

ALTA/NSPS LAND TITLE SURVEY
LOTS 7 & 8
 of the recorded plat of
DEER RUN BUSINESS PARK
 recorded in
Volume 13 Plats, page 196
 and
LOT 12
 of
Certified Survey Map No. 4263
 recorded in
Volume 19 Certified Survey Maps, page 4263
 and
LOT 15
 of
Certified Survey Map No. 4810
 recorded in
Volume 23 Certified Survey Maps, page 4810
 and
DOCUMENT NUMBER 650328
 being part of the
NE 1/4 of the SW 1/4
 and part of the
NW 1/4 of the SE 1/4
SECTION 34, T39N, R6E
Town of Minocqua
Oneida County, Wisconsin

SURVEYOR'S CERTIFICATE

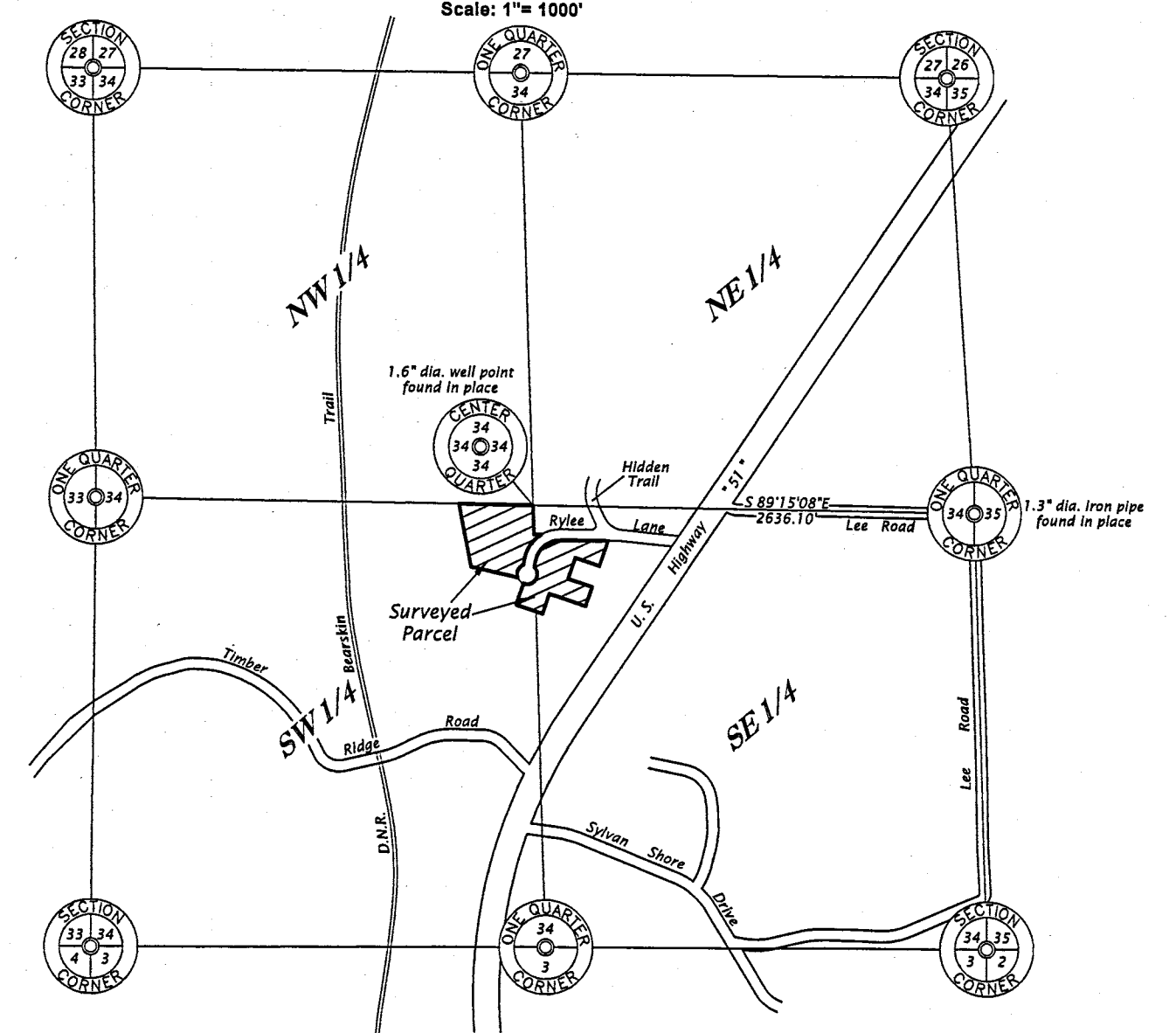
To: Carlyle Investments, LLC, a Wisconsin limited liability company, its successors and/or assigns; Krisk Capital Partners, LLC, a Wisconsin limited liability company, its successors and/or assigns; and Shoreline Title Services, Inc.;

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 Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 6b, 8, 11 and 16 thru 18 of Table A **, thereof. The fieldwork was completed on August 27, 2021.

WILDERNESS SURVEYING, INC.
 JAMES D. REIN
 S-1234
 MINOCQUA, WI
 Professional Land Surveyor No. S-1234
 Dated this 27th day of August, 2021

** = Refers to 2016 Table A Optional Items
 Field survey was completed August 27, 2021

Vicinity Sketch
 Section 34, T39N, R6E
 Town of Minocqua,
 Oneida County, Wisconsin
 Scale: 1" = 100'

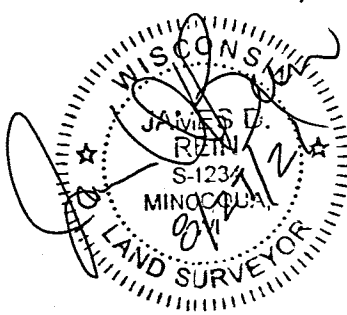


WILDERNESS SURVEYING, INC.
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 Map Number: 21 - 122ALTA
 File Number: 10 & 11 - 34 - 396
 Drafted by: C. Winkler

C 3022

ALTA/NSPS LAND TITLE SURVEY

Town of Minocqua
Oneida County, Wisconsin



RECORD DESCRIPTION:

Parcel One: (MI 7464)

Lot Seven 7) of the Plat of Deer Run Business Park, according to the recorded Plat thereof. Being in Oneida County, Wisconsin.

Parcel Two: (MI 7462)

Lot Twelve (12) of Certified Survey Map 4263, recorded in Volume 19 Certified Surveys page 4263 as Document No. 741413, being part of Lot 5 in the Plat of Deer Run Business Park being part of the NE 1/4 of the SW 1/4 and part of the NW 1/4 of the SE 1/4, Section 34, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin.

Parcel Three: (MI 2498-11)

A parcel of land in the Northeast Quarter of the Southwest Quarter, Section 34, Township 39 North, Range 6 East, Minocqua Township Oneida County, Wisconsin, being parcel "8" shown on Map No. 07-18parcel8 by Wilderness Surveying Inc., dated May 18, 2007, more particularly described as follows:

Commencing at the quarter corner common to Sections 34 and 35, marked by an iron pipe; thence North 89° 14' 50" West for a distance of 2636.27 feet along the east-west quarter line to the center quarter corner, marked by a well point; thence North 89° 13' 45" West for a distance of 140.26 feet along the east-west quarter line to the place of beginning, marked by an iron pipe.

Thence South 01° 46' 52" East for a distance of 215.02 feet to an iron pipe; thence South 71° 29' 56" East for a distance of 115.47 feet to a iron pipe on the westerly line of a proposed town road; thence along a curve to the left, having a radius of 216.00 feet and an arc length of 72.10 feet, being subtended by a chord of South 20° 39' 39" West for a distance of 71.76 feet along said proposed town road to an iron pipe; thence North 76° 01' 07" West for a distance of 358.99 feet to an iron pipe; thence North 10° 50' 19" West for a distance of 240.33 feet to an iron pipe on the east-west quarter line; thence South 89° 13' 45" East for a distance of 302.70 feet along said east-west quarter line to the place of beginning.

Subject to a ten foot (10') wide access easement along the easterly line of the above described parcel bearing South 01° 46' 52" East for a distance of 215.02 feet.

Storm Water Drainage Easement:

An easement for the purpose of a storm water detention basin and drainage area located in the Northeast Quarter of the Southwest Quarter, Section 34, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin, being the "drainage easement" shown on Map No. 07-18Parcel8, by Wilderness Surveying, Inc., dated May 18, 2007, more particularly described as follows:

Commencing at the quarter corner common to Sections 34 and 35, marked by an iron pipe; thence North 89° 14' 50" West for a distance of 2636.27 feet along the east-west quarter line to the center quarter corner, marked by a well point; thence North 89° 13' 45" West for a distance of 140.26 feet along the east-west quarter line, to an iron pipe; thence continuing North 89° 13' 45" West for a distance of 183.54 feet to the place of beginning.

Thence South 01° 06' 53" West for a distance of 74.32 feet; thence South 29° 03' 55" West for a distance of 142.37 feet; thence South 10° 50' 19" East for a distance of 164.16 feet; thence North 77° 39' 09" West for a distance of 10.88 feet; thence North 10° 50' 19" West for a distance of 125.44 feet to an iron pipe; thence North 10° 50' 19" West for a distance of 240.33 feet to an iron pipe on the east-west quarter line; thence South 89° 13' 45" East for a distance of 119.16 feet to the place of beginning.

Together with an easement across the proposed town road described as follows:

Proposed Town Road (Map No. 07-18parcel8)

A parcel of land for the purpose of a future town road located in the Northeast quarter of the Southwest Quarter and in the Northwest Quarter of the Southeast Quarter, Section 34, Township 39 North, Range 6 East, Minocqua Township, Oneida County, Wisconsin, being the "Proposed Town Road" shown on Map No. 07-18parcel8, by Wilderness Surveying, Inc., dated May 18, 2007 and more particularly described as follows:

Commencing at the quarter corner common to Section 34 and 35, marked by an iron pipe; thence North 89° 14' 50" West for a distance of 1660.38 feet along the east-west quarter line to an iron pipe on the westerly right of way line of U.S. Highway "51"; thence South 34° 05' 00" West for a distance of 199.98 feet along said westerly right of way line of U.S. Highway "51" the place of beginning, marked by an iron pipe.

Thence South 34° 08' 58" West for a distance of 75.00 feet along said westerly right of way line of U.S. Highway "51" to an iron pipe; thence North 84° 09' 19" West for a distance of 300.00 feet to an iron pipe; thence North 89° 45' 02" West for a distance of 359.97 feet to an iron pipe; thence, along a curve to the left, having a radius of 150.00 feet and an arc length of 207.22 feet, being subtended by a chord of South 50° 40' 27" West for a distance of 191.13 feet to an iron pipe; thence South 11° 05' 56" West for a distance of 39.62 feet to an iron pipe; thence along a cul-de-sac, along a curve to the right, having a radius of 60.00 feet and an arc length of 307.11 feet, being subtended by a chord of North 78° 54' 04" West for a distance of 66.00 feet to an iron pipe; thence North 11° 05' 56" East for a distance of 39.62 feet to an iron pipe; thence along a curve to the right, having a radius of 216.00 feet and an arc length of 177.42 feet, being subtended by a chord of North 34° 37' 46" East for a distance of 172.47 feet to an iron pipe; thence South 89° 45' 02" East for a distance of 81.512 feet to the place of beginning.

Parcel Four: (MI 7465)

Lot Eight (8) of the Plat of Deer Run Business Park, according to the recorded Plat thereof. Being in Oneida County, Wisconsin.

Parcel Five: (MI 7466)

Lot Fifteen (15) of Certified Survey Map No. 4810 recorded in Volume 23 Certified Surveys page 4810 as Document No. 789533, reconfiguration of Lot 11 O.C.C.S.M. No 4263 Vol 19 CSM, page 4263 and Lots 9 and 10 in the Plat of Deer Run Business Park being part of the NE 1/4 of the SW 1/4 and part of the NW 1/4 of the SE 1/4, Section 34, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin.

SCHEDULE B, PART II - *SURVEYOR'S NOTES ARE WRITTEN IN PARENTHESIS)

COMMITMENT NUMBER: S21-18720

- Any defect, lien, encumbrance, adverse claim or other matter that appear for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. *(Not a survey matter)
- Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years. *(Not a survey matter)
- Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy. *(Not a survey matter)
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. *(Not a survey matter)
- Rights or claims of parties in possession not shown by the public records. *(Not a survey matter)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. *(None were revealed, or found by this survey)
- Easements or claims of easements not shown by the public records. *(Surveyor has not been made aware of any at time of survey)
- Any claim of adverse possession or prescriptive easement. *(Surveyor has not been made aware of any at time of survey)
- General taxes for the year 2021, not yet due and payable. *(Not a survey matter)
- Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street (highway) and/or alley purposes. *(Rylee Lane, a Town of Minocqua road right of way, dedicated by Document Numbers 644206 and 644207 and by the recorded plat of Deer Run Business Park is shown)
- Terms, Condition, Restrictions, and Provisions relating to the use and maintenance of the easement described in Schedule A hereof. *(The access easement contained in the description for Parcel Three: MI 2498-11 is now part of dedicated Rylee Lane as described in Item 10. The Storm Water Drainage Easement and ten foot wide access easement locations are shown on map)
- It is stipulated that nothing herein is to be construed as insuring that the easement described in Schedule A of the subject premises is open and unobstructed (unless we are furnished with an acceptable survey indicating that said easement is open and unobstructed. *(The survey disclosed the access easement parcel is now included within the dedicated, paved and open Town of Minocqua road, named Rylee Lane)
- Non-exclusive easement for ingress and egress including the undivided rights of others over the existing ingress and egress easement as stated in the legal description herein. *(Easement area is now part Rylee Lane - See Items 10, 11 and 12)
- Mineral reservation as contained in Warranty Deed dated February 20, 1902 and recorded March 10, 1902 in Volume 4 Vilas Misc. page 182. Statement of Mineral Claim by Yawkey Lumber Company, a Wisconsin corporation, dated December 15, 1986 and recorded January 12, 1987 in Volume I of Mineral Records on page 668, as Document No. 355527. (Affects s Parcels 4 and 5) *(Not a survey matter)
- Mineral reservation contained in Warranty Deed executed by Yawkey Lumber Company to Charles Steel dated May 31, 1905 and recorded June 7, 1905 in Vol. 47 of Deeds on page 82 and Statement of Mineral Claim executed by Yawkey Lumber Company dated December 15, 1986 and recorded January 12, 1987 in Vol. 1 of Mineral Records on page 656, as Document No. 355516. Mineral Rights contained in Quit Claim Deed executed by The State of Wisconsin, through its Conservation Commission to Oneida County, dated October 7, 1941 and recorded January 14, 1942 in Vol. 145 of Deeds on page 121 and Statement of Mineral Claim executed by The State of Wisconsin (Department of Natural Resources) dated March 2, 1987 and recorded March 16, 1987 in Vol. 1 of Mineral Records on page 715, as Document No. 357109. (Affects Parcels 1, 2, 3 and 5 *(Not a survey matter)
- Mineral Rights contained in Quit Claim Deed executed by The State of Wisconsin, through its Conservation Commission to Oneida County, dated October 7, 1941 and recorded January 14, 1942 in Vol. 145 of Deeds on page 121 and Statement of Mineral Claim executed by The State of Wisconsin (Department of Natural Resources) dated March 2, 1987 and recorded March 16, 1987 in Vol. 1 of Mineral Records on page 715, as Document No. 357109. (Affects Parcel 4) *(Not a survey matter)
- Terms, Conditions, Restrictions and Provisions related to the use and maintenance of the easement described in Schedule A herein as contained in Warranty Deed executed by Joseph M. Francois and Penny S. Francois, husband and wife to Opco, Ltd. dated July 21, 2005 and recorded August 1, 2005 as Document No. 619554. (Affects Parcels 1, 2 and 3) *(The location of this easement is shown on the map affecting Parcel One, Parcel Two, Parcel Three and Parcel Four and includes a part of dedicated Rylee Lane. Map Number 07-18parcel8, filed as B6618 in the County Surveyor's Office, notes this "Access & Utility Easement to be vacated" and being replaced by an "access, utility and drainage easement" extending westerly from a proposed town road cul de sac, which is later shown in the recorded plat of Deer Run Business Park)
- Notes and Access, Utility and Drainage Easements as contained on the Plat of Deer Run Business Park recorded January 17, 2008 as Document No. 658307. (Affects Parcels 1, 2 and 4) Notes and 20' wide access easement and drainage easement as contained on Wilderness Surveying, Inc. Survey Map Number 07-18parcel8 dated May 18, 2007. (Affects Parcel 3) *(This easement affects Parcel One and is shown on the map)
- Notes and 20' wide access easement and drainage easement as contained on Wilderness Surveying, Inc. Survey Map Number 07-18parcel8 dated May 18, 2007. (Affects Parcel 3) *(This easement affects Parcels Three and Four and is shown on the map)
- Declaration of Covenants, Conditions and Restrictions for Deer Run Business Park recorded July 18, 2007 as Document No. 650814. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Deer Run Business Park record ed October 1, 2009, as Document No. 682465. Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Deer Run Business Park recorded May 11, 2011, as Document No. 702745. *(Not a survey matter)
- Holding Tank Agreement dated June 4, 2010 and recorded June 7, 2010, as Document No. 690570. (Affects Parcel 3) *(Exposed portion of holding tank is shown map located on Parcel Three)
- Notes ; Access and Utility Easements; and Road Maintenance Agreement as contained in Oneida County Survey Map 4263 recorded July 30, 2014 in Volume 19 Certified Surveys page 4263 as Document No. 741413. (Affects Parcel 2) *(Easement location is shown on map)
- Notes; Access and Utility Easements; and Road Maintenance Agreement as contained in Oneida County Survey Map 4810 recorded December 27, 2018 in Volume 23 Certified Surveys page 4810 as Document No. 789533. (Affects Parcel 5) *(Easement location is shown on map)
- Mortgage from Carlyle Investments, LLC, to IncredibleBank, in the originally stated amount of \$1,244,000.00, dated October 8, 2019 and recorded October 16, 2019, as Document No. 798700. *(Not a survey matter)
- POSTPONED general taxes for the year 2020 in the amount of \$1,905.00, due and payable July 31, 2021. (MI 2498-11) POSTPONED general taxes for the year 2020 in the amount of \$1,456.00, due and payable July 31, 2021. (MI 7 465) *(Not a survey matter)

MAP # C 3022
DATE FILED 9-28-2021
BY: JAP
DESCRIPTION FILED ✓
ONEIDA CO. SURVEYOR'S OFFICE

WILDERNESS SURVEYING, INC. Post Office Box 1111 - 8793 Earls Court Minocqua, Wisconsin 54548-1111 Telephone (715) 358-5100 - www.wildernesssurveying.com	
Map Number: 21 - 122ALTA File Number: 10 & 11 - 34 - 396 Drafted by: K. Gray	Revisions: