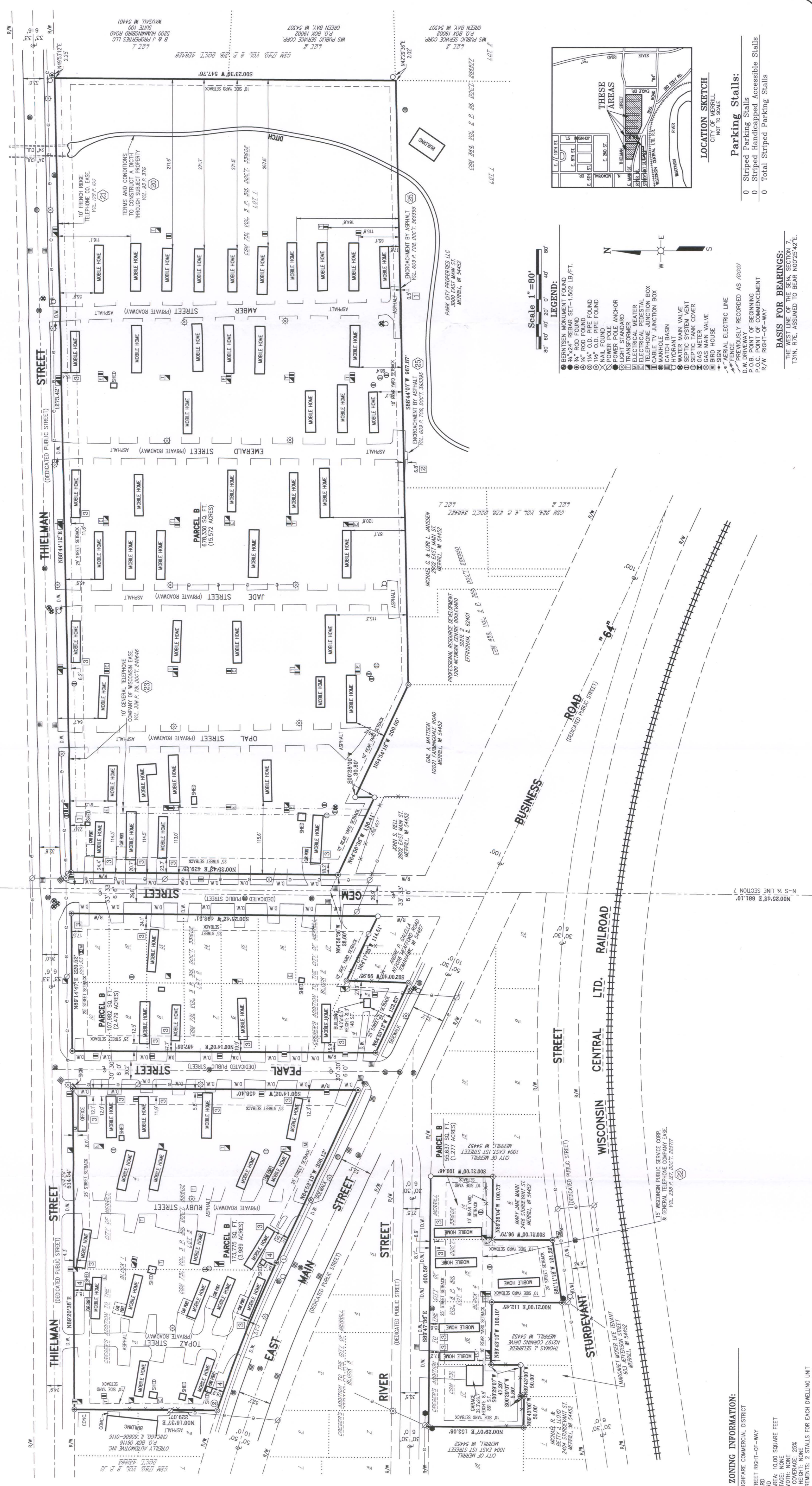


LAMPERT-LEE & ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 10968 Highway 54 East • Wisconsin Rapids, WI 54484-8718
 715-424-3131 or 715-344-0068 • FAX 715-423-8774

ESP GROUP, INC.
 DRAWN BY: JIM BRASEL
 FIELD DATA BY: D.S.
 DATE: 5/1/12
 CHECKED BY: J.L.I. DATE: 5/23/12
 DWG. DATE: MAY 15, 2012
 PROJECT NO. 12-58
 PLAN SHEET 2 OF 2
 SHEET(S) 2 OF 2

ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR:
Badger WI MHP Project
 DATE: May 18, 2012
 Project No. 201200683, 002
 Sheet 2 of 2



BASIS FOR BEARINGS:
 THE BEARINGS OF THIS SURVEY ARE BASED UPON THE
 T31N, 87E, ASSUMED TO BEAR N0075°42'E.

