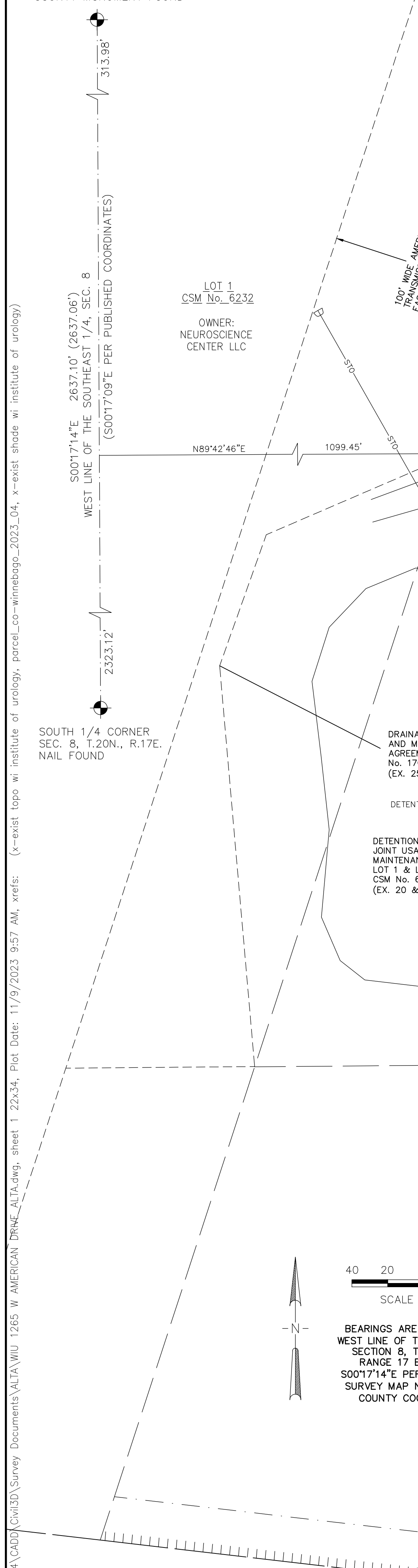


LOCATION MAP

CENTER OF
SEC. 8, T.20N., R.17E.
COUNTY MONUMENT FOUND




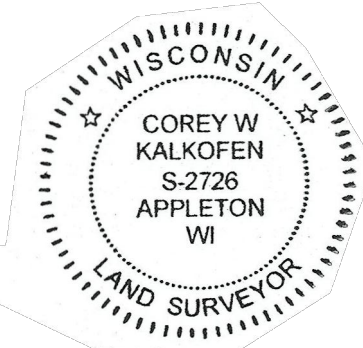
BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 20 NORTH, RANGE 17 EAST WHICH BEARS S00°17'14"E PER RECORDED CERTIFIED SURVEY MAP No. 7042 (WINNEBAGO COUNTY COORDINATE SYSTEM).

SURVEYOR'S ALTA CERTIFICATE:

I hereby certify to: WIU Holdings, LLC, a Wisconsin limited liability company; Associated Bank, National Association, it's successors and/or assigns and First American Title Insurance Company—Evans Title Division.

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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16 and 18 of Table A thereof. The field work was completed on September 15, 2023 and September 19, 2023. Field Book 1581, Pages 1–2.

11-8-2023 
Date WI Professional Land Surveyor (S-2726)
Corey W. Kalkofen



U.S.H. 10

(RIGHT-OF-WAY WIDTH VARIES)

SURVEYED FOR:
WISCONSIN INSTITUTE OF
UROLOGY
ATTN: ALI COENEN
1265 WEST AMERICAN DRIVE
NEENAH, WI 54956



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET NO. <div>1</div>	PROJECT NO. W04F-09-22-00604	DATE OCTOBER, 2023	DRAWN CHKD ALTA/NSPS LAND TITLE SURVEY VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WI WIU HOLDINGS, LLC - 1265 WEST AMERICAN DRIVE	NO.	REVISION	McMahon Associates, Inc. provides this drawing & data, regardless of form, as instruments of service. All rights including copyrights are retained by McMahon Associates, Inc. The client and/or resident agree to the fullest extent permitted by law to indemnify and hold McMahon Associates, Inc. harmless for any reuse of or changes made to the original drawing or data without prior written consent by McMahon Associates, Inc.	
				1	10/24/2023		UPDATE BANK NAME IN SURVEYOR'S CERTIFICATE
				2	11/6/2023		ADDED ZONING LETTER INFORMATION

McMAHON

ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.

