

ALTA/ACSM LAND TITLE SURVEY

SITUATED ON C.T.H. "T" IN THE TOWN OF UPHAM, LANGLADE COUNTY, WISCONSIN.

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIVE (5), TOWNSHIP THIRTY-THREE (33) NORTH, RANGE ELEVEN (11) EAST, EXCEPT THAT PART DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID FORTY; THENCE EAST ON THE SOUTH LINE A DISTANCE OF FOUR HUNDRED NINETY-ONE (491) FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE CENTERLINE OF THAT CERTAIN POWER EASEMENT AS THE SAME IS RECORDED IN VOLUME 321 OF LANGLADE COUNTY RECORDS AT PAGE 84 TO THE NORTH LINE OF SAID FORTY; THENCE WEST TO THE NORTHWEST CORNER OF SAID FORTY; THENCE SOUTH ON THE WEST LINE OF SAID FORTY TO THE PLACE OF BEGINNING.
ALSO EXCEPTING LOT TWO (2) OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS AT PAGE 180, AS DOCUMENT NO. 270686 OF LANGLADE COUNTY RECORDS, BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIVE (5), TOWNSHIP THIRTY-THREE (33) NORTH, RANGE ELEVEN (11) EAST.

MAY 2, 2003 SMITH-ROBERTS NATIONAL CORPORATION SURVEY NO. 161013-THD

NOTES:

- BEARINGS ARE BASED ON THE EAST-WEST 1/4 LINE OF SECTION FIVE (5), TOWNSHIP THIRTY-THREE (33) NORTH, RANGE ELEVEN (11) EAST WHICH IS ASSUMED TO BEAR SOUTH 83°50'38" WEST
- THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. LA-18094, 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, 1984 AND RECORDED ON OCTOBER 20, 1984 AT 9:00 A.M. IN VOLUME 321 AT PAGE 84, AS DOCUMENT NO. 204582 OF LANGLADE COUNTY RECORDS. AFFECTS SITE BY LOCATION - SHOWN
 - 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. AFFECTS SITE BY LOCATION - SHOWN
- ACCORDING TO FLOOD INSURANCE RATE MAP OF THE COUNTY OF LANGLADE, COMMUNITY PANEL NO. 550576 01008, EFFECTIVE DATE OF SEPTEMBER 28, 1990, THIS SITE FALLS IN ZONE X (AREAS OUTSIDE OF THE 500 YEAR FLOOD)
- THERE ARE NO REGULAR PARKING SPACES OR HANDICAPPED SPACES MARKED ON THIS SITE
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS NOT ZONED
- 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. LA-18094 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. 01008, 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 C.T.H. "T", A DEDICATED PUBLIC STREET OR HIGHWAY.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS ZERO, INCLUDING ZERO 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
DONALD C. CHAPUT
REGISTERED LAND SURVEYOR
S-1316
5-1316
BROOKFIELD, WI

