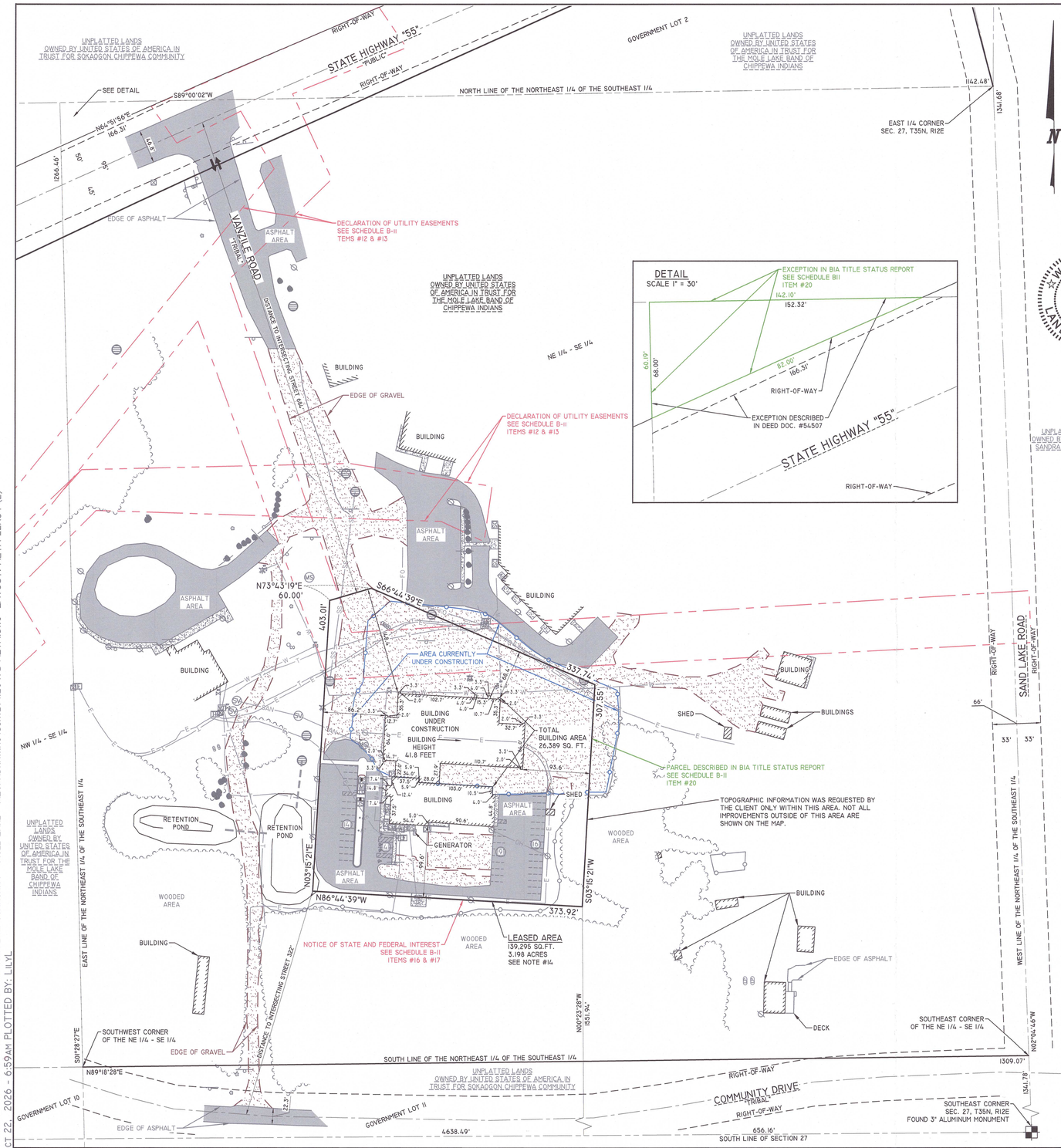
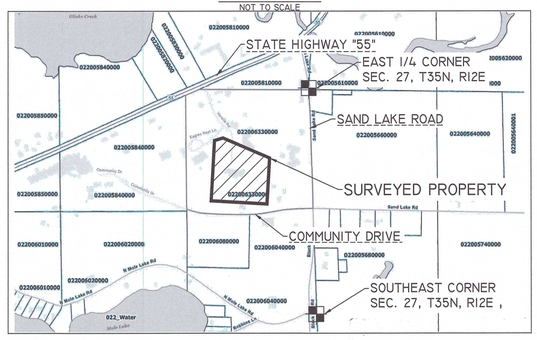
ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 12 EAST, TOWN OF NASHVILLE, FOREST COUNTY, WISCONSIN.