1445 MCMAHON DRIVE, NEENAH, WI 54956

Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025

PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

Description per Exhibit A of Commitment Number 3167321, Issuing Office File Number 3167321, Issued by First American Title Insurance Company – Evans Title Division, Commitment date September 08, 2023 at 8:00 a.m.:

Lot One (1), Certified Survey Map No. 7042 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on December 21, 2015, in Volume 1 on Page 7042, as Document No. 1703900, being all of Lots Two (2) and Three (3) of Certified Survey Map No. 6232, as recorded in Volume 1 of Maps on Page 6232, as Document No. 1472410, located in the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin.

APN: 121–0236–03–01

Address: 1265 West American Drive, Neenah, WI 54956

Items 11–27 of Schedule B, Part II–Exceptions of Commitment Number 3167321, Issuing Office File Number 3167321, Issued by First American Title Insurance Company – Evans Title Division, Commitment date September 08, 2023 at 8:00 a.m.:

11. Easement for public utilities disclosed by instrument recorded on August 4, 2021 as Document No. 1859256.
[AFFECTS SUBJECT PROPERTY - LOCATION SHOWN ON SURVEY MAP]
12. Development Improvement Agreement recorded on May 11, 2005 as Document No. 1354463.
[AFFECTS A PORTION OF SUBJECT PROPERTY LYING WITHIN LOT 3 CSM No. 5588-PARCEL 1 OF DOCUMENT]
13. Development Improvement Agreement Recorded: January 5, 2000 As Document No. 1083344.
[AFFECTS A PORTION OF SUBJECT PROPERTY LYING WITHIN CSM No. 5588]
14. Resolution: Special Assessment for the Construction of Olde Buggy Drive Extension and Alex Court Construction Recorded: November 27, 2000 Document No. 1112451.
[DOES NOT AFFECT SUBJECT PROPERTY]
15. Resolution: Final Special Assessment Construction of Olde Buggy Drive Extension Recorded: November 27, 2000 Document No. 1112453.
[DOES NOT AFFECT SUBJECT PROPERTY]
16. Utility Easement to Wisconsin Telephone Company and The American Telephone and Telegraph Company of Wisconsin Recorded: March 4, 1930 Volume/Jacket/Reel: 382 Page/Image: 230.
[BLANKET TYPE EASEMENT, COULD NOT BE SPECIFICALLY LOCATED]
17. Easement for public utilities disclosed by instrument recorded November 11, 2002 as Document No. 1212004.

As shown on ALTA/ACSM Survey prepared November 17, 2015 by David M. Schmalz surveyor for McMahon, Project No. M0018 9–15–00592.04.
[AFFECTS SUBJECT PROPERTY - LOCATION SHOWN ON SURVEY MAP]
18. The following Notes on Certified Survey Map No. 5588:

"Shared or regional stormwater facilities may be required for Lot 2. The stormwater facilities shall meet Town of Menasha Municipal Code Chapter 31 in its entirety. A 5' wide concrete sidewalk shall be required in Town right-of-way along the West American Drive frontages of Lots 1, 2 and 3 per Town of Menasha Municipal Code Chapter 6.28".
[AFFECTS A PORTION OF SUBJECT PROPERTY LYING WITHIN LOT 3 CSM No. 5588]
19. Right of way for drainage ditches, feeders, laterals, and underground drain tile or pipes, if any.
20. Reservations for easements, building setback lines and other matters shown on the recorded plat or certified survey map of the subject property referred to in Schedule A herein.
[AFFECTS SUBJECT PROPERTY - LOCATION SHOWN ON SURVEY MAP]
21. Use and maintenance of Detention Pond designated on CSM No. 6232 As shown on ALTA/ACSM Survey prepared November 17, 2015 by David M. Schmalz surveyor for McMahon, Project No. M00189–15–00592.04.
[AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]
22. The Plat of Survey prepared by David M. Schmalz WI Professional Land Surveyor (S–1284) of McMahon Engineers/Architects, dated November 17, 2015 as Project No. M0018 9–15–00592.04, discloses the following:

