NOTES CORRESPONDING TO SCHEDULE "B"

VICINITY MAP

NOT TO SCALE

Zoning Classification: (B-1) (Business)

RESTRICTED

VEHICULAR

ACCESS

INTERSECTING

"PARCEL 2"

ADJACENT TO SITE

LIMITED STORM

FRONT STREET

(50 FT. WD. R/W - PUBLIC)

MEANS ALL PARTS OF THE PROPERTY EXCEPT THE UNITS. THE COMMON ELEMENTS ARE

LIMITED COMMON ELEMENTS ARE THOSE PARTS OF THE COMMON ELEMENTS RESERVED FOR THE EXCLUSIVE USE OF THE OWNERS AND OCCUPANTS OF THE UNIT TO WHICH THEY

NOTE: UNIT 1 SHALL BE THE BENEFICIARY OF AN APPURTENANT EASEMENT FOR ACCESS

ACROSS THE PORTION OF UNIT 2 LABELED AS "VESTIBULE" IN SHEET 3 OF 3 OF THE PLAT

DEPICTED IN THE PLAT AND OR DESCRIBED IN SECTION 3 OF DOCUMENT NO. 680772.

Hwy Setback (R/W)

Maximum Building Height:

Building Setbacks:

Title Agency: First American Title Insurance Company, Title Commitment No. NCS-698044-27-CC Effective date: May 10, 2015 (last amended August 8, 2015)

10. This item has been intentionally deleted.

11. Any adverse claim based upon the assertion that:

(a) Said land or any part thereof is now or at any time has been below the ordinary highwater (b) Some portion of said land has been created by artificial means or has accreted to such portion so created.

(c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Ponds, or has been formed by accretion to any such portion. (Affects the Subject Property Boundary subject to change via natural causes)

Unrecorded Railroad Pole and Wire Agreement of April 7, 1952 as Supplemented with Wisconsin Public Service Corp. as contained in Quit Claim Deed executed by Chicago, Milwaukee, St. Paul and Pacific Railroad Company to Minocqua Lumber Company dated December 19, 1973 and recorded December 31, 1973 in Volume 350 Deeds, Page 93 as Document No. 254781.

(Affects the Subject Property and is not plottable) 13. Utility Easement executed by Minocqua Lumber Company to Consolidated Telephone Company of Wisconsin, dated September 28, 1927, recorded October 25, 1927, in Volume

107 Deeds, Page 456, Document No. 79633. (Affects the Subject Property and is not plottable)

14. Mineral Reservation as contained in Quit Claim Deed executed by Chicago, Milwaukee, St. Paul and Pacific Railroad Company to Minocqua Lumber Company dated December 19, 1973 recorded December 31, 1973 in Volume 350 Deeds, Page 93, Document No. 254781. (Affects the Subject Property and is Blanket in Nature)

15. Reservations as contained in Warranty Deed executed The Land, Log, and Lumber Company to Henry C. Payne dated November 29, 1887 and recorded December 5, 1887 in Volume 2 Deeds, Page 482.

(Affects the Subject Property and is not plottable)

16. Exception and Easements as contained in an instrument executed by Chicago, Milwaukee, St Paul and Pacific Railroad Company to Minocqua Lumber Company, dated November 22, 1967 recorded November 28, 1967 in Volume 291 Deeds, Page 589, Document No. 216596. (Affects the Subject Property and is Blanket in Nature)

17. This item has been intentionally deleted.

18. Right of Way Easement contained in Warranty Deed executed by Steven C. Ross to Dan K. Jacobson, Michael L. Horn, Peter C. Biermeier and Steven C. Ross, co-partners d/b/a Foursome Development, LTD., a general partnership dated June 30, 1989, recorded July 3, 1989 in Volume 601 of Records on Page 134 as Document No. 377089 and revised June 17, 1993 at 9:03 am in Volume 700 Records, Page 724, Document No. 418905. (Affects the Subject Property and is shown herein)

19. Utility Easement dated September 10, 1993, recorded July 1, 1998, in Volume 883, Page 398, Document No. 485930 by and between David G. Wogernese and Wisconsin Public Service. (Affects the Subject Property and is shown herein)

(20.) Restricted Vehicular access, limited storm drain easement, sewer easement, overhead powerline, electric utility easement and storm drain outlet and wetland/flowage areas all shown on Volume 8 Certified Survey Map, Page 2114 and in Volume 16 Certified Survey Maps. Page 3696.

(Affects the Subject Property and is shown herein)

21. Easement Agreement dated September 1, 1998, recorded September 4, 1998 in Volume 893 Records, Page 794, Document 489548 by and between Goldin Minocqua, LLC and David G. Agreement by Goldin Minocqua, LLC, a Minnesota limited liability company to Montreal

15, 2006 in Document No. 634161. Agreement by Goldin Minocqua, LLC, a Minnesota limited liability company to Montreal River Legacy, LLC, a Wisconsin limited liability company, dated June 12, 2006 recorded June 16, 2006 in Document No. 634235.

River Legacy, LLC, a Wisconsin limited liability company, dated June 12, 2006 recorded June

(Affects the Subject Property and is shown herein) 22. This item has been intentionally deleted.

23. Affidavit to Release Restriction between Oneida County and Goldin Minocqua, LLC dated May 18, 2006 and recorded May 19, 2006 as Document No. 632938.

(Affects the Subject Property and is not survey related) 24. This item has been intentionally deleted.

25. This item has been intentionally deleted.

26. Restriction as shown in Quit Claim Deed dated February 24, 2006 and recorded February 27, 2006 at 12:44 PM as Document No. 629385 (Affects the Subject Property and repeats various Exceptions above.)

27. Declaration of Covenants, Conditions Restrictions and Easements of Goldin Minocqua Condominiums recorded August 12, 2009 at 8:18 AM as Document No. 680772. (Affects the Subject Property and is Blanket in Nature)

The following matters disclosed by an ALTA/ACSM survey made by Monument Engineering Group Associates, Inc. on March 23, 2015, last revised April 20, 2015, designated Job No. 150149-S: A. Unrecorded overhead and underground electric lines as shown on said survey. (This Survey)

PROPERTY PICTURES





c 2872 P:\PROJECTS\2015\15-020 700 HIGHWAY 51\DWG\SURVEY\15-020_ALTA.DWG

BASIS OF BEARINGS FLOOD NOTE

Based on maps prepared by the Federal Emergency

www.msc.fema.gov, and by graphic plotting only, this property

Number 55085C0305C which bears an effective date of May 16,

2013 and is not in a Special Flood Hazard Area. By viewing flood

maps provided by the National Flood Insurance Program we

have learned this community does/does not participate in the

program. No field surveying was performed to determine this

zone and an elevation certificate may be needed to verify the

accuracy of the maps and/or to apply for a variance from the

The building setback lines plotted and shown hereon are based upon the

regulations, please refer to the local zoning authority listed below.

Source: ONEIDA COUNTY ZONING AND SHORELAND

current zoning regulations for the subject property. These conditions may not

reflect the zoning regulations at the time of building or site construction. For

further interpretation of the building setback lines or other applicable zoning

DRIVE-THRU

NOW OR FORMERLY

TAX ID: MI-2505-12

√50.60'(R&M)

NOMIN

RESTRICTED VEHICULAR

is located in Other Areas on the Flood Insurance Rate Map

Management Agency (FEMA) available online,

Federal Emergency Management Agency.

ZONING NOTES

PROTECTION ORDINANCE

'N26'22'44"E-

3.82'(R&M)

N25'55'11"W-

8.77'(R&M)

Bearings are based on "Goldin Minocqua Condominium" as recorded in Volume 1 Condo's, Page 226, of which references Wisconsin Coordinate System, North Zone, referenced to part of the North line of the NW 1/4 Section 14, Bearing S88°58'41"E.

