

ALTA/ACSM LAND TITLE SURVEY

All of Lots 1 and 2 of Certified Survey Map No. 933, being located in the Southwest 1/4 of the Northeast 1/4, Section 13, T31N, R6E, City of Merrill, Lincoln County, Wisconsin.

LOT 1
C.S.M. 1527

S87°31'06"E 259.91'

LOT 1
C.S.M. 933

LOT 2
C.S.M. 933

PARCEL 1
C.S.M. 255

PARCEL 2
C.S.M. 255

PARCEL 3
C.S.M. 255

N88°21'19"W 257.49'

MARTIN STREET (60')

N00°19'22"W 403.87'

226.87'

20' BUILDING SETBACK LINE

SIGN

177.00'

MAIL BOXES

EXISTING GARAGE

CBO

EXISTING BUILDING
711 MARTIN DRIVE

CBO

EXISTING BUILDING
713 MARTIN DRIVE

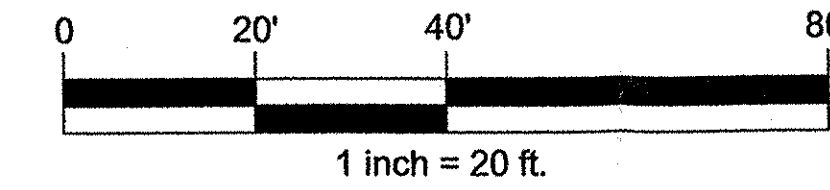
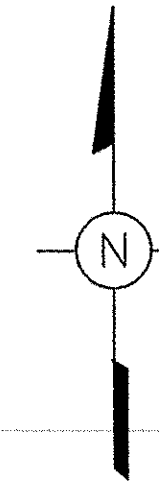
CBO

EXISTING GARAGE

EXISTING GARAGE

CBO

CBO



Bearings are referenced to the recorded Certified Survey Map No. 933.

LEGEND

- = 1" IRON PIPE FOUND
- = 3/4" IRON REBAR FOUND
- ⊗ = POWER POLE
- ⊕ = FIRE HYDRANT
- ⊞ = TRANSFORMER
- MHO = MANHOLE
- CBO = CATCH BASIN
- ▨ = CONCRETE PAVEMENT
- ▩ = ASPHALT PAVEMENT

GENERAL ZONING NOTES

1. Subject property is not within a flood hazard area as depicted on Flood Insurance Rate Map, Panel Number 555565 0001 B, dated July 20, 1998.
2. Area of subject property: 103,900 sq.ft. (2.39 Acres)
3. Subject property is zoned: R-IV - Multiple Family Residential District (Low Rise Apts.)
4. Setbacks: Front yard - 20 feet; Rear yard - 30 feet; Side yard - 20 feet
5. Total parking stalls: 22 stalls

SCHEDULE B TITLE EXCEPTION NOTES

This survey is based on a title report prepared by First American Title Insurance Company, Commitment No. DTI-11208-09 (Revision No. 1), dated October 21, 2009. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- ⑩ Reservations for easements, building setback lines and other matters shown on the recorded plat/Certified Survey Map of the subject property. Affects subject property as shown on this survey.
- ⑪ Utility Easement from Martin G. Reinke to Wisconsin Public Service Corporation and GTE North, Inc. dated 02/12/1992 and recorded 02/13/1992 in Volume 484 of Records, Page 687, as Document No. 317696. Affects subject property as shown on this survey.

LEGAL DESCRIPTION (Per Title Commitment No. DTI-11208-09, Revision No. 1)

Lot 1 and 2 of Certified Survey Map No. 933, in Volume 4 of Certified Survey Maps, on Page 296, as Document No. 349030; being part of Parcels 1 and 2 of Certified Survey Map No. 605; being part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 13, Township 31 North, Range 6 East, in the City of Merrill, Lincoln County, Wisconsin.

Tax Parcel Number: 34.0002.000.116.03.01
Property Address: 711-713 Martin Street

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Wisconsin certifies to WaterStone Bank SSB, its successors and/or assigns, Premier Real Estate Management, LLC, First American Title Insurance Company and Dominion Title LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 3, 4, 6, 7(c), 8, 9, 10, 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of the survey does not exceed that which is specified therein. The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Thomas M. Wood 12/2/09 Date
Thomas M. Wood S-1887



RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 14TH DAY OF December 20 09
Tony Dale
COUNTY SURVEYOR

L 472A

2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731



PROJECT:	PREMIER REAL ESTATE MANAGEMENT, LLC C/O DOMINION TITLE LLC
LOCATION:	711-713 MARTIN STREET CITY OF MERRILL, WISCONSIN
DESCRIPTION:	ALTA/ACSM LAND TITLE SURVEY
DATE	DATE
BY	BY
DESCRIPTION	DESCRIPTION
REV. NO.	REV. NO.

DRAWN BY: TMW
CHECKED BY:
DATE: 12/03/09
SHEET: 1
PROJECT-STATUS: DS-9008