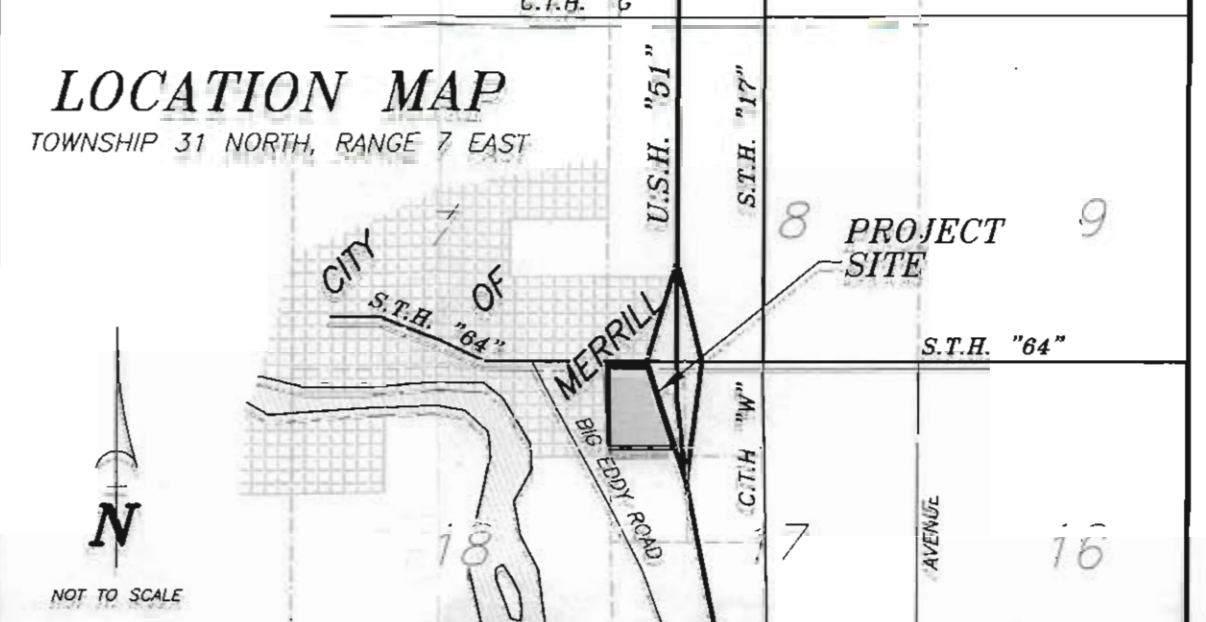


TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	—O— OVERHEAD POWER LINES	OO GAS VALVE
1-1/2" x 20" IRON SET	—C— UNDERGROUND ELECTRIC	□ EXIST STORM MANHOLE
CONCRETE FOUNDATION	—U— UNDERGROUND UTILITY	□ STORM VENT
2" IRON PIPE FOUND	—R— UNDERGROUND RIBBON OPTIC	□ EXIST SAND MANHOLE
CONCRETE FOUNDATION	—C— UNDERGROUND CABLE TV	□ EXIST SAN SEWER
2" IRON PIPE FOUND	—E— EXIST FENCE LINE	□ EXIST 30" SEWER
CONCRETE FOUNDATION	—C— EXIST 12" WATER MAIN	□ EXIST 18" WATER MAIN
CONCRETE FOUNDATION	—P— EXIST POWER POLE	□ EXIST 12" WATER MAIN
CONCRETE FOUNDATION	—L— EXIST LIGHT POLE	□ EXIST 8" WATER MAIN
CONCRETE FOUNDATION	—R— EXIST RIBBON OPTIC	□ EXIST 6" WATER MAIN
CONCRETE FOUNDATION	—E— EXIST ELECTRIC	□ EXIST 4" WATER MAIN
CONCRETE FOUNDATION	—C— EXIST CABLE TV	□ EXIST 3" WATER MAIN
CONCRETE FOUNDATION	—F— EXIST FENCE LINE	□ EXIST 2" WATER MAIN
CONCRETE FOUNDATION	—C— EXIST CONCRETE	□ EXIST 1" WATER MAIN
CONCRETE FOUNDATION	—C— EXIST CONCRETE	□ EXIST 1" WATER MAIN
CONCRETE FOUNDATION	—C— EXIST CONCRETE	□ EXIST 1" WATER MAIN



Storm Sewer

Station	Flow	Invert	Material	Diameter	Structure
1298+89	1294-28+00	1291-11+74	HP-1	1200	1297-81+74
1298+57	1293-43+00	1290-06+00	HP-2	1200	1287-21+14
1298+10	1288-17+00	1285-00+00	HP-3	1200	1283-16+14
1297+06	1283-17+00	1280-00+00	HP-4	1200	1279-16+14
1297+06	1278-48+00	1275-00+00	HP-4	1200	1275-16+14
1297+06	1273-00+00	1270-00+00	HP-4	1200	1270-16+14
1297+06	1268-00+00	1265-00+00	HP-4	1200	1265-16+14
1297+06	1263-00+00	1260-00+00	HP-4	1200	1260-16+14
1297+06	1258-00+00	1255-00+00	HP-4	1200	1255-16+14
1297+06	1253-00+00	1250-00+00	HP-4	1200	1250-16+14
1297+06	1248-00+00	1245-00+00	HP-4	1200	1245-16+14
1297+06	1243-00+00	1240-00+00	HP-4	1200	1240-16+14
1297+06	1238-00+00	1235-00+00	HP-4	1200	1235-16+14
1297+06	1233-00+00	1230-00+00	HP-4	1200	1230-16+14
1297+06	1228-00+00	1225-00+00	HP-4	1200	1225-16+14
1297+06	1223-00+00	1220-00+00	HP-4	1200	1220-16+14
1297+06	1218-00+00	1215-00+00	HP-4	1200	1215-16+14
1297+06	1213-00+00	1210-00+00	HP-4	1200	1210-16+14
1297+06	1208-00+00	1205-00+00	HP-4	1200	1205-16+14
1297+06	1203-00+00	1200-00+00	HP-4	1200	1200-16+14
1297+06	1198-00+00	1195-00+00	HP-4	1200	1195-16+14
1297+06	1193-00+00	1190-00+00	HP-4	1200	1190-16+14
1297+06	1188-00+00	1185-00+00	HP-4	1200	1185-16+14

Legal Description per Title Commitment No. 00011320, Effective Date - November 9, 2010:

The Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4), of Section Seventeen (17), in Township Thirty-one (31) North, of Range Seven (7) East, City of Merrill, Lincoln County, Wisconsin, less and except Volume 305, page 51 and Volume 586, page 380, and any part thereof used for roadway purposes.

Pin No.: 35.251.4.3107.172.9984 **Tax Key Number:** 34.0002.000.090.17.00

Surveyor's Description:

Part of the Northwest 1/4 of the Northwest 1/4, Section Seventeen (17), Township Thirty-one (31) North, Range Seven (7) East, City of Merrill, Lincoln County, Wisconsin described as follows:

Commencing at the Northwest corner of said Section 17; thence along the west line of the Northwest 1/4 of said Section 17, South 00 degrees 42 minutes 18 seconds East, 100.01 feet; thence along the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 17, South 89 degrees 56 minutes 16 seconds East, 33.00 feet to the point of beginning; thence along the south right-of-way line of S.T.H. 64, also being the south line of the north 100 feet of said Northwest 1/4 of the Northwest 1/4 as described in Volume 305, Page 51; South 89 degrees 56 minutes 16 seconds East, 805.37 feet, (recorded as South 89 degrees 56 minutes 16 seconds East, 810.40 feet); thence along the west right-of-way line of U.S.H. 21, South 16 degrees 52 minutes 28 seconds East, 1286.44 feet, (recorded as South 16 degrees 46 minutes 18 seconds East in Volume 305, Page 51); thence along the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 17, North 89 degrees 55 minutes 18 seconds West, 1189.01 feet, (recorded as 1203.91 feet); thence along the west line of the Northwest 1/4 of said Section 17, North 00 degrees 42 minutes 18 seconds West, 688.00 feet; thence along the south line of the west 32 feet of the north 637.93 feet also being the south right-of-way line of Pine Ridge Avenue, South 89 degrees 51 minutes 45 seconds East, 33.00 feet; thence along the east right-of-way line of Pine Ridge Avenue, North 00 degrees 42 minutes 18 seconds West, 536.03 feet to the point of beginning, containing 28.14 acres (1,225,951 square feet).

- Schedule B - Part II Exceptions per Title Commitment No. 00011320, Effective Date - November 9, 2010:**
- Exception 5 Right-of-Way Grant granted to Michigan Wisconsin Pipe Line Company recorded in Volume 229 on Page 169 as Document #192340. Affects the property - Blanket in nature - Shown on map as evidenced and occupied. Easement width is being amended to have a width of 80 feet, 25 feet on the westerly side and 55 feet on the southeasterly side of 6" diameter pipeline.
 - Exception 6 Transmission Line Easement granted to Wisconsin Public Service Corporation recorded in Volume 248 of Records on Page 123 as Document #203413. Affects the property - Shown on map.
 - Exception 7 Transmission Line Easement granted to Wisconsin Public Service Corporation recorded in Volume 248 of Records on Page 343 as Document #203749. Affects the property - Shown on map.
 - Exception 8 Utility Easement granted to Wisconsin Public Service Corporation recorded in Volume 131 of Deeds on Page 366 as Document #128999. Affects the property - Unlikely to find - Location is as stated only, width not stated.
 - Exception 9 Easement restrictions per the Common Council of the City of Merrill recorded in Volume 274 of Records on Page 261 as Document #215725. Affects the property - Blanket in nature.
 - Exception 10 Easements and access restrictions recorded in Volume 305 of Deeds on Page 511 as Document #228901. Affects the property - Shown on map.
 - Exception 11 Conveyance of rights in land by public utility recorded in Volume 306 of Records on Page 201 as Document #228998. Does not affect the property.
 - Exception 12 Conveyance of rights in land by public utility recorded in Volume 306 of Miscellaneous on Page 600 as Document #236685. Does not affect the property.
 - Exception 13 Utility Easement granted to General Telephone Company recorded in Volume 308 of Records on Page 227 as Document #230354. Affects the property - Shown on map.
 - Exception 14 Transmission Line Easement granted to Wisconsin Public Service Corporation recorded in Volume 541 of Records on Page 664 as Document #338668. Affects the property - Shown on map.
 - Exception 15 Abandonment of Agreement recorded in Volume 566 of Miscellaneous on Page 736 as Document #348530. Does not affect the property.
 - Exception 16 Supplement Electric Transmission Line Easement recorded in Document #430305. Affects the property - Shown on map.
 - Exception 17 Memorandum recorded as Document #469564. Affects property, non-survey related.
 - Exception 18 Rights of the public in that portion of the within described premises lying within the limits of the public roads and public rights way. Non survey related.

- Notes**
- This property is determined to be in Zone X (an area outside the 500-year floodplain), per Flood Insurance Rate Map for Lincoln County, Wisconsin, (unincorporated areas), Panel 195 of 300, Community-Panel Number 5505850195 C, Map Revised: March 3, 2003.
 - Property Tax Key Number is 34.0002.000.090.17.00. PIN is 35.251.4.3107.172.9984.
 - Property is located within the limits of the City of Merrill, Lincoln County, Wisconsin.
 - Property is currently zoned: Throughfare Commercial District.
 - Topographic Survey field work was performed November 11, 2010.
 - U.S.H. "21" mile marker 208 is located 1500 feet south of S.T.H. 64.
 - Minimum front yard shall be twenty-five (25) feet.
 - Minimum side yards shall be ten (10) feet, except when abutting a Residential District, then not less than twenty-five (25) feet.
 - Minimum rear yard shall be ten (10) feet, except when abutting a Residential District, then not less than twenty-five (25) feet.
 - No parking shall be permitted between the street right-of-way line and the building setback line prevailing in the zone in which the proposed parking area is to be located, except by conditional use permit through the Planning Commission. The resulting open area shall be planted in grass or otherwise landscaped to create a permanent green area.
 - In a shopping center or industrial park, one free-standing identification sign for each street upon which the development fronts that be permitted showing the name of said center or park and represented business or industries. The area of said sign shall not exceed sixty (60) square feet. Said sign shall not be permitted within twenty (20) feet of the right-of-way line of the street.
 - Property will be served by municipal water, sanitary sewer and storm sewer services.
 - Condition and depths for underground telephone, electric, and gas could not be determined.
 - All concrete curb isolated is 6 inch wide and high.
 - "Wooded Area" indicates areas where trees smaller than 24 inch diameter are located.
 - Zoning could not be obtained from the Town of Pine River for the surrounding parcels.
 - Accuracy can be impacted by winter conditions, i.e. snow cover and frost heave. Martenson & Eisele, Inc. makes no warranty for inaccuracies caused by these winter conditions.
 - Utility and lateral locations shown are based on field markings by locating companies and the City of Merrill, and/or mapping from the respective utility. Therefore the locations shown on this drawing cannot be guaranteed. Contact "Diggers Hotline" and the City of Merrill prior to construction.

Certification:

This is to certify to

First American Title Insurance Company
 Otter Creek Development Corporation
 La Macchia Group
 Park City Credit Union
 and ANR Pipeline

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. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance. Area as shown and as described above has an error of closure of 0.01 feet in 3000 feet.

Dated this 17th day of November, 2010.

Gary A. Zangher, Registered Wisconsin Land Surveyor - S-2098

Martenson & Eisele, Inc.
 Planning
 1477 Milway Road
 Merrill, WI 54452
 www.martenson-eisele.com
 info@martenson-eisele.com
 Engineering
 920/751.0381 T 920/236.0381
 Architecture

NO.	DATE	REVISION
1	12/29/2010	SCHEMATIC
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ALTA/ACSM LAND TITLE SURVEY
 Part of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 31 North, Range 7 East, City of Merrill, Lincoln County, Wisconsin.

Survey for: LaMacchia Group
 Attn: Don LaMacchia
 107 N. Milwaukee Street
 Milwaukee, WI 53202

SCALE	DATE
1"=60'	11/12/2010

COMPUTER FILE
 33156@alta.owg

DRAWING NO.
 331-569

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 23rd DAY OF December 2010
 Gary A. Zangher
 COUNTY SURVEYOR

L485A