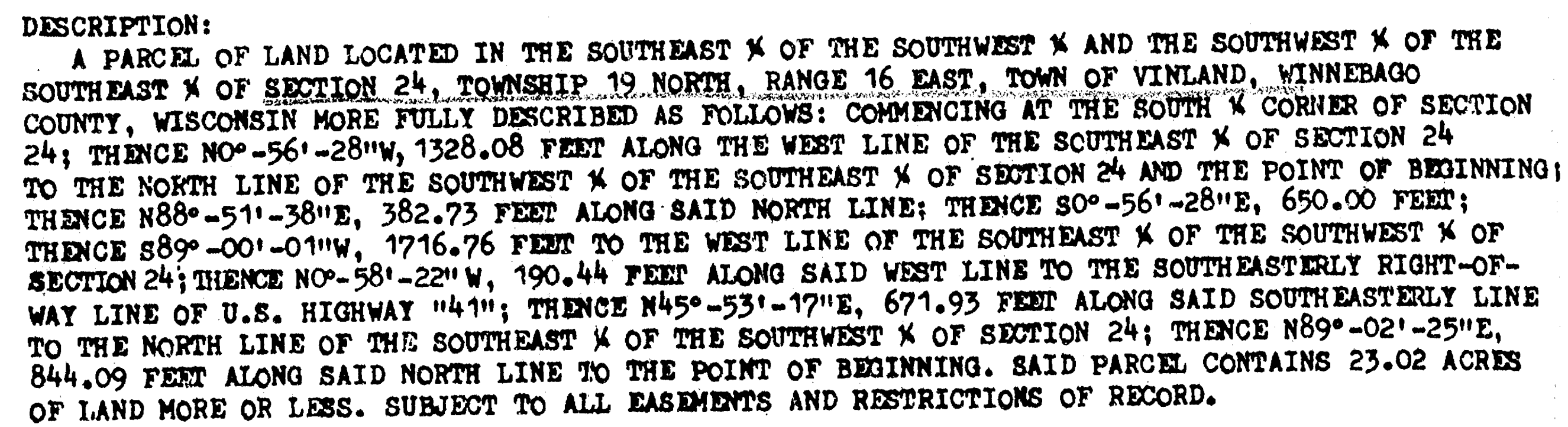
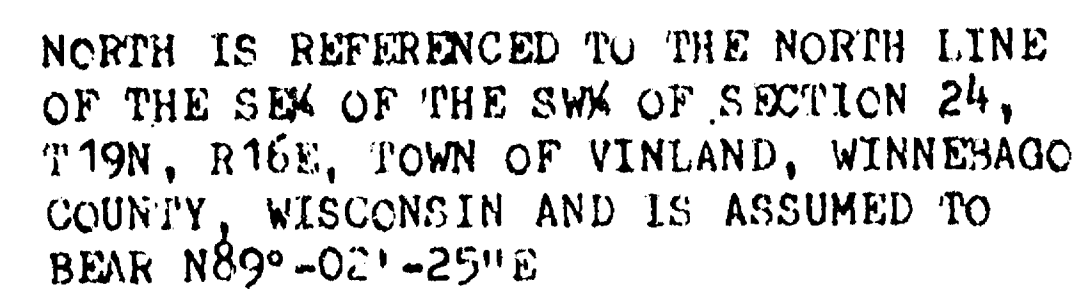
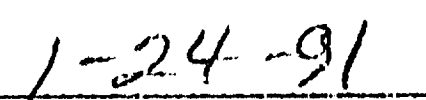




—x—x—x—x— = EXISTING FENCE LINE



TOLERANCES (EXCEPT AS NOTED)	REVISIONS			COLDWELL BANKER SCHWAB REALTY ATTN: JOHN I. FREUND 2129 JACKSON DRIVE, OSHKOSH, WIS. 54901		
	NO	DATE	BY			
DECIMAL	1			CAROW LAND SURVEYING CO. INC. 1857 W. WISCONSIN AVE. P.O. BOX 1297 APPLETON, WIS. 54912-1297		
1	2					
FRACTIONAL	3			DRAWN BY		MATERIAL
1	4			BY TT EC	SCALE 1"=100'	
				CHK'D	DATE	DRAWING NUMBER
ANGULAR	5			/	1-24-91	
1	6			TRACED	APP'D	B911.24

Sec. 24 T19N R16E

LEGEND

- IRON PIN FOUND
- R. R. SPIKE FOUND
- P. K. NAIL FOUND
- STONE FOUND
- FENCE POST FND. & USED
- IRON PIPE SET, 1" x 24"
- R. R. SPIKE SET
- P. K. NAIL SET
- BREAK POINT
- POWER POLE
- FENCE LINE

STATEMENT OF ENCROACHMENTS

At the time of this survey no encroachments were observed and therefore none are shown hereon.

GENERAL NOTES

- 1.) All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.