a) Easement rights, if any, for buried Fiber Optic Cable;
b) Easement rights, if any, for buried Electric Cable;
c) Easement rights, if any, for buried Telephone Cable;
d) Easement rights, if any, for existing Water Main;
e) Easement rights, if any, for existing Sanitary Sewer and Manholes.
[AFFECTS SUBJECT PROPERTY-LOCATION SHOWN ON SURVEY MAP]
23. The policy when issued will contain a stipulation to the effect that it guarantees nothing with respect to any changes which may have been made in the location of fences or improvements since November 17, 2015, unless the plat of survey in our possession prepared by David M. Schmalz under said date is recertified down to date and shows no changes.
24. Terms, covenants and conditions as set forth in instrument recorded December 23, 2015 as Document No. 1704037.
[AFFECTS SUBJECT PROPERTY - LOCATION SHOWN ON SURVEY MAP]
25. Terms, covenants and conditions as set forth in instrument recorded December 23, 2015 as Document No. 1704038.
[AFFECTS SUBJECT PROPERTY - LOCATION SHOWN ON SURVEY MAP]
26. Ingress Egress Easement Agreement recorded on February 7, 2017 as Document No. 1733496.
[BENEFITS SUBJECT PROPERTY - LOCATION SHOWN ON SURVEY MAP]
27. Sanitary Sewer and Water Line Easement Agreement recorded on February 7, 2017 as Document No. 1733497.
[BENEFITS SUBJECT PROPERTY - LOCATION SHOWN ON SURVEY MAP]

TABLE A NOTES:

1. MONUMENTS SET OR FOUND AS SHOWN ON THE SURVEY MAP.
2. ADDRESS OF SURVEYED PROPERTY: 1265 WEST AMERICAN DRIVE NEENAH, WI 54956
3. THE SUBJECT PROPERTY IS MAPPED WITHIN ZONE X (UNSHADED) PER F.E.M.A. MAP NUMBER 55139C0105E, COMMUNITY NAME – WINNEBAGO COUNTY (550537) [NOW KNOWN AS THE VILLAGE OF FOX CROSSING (550638)] WITH AN EFFECTIVE DATE OF MARCH 17, 2003.
4. GROSS LAND AREA SHOWN ON SURVEY MAP.
- 6a. THE PROPERTY IS CURRENTLY ZONED M–1: MIXED–USE DISTRICT PER THE PROVIDED ZONING VERIFICATION LETTER FROM THE VILLAGE OF FOX CROSSING.
- 7(a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN ON THE SURVEY MAP.
- 7(b)(1) SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL SHOWN ON THE SURVEY MAP.
- 7(C) THE MEASURED HEIGHT OF ALL BUILDINGS SHOWN ON THE SURVEY MAP.
8. SUBSTANTIAL VISIBLE GROUND FEATURES SHOWN ON THE SURVEY MAP.
9. PARKING STALLS OBSERVED WITHIN THE BOUNDARIES OF THE PROPERTY: 145 REGULAR STALLS & 16 HANDICAP STALLS.
10. NO DIVISION OR PARTY WALLS DESIGNATED BY THE CLIENT.
- 11(a) NO PLANS AND/OR REPORTS OF UNDERGROUND UTILITIES WERE PROVIDED BY THE CLIENT.
- 11(b) UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD MARKINGS PROVIDED BY DIGGERS HOTLINE. DIGGERS HOTLINE 3 DAY LOCATE WAS REQUESTED ON 09/07/2023 BY TICKET NUMBER 2023613115, SEE NOTES.
13. NAMES OF ADJOINING OWNERS PER WINNEBAGO COUNTY GIS MAPPING SHOWN ON SURVEY MAP.
14. CHRISTOPHER DRIVE IS THE NEAREST INTERSECTING STREET WHICH IS APPROXIMATELY 80 FEET NORTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS WITHIN COMMITMENT NUMBER 3167321, ISSUING OFFICE FILE NUMBER 3167321, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY – EVANS TITLE DIVISION, COMMITMENT DATE SEPTEMBER 08, 2023 AT 8:00 A.M. ARE SHOWN ON THE SURVEY MAP. NO VISIBLE SITE FEATURES WERE FIELD LOCATED OR SHOWN ON THIS MAP FOR OFFSITE EASEMENTS.