LOCATION SKETCH
 CITY OF MERRILL
 NOT TO SCALE

Parking Stalls:
 0 Striped Parking Stalls
 0 Striped Handicapped Accessible Stalls
 0 Total Striped Parking Stalls

ZONING INFORMATION:
 ZONED THOROUGHFARE COMMERCIAL DISTRICT
 SETBACKS:
 25' FROM STREET RIGHT-OF-WAY
 10' SIDE YARD
 10' SIDE YARD
 MINIMUM LOT AREA: 10,000 SQUARE FEET
 MINIMUM FRONTAGE: NONE
 MAX. BUILDING COVERAGE: 25%
 MAX. BUILDING HEIGHT: NONE
 PARKING REQUIREMENTS: 2 STALLS FOR EACH DWELLING UNIT

FLOOD NOTE:
 This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 500600041D, which bears an effective date of August 10, 2011 and is not in a Special Flood Hazard Area. By telephone call dated May 4, 2012 to the National Flood Insurance Program (800-638-6620) we were advised that this property is not in a Special Flood Hazard Area. The surveying was performed to determine this zone and on the information provided may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

- CURVE TABLE -

CURVE NO.	LOT NO.	RADIUS	CHORD BEARING	TANGENT BEARING	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
1-2	18-111	1959.88	N62°25'46"W	N64°42'31"W	07°26'50"	254.55'	294.37'

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 20TH DAY OF January 2012
 [Signature]
 COUNTY SURVEYOR

WISCONSIN LAND SURVEYOR
 Thomas J. Tuzinski
 8-2036
 Ambush Junction, WI

- Items Corresponding to Schedule B-II:**
20. Easement as contained in that instrument dated June 11, 1917, and recorded in the office of the Register of Deeds for Lincoln County, Wisconsin, on June 20, 1917, in Volume 93 of Records, on Page(s) 376, shown on Certified Survey Map No. 731, (Plotted) (Affects Parcel B of subject property).
 21. Easement as contained in that instrument dated November 17, 1926, and recorded in the office of the Register of Deeds for Lincoln County, Wisconsin, on December 31, 1926, in Volume 109 of Misc., on Page(s) 100, and shown on Certified Survey Map No. 731. (Plotted) (Affects Parcel B of subject property).
 22. Underground Electric Distribution System Easement as contained in that instrument dated November 1, 1972, and recorded in the office of the Register of Deeds for Lincoln County, Wisconsin, on November 13, 1972, in Volume 298 of Records on Page(s) 127, as Document No. 225717. (Plotted) (Affects Parcel B of subject property).
 23. Individual Conveyance of Easement as contained in that instrument dated May 9, 1977, and recorded in the office of the Register of Deeds for Lincoln County, Wisconsin, on May 20, 1977, in Volume 336 of Records, on Page(s) 731, as Document No. 245646, and shown on Certified Survey Map No. 731. (Plotted) (Affects Parcel B of subject property).
 24. Conditions, Limitations and Covenants as contained in that Agreement dated November 29, 1982, and recorded in the office of the Register of Deeds for Lincoln County, Wisconsin, on December 2, 1982, in Volume 385, on Page(s) 632, as Document No. 271300. (Not plotted, blanket in nature) (Affects Parcel B of subject property).
 25. Encroachments as disclosed in that Warranty Deed dated March 31, 1988, and recorded in the office of the Register of Deeds for Lincoln County, Wisconsin, on April 6, 1988, in Volume 609 of Records, on Page(s) 708, as Document No. 385395. (Plotted) (Affects Parcel B of subject property).
 26. Grant of Easement between Badger Portfolio, LLC (owner) and Charter Cable Partners, LLC (operator) as contained in that instrument dated May 17, 2008, and recorded in the office of the Register of Deeds for Lincoln County, Wisconsin, on June 22, 2009, as Document No. 475941. (Not plotted, blanket in nature) (Affects Parcel B of subject property).
 28. Rights of the public and private rights of others entitled thereto in and to the use of the portion of the premises that may be within the boundaries of any highway, public road, street, alley or other public way. (Not plotted) (Does not affect Parcel B of subject property).

Table A:

- Item 15: Orthophotography or photogrammetry were not used in completing this survey.
 Item 16: At the time field work was performed, there was no evidence of earth moving work, building construction, or building additions within recent months.
 Item 17: No proposed changes to street, right-of-way lines found.
 Item 18: No observed evidence of site being used as a solid waste dump, sump or sanitary landfill.