ZONING DATA

Zoning Classification: The property is Zoned A-2 (General Agriculture) with a Conditional Use Permit for B-3 (Business Commercial).

Setbacks: The setback lines are as shown on this map.

THE ZONING INFORMATION REGARDING PERMITTED USES, HEIGHT, BULK, DENSITY AND PARKING RESTRICTIONS ARE SUBJECT TO PROPOSED USE AND SHOULD BE DIRECTED TO THE LOCAL ZONING ADMINISTRATOR. (Ms. Jeanne Luebke)

SOURCE: The above information was obtained by telephone from Ms. Jeanne Luebke who is the Zoning Administrator for the Town of Vinland, Winnebago County, Wisconsin. (phone: 414-233-3035)

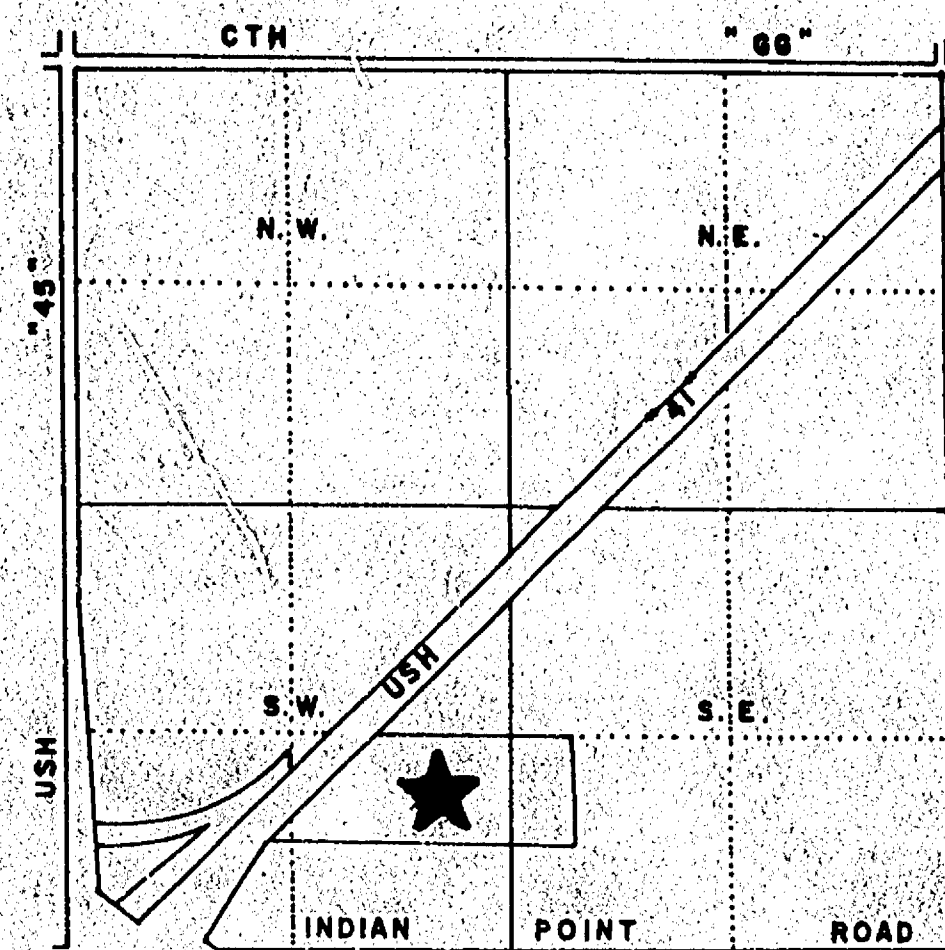
* NOTES CORRESPONDING TO SCHEDULE B, SECTION 2*

3. No easement of public record for underground telephone along South property line as plotted hereon.
7. Easement dated October 29, 1924 and recorded in said Register's Office on November 10, 1924 at 8:18 A.M. in Volume 378 on page 124 does not affect subject parcel and is not plotted.
9. Subject to terms of the State Highway Commission of Wisconsin, Establishing Certain Controlled-Access Highways in Winnebago County, Wisconsin, dated January 6, 1960 at 8:52 A.M. in Volume 940 on page 618 as Document No. 273219 is plotted hereon and referenced as "No Access Restriction."

