

# ALTA / NSPS LAND TITLE SURVEY

**SURVEYOR'S CERTIFICATE**  
ALTA / NSPS Land Title Survey

1. Knight Barry Title Group
2. First American Title Insurance Company
3. First American Title Insurance Company
4. Best Friends Restaurant, LLC

This is to certify that this map and survey, in which it is based, were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8(b)(1), 9, 10, 11, 13, 14, 16, 17, 18, 19, & 20 of Table A thereof. The field work was completed on April 09, 2026.

Ryan Wiegman, P.L.S. No. S-7647  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54805  
Project Number: 23010100

Date of Plat or Map: 04/29/2026

**LANDS DESCRIBED IN COMMITMENT NO. 2391138, PREPARED BY KNIGHT BARRY TITLE GROUP COMPANY WITH A COMMITMENT DATE OF MARCH 20, 2026:**

Lot 2 of Certified Survey Map recorded on May 5, 1994 in Volume 5 of Certified Surveys, at Page 205, as Document No. 398026, being a part of Lot 27 of Section 20, Township 31 North, Range 11 East, in the City of Antigo, Wisconsin, and includes items 1, 2, 3, 4, 6(a), 7(a), 8(b)(1), 9, 10, 11, 13, 14, 16, 17, 18, 19, & 20 of Table A thereof. The field work was completed on April 09, 2026.

**TABLE A NOTES:**

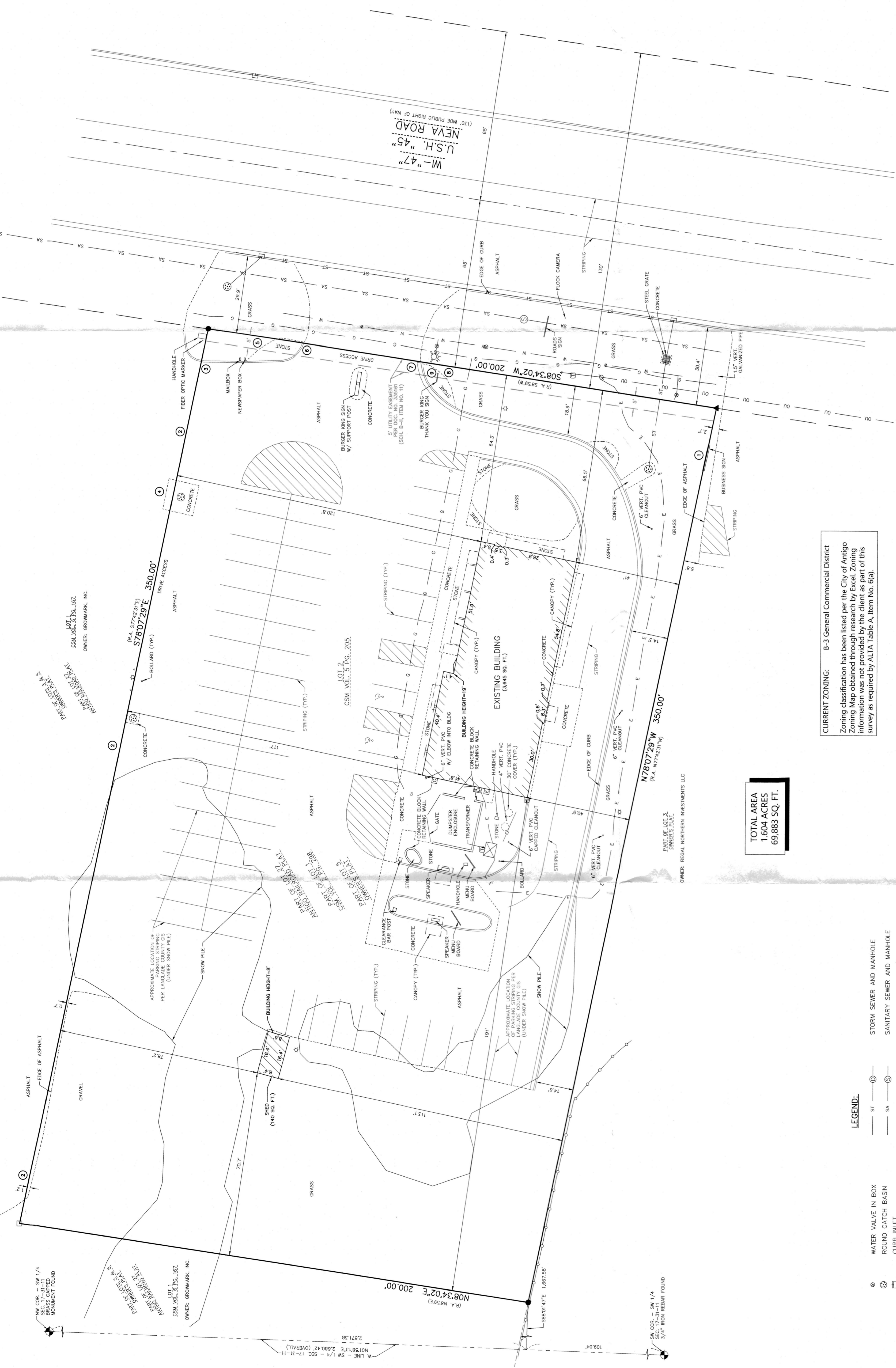
1. Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. Address: 2250 Neva Road, Antigo, WI 54409
3. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 5967C0417C with an effective date of March 17, 2026, the property falls within Zone "X" (Uninsured) and is outside the 1% Annual Chance Flood Hazard.
4. The zoning information was not provided by the client as part of this survey.
5. (a) Exterior dimensions of all buildings at ground level are shown hereon.  
(b) The square footage of the exterior footprint of all buildings are shown hereon.  
(c) Building height shown hereon have been rounded up to the nearest foot.
6. Substantial features observed during the process of conducting the fieldwork are shown hereon.
7. The subject property contains approximately 56 regular (striped) parking stalls and 2 handicap accessible striped parking stalls, for a total of approximately 58 striped parking stalls. Note: Snow piles, at the time of field work made locating all parking stalls impossible.
8. Utility plans and maps were obtained by Excel through Digger's Hotline planning ticket requests and information provided by the municipality. Adjacent owner information was taken from the Langlade County GIS Website on the sheet issue date of this survey.
9. The intersection of S.H. "64" and U.S.H. "45" is approximately 400 feet South of the subject property.
10. No proposed changes to the street right-of-way lines have been disclosed by the City of Antigo or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
11. No office easements or servitudes benefiting the subject property disclosed in record documents provided to Excel.
12. Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.
13. Potential visible encroachments observed during the process of the fieldwork have been shown and noted hereon. Excel does not express any legal opinion as to the ownership or nature of the potential encroachments depicted hereon.

