



# ALTA/NSPS LAND TITLE SURVEY

## 1 TITLE DESCRIPTION

LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) DESCRIBED IN CERTIFIED SURVEY MAP RECORDED ON SEPTEMBER 19, 1977 AT 2:40 P.M. IN THE OFFICE OF THE REGISTER OF DEEDS, LANGLADE COUNTY, WISCONSIN, IN VOLUME 1 OF CERTIFIED SURVEYS AT PAGE 149, AS DOCUMENT NO. 244221, AND BEING A PART OF LOT 109, ASSESSOR'S PLAT TO THE CITY OF ANTIGO, SECTIONS 28 AND 29, LANGLADE COUNTY, WISCONSIN, EXCEPT A PARCEL OF LAND LOCATED IN LOT FOUR (4) OF THE CERTIFIED SURVEY MAP TO THE CITY RECORDED IN VOLUME 1 OF CERTIFIED SURVEYS PAGE 149 AS DOCUMENT NO. 244221 IN THE LANGLADE COUNTY COURTHOUSE, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT FOUR (4) OF SAID CERTIFIED SURVEY; THENCE NORTH 16 DEGREES 41' 45" EAST ALONG THE EAST LINE OF NORTH PARK STREET, SEVENTY ONE AND SIXTY-EIGHT HUNDREDTHS (71.68) FEET; THENCE SOUTH 59 DEGREES 29' 45" EAST, FORTY-NINE AND SEVENTY-THREE HUNDREDTHS (49.73) FEET; THENCE SOUTH 88 DEGREES 25' 50" EAST, ONE HUNDRED FORTY AND TWENTY-THREE HUNDREDTHS (140.23) FEET; THENCE SOUTH 71 DEGREES 01' 06" EAST, ONE HUNDRED THREE AND EIGHTY-FIVE HUNDREDTHS (103.85) FEET TO THE SOUTH LINE OF SAID LOT FOUR (4); THENCE NORTH 89 DEGREES 31' 30" WEST ALONG THE SOUTH LINE OF LOT FOUR (4), ONE HUNDRED (100) FEET; THENCE SOUTH 3 DEGREES 09' 30" WEST ALONG SAID LOT FOUR (4), TWELVE AND EIGHT HUNDREDTHS (12.08) FEET; THENCE NORTH 88 DEGREES 25' 50" WEST ALONG SAID LOT FOUR (4), TWO HUNDRED ONE AND TWENTY HUNDREDTHS (201.20) FEET TO THE POINT OF BEGINNING, SAID LAND BEING IN THE CITY OF ANTIGO, LANGLADE COUNTY, WISCONSIN.

## 2 TITLE INFORMATION

The Title Description and Schedule B items herein are from First American Title Insurance Company, Commitment No. NCS-813360-2-MKE, Dated June 14, 2017 at 7:30 A.M.

## 3 SCHEDULE 'B' ITEMS

**NOTES CORRESPONDING TO SCHEDULE "B" SECTION II:**  
9. Gas Company Easement as set forth on Certified Survey Map recorded in Volume 1, page 149, AFFECTS SUBJECT PROPERTY, PLOTTED AS SHOWN BY SCALED LOCATION ONLY AS NO DEFINITIVE LOCATION DEFINED ON SAID CERTIFIED SURVEY MAP.  
10. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Fox Valley Land Surveying, LLC for Commercial Due Diligence Services on November 29, 2016 and last revised 11/29/2017, designated Job Number 16-09-0314.008:  
A. Encroachment onto the Land by up to 15' by landscaping appurtenant to property adjoining on the north.  
B. Encroachment of parking spaces onto Park Street right-of-way.  
C. Overhead electric lines, fire hydrant and manholes located in areas without recorded easements.  
**THIS STATEMENT REFERENCES A PREVIOUS DRAFT OF THIS SURVEY. ITEMS MENTIONED ARE SHOWN ON THE DRAWING.**  
Exception numbers 1-8, 10-15, 17 are not Survey Related Items, and are not mentioned.

## 4 SURVEYOR CERTIFICATION

To The Bay at Eastview Health and Rehabilitation, LLC AND Eastview Property, LLC; CJO Abrams, Fersternann Elksen, Formato, Ferrara & Wolf, LLP; Bankers Trust Company, an Iowa banking corporation; First American Title Insurance Company and Commercial Due Diligence Services  
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), 7(c), 8, 9, 13, 14, 16, 20, and 21(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A").  
The field work was completed on 11/14/2016.  
Date of Plat or Map: 6/29/2017  
*Andrew J. Shie*  
Surveyor's signature  
Andrew J. Shie  
Wisconsin Professional Land Surveyor S-2504  
andy@foxvalleylandsurveying.com



## 5 FLOOD INFORMATION

By graphic plotting only, this property is located in an unknown Zone of the Flood Insurance Rate Map, Community Panel No. 555541A, which bears an effective date of 10/31/1975 and is UNKNOWN if in a special flood hazard area. 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.

