

## NOTES CORRESPONDING TO SCHEDULE "B"

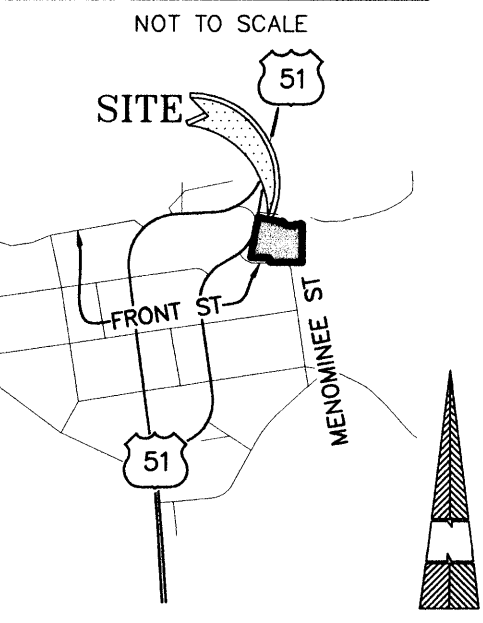
Title Agency: First American Title Insurance Company, Title Commitment No. NCS-698044-27-CC  
Effective date: May 10, 2015 (last amended August 8, 2015)

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 mark of Ponds.
  - (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)
12. 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. Wogernese.  
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 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.  
(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)
33. 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



## VICINITY MAP



## FLOOD NOTE

Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online, www.msc.fema.gov, and by graphic plotting only, this property is located in Other Areas on the Flood Insurance Rate Map 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 Federal Emergency Management Agency.

## BASIS OF BEARINGS

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.

## LAND AREA

Total: 240,400 SF (5.519 AC)

Excluding wetland/flowage & pond area: 181,600 SF (4.169 AC)

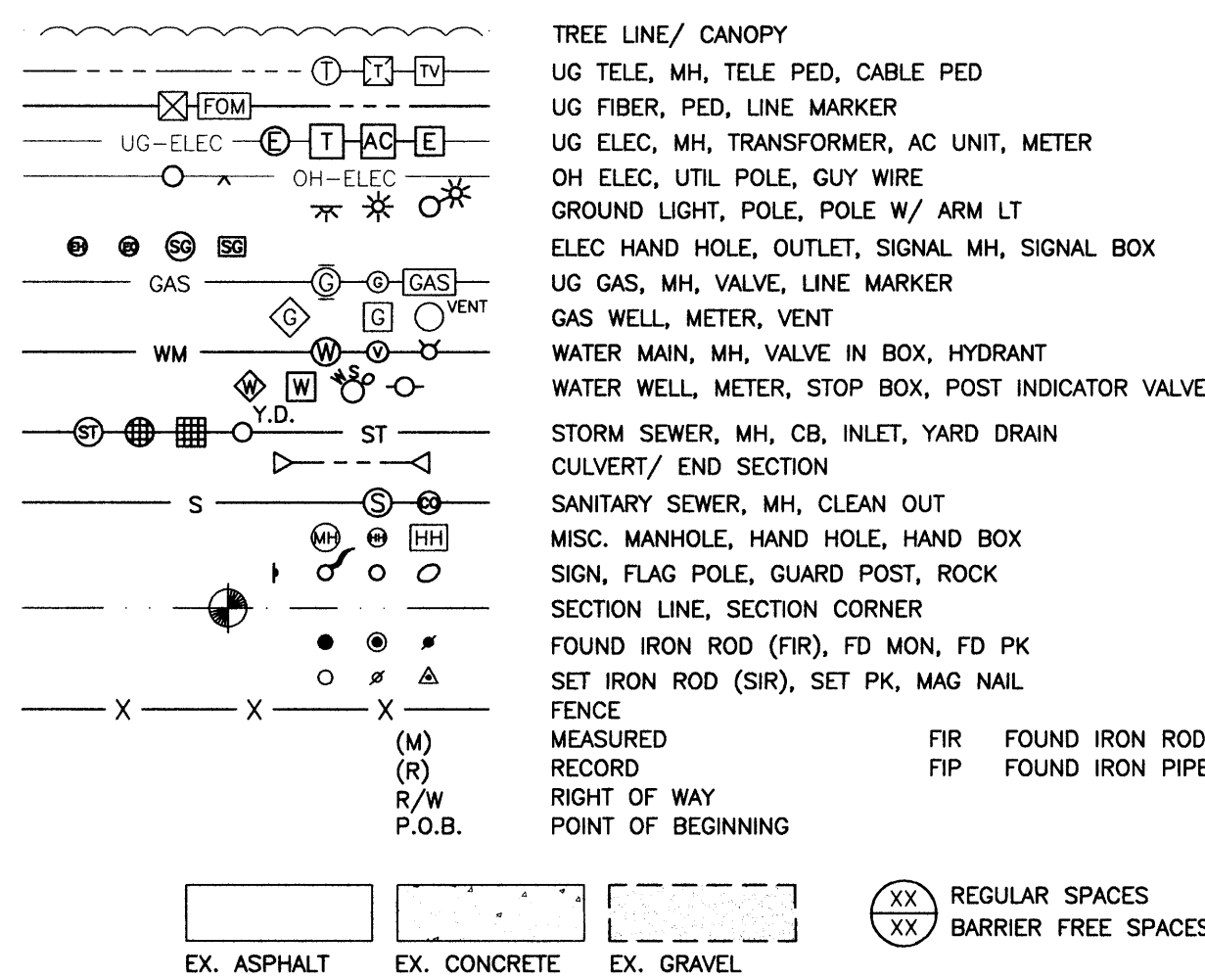
## PARKING STALLS

119 Parking Spaces  
9 Barrier Free Spaces  
128 Total Parking Spaces

## STATEMENT OF ENCROACHMENTS

At the time of this survey, there was no visible evidence of encroachments or violations.

## LEGEND



## ZONING NOTES

Zoning Classification: (B-1) (Business)  
Building Setbacks:

Hwy Setback (R/W) 20'  
Side: 10'  
Rear: 10'  
Maximum Building Height: 35'

The building setback lines plotted and shown herein are based upon the 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 regulations, please refer to the local zoning authority listed below.

Source: ONEIDA COUNTY ZONING AND SHORELAND PROTECTION ORDINANCE