VICINITY MAP
NOT TO SCALE



LEGEND

- BOULDER
- JUNCTION BOX
- HANDICAP STALL
- SANITARY CLEAN OUT
- AUTO SPRINKLER
- SIGN
- WATER VALVE
- HYDRANT
- LIGHT POLE
- DECIDUOUS TREE
- UTILITY PEDESTAL
- DS DOWNSPOUT
- AC AIR CONDITIONING UNIT
- EM ELECTRIC METER
- GM GAS METER
- VT UTILITY VAULT
- TF ELECTRIC TRANSFORMER
- STORM CATCH BASIN
- MS SANITARY SEWER MANHOLE
- SV SEPTIC VENT
- MB MAILBOX
- CONSTRUCTED VEHICULAR ACCESS POINT
- FENCE
- STORM CULVERT
- T TELECOMMUNICATION LINE
- G UNDERGROUND GAS
- E UNDERGROUND ELECTRIC
- W WATER MAIN
- SAN SANITARY SEWER
- FO UNDERGROUND FIBER OPTIC
- SS STORM SEWER
- OH OVERHEAD UTILITIES
- CURB & GUTTER
- TREE LINE
- CONCRETE
- GRAVEL
- ASPHALT
- PROPERTY LINE
- CANOPY

FOREST CO SURVEYOR
FILE # 25127-2026DJ22
DATE 11/18/2026 BY JL

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 80 160

DATE	REVISION	BY	CHK'D
6/2/2026	UPDATING TITLE INFORMATION AND PROPERTY LINES	LEL	JWP
10/12/2026	UPDATING TITLE INFORMATION	LEL	JWP
10/21/2026	UPDATING BASED ON NEW TITLE COMMITMENT	LEL	JLR

DESIGNED BY:	CHECKED BY: JWP	ALTA/NSPS LAND TITLE SURVEY
SURVEYED BY: DJG	APPROVED BY: JWP	SOKAOGON CHIPPEWA COMMUNITY
DRAWN BY: LEL	DATE: 6/1/2026	3144 VANZILE ROAD CRANDON, WI 54520

REI No. 12047B
SHEET 1 OF 2

DRAWING FILE: Q:\12000-12099\12047B - SOKAOGON CHIPPEWA COMMUNITY - MOLE LAKE - ALTA\DRAWING\SURVEY\12047B ALTA.DWG LAYOUT: ALTA-22X34 (2)
PLOTTED: OCT 22, 2026 - 6:59AM PLOTTED BY: LILYL

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 12 EAST, TOWN OF NASHVILLE, FOREST COUNTY, WISCONSIN.

FILE NO.: 2398313

SCHEDULE "A" LEGAL DESCRIPTION

COMMITMENT DATE: SEPTEMBER 29, 2026 AT 08:00 AM

ISSUED BY: KNIGHTS BARRY TITLE, INC, AS AN ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 12 EAST, TOWN OF NASHVILLE, FOREST COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°36'32" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID SECTION 27, 656.16 FEET; THENCE NORTH 00°23'28" WEST, 1551.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°44'39" WEST, 373.92 FEET; THENCE NORTH 03°15'21" EAST, 403.01 FEET; THENCE NORTH 73°43'19" EAST, 60.00 FEET; THENCE SOUTH 66°44'39" EAST, 337.74 FEET; THENCE SOUTH 03°15'21" 307.55 FEET TO THE POINT OF BEGINNING.

SCHEDULE B - SECTION II EXCEPTIONS (SURVEYOR'S NOTES ARE WRITTEN IN BLUE)

FILE NO.: 2398313

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE, AS SET FORTH ON THE COMMITMENT FOR TITLE INSURANCE, AND THE DATE OF POLICY, AS SET FORTH ON THE POLICY. NOT A SURVEY MATTER.
2. SPECIAL ASSESSMENTS, SPECIAL TAXES OR SPECIAL CHARGES, IF ANY, PAYABLE WITH THE TAXES LEVIED OR TO BE LEVIED FOR THE CURRENT AND SUBSEQUENT YEARS. NOT A SURVEY MATTER.
3. LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OR FEES AND DUE PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND, WHETHER ASSESSED OR CHARGED BEFORE OR AFTER THE DATE OF THE POLICY. NOT A SURVEY MATTER.
4. 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.
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. SURVEYOR WAS NOT MADE AWARE OF ANY AT THE TIME OF SURVEY.
6. INTENTIONALLY DELETED.
7. INTENTIONALLY DELETED.
8. INTENTIONALLY DELETED.
9. GENERAL TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE. IN THE EVENT THAT THE TRANSACTION TO BE INSURED UNDER THIS COMMITMENT OCCURS IN DECEMBER OF 2026 OR LATER, THEN PLEASE CONTACT THE COMPANY FOR AN UPDATE AS TO THE STATUS OF TAXES. FAILURE TO DO SO WILL RESULT IN THE FOLLOWING APPEARING AS AN EXCEPTION ON THE FINAL TITLE INSURANCE POLICY TO BE ISSUED PURSUANT TO THIS COMMITMENT: "GENERAL TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS." NOT A SURVEY MATTER.
10. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE LAND AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. SAND LAKE ROAD AND STATE HIGHWAY "55" RIGHT-OF-WAYS ARE SHOWN ON MAP.
11. STORM, SEWER, DRAINAGE, WATER UTILITY AND/OR SANITARY DISTRICT ASSESSMENTS, IF ANY. NOT A SURVEY MATTER.
12. DECLARATION OF UTILITIES EASEMENTS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED SEPTEMBER 17, 2010 AS DOCUMENT NO. 204365. DOCUMENT SHOWS SANITARY SEWER AND WATER EASEMENTS. THE EXACT LOCATIONS ARE UNASCERTAINABLE FROM THE DOCUMENT. APPROXIMATE LOCATION SHOWN ON THE MAP.
13. DECLARATION OF UTILITIES EASEMENTS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED SEPTEMBER 17, 2010 AS DOCUMENT NO. 204366. DOCUMENT SHOWS THE SAME SANITARY SEWER AND WATER EASEMENTS AS ITEM #12. THE EXACT LOCATIONS ARE UNASCERTAINABLE FROM THE DOCUMENT. APPROXIMATE LOCATION SHOWN ON THE MAP.
14. INTENTIONALLY DELETED.
15. INTENTIONALLY DELETED.
16. NOTICE OF FEDERAL INTEREST AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 11, 2026 AS DOCUMENT NO. 248112. PROPERTY DESCRIBED IN THIS DOCUMENT IS SHOWN ON MAP.
17. NOTICE OF STATE INTEREST IN BUILDING AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 17, 2026 AS DOCUMENT NO. 248361. PROPERTY DESCRIBED IN THIS DOCUMENT IS THE SAME AS DESCRIBED IN ITEM #16. AS SHOWN ON THE MAP.
18. INTENTIONALLY DELETED.
19. NOTE: THE LAND IS CURRENTLY EXEMPT FROM TAXATION. SHOULD THE PROPOSED INSURED WISH TO CONTINUE EXEMPT STATUS, PLEASE CONTACT THE LOCAL MUNICIPALITY TO DETERMINE REQUIREMENTS TO MAINTAIN EXEMPT STATUS. FAILURE TO TIMELY CONTACT THE MUNICIPALITY AND PROVIDE NECESSARY DOCUMENTATION MAY RESULT IN A LOSS OF SUCH EXEMPT STATUS AND, CONSEQUENTLY, THE LAND MAY BE TAXED IN FUTURE YEARS. NOT A SURVEY MATTER.
20. TO THE EXTENT AFFECTING THE LAND, RIGHT, TITLE AND INTEREST OF BIA GLA ROADS, WISCONSIN PUBLIC SERVICE CORPORATION, SCHC QALICB INC., WISCONSIN DEPARTMENT OF TRANSPORATION - NC REGION, SOKAOGON CHIPPEWA UTILITY DEPARTMENT, SOKAOGON CHIPPEWA COMMUNITY TRIBAL ROADS DIVISION, SOKAOGON CHIPPEWA HOUSING AUTHORITY, USDA RURAL HOUSING SERVICE, SOKAOGON CHIPPEWA HOUSING AUTHORITY, SYLVESTER POLER, ROY A POLAR, LORETTA DIETZLER, ROGER MCGESHICK JR., AND SOKAOGON LIMITED PARTNERSHIP #1, AS DISCLOSED BY THE BIA TITLE STATUS REPORT CERTIFIED ON OCTOBER 18, 2026. BIA TITLE STATUS REPORT DESCRIBED PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27. THE LEASED AREA AND EXCEPTION TO THE THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 ARE AS SHOWN ON THE MAP.
21. INTENTIONALLY DELETED.
22. INTENTIONALLY DELETED.
23. REGULATIONS OF THE MOLE LAKE BAND OF CHIPPEWA INDIANS NOW KNOWN AS THE SOKAOGON CHIPPEWA COMMUNITY. NOT A SURVEY MATTER.
24. INTENTIONALLY DELETED.
25. TERMS AND CONDITIONS OF THE LEASE REFERENCED IN SCHEDULE B-I OF THIS COMMITMENT. NOT A SURVEY MATTER.
26. ANY RIGHTS, EASEMENTS, INTEREST OR CLAIMS WHICH MAY EXIST BY REASON OF, OR REFLECTED BY, THE FOLLOWING MATTERS AS REFERENCED ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY JOSHUA W. PRENTICE OF REI ENGINEERING INC. DATED JUNE 1, 2026, AND LAST REVISED JUNE 2, 2026 AS PROJECT NO. 12047B: CURRENT SURVEY IS AS SHOWN.
    A. RIGHTS OF UTILITY COMPANIES AND MUNICIPALITIES TO ACCESS AND MAINTAIN THEIR FACILITIES AND LINES LOCATED IN AREAS NOT PROVIDED FOR BY RECORDED EASEMENTS.
    B. SUBSURFACE EASEMENTS OR CLAIMS OF SUBSURFACE EASEMENTS NOT SHOWN IN THE PUBLIC RECORDS.
    C. ENCROACHMENT OF THE AREA CURRENTLY UNDER CONSTRUCTION INTO THE LANDS ABUTTING TO THE NORTH AND EAST.
27. THE POLICY, WHEN ISSUED, WILL NOT INSURE ACCESS TO THE LAND. FURTHER COVERED RISK 4 IS HEREBY DELETED. NOT A SURVEY MATTER.
28. SUBORDINATION AND CONSENT AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED OCTOBER 1, 2026 AS DOCUMENT NO. 249685. NOT A SURVEY MATTER.
29. SUBORDINATION AND CONSENT AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED OCTOBER 2, 2026 AS DOCUMENT NO. 249711. NOT A SURVEY MATTER.