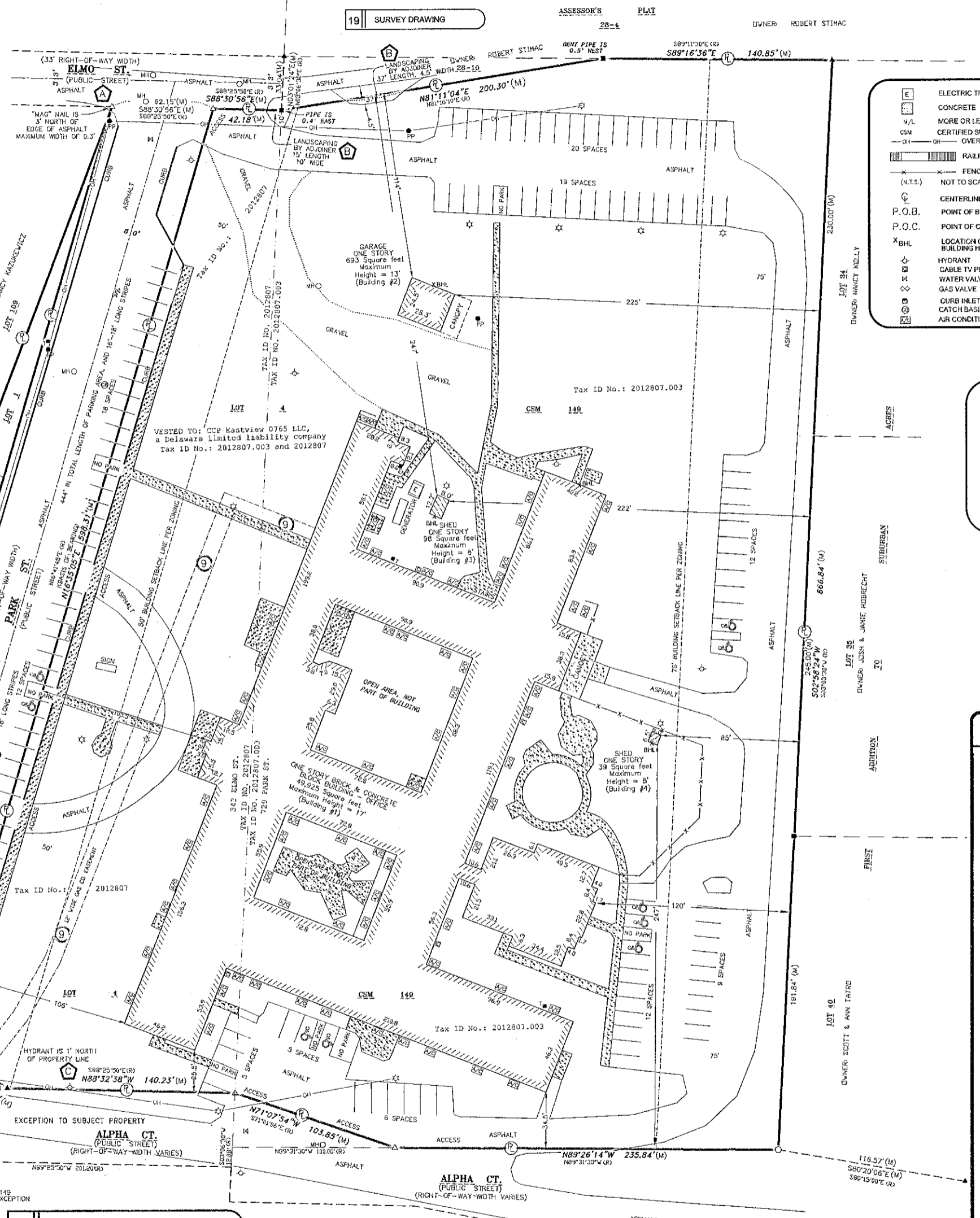
## 6 CEMETERY

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

Approved CDS Surveyor  
Surveyors Name: Andrew J. Shie  
Address: 2905 W. Tillman St, Appleton, WI  
Telephone Number: 920-410-3379  
email: andy@foxvalleylandsurveying.com

## 8 ZONING INFORMATION

Jurisdiction: City of Antigo  
Zoning District: R-1, Single Family Residential District  
Building Setbacks: Front: 50'; Side: 15' (Rear: 5'); Corner: 15'; Rear: 75'  
Maximum Building Height: None  
Minimum Lot Area: 40,000 sq. ft. (Health and medical institutions)  
Maximum Lot Coverage: No requirement noted  
Maximum Floor Area Ratio: 0.75  
Maximum Density: No requirement noted  
Parking Space Formula: One parking space shall be provided for each four beds, plus one parking space for each two employees other than staff positions, plus one parking space for each doctor assigned to the staff.  
Parking Spaces Required: 166 Beds, 42 Spaces required, plus spaces for employees  
Zoning Information provided per a Zoning Report by Commercial Due Diligence Services, Job # 11-02-9230, dated March 1, 2017.



## 7 POSSIBLE ENCROACHMENTS

- MAG NAIL SET FOR PROPERTY CORNER OF LOT 1 OF SUBJECT PROPERTY IS WITHIN ASPHALT OF ELMO ST. AS SHOWN
- LANDSCAPING OF ADJOINER ALONG NORTH LINE OF SUBJECT PROPERTY ENCROACHES AS SHOWN
- FIRE HYDRANT AT SOUTHWEST PORTION OF SUBJECT PROPERTY AS SHOWN. UNKNOWN IF PUBLIC OR PRIVATE FIRE HYDRANT.

## 10 BASIS OF BEARINGS

Bearings are referenced to the East-right-of-way line of Park St. bearing N16°35'05"E

## 9 LEGEND

- ELECTRIC TRANSFORMER
- CONCRETE
- MORE OR LESS
- CERTIFIED SURVEY MAP
- OVERHEAD ELECTRIC LINES
- RAILROAD TRACK
- FENCE
- NOT TO SCALE
- CENTERLINE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- LOCATION OF MEASURED BUILDING HEIGHT
- HYDRANT
- CABLE TV PFD
- WATER VALVE
- GAS VALVE
- CURB INLET
- CATCH BASIN
- AIR CONDITIONER
- 3/4" REBAR SET - 18" LONG, WEIGHING 1,502 LBS./LIN. FT.
- MAG NAIL SET
- 1" O.D. IRON PIPE FOUND
- 1-1/2" O.D. IRON PIPE FOUND
- 2-1/2" O.D. IRON PIPE FOUND
- HANDICAP PARKING
- MANHOLE
- TELEPHONE BOX
- UTILITY POLE
- FLAG POLE
- FIRE VALVE
- ELECTRIC METER
- GAS METER
- ELECTRIC CONTROL CABINET
- LIGHT POLE
- MEASURED CALL
- RECORD CALL
- PROPERTY LINE

## 11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building address were noted nearby.
- Property has physical access to Elmo St, Park St & Alpha Ct, duly dedicated public right of ways.
- All statements within the certification, and other references located elsewhere herein, 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 herein.
- Per Table A Item 6(b), the surveyor shall graphically depict the building setback requirements if they do not require an interpretation by the surveyor.

## 12 PARKING INFORMATION

116 Standard Spaces  
9 Handicap Spaces  
127 Total Parking Spaces

## 13 LAND AREA

Lot 1-3 of CSM - 17,528 square feet or 0.402 Acres  
Part of Lot 4 CSM - 288,796 square feet or 6.629 Acres  
Total - 306,324 square feet or 7.031 Acres

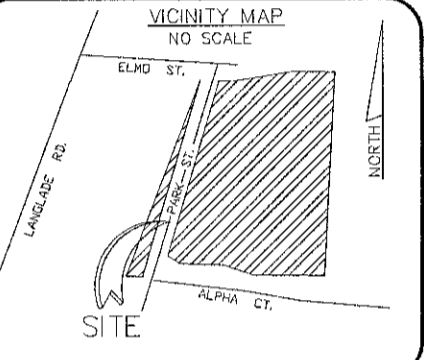
## 14 BUILDING AREA

Building 1: 49,925 square feet  
Building 2: 693 square feet  
Building 3: 58 square feet  
Building 4: 39 square feet

## 15 BUILDING HEIGHT

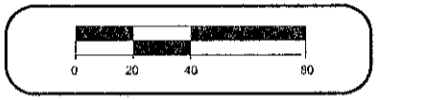
Building 1: Height 17 feet or 1 Story  
Building 2: Height 13 feet or 1 Story  
Building 3: Height 8 feet or 1 Story  
Building 4: Height 8 feet or 1 Story

## 16 VICINITY MAP



SCALE: 1" = 40'

## 17 NORTH ARROW / SCALE



## 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

## 18 ALTA/NSPS 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:  
FA Business Services, LLC DBA  
**CDS COMMERCIAL DUE DILIGENCE SERVICES**  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405.253.2444  
Toll Free: 888.457.7878

Drawn By: AJS  
Date: 5/16/2017  
Revision: Comments  
Surveyor (Ref.No): Antigo.dwg  
Date: 6/16/2017  
Revision: Certs  
Apprv By: AJS  
Date: 6/29/2017  
Revision: Certs/Title  
Field Date: 11/14/2016  
Date: 7/5/2017  
Revision: Addresses  
Scale: 1"=40'

Prepared For:  
Eastview Medical and Rehabilitation Center

Client Ref. No:

## 20 PROJECT ADDRESS

729 PARK ST., & 343 ELMO ST., ANTIGO, WI.  
Project Name:  
HealthCare Properties-43016  
CDS Project Number:  
16-09-0314.008

RECORD # 30602  
LANGLADE COUNTY SURVEYORS OFFICE  
DATE FILED: 8/30/17 BY: D. TRUSTY