

WATERFRONT RESORT LISTING

Chippewa Flowage

**8534N Deerfoot Rd
Hayward, WI 54843**

JEREMY MAVIS

SALES ASSOCIATE
WOODLAND DEV. & REALTY

The information contained within has been derived from multiple sources which may include property owners and county, state and federal agencies. Although provided as a courtesy, Woodland Dev. & Realty makes no representation as to the accuracy. All verification must be performed by recipient.



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DEERFOOT LODGE & RESORT

\$2,490,000



DEERFOOT LODGE & RESORT

Centrally located on the beautiful Chippewa Flowage, Deerfoot Lodge & Resort has the best location on the lake with stunning water views from every cabin and hotel room. Families love our well-maintained sandy beaches, swim raft, playground and campfire pits. Deerfoot Lodge is a dream come true for anglers with lakeside fuel, live bait, fish cleaning house, freezer service, onsite boat ramp, ample docking facilities, electrical outlets at the shoreline, and a fleet of rental fishing and pontoon boats for your enjoyment. The fun and friendly Deerfoot Crew looks forward to welcoming you during all four vacation seasons on the Chippewa Flowage!

LISTING DESCRIPTION:



Profitable, cash flowing, real estate backed business now offered for sale. Deerfoot Lodge & Resort is seeking its next owner operator to continue hosting guests on the beautiful shores of the Chippewa Flowage for generations to come. Deerfoot's buyer will receive all of the systems and processes that provide value to resort guests and generate revenue capable of comfortably supporting multiple owner operators and resort staff. Current owner has more than doubled the operation over the last twelve years, extensively reinvested in the property and built an extremely positive reputation so the new owner can hit the ground running. If you're an outdoors enthusiast, you're sure to enjoy the numerous outdoor activities available during all four seasons - whether it's boating, ATVing, hunting, snowmobiling, skiing, fishing or all of the above, you'll love living on the doorstep of the Chequamegon National Forest and having your boat in the water on Wisconsin's largest wilderness lake!



LISTING INCLUDES:

Real Estate

- Lodge (Bar & Grill)
- Hotel (9-rooms)
- Owner's Residence (4-bedroom, 3-bathroom, ~2200 sqft, 2-car attached garage)
- Detached Garage (maintenance garage)
- Bait House (w/ fish cleaning and storage room)

Business Assets

- Property management agreements for 10 privately owned rental cabins onsite at Deerfoot Lodge (resort gets 40% of the rental income and covers all cleaning, linens, marketing and renting; cabin owners get 60% of the rental income and cover all maintenance expenses, mortgage and taxes); 7 of the 10 cabins are year-round rentals, 3 of the cabins are 3-season (Cabin 4, Cabin 7 & Cabin 12)
- Ownership of 11 resort docks on the Chippewa Flowage (Use of all 26 docks for the entire resort, including 11 owned by the resort and 15 owned by condo/cabin owners and the condo association)
- Lakeside 1000-gallon gas tank with pump
- Lodge 550-gallon gas tank with pump and TMS pump controller inside lodge
- Rental boat fleet with three 16-ft Lund Fishing Boats with 2023 Mercury 40-hp 4-stroke motors and four 2023 22-ft Montego Bay Fish & Cruise Pontoon Boats with 115-hp 4-stroke Suzuki motors
- Deerfoot Lodge sign on Hwy B with changeable letters
- Deerfoot Lodge sign on River Rd/Deerfoot Rd
- Extensive supply of linens, furniture, fixtures & equipment needed for running the resort
- All applicable and transferable licenses (liquor/beer/tobacco, food service, lodging rentals, etc.)
- Assignment of Deerfoot Maintenance Agreement with Deerfoot Condo Association
- Assignment of Deerfoot Condo Grounds User Fee Agreement with Deerfoot Condo Association
- Guest database and reservation history in RezStream reservation and property management system
- Vendor contact list
- All historical Point of Sale data if desired
- All social media, deerfootlodge.com, phone numbers, email addresses, etc.
- All intellectual property associated with the Deerfoot Lodge & Resort brand



LODGE

Lodge Description

The Lodge at Deerfoot is the central point of connection for almost everything at Deerfoot Lodge & Resort. Guests staying in any of the cabins or the hotel check-in at the Lodge. If a guest or a member of the public would like a drink, some food, boat gas, oil, live bait, or rent a boat, connecting in at the Lodge is the best way to go. The Lodge features a full-liquor bar, grill, seating at multiple tables, gas fireplace, game room area, pool table, separate men and women's bathroom, outside deck seating and entertaining area, office area, backroom storage, and walk-in coolers and freezer.

Lodge Details

Square Footage: 1,732
Heating: Forced Air
Cooling: Central
Foundation: Poured
Basement: Partial + Crawl Space
Sewer: Conventional Septic
Water: Drilled Well (serves Hotel + Bait House)
Fuel: LP
Entrance/Game area: 16x18
Seating area: 30x22
Bar area: 35x7
Two Half bathrooms: 4.5x5.5 (each)
Storage areas: 24x9 + 6x9.5
Walk-in cooler: 9.25x10.75
Walk-in freezer: 6.25x9.25
Walk-in cooler (basement): 4.25x5.25
New Asphalt Shingle Roof: September 2023







HOTEL

Hotel Description

The Hotel at Deerfoot is the launching point for many adventures in and around the world famous Chippewa Flowage. It has nine rooms with both lake views of and access to the Flowage. There are four rooms on the ground level and five rooms on the upper level. Each unit has a front entrance and a sliding glass door with a covered, shared deck area on the lakeside. Eight of the rooms have two queen beds, a kitchette, and a full bathroom. One room, on the ground level, is more handicap accessible with one queen bed, a futon, an expanded kitchette, and a walk-in shower. Each room can accommodate up to four guests. Dedicated dock space included with every hotel room and cabin rental at no additional charge. Additional features include: Weber charcoal grills, outdoor patio furniture and picnic tables, and a shared fire pit overlooking the Flowage!

Hotel Details

Bldg Square Footage: 3,294
Bldg Dimensions: 27x66
Heating: Radiant electric heat
Cooling: Window units in each room
Foundation: Slab
Basement: None
Sewer: Conventional Septic
Water: Drilled Well (from the Lodge)
Fuel: Electric
Room Square Footage: 445
New Asphalt Shingle Roof: September 2023





RESIDENCE

Residence Description

The Owner's Residence at Deerfoot provides convenient onsite housing for the owner and any others. With approximately 2,200 square feet of finished living space, the residence offers four bedrooms, three full bathrooms, a 2-car attached garage with a lean-to, large living room, and plenty of storage space in the lower level. The residence is set back from the Lodge & Resort area which affords some privacy especially when living onsite of an active resort.

Residence Details

Square Footage: 2,180
Heating: Forced Air
Cooling: Central
Foundation: Block
Basement: Full, Partially Finished
Sewer: Conventional Septic
Water: Drilled Well
Fuel: LP
Bedrooms: 4
Bathrooms: 3
Garage: Attached 2-car
New Asphalt Shingle Roof: September 2023





GROUNDS

Grounds Description

Deerfoot Lodge & Resort has an ideal central lake location on the near east side of Wisconsin's largest wilderness lake, the Chippewa Flowage. Owners and guests of Deerfoot Lodge enjoy the use of 1600-feet of sandy shoreline and onsite boat ramp, owned by the Deerfoot Condo Association. 11 docks on the Chippewa Flowage are included with the resort sale, and Deerfoot's owners and guests enjoy use of all 26 docks that serve the resort property (11 owned by the resort and 15 owned by condo/cabin owners and the Deerfoot Condo Association). Deerfoot's docks provide plenty of room for resort guests and the public to park their boats, and there are electrical posts at the shoreline that serve every dock. Deerfoot has boat rentals available, both pontoons and fishing boats. Additional features are: swimming beach and raft, playground set, firepits, picnic tables, gas for ATVs, snowmobiles and boats, and complimentary wireless internet. Deerfoot expanded its wireless internet infrastructure in 2023 to serve the entire property, using Starlink as the internet source with CenturyLink as a back-up. Deerfoot Lodge is conveniently located on snowmobile/ATV Route 1 and winter lake Trail 18. In May 2024, the Sawyer County ATV/UTV route network expanded to include all county highways. The Deerfoot Condo Association contracts with Deerfoot Lodge & Resort's owner/operator for care and maintenance of the Grounds.

Grounds Details

Shared Water Frontage: ~1600-feet
Gas Pumps: one at the lodge, one at the lake



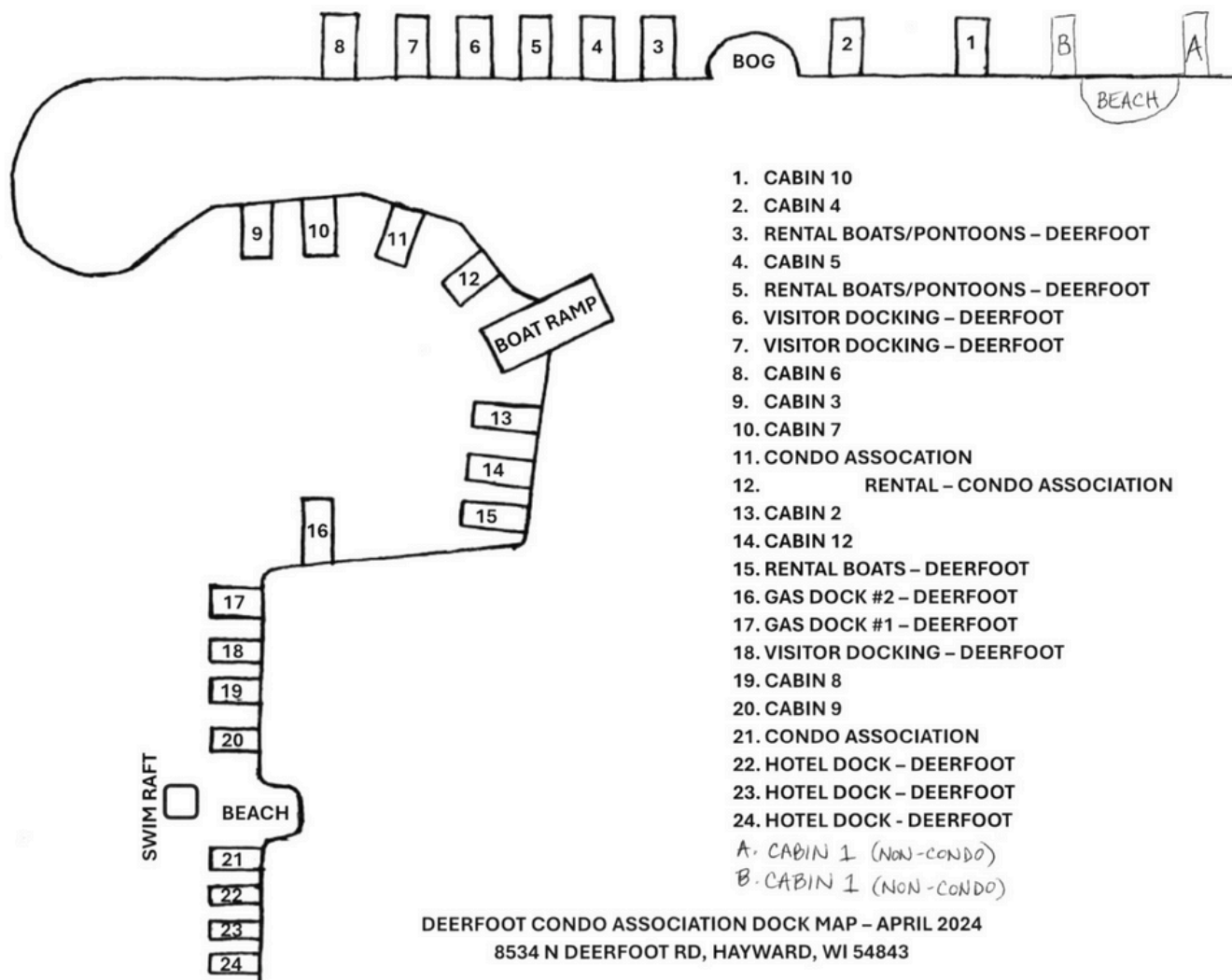




MAP OF GROUNDS



MAP OF DOCKS



BAIT HOUSE

Bait House Description

The Bait House at Deerfoot provides helpful amenities to the guests at Deerfoot as well as the public. It is incredibly convenient to get dockside gas for your boat without having to take it out of the water, which the bait house provides. Also available is live bait, an area for guests to clean fish and a lockable storage room for resort supplies. The Bait House is Condo Unit 11 of the Deerfoot Condo Association and provides the resort owner with a vote in the Deerfoot Condo Association, along with a 1/10th undivided ownership interest in the lakefront condo real estate parcel and lake access for resort owners and resort guests.

Bait House Details

Heating: None

Cooling: None

Foundation: Slab

Water: Drilled Well (from the Lodge)



GARAGE

Detached Garage Description

The Detached Garage at Deerfoot serves as the maintenance building for the resort, with room for storing the tools, maintenance supplies and equipment necessary to keep the resort in good operating condition.

Detached Garage Details

Square Footage: 768
Heating: None
Cooling: None
Foundation: Slab
Blgd Dimensions: 32x24
Stalls: 2



DIGITAL MEDIA ASSETS



<https://deerfootlodge.com>



<https://www.facebook.com/DeerfootLodgeResort/>



<https://www.instagram.com/deerfootlodgeresort/>



<https://www.linkedin.com/company/deerfoot-lodge-&-resort>



[Trip Advisor](#)



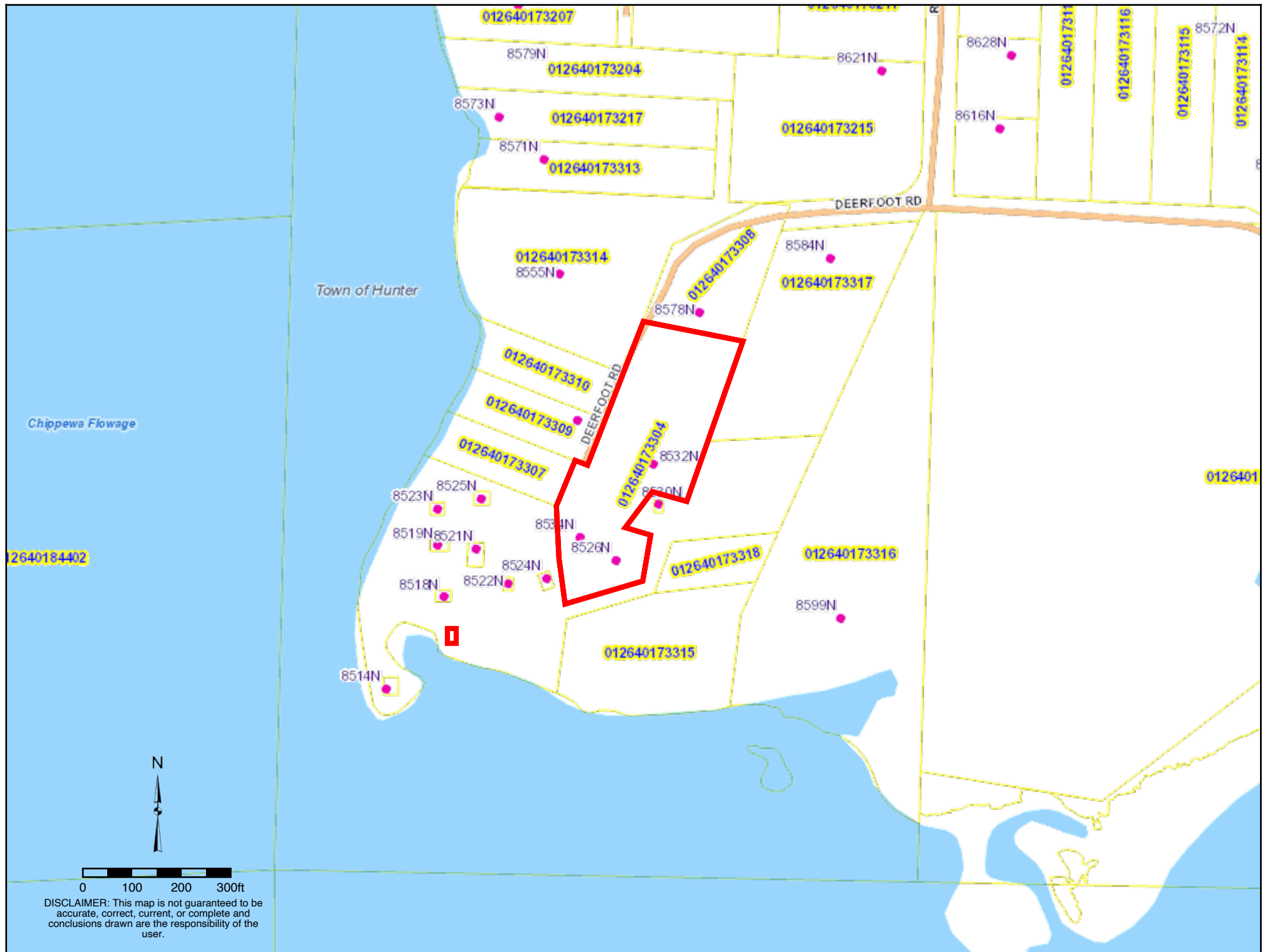
[Location](#)



MAPS

Aerials and Certified Survey Maps







0 100 200 300ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

LOT 2, CSM NO. 2912, LOT 5, CSM NO. 5476 AND UNITS 4 AND 5 OF DEERFOOT CONDOMINIUM, LOCATED IN THE SW 1/4 - SW 1/4, SECTION 17, T. 40 N., R. 6 W., IN THE TOWN OF HUNTER, SAWYER COUNTY, WISCONSIN.

I, LARRY T. NELSON, REGISTERED LAND SURVEYOR IN THE STATE OF WISCONSIN,
HEREBY CERTIFY:

THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY; AND

THAT SAID SURVEY AND MAP ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

५

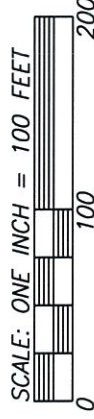


SEE CSM 2012 FOR SECTION TIE AND EASEMENT INFORMATION.

LOT 2, CSM NO. 2912 IS SUBJECT TO FLOWAGE RIGHTS.

LINE TABLE			
LINE	BEARING	DISTANCE	RECORDED DATA
L1	S 75°40'45" E	53.61	S 75°56'36" E 53.55

CHIPPEWA FLOWAGE



● FOUND 1" IRON PIPE, UNLESS NOTED
 ⊕ FOUND 3/4" REBAR
 ○ SET 1-1/4" IRON PIPE, UNLESS NOTED
 ▲ SEPTIC

JOB NO. H11/105 SCALE: 1" = 100'
DRAFTED BY: JRN FILE: T40NR6W/SEC17
DATE: 2/14/12 FILE: H11_105
NB. S-190/PG.57 SHEET 1 OF 1

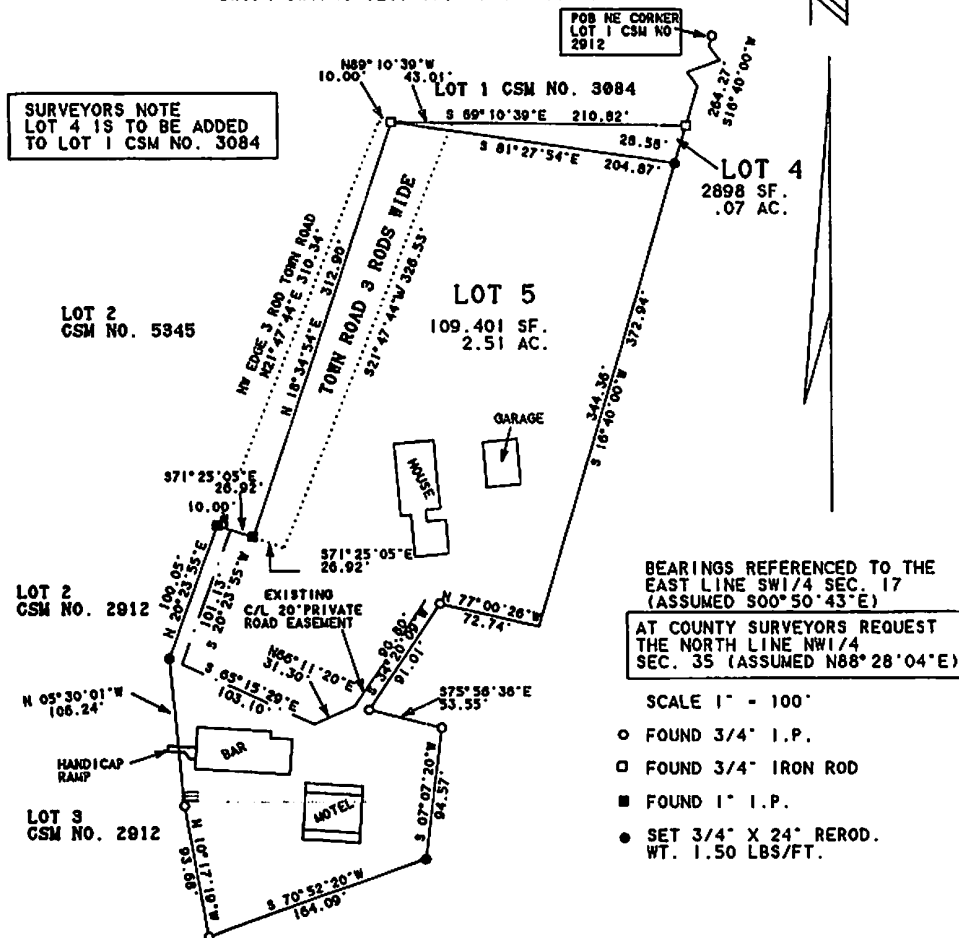
PH: 715/634-2442
FAX: 715/634-6444

Register's Office
Sawyer County } 256605
Received for record this 12th day of
Sept AD 1996 at 3:20 o'clock
PM and recorded in vol. 18
of Certified Surveys on page 196

Reg: Estelle Vitkus
Register
Sawyer County

SAWYER COUNTY CERTIFIED SURVEY MAP

PART OF LOT 1 CERTIFIED SURVEY MAP NO. 2912, IN THE
SW1/4-SW1/4, SEC. 17, T. 40 N., R. 6 W.



BEARINGS REFERENCED TO THE
EAST LINE SW1/4 SEC. 17
(ASSUMED S00°50'43\"E)

AT COUNTY SURVEYORS REQUEST
THE NORTH LINE NW1/4
SEC. 35 (ASSUMED N88°28'04\"E)

SCALE 1" = 100'

- FOUND 3/4" I.P.
- FOUND 3/4" IRON ROD
- FOUND 1" I.P.
- SET 3/4" X 24" REROD.
WT. 1.50 LBS/FT.

I, LYLE L. ELLIOTT, REGISTERED LAND SURVEYOR, S-1300 DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF PART OF CERTIFIED SURVEY MAP NO. 2912 LOT 1, IN THE SW1/4-SW1/4, SEC. 17, T40N, R6W, TOWN OF HUNTER, SAWYER COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 2912, THENCE S16°40'00"W 264.27 FEET TO THE POINT OF BEGINNING; THENCE S16°40'00"W 372.94 FEET; THENCE N77°00'26"W 72.74 FEET; THENCE S34°20'09"W 91.01 FEET; THENCE S75°56'36"E 53.55 FEET; THENCE S07°07'20"W 94.57 FEET; THENCE S70°52'20"W 164.09 FEET; THENCE N10°17'19"W 93.68 FEET; THENCE N05°30'01"W 106.24 FEET; THENCE N20°23'55"E 100.05 FEET; THENCE S71°25'05"E 26.92 FEET; THENCE N18°34'54"E 312.90 FEET; THENCE S89°10'39"E 210.82 FEET TO THE POINT OF BEGINNING.
SAID PARCEL IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

I CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN REVISED STATUTES AND SAWYER COUNTY ORDINANCE IN SURVEYING AND RECORDING THE SAME.

THIS SURVEY WAS MADE AT THE REQUEST OF RANDY LEONARD.

Lyle L. Elliott
LYLE L. ELLIOTT, RLS 1300
DATE: AUGUST 27, 1996

Robyn K. Thake DZA
12 SEPTEMBER 1996



5496

196

SAWYER COUNTY CERTIFIED SURVEY MAP

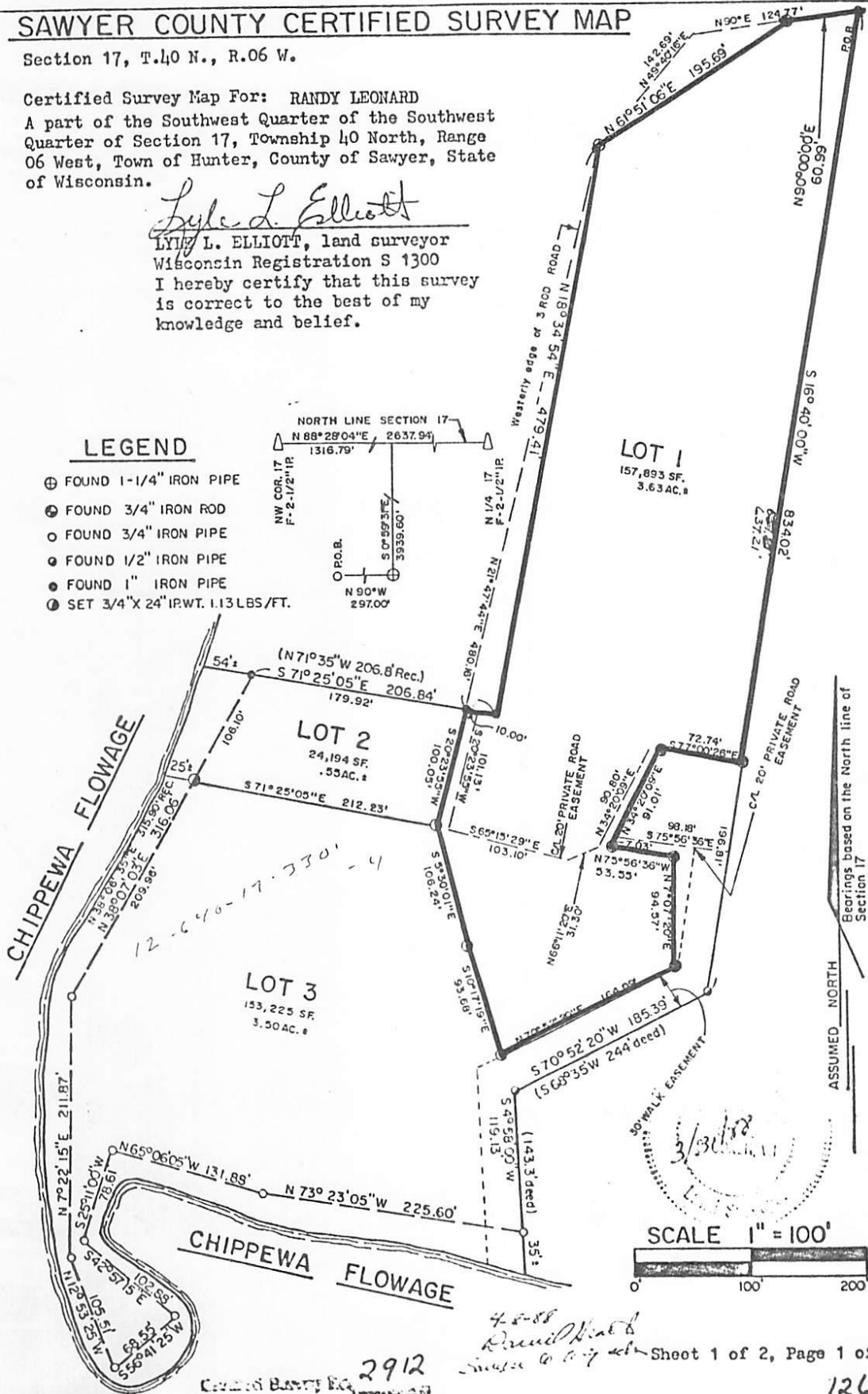
Section 17, T.40 N., R.06 W.

Certified Survey Map For: RANDY LEONARD
A part of the Southwest Quarter of the Southwest
Quarter of Section 17, Township 40 North, Range
06 West, Town of Hunter, County of Sawyer, State
of Wisconsin.

Lyle L. Elliott
LYLE L. ELLIOTT, land surveyor
Wisconsin Registration S 1300
I hereby certify that this survey
is correct to the best of my
knowledge and belief.

LEGEND

- ⊕ FOUND 1-1/4" IRON PIPE
- ⊙ FOUND 3/4" IRON ROD
- FOUND 3/4" IRON PIPE
- ⊙ FOUND 1/2" IRON PIPE
- FOUND 1" IRON PIPE
- ⊙ SET 3/4" X 24" IPWT. 1.13 LBS/FT.



SAWYER COUNTY CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, LYLE L. ELLIOTT, registered land surveyor hereby certify that by the direction of RANDY LEONARD, I have surveyed and mapped the land parcel which is represented by this Certified Survey Map:

That the exterior boundaries of the land parcel surveyed and mapped is described as follows:

A part of the Southwest Quarter of the Southwest Quarter of Section 17, Township 40 North, Range 6 West, Town of Hunter, County of Sawyer, State of Wisconsin, and more particularly described as follows:

Commencing at the Northwest corner of Section 17, thence N 88°28'04" E 1316.79 feet; thence S 0°59'31" E 3939.60 feet; thence N 90°00'00" W 297.00 feet to an iron pipe being the point of beginning:

thence S 16°40'00" W 834.02 feet to an iron pipe;
thence S 70°52'20" W 185.39 feet to an iron pipe;
thence S 4°58'00" W 119.13 feet to an iron pipe on the shore of the Chippewa flowage;
thence N 73°23'05" W on a meander line of said Flowage 225.60 feet to an iron pipe;
thence N 65°06'05" W on said meander line 131.88 feet to an iron pipe;
thence S 25°11'00" W on said meander line 78.61 feet to an iron pipe;
thence S 42°57'15" E on said meander line 102.88 feet to an iron pipe;
thence S 56°41'25" W on said meander line 68.55 feet to an iron pipe;
thence N 12°53'25" W on said meander line 105.51 feet to an iron pipe;
thence N 7°22'15" E on said meander line 211.87 feet to an iron pipe;
thence N 38°07'03" E on said meander line 316.06 feet to an iron pipe;
thence S 71°25'05" E 206.84 feet to an iron pipe;
thence N 18°34'54" E 479.41 feet to an iron pipe;
thence N 61°51'06" E 195.69 feet to an iron rod;
thence N 90°00'00" E 60.99 feet to the point of beginning, said parcel contains

7.68 acres more or less, including all land from said meander line to the waters edge, and subject to any easements or restrictions of record.