Significant Observations:

- 1 Possible Encroachment by subjects asphalt pavement onto adjacent lands to the South by 0.5 feet.
- 2 Possible Encroachment by subjects asphalt pavement onto adjacent lands to the South by 6.8 feet.
- 3 Possible encroachment by mobile home into 25' street setback area. (See drawing for distances)
- 4 Possible encroachment by shed into 25' street setback area. (See drawing for distances.)

Utility Information:

Utilities were located by observed evidence.

Miscellaneous Notes:

1. All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications.
2. There were no cemeteries or burial grounds observed in the field or information regarding cemeteries or burial grounds found in the recorded documents provided.
3. All setbacks shown are building setbacks.
4. This ALTA/ACSM Land Title Survey is based on First American Title Insurance Company's Title Commitment Number NCS-541322-CHI2 with an effective date of April 19, 2012 at 7:30 A.M.
5. Flood note: Zone X - Area determined to be outside the 0.2% annual chance floodplain.
6. The subject property has fifty-one (51) driveways with direct access to Thielen Street, East Main Street, Pearl Street, Gem Street, River Street & Sturdevant Street.
7. Address of the property was observed in the field.
8. As of the date of the fieldwork, May 1, 2012, there are 74 mobile homes located on Parcel B of the subject property.

Record Description

This description describes the same property as Parcel B insured in First American Title Insurance Company Commitment Number NCS-5541322-CHI2 with an effective date of April 19, 2012 at 7:30 A.M.

Parcel B:

Lots One (1), Two (2), Three (3) and Four (4) of Certified Survey Map No. 731, recorded in the office of the Register of Deeds for Lincoln County, Wisconsin, on January 10, 1994, in Volume 3 of Certified Survey Maps, page 315, as Document No. 331602; being part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and also Lots 3-17 of Block 2, and Lots 3 & 4 of Block 1, and Lots 5, 14, 15 and the North 100' of Lots 16 & 17 of Block 4, of Creger's Addition, all in Section 7, Township 31 North, Range 7 East, City of Merrill, Lincoln County, Wisconsin.
 Part of Lot 4 CSM #731:
 PIN No.: 35.251.4.3107.073.0062
 Tax Parcel No: 34.0018.000.551.00.00
 PIN No.: 35.251.4.3107.073.0059
 Tax Parcel No: 34.0018.000.549.00.00
 PIN No.: 35.251.4.3107.073.0057
 Tax Parcel No: 34.0018.000.547.02.00
 PART of Lot 1 CSM #731:
 PIN No.: 35.251.4.3106.182.0112
 Tax Parcel No: 34.0001.000.088.01.00
 PART of Lot 2 CSM #731:
 PIN No.: 35.251.4.3107.073.0044
 Tax Parcel No: 34.0018.000.514.00.00
 PART of Lot 3 CSM #731:
 PIN No.: 35.251.4.3107.073.0045
 Tax Parcel No: 34.0018.000.515.00.00

ALTA/ACSM Land Title Survey

**Badger WI MHP Project
 B&C Project No. 201200683, 002
 Site Name: Whispering Pines
 2800 E Main Street, Merrill, WI**

based upon Title Commitment No. NCS-541322-CHI2 of First American Title Insurance Company bearing an effective date of April 19, 2012 at 7:30 A.M.

Surveyor's Certification

To: Badger Portfolio, LLC; CapitalSource Bank, its successors and/or assigns; First American Title Insurance Company; and Bock & Clark Corporation.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(c), 7(d), 8, 9, 11(a), 13, 14, 15, 16, 17, 18 and 21 of Table A thereof. The field work was completed on May 1, 2012.



Thomas J. Trzinski
 Registration No. 2636
 In the State of Wisconsin
 Date of Survey: May 15, 2012
 Date of Last Revision: May 30, 2012
 Network Project No. 201200683-002

Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 537 North Cleveland-Massillon Road
 Akron, Ohio 44333
 Phone: (800) SURVEYS, Fax: (330) 666-3608 www.1800surveys.com



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DRAWN BY: JIM BRASEL
 FIELD DATA BY: D.S.
 DATE: 5/1/12
 CHECKED BY: T.A.T. DATE: 5/23/12
 DWG. DATE: MAY 15, 2012
 DWG. NO. 9236-C-1-D
 PROJECT NO. 12-58
 PLAN SHEET SHEET 1
 OF 2 SHEET(S)

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
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RECEIVED BY LINCOLN COUNTY
 SURVEYOR THIS 20th DAY
 OF January 2012
 County Surveyor