

ITEM 11) 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.

ITEM 12) 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.

ITEM 13) 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.

ITEM 14) 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.

ITEM 16) 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.

ITEM 17) 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.

ITEM 18) 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.

ITEM 19) UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION FOR ELECTRIC AND/OR GAS IN DOCUMENT NO. 726203 AND

ITEM 21) AGREEMENT REGARDING INTEREST IN CONSTRUCTING A RETENTION POND IN THE TRANSMISSION LINE EASEMENT IN DOCUMENT

ALTA/NSPS 2016 LAND TITLE SURVEY

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

3500 HIGHWAY 17 RHINELANDER, WI

CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

FLOOD INFORMATION

PARCEL NUMBERS ARE NOT SHOWN IN FLOOD PLAIN 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.

FLOOD ZONE "C" IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AND DEPICTED AS OUTSIDE OF THE 500-YEAR CHANCE FLOODPLAIN.

PARKING INFORMATION

THE TOTAL NUMBER OF STRIPED PARKING SPACES LOCATED ON THE PROPERTY IS 145 REGULAR, 11 TRUCK AND 5 DESIGNATED AS HANDICAPPED SPACES (TOTAL SPACES 161).

BUILDING AREA

206,835 SQUARE FEET ± BLDG.

13 LAND AREA

PARCEL A: 1.408,339 S. F / 32,33 AC PARCEL B: 38,468 S. F / 0.88 AC.

15 BUILDING HEIGHT

BUILDING HEIGHT = 21.9 FEET

RHINELANDER, WI

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POSSIBLE ENCROACHMENTS

NO ENCROACHMENTS OBSERVED

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This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

Ref.No: (Scale:

Approved CDS Surveyor

Mach IV

Engineering & Surveying LLC

acleveland@mach-iv.com

ZONING INFORMATION WAS NOT PROVIDED AT THE TIME OF

ALTA/NSPS 2016 Land Title Survey This survey prepared in accordance with the "minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016) This Work Coordinated By: 3550 W. Robinson Street, Third Floor Norman, Oklahoma 73072 Office: 405.378.5800 - Fax: 405.703.1851 Toll Free: 888.457.7878 Drwn By: RJO Date: 9-27-2016

Revision: Client Comments 2787 Date: 11-09-2016 Revision: Client Comments Aprvd By: ASC Field Date: Revision: 9/21/2016 Date:

1"=100'

Prepared For:

Revision:

20 | PROJECT ADDRESS 3500 Highway 17 Rhinelander WI

> Project Name: HWY 17 RHINELANDER WI CDS Project Number: 16-08-0084

Client Ref. No: 0765-02-16

C2910