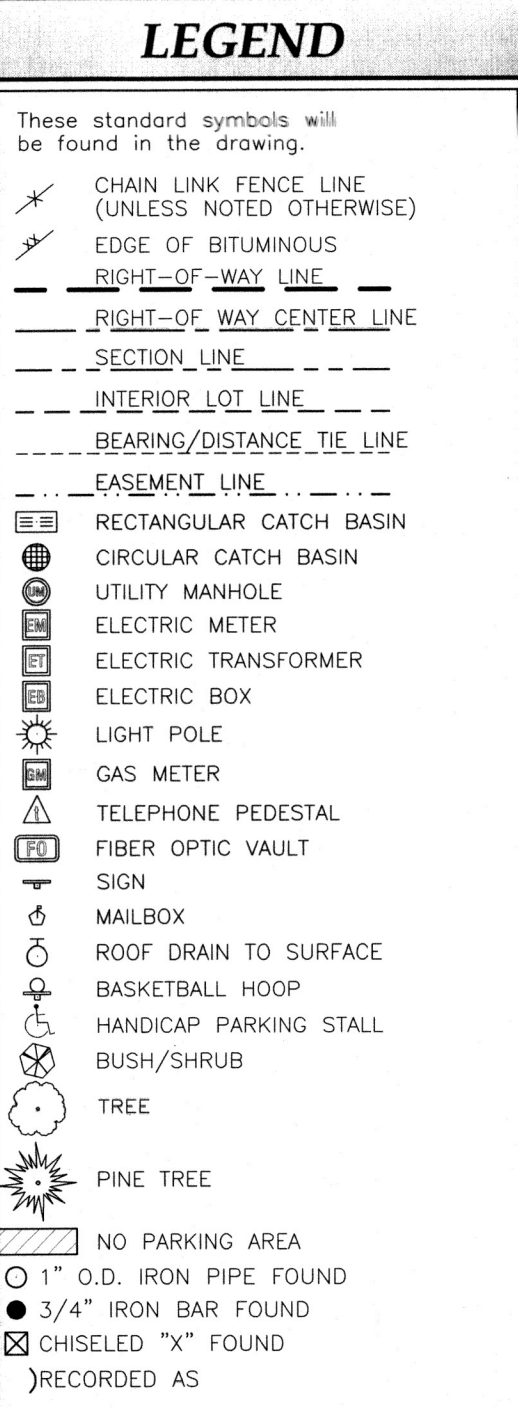
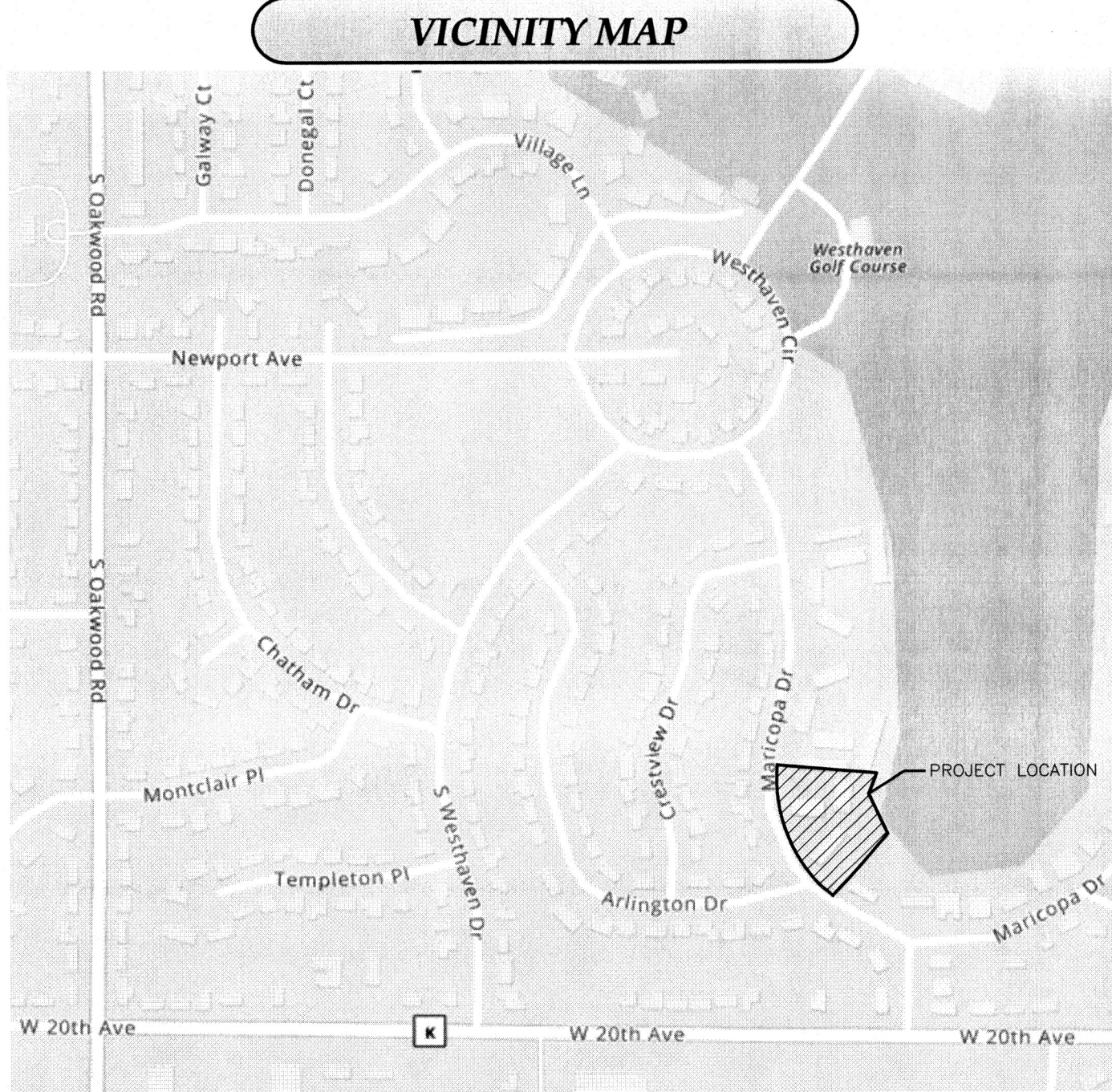




ALTA/NSPS LAND TITLE SURVEY

GREEN TEE SOUTH CONDOMINIUM

BY OTHERS

LOT 309

OUTLOT 11

BY OTHERS

PARCEL NO.
91315120000

DOC #1704651

OWNER(S)
RT APPLETON LLC

SECOND ADDITION TO WESTHAVEN

LOT 311

SE 1/4 - SW 1/4

LOT 312

LOT 313

BY OTHERS

PARCEL NO.
91315230000

DOC #1715985

OWNER(S)
LAWY WITH AVE
OSHKOSH LLC

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	446.16'	427.63'	411.45'	N 22°18'39" W	54°54'57"
C2	446.16'	142.11'	141.51'	N 51°26'08" W	36°39'59"
C3	446.16'	142.90'	141.51'	N 03°58'40" W	18°14'57"

SURVEYOR'S NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 16 EAST WHICH IS ASSUMED TO BEAR S 89°19'58" E.
- ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 1705, 1707, 1709, 1711, 1713, 1715, 1721 & 1727 MARICOPA DRIVE, OSHKOSH, WI 54909.
- PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55139C0330E, EFFECTIVE DATE OF MARCH 17, 2003.
- AREA OF SUBJECT PROPERTY: 78,420 SQUARE FEET (1.800 ACRES).
- INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- AT THE TIME OF THE SURVEY THERE WERE 32 REGULAR PARKING STALLS AND 3 HANDICAP PARKING STALLS OBSERVED FOR A TOTAL OF 35 PARKING STALLS OBSERVED.
- UTILITY PLANS AND/OR REPORTS WERE NOT PROVIDED BY THE CLIENT. ONLY ABOVE-GROUND UTILITY APPURTENANCES (i.e. MANHOLE RIMS, VALVE BOX COVERS, HYDRANTS, TRANSFORMERS, ETC.), WERE OBSERVED AT TIME OF SURVEY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF MARICOPA DRIVE.

RECORD LEGAL DESCRIPTION

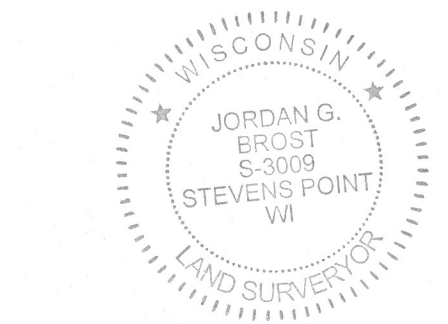
LOTS THREE HUNDRED TEN (310), THREE HUNDRED ELEVEN (311) AND THREE HUNDRED TWELVE (312) IN THE SECOND ADDITION TO WESTHAVEN, A PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, IN THE THIRTEENTH WARD OF SAID CITY.

SURVEYOR'S CERTIFICATE

TO: WHPC-DOMINIUM, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNEES, WISCONSIN HOUSING PRESERVATION CORP. AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 11a, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 26, 2025.

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR #3009



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SCHEDULE B, PART II EXCEPTIONS

- FROM TITLE COMMITMENT NO. CCS-2E1CW22-MAD, EFFECTIVE DATE OF SEPTEMBER 03, 2025 AT 7:30 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART II:
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SECOND ADDITION TO WESTHAVEN, AS RECORDED IN JUNE 05, 1970 IN VOLUME 1, PAGE 28 AS DOCUMENT NO. 396229; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
 - SURVEYOR'S NOTE: THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MARCH 21, 1973 AS DOCUMENT NO. 433204 OF OFFICIAL RECORDS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
 - SURVEYOR'S NOTE: THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE OVER THE ENTIRETY OF THE SUBJECT PROPERTY AND IS THEREFORE NOT PLOTTED ON THIS MAP.
 - LAND USE RESTRICTION AGREEMENT - TAX EXEMPT FUNDING AGREEMENT: DATED NOVEMBER 15, 2005 PARTIES: WHPC-DOMINIUM, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF WISCONSIN AND WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN. RECORDED: DECEMBER 05, 2005 INSTRUMENT NO. 1380595.
 - SURVEYOR'S NOTE: THIS EXCEPTION DOES NOT AFFECT THE SUBJECT PROPERTY AND IS THEREFORE NOT PLOTTED ON THIS MAP.

SURVEYOR

JORDAN G. BROST
POINT OF BEGINNING INC.
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STEVENS POINT, WISCONSIN 54481
OFFICE (715)344-9999
MOBILE (715)340-1269
FAX (715)344-9922
EMAIL jordanb@pobinc.com

CLIENT/OWNER

WHPC-DOMINIUM, LLC
150 EAST GILMAN STREET, SUITE 1500
MADISON, WI 53703

UTILITY NOTES

UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

UN2 FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON (GAS, ELECTRIC, STORM WATER, SANITARY SEWER, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.

UN3 BEFORE DIGGING IN THIS AREA, CALL DIGGERS HOTLINE AT 1-800-242-8511 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

REVISIONS

1/7/2026 C.A.G.

CHECKED: JORDAN G. BROST
DRAWN: CHAD A. GORETSKI
DATE: 10-14-25
PROJECT NO.: 25.4045-21

ALTA/NSPS LAND TITLE SURVEY

WHPC-DOMINIUM, LLC
1721 MARICOPA DRIVE
CITY OF OSHKOSH
WINNEBAGO COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922



Point of Beginning

SHEET 1 OF 1