I have fully complied with the provisions of Section 236.34 of the Wisconsin revised Statutes and the subdivision ordinance of Sawyer County in surveying and mapping same.



Lyle L. Elliott
LYLE L. ELLIOTT, land surveyor
Wisconsin Registration S-1300
Date: March 30, 1988

I hereby certify that this survey is correct to the best of my knowledge and belief.

Register's Office
Sawyer County

208579

Received for record the 8th day of April
A.D. 1988 at 2 o'clock
P.M. and recorded in vol. 73
of Cert. Survey on page 226727
E. J. J. J. J.
Register
Deputy

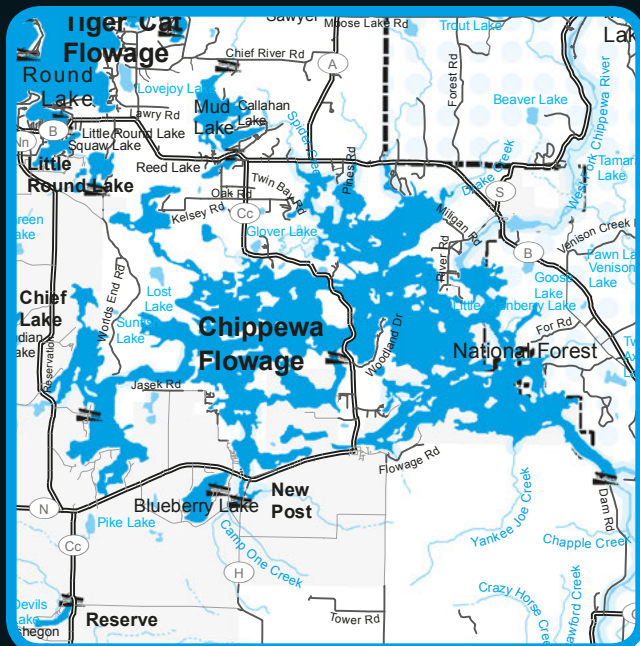
LAKE INFORMATION

Chippewa Flowage



CHIPPEWA FLOWAGE

Sawyer County



Area map page / coordinates: Page 20 / A,B-2,3

Accommodations: resorts, campgrounds

Surface water area: 17,000 acres

Shorelength: 233 miles

Maximum depth: 92 feet

Mean depth: 15 feet

Secchi disk (water clarity): NA

Water color: light brown

Lake type: drainage (impoundment)

Littoral bottom types: 60% sand, 20% gravel, 15% muck 5% rock

Basic management: muskie, walleye, bass, panfish

Accessibility: see chart on page 168

FISHING INFORMATION

The Chippewa Flowage is Wisconsin's third-biggest body of water (not counting lakes Michigan and Superior), and it deserves special handling by anglers who want to sample its fishery. This lake, comprising 17,000 acres, 90 percent of which is wilderness water, "is a place to fish where you can't go wrong," says Russ Warwick, DNR fisheries technician, in Sawyer County. He describes the Flowage as "by far, the most picturesque body of water you could fish," in Sawyer County. The flowage, created when a power company dammed up two branches of the Chippewa River, holds muskies, walleyes, northern pike, largemouth bass, bluegills, crappies, and pumpkinseed sunfish,

The main source for muskellunge has been the Tommy Thompson Hatchery, named after the former Wisconsin governor. The maximum size for muskies here is usually about 52 inches. The Chippewa also has good natural-producing walleye in the 30-inch range.

With the adequate largemouth and smallmouth bass species, the Chippewa Flowage has received tournament sport fishing enthusiasts.

The lake has two sides to it, very different each, describes Warwick. On the eastern part, the rivers come in. The water is darker, and on the east side is where muskies are most prevalent. On the western part of the Flowage, The panfish are found in biggest numbers in the western part of the Flowage, especially the large slabs. Fishermen will also find northern, but many are small.

According to the folks at Hayward Bait & Bottle Shoppe, 15737 Davis Ave., Hayward, WI 54834, (715) 634-2921, www.haywardbait.com, the muskies average about 28 inches, the walleyes about 14 inches, pike about 15 inches, and the bass roughly 16 inches. "The bluegills and crappies are fabulous," says Warwick. In a body of water this big,

FISH STOCKING DATA

year	species	size	# released
05	Muskellunge	Large Fingerling	1,885
07	Muskellunge	Large Fingerling	1,907
09	Muskellunge	Large Fingerling	2,496
13	Walleye	Large Fingerling	34,352
13	Muskellunge	Large Fingerling	3,055
15	Walleye	Large Fingerling	72,950

LENGTH OF SELECTED SPECIES SAMPLED FROM ALL GEAR

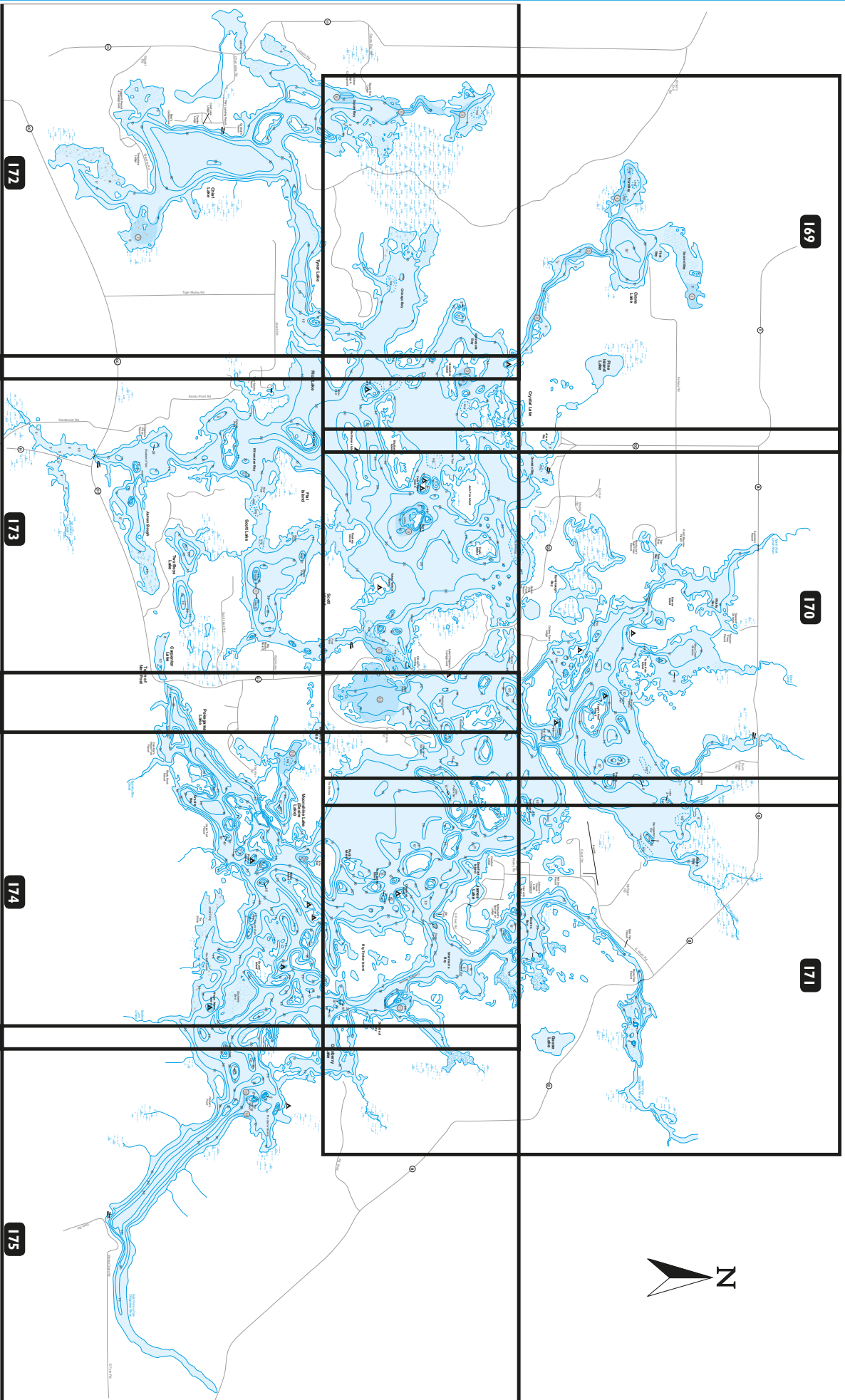
Survey Date: 05/14 - 05/22/12 / Gear: Electrofishing

Number of fish caught for the following length categories (inches):

species	0-5	6-8	9-11	12-14	15-19	20-24	25-29	>30	Total
Black Crappie	56	82	66	-	-	-	-	-	204
Bluegill	242	199	-	-	-	-	-	-	441
Largemouth Bass	-	7	23	22	15	-	-	-	67
Muskellunge	-	-	-	-	5	1	-	1	7
Northern Pike	-	-	1	3	19	20	3	-	46
Pumpkin. Sunfish	2	2	-	-	-	-	-	-	4
Rock Bass	4	2	1	-	-	-	-	-	7
Smallmouth Bass	-	8	31	46	32	-	-	-	117
Walleye	1	19	29	21	37	2	-	-	109
Yellow Perch	52	5	-	-	-	-	-	-	57

of course, the variations from the average can result in some really big fish because there are so many to catch. One example is the 69-pound, 11-ounce muskie taken here in 1949, which set a world record. You don't see fish that big every day, but there may still be a 69-pounder left out there. Anglers claim they've seen lots of big fish, including some larger than 50 inches.

As is the case in some other big flowages, individual parts have their own names. This complicates life in one way, but also makes it possible to find one particular part of what can otherwise be a too-formidable lake to fish. The folks at Hayward Bait & Bottle Shoppe recommended approaching this sprawling lake one relatively small area at a time. Fish each spot the way you have similar water and structure elsewhere. The Hayward Bait folks also cautioned that some precautions are necessary before heading out on Big Chip. The first is to safeguard against getting lost. It's advisable to have both a compass and a GPS if possible, along with good maps. This can keep you from wandering when you should be



NOT FOR NAVIGATION

fishing. Also, this is a boggy lake, with lots of bogs that float. These moving bogs can change the look of any part of the lake from hour to hour, let alone day to day. So it's easy to become disoriented.

With those warnings out of the way, here are some places to look for fish in this vast water. Muskies can be found throughout this complex, but some of the best places are on Crane Lake in the northwestern part of the flowage. Fish the back bays labeled as **(Spots 1)**. You'll also find some northerns in Crane. Look for them in the 5-foot water west of the channel on the south shore. And some of these big fish can be found, as well, in the channel leading to the rest of the lake **(Spots 2)** and around a stump field **(Spot 3)** north of Horseshoe Island. The latter spot is a good place to find walleyes as well as big esox. Chief Lake, which forms the southwest corner of the flowage, is another good muskie area, but it yields good numbers of northerns, bass, crappies, and bluegills, as well. Look for largemouths in the small bay at the far north end of Chief **(Spot 4)**. And fish the narrow channel southward, following the breakline **(Spot 5)**, for muskies. Crappies, meanwhile, can often be found along the western shore near the Blackbear Lodge and Campground **(Spot 6)**, while bluegills and muskies are common in a small bay in Chief's southeast corner **(Spot 7)**. Moving east to Scott Lake in the south-central part of the flowage, if

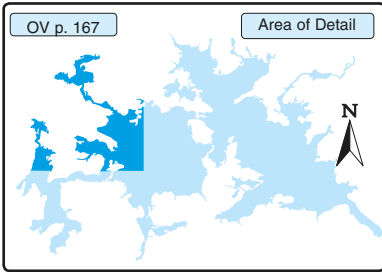
you like walleyes, you'll want to work your way around a couple of rock piles close to the south shore **(Spots 8)** for walleyes. You'll find pretty decent 'eyes in this location; 18-inchers are not uncommon. For muskies, again, head up-lake to the complex of rocks, stumps, islets and snags just about straight north of Flat Island **(Spot 9)**. This mid-lake structure often holds good-size fish that can be tempted with topwater tossed over the top or crankbaits fished at the edges. South of the Lake Chippewa Campground and along both sides of the point that carries County Road CC **(Spots 10)** are waters that hold lots of panfish. Again, these areas usually produce some of the larger panfish, and 'gills in the 8-inch range are a distinct probability. You may have to do a bit of sorting to limit out on them, but it can be done most days. On the eastern side of the lake, off a big peninsula known as the "Nursery," you will find Hat Rack Island. The entire island complex in this location **(Spot 11)** is known for producing quality muskies and 'eyes. You'll also find crappies south of the island. Heading southwest to Moonshine Lake (also known as Desire Lake) you will encounter a good selection of bass and panfish in the boggy area just off the channel **(Spot 12)**. You'll want to be a mite careful as you approach this area, though. Don't take the shortcut on the landward side of Al's Bar. There are rocks in this location that come a lot closer to the surface than the 5 feet

indicated on the map. And more than one angler has lost a lower unit to their sharp edges. Meanwhile, on the southeast corner of the flowage, look for a sunken island called the "Hot Dog Stand." You'll find muskies at the deep breakline **(Spot 13)** and smallmouth bass off the rocky shoreline **(Spot 14)**.

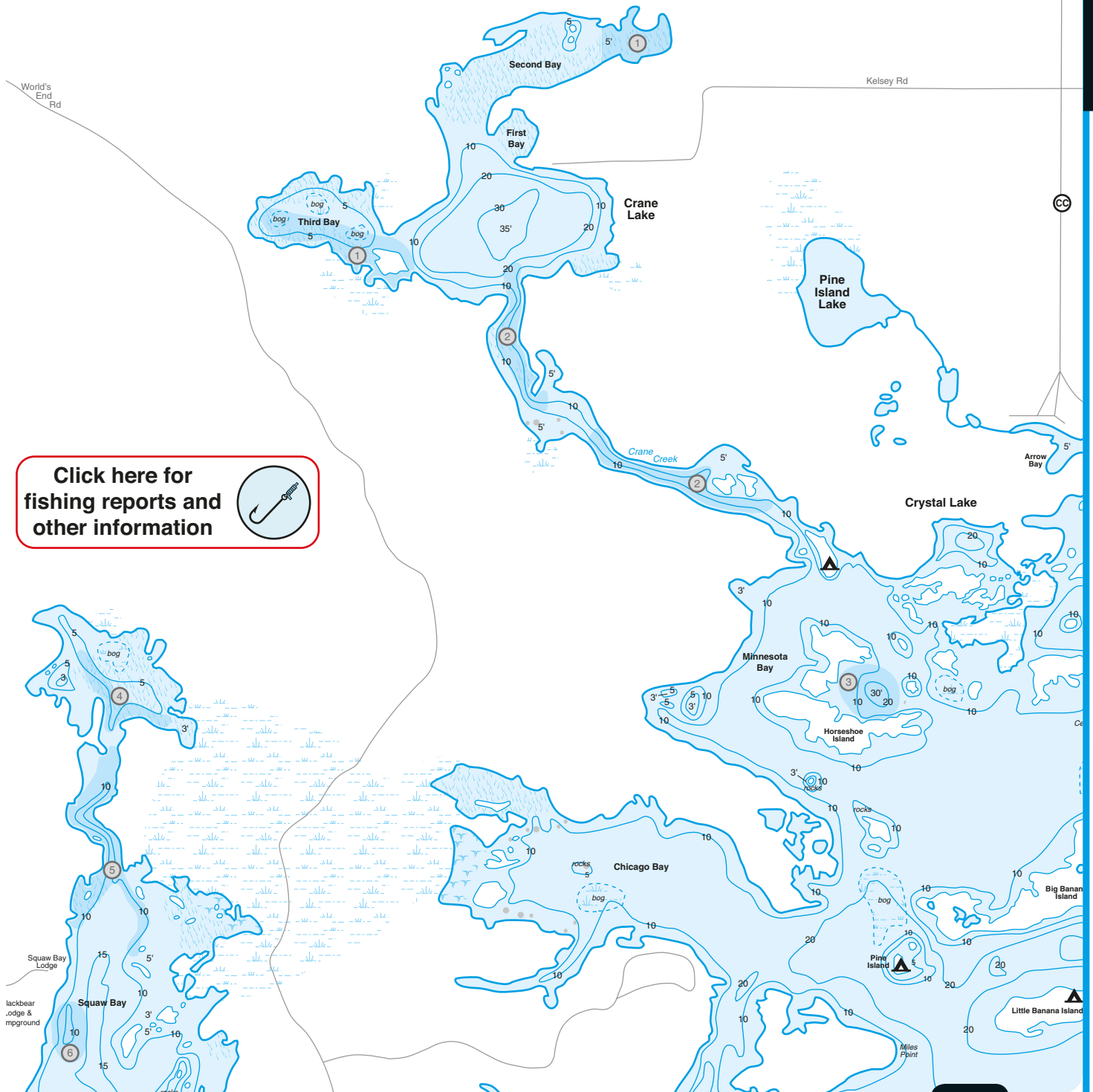
Keep in mind that the above locations are just a small sampling of what you can find on the flowage. You'll find others as you fish this big water. Be advised, though, that it wouldn't hurt to hire a guide for the first time or two you're out there. An experienced guide will not only help you find locations in which to get started, but he or she can help keep you out of trouble. As noted, more than one party becomes lost on Big Chip each year. And more than one party loses its lower unit to near-surface rocks. If you're on your first visit to this big flowage, a guide can help you avoid both mishaps and help you catch some nice fish at the same time. The lake has 17 state-owned islands, and Warwick says it's a great vacation spot. Combine that with the excellent fishing possibilities, and you've got a fishing paradise.

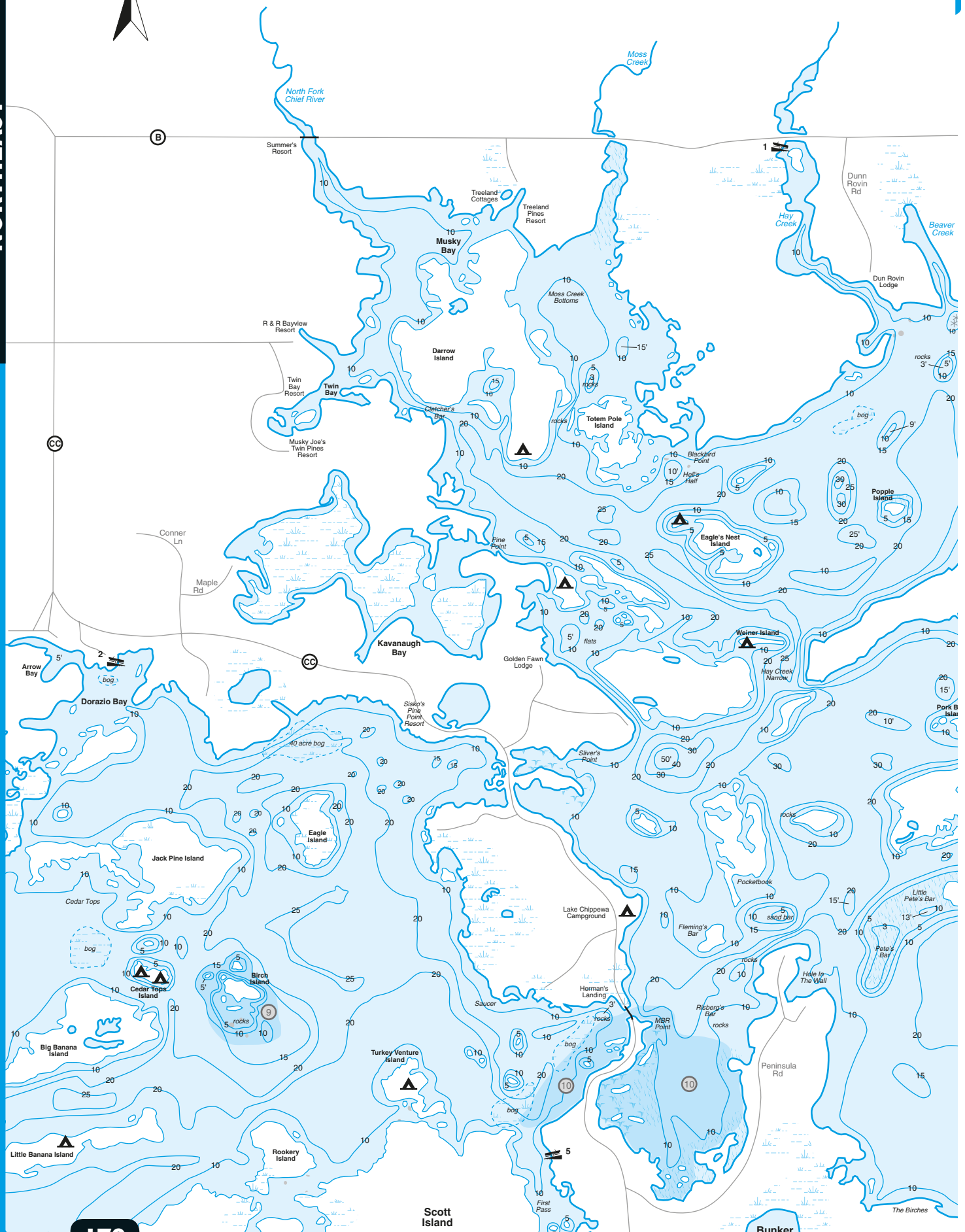
Lake/Area	Owner	Access Type	Launch Lanes	Vehicle / Trailer Parking	Detail Map Page
1) Hay Creek Access	WI DNR	Trailer Launch	1 / Paved	gravel parking area	170
2) CC North Access	WI DNR	Trailer Launch	1 / Paved	16 - 20 stalls, gravel	170
3) Chief Lake Landing	City of Hayward	Trailer Launch	1 / Paved	Limited	172
4) Blueberry Flats Landing	Lac Courte Oreilles	Small Boats	1 / Primitive	Limited	173
5) CC South Access	WI DNR	Trailer Launch	1 / Paved	16 - 20 stalls	170 / 173
6) Winter Dam Access	WI DNR	Trailer Launch	1 / Paved	paved parking area	175

“One example is the 69-pound, 11-ounce muskie taken here in 1949, which set a world record.”



NOT FOR NAVIGATION

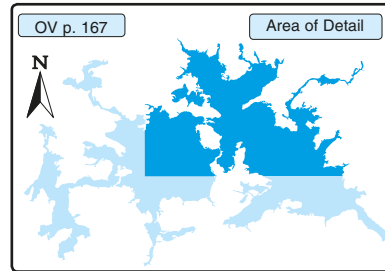




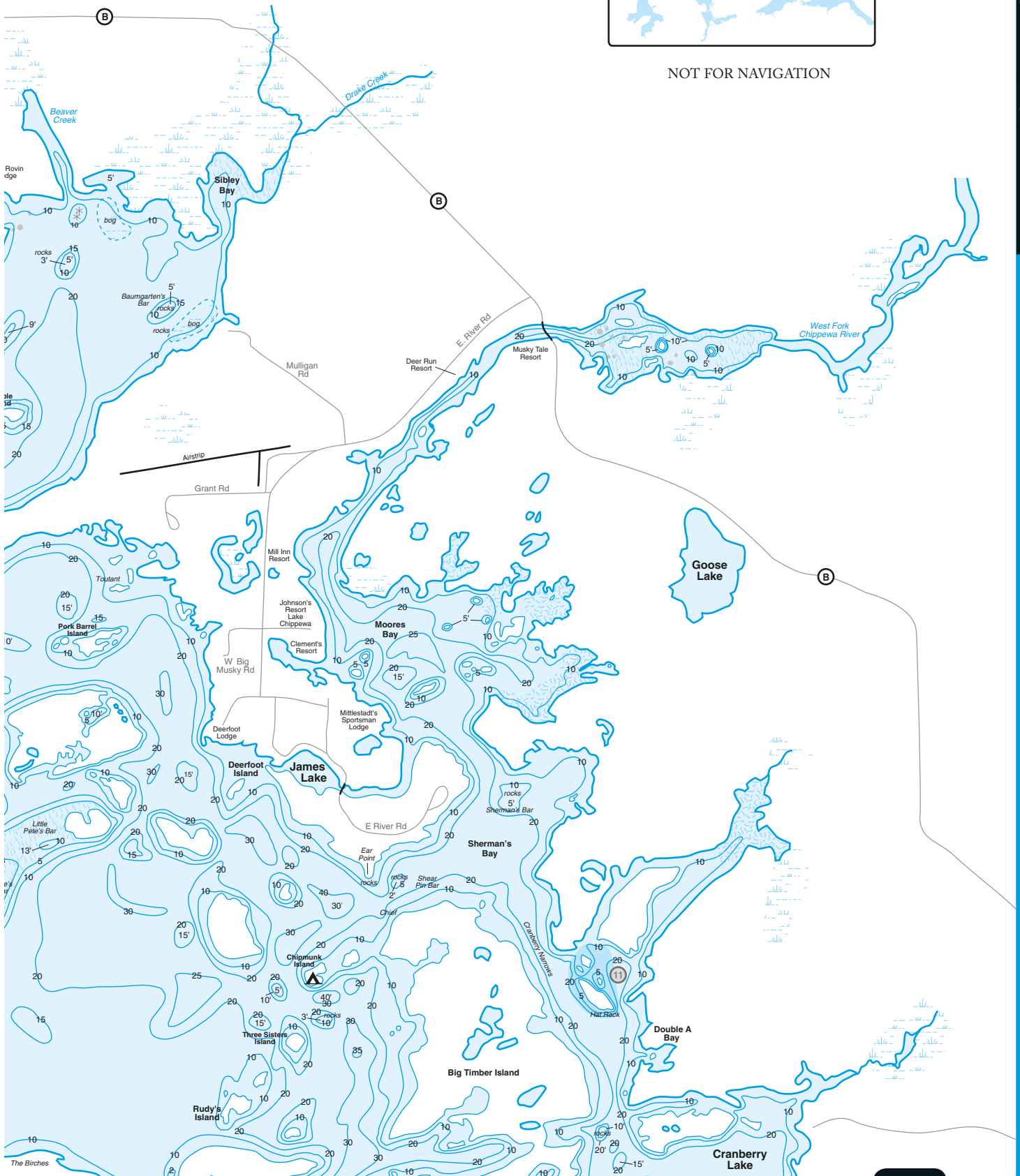
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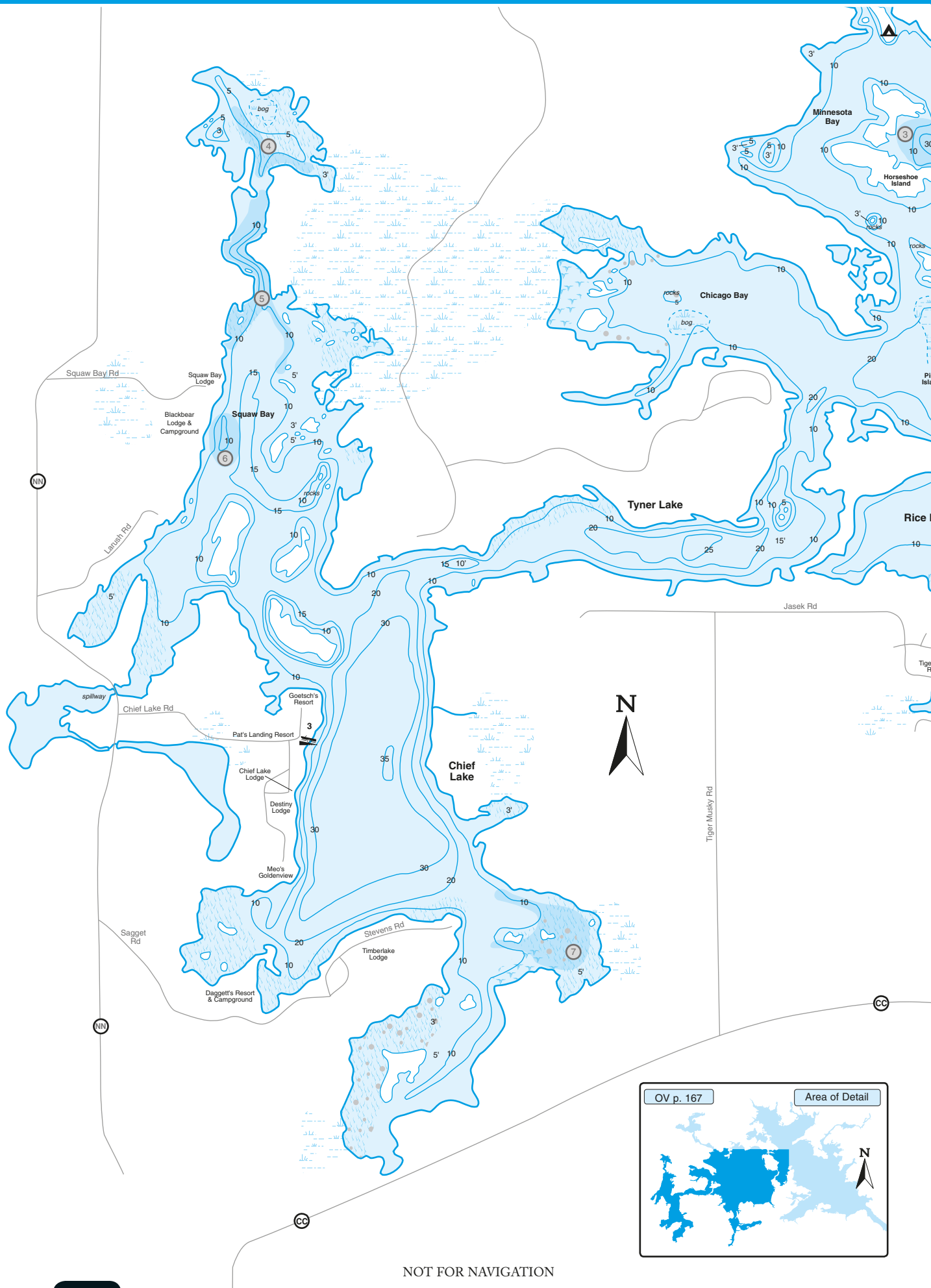
Click ramp symbols for Google Map view



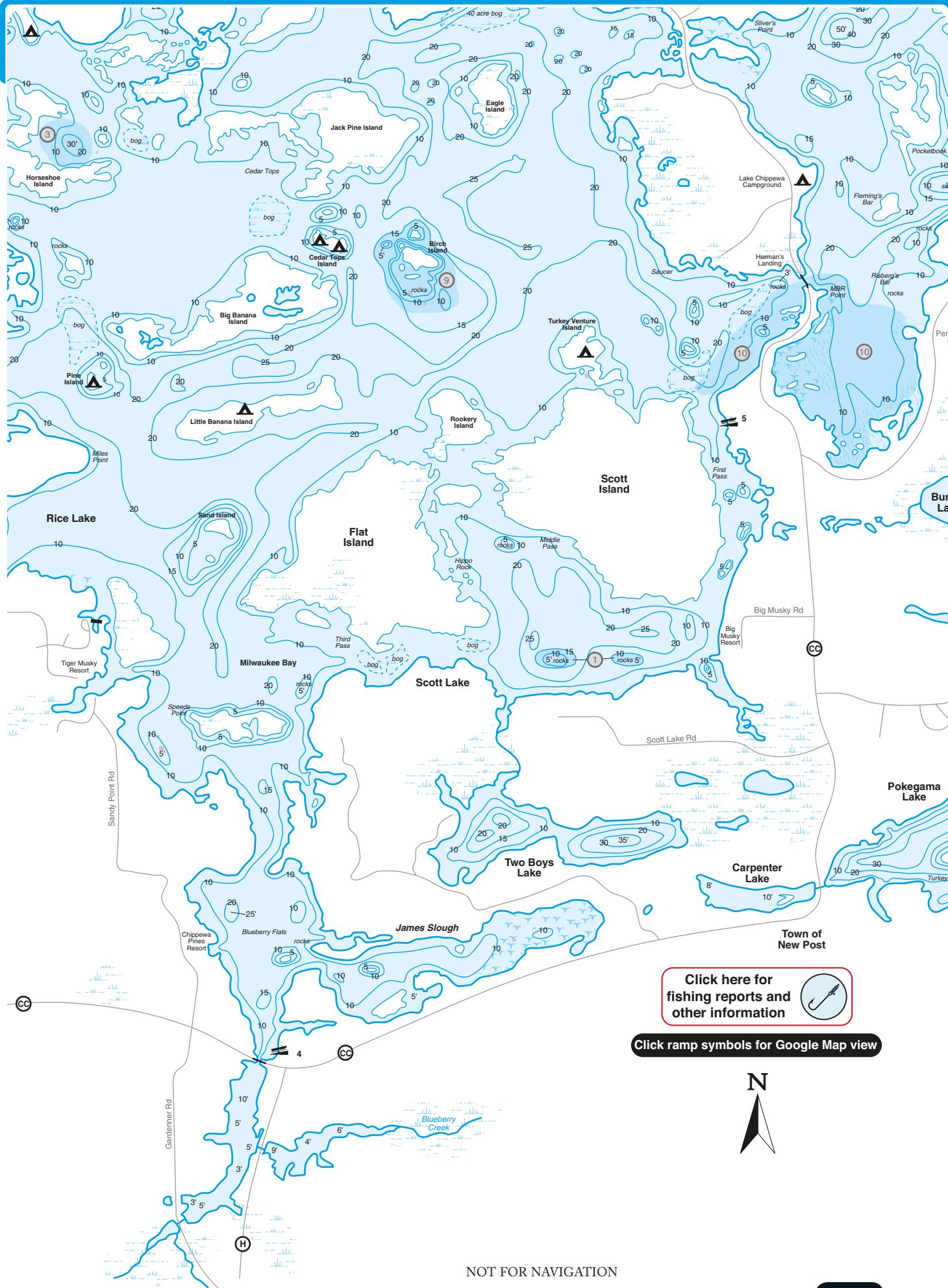
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NORTHEAST



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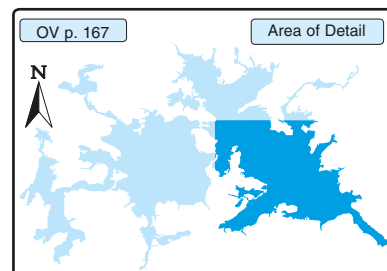
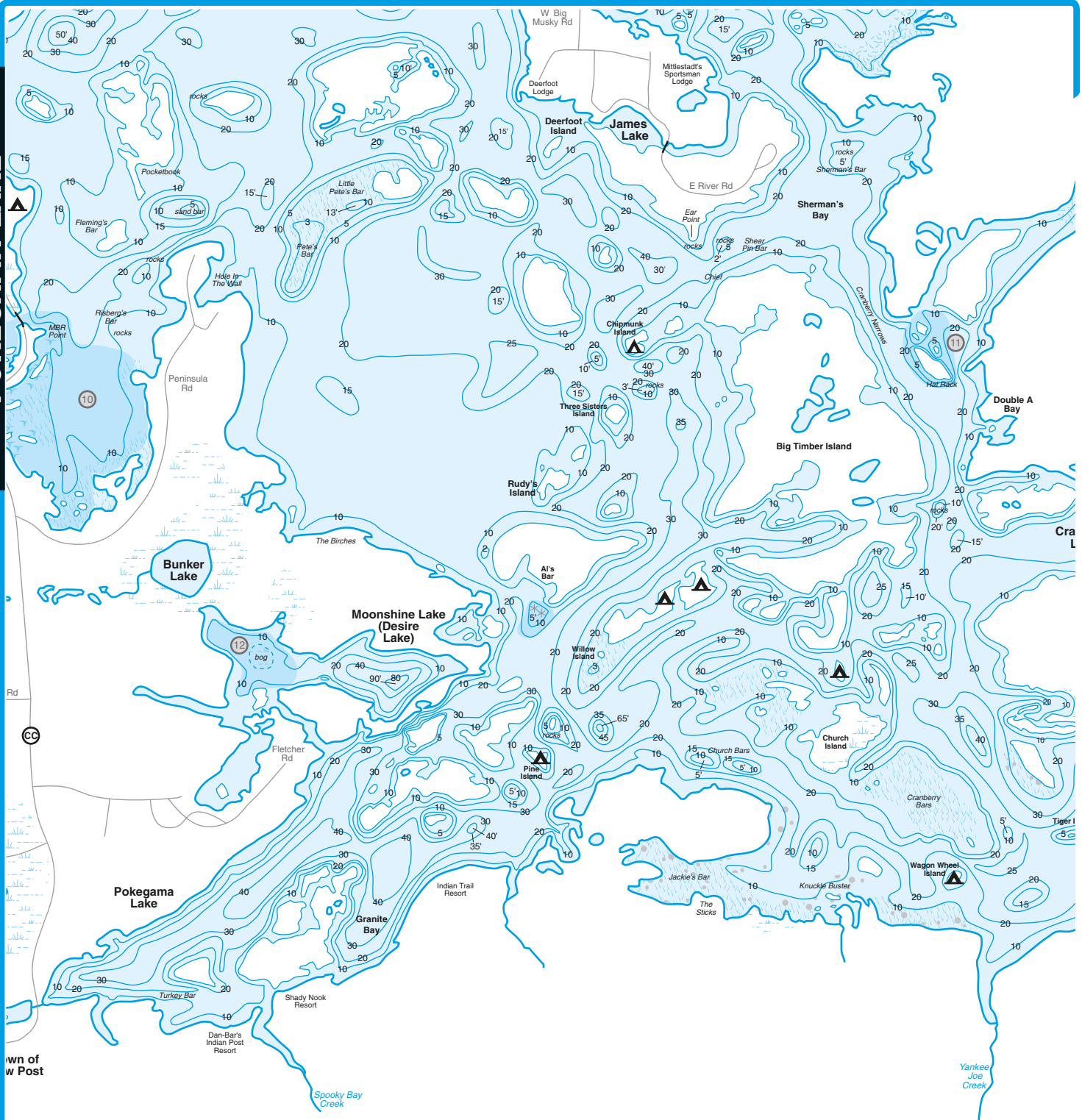


Click ramp symbols for Google Map view

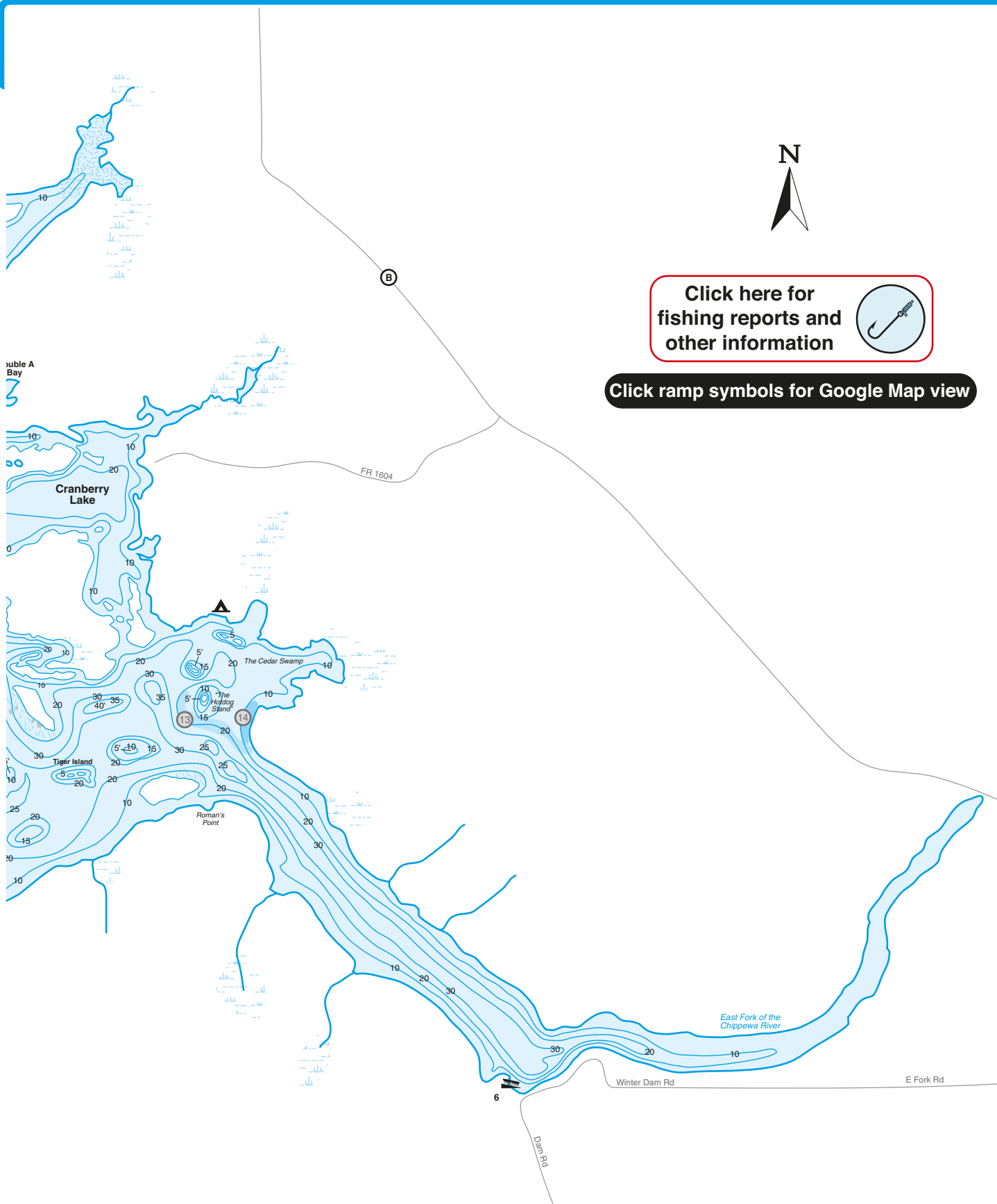


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POKEGAMA LAKE



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NOT FOR NAVIGATION

CONDITION REPORTS

Real Estate, Commercial & Condo Addendum



BUSINESS DISCLOSURE REPORT

BUSINESS NAME: Deerfoot Lodge & Resort

BUSINESS OWNER/SELLER: R&W Resorts, LLC and W&R Resorts, Inc.

THIS DISCLOSURE REPORT CONCERNS THE REAL ESTATE INTEREST AND/OR THE BUSINESS ASSETS LOCATED AT 8534 N (Lodge) + 8526 N (Hotel) Deerfoot Rd, Hayward, WI IN THE Town (CITY) (VILLAGE) (TOWN) OF Hunter, COUNTY OF Sawyer STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT REAL ESTATE INTEREST AND/OR BUSINESS ASSETS AS OF August (MONTH) 10 (DAY) 2024 (YEAR).

When listing real estate Wis. Admin. Code § REEB 24.07(1)(b) requires licensees to inspect real estate improved by structures and vacant land and to make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the real estate. The licensee shall request the seller provide a written response to the licensee's inquiry. This Business Disclosure Report helps the licensee fulfill this license law duty.

This is not a warranty of any kind by the owner or any agents representing any party in this transaction and is not a substitute for any inspections, testing or warranties the parties may wish to obtain. This is an optional disclosure report, not required by Wis. Stat. Ch. 709, that gives the business owner selling real estate and/or business assets the opportunity to make disclosures and comment on the condition of the property.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect or deficiency for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the real estate and business assets and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge. "Property" refers to the business real estate and/or business assets, or any part thereof, as applicable (Property).

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises. "Deficiency" means an imperfection that materially impairs the worth or utility of an asset other than real estate; makes such asset unusable or significantly harmful; or substantially prevents such asset from functioning or operating as designed or intended.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described Property.

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the Property being sold. If the owner responds to any question with "yes," the owner shall provide an explanation of the reason why the response to the question is "yes" in the area provided following each group of questions.

A5. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the Property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the Property.

CAUTION: The lists of defects or deficiencies following each question below are examples only and are not the only defects or deficiencies that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| B1. Are you aware of defects in the roof?
Roof defects may include items such as leakage or significant problems with gutters or eaves. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B2. Are you aware of defects or deficiencies in the electrical system including fire safety, security and lighting and wiring not in compliance with applicable code? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B3. Are you aware of defects or deficiencies in part of the plumbing system (including the water heater, water softener, and swimming pool)?
Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B4. Are you aware of defects or deficiencies in the heating and air conditioning system on the Property (including the air filters and humidifiers)?
Heating and air conditioning defects may include items such as defects in the heating, ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors, panels and system. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B5. Are you aware of defects in the Property basement or foundation (including cracks, seepage, and bulges)?
Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B6. Are you aware of defects or deficiencies in any structure or structural component or system on the Property (including walls)?
Structural defects with respect to structures or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B7. Are you aware of defects or deficiencies in mechanical equipment or systems on the Property included in the sale? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B8. Are you aware of rented items located on the Property such as a water softener or other water treatment systems or other rented items affixed to or closely associated with the Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B9. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions on the Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B10. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the Property?
Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B11. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

B12. Explanation of "yes" responses B2. Electrical reflects the age of the buildings and would need updates including GFCIs, covers + panel updates to meet current code. B5 + B9. Lodge foundation has some cracks. B8. Propane tank for lodge leased from Pusk County Farm Supply. B10. Lodge gas burning fireplace is non-operational

C. BUSINESS AND COMMERCIAL CONCERNS

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of any violation of federal, state or local regulations, ordinances, laws or rules; any government agency or court orders requiring repair, alteration or correction of any existing condition; or any potential, threatened or pending claims against the business or its agents or materially affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C2. Are you aware of a material violation of the Americans with Disabilities Act (ADA) or other state or local laws requiring minimum accessibility for persons with disabilities with regard to the Property?
NOTE: A building owner's or tenant's obligations under the ADA may vary dependent upon the financial or other capabilities of the building owner or tenant. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C3. Are you aware of any material defects or deficiencies in any of the equipment, appliances, business fixtures, fixtures, tools, furniture or other business personal property included in the transaction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|-------------------------------------|
| C4. Are you aware of any encumbrances on the business or the Property, all integral parts thereof, or the assets, except as stated in any schedule attached to this report? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C5. Are you aware of any litigation, condemnation action, government proceeding or investigation in progress, threatened or in prospect against or related to the business or the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of any right granted to underlying lien holder(s) to accelerate the debtor's obligation by reason of the transfer of ownership of the Property, or any permission to transfer being required and not obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C7. Are you aware, with regard to the business or the Property, of any unpaid business taxes such as: income; sales; payroll; Social Security; unemployment; or any other employer/employee taxes due and payable or accrued; or any past due debts? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C8. Are you aware of any material failure of the financial statements, or schedules to the financial statements, to present the true and correct condition of the business as of the date of the statements and schedules or a material change in the financial condition or operations of the business since the date of the last financial statements and schedules provided by owner, except for changes in the ordinary course of business which are not in the aggregate materially adverse? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C9. Are you aware of any unresolved insurance claims, outstanding lease or contract agreements, back wages, due or claimed, product liability exposure, unpaid insurance premiums, unfair labor practice claims, or unpaid past due debts regarding the business or the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C10. Are you aware of any other defects affecting the real estate, deficiencies affecting the assets, or conditions or occurrences which would significantly reduce the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

C11. Explanation of "yes" responses

**Many of the above are not applicable since the buyers will be purchasing assets from P&W Resorts, LLC and W&R Resorts, Inc., but will not be purchasing either entity nor the obligations thereof. All assets purchased will be transferred free + clear of liens + encumbrances.*

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| D1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a completed or pending reassessment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D2. Are you aware that remodeling was done that may increase the Property's assessed value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D3. Are you aware of pending special assessments or pending condominium special assessments affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D4. Are you aware the Property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D5. Are you aware of any proposed, planned or commenced construction of a public project or public improvements that may result in special assessments or materially affect the business or Property or the use of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D6. Are you aware of any construction, remodeling, replacements, or repairs affecting the Property or the Property's structure or mechanical systems that were done or additions to this Property made during your period of ownership without the required permits and approvals? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D7. Are you aware of any land division involving the Property for which a required state or local permit was not obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D8. Explanation of "yes" responses | | | |

E. LAND USE

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Are you aware of any zoning or building code violations with respect to the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E2. Are you aware of any zoning variance or conditional use permit regarding the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	YES	NO	N/A
E3. Are you aware of the property or any portion of the Property being located in a 100-year floodplain, wetland, or shoreland zoning area under local, state, or federal regulations, or of flooding, standing water, or drainage or other water problems affecting the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E4. Are you aware of nonconforming uses of the Property or nonconforming structures on the Property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E5. Are you aware of conservation easements on the Property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E6. Are you aware of restrictive covenants, conditions, or deed restrictions on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E7. Other than public rights of way, are you aware of nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E8. Are you aware of the Property being subject to a mitigation plan, required under the Department of Natural Resources administrative rules regarding county shoreland zoning ordinances, that requires the owner to establish or maintain certain measures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E9. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
a. Are you aware of all or part of the Property having been assessed as agricultural land under Wis. Stat. § 70.32 (2r) (use value assessment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of the Property having been assessed a use-value assessment conversion charge relating to this Property? (Wis. Stat. § 74.485 (2))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this Property? (Wis. Stat. § 74.485 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E10. Is all or part of the Property subject to or in violation of a farmland preservation agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E11. Is all or part of the Property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E12. Are you aware of a dam totally or partially located on the Property or ownership in a dam not located on the Property that will be transferred with the Property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E13. Are you aware of boundary or lot line disputes, encroachments, or encumbrances affecting the Property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E14. Are you aware there is not legal access to the Property, or of any proposed road change, road work or change in road access which would materially affect the present use or access to the business or assets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E15. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition or orders to correct building code violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E16. Are you aware of a pier attached to the Property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E16m. Are you aware of a written agreement affecting riparian rights related to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E16n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.

- E17. Are you aware of one or more burial sites or archeological artifacts on the Property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at www.wihist.org/burial-information or 800-342-7834).
- YES ☐ NO ☒ N/A ☐

E18. Explanation of "yes" responses E3. Baithouse (Condo Unit 11) is located on the Deerfoot Condo parcel, which is subject to shoreline zoning. E7. There is a 20' easement for the owners/guests of 8530 N Deerfoot Rd (Cabin 12/Condo Unit 10) to access their cabin, which is shown on the CSM. E16m. The Deerfoot Condo User Fee Agreement grants the resort owner, employees and guests of the resort with use of the Deerfoot Condo Association-owned shoreline property.

F. ENVIRONMENTAL

- F1. Are you aware of the presence of unsafe levels of mold on the Property? YES ☐ NO ☒ N/A ☐
- F2. Are you aware of a defect or deficiency caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property or business, lead in paint, lead in soil, pesticides, medical or infectious waste, or other potentially hazardous or toxic substances on the Property, or by previous storage or disposal of such substances on the Property or premises occupied by the business? YES ☐ NO ☒ N/A ☐
- F3. Are you aware of the presence of asbestos or asbestos-containing materials such as vermiculite insulation on the Property? ☐ YES ☒ NO ☐ N/A ☐
- F4. Are you aware of the presence of or a defect or deficiency caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? ☐ YES ☒ NO ☐ N/A ☐
- F5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations? ☐ YES ☒ NO ☐ N/A ☐
- F6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? ☐ YES ☒ NO ☐ N/A ☐
- F7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the Property? ☐ YES ☒ NO ☐ N/A ☐
- F8. Are you aware of governmental investigation or private assessment/audit (of environmental matters) ever being conducted or material violations of environmental or other laws or agreements regulating the Property, the business or the use of the assets? ☒ YES ☐ NO ☐ N/A ☐
- F9. Are you aware of conditions constituting a significant health or safety hazard for occupants, invitees or employees of the business? ☐ YES ☒ NO ☐ N/A ☐

F10. Explanation of "yes" responses F8. We had a Phase I Environmental Site Assessment done for our purchase in 2012 and again in 2021 for a loan application.

G. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- G1. Are you aware of defects in a well on the Property or in a well that serves the Property, including unsafe well water? YES ☐ NO ☒ N/A ☐
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety.
- G2. Are you aware of a joint well serving the Property? ☒ YES ☐ NO ☐ N/A ☐
- G3. Are you aware of a defect related to a joint well serving the Property? ☐ YES ☒ NO ☐ N/A ☐
- G4. Are you aware that a septic system or other private sanitary disposal system serves the Property? ☒ YES ☐ NO ☐ N/A ☐

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| G5. Are you aware of defects in the septic system or other private sanitary disposal system on the Property or any out-of-service septic system that serves the Property and that is not closed or abandoned according to applicable regulations?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the Property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the Property?
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G8. Are you aware of an "LP" tank on the Property? (If "yes," specify in the additional information space whether the owner of the Property either owns or leases the tank.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G9. Are you aware of defects in an "LP" tank on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

G10. Explanation of "yes" responses G2. One well serves the lodge, hotel + bathhouse, new pump in 2024.
G4. The lodge, hotel and 8532 N Deerfoot residence each have their own septic systems.
G5. The lodge septic is 34 years old and has been well-maintained, but is nearing the end of its useful life.
G6 + G7. There were previously underground fuel storage tanks on the property which leaked and were removed + fully remediated before we bought in 2012. There are two above-ground, compliant, fully-functioning fuel tanks that serve the resort.

H. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| G8. Leased lodge propane tank from Pusk County Farm Supply. | | | |
| H1. Are you aware of a structure on the Property or occupied by the business that is designated as a historic building or that all or any part of the Property is in a historic district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H2. Are you aware of any agreements binding subsequent owners of the Property, such as a lease agreement or an extension of credit from an electric cooperative? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H3. Have you filed any insurance claims relating to damage to the Property or premises within the last five years? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| H4. Are you aware of material damage to the Property from fire, wind, floods, earthquake, expansive soils, erosion or landslides? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H5. Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H6. Are you aware of any shared usages with respect to the Property such as shared fences, walls, driveways, or signage, or any defect relating to the shared use? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H7. Are you aware of leased parking serving the Property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H8. Are you aware of other defects affecting the Property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| H9. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g., a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)
Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H10. The owner has owned the Property for <u>12.5</u> years. | | | |

H11. Explanation of "yes" responses H3. Hail claim to replace roofs on lodge, hotel, owners residence + garages, Sept 2023.
H8. Hotel deck railing spacing does not meet current code, although currently passes Sawyer County Health & Human Services annual lodging licensing inspections.
1. Cracked window in back room of lodge near employee entrance (has not changed in 12.5 yrs)

Note: Any sales contract provision requiring inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

The owner certifies the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Entity Name (if any): R&W Resorts, LLC and W&R Resorts, Inc.

Name & Title of Authorized Representative Signing for Entity: Amanda Wilson, Managing Member and President

Authorized Signature for Entity: Amanda Wilson Date 8/10/2024

Owner Amanda Wilson Date 8/10/2024

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

This report form does not satisfy Wis. Stat. chapter 709 which generally applies to transfers of real estate containing 1-4 dwelling units or vacant land.

REAL ESTATE CONDITION REPORT

Owner's Residence **DISCLAIMER** *8532 N Deerfoot Rd, Hayward*
THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT *8532 N Deerfoot Rd, Hayward*
WI IN THE **Town**
(CITY) (VILLAGE) (TOWN) OF **Hunter**, COUNTY OF
Sawyer STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF *August* (MONTH) *10* (DAY), *2024* (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of defects in the electrical system? Electrical defects may include items such as <i>defects in solar panels and systems</i> , electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws? NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B8. Are you aware of defects in any structure on the property? Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or <i>water treatment system</i> , or other items affixed to or closely associated with the property? <i>Such items may include reverse osmosis systems, iron filters, or other filters.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B12. Explanation of "yes" responses <u>B1. Gutters need to be repaired/replaced.</u> <u>B2. Electrical reflects the age of the building and would need updates, including GFCIs, changes to service drop and new panel to meet current code. B7 + B11. The foundation of the house leaks slightly in the laundry room when it rains heavily. B9. Dryer venting no longer meets current code, and garage door springs need containment cables.</u> <u>B10. Leased propane tanks from Rust c. ENVIRONMENTAL County Farm Supply.</u>			

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of the presence of unsafe levels of mold? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, <i>including infestations impacting trees</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C8. Explanation of "yes" responses _____ | | | |

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D2. Are you aware of a joint well serving the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D3. Are you aware of a defect related to a joint well serving the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D9. Are you aware of defects in an "LP" tank on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

D10. Explanation of "yes" responses D4. A conventional septic serves the house.
D6 + D7. There were previously underground fuel tanks on the property which leaked and
were removed and fully remediated before we bought in 2012. There are currently
two above-ground, compliant and functioning fuel tanks that serve the resort.
D8. One leased LP tank for house and one leased LP tank for detached garage,
both leased from Rusk County Farm Supply.

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E2. Are you aware that remodeling was done that may increase the property's assessed value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E3. Are you aware of pending special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E8. Explanation of "yes" responses _____			

F. LAND USE

	YES	NO	N/A
F1. Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of any zoning code violations with respect to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F7. Are you aware of restrictive covenants or deed restrictions on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | YES | NO | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land.
Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?
Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F15. Are you aware there is not legal access to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F18. Are you aware of a written agreement affecting riparian rights related to the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?
Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

F21. Explanation of "yes" responses F8. There is a 20' easement for the owners/guests of 8530 N Deerfoot Rd (Cabin 12/Condo Unit 10) to access their cabin, which is shown on the CSN.

F18. The Deerfoot Condo User Fee Agreement grants the Deerfoot Lodge owner, employees and guests of the resort to use the Deerfoot Condo Association-owned shoreline property.

G. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2a. Does the property currently have internet service?
If so, who is your provider? <u>Starlink</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?
Is the system or station affixed to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities/). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)
Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.

YES ☐ NO ☒ N/A ☐

G5. Are you aware of other defects affecting the property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.

☒ ☐ ☐

G6. The owner has owned the property for 12.5 years.

G7. The owner has lived in the property for 12.5 years.

G8. Explanation of "yes" responses

G1. Hayward Roofing replaced the entire Owners Residence roof and detached garage roof in Sept 2023 due to a hail claim.
G2a. Starlink service is excellent and CenturyLink DSL is available as a back-up
G5. Improvements to grading along house foundation could improve basement leaks

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner R2W Resorts, LLC - Amanda Wilson, Managing Member Date 8/10/2024
Owner Amanda Wilson Date _____
Owner _____ Date _____
Owner _____ Date _____
Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____
Person _____ Items _____ Date _____
Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

CONDOMINIUM ADDENDUM TO REAL ESTATE CONDITION REPORT

1 THIS CONDOMINIUM ADDENDUM TO REAL ESTATE CONDITION REPORT (REPORT) IS AN ADDENDUM TO THE REAL ESTATE
2 CONDITION REPORT DATED _____ CONCERNING THE PROPERTY LOCATED AT
3 DEERFOOT LODGE CONDO DECL 421/415 AND DECL 427/87 UNIT 11 & 1/10 INT IN
4 COMMON ELEMENTS PLAT AFF CSM 19/20 (STREET ADDRESS), IN THE (CITY) (VILLAGE) (TOWN) **STRIKE TWO**
5 OF Hunter, COUNTY OF Sawyer, STATE OF WISCONSIN.

6 This Report is given in compliance with Wis. Stat. § 709.02(2) and is not a substitute for a professional review of the condominium
7 documents and disclosure materials.

I. CONDOMINIUM IDENTIFICATION and SELLER CONTACT INFORMATION

9 Name of Condominium: Deerfoot Lodge Condominium
10 Unit Number: 11
11 This Condominium was created by the recording of the condominium instruments with the Office of the Register of Deeds on
12 July 28, 1988 (insert date).
13 The contact information for the (Unit Owner) (Unit Owner's agent/listing broker) **STRIKE ONE** is as follows:
14 Name: Jeremy Mavis, Woodland Dev. & Realty
15 Address: 15563 Railroad St, Hayward, WI 54843
16 Phone Number(s): 715-558-2866
17 E-mail address (optional): jdmavis@gmail.com

II. CONDOMINIUM ASSOCIATION INFORMATION

19 Name of the Condominium Association: Deerfoot Condominium Association, Inc
20 Address of the Condominium Association: 8534N Deerfoot Rd, Hayward, WI 54843
21 This Condominium Association is ☐ self-managed ☐ has hired or retained management **CHECK ONE**.
22 Contact Information (Association representative who can address the sale or the condominium in general):
23 Name: _____
24 Address: _____
25 Phone Number(s): _____
26 E-mail address (optional): _____

III. CONDOMINIUM ASSESSMENTS, FEES and CHARGES

28 The Unit Owner is responsible for the following current condominium assessments, fees, special assessments and other charges
29 (itemize) (Optional: attach a copy of the current budget for easy reference.): _____
30 _____ Have all current charges been paid? ☐ Yes ☐ No **CHECK ONE**

IV. EXECUTIVE SUMMARY

32 A copy of the Executive Summary is attached unless this is a small condominium electing Wis. Stat. § 703.365(8) disclosure
33 requirements. Check with the Condominium Association to be sure that it is the most current version.

34 The information in this Report is true, correct and current to the best of the Unit Owner's knowledge.

35 Unit _____ Date _____ Unit _____ Date _____
36 Owner Amanda Wilson Date 9/25/2023 Owner _____ Date _____
37 Print Name Here ▶ Amanda Wilson, Managing Member Print Name Here ▶
P&W Resorts, LLC

38 Buyer acknowledges receipt of a copy of this Report. Check ☐ if condominium disclosure materials have been received.

39 Buyer _____ Date _____ Buyer _____ Date _____
40 Print Name Here ▶ Print Name Here ▶

41 RESIDENTIAL CONDOMINIUM CONCEPTS

42 In general terms, residential Condominiums take what otherwise might have been an apartment, townhouse or house, and permits
43 individual sales of the separate dwelling Units. All of the dwelling Unit owners own the common areas together and collectively pay
44 for the upkeep and other common expenses. A Condominium, however, is not like living in an apartment because the owner is
45 usually responsible for the maintenance and repair of everything within the Unit - the property manager does not take care of it, as
46 would be the case with a tenant. To understand Condominium ownership, an understanding of certain key concepts is needed.

47 **■ Declaration:** The Declaration is a written document that creates a Condominium from one or more parcels of real estate. In the
48 Declaration, the owner declares his or her property to now be a Condominium. The Declaration divides the property into several
49 smaller parcels: Units, which are individually owned, and the Common Elements, which are owned in common by all of the Unit
50 owners together. The Declaration sets out what percentage of ownership interest in the Common Elements is assigned to each
51 Unit, and the number of votes that the owner of each Unit has in the Association.

52 **■ Declarant:** The Declarant is the builder or developer who declares his or her property to be a Condominium by recording the
53 Declaration and plat maps. The Declarant may reserve a period of "Declarant Control" that gives the Declarant time to finish
54 construction of the Condominium project and/or to sell the Units. During this period, the Declarant exercises the powers and
55 responsibilities of the Association through its exclusive right to appoint the directors to the Association board. As the Units are sold
56 to purchasers, elections are held at different intervals and the Unit owners (other than the Declarant) elect an increasing number of
57 the directors. Declarant Control lasts up to ten years in expandable Condominiums and up to three years in other Condominiums.

58 **■ Unit:** A Unit is the part of the Condominium that is privately owned and used by the Unit owner. A Unit owner has exclusive
59 ownership and possession of his or her Unit. The statutes define Unit in terms of cubicles of air, enclosed spaces located on one or
60 more floors, and rooms. A Unit may also include structural parts of a building (walls, wood frame) or a Unit may be a whole
61 building, a building plus the surrounding land, or just land (similar to a lot). Units may also include separate areas that are some
62 distance apart. For example, a Unit may include a dwelling plus a storage area, patio or parking space. The boundaries of each Unit
63 are defined in the Declaration, which may describe the perimeter walls, sometimes known as the "perimetric boundaries," the upper
64 boundaries and the lower boundaries. Generally, everything within these boundaries will be part of the Unit. Therefore, each Unit's
65 boundaries may impact the Unit owner's maintenance responsibilities, ability to make improvements or alterations, and insurance
66 liability.

67 **■ Common Elements:** Common Elements means everything else in the Condominium that is not a Unit. In a typical residential
68 Condominium, the Common Elements may include the land, the exterior and common areas of buildings (entranceway, halls,
69 elevator, meeting room, etc.), landscaping, roads, any outside parking areas, outdoor lighting, any recreational facilities (swimming
70 pool, tennis courts, clubhouse, etc.) and all other common areas and amenities.

71 **■ Limited Common Elements:** The Limited Common Elements are Common Elements that are identified in the Declaration or plat
72 as reserved for the exclusive use of less than all of the Unit owners. Typically, a Limited Common Element will be reserved for the
73 use of just one Unit. Basically, you don't own it individually, but you are the only one who may use it. This exclusive use, however,
74 may be subject to restrictions stated in the Declaration, Bylaws or Condominium rules and regulations. Limited Common Elements
75 may include features like a storage area, patio, balcony, garage parking space, or a boat slip.

76 **■ Percentage Interests:** Every Unit owner shares in the ownership of the Common Elements with the other owners. Each Unit is
77 allotted a portion of this ownership interest called the Percentage Interests. The Percentage Interests are stated in the Declaration
78 and come automatically with the ownership of a Unit. The Percentage Interests often determine the share of common expenses that
79 the Unit owner must pay for the repair and maintenance of the Common Elements and for the operation of the Association.
80 Percentage Interests may be an equal percentage for all Units, in proportion to the square footage of the Units, based upon the
81 location or value of the Units, or based upon some other formula stated in the Declaration.

82 **■ Association:** The Association is the entity that the Unit owners use to act together as a group to manage and maintain the
83 Condominium property and finances. This group will be either a nonstock, nonprofit corporation or an unincorporated Association.
84 Every Unit owner is automatically a member of the Association and votes for the Association directors who, on behalf of the
85 Association, manage and maintain the Common Elements, adopt budgets and set the amount of the fees or assessments paid by
86 the Unit owners for the Association's common expenses. The Association directors typically are responsible for the maintenance of
87 the Condominium property, including lawn and garden care, snow removal, painting, roofs, and amenities such as swimming pools
88 and tennis courts. They are responsible for collecting assessment fees, maintaining books and records, overseeing reserve funds,
89 preparing financial reports, and filing tax returns. The board of directors is responsible for enforcing the rules and providing
90 disclosure materials for Unit sales. Some or all of these functions may be delegated to a Condominium manager or other
91 professionals such as accountants.

92 **■ Assessment Fees:** The Association sets a budget for all of the Condominium expenses and divides those expenses among the
93 Unit owners. These fees are called "common assessments" or "condo maintenance fees" and typically are paid monthly. The
94 Association may also create reserves for future maintenance and repairs.

Residential Condominium Concepts was developed and distributed by the Wisconsin REALTORS® Association (2005).

Drafted by: Attorneys Debra Peterson Conrad (WRA) and Lisa M. Pardon (Brennan, Steil & Basting, S.C.)

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Deerfoot

UTILITY RECORDS

Septic Permits and Well Records



Sanitary Permit Application

In accord with Comm 83.21, Wis. Adm. Code, personal information you provide may be used for secondary purposes Privacy Law, s15.04(1)(m)

Sanitary Permit Number

407022

☐ Check if Revision

I. Application Information - Please Print All Information

State Plan I.D. Number

777662

Property Owner's Name

Deerfoot Lodge, Inc. % Ken Unold

Parcel Number

012-640-17-3304

Property Owner's Mailing Address

8534N Deerfoot Rd.

Property Location

SW 1/4 SW 1/4 S 17 T 40 N. R 6 W E

City, State

Hayward, WI

Zip Code

54843

Phone Number

(715)
462-3528

Lot Number

Block Number

Subdivision Name

CSM Number

II. Type of Building (check all that apply)

☐ 1 or 2 Family Dwelling - Number of Bedrooms _____

☒ Public/Commercial - Describe Use Motel (9 rooms)

☐ State Owned

☐ City

☐ Village

☒ Township Hunter

Nearest Road

Deerfoot Rd.

III. Type of Permit: (Check only one box on line A (numbering scheme for internal use). Complete line B if applicable)

A. ☐ 1 New System ☒ 2 Replacement System ☐ 3 Replacement of Tank Only ☐ 6 Addition to Existing System For County use

B. ☒ Check if Sanitary Permit Previously Issued

Permit Number

State # 151014

Date Issued

90-231 (san.)

(CSR# 90-258)

11-5-90

IV. Type of Permit: (Check all that apply)(numbering scheme is for internal use)

44 ☒ Non -Pressurized In-Ground

21 ☐ Mound

47 ☐ Sand Filter

50 ☐ Constructed Wetland

22 ☐ Pressurized In-Ground

41 ☐ Holding Tank

48 ☐ Single Pass

51 ☐ Drip Line

45 ☐ At-Grade

46 ☐ Aerobic Treatment Unit

49 ☐ Recirculating

30 ☐ Other

V. Dispersal/Treatment Area Information:

Design Flow (gpd)

1477

Dispersal Area Required

2110

Dispersal Area Proposed

2239.2

Soil Application Rate(Gals./Days/Sq.Ft.)

.7

Percolation Rate (Min./Inch)

-

System Elevation

92.9'

Final Grade Elevation

97' - 100'

VI. Tank Info

Capacity in Gallons

Total Gallons

Number of Tanks

Manufacturer

Prefab Concrete

Site Constructed

Steel

Fiber Glass

Plastic

Septic or Holding Tank

1260

2000

3260

2

1260 - Rasmussen
2000 - SKAW

☒

Dosing Chamber

VII. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.

Plumber's Name (Print)

A. Rasmussen + Sons

Plumber's Signature

Andy Rasmussen

MP/MPRS Number

220173

Business Phone Number

715-748-3355

Plumber's Address (Street, City, State, Zip Code)

P.O. Box 66 Cable, WI 54821

VIII. County/Department Use Only

☒ Approved

☐ Disapproved

☐ Owner Given Initial Adverse Determination

Sanitary Permit Fee (includes Groundwater Surcharge Fee)

\$190.00

Date Issued

8/21/02

Issuing Agent Signature (No Stamps)

[Signature]

IX. Conditions of Approval/Reasons for Disapproval

IMPORTANT NOTICE: Wisconsin State Statute, Chapter 145.245 (3), states you are required to have your septic tank pumped/inspected at least once every 3 years.



SANITARY PERMIT APPLICATION

In accord with ILHR 83.05, Wis. Adm. Code

CST 88-239

-Attach complete plans (to the county copy only) for the system, on paper not less than 8 1/2 x 11 inches in size.

-See reverse side for instructions for completing this application.

I. APPLICANT INFORMATION - PLEASE PRINT ALL INFORMATION.

PROPERTY OWNER <i>Randy Leonard</i>			PROPERTY LOCATION <i>SW 1/4 SW 1/4, S 17 T40, N, R 6 E (or) W</i>		
PROPERTY OWNER'S MAILING ADDRESS <i>Rt 4</i>			LOT NUMBER	BLOCK NUMBER	SUBDIVISION NAME
CITY, STATE <i>Harvard WI</i>	ZIP CODE <i>54843</i>	PHONE NUMBER <i>()</i>	<input type="checkbox"/> CITY <input type="checkbox"/> VILLAGE <input checked="" type="checkbox"/> TOWN OF: <i>Hunter</i>	NEAREST ROAD, LAKE OR LANDMARK <i>Chippewa Flow</i>	

II. TYPE OF BUILDING OR USE SERVED:

Number of Bedrooms if 1 or 2 Family _____ OR ☒ Public (Specify): *Bar + Lodge*

III. PURPOSE OF APPLICATION: (Check only one in #1. Check #2, 3 or 4, if applicable)

1. a. ☐ New System b. ☒ Replacement System c. ☐ Replacement of Septic Tank Only d. ☐ Reconnection of an Existing System e. ☐ Repair of an Existing System
2. ☐ A Sanitary Permit was previously issued. Permit # _____ Date Issued _____
3. ☐ An Existing System has been inspected and soil conditions meet minimum requirements.
4. ☐ The System is shared by more than one owner/building. Attach Common Ownership Agreement to County Copy.

IV. TYPE OF SYSTEM: (Check only one in #1 and only one in #2)

1. a. ☒ Conventional b. ☐ Alternative c. ☐ Experimental
2. a. ☐ System-In-Fill b. ☐ Holding Tank c. ☐ Pit Privy d. ☐ Vault Privy e. ☐ Mound f. ☐ IGP

V. ABSORPTION SYSTEM INFORMATION: (Check one)

1. a. ☒ Seepage Bed b. ☐ Seepage Trench c. ☐ Seepage Pit

2. PERCOLATION RATE (Minutes per inch): <i>2</i>	3. ABSORPTION AREA REQUIRED (Square Feet): <i>9520</i>	4. ABSORPTION AREA PROPOSED (Square Feet): <i>9600</i>	5. SYSTEM ELEVATION <i>97'</i> Feet	6. WATER SUPPLY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Joint <input type="checkbox"/> Public
---	---	---	--	--

VI. TANK INFORMATION	CAPACITY in gallons		Total Gallons	# of Tanks	Manufacturer's Name	Prefab. Concrete	Site Constructed	Steel	Fiber-glass	Plastic	Exper. App.
	New Tanks	Existing Tanks									
Septic Tank or Holding Tank	<i>1</i>		<i>1250</i>	<i>1</i>	<i>Skew-Pre-Cast</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lift Pump Tank/Siphon Chamber						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. RESPONSIBILITY STATEMENT

I, the undersigned, assume responsibility for installation of the private sewage system shown on the attached plans.

Plumber's Name (Print): <i>Donald Thompson</i>	Plumber's Signature: (No Stamps) <i>Donald Thompson</i>	MP/MPSW No.: <i>2869</i>	Business Phone Number: <i>(715) 266-2842</i>
Plumber's Address (Street, City, State, Zip Code): <i>Rt 2 Bx 122 Hunter WI 54896</i>		Name of Designer: <i>Same</i>	


VIII. SOIL TEST INFORMATION

Certified Soil Tester (CST) Name <i>Donald Thompson</i>	CST # <i>488</i>
CST's ADDRESS (Street, City, State, Zip Code) <i>Rt 2 Bx 122 Hunter WI 54896</i>	Phone Number: <i>(715) 266-2842</i>

IX. COUNTY/DEPARTMENT USE ONLY

<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved <input type="checkbox"/> Owner Given Initial <input type="checkbox"/> Adverse Determination	Sanitary Permit Fee <i>\$90.00</i>	Groundwater Surcharge Fee <i>\$25.00</i>	Date <i>11-8-88</i>	Issuing Agent Signature (No Stamps) <i>Paula Jozzale</i>
---	---------------------------------------	---	------------------------	---

X. COMMENTS/REASONS FOR DISAPPROVAL:

		Safety and Buildings Division 201 W. Washington Ave., P.O. Box 7162 Madison, WI 53707-7162		County <u>Sawyer</u> Sanitary Permit Number (to be filled in by Co.) 473443	
CST 11-177				State Transaction Number	
Sanitary Permit Application In accordance with s. Comm. 83.21(2), Wis. Adm. Code, submission of this form to the appropriate governmental unit is required prior to obtaining a sanitary permit. Note: Application forms for state-owned POWTS are submitted to the Department of Commerce. Personal information you provide may be used for secondary purposes in accordance with the Privacy Law, s. 15.04(1)(m), Stats.					
I. Application Information - Please Print All Information					
Property Owner's Name <u>Deerfoot Lodge & Resort Inc. - Lodge House</u>				Parcel # <u>012-640-17-3304</u>	
Property Owner's Mailing Address <u>8534 W Deerfoot Rd.</u>				Property Location Govt. Lot <u>SW 1/4, SW 1/4, Section 17</u> T <u>40</u> N; R <u>6</u> W <u>E</u> (circle one)	
City, State <u>Hayward WI</u>		Zip Code <u>54843</u>		Phone Number <u>715-462-3328</u>	
II. Type of Building (check all that apply) <input checked="" type="checkbox"/> 1 or 2 Family Dwelling - Number of Bedrooms <u>3/4</u> <input type="checkbox"/> Public/Commercial - Describe Use _____ <input type="checkbox"/> State Owned - Describe Use _____				Lot # <u>5</u> Block # _____ CSM Number <u>MAP # 11.4</u> <input type="checkbox"/> City of _____ <input type="checkbox"/> Village of _____ <input checked="" type="checkbox"/> Town of <u>Hunter</u>	
III. Type of Permit: (Check only one box on line A. Complete line B if applicable)					
A. <input type="checkbox"/> New System		<input checked="" type="checkbox"/> Replacement System		<input type="checkbox"/> Treatment/Holding Tank Replacement Only	
<input type="checkbox"/> Other Modification to Existing System (explain)		B. <input type="checkbox"/> Permit Renewal Before Expiration <input type="checkbox"/> Permit Revision <input type="checkbox"/> Change of Plumber <input type="checkbox"/> Permit Transfer to New Owner			
List Previous Permit Number and Date Issued <u>81-184 1981 11/237 10/19/11</u>					
IV. Type of POWTS System/Component/Device: (Check all that apply) <input checked="" type="checkbox"/> Non-Pressurized In-Ground <input type="checkbox"/> Pressurized In-Ground <input type="checkbox"/> At-Grade <input type="checkbox"/> Mound \geq 24 in. of suitable soil <input type="checkbox"/> Mound $<$ 24 in. of suitable soil <input type="checkbox"/> Holding Tank <input type="checkbox"/> Other Dispersal Component (explain) _____ <input type="checkbox"/> Pretreatment Device (explain) _____					
V. Dispersal/Treatment Area Information:					
Design Flow (gpd) <u>600</u>		Design Soil Application Rate (gpd/sf) <u>0.7</u>		Dispersal Area Required (sf) <u>857</u>	
Dispersal Area Proposed (sf) <u>917.4</u>		System Elevation <u>92.0'</u>			
VI. Tank Info		Capacity in Gallons New Tanks Existing Tanks		Total Gallons # of Units Manufacturer	
Septic or Holding Tank <u>1260</u>		<u>1260</u>		<u>1</u> <u>Rasmussen</u>	
Dosing Chamber					
VII. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.					
Plumber's Name (Print) <u>A. Rasmussen & Sons</u>		Plumber's Signature <u>Devin Rasmussen</u>		MP/MPRS Number <u>221516</u>	
Business Phone Number <u>715-798-3355</u>		Plumber's Address (Street, City, State, Zip Code) <u>P O Box 66 Cable WI 54821</u>			
VIII. County/Department Use Only					
<input checked="" type="checkbox"/> Approved <u>SW</u> <input type="checkbox"/> Disapproved <input type="checkbox"/> Owner Given Reason for Denial		Permit Fee \$ <u>n/a</u>		Date Issued <u>11/25/11</u>	
Issuing Agent Signature <u>Kathy Marks</u>					
IX. Conditions of Approval/Reasons for Disapproval IMPORTANT NOTICE: Wisconsin State Statute, Chapter 145.245 (3), states you are required to have your septic tank pumped/inspected at least once every 3 years.					

Attach to complete plans for the system and submit to the County only on paper not less than 8 1/2 x 11 inches in size

WELL CONSTRUCTOR'S REPORT TO WISCONSIN STATE BOARD OF HEALTH

See Instructions on Reverse Side

Wol 6

MAR 16 1954

1. County Sawyer Town ☒ Hunter
 Village ☐
 City ☐ Check one and give name SMITH
 2. Location Sec 17 T40N R6W
 Name of street and number of premise or Section, Town and Range numbers
 3. Owner ☒ or Agent ☐ Jim Clements
 Name of individual, partnership or firm
 4. Mail Address Hayward, Wis
 Complete address required
 5. From well to nearest: Building _____ ft; sewer _____ ft; drain _____ ft; septic tank 200 ft;
 dry well or filter bed 210 ft; abandoned well _____ ft.

6. Well is intended to supply water for: Resort

7. DRILLHOLE:

Dia. (in.)	From (ft.)	To (ft.)	Dia. (in.)	From (ft.)	To (ft.)
3	0	70			
2	70	151			

8. CASING AND LINER PIPE OR CURBING:

Dia. (in.)	Kind and Weight	From (ft.)	To (ft.)
2	steel	0	151
1 1/4	well joint		

9. GROUT:

Kind	From (ft.)	To (ft.)
Clay	10	70
Cement	9	10

11. MISCELLANEOUS DATA:

Yield test: 2 Hrs. at 290 GPM.

Depth from surface to water-level: 12 ft.

Water-level when pumping: 16 ft.

Water sample was sent to the state laboratory at:

Madison on July 1953
 City

10. FORMATIONS:

Kind	From (ft.)	To (ft.)
Sand	0	35
Gravel	35	85
Hard pan	85	150
Sand	150	156

Construction of the well was completed on:

July 1953

The well is terminated 48 inches
☐ above, below ☒ the permanent ground surface.

Was the well disinfected upon completion?

Yes ☒ No ☐

Was the well sealed watertight upon completion?

Yes ☒ No ☐

Signature

Edward LaBarre
 Registered Well Driller

Hayward, Wis
 Complete Mail Address

Please do not write in space below

Rec'd _____ No. _____

Ans'd _____

Interpretation _____

10 ml 10 ml 10 ml 10 ml 10 ml

Gas—24 hrs. _____

48 hrs. _____

Confirm _____

B. Coli _____

Examiner _____

Well Construction Report WISCONSIN UNIQUE WELL NUMBER				BQ464		Drinking Water and Groundwater - DG/5 Department of Natural Resources, Box 7921 Madison WI 53707				Form 3300-077A					
Property Owner DEERFOOT LODGE						Phone #		1. Well Location				Fire # (if avail.)			
Mailing Address RT 4 BOX 4240						Town of						Street Address or Road Name and Number			
City HAYWARD				State WI		Zip Code 54843									
County		Co. Permit #		Notification #		Completed		Subdivision Name				Lot #		Block #	
Sawyer		Well Constructor (Business Name)		Lic. #		Facility ID # (Public Wells)		Latitude / Longitude in Decimal Degree (DD)				Method Code			
Address				Well Plan Approval #		Approval Date (mm-dd-yyyy)		SW SW Section Township Range or Govt Lot # 17 40 N 6 W		GPS008					
Hicap Permanent Well #		Common Well #		Specific Capacity		2. Well Type of previous unique well # constructed in									
3. Well serves # of						Hicap Well ?		Reason for replaced or reconstructed well ?							
Private, potable						Hicap Property ?									
Heat Exchange ____ # of drillholes						Hicap Potable ?									
4. Potential Contamination Sources - ON REVERSE SIDE															
5. Drillhole Dimensions and Construction Method															
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Upper Enlarged Drillhole </div> <div style="width: 45%;"> Lower Open Bedrock </div> </div> <div style="margin-top: 10px;"> Rotary - Mud Circulation Rotary - Air Rotary - Air & Foam Drill-Through Casing Hammer Reverse Rotary Cable-tool Bit ____ in. dia... Dual Rotary Temp. Outer Casing ____ in. dia Removed? ____ depth ft. (If NO explain on back side) </div>															
8. Geology															
6. Casing, Liner, Screen															
Dia. (in.)		Screen type, material & slot size				From (ft.)		To (ft.)		9. Static Water Level ____ ft. ____ ground surface					
Method		7. Grout or Other Sealing Material				10. Pump Test Pumping level ____ ft. below surface Pumping at ____ GP for ____ Hrs. Pumping Method ?				11. Well Is ____ in. ____ Grade Developed ? Disinfected ? Capped ?					
Method						12. Notified Owner of need to fill & seal ? Filled & Sealed Well(s) as needed?									
Method						13. Constructor / Supervisory Driller				Lic #		Date Signed			
Method		Drill Rig Operator				Lic or Reg #		Date Signed							

4a. Potential Contamination Sources

Is the well located in floodplain ?

Comment:

Water Quality Text:

Water Quantity Text:

Difficulty Text:

Created On: 12-03-2021

Created by: GRN_UPLOAD

Updated On: 07-11-2023

Updated by: W23583

Note: This well was inventoried. A well construction report was not submitted.

Well Depth: 156'

Bedrock Depth:

Well Construction Report WISCONSIN UNIQUE WELL NUMBER				IY606		Drinking Water and Groundwater - DG/5 Department of Natural Resources, Box 7921 Madison WI 53707				Form 3300-077A							
Property Owner DEERFOOT LODGE HOUSE						Phone # (715)462-3328		1. Well Location				Fire # (if avail.)					
Mailing Address RT 4 BOX 4240						Town of HUNTER						Street Address or Road Name and Number					
City HAYWARD				State WI		Zip Code 54843											
County		Co. Permit #		Notification #		Completed 04-12-1989		Subdivision Name			Lot #		Block #				
Sawyer						Well Constructor (Business Name)						Lic. #		Facility ID # (Public Wells)			
ROSCOE BUTTERFIELD						Well Plan Approval #						Latitude / Longitude in Decimal Degree (DD)		Method Code			
Address						Approval Date (mm-dd-yyyy)						°N		°W			
Hicap Permanent Well #						Common Well #		Specific Capacity		SW		SW		Section			
Heat Exchange ___ # of drillholes						Hicap Well ?		Hicap Property ?		or Govt Lot #		17		Township			
3. Well serves # of						Hicap Potable ?		Construction Type		40 N		Range		6 W			
Private, potable						Reason for replaced or reconstructed well ?		2. Well Type									
of previous unique well #						constructed in											
4. Potential Contamination Sources - ON REVERSE SIDE						5. Drillhole Dimensions and Construction Method						8. Geology					
Upper Enlarged Drillhole						Lower Open Bedrock						Rotary - Mud Circulation Rotary - Air Rotary - Air & Foam Drill-Through Casing Hammer Reverse Rotary Cable-tool Bit ___ in. dia... Dual Rotary Temp. Outer Casing ___ in. dia Removed? ___ depth ft. (If NO explain on back side)					
Rotary - Mud Circulation						Rotary - Air											
Rotary - Air & Foam						Drill-Through Casing Hammer											
Reverse Rotary						Cable-tool Bit ___ in. dia...											
Cable-tool Bit ___ in. dia...						Dual Rotary						6. Casing, Liner, Screen					
Temp. Outer Casing ___ in. dia						Removed? ___ depth ft. (If NO explain on back side)						9. Static Water Level					
Dia. (in.)						Material, Weight, Specification Manufacturer & Method of Assembly						From (ft.)					
To (ft.)						19 ft. _____ ground surface						11. Well Is					
4.25						Surface						94					
Dia. (in.)						Screen type, material & slot size						From (ft.)					
To (ft.)						Pumping level _____ ft. below surface						Developed ?					
7. Grout or Other Sealing Material						Pumping at _____ GP for _____ Hrs.						Disinfected ?					
Method						Pumping Method ?						Capped ?					
Filled & Sealed Well(s) as needed?						12. Notified Owner of need to fill & seal ?						13. Constructor / Supervisory Driller					
Lic #						Date Signed											
Drill Rig Operator						Lic or Reg #											
Date Signed						Date Signed						Date Signed					

4a. Potential Contamination Sources

Is the well located in floodplain ?

Comment:

Water Quality Text:

Water Quantity Text:

Difficulty Text:

Created On: 12-03-2021

Created by: GRN_UPLOAD

Updated On: 07-11-2023

Updated by: W23583

Note: This well was inventoried. A well construction report was not submitted.

Well Depth: 96'

Bedrock Depth:

PROPERTY HISTORY REPORT

Owner's Residence



Property History Report - 8532 N Deerfoot Rd Owner's Residence

Age of the Home: Unknown	Age of the Roof: Sept 2023
Name of Builder: Unknown	Any Roof Repairs? No
Age of the Furnace/Boiler: Oct 2022	Age of Central Air: 2012
Age of Water Heater: 2021	Age & Type of Well: Unknown; Drilled
Age & Type of Septic: Nov 2011 Conventional	Last Septic Pumping: Aug 2023
Insulation Added? Yes. New Blown-In Insulation in Attic in 2012	Leaking/Cracked/Broken Windows? No
Any Water in the Basement? Some	Any Fire Damage? No
Electric Service Amperage: 100-Amp	Problems w/ Appliances or Components?
LP Tank Leased or Owned? Leased	No
LP Tank Size: 500-Gallon	Water Softener Leased or Owned? N/A
Security System? Per Mar Security Google Nest Cams at Lodge	Flood Insurance? No
Previous Title Insurance Policy?	Certified Survey Map? Yes
Garbage Service: Republic Services	Property Corners Marked? Yes
Lawn Care Service: Resort	Snow Removal Service: Resort
Phone/Internet Service: Google Fi / Starlink + CenturyLink	Monthly Average: Paid by Resort
Propane/Natural Gas Service: Rusk County Farm Supply	Monthly or Annual Average: Paid by Resort
Electric Service: Jump River Electric Co-op	Monthly Average: Paid by Resort

Property History Report (continued)

Keys for all doors? Yes	Private or Public Rd/Driveway? Private
Any old Inspection reports (home, well, water, septic, radon, etc)?	Carbon Monoxide and Smoke Detectors installed and functioning? Yes
	Irrigation system? No
Property Taxes \$ Paid by Resort	Homeowners Insurance \$ Paid by Resort
Condo Fees? N/A If so, what is included?	Any tenants or renters? If so, explain info: We have typically housed seasonal resort employees onsite. None have leases in place that would extend past closing.
Waterfront Property? Use of waterfront is granted through User Fee Agreement with Condo Association	Please use this space to add additional info about your property that would be beneficial to a prospective buyer.
Depth at the end of the dock? -Varies	
Approx. how far out the dock extends? -Varies	
How have you used the waterfront? To operate Deerfoot Lodge + Resort	
Any other info about the waterfront that would be beneficial to a prospective buyer? Deerfoot's west-facing shoreline has the most breathtaking sunsets. ☺	

REAL ESTATE AGENCY DISCLOSURE

Disclosure to Customers



DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of
4 another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 ■ The duty to provide brokerage services to you fairly and honestly.
- 9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
11 unless disclosure of the information is prohibited by law.
- 12 ■ The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 57-66).
- 14 ■ The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 24-40).
- 16 ■ The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the Firm
25 or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want
26 to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular
27 information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer
28 providing brokerage services to you.

29 The following information is required to be disclosed by law:

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 52-60).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report
32 on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list
34 that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other information
35 you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

41 **THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY**
42 **AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE**
43 **SERVICES TO A BUYER OR TENANT.**

44 **FAIR HOUSING/ NON-DISCRIMINATION**

45 The Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in
46 Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age,
47 ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

48 **NOTICE ABOUT SEX OFFENDER REGISTRY**

49 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
50 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

DEFINITIONS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

COMPENSATION

The Firm does not charge compensation to show homes to a customer under this disclosure.

Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent that the firm's services are free or available at no cost to their clients, unless they receive no financial compensation from any source for those services.

The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the purchase of a property.

ACKNOWLEDGMENT


Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm will provide brokerage services related to real estate primarily intended for use as a residential property containing one to 4 dwelling units.

SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS FOR EITHER THE CUSTOMER OR THE FIRM.

By signing and dating below I/we acknowledge receipt of a copy of this disclosure.

(x) _____
Customer Signature ▲ Print Name ▲ Date ▲

(x) _____
Customer Signature ▲ Print Name ▲ Date ▲

(x)  **Jeremy Mavis** _____
Agent for Firm ▲ Print Name ► **Jeremy Mavis** **Woodland Developments & Realty** _____
Firm Name ▲ Date ▲

LISTING AGENT:

**JEREMY
MAVIS**

Sales Associate

Woodland Dev. & Realty

(715) 558-2866

JDMAVIS@GMAIL.COM