NOTES:

1. THE BOLD TEXT SHOWN IN PARENTHESES AS "XXXXXXX" ON THIS SURVEY MAP WITHIN THE EXCEPTIONS FROM COVERAGE ARE ADDITIONAL NOTES ADDED BY THE LAND SURVEYOR.
2. UNDERGROUND UTILITY INFORMATION AS SHOWN ON THIS SURVEY HAS BEEN OBTAINED FROM PREVIOUS SURVEY WORK AND ACTUAL FIELD VISUAL LOCATION, MARKINGS BY DIGGERS HOTLINE AND/OR MAPPING FROM THE RESPECTIVE UTILITY COMPANIES, OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN OR THE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING. (DIGGERS HOTLINE 3 DAY LOCATE WAS REQUESTED ON 09/07/2023 BY TICKET NUMBER 2023613115). NO OTHER DIGGERS TICKETS OR FIELD LOCATES FOR UNDERGROUND FACILITIES WERE PERFORMED FOR THIS SURVEY.
3. EXCEPTIONS FROM COVERAGE PER SCHEDULE B, PART II–EXCEPTIONS OF COMMITMENT NUMBER 3167321, ISSUING OFFICE FILE NUMBER 3167321, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY – EVANS TITLE DIVISION, COMMITMENT DATE SEPTEMBER 08, 2023 AT 8:00 A.M. SHOWN ON SURVEY MAP. THERE MAY BE ADDITIONAL ITEMS AFFECTING THE SUBJECT PROPERTY RECORDED AFTER THE COMMITMENT DATE WHICH ARE NOT BEING SHOWN ON THIS SURVEY MAP.

ZONING NOTES FROM ALTA/ACSM LAND TITLE BY McMAHON ASSOCIATES, INC. DATED NOVEMBER 17, 2015:

M–1 Mixed–use district
Lot size, minimum: 15,000 sq. ft. for a sewerred lot; 30,000 sq. ft. for an unsewered lot
Lot size, maximum none
Lot width, minimum: 85 ft. for a sewerred lot; 100 ft. for an unsewered lot
Road frontage, minimum: 75 ft. for a sewerred lot; 100 ft. for an unsewered lot
Floor area ratio, maximum: none
Separation between detached buildings, minimum: 10 ft.
Yard setback
Street yard, minimum: 30 ft., except where corner lot, then 30 ft. on one side and 15 ft. on the other
Side yard, minimum: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building or 5 ft. from an alley
Rear yard minimum: 25 ft. for a principal building; 3 feet for a detached accessory building or 5 ft. from an alley
Building height
Principal building, maximum: 45 ft.
Accessory building, maximum: 18 ft.
Floor area
Principal building, minimum: none
Accessory buildings, maximum: none
Number of accessory buildings, maximum: none



2	SHEET NO.	DATE OCTOBER, 2023	PROJECT NO. W147-09-23-00604	SUBMITTED C/MK	DRAWN C/MK	ALTA/NSPS LAND TITLE SURVEY VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WI WIU HOLDINGS, LLC – 1265 WEST AMERICAN DRIVE	NO.	DATE	REVISION	McMahon Associates, Inc. provides this drawing & data, regardless of form, as instruments of service. All rights including copyrights are retained by McMahon Associates, Inc. The client and/or recipient agrees to the fullest extent permitted by law to indemnify and hold McMahon Associates, Inc. harmless for any reuse of or changes made to the original drawing or data without prior written consent by McMahon Associates, Inc.	McMAHON ENGINEERS ARCHITECTS McMAHON ASSOCIATES, INC. 1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM