

Existing Legal Description

Parcel 1:

Part of the Southwest quarter of the Northeast quarter (SW ¼ - NE ¼) of Section eleven (11), Township thirty-nine (39) North, Range six (6) East, Town of Minocqua, Oneida County, Wisconsin, being more particularly described as follows:

Commencing at the point where the southern boundary of the aforementioned SW ¼ of the NE ¼ intersects the easterly edge of the right of way line of U.S. Highway 51; thence northerly along the edge of the right of way line, a distance of 562 feet to a concrete monument, the PLACE OF BEGINNING; thence again northerly along the edge of the right of way line of U.S. Highway 51, a distance of 106 feet to a concrete monument; thence easterly parallel to the southern boundary of the aforementioned SW ¼ of the NE ¼, a distance of 700 feet to a stake; thence southerly parallel to the right of way line of U.S. Highway 51, a distance of 106 feet to a stake; thence westerly parallel to the southern edge of the aforementioned SW ¼ of the NE ¼, a distance of 700 feet to a concrete monument, the PLACE OF BEGINNING.

Parcel 2:

Part of the Southwest quarter of the Northeast quarter (SW ¼ - NE ¼), Section eleven (11), Township thirty-nine (39) North, Range six (6) East, Town of Minocqua, Oneida County, Wisconsin, described as follows:

Commencing at the point where the southern boundary of the aforesaid SW ¼ of the NE ¼ intersects the eastern edge of the right of way line of U.S. Highway 51; thence northerly along the right of way line a distance of 456 feet to a concrete monument, the PLACE OF BEGINNING; thence again northerly along the edge of the right of way line a distance of 106 feet to a concrete monument; thence easterly parallel to the southern boundary of the aforementioned SW ¼ of the NE ¼, a distance of 700 feet to a stake; thence southerly parallel to the right of way line of U.S. Highway 51 a distance of 106 feet more or less to a stake; thence westerly parallel to the southern boundary of the aforementioned SW ¼ of the NE ¼ a distance of 700 feet to a concrete monument, the PLACE OF BEGINNING.

New Legal Description

Parcel 1

A parcel of land being part of the SW ¼ of the NE ¼, Section 11, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin, previously described as Parcel 1 in Document No. 812456, shown as Parcel 1 on Maines and Associates Map No. 2021012, dated January 15, 2021 and being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 11 marked by a steel nail; thence along the north - south ¼ line, S02°03'21"E for a distance of 2069.29 feet; thence leaving said North-South ¼ line, S89°38'37"E for a distance of 107.75 feet to an iron pipe on the easterly right-of-way line of U.S. Highway "51", the PLACE OF BEGINNING. Thence along said easterly right-of-way line, along a curve to the right having an arc length of 106.00 feet, a radius of 2226.83 feet and being subtended by a chord bearing N00°14'51"E for a distance of 105.99 feet to a steel nail; thence leaving said easterly right-of-way line, S89°38'37"E for a distance of 274.92 feet to an iron pipe near the westerly edge of a flowage; thence S89°38'37"E for a distance of 425.00 feet; thence S00°30'37"E for a distance of 106.00 feet; thence N89°38'37"W for a distance of 472.46 feet to an iron pipe near the westerly edge of a flowage; thence N89°38'37"W for a distance of 228.86 feet to the PLACE OF BEGINNING.

Subject to a Highway Easement as described in Document No. 723246.

Subject to the rights of the public over the above-described parcel below the ordinary high water mark of the flowage.

Together with and subject to any easements, restrictions, and reservations of record or of use.

Parcel 2

A parcel of land being part of the SW ¼ of the NE ¼, Section 11, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin, previously described as Parcel 2 in Document No. 812456, shown as Parcel 2 on Maines and Associates Map No. 2021012, dated January 15, 2021 and being more particularly described as follows:

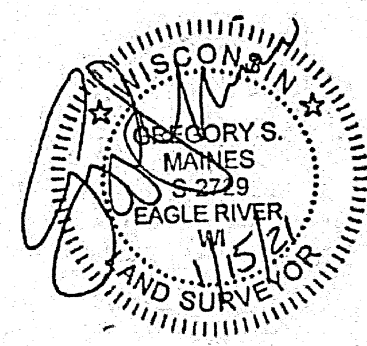
Commencing at the North ¼ Corner of said Section 11 marked by a steel nail; thence along the North - South ¼ line, S02°03'21"E for a distance of 2069.29 feet; thence leaving said North-South ¼ line, S89°38'37"E for a distance of 107.75 feet to an iron pipe on the easterly right-of-way line of U.S. Highway "51", the PLACE OF BEGINNING. Thence leaving said easterly right-of-way line, S89°38'37"E for a distance of 228.86 feet to an iron pipe near the westerly edge of a flowage; thence S89°38'37"E for a distance of 472.46 feet; thence S01°28'37"E for a distance of 106.00 feet; thence N89°38'37"W for a distance of 486.00 feet to an iron pipe near the westerly edge of a flowage; thence N89°38'37"W for a distance of 213.40 feet to a steel nail on the easterly right-of-way line of U.S. Highway "51"; thence along said easterly right-of-way line, along a curve to the right having an arc length of 106.08 feet, a radius of 2226.83 feet and being subtended by a chord bearing N02°28'51"W for a distance of 106.07 feet to the PLACE OF BEGINNING.

Subject to the rights of the public over the above-described parcel below the ordinary high water mark of the flowage.

Together with and subject to any easements, restrictions, and reservations of record or of use.

General Notes:

- This survey is based on information contained in the commitment for title insurance issued by First American Title Insurance Company Commitment No. NCS-1045214-MAD, Commitment date: December 28, 2020 at 7:30 A.M.
- The current owner of property is Ring Kings, Inc. (Doc No. 812456 - Tax Parcel No. MI-2171-10 and MI-2171-6).
- The current address for Parcel 1 (MI-2171-6) is 8660 U.S. Highway 51, Minocqua, WI 54548. Parcel 2 does not have an address. There were no buildings observed on either parcel.
- The contour interval is 1 foot and the vertical datum is NAVD86.
- The existing descriptions did not commence at a U.S. Public Land Survey corner so new legal descriptions are provided hereon. The new description describes the same real estate as the record description.
- Location of utilities existing on or serving the subject property were located based on observed evidence and markings completed as part of a Diggers Hotline locate request, Ticket No. 20210201172 and 20210201180. Utility companies do not always respond to locate requests. There may or may not be additional underground utilities that were not marked and therefore are not shown on this survey.
- There are communication, electric and sanitary lines crossing these parcels. The title commitment does not reference easements for many of these utility lines.
- No zoning report or letter was provided. Setback lines shown hereon are for principle structures per the Oneida County Planning and Zoning Ordinance. The westerly edge of the flowage area shown hereon would most likely be designated as an ordinary high-water mark and therefore a 75' building setback would be enforced. The location of this ordinary high-water mark is shown as approximate due to the snow cover at the time of survey.
- There was significant snow cover during the time of this survey, there may have been improvements that could not be seen and therefore are not shown.

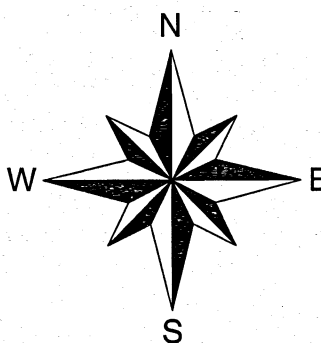


Certification

To: Bridger Acquisitions, LLC; Ring Kings, Inc. and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 6(b) and 11 of Table A thereof. The fieldwork was completed on January 7, 2021.

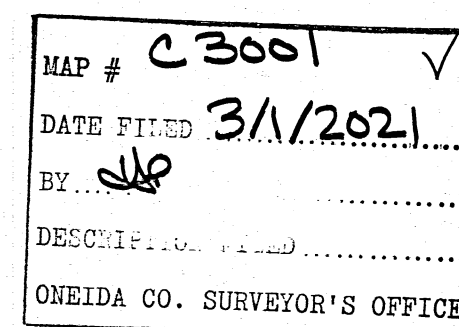
Oneida County Grid Bearings
referenced to the west line of
the NE ¼ of Section 11 as
bearing S02°03'21"E



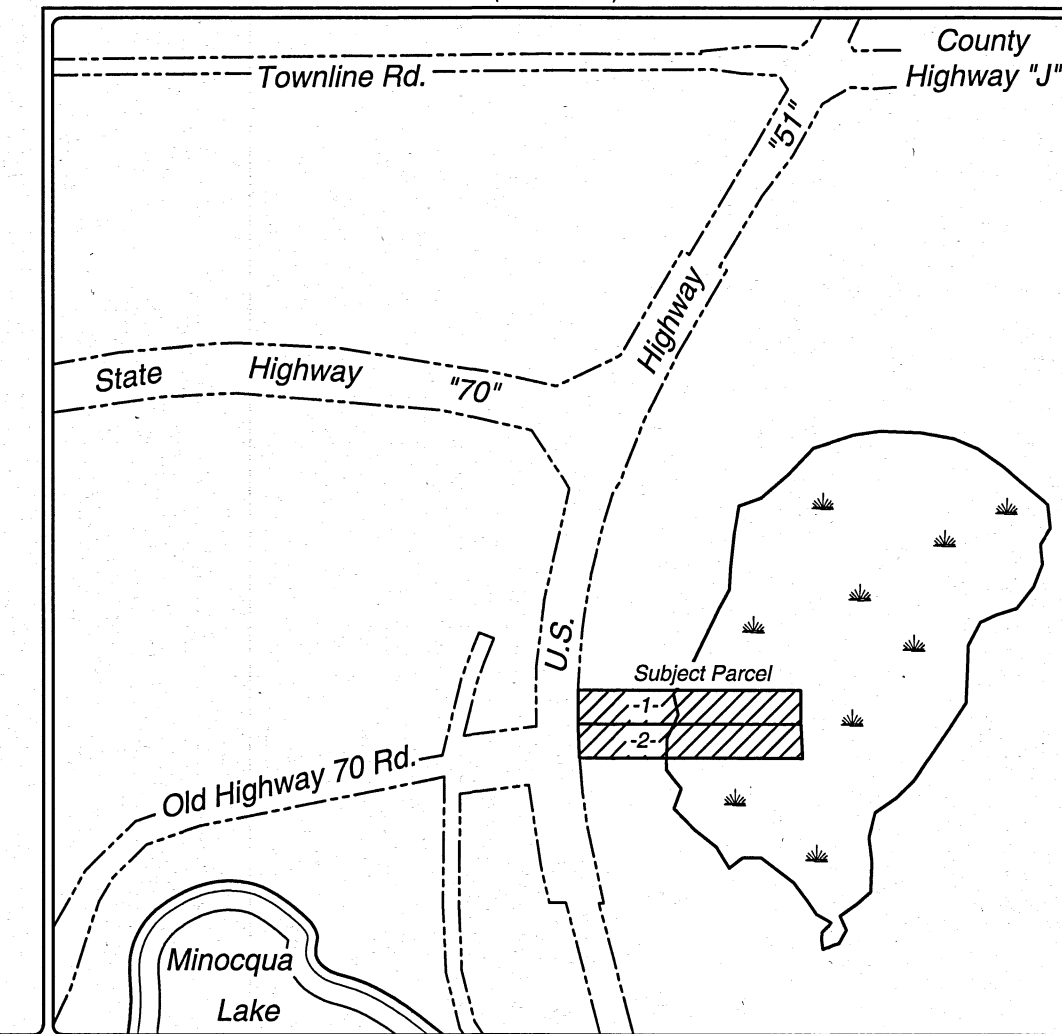
- △ Computed position
- 1" dia. iron pipe found
- Steel nail found
- Telephone pedestal
- ⊕ Manhole
- Light pole
- Utility pole
- Guy anchor
- () Bearing or distance of record
- SAN — Sanitary sewer line
- C — underground communication line
- EL — Underground electric line
- GAS — Underground gas line
- — Overhead utility line

Scale 1" = 30'

0' 15' 30' 60'



Vicinity Map
(Not to scale)



PREPARED FOR:

Bridger Acquisitions, LLC.

ALTA/NSPS Land Title Survey
Part of the SW ¼ of the NE ¼
Section 11, T 39 N, R 6 E
Town of Minocqua
Oneida County, Wisconsin

REVISIONS:
BY DATE

JOB #: 2021012
DRAWN BY: JWD
DATE: 01/15/2021

SHEET 1 OF 1

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