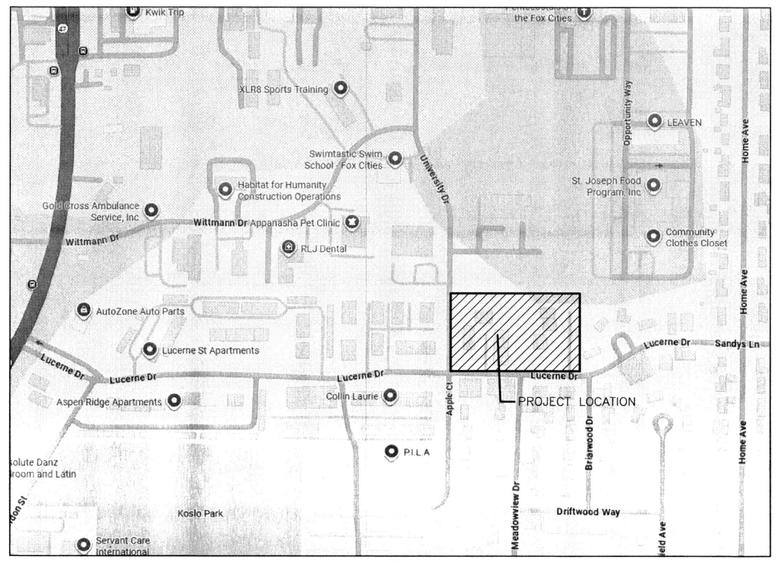
ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 17 EAST WHICH IS ASSUMED TO BEAR S 89°10'34" W.
4. ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1500, 1504, LUCERNE DRIVE, MENASHA, WI 54952.
5. PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55139C0110E, EFFECTIVE DATE OF MARCH 17, 2003.
6. AREA OF SUBJECT PROPERTY: 146,281 SQUARE FEET (3.358 ACRES).
7. 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.
8. 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.
9. 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.
10. AT THE TIME OF THE SURVEY THERE WERE 43 REGULAR PARKING STALLS AND 5 HANDICAP PARKING STALL OBSERVED FOR A TOTAL OF 48 PARKING STALLS OBSERVED.
11. 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.
12. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF LUCERNE DRIVE.

SCHEDULE B, PART II EXCEPTIONS

FROM TITLE COMMITMENT NO. NCS-2E1CW23-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:

(11) EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 880 RECORDED ON APRIL 29, 1981, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 880, AS DOCUMENT NO. 562968 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS.
SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

(12) LAND USE RESTRICTION AGREEMENT TAX EXEMPT FUNDING MADE BY AND BETWEEN 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, DATED NOVEMBER 15, 2005 AND RECORDED DECEMBER 05, 2005 AS DOCUMENT NO. 1380595.
SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE OVER THE ENTIRETY OF THE PROPERTY AND THEREFORE CANNOT BE PLOTTED ON THIS MAP.

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.

LEGEND

These standard symbols will be found in the drawing.

- CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)
- EDGE OF BITUMINOUS
- RIGHT-OF-WAY LINE
- RIGHT-OF WAY CENTER LINE
- SECTION LINE
- INTERIOR LOT LINE
- BEARING/DISTANCE TIE LINE
- EASEMENT LINE
- SETBACK LINE
- CIRCULAR CATCH BASIN
- UTILITY MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- ELECTRIC BOX
- LIGHT POLE
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- MAILBOX
- BASKETBALL HOOP
- SATELLITE DISH
- PLAY EQUIPMENT
- HANDICAP PARKING STALL
- BUSH/SHRUB
- TREE
- PINE TREE
- NO PARKING AREA
- 1-1/4" O.D. IRON PIPE FOUND
- 2" O.D. IRON PIPE FOUND
- 3/4" IRON BAR FOUND
- MASON NAIL FOUND
- CUT CROSS FOUND
- ( )RECORDED AS

