



Douglas La Follette, *Secretary of State*
Kurt Schuller, *State Treasurer*
J.B. Van Hollen, *Attorney General*
Tia Nelson, *Executive Secretary*

101 E. Wilson Street
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Managing Wisconsin's trust assets for public education

AGENDA

May 6, 2014

2:00 P.M.

Board of Commissioners of Public Lands
101 E. Wilson Street, 2nd Floor
Madison, Wisconsin

- 1) Call to Order
- 2) Approve Minutes – April 15, 2014
- 3) Approve Loans
- 4) Proposed Land Bank Sale to Vilas County (S1409)
- 5) Proposed Submerged Lands Lease – City of Ashland
- 6) Executive Secretary's Report
- 7) Adjourn

**BOARD MEETING
MAY 6, 2014**

**AGENDA ITEM 2
APPROVE MINUTES**

Attached for approval are the minutes from the April 15, 2014, board meeting.

Board Meeting Minutes
April 15, 2014

ITEM 1. CALL TO ORDER

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:00 p.m. He made note that Commissioner Van Hollen was not on the call when the meeting started.

Present were:

Doug La Follette, Board Chair

Kurt Schuller, Commissioner

Tia Nelson, Executive Secretary

Tom German, Deputy Secretary

Richard Sneider, Loan Analyst

Secretary of State

State Treasurer

Board of Commissioners of Public Lands

Board of Commissioners of Public Lands

Board of Commissioners of Public Lands

ITEM 2. APPROVE MINUTES – APRIL 1, 2014

MOTION: Commissioner Schuller moved to approve the minutes; Board Chair La Follette seconded the motion. The motion passed 2-0.

ITEM 3. APPROVE LOANS

Executive Secretary Nelson said that the loans had received legal review.

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Amount</u>
1. Calumet Fond Du Lac County Application #: 02014144 Purpose: Finance operations	Town Rate: 2.50% Term: 1 years	\$100,000.00
2. Howard Chippewa County Application #: 02014146 Purpose: Purchase snowplow truck and tractor	Town Rate: 3.00% Term: 5 years	\$100,000.00
3. Little Chute Outagamie County Application #: 02014145 Purpose: Finance land acquisition in TID #4	Village Rate: 3.50% Term: 10 years	\$3,850,000.00
4. Raymond Racine County Application #: 02014148 Purpose: Finance road maintenance	Town Rate: 3.50% Term: 10 years	\$1,000,000.00
5. Rock Springs Sauk County Application #: 02014147 Purpose: Refinance Note Anticipation Notes	Village Rate: 4.25% Term: 20 years	\$378,000.00
	TOTAL	\$5,428,000.00

MOTION: Commissioner Schuller moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed 2-0.

ITEM 4. EXECUTIVE SECRETARY'S REPORT

Nothing to report.

ITEM 5. ADJOURN

MOTION: Commissioner Schuller moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed 2-0.



Tia Nelson, Executive Secretary

These minutes have been prepared from a tape recording of the meeting. The summaries have not been transcribed verbatim. Anyone wishing to listen to the recording may do so at the Board of Commissioners of Public Lands, 101 E. Wilson Street, 2nd Floor, Madison, Wisconsin.

**BOARD MEETING
MAY 6, 2014**

**AGENDA ITEM 3
APPROVE LOANS**

Municipality	Municipal Type	Loan Amount
1. Bayfield Bayfield County Application #: 02014152 Purpose: Refinance Rural Development revenue loan	City Rate: 4.25% Term: 15 years	\$102,825.69
2. Fredonia Ozaukee County Application #: 02014159 Purpose: Finance road improvements	Town Rate: 3.00% Term: 5 years	\$382,502.00
3. Grand Rapids Wood County Application #: 02014157 Purpose: Purchase grader	Town Rate: 3.00% Term: 5 years	\$184,620.00
4. Holland La Crosse County Application #: 02014155 Purpose: Refinance debt	Town Rate: 2.50% Term: 2 years	\$248,000.00
5. Janesville Rock County Application #: 02014158 Purpose: Finance fire protection	Town Rate: 2.50% Term: 1 years	\$300,000.00
6. Mazomanie Dane County Application #: 02014156 Purpose: Refinance bank debt	Town Rate: 2.50% Term: 2 years	\$35,000.00
7. Milton Rock County Application #: 02014154 Purpose: Purchase squad car and equipment	Town Rate: 2.50% Term: 2 years	\$29,142.00
8. Monticello Green County Application #: 02014153 Purpose: Purchase plow truck	Village Rate: 2.50% Term: 2 years	\$50,000.00

