

Items Corresponding to Schedule B Section 2:

- 1 - 11. Standard Exceptions. (Not a survey related issue).
12. Terms and provisions of Affidavit executed by William Hran, dated June 30, 2006, recorded July 3, 2006 as Document No. 634940. (Pertains to Parcels 1 & 2) (Not a survey related issue).
13. Utility easement executed by T.J. Investments, a partnership to Wisconsin Public Service Corporation, dated January 21, 1986, recorded March 31, 1986 in Volume 539 Records on page 304 as Document No. 347405. (Pertains to Parcel 2). (Shown hereon).
14. Terms and provisions of Holding Tank Agreement executed by and between Lakes Precision, Inc. and Town of Three Lakes, dated March 5, 1998, recorded March 23, 1998 in Volume 868 Records on page 316 as Document No. 481063. (Pertains to Parcel 1) (Not a survey related issue).
15. Restriction in Deed Restriction executed by Lakes Precision, Inc. dated June 27, 2003, recorded July 7, 2003 as Document No. 579259. (Pertains to Parcel 1) (Not a survey related issue).
16. A mortgage from K. W. A. H. P. P. LLC to M&I Marshall & Isley Bank in the originally stated amount of \$456,000.00, dated March 23, 2006, recorded April 12, 2006 as Document No. 631371. Assignment of leases, rents and profits recorded April 12, 2006 as Document No. 631372. (Not a survey related issue).
17. A mortgage from K. W. A. H. P. P. LLC to M&I Marshall & Isley Bank in the originally stated amount of \$100,000.00, dated February 19, 2007, recorded February 21, 2007 as Document No. 644755. (Not a survey related issue).
18. A mortgage from K. W. A. H. P. P. LLC, a Wisconsin limited liability company to BMO Harris Bank N.A. in the originally stated amount of \$147,967.38, dated April 13, 2017, recorded April 25, 2017 as Document No. 771030. Assignment of leases, rents and profits recorded April 25, 2017 as Document No. 771031. (Not a survey related issue).
19. POSTPONED general taxes for the year 2020, in the sum of \$3,925.00. First installment has been paid and said tax is now current. Second installment is due July 31, 2021. (Not a survey related issue).

Existing Legal Description

PARCEL 1  
Lot One (1) of Certified Survey Map prepared by Kip Soder, surveyor of part of Government Lots Five and Six, Section Nine, Township Thirty-eight North, Range Eleven East of the Fourth Principal Meridian, Three Lakes Township, Oneida County, Wisconsin, recorded on October 10, 2005 in Volume 14 of Survey Maps on page 3225.

PARCEL 2  
A parcel of land being a part of Government Lot Five (5), Section Nine (9), Township Thirty eight (38) North, Range Eleven (11) East of the Fourth Principal Meridian, Three Lakes Township, Oneida County, Wisconsin, and more particularly described as follows:

Commencing at the East 1/4 corner of Section 9; thence N 86° 51' 11" W along the East-West 1/4 line of Section 9 a distance of 2317.52 feet to a point; thence N 27° 38' E a distance of 2208.52 feet to an iron pipe marking the POINT OF BEGINNING. Thence N 27° 38' E a distance of 15.47 feet to a point intersecting the East line of Government Lot 5; thence N 0° 11' E along the East line of Government Lot 5 a distance of 143.0 feet to an iron pipe situated on the Southwesterly shore of Big Stone Lake; thence N 44° 23' W on a straight line along the shore of Big Stone Lake a distance of 100.0 feet to an iron pipe; thence leaving said shore on a bearing of S 0° 11' W a distance of 24.42 feet to a stake; thence S 8° 58' E a distance of 173.04 feet to a stake; thence S 47° 09' E a distance of 48.26 feet to the Point of Beginning.

EXCEPTING THEREFROM the lands conveyed for highway right-of-way purposes.

ALSO EXCEPTING THEREFROM that portion described in Certified Survey Map recorded in Volume 14 of Survey Maps on page 3225.

AND

A parcel of land being a part of Government Lot Five (5), Section Nine (9), Township Thirty-eight (38) North, Range Eleven (11) East of the Fourth Principal Meridian, Three Lakes Township, Oneida County, Wisconsin, and more particularly described as follows:

Commencing at the East 1/4 corner of Section 9; thence N 86° 51' 11" W along the East-West 1/4 line of Section 9 a distance of 2317.52 feet to a point; thence N 27° 38' E a distance of 1519.12 feet to an iron pipe marking the POINT OF BEGINNING. Thence N 62° 22' W a distance of 200.0 feet to an iron pipe on the Easterly side of a road; thence N 38° 57' E along said road a distance of 101.98 feet to an iron pipe; thence N 44° 11' E along said road a distance of 315.1 feet to a stake; thence N 28° 33' E along said road a distance of 163.5 feet to a stake; thence N 43° 19' E along said road a distance of 142.03 feet to a stake; thence S 47° 09' E along State Trunk Highway No. 32 a distance of 48.28 feet to an iron pipe; thence S 27° 38' W a distance of 200.00 feet to an iron pipe; thence continued S 27° 38' W a distance of 489.4 feet to the Point of Beginning.

EXCEPTING THEREFROM any Town Road right-of-way.

New Legal Description

All of Lot 1 of Certified Survey Map No. 3225 recorded in Volume 14 of Certified Survey Maps on page 3225, as Document No. 623209 and unplatted lands; all being part of Government Lots 5 and 6 of Section 9, Township 38 North, Range 11 East, Town of Three Lakes, Oneida County, Wisconsin, being more particularly described as follows:

Commencing at the Meander Corner between Sections 4 and 9 marked by a 5" square concrete monument with an aluminum cap near the southwesterly shoreline of Big Stone Lake; thence S38°29'09"E for a distance of 570.08 an iron pipe at the intersection of the east line of that parcel of land described in Volume 256 on page 66 and on the northerly right-of-way line of State Highway "32", the PLACE OF BEGINNING. Thence along said east line, N08°18'10"E for a distance of 7.75 feet to an iron pipe near the southerly shoreline of Big Stone Lake; thence meandering along said shoreline as follows: S54°42'58"E for a distance of 49.34 feet to an iron pipe; thence S46°16'46"E for a distance of 102.45 feet; thence S51°49'30"E for a distance of 103.15 feet to an iron pipe on the boundary line agreement recorded in Volume 593 on page 552; thence along said boundary line agreement, S39°12'14"W for a distance of 58.39 feet to the northerly right-of-way line of State Highway "32"; thence along said northerly right-of-way line along a curve to the right having an arc length of 163.85 feet, a radius of 456.94 feet and being subtended by a chord bearing N43°33'37"W for a distance of 162.97 feet to a MAG nail; thence N29°49'10"W for a distance of 8.64 feet to an iron pipe on the record east line of said Government Lot 5; thence along said record east line, S01°42'16"E for a distance 88.75 feet to an iron pipe on the northerly extension of the westerly line of Lot 1 of Certified Survey Map No. 4772; thence along said west line and it's northerly extension, S25°45'18"W for a distance of 704.87 feet to an iron pipe; thence continuing along said west line N64°17'03"W for a distance of 199.96 feet to an iron pipe on the east line of Certified Survey Map No. 4771; thence along said east line as follows: N37°01'46"E for a distance of 102.12 feet to a MAG nail; thence N42°19'57"E for a distance of 315.12 feet to an iron pipe; thence N27°38'12"E for a distance of 163.42 feet to an iron pipe; thence N41°18'26"E for a distance of 142.14 feet to an iron pipe; thence leaving said east line, N10°54'12"W for a distance of 71.69 feet to a MAG nail on the east line of that parcel of land described in Volume 256 on page 66; thence along said east line, N08°18'10"E for a distance of 76.21 feet to the PLACE OF BEGINNING, the sidelines of the above-described parcel extend to the shoreline of Big Stone Lake to include the lands lying between the meander line and said shoreline.

Subject to the rights of the public over State Highway "32" and the Town Road known as Airport Road.

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

Doc No. 417563  
(Vol. 253, Pg. 291)  
TL 476-6

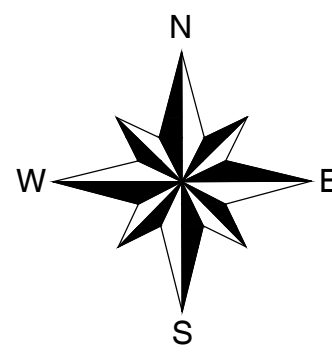
The existing legal description for the subject property overlaps two parcels to the west. One of the parcels was originally conveyed in Volume 253 on page 291, recorded on October 31, 1962 and the other parcel was originally conveyed in Volume 256 on page 66, recorded on April 8, 1963. The subject property was originally conveyed in Volume 331 on page 506 recorded on February 14, 1972. Because the two parcels to the west are both senior in title to the subject property we held the east line of Volume 256, page 66 as the west boundary of the subject property.

Doc No. 639627  
(Vol. 256, Pg. 66)  
TL 476-1

Doc No. 620682  
(Vol. 331, Pg. 506)  
TL 476-10

Lot 1  
C. S. M. No. 4472  
Town of Three Lakes - Airport

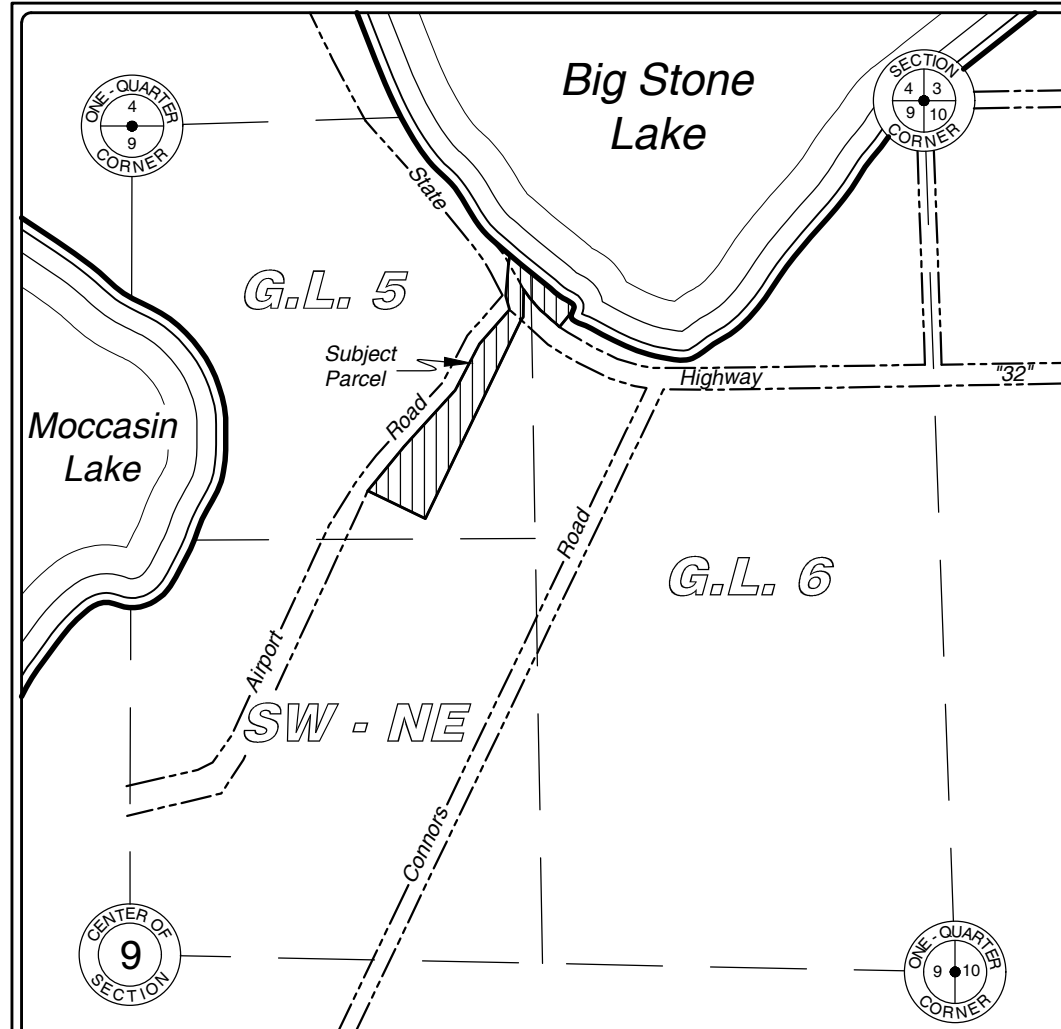
Oneida County Grid Bearings



- △ Computed position
- 1" dia. iron pipe set
- MAG nail set
- 1" dia. iron pipe found
- 1-1/2" dia. iron pipe found
- ◆ MAG nail found
- ◆ Bollard
- ✱ Light pole
- ⊗ Utility pole
- ⊙ Well
- ⊙ Septic
- ⊠ Telephone pedestal
- ⊠ Electrical pedestal
- ⊙ Electric meter
- ⊙ Gas meter
- ( ) Bearing or distance of record

Scale 1" = 30'  
0' 15' 30' 60'

Vicinity Map  
(Not to scale)



Certification

To: K.W.A.H.P.P. LLC, Packatrac Real Estate Holdings, LLC, a Wisconsin Limited Liability Company, WBD, Inc. and U.S. Small Business Administration, Its successors and/or assigns, Vilas Title Service, 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4 and 8 of Table A thereof. The fieldwork was completed on April 21, 2021.

General Notes:

- This survey is based on information contained in the commitment for title insurance issued by Vilas Title Service, Inc., an agent for First American Title Insurance Company, Commitment No. VTS-48863, Commitment date: February 25, 2021 at 8:00 A.M.
- The current owner of the property is K.W.A.H.P.P., LLC, (Document No. 620682 - Parcel No's. TL 478-3 and TL 476-10).
- The total area of the parcel including the rod right-of-way is 102,300 sq. ft. or 2.34 more or less.
- The current addresses for the property are 1036 State Highway 32, Three Lakes, Wisconsin 54562 (Parcel No. TL 478-3) and 1037 State Highway 32, Three Lakes Wisconsin 54562 (Parcel No. TL 476-10).
- The shoreline of Big Stone Lake was located on April 21, 2021. The boundary is subject to change due to natural causes and it may not represent the actual location of the limit of title.
- The existing description overlapped the properties to the west. The properties to the west are senior in title, so we provided a new description which excludes the overlap area.

ALTA/NSPS Land Title Survey

All of Lot 1 of Certified Survey Map No. 3225 recorded in Volume 14 of Certified Survey Maps on page 3225 and unplatted lands; all being part of Government Lots 5 and 6 Section 9, T 38 N, R 11 E  
Town of Three Lakes, Oneida County, Wisconsin

PREPARED FOR:

K.W.A.H.P.P. LLC.



Arbor Vitae, WI 54568  
Phone 715.356.9485

Eagle River, WI 54521  
Phone 715.479.2570

www.mainesandassociates.com

SHEET 1 OF 1	JOB #:	DRAWN BY:	DATE:	REVISIONS:
				# BY DATE
JWD	2021/096	JWD	04/27/2021	