

ALTA/ASCM LAND TITLE SURVEY

KNOWN AS N2237 STH "45", TOWN OF ROLLING, LANGLADE COUNTY, WISCONSIN

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, IN TOWNSHIP 30 NORTH, RANGE 11 EAST, DESCRIBED AS:
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID FORTY WITH THE EAST LINE OF UNITED STATES HIGHWAY "45"; THENCE EAST ON THE SOUTH LINE OF SAID FORTY A DISTANCE OF 600 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID HIGHWAY, A DISTANCE OF 600 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID FORTY, A DISTANCE OF 600 FEET TO THE EAST LINE OF SAID HIGHWAY; THENCE SOUTH ON THE EAST LINE OF SAID HIGHWAY A DISTANCE OF 600 FEET TO THE PLACE OF BEGINNING. (TOWN OF ROLLING, LANGLADE COUNTY, WISCONSIN)

APRIL 25, 2003 SMITH-ROBERTS NATIONAL CORPORATION SURVEY NO. 161012-WBN

- NOTES:
- BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 3 WHICH IS ASSUMED TO BEAR SOUTH 00° 15' 27" EAST
 - THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. LA-18095, EFFECTIVE DATE OF FEBRUARY 5, 2003, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - TRANSMISSION LINE EASEMENT BETWEEN GEORGE CALLSEN TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, DATED OCTOBER 7, 1964 AND RECORDED ON OCTOBER 20, 1964 AT 9:00 A.M., IN VOLUME 321 AT PAGE 84, AS DOCUMENT NO. 204582 OF LANGLADE COUNTY RECORDS. DOES NOT AFFECT SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED
 - EASEMENT AS CONTAINED IN WARRANTY DEED BETWEEN NICOLET COMMUNICATIONS, INCORPORATED, A WISCONSIN CORPORATION TO WISCONSIN PUBLIC SERVICE CORPORATION, RECORDED JUNE 14, 1985 AT 1:30 P.M., AS DOCUMENT NO. 270911 OF LANGLADE COUNTY RECORDS. DOES NOT AFFECT SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

SURVEYOR'S CERTIFICATE
THIS SURVEY IS MADE FOR THE BENEFIT OF: NEWRADIO GROUP, LLC AND CHICAGO TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

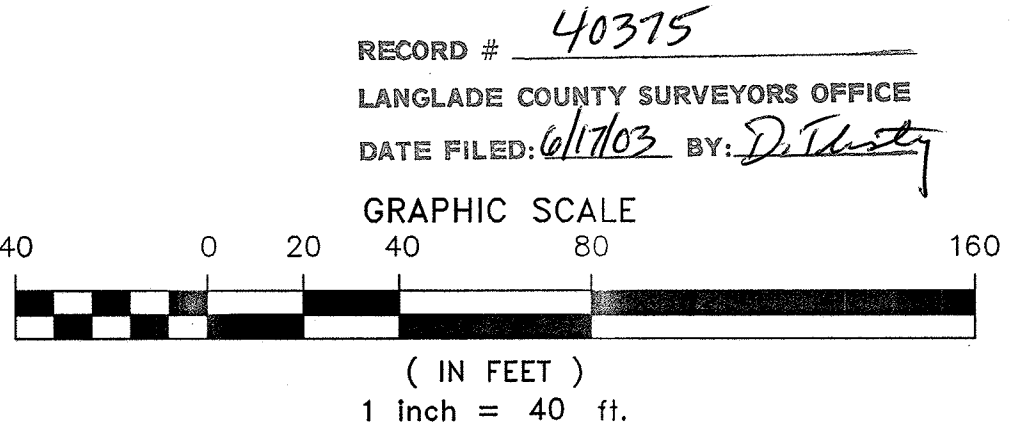
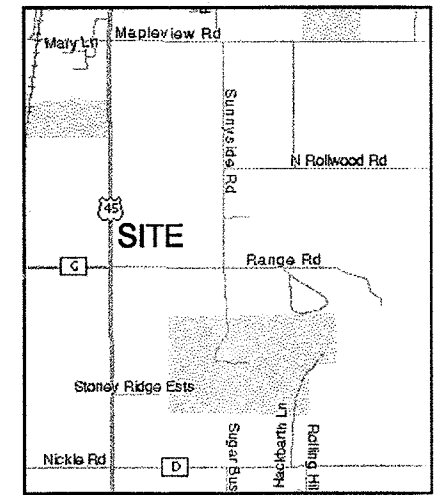
I, DONALD C. CHAPUT, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED ABOVE.

- I FURTHER CERTIFY THAT:
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
 - THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE LAWS REGULATING THE STATE OF WISCONSIN, AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A)(B)(C), 8, 9, 10, 11(A) AND 14 IN TABLE A CONTAINED THEREIN. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
 - THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. LA18095 WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2003 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
 - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 01658, WITH A DATE IDENTIFICATION OF SEPTEMBER 28, 1990, FOR COMMUNITY NO. 550576, IN LANGLADE COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
 - THE PROPERTY HAS DIRECT ACCESS TO S.T.H. "45", A DEDICATED PUBLIC HIGHWAY.
 - THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS ZERO, INCLUDING NO DESIGNATED HANDICAP SPACES.
 - EXCEPT AS SHOWN, ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

