

ALTA/NSPS
LAND TITLE SURVEY

CLIENT

SITE ADDRESS

1021 Air Park Rd. Rhinelander, Oneida County, Wisconsin.

LEGAL DESCRIPTION

Lot 1 of Vol. 4 Certified Survey Maps, page 1168 being part of Government Lot 3, Section 1, Township 36 North, Range 8 East, City of Rhinelander, Oneida County, Wisconsin. EXCEPTING THEREFROM Vol. 5 Certified Survey Maps, page 1389.

BASIS OF BEARINGS

Bearings are referenced to the East Line of Air Park Road as shown on C.S.M. No. 4-1168, bearing S04°29'45"E

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company NBU No. 21503591, Local No. 401551CP, effective date of December 11, 2015 which lists the following easements and/or restrictions from schedule B-II:

1, 5, 6, 7, 8 & 10 visible evidence shown, if any.

2, 3, 4 & 9 not survey related.

11. Easement for roadway purposes described in Vol. 610 Records, page 686. Affects site by location, shown.

12. Avigation Easement recorded November 16, 1976 in Vol. 388 Records, page 476. Affects site, location can not be plotted.

PARKING SPACES

There are 0 regular parking spaces and 0 handicap space marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Oneida, Community Panel No. 5505790589C effective date of May 16, 2013, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

Municipal Code: Sec. 5.07.18

Site is zoned: I-3 (Industrial Park District)

Front setback: 20 feet

Side setback: 20 feet

Rear setback: 20 feet

Maximum building height: 35 feet

Bulk restrictions: None

Parking restrictions: 1 stall for every 3 employees for any business located in the industrial park.

LAND AREA

The Land Area of the subject property is 97,205 square feet or 2.2315 acres.

TABLE "A" ITEMS

6(b). A zoning report has not been provided.

10(a)(b). There was no observable evidence of division or party walls at the time of survey.

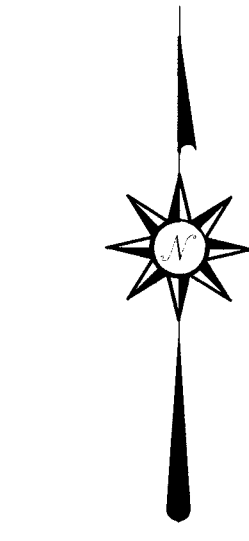
16. There is no visible evidence of earth moving, building construction or building additions within recent months.

17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.

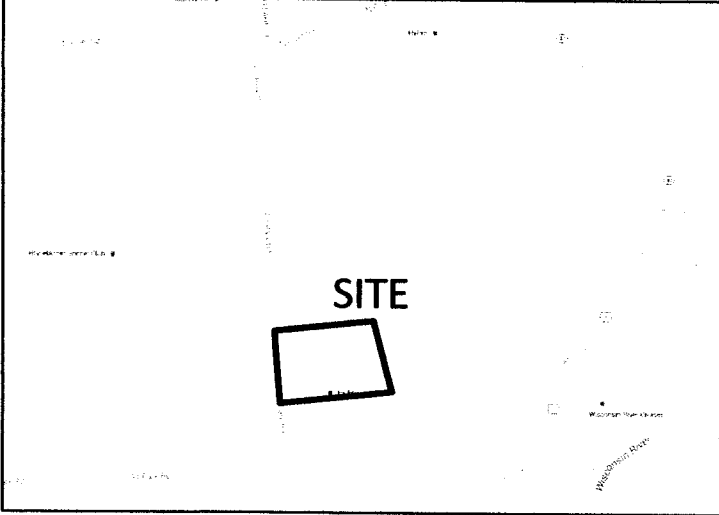
18. There is no evidence on site of delineated wetlands areas.

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊕ M.I.S. MANHOLE
- ⊕ UNKNOWN MANHOLE
- ⊕ STORM MANHOLE
- ⊕ INLET (ROUND)
- ⊕ INLET (SQUARE)
- ⊕ CURB INLET
- ⊕ STORM SEWER END SECTION
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER SERVICE CURB STOP
- ⊕ WELL HEAD
- ⊕ STAND PIPE
- ⊕ WALL INDICATOR VALVE
- ⊕ POST INDICATOR VALVE
- ⊕ LIGHT POLE
- ⊕ SPOT/YARD LIGHT
- ⊕ UTILITY POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ CONTROL BOX
- ⊕ FIBER OPTIC SIGN
- ⊕ TRAFFIC LIGHT
- ⊕ COMMUNICATION MANHOLE
- ⊕ BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ FLAGPOLE
- ⊕ PARKING METER
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ HANDICAP SPACE
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- S — SANITARY SEWER
- STO — STORM SEWER
- W — WATERLINE
- G — MARKED GAS MAIN
- E — MARKED ELECTRIC
- OHW — OVERHEAD WIRES
- T — MARKED TELEPHONE
- TV — MARKED CABLE TV LINE
- FO — MARKED FIBER OPTIC
- X — FENCE



VICINITY MAP



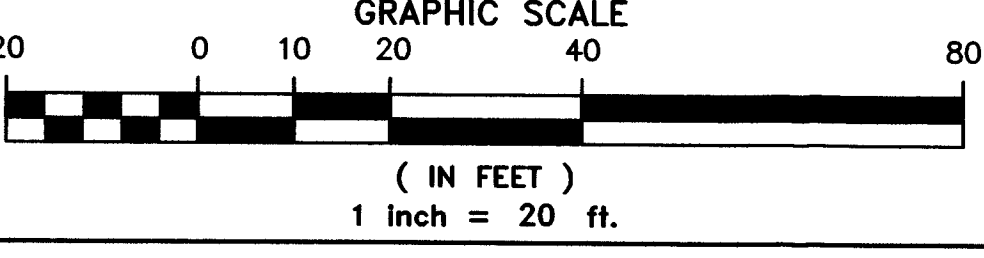
TO: Swish Inc.
BMO Harris Bank, N.A., Its successors and/or assigns
Chicago Title Insurance Company

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(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 20, and 22 of Table A thereof. The field work was completed on June 21, 2016.

Date of Map: June 27, 2016.

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DONALD C. CHAPUT
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MILWAUKEE, WI
Professional Land Surveyor
Registration Number S-1316



DATE: 6/27/2016
BY: [Signature]
CHECKED: [Signature]
SUPERVISOR'S OFFICE