Municipality	Municipal Type	Loan Amount
9. Onalaska La Crosse County Application #: 02014150 Purpose: Refinance BCPL loan #2011113	City Rate: 2.50% Term: 2 years	\$24,036.74
10. Onalaska La Crosse County Application #: 02014151 Purpose: Refinance BCPL loan #02007105	City Rate: 3.00% Term: 3 years	\$47,434.81
11. Poplar Douglas County Application #: 02014149 Purpose: Purchase tractor	Village Rate: 3.50% Term: 10 years	\$67,500.00
	TOTAL	\$1,471,061.24

**BOARD MEETING
MAY 6, 2014**

**AGENDA ITEM 4
PROPOSED LAND BANK SALE TO VILAS COUNTY (\$1409)**

Vilas County has determined that 40 acres of BCPL land in Vilas County is required for county use.

BCPL staff recommends the sale of the property to Vilas County for the following reasons:

- The property is an isolated parcel, within the Consolidation Zone.
- The property is contiguous to the Vilas County Forest.
- Sale of the property to the County would eliminate an inholding within the County Forest and reduce the threat of fragmentation to the County Forest and help protect an existing snowmobile trail.
- Sale of the property would provide BCPL with funds to purchase other lands that would provide better access to its existing lands, produce timber revenue, improve management efficiency, reduce forest fragmentation, or a combination of the above.

Attachments:

Resolution w/Exhibits

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

**BOARD MEETING
MAY 6, 2014**

**AGENDA ITEM 4
PROPOSED LAND BANK SALE TO VILAS COUNTY (\$1409)**

RECITALS

- A. Vilas County has determined that certain property, more particularly described as the Northwest ¼ of the Northwest ¼ (NWNW) of Section Thirty-four (34) Township Forty-two (42) North, Range Ten (10) East, Conover Township, Vilas County, Wisconsin totaling 28.18 acres in size (the “Old 45 Road Property”), is required for county use. (The Old 45 Road Property is listed as having 40 acres on the historic land records of BCPL because the original survey conducted in 1861 did not show that 11.82 acres of land were under the waters of Denton Lake and the nearby pond. 40 acres – 11.82 acres underwater = 28.18 net acres.)
- B. The Old 45 Road Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Old 45 Road Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Old 45 Road Property has been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis is attached to this resolution as Exhibit A.
- D. The Old 45 Road Property has been independently appraised by Steigerwaldt Land Services, Inc. at a value of approximately Three Thousand Three Hundred Seventy-five Dollars (\$3,375) per acre for the 28.18 net land acres for a total of Ninety-five Thousand One Hundred Dollars (\$95,100). A copy of the Certification of the Appraisal has been attached to this resolution as Exhibit B.
- E. Vilas County has offered to pay the sum of Ninety-five Thousand One Hundred Dollars (\$95,100) to acquire the Old 45 Road Property.
- F. The offered price is equal to the appraised value.
- G. BCPL staff recommends that the Board authorize the sale of the Old 45 Road Property to Vilas County at the appraised value of \$95,100.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Old 45 Road Property to Vilas County at the price of Ninety-five Thousand One Hundred Dollars (\$95,100) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

Board of Commissioners of Public Lands
Summary Analysis of Potential Property Sale
Transaction ID#: S/409

Common Name for Land Parcel Old 45 Rd

County Vilas Township Conover

Legal Description NWNW Section 34, Township 42 North, Range 10 East

GLO Acres 40

Sale Criteria

1. Title

- Ownership verified with Register of Deeds
- Title appears merchantable

2. Timber Management

- Parcel is located outside of Consolidation Zone
- Parcel is an isolated or unproductive parcel within the Consolidation Zone
- Parcel is a deferred natural area

3. Access

- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.
- If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.
- Parcel has no current access

4. Parcel Required By Other Government Entity

- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.
- Parcel is otherwise required by another unit of government.