Total: 240,400 SF (5.519 AC)

Excluding wetland/flowage & pond area: 181.600 SF (4.169 AC)

119 Parking Spaces

At the time of this survey, there was no visible

DUMPSTER ENCLOSURE -

LIMITED STORM

DRAIN EASEMENT

"Parcel 1

UNIT 1

"AMERICINN" 23,710 SF

52.78'

FIP 3/4"

NOW OR FORMERLY

TAX ID: MI-3420

NEUENDORF DENNIS W

~~~~~~

UG-ELEC - E T-AC-E

INTERMEDIATE TRAVERSE LINE

21. 24.

WETLAND/FLOWAGE AREA (PER CSM 3696 & 2114) DATE: 7-24-09

361.14' (R&M)

COMMON

PARKING

D---

000

O N OH-ELEC

# LAND AREA

PARKING STALLS

9 Barrier Free Spaces 128 Total Parking Spaces

## STATEMENT OF **ENCROACHMENTS**

evidence of encroachments or violations.

LEGEND

TREE LINE/ CANOPY UG TELE, MH, TELE PED, CABLE PED UG FIBER, PED, LINE MARKER UG ELEC, MH, TRANSFORMER, AC UNIT, METER OH ELEC, UTIL POLE, GUY WIRE GROUND LIGHT, POLE, POLE W/ ARM LT ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX UG GAS, MH, VALVE, LINE MARKER GAS WELL, METER, VENT WATER MAIN, MH, VALVE IN BOX. HYDRANT WATER WELL, METER, STOP BOX, POST INDICATOR VALVE STORM SEWER, MH, CB, INLET, YARD DRAIN CULVERT/ END SECTION SANITARY SEWER, MH, CLEAN OUT

MISC. MANHOLE, HAND HOLE, HAND BOX SIGN, FLAG POLE, GUARD POST, ROCK SECTION LINE, SECTION CORNER FOUND IRON ROD (FIR), FD MON, FD PK SET IRON ROD (SIR), SET PK, MAG NAIL FIR FOUND IRON ROD **MEASURED** FIP FOUND IRON PIPE RECORD

RIGHT OF WAY POINT OF BEGINNING EX. CONCRETE EX. GRAVEL

Goldin Minocqua, LLC, a Minnesota

limited liability company

DOC. NO. 680772

5.519 ACRES

(REAR)

-WATERS EDGE

& 2114)

(PER CSM 3696

DATE: 7-24-09

-WATERS EDGE

(PER CSM 3696

& 2114) DATE: 7-24-09

POND

NOW OR FORMERLY

TAX ID: MI-3536

MONTREAL RIVER LEGACY

XX REGULAR SPACES

XX BARRIER FREE SPACES

GENERAL NOTES

LEGAL DESCRIPTION

UNIT 1 IN GOLDIN MINOCQUA CONDOMINIUM CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON

680772. AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, AND BY ITS CONDOMINIUM PLAT RECORDED

AUGUST 12, 2009, IN THE OFFICE OF THE REGISTER OF DEEDS FOR ONEIDA COUNTY, WISCONSIN, AS DOCUMENT NO.

AUGUST 12, 2009 IN VOLUME 1 CONDO'S, PAGE 226, AS DOCUMENT NO. 680771, AND ANY AMENDMENTS AND/OR

CORRECTIONS THERETO. SAID LAND BEING PART OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 39 NORTH, RANGE 6

A NON-EXCLUSIVE EASEMENT FOR ACCESS AS CREATED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS,

The property hereon described is the same as the pertinent property as described in Schedule A of First American Title

Insurance Company Title Commitment No. NCS-698044-27-CC with an effective date of May 10, 2015 (last amended

RESTRICTIONS AND EASEMENTS OF GOLDIN MINOCQUA CONDOMINIUMS RECORDED ON AUGUST 12, 2009, IN THE

OFFICE OF THE REGISTER OF DEEDS FOR ONEIDA COUNTY, WISCONSIN, AS DOCUMENT NO. 680772.

There is direct access to the subject property via US Highway 51, a public right-of-way (WI DOT Jurisdiction). The locations of all utilities shown on the survey are from visible surface evidence and plans obtained from

The posted address on site is 700 US Highway 51.

EAST, TOWN OF MINOCQUA, ONEIDA COUNTY, WISCONSIN.

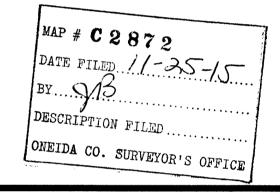
At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.