SURVEYOR'S CERTIFICATE

THE MOLE LAKE BAND OF CHIPPEWA INDIANS, THE FIRST AMERICAN TITLE INSURANCE COMPANY, COMMUNITY BENEFIT SUB CDE 41 LLC, BREMER SUB-CDE17 LLC, BREMER COMMUNITY INVESTMENT FUND II LLC, OLD NATIONAL BANK, ONB SOKAOGON QEI LLC, OWEESTA SUB-CDE 3, LLC, AND BB SUB-CDE 1, LLC,.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 21(A), AND 21(B) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 27TH, 2026.

DATE OF PLAT OR MAP OCTOBER 22, 2026

REI ENGINEERING INC.
JOSHUA W. PRENTICE
WI P.L.S. S-2852

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
10-22-2026

GENERAL NOTES

1 - BEARINGS ARE BASED ON THE FOREST COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE SOUTH LINE OF OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 12 EAST, MEASURED TO BEAR NORTH 89°36'32" EAST.
2 - THE SUBJECT PROPERTY IS IN ZONE "X" AND DOES NOT LIE WITHIN A FEMA FLOOD ZONE RISK DESIGNATION AREA AS PER FIRM "FOREST COUNTY, WISCONSIN AND INCORPORATED AREAS" MAP NUMBER 55041C0605C, EFFECTIVE DATE DECEMBER 16, 2011.
3 - PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKING PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATE LOCATION OF THE UNDERGROUND UTILITIES; HOWEVER, LACKING EXCAVATION,THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. DIGGERS TICKET #20261317085 AND #20261317084.
    THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
4 - THERE IS NO ZONING ON THE SUBJECT PROPERTY.
5 - TOTAL LEASED PROPERTY AREA = 139,295 SQUARE FEET, 3.198 ACRES, OR MORE OR LESS.
6 - TOTAL REGULAR PARKING STALLS DELINEATED = 39. HANDICAP SPACES DELINEATED = 4. TOTALING 43 STALLS.
7 - THE FIELD DATE OF THIS SURVEY WAS MAY 28TH, 2026.
8 - THERE IS EVIDENCE OF EARTH MOVING WORK OR BUILDING ADDITIONS WITHIN RECENT MONTHS OVER THE SURVEYED PROPERTY. IMPROVEMENTS ARE AS SHOWN.
9 - THE LEASED PROPERTY SHOWN HEREON HAS ACCESS TO STATE HIGHWAY 55 OVER VANZILE ROAD, A TRIBAL ROAD. NO EASEMENTS WERE PROVIDED.
10 - ADDRESS OF LEASED PROPERTY OBTAINED FROM FOREST COUNTY PARCEL MAPPING IS 3144 VANZILE ROAD, CRANDON, WISCONSIN.
11 - THE SUBJECT PROPERTY IS THE SAME AS DESCRIBED IN SCHEDULE A.
12 - PRIVATE UTILITIES WERE NOT MARKED FOR THIS SURVEY.
13 - THE PROPERTY IS THE SAME AS DESCRIBED IN SCHEDULE "A". THE EXACT PARCEL IS NOT SPECIFIED SO NO MONUMENTS WERE SET. THE LOCATION OF THE LEASED AREA IS AS SHOWN ON THE MAP.
14 - PREMISES SUBJECT TO THE PROPOSED GROUND LEASE AND LEASHOLD MORTGAGE IS DESCRIBED AS: A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 12 EAST, TOWN OF NASHVILLE, FOREST COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°36'32" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID SECTION 27, 656.16 FEET; THENCE NORTH 00°23'28" WEST, 1551.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°44'39" WEST, 373.92 FEET; THENCE NORTH 03°15'21" EAST, 403.01 FEET; THENCE NORTH 73°43'19" EAST, 60.00 FEET; THENCE SOUTH 66°44'39" EAST, 337.74 FEET; THENCE SOUTH 03°15'21" EAST, 307.55 FEET TO THE POINT OF BEGINNING.
    SAID PARCEL CONTAINS 139,295 SQUARE FEET, OR 3.198 ACRES, MORE OR LESS.
    SAID PARCEL IS SUBJECT TO EASEMENTS RESTRICTION, AND RIGHTS-OF-WAY OF RECORD.
15 - NO RAILROAD SPURS, TRACKS, OR SIDINGS WERE FOUND EXISTING ON OR SERVING THE SURVEYED PROPERTY.

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

DATE	REVISION	BY	CHK'D
6/2/2026	UPDATING TITLE INFORMATION AND PROPERTY LINES	LEL	JWP
10/12/2026	UPDATING TITLE INFORMATION	LEL	JWP
10/21/2026	UPDATED BASED ON NEW TITLE COMMITMENT	LEL	JLR

DESIGNED BY:	CHECKED BY: JWP
SURVEYED BY: DJG	APPROVED BY: JWP
DRAWN BY: LEL	DATE: 6/1/2026

ALTA/NSPS LAND TITLE SURVEY
SOKAOGON CHIPPEWA COMMUNITY
3144 VANZILE ROAD
CRANDON, WI 54520

REI No. 12047B
SHEET 2 OF 2

DRAWING FILE: Q:\12000-12099\12047B - SOKAOGON CHIPPEWA COMMUNITY - MOLE LAKE - ALTA\DRAWING\SURVEY\12047B ALTA.DWG LAYOUT: ALTA-22X34
PLOTTED: OCT 22, 2026 - 7:00AM PLOTTED BY: LILYL