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

- Yes
- No


Signature of Forest Land Supervisor

10/9/13
Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

- Yes
- No

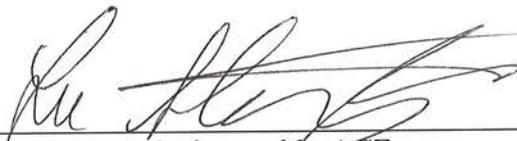

Executive Secretary

10/15/13
Date

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- a. The statements of fact contained in this report are true and correct and no important facts have been withheld.
- b. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- c. I have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- d. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- e. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the "Uniform Appraisal Standards for Federal Land Acquisitions" and the "Uniform Standards of Professional Appraisal Practice."
- f. Steven R. Kimble inspected the subject property on October 23, 2013. Lee A. Steigerwaldt did not personally inspect the subject property. All comparable sales were inspected by the appraiser or by qualified staff of Steigerwaldt Land Services, Inc.
- g. Lee A. Steigerwaldt and Steven R. Kimble prepared this report. No one provided significant real property appraisal assistance to the people signing this certification.
- h. The appraiser did not discuss the subject property's value with the owner or the owner's representative.
- i. Within the prior three years, the appraiser has not performed any other services with regard to the subject property, and no services except this appraisal assignment are currently in progress.
- j. It is my opinion that the market value of the subject property is \$95,100.00 as of October 23, 2013.



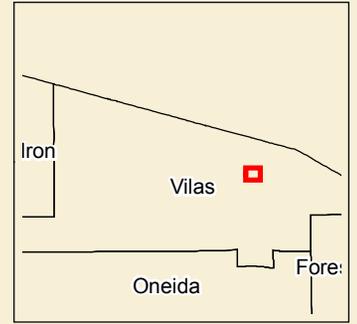
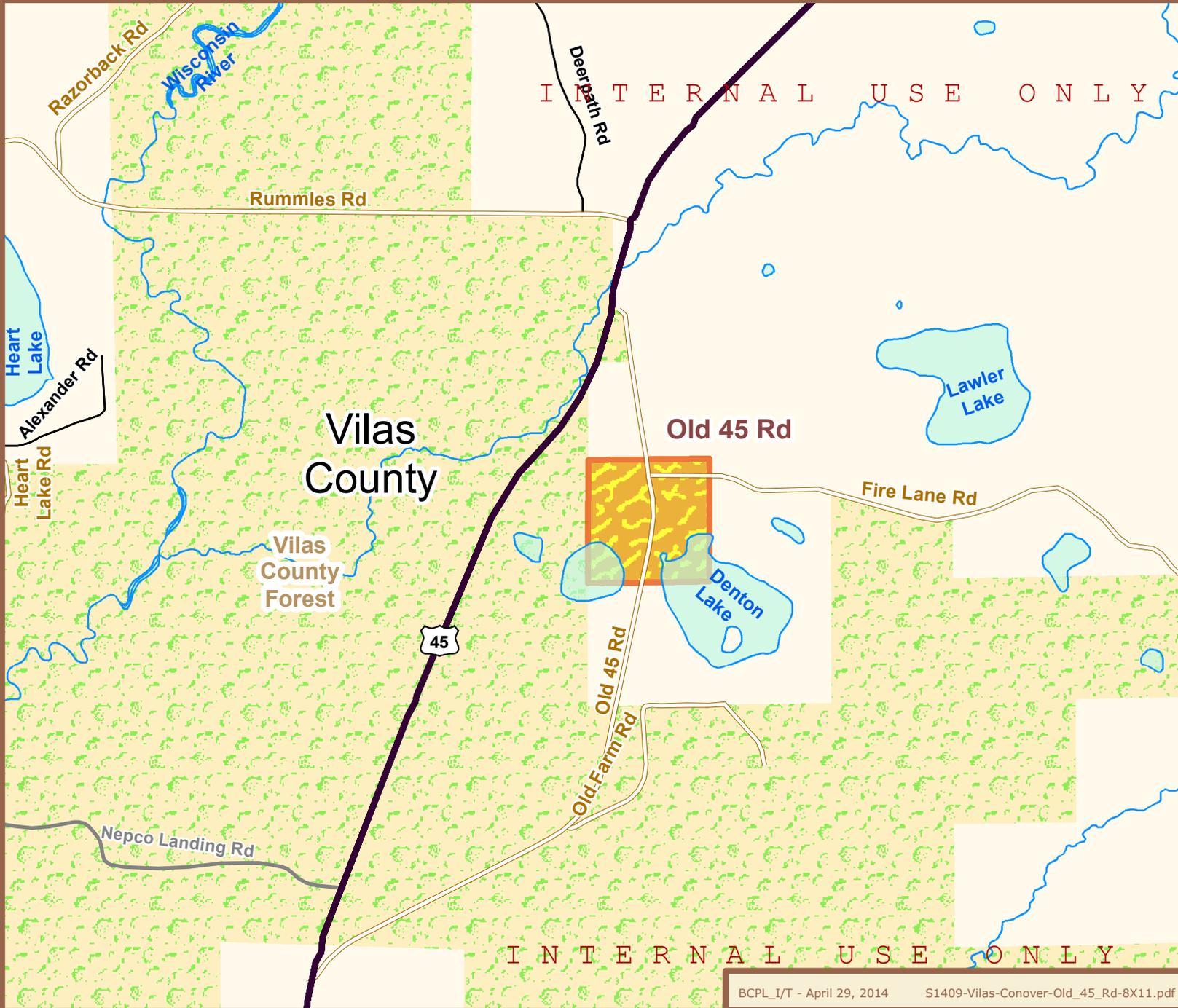
Lee A. Steigerwaldt, ACF
Wisconsin Certified General Appraiser #1516



