

10) 30' BUILDING SET BACK LINE

AND INST. #1286

FDGF OF-

SS ASPHALT

GRASS

5 PARKING SPACES

ASPHALT PAVEMENT

5 PARKING SPACES

GRASS

RAISED-

WOOD

DECK

RAISED

64.4' DECK

WOOD-

S 88°26'45" W 22.41' (M)-

1" IRON-

2.36'

PIPE FOUND

FOR CORNER

1" IRON PIPE

FOUND BEARS

GRASS

25' ZONING SETBACK

SET BACK LINE

EDGE OF ASPHALT-

TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE BITEMS HEREON ARE FROM A

TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY,

FLOOD INFORMATION

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN

ZONE X OF THE FLOOD INSURANCE RATE MAP FOR WINNEBAGO COUNTY WISCONSIN

COMMUNITY-PANEL OR MAP NUMBER 55139C 0112E, BEARING AN EFFECTIVE DATE OF

ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY

03/17/2003. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN

FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SAID

FLOOD INSURANCE RATE MAP IS NOT A PRINTED PANEL. RELEVANT ZONES ARE

ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

COMMITMENT NO. 3020-1C2LWI15, COMMITMENT DATE: JANUARY 30, 2023.

VOL. 1, PG. 5731

AND INST. #1286920

PAVEMENT

GRASS

105,870 SQUARE FEET

2.4304 ACRES

S 02°08' E

GRASS

CONCRETE

WALL

CONCRETE-

WALL

PAVEMENT



LEGAL DESCRIPTION:

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 5371 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON NOVEMBER 11, 2003, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 5371 AS DOCUMENT NO. 1286920, BEING PART OF LOT 17, COWLING PLAT, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST ½ OF SECTION 33 TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-1C2LWI15, COMMITMENT DATE: JANUARY 30, 2023.



LAND AREA

2.43 ACRES (M & R1) 105,870 SQUARE FEET (M & R

BUILDING AREA

19,479 SQUARE FEET

(SEE NOTE 9)

SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND. (NON-SURVEY RELATED MATTER)
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