SHED LOCATIONS

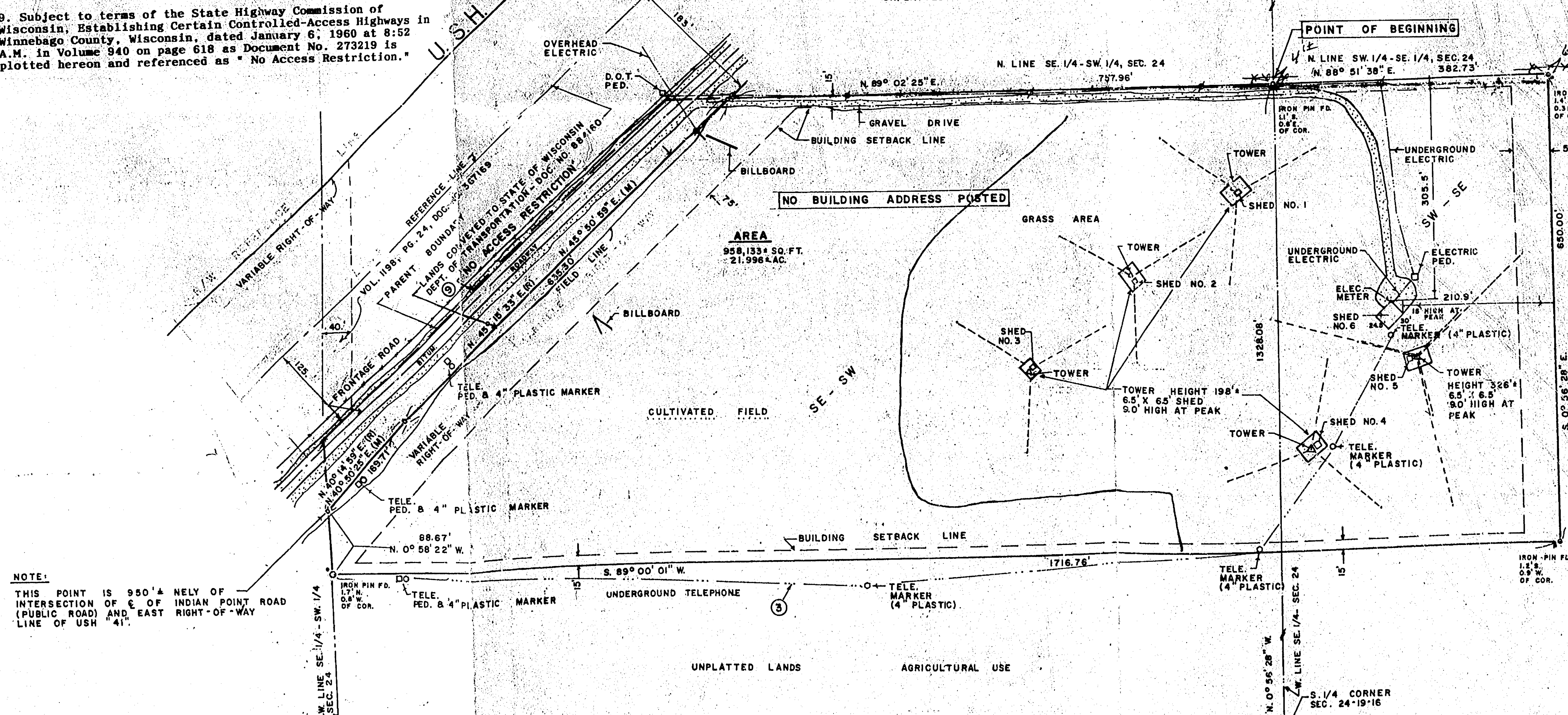
1. SHEDS 1 - 5 LOCATED INSIDE FENCED AREA WHICH WAS LOCKED.
 2. EXACT LOCATION OF SHEDS 1 - 5 ARE ESTIMATED.
- SHED NO. 1 IS 148' SOUTH OF NORTH PROPERTY LINE AND 441' WEST OF EAST PROPERTY LINE.
- SHED NO. 2 IS 285' SOUTH OF NORTH PROPERTY LINE AND 592' WEST OF EAST PROPERTY LINE.
- SHED NO. 3 IS 262' NORTH OF SOUTH PROPERTY LINE AND 741' WEST OF EAST PROPERTY LINE.
- SHED NO. 4 IS 148' NORTH OF SOUTH PROPERTY LINE AND 341' WEST OF EAST PROPERTY LINE.
- SHED NO. 5 IS 280' NORTH OF SOUTH PROPERTY LINE AND 200' WEST OF EAST PROPERTY LINE.

SCALE 1" = 100'
0' 50' 100'



SECTION 24 - 19 - 16

BEARINGS REFERENCED TO ASSUMED
N. 0° 56' 28" W. ALONG W. LINE SE. 1/4
SECTION 24, AS PER LEGAL DESCRIPTION.



NOTE:
THIS POINT IS 950' NELY OF
INTERSECTION OF E. OF INDIAN POINT ROAD
(PUBLIC ROAD) AND EAST RIGHT-OF-WAY
LINE OF U.S. 41.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
ZONE C of the Flood Insurance Rate Map, Community Panel No.
550537-0100C, which bears an effective date of
7-23-87 and is not in a Special Flood Hazard Area. By telephone
call dated 7-28-97 to the National Flood Insurance Program (800-438-
6620) we have learned this community does/does not currently participate in
the program. No field surveying was performed to determine this zone and
an elevation certificate may be needed to verify this determination or apply
for a variance from the Federal Emergency Management Agency.

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Bock & Clark.

LEGAL DESCRIPTION

Situated in the State of Wisconsin, County of Winnebago, Town of Vinland, in the SE. 1/4 of the SW. 1/4 and the SW. 1/4 of the SE. 1/4 of Section 24, T.19 N., R.16 E., and further bounded and described as follows:

Commencing at the South 1/4 corner of said Section 24; thence N. 0° 56' 28" W. along the West line of the SE. 1/4 of Section 24, 1328.08 feet to an iron pipe set at the Northwest corner of said SW. 1/4 of the SE. 1/4 of Section 24 and the point of beginning of parcel to be described;

Thence N. 88° 51' 38" E., along said North line of the SW. 1/4 of the SE. 1/4, 382.73 feet to an iron pipe set;

Thence S. 0° 56' 28" E., 650.00 feet to an iron pipe set;

Thence S. 89° 00' 01" W., 1716.76 feet to an iron pipe set on the West line of aforesaid SE. 1/4 of the SW. 1/4 of Section 24;

Thence N. 0° 58' 22" W., along said West line, 888.87 feet (formerly a total recorded distance of 190.44 feet) to an iron pipe set on the Southeastly right-of-way line of U.S. Highway No. 41 as the same was relocated by Warrant Deed to the State of Wisconsin, Department of Transportation, dated July 25, 1994 and recorded August 16, 1994 as Document No. 884160;

Thence N. 40° 50' 25" E. (formerly recorded as N. 40° 14' 59" E.), along said right-of-way line, 169.71 feet to an iron pipe set;

Thence N. 45° 50' 59" E. (formerly recorded as N. 45° 15' 33" E.), continuing along said right-of-way line, 635.30 feet to an iron pipe set on the North line of aforesaid SE. 1/4 of the SW. 1/4 of Section 24;

Thence N. 89° 02' 25" E., along said North line, 757.96 feet (formerly a total distance of 844.09 feet) to the point of beginning.

Said parcel contains 21.996 acres.

NOTE: The above legal description describes the same property as insured in the Commonwealth Land Title Insurance Company Commitment No. 971316, effective date, July 15, 1997 at 8:00 A.M., and is also the same property as in Warrant Deed to present owners, VALUE RADIO CORP., as recorded February 12, 1997 as Document No. 961467.

ALTA/ACSM LAND TITLE SURVEY

Baker & Daniels Project

B & C Site No. 97579 - 1

Indian Point Road, Winnebago, Wisconsin

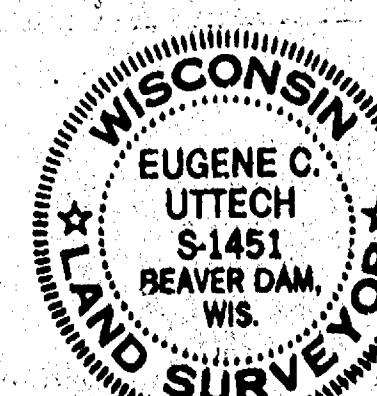
Based Upon Title Commitment No. 971316
of Commonwealth Land Title Insurance Company
bearing an effective date of JULY 15, 1997

Surveyor's Certification

To: VALUE RADIO CORP. (OWNER);
CUMULUS BROADCASTING (BUYER); Commonwealth
Land Title Insurance Company; and Bock & Clark.

The undersigned hereby certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Commonwealth Land Title Insurance Company Commitment No. 971316 dated 7/15/97 at 8:00 A.M. and was made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992; (ii) in accordance with the "AGREEMENT and Survey Requirements for Baker & Daniels Project Surveys" dated June 23, 1997 and includes items 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11, and 13 of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Urban Survey.

Eugene C. Uttech
Eugene C. Uttech
Registered Land Surveyor No. S-1451
in the State of Wisconsin
Date of Survey: July 28, 1997
Date of Last Revision: Sept. 2, 1997
Network Project No. 97579 - 1



PREPARED BY:
UTTECH LAND SURVEYING
P.O. Box 594
Beaver Dam, Wisconsin 53916
(414) 885-5339

Job No. 97-3645

BOCK & CLARK'S NATIONAL SURVEYORS NETWORK
(800-SURVEYS) (800-787-8397) (FAX: 330-666-3608)
537 N. CLEVELAND - MASSILLON RD., AKRON, OHIO 44333