**TITLE NOTES:**

1. Knight Barry Title Group, Commitment No. 2391138, with a commitment date of March 20, 2026 has been reviewed in conjunction with the preparation of this survey. Survey related, Schedule B-II Exceptions are as follows:  
#10 Access limitations and other matters contained in Finding Determination and Declaration Establishing a Certain Controlled-Access Highway recorded October 16, 1991 as Document No. 295433, affected by Authorization for Access to or Access a Controlled-Access Highway recorded August 6, 1992 as Document No. 295535. This document affects the subject property by limiting access from U.S.H. "45".  
#11 Individual Conveyance of Easement granted to GTE North, a Wisconsin corporation and other matters contained in the instrument recorded December 15, 1998 as Document No. 335161. Easement is depicted on this survey.
2. Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).

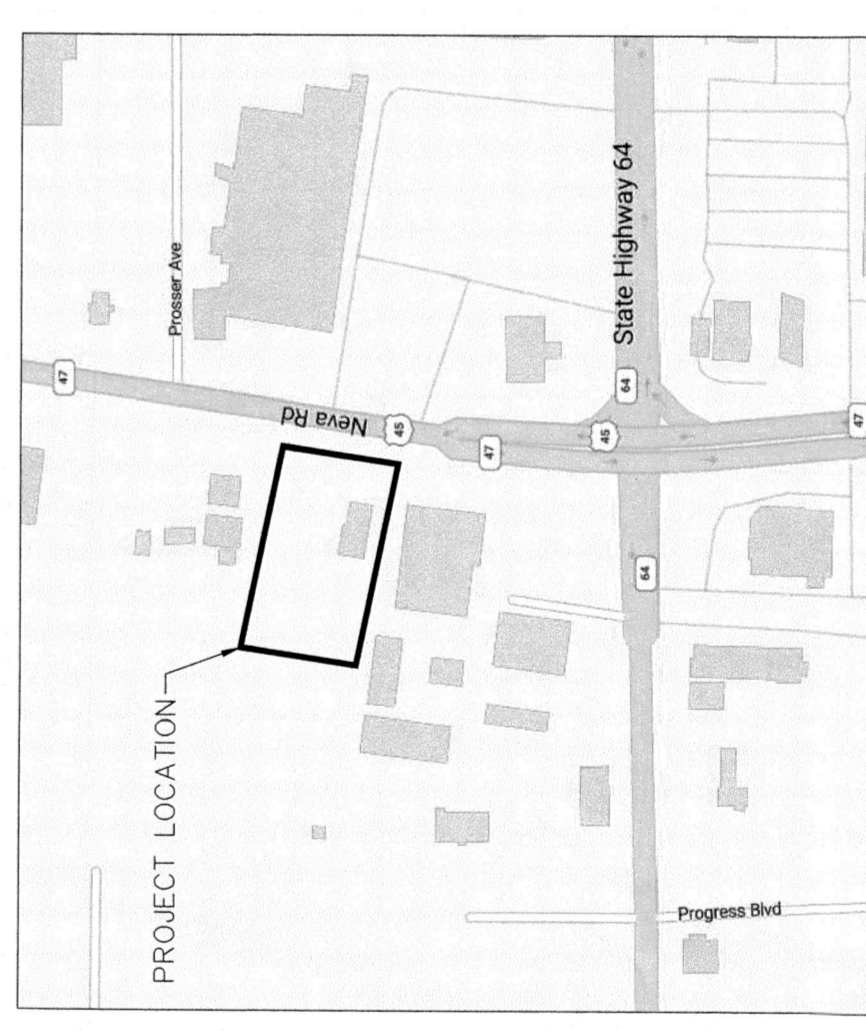
**NOTES:**

1. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, snow or areas covered by such items as dumpsters, trailers or vehicles. Lawn sprinkler systems, if any, are not shown on this survey.
2. Surface indications of utilities along with Digger's Hotline markings per Ticket No. 20261508959 have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
3. The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
4. The surveyed property is the same property described in Title Commitment No. 2391138, prepared by Knight Barry Title Group.
5. No gaps, strips, gores or overlaps exist within any portion of the subject property.
6. The subject property has direct access to U.S.H. 45, a public right-of-way.



**TOTAL AREA**  
1.604 ACRES  
69,883 SQ. FT.

**CURRENT ZONING:** B-3 General Commercial District  
Zoning classification has been listed per the City of Antigo Planning Department. The zoning classification and any information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a).



**LEGEND:**

- WATER VALVE IN BOX
- ROUND CATCH BASIN
- CURB INLET
- UTILITY POLE WITH GUY WIRE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC PANEL
- LIGHT POLE
- TELEPHONE PEDestal
- CABLE TV PEDestal
- SON
- HANDICAP PARKING STALL
- RAILROAD SPIKE SET
- 3/4" REBAR SET
- 1" IRON PIPE FOUND
- "RECORDED AS" INFORMATION

1" = 20' SCALE  
0 20' 40' FEET

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, LANGLADE COUNTY, THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 17-31-11 HAS A BEARING OF NORTH 01°-58'-13" EAST.

NOTE: AT THE TIME OF THE SURVEY FIELD WORK, THERE WERE AREAS OF STOCKPILED SNOW COVERING PORTIONS OF THE SUBJECT PROPERTY AS A RESULT OF WHICH CERTAIN UTILITIES AND IMPROVEMENTS, ALL IMPROVEMENTS AND UTILITIES HAVE BEEN SHOWN ON THIS SURVEY.

- POSSIBLE VISIBLE ENCROACHMENTS:**  
(TABLE A, ITEM NO. 20)
- 1 SIGN CROSSES THE SOUTH LOT LINE
  - 2 ASPHALT CROSSES THE NORTH LOT LINE
  - 3 CONCRETE CURB CROSSES THE NORTH LOT LINE
  - 4 CONCRETE CROSSES THE NORTH LOT LINE
  - 5 STONE PLANTER CROSSES THE EAST LOT LINE AND THE EAST AND WEST LINE OF THE UTILITY EASEMENT PER DOC. NO. 335161
  - 6 CONCRETE CURB CROSSES THE EAST LOT LINE AND THE EAST AND WEST LINE OF THE UTILITY EASEMENT PER DOC. NO. 335161
  - 7 STONE PLANTER CROSSES THE EAST LINE OF THE UTILITY EASEMENT PER DOC. NO. 335161
  - 8 EASEMENT PER DOC. NO. 335161
- NOTE: THESE USE CROSS ANY LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENTS DEPICTED HEREON.