SURVEYOR'S CERTIFICATE

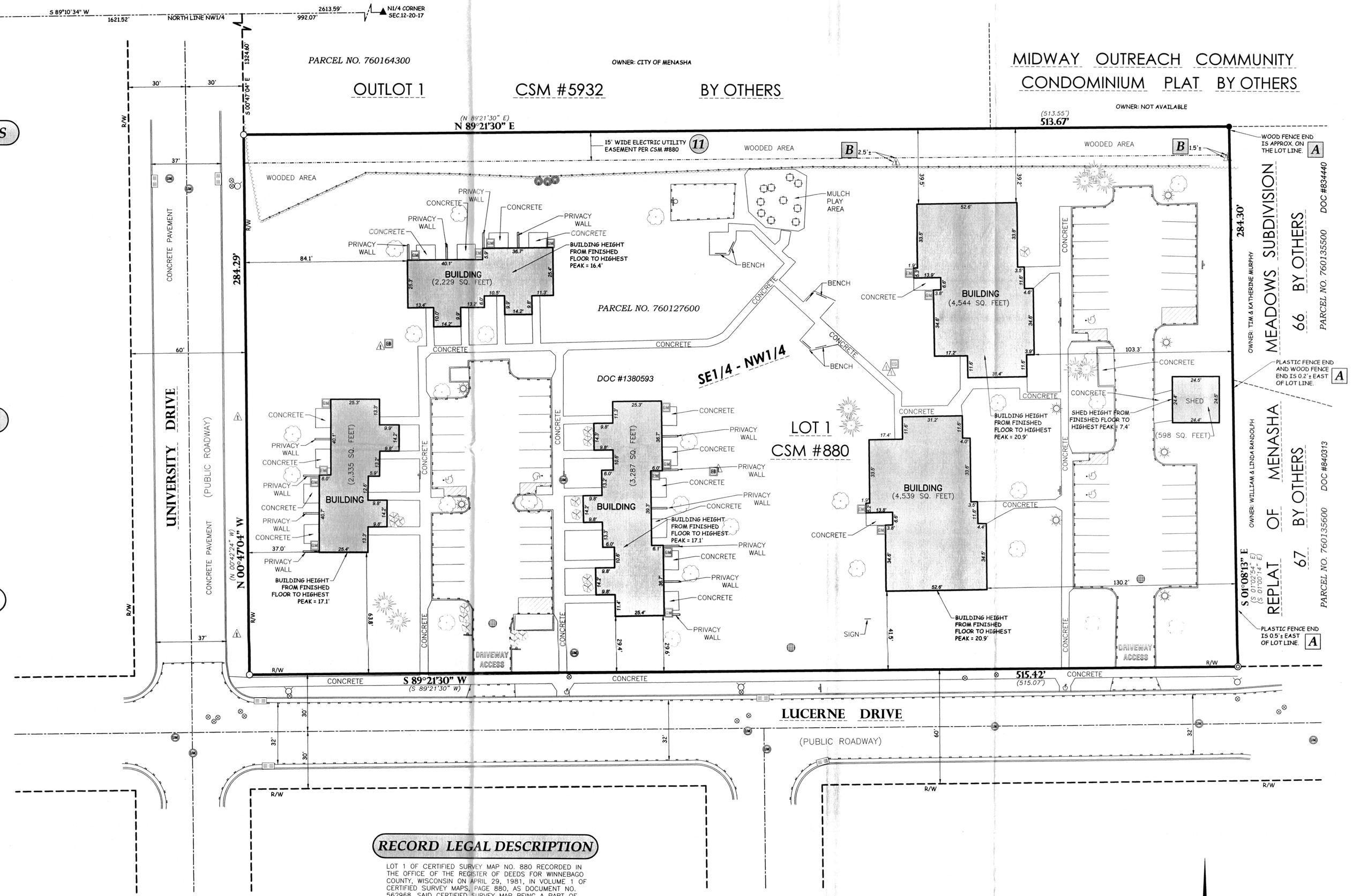
TO: WHPC-DOMINIUM, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WISCONSIN HOUSING PRESERVATION CORP. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

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.

1/8/2026

JORDAN G. BROST, DATE
PROFESSIONAL LAND SURVEYOR #3009

WISCONSIN JORDAN G. BROST S-3009 STEVENS POINT, WI LAND SURVEYOR



RECORD LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 880 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON APRIL 29, 1981, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 880, AS DOCUMENT NO. 562968, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWN 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR

JORDAN G. BROST
POINT OF BEGINNING INC.
4941 KIRSCHLING COURT
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

POTENTIAL ENCROACHMENTS

A — PLASTIC FENCE AND WOOD FENCE OVER THE EAST LOT LINE AS SHOWN ON THIS MAP.

B — TELEPHONE PEDESTALS SOUTH OF THE 15' WIDE UTILITY EASEMENT LINE AS SHOWN ON THIS MAP.

POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.

© 2026 POINT OF BEGINNING, INC.

REVISIONS	
1/7/2026	C.A.G.

CHECKED:	J.G.B.
DRAWN:	T.D.P.
DATE	10-13-25
PROJECT NO.	25.4045-19

ALTA/NSPS LAND TITLE SURVEY

WHPC-DOMINIUM, LLC
1400 LUCERNE DRIVE
CITY OF MENASHA
WINNEBAGO COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
7.15.344.9999 (PH) 715.344.9922

POB Point of Beginning

SHEET 1 OF 1