ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP

POTENTIAL ENCROACHMENTS

- **A** A WOOD FENCE CROSSES THE NORTH LOT LINE AS SHOWN ON THIS MAP.
- **B** TWO GUY WIRES CONNECTING TO POWER POLES EXIST ON THE WEST SIDE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.
- **C** FIBER OPTIC IS ON RIGHT-OF-WAY LINE
- **D** TELEPHONE PEDESTALS NEAR SOUTH LINE ARE 3 FEET ± NORTH OF LOT LINE.
- **E** ELECTRIC TRANSFORMER AND CONCRETE SLAB UNDER TRANSFORMER IS 9.5'± NORTH OF LOT LINE.

RECORD LEGAL DESCRIPTION

TRACT 1:
LOTS TWENTY-FIVE (25), TWENTY-SIX (26) AND TWENTY-SEVEN (27), BLOCK SEVEN (7), IN THE PLAT OF TOWN OF MENASHA, IN THE SECOND WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.
TRACT 2:
THAT PART OF LOT FORTY-THREE (43), BLOCK SEVEN (7), IN THE PLAT OF THE TOWN OF MENASHA, IN THE SECOND WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89° 52' 6" EAST, ALONG THE NORTH LINE OF SAID LOT, 170.00 FEET; THENCE SOUTH 0° 0' 03" WEST, 109.33 FEET, TO THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTH 59° 42' 55" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT, 82.11 FEET, TO THE EXTENDED SOUTH LINE OF LOT 24 OF SAID BLOCK; THENCE NORTH 89° 52' 06" WEST, ALONG THE EXTENDED SOUTH LINE OF SAID LOT 24, 99.10 FEET, TO THE WEST LINE OF SAID LOT 43; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 43, 150.90 FEET, TO THE PLACE OF BEGINNING.
TRACT 3:
LOT TWENTY-FOUR (24), OF BLOCK SEVEN (7) IN THE PLAT OF THE TOWN OF MENASHA, IN THE SECOND WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

SURVEYED LEGAL DESCRIPTION

BEING ALL OF LOTS 24, 25, 26, 27 AND A PART OF LOT 43, ALL IN BLOCK 7 OF THE PLAT OF THE TOWN OF MENASHA, LOCATED IN A PART OF GOVERNMENT LOT 10 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST;

THENCE S 75°06'13" E TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TAYCO STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 27 OF BLOCK 7 OF THE PLAT OF THE TOWN OF MENASHA AND THE **POINT OF BEGINNING (POB)** OF THE PARCEL TO BE DESCRIBED;

THENCE S 89°52'49" E ALONG THE NORTH LINE OF SAID LOT 27, 130.04 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE S 00°07'05" W ALONG THE EAST LINE OF SAID LOT 27, 50.15 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE NORTH LINE OF LOT 26 OF SAID BLOCK 7;

THENCE S 89°52'01" E ALONG THE NORTH LINE OF LOT 26 AND THE NORTH LINE OF LOT 43 OF SAID BLOCK 7 OF THE PLAT OF THE TOWN OF MENASHA, 170.06 FEET;

THENCE S 00°00'17" E, 109.02 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 43;

THENCE S 59°31'55" W ALONG SAID SOUTH LINE, 82.34 FEET;

THENCE N 89°52'50" W ALONG THE SOUTH LINE OF LOT 24 OF SAID BLOCK 7 AND THE EASTERLY EXTENSION THEREOF, 229.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF TAYCO STREET;

THENCE N 00°00'00" W ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF LOTS 24, 25, 26 AND 27 OF SAID BLOCK 7 OF THE PLAT OF THE TOWN OF MENASHA, 201.11 FEET TO THE **POINT OF BEGINNING**.

LEGEND

These standard symbols will be found in the drawing.

- STORM SEWER LINE
- OVERHEAD UTILITIES LINE
- WOOD 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
- CIRCULAR CATCH BASIN
- UTILITY MANHOLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- GUARD POST/BOLLARD
- SIGN
- FLAGPOLE
- ROOF DRAIN TO SURFACE
- ROOF DRAIN TO UNDERGROUND
- HANDICAP PARKING STALL
- BUSH/SHRUB
- TREE
- PINE TREE
- LANDSCAPE AREA
- NO PARKING AREA
- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" IRON BAR FOUND
- 1" IRON REBAR FOUND
- BERNTSEN NAIL FOUND

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 WEST LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST WHICH IS ASSUMED TO BEAR N 00°45'28" E.
4. ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 37 TAYCO STREET, MENASHA, WI 54952.
5. PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55139C0105E, EFFECTIVE DATE OF MARCH 17, 2003.
6. AREA OF SUBJECT PROPERTY: 50,319 SQUARE FEET (1.155 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 17 REGULAR PARKING STALLS AND 3 HANDICAP PARKING STALLS OBSERVED FOR A TOTAL OF 20 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 TAYCO STREET.

SCHEDULE B, PART II EXCEPTIONS

FROM TITLE COMMITMENT NO. NCS-2E1CW21-MAD, EFFECTIVE DATE OF SEPTEMBER 04, 2025 AT 7:30 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART II:

(10) GAS LINE EASEMENT TO WISCONSIN TRACTION, LIGHT, HEAT & POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED NOVEMBER 19, 1925, RECORDED/FILED SEPTEMBER 27, 1929, IN VOLUME 401, PAGE 626.
SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

(11) GAS LINE EASEMENT TO WISCONSIN MICHIGAN POWER COMPANY ITS SUCCESSORS AND ASSIGNS, DATED OCTOBER 31, 1935, RECORDED/FILED NOVEMBER 01, 1935, IN VOLUME 382, PAGE 726.
SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

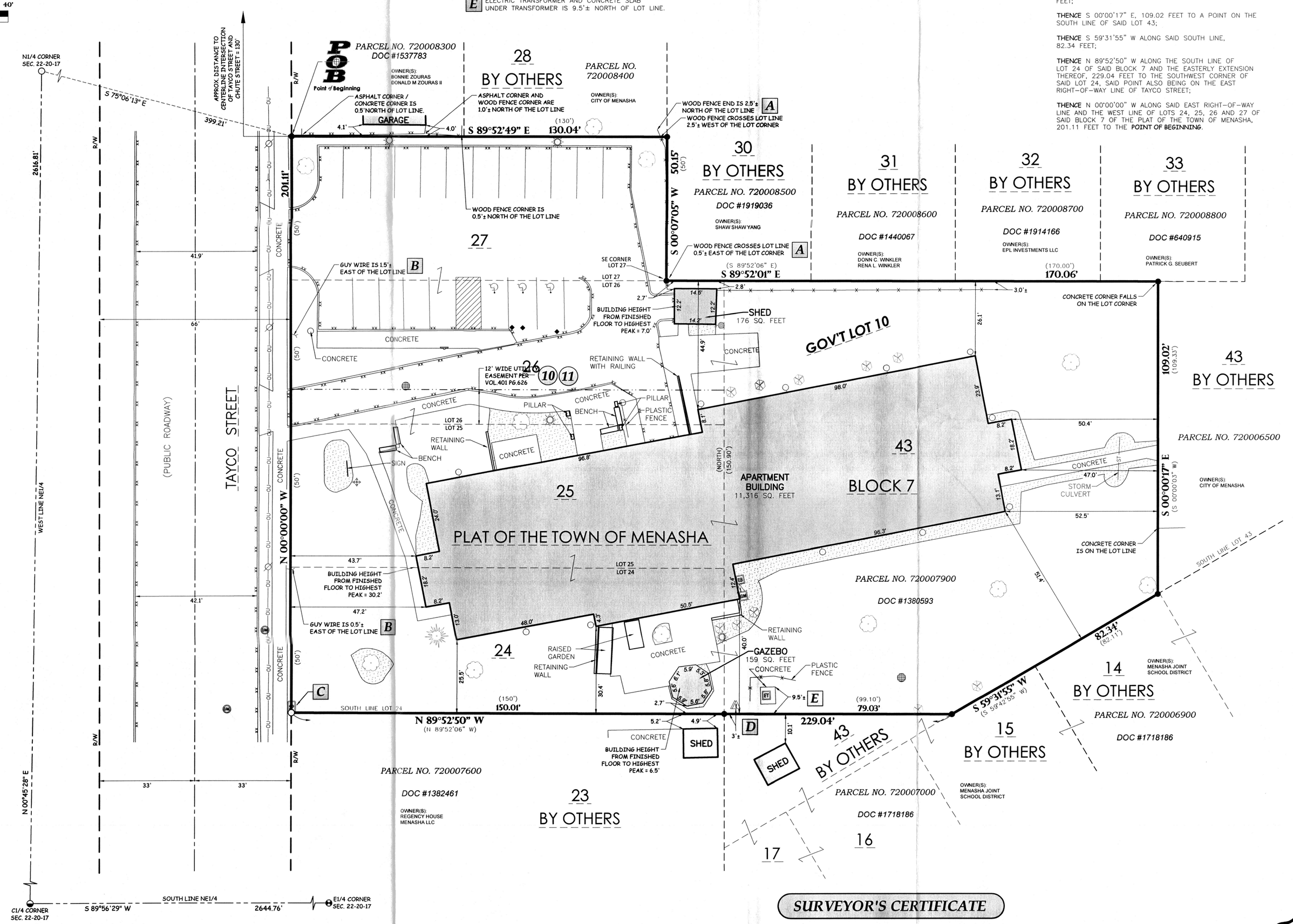
(12) LAND USE RESTRICTION AGREEMENT TAX EXEMPT FUNDING AGREEMENT:
DATED: NOVEMBER 15, 2005
PARTIES: WHPC-DOMINIUM, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF WISCONSIN, AND WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN
RECORDED: DECEMBER 05, 2005
INSTRUMENT NO.: 1380595
SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE OVER THE ENTIRETY OF THE SUBJECT PROPERTY AND IS THEREFORE NOT 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.



CLIENT/OWNER

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

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

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

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

CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE	10-17-25
PROJECT NO.	25.4045-20

ALTA/NSPS LAND TITLE SURVEY

WHPC-DOMINIUM, LLC
37 TAYCO STREET
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

Point of Beginning

SHEET 1 OF 1