At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.

At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.

This survey was performed under winter conditions. All reasonable measures were taken during the survey

Certification to Table A Item 19 was limited to the information provided by the National Wetland Inventory website http://www.fws.gov/wetlands/data/mapper.HTML), Freshwater Pond & Freshwater Forested/Shrub WetlandS were noted with classification codes PUBH & PFO2B. An official study for the presence of wetlands was not conducted.



C2872

### SHEET TITLE

ALTA/ACSM LAND TITLE SURVEY

PROJECT

AMERICINN MINOCQUA 700 US HIGHWAY 51

N MINOCQUA, WISCONSIN, 54548

SURVEYOR'S CERTIFICATE:

for certain Lenders, and its successors and assigns, ZAC MVC, LLC, a California limited liability company, as Borrower, and First American Title Insurance

This is to certify

ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17,

That by the direction of Old Republic Commercial Due Diligence Services, I have surveyed and mapped "Goldin Minocqua Condominium" as described herein.

The field work was completed on 3/12/2015MEGA Project No.: 15-020 MATTHEW **ALBRIGHT** S-3059 **FOWLERVILLE** 

638 SOUTH GRAND AVE.

FOWLERVILLE.

MICHIGAN 48836

(OFFICE) 517-223-3512

(FAX) 517-223-9987

**ENGINEERS · SURVEYORS** 

· CONSULTANTS ·

LANDSCAPE ARCHITECTS

· LAND PLANNERS ·

DRAWN BY: MA

CHECKED BY: AP

JOB NO: 15-020

# COORDINATED BY:

OLD REPUBLIC COMMERCIAL DUE DILIGENCE SERVICES \* \* \* \* A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

Preston Park Financial Center East 4965 Preston Park Blvd #620 Plano, TX 75093 P:(972) 943-5300 F:(972) 943-5339 PROJECT NUMBER

COPYRIGHT© 2013, OLD REPUBLIC COMMERCIAL DUE DILIGENCE SERVICES. ALL RIGHTS RESERVED.

C 2872

At the time of this survey, there was no observable evidence of any recent street or sidewalk construction At the time of this survey, there was no observable evidence of any cemeteries on the site N88'58'41"W Subject property is bound by a body of water, the property boundary is subject to change due to natural 263.53 N 1/4 COR. SEC. 14 T39N-R6E causes along the water's edge. The wetland/flowage area shown herein is per that area depicted by Wilderness Surveying, Inc. CSM 2114, MEANDER CORNER Vol. 8 CSM, Pg. 2114. (PER CSM 3696) (PER CSM 3696 & 2114) (NOT FD. AT TIME OF to obtain all information necessary. However, some information may not be shown due to snow cover. SURVEY UNDER WATER/ICE) The legal description provided is a Unit in a Condominium as shown above. The Condominium boundary does not appear to have any gaps, gores, or overlaps. By following the intermediate traverse line this boundary does form a mathematically closed figure. WATERS EDGE -(PER CSM 3696 & 2114) DATE: 7-24-09 N00'22'49"E CAPPED O.11'W. N85'29'35"E / WOODS/ 0.15°N. SUBJECT PROPERTY

August 8, 2015)

# ALTA/ACSM LAND TITLE SURVEY

To: Bank of America, N.A., a national banking association, as Administrative Agent Company, as Title Company:

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 18, 19, and 21 of Table A thereof.

Matthew Albright, PS Registered Land Surveyor No. S-305911

That this survey and map are true to the best of my knowledge and belief. Date of Plat or Map: