

### Existing Legal Description

#### Parcel 1:

Part of the Southwest quarter of the Northeast quarter (SW 1/4 - NE 1/4) 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 1/4 of the NE 1/4 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; 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 1/4 of the NE 1/4, 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 1/4 of the NE 1/4, 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 1/4 - NE 1/4), 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 1/4 of the NE 1/4 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 1/4 of the NE 1/4, 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 southerly boundary of the aforementioned SW 1/4 of the NE 1/4 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 1/4 of the NE 1/4, 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 1/4 Corner of said Section 11 marked by a steel nail; thence along the north - south 1/4 line, S02°03'21"E for a distance of 2069.29 feet; thence leaving said North-South 1/4 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 226.83 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 274.82 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 1/4 of the NE 1/4, 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 1/4 Corner of said Section 11 marked by a steel nail; thence along the North - South 1/4 line, S02°03'21"E for a distance of 2069.29 feet; thence leaving said North-South 1/4 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°26'37"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 106.00 feet, a radius of 226.83 feet and being subtended by a chord bearing N02°26'51"W for a distance of 106.07 feet to the PLACE OF BEGINNING.

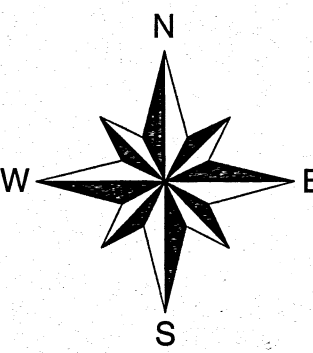
Subject to the rights of the public over the above-described parcel below the ordinary high water mark of the flowage.

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 Old Republic National Title Insurance Company Commitment No. ORTE748105, dated: November 12, 2021 at 7:00 A.M.
- The current owner of property is Minocqua Capital LLC, a Wisconsin limited liability company. (Doc No. 818176 - 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 property is located within an area having a designation of Zone X (area determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 58085C0090C, with a date of identification of 05/13/2013 in Oneida County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which the premises is situated.
- The contour interval is 1 foot and the vertical datum is NAVD88.
- 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. 20215002173 and 20215002194. 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 in 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.
- No evidence of recent earth work, building construction, or building additions observed.
- No known proposed changes in street right-of-way lines and no evidence of recent street or sidewalk construction or repairs were observed.
- All plottable easements listed in the Title Commitment are shown.

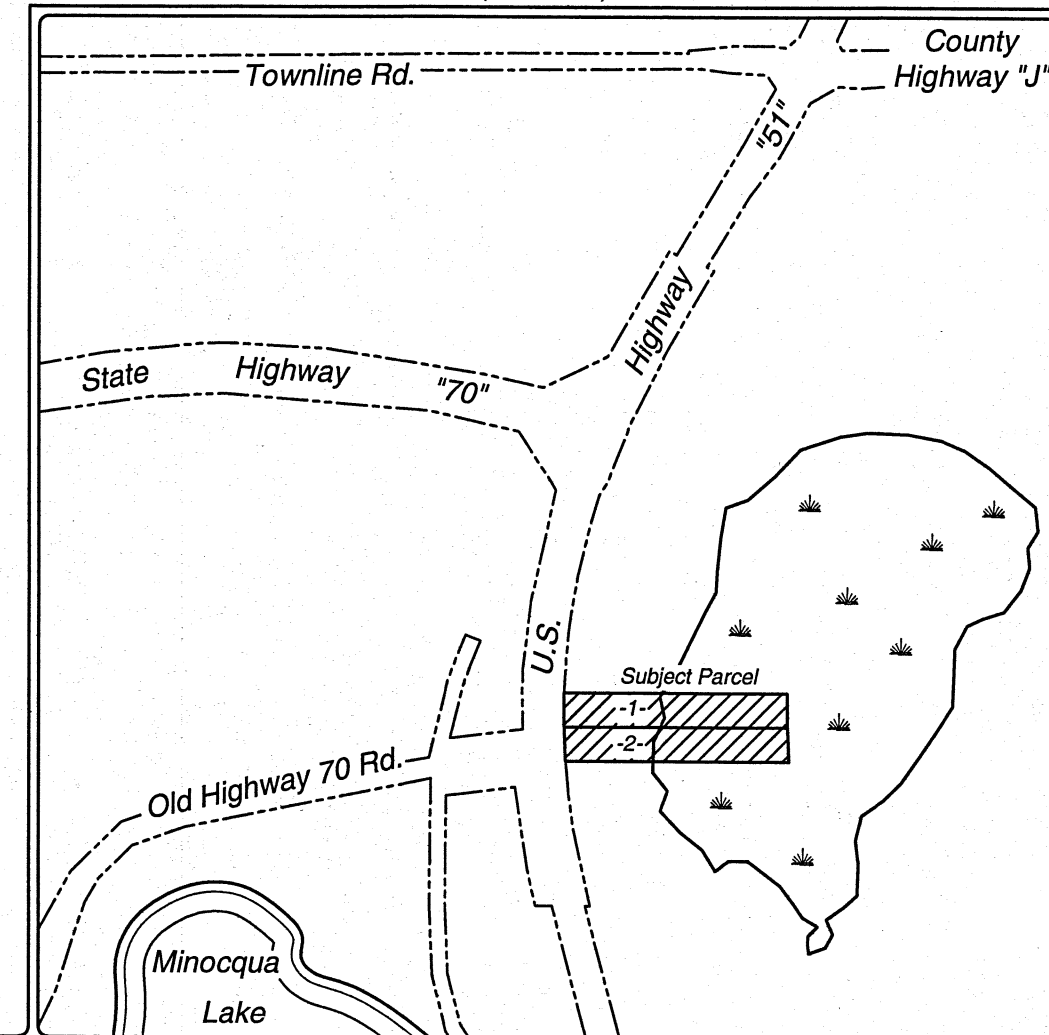
Oneida County Grid Bearings  
referenced to the west line of  
the NE 1/4 of Section 11 as  
bearing S02°03'21"E



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

Scale 1" = 30'

Vicinity Map  
(Not to scale)



### Items Corresponding to Schedule B Section 2:

- Standard Exceptions (Not a survey related issue).
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Transportation Project Plat No. 1174-10-21-4.08, as recorded in July 2, 2012 as Document No. 716179, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Shown hereon).
- Modification and/or amendment by Instrument: Transportation Project Plat No. 1174-10-21-4.08 Amendment No. 1 Recording Information: August 2, 2012 as Document No. 717444 (Shown hereon).
- Notice of Lis Pendens recorded December 6, 2012 as Document No. 722290. (Shown hereon).
- Award of Damages recorded December 31, 2012 as Document No. 723246. (Shown hereon).
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in February 15, 1909 in Volume 55 on Page 294 as Document No. 33564 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Not a survey related issue).
- Sewer Easement to The Town of Minocqua, a municipal corporation, dated June 25, 1963, recorded/filled August 2, 1963 in Volume 258 on Page 214, as Document No. 196637. (Shown hereon).
- Sewer Easement to Town of Minocqua, a municipal corporation, dated June 25, 1963, recorded/filled August 2, 1963 in Volume 258 on Page 217, as Document No. 196640. (Shown hereon).
- Affidavit Declaring No Interest Resulting from Limited Physical Occupancy of the following described Parcels of Real Property located in the Town of Minocqua, Oneida County, Wisconsin recorded November 17, 2020 as Document No. 813228. (Can not be plotted).
- The following matters as disclosed by that certain ALTA/NSPS survey made by Maines & Associates Land Surveyors on January 15, 2021, designed as Job No. 2021012:
  - Utility lines run through the land without recorded easement. (Shown hereon).
- Mortgage dated March 12, 2021 and recorded March 18, 2021 as Document No. 818177, made by Minocqua Capital, LLC, a Wisconsin Limited Liability Company, to The Park Bank, to secure an indebtedness in the amount of \$314,755.00, and the terms and conditions thereof. (Not a survey related issue).

PREPARED FOR:

Border Foods of Wisconsin, LLC.

**ALTA/NSPS Land Title Survey**  
Part of the SW 1/4 of the NE 1/4  
Section 11, T 39 N, R 6 E  
Town of Minocqua  
Oneida County, Wisconsin

REVISIONS:

JOB #: 2021371  
DRAWN BY: JWD  
DATE: 12/14/2021

SHEET 1 OF 1

**MAINES & ASSOCIATES**  
Land Surveyors

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