Steven R. Kimble
Appraisal Assistant

STEIGERWALDT LAND SERVICES, INC.

S1409 SALE TO VILAS COUNTY



BCPL Project #:
S1409

County: Vilas

Town: Conover

Common Name

Old 45 Rd

Acres - 40.00

Fund 745



Outgoing



**BOARD MEETING
MAY 6, 2014**

**AGENDA ITEM 5
PROPOSED SUBMERGED LANDS LEASE – CITY OF ASHLAND**

- A. The City of Ashland (“Ashland”) desires to enter into a Submerged Lands Lease with the Board of Commissioners of Public Lands for purposes of improving navigation, improving or constructing “harbor facilities” as defined in Wis. Stats. Section 30.01, or for improvement or provision of recreational facilities related to navigation for public use.
- B. A century ago, railroad companies built a dock on the bed of Chequamegon Bay in Lake Superior for the purpose of transferring iron ore from rail cars to ships. The railroad companies later abandoned the use of the “oredock” for transportation purposes. Canadian National Railway Company, the last owner of the dock and rail spur leading to the dock, has removed the superstructure of the dock and has agreed in principal to transfer its rights in the dock and rail spur to the City of Ashland. Upon transfer of the rail spur, Ashland will be the waterfront, or “riparian,” owner with respect to the dock area.
- C. Ashland desires to use the dock as a public promenade for fishing, lakefront viewing, and to create adjacent transient recreational watercraft mooring. In order to keep the dock in place for such public uses, Ashland desires to enter into a 50-year lease with the Board of Commissioners of Public Lands for approximately 3.29 acres of submerged lands on which the dock is located. The legal description of the proposed lease area is attached as Exhibit A. A map of the proposed lease area is attached as Exhibit B.
- D. The Wisconsin Department of Natural Resources has issued Findings of Fact and Decision (the “Findings”) that concluded, “..., that maintenance of the existing Dock in the navigable water of the Chequamegon Bay of Lake Superior for the purposes provided, will be consistent with the public interest upon compliance with the conditions specified...” A copy of the Findings is attached as Exhibit C.
- E. As Ashland’s proposed use of the proposed lease area is to provide the public with free, enhanced access to the waters of Chequamegon Bay, Ashland requests that the annual rent for the proposed submerged land lease be set at a nominal amount. BCPL staff believes that \$200 per year is a reasonable amount of nominal rent under such circumstances, if Ashland will not be generating any stream of income from the use of the Premises.

- F. For the above reasons, BCPL staff recommends that the Board authorize a 50-year Submerged Lands Lease with the City of Ashland at a rental rate of \$200 per year for the purposes of improving navigation, improving or constructing “harbor facilities,” or for improvement or provision of recreational facilities related to navigation for public use.

PROPOSED RESOLUTION

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands authorizes a fifty-year Submerged Lands Lease with the City of Ashland in accordance with Section 24.39 of the Wisconsin Statutes with a rental rate of Two Hundred Dollars per year for the purposes of improving navigation, improving or constructing “harbor facilities” or for improvement or provision of recreational facilities related to navigation for public use, on such other terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

- Exhibit A: Legal Description of area to be leased*
Exhibit B: Map of area subject to proposed new lease
Exhibit C: WI DNR’s Findings of Fact

EXHIBIT A

LEGAL DESCRIPTION OF PROPOSED LEASED AREA

Located on the bed of Lake Superior adjacent to Government Lots 2 and 3, Section 33, T. 48 N., R. 4 W., and Ellis Division, City of Ashland, Ashland County, Wisconsin, described as follows:

To locate the Point of Beginning, commence at the Southwesterly corner of Block 37 of Ellis Division in the City of Ashland, Ashland County, Wisconsin, and run N 32°14'59" W, 163.60 feet on the southwesterly line of said Block 37, to its intersection with the Original Meander Line of Lake Superior as determined from the Original Government Survey Notes of Section 33, T. 48 N., R. 4 W. Thence leaving said southwesterly line and on said Original Meander Line, N 49°34' 48" E, 128.76 feet to the Point of Beginning.

Thence from said Point of Beginning by metes and bounds:

Leaving said Original Meander Line and on a line which is approximately one (1) foot southwesterly from the southwest wall of the ore dock base, N 32°16'30" W, 2,106.93 feet.

Thence N 57°43'30" E, 68.12 feet, on a line which is approximately one (1) foot northwesterly from the most northwestern projection on the northerly end of the ore dock.

Thence S 32°16'30" E, 2,097.18 feet on a line which is approximately one (1) foot northeasterly from the northeasterly wall of the ore dock base, to its intersection with said Original Meander Line.