DONALD C. CHAPUT
REGISTERED LAND SURVEYOR S.1316
BROOKFIELD, WI

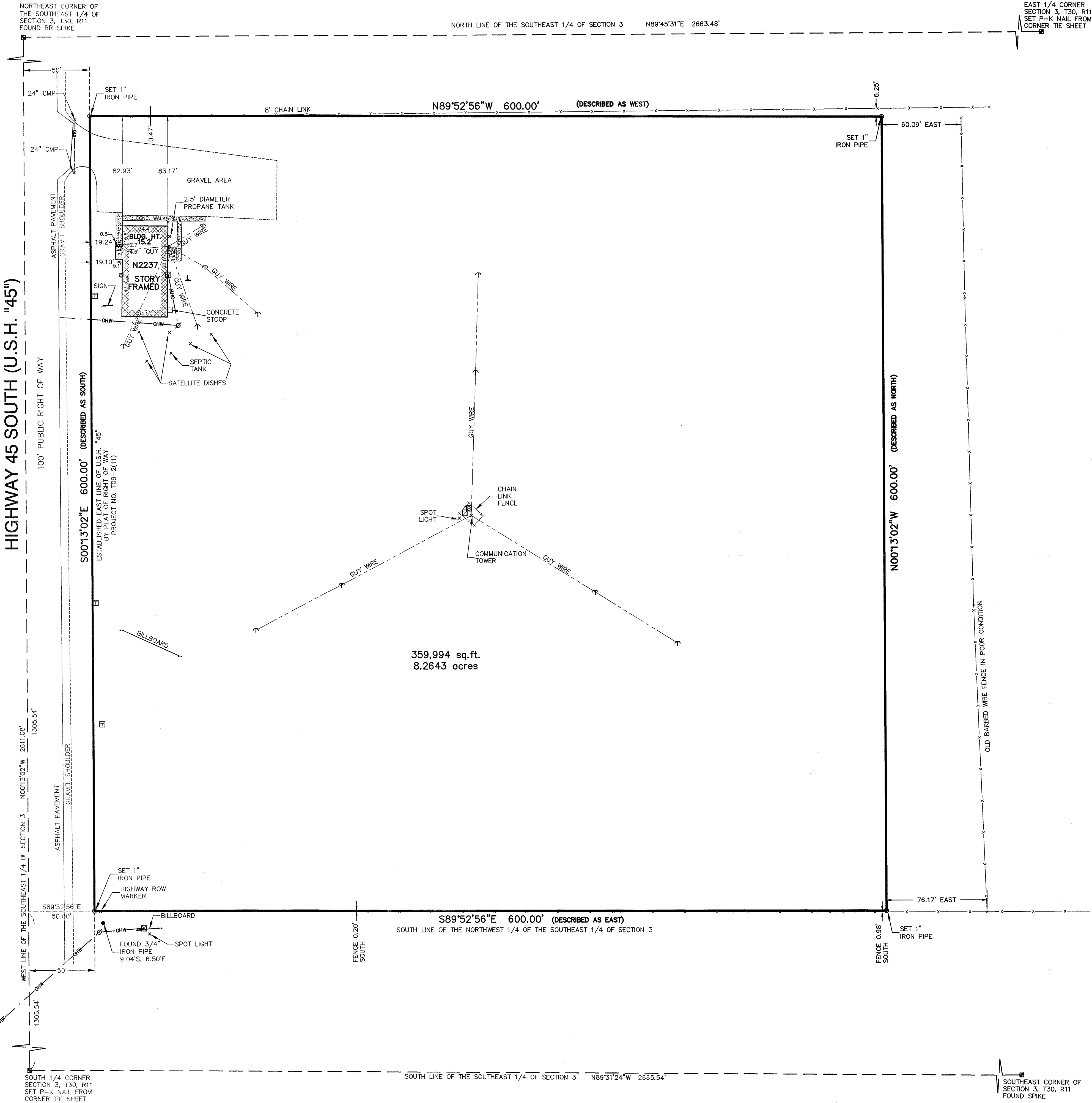
LEGEND

- ▲ BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- + SOIL BORING/MONITORING WELL
- † FLAGPOLE
- ⊕ MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- ⬢ TRAFFIC SIGNAL
- † RAILROAD CROSSING SIGNAL
- ⊕ CABLE PEDESTAL
- ⊗ POWER POLE
- ⌋ GUY POLE
- ↑ GUY WIRE
- ⊗ LIGHT POLE
- ⌋ GROUND OR OTHER SPOT SHOT
- ⬢ HANDICAPPED PARKING
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ FIBER OPTIC
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ STORM MANHOLE
- ⊕ ROUND INLET
- ⊕ SQUARE INLET
- ⊕ STORM SEWER END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR SEPTIC VENT
- ⊕ SANITARY INTERCEPTOR MANHOLE
- ⊕ MISCELLANEOUS MANHOLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER SERVICE CURB STOP
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ SHRUB
- - - - - EDGE OF TREES
- - - - - s - SANITARY SEWER
- - - - - st - STORM SEWER
- - - - - w - WATERMAIN
- - - - - g - MARKED GAS MAIN
- - - - - e - MARKED ELECTRIC
- - - - - o - OVERHEAD WIRES
- - - - - b - BUREAU ELEC. SERV.
- - - - - t - MARKED TELEPHONE
- - - - - tv - MARKED CABLE TV LINE
- - - - - fo - MARKED FIBER OPTIC



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HIGHWAY 45 SOUTH (U.S.H. "45")

National Survey & Engineering