Town of VINLAND SEC 24 T19N R16E

WINNEBAGO Co. Surveyor's File

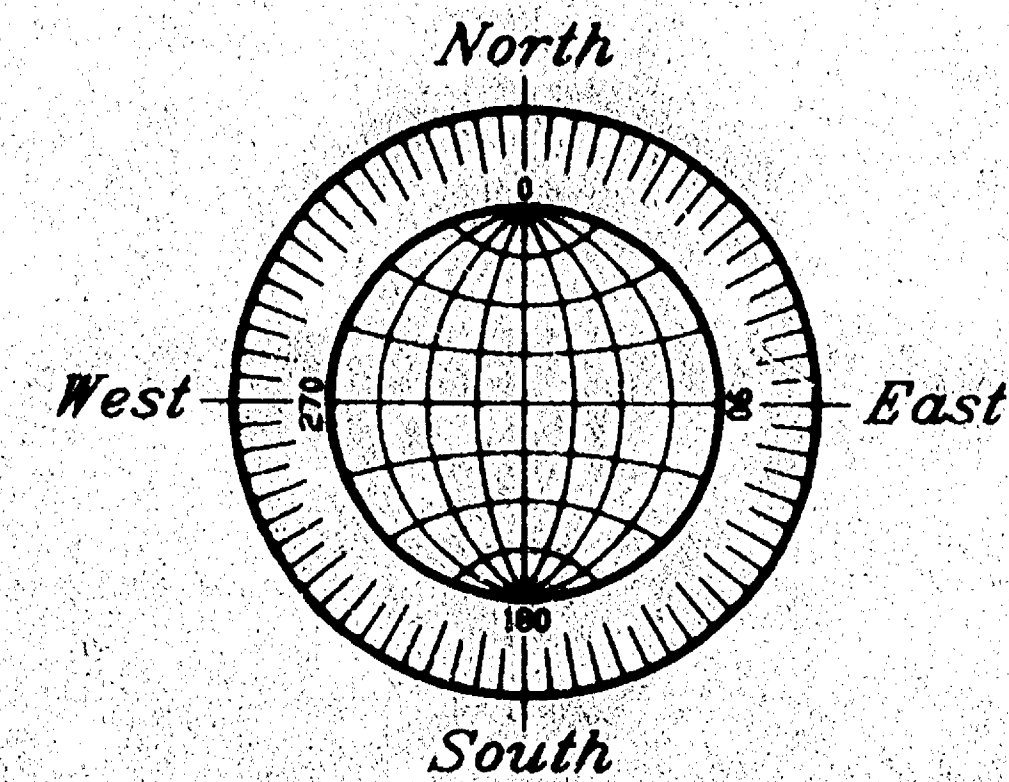
N.W. CORNER
SECTION 24-19-14
(BERNTSEN MONUMENT)

JACQUIS ROAD 66.0 FT.

RIGHT OF WAY LINE

2617.52' BETWEEN SECTION CORNERS

N. 1/4 CORNER
SECTION 24-19-14
(BERNTSEN MONUMENT)



GRAPHIC SCALE

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE N.W. 1/4 OF SECTION 24-19-14, WHICH HAS AN ASSUMED BEARING OF NORTH 89°10'19" EAST.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

○ DENOTES 3/4 INCH DIAMETER IRON ROD 24 INCHES LONG SET, WEIGHING 1.50 LBS PER LINEAL FOOT.

● DENOTES 1 INCH DIAMETER IRON PIPE FOUND.

() DENOTES RECORD DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

PLAT OF SURVEY

SITUATED ALONG QUIGLEY ROAD AND JACQUIS ROAD, THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, T19N, R14E, IN THE TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: THE WEST 330 FEET OF THE NORTH 660 FEET OF THE SOUTH 2070 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SAID SECTION, THENCE NORTH 89°10'19" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 1308.76 FT., THENCE SOUTH 00°16'25" EAST ALONG THE WEST LINE OF LOT 1 IN CERTIFIED SURVEY MAP NO. 2855, THE WEST LINE OF LOT 1 IN CERTIFIED SURVEY MAP NO. 3494, THE EAST LINE OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION AND THE EAST LINE OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 1985.14 FT., THENCE SOUTH 89°04'51" WEST ALONG THE SOUTH LINE OF THE NORTH 3/4 OF THE WEST 1/2 OF THE N.W. 1/4 OF SAID SECTION 1314.23 FT., THENCE NORTH 00°06'59" WEST ALONG THE WEST LINE OF SAID 1/4 SECTION 747.79 FT., THENCE NORTH 89°03'02" WEST 330.00 FT. TO A POINT ON THE WEST LINE OF SAID 1/4 SECTION, THENCE NORTH 00°06'59" WEST ALONG SAID LINE 579.51 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 54.7971 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

APRIL 26, 1999

SURVEY FOR MARTIN MUSCAVITCH

NO. 3465

24 19 14

Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or otherwise title thereto, within one (1) year from the date hereof.

5-18-99
Date

Reinhard Roehlig, Registered
Land Surveyor S-1368



APRIL 26, 1999

ROEHLIG

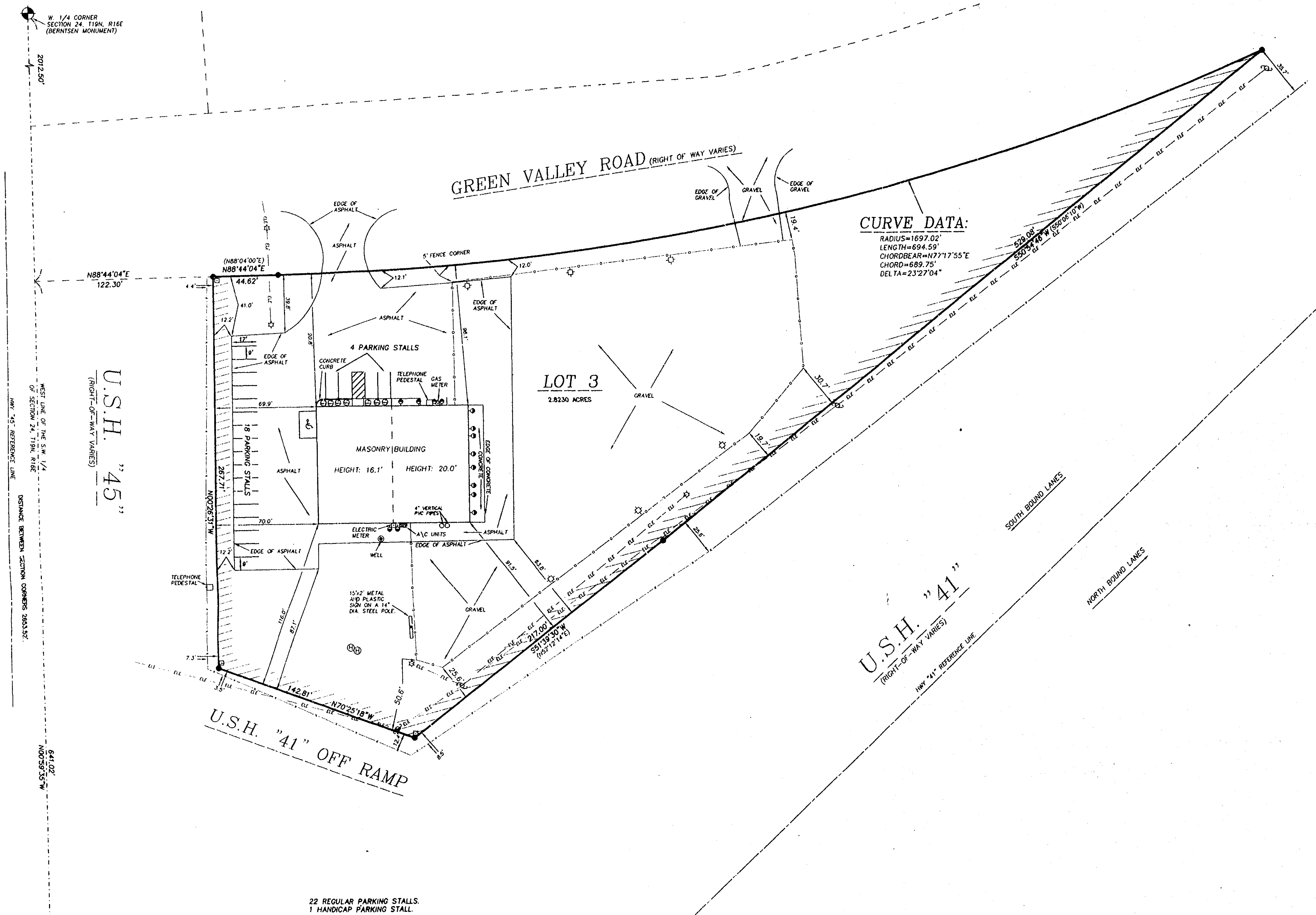
LAND SURVEYING
&
CONSULTING LTD.

4041 State Road 91 • Oshkosh WI • 54904
(920) 233-2884

NO. 3465

Sec 24 T19N R16E

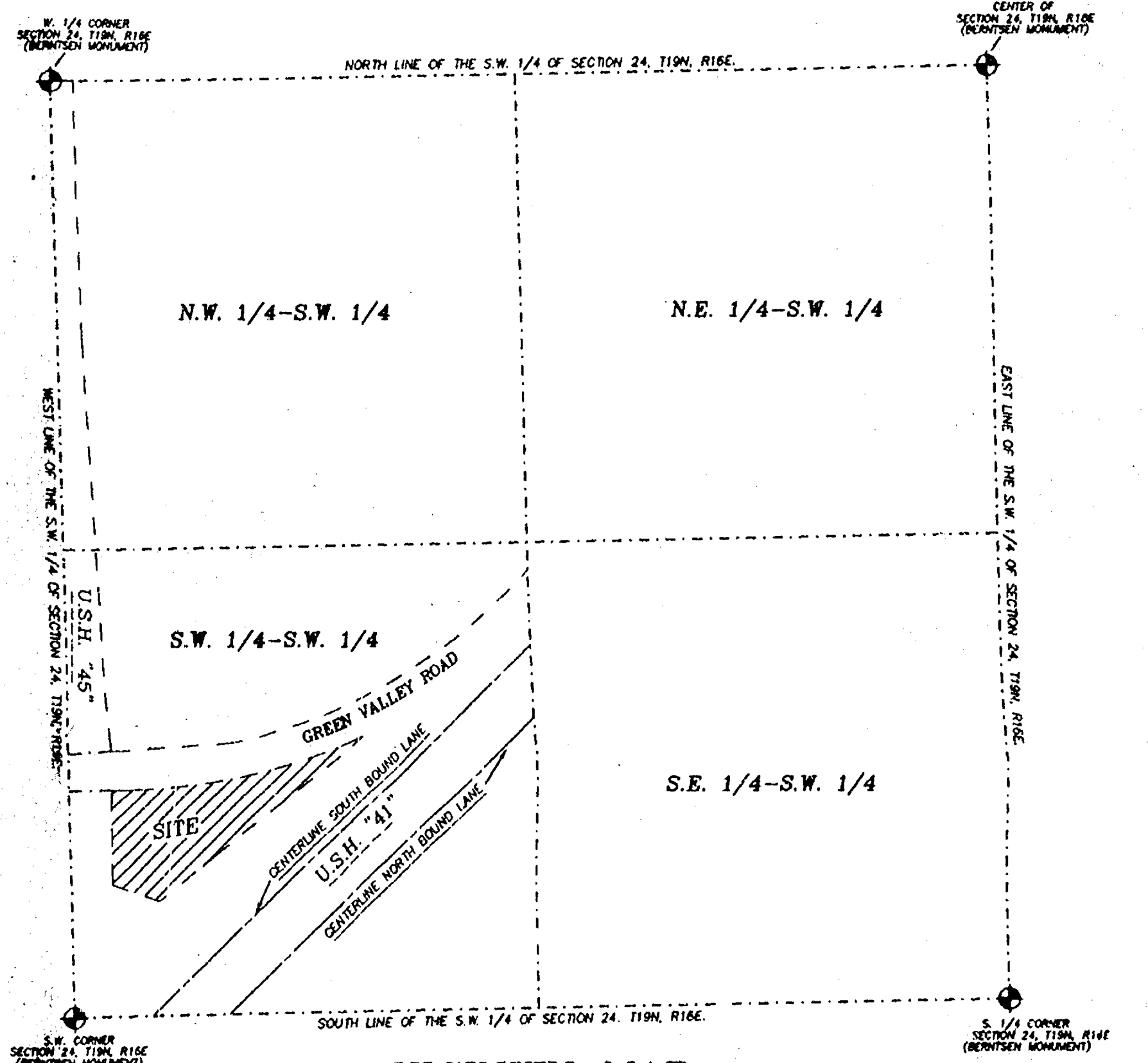
ALTA SURVEY



LEGAL DESCRIPTION:

LOT THREE (3), CERTIFIED SURVEY MAP NO. 2895 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, IN VOLUME 1, ON PAGE 2895, AS DOCUMENT NO. 873589, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 16 EAST, IN THE TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SAID SECTION, THENCE NORTH 00°59'35" WEST ALONG THE WEST LINE OF SAID 1/4 SECTION 641.02 FT. THENCE NORTH 88°44'04" EAST 122.30 FT. TO A POINT ON THE EAST LINE OF U.S.H. "45" AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING NORTH 88°44'04" EAST ALONG THE SOUTH LINE OF GREEN VALLEY ROAD 44.82 FT., THENCE NORTHEASTERLY 694.59 FT. ALONG SAID SOUTH LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH WHOSE RADIUS IS 1697.02 FT. AND WHOSE CHORD BEARS NORTH 77°17'55" EAST 689.75 FT., THENCE SOUTH 50°54'45" WEST 529.00 FT., THENCE SOUTH 51°39'30" WEST 217.00 FT., THENCE NORTH 70°25'18" WEST 142.81 FT. TO A POINT ON THE EAST LINE OF U.S.H. "45", THENCE NORTH 00°26'31" WEST 267.71 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.8230 ACRES OF LAND AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.



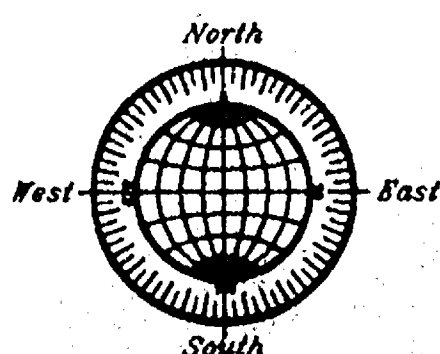
SCHEDULE B-SECTION I REQUIREMENTS

ARE NOT SURVEY RELATED REQUIREMENTS.

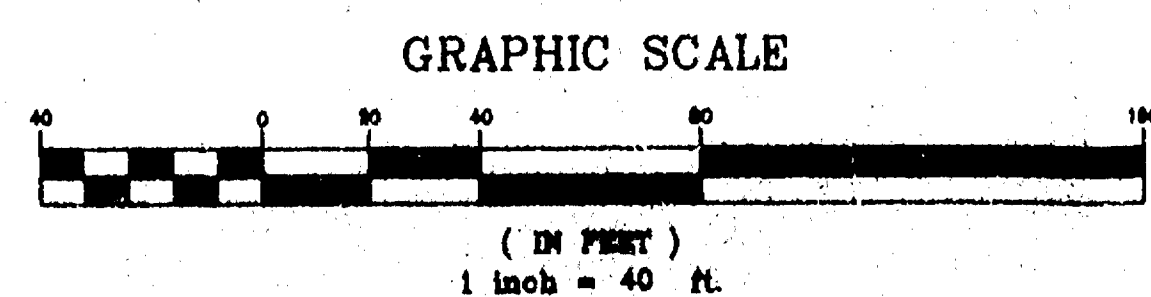
SCHEDULE B-SECTION II EXCEPTIONS

- ITEM 1 (DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES) THERE ARE NONE APPARENT.
 ITEM 2 IS NOT A SURVEY RELATED ITEM.
 ITEM 3 (EASEMENTS OR CLAIMS THEREON) THERE ARE NONE APPARENT.
 ITEM 4-6 ARE NOT SURVEY RELATED ITEMS.
- ITEM 7:
 (VOLUME 418, PAGE 211) IS A WISCONSIN TELEPHONE COMPANY EASEMENT ALONG THE EAST PROPERTY FENCE LINE. UTILITY POLE ARE DEPICTED ON THE SURVEY EASEMENT CANNOT BE PLOTTED.
 (VOLUME 418, PAGE 212) IS A WISCONSIN TELEPHONE COMPANY EASEMENT ALONG THE EAST PROPERTY FENCE LINE. UTILITY POLE ARE DEPICTED ON THE SURVEY EASEMENT CANNOT BE PLOTTED.
 (DOCUMENT NO. 749008) DOES NOT AFFECT THE PROPERTY.
 (DOCUMENT NO. 877895) IS NOT A SURVEY RELATED ITEM.
 (VOLUME 902, PAGE 529) IS DEPICTED ON SURVEY.
 (VOLUME/JACKET/REEL 879, PAGE/IMAGE 593, AS DOCUMENT NO. 189410 LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE SUBJECT PREMISES TO U.S. HIGHWAY NO. 41) DOCUMENTATION WASN'T SUPPLIED.
 (DOCUMENT NO. 1070899 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS) DOCUMENTATION WASN'T SUPPLIED.

- () DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.
- DENOTES EXISTING WOOD OR METAL RIGHT-OF-WAY POST.
- DENOTES 3/4 INCH DIAMETER IRON REBAR FOUND.
- — — — — DENOTES EXISTING OVERHEAD WIRES.
- — — — — DENOTES EXISTING CHAIN LINK FENCE.
- — — — — DENOTES EXISTING WOOD POST WITH WOVEN WIRE FENCE.
- ⊙ DENOTES EXISTING SHRUBS.
- ⊕ DENOTES EXISTING UTILITY POLE.
- ⊛ DENOTES EXISTING LIGHT POLE.
- ⊕ DENOTES EXISTING ELECTRICAL OUTLET ON A 4" x 4" WOOD POST.
- ⊕ DENOTES EXISTING CONCRETE HOLDING TANK COVERS.
- ||||| DENOTES NO ACCESS PER VOLUME 902, PAGE 529.
- ♿ DENOTES HANDICAP PARKING STALL.
- ⬮ DENOTES EXISTING GUARD POSTS.



DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 BEARINGS ARE REFERENCED TO THE WEST LINE OF THE S.W. 1/4 OF SECTION 24, T19N, R16E, WHICH HAS AN ASSUMED BEARING OF NORTH 00°59'35" WEST.



TO: FIRST AMERICAN TITLE INSURANCE COMPANY, BHATTI CAPITAL LIMITED PARTNERSHIP AND TCF NATIONAL BANK:
 THIS IS TO CERTIFY THAT:

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

I HAVE SURVEYED THE HEREIN DESCRIBED PROPERTY AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATIONS AND DIMENSIONS OF VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

DATE: 2-10-03
 MARK R. REINSCH, REGISTERED WISCONSIN LAND SURVEYOR S-2597-008



National Survey & Engineering

Telephone: 262-781-1000
 Facsimile: 262-787-7173
 18745 W. Bluemound Road
 Suite 200
 Brookfield, WI 53005-5638
 www.nse.com
 FEBRUARY 10, 2003

VINLAND, Sec 34-T19N-R16E

NO. 4010