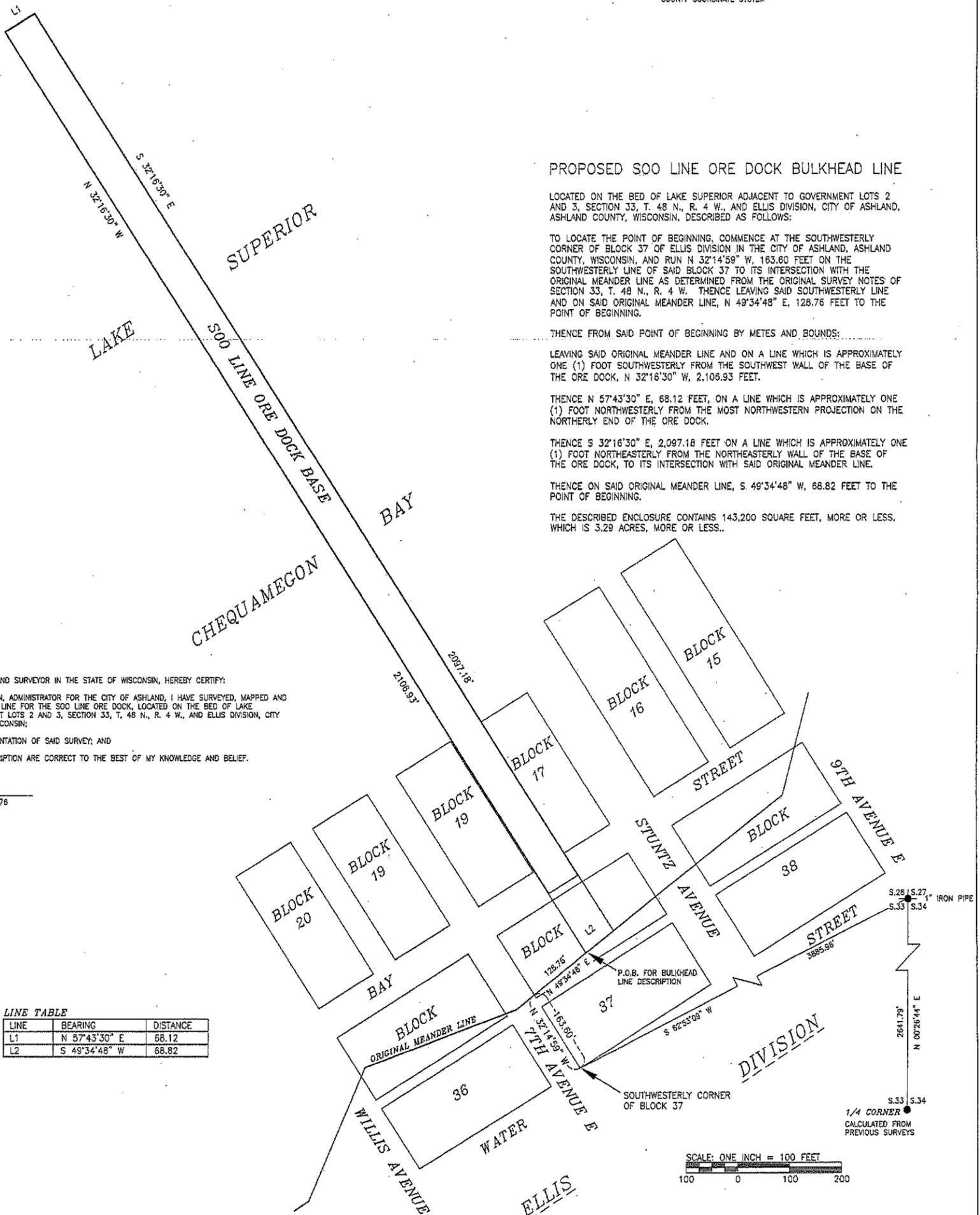
Thence on said Original Meander Line, S 49°34' 48" W, 68.82 feet to the Point of Beginning.

MAP OF SURVEY

1. PROPOSED SOO LINE ORE DOCK BULKHEAD LINE
 2. LOCATED ON THE BED OF LAKE SUPERIOR ADJACENT TO GOVERNMENT LOTS 2 AND 3, SECTION 33, T. 48 N., R. 4 W., AND ELLIS DIVISION, CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN.



BEARINGS ARE BASED ON THE ASHLAND COUNTY COORDINATE SYSTEM



PROPOSED SOO LINE ORE DOCK BULKHEAD LINE

LOCATED ON THE BED OF LAKE SUPERIOR ADJACENT TO GOVERNMENT LOTS 2 AND 3, SECTION 33, T. 48 N., R. 4 W., AND ELLIS DIVISION, CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

TO LOCATE THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWESTERLY CORNER OF BLOCK 37 OF ELLIS DIVISION IN THE CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN, AND RUN N 32°14'59" W, 163.60 FEET ON THE SOUTHWESTERLY LINE OF SAID BLOCK 37 TO ITS INTERSECTION WITH THE ORIGINAL MEANDER LINE AS DETERMINED FROM THE ORIGINAL SURVEY NOTES OF SECTION 33, T. 48 N., R. 4 W. THENCE LEAVING SAID SOUTHWESTERLY LINE AND ON SAID ORIGINAL MEANDER LINE, N 49°34'48" E, 128.76 FEET TO THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING BY METES AND BOUNDS:

LEAVING SAID ORIGINAL MEANDER LINE AND ON A LINE WHICH IS APPROXIMATELY ONE (1) FOOT SOUTHWESTERLY FROM THE SOUTHWEST WALL OF THE BASE OF THE ORE DOCK, N 32°18'30" W, 2,106.93 FEET.

THENCE N 57°43'30" E, 68.12 FEET, ON A LINE WHICH IS APPROXIMATELY ONE (1) FOOT NORTHWESTERLY FROM THE MOST NORTHWESTERN PROJECTION ON THE NORTHERLY END OF THE ORE DOCK.

THENCE S 32°16'30" E, 2,097.18 FEET ON A LINE WHICH IS APPROXIMATELY ONE (1) FOOT NORTHEASTERLY FROM THE NORTHEASTERLY WALL OF THE BASE OF THE ORE DOCK, TO ITS INTERSECTION WITH SAID ORIGINAL MEANDER LINE.

THENCE ON SAID ORIGINAL MEANDER LINE, S 49°34'48" W, 68.82 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED ENCLOSURE CONTAINS 143,200 SQUARE FEET, MORE OR LESS, WHICH IS 3.29 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, LARRY T. NELSON, REGISTERED LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY:
 THAT ON THE ORDER OF PETE MANN, ADMINISTRATOR FOR THE CITY OF ASHLAND, I HAVE SURVEYED, MAPPED AND DESCRIBED A PROPOSED BULKHEAD LINE FOR THE SOO LINE ORE DOCK, LOCATED ON THE BED OF LAKE SUPERIOR ADJACENT TO GOVERNMENT LOTS 2 AND 3, SECTION 33, T. 48 N., R. 4 W., AND ELLIS DIVISION, CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN;
 THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY; AND
 THAT SAID SURVEY, MAP AND DESCRIPTION ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY T. NELSON RLS #1276

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°43'30" E	68.12
L2	S 49°34'48" W	68.82

SCALE: ONE INCH = 100 FEET
 100 0 100 200

MAP NO. 4299

LEGEND

- MONUMENT FOUND IN PLACE, AS NOTED
- 1-1/4" X 18" IRON PIPE SET THIS SURVEY

CLIENT: CITY OF ASHLAND - PETE MANN

JOB: N14/008 SCALE: ONE INCH = 100 FEET
 DRAFTED BY: T. OKSIUTA FILE: N/ASHLAND/ELLIS/BULKHEAD
 FEBRUARY 17, 2014 PSDATA/CBEBULK.PRJ
 NB. 253 PG. 85 ACAD/ORE DOCK 14FEB18

NELSON
SURVEYING
INCORPORATED

101 W. MAIN STREET
 SUITE 100
 ASHLAND, WISCONSIN 54806
 (715) 682-2692
 FAX: (715) 682-5100

SURVEYING NORTHERN WISCONSIN SINCE 1954

MAP NO. 4299



**DEPARTMENT OF NATURAL RESOURCES FINDINGS
PURSUANT TO 30.11 WISCONSIN STATUTES
RELATING TO AN APPLICATION FOR LEASE FOR
CITY OF ASHLAND DOCK ACQUISITION AND IMPROVEMENTS**

The Department of Natural Resources (“Department”) has been notified of the proposed Submerged Land Lease (“Lease”) submitted to the State of Wisconsin Board of Commissioners of Public Lands (“Lessor”) by the City of Ashland (“Lessee”) as required under Sections 24.39 and 30.11(5), Wis. Statutes, and hereby makes these findings:

- A. The proposed project (“Project”) involves the acquisition, maintenance and future re-development of the remaining base structure of the former Wisconsin Central Ore Dock (“Dock”) located on Chequamegon Bay in Lake Superior, in the City of Ashland, Ashland County, Wisconsin. The City proposes to utilize the Dock as a public promenade for fishing, lakefront viewing, and to create adjacent transient recreational watercraft mooring.
- B. On March 31, 2014, the Department issued a written letter notifying the Ashland County Clerk, City of Ashland Clerk, and the United States Army Corps of Engineers of the Application by the City of Ashland of the pending review of a proposed submerged land lease on Chequamegon Bay, Lake Superior. The March 31, 2014 letter satisfies the notice requirement under Wis. Stat. 30.11(5). There were no comments received in response to the notice.
- C. The Department reviewed the intent to acquire the Dock and believes it will be in the public interest to the navigable waters of Chequamegon Bay for the City of Ashland to develop amenities for public benefit and water transportation.
- D. The Lease will be consistent with the public interest in the navigable waters of the Chequamegon Bay of Lake Superior provided that it includes and requires the Lessee to comply with all of the following conditions:
 1. Future alterations, including but not limited to, a proposal to place adjacent transient docking structures or dockwall maintenance would require permits from the Department and the U.S. Army Corps of Engineers.
 2. All uses and activities in the submerged land lease area shall remain consistent with the public interest in navigable waters such as improvements to or provision of harbor facilities as defined in s. Wis. Stat. 30.01(3), recreational facilities related to navigation for public use, as described in s. 24.39, Wis. Statutes.

3. Contemplated future uses beyond those identified here must be brought to the attention of the Department and the Board of Commission of Public Lands for review of the consistency of the proposed physical changes and/or uses with the public interest in navigable waters and leasing authority under s. 24.39, Wis. Stat.
 4. Upon reasonable notice, the Lessee shall allow access to the Project site during reasonable hours to any Department employee who is investigating the Project's operation, maintenance or compliance with State permits and environmental laws.
 5. Any violation of the conditions of these findings including in particular inconsistencies with the public interest in navigable waters may be enforced by the Department or the Board of Commission of Public Lands as incorporated terms to the Lease.
 6. The lease is valid for a period of no more than 50 years.
- E. Located on the bed of Lake Superior adjacent to Government Lots 2 and 3, Section 33, T. 48 N., R. 4 W., and Ellis Division, City of Ashland, Ashland County, Wisconsin, described as follows:

To locate the Point of Beginning, commence at the Southwesterly corner of Block 37 of Ellis Division in the City of Ashland, Ashland County, Wisconsin, and run N 32°14'59" W, 163.60 feet on the southwesterly line of said Block 37, to its intersection with the Original Meander Line of Lake Superior as determined from the Original Government Survey Notes of Section 33, T. 48 N., R. 4 W. Thence leaving said southwesterly line and on said Original Meander Line, N 49°34' 48" E, 128.76 feet to the Point of Beginning.

Thence from said Point of Beginning by metes and bounds:

Leaving said Original Meander Line and on a line which is approximately one(1) foot southwesterly from the southwest wall of the ore dock base, N 32°16'30" W, 2,106.93 feet.

Thence N 57°43'30" E, 68.12 feet, on a line which is approximately one (1) foot northwesterly from the most northwestern projection on the northerly end of the ore dock.

Thence S 32°16'30" E, 2,097.18 feet on a line which is approximately one(1) foot northeasterly from the northeasterly wall of the ore dock base, to its intersection with said Original Meander Line.

Thence on said Original Meander Line, S 49°34' 48" W, 68.82 feet to the Point of Beginning.

F. The Parcel contains 143,200 Square feet, more or less, which is 3.29 acres, more or less.

G. The Department has determined that the ordinary high water mark Chequamegon Bay at the Project location is the meander line as platted by the 1854 Original Government Land Survey and shown on the property survey identified in Finding E.

H. The Department hereby determines on the basis of the findings listed above, that maintenance of the existing Dock in the navigable water of the Chequamegon Bay of Lake Superior for the purposes provided, will be consistent with the public interest upon compliance with the conditions specified in Finding D. As a result of the Board of Commission of Public Lands has authority to execute a submerged lands lease pursuant to s. 24.39, Wis. Stat.

Dated this 30th day of April, 2014.

Pamela Biersach-Pawloski
Bureau Director, Watershed Management
Wisconsin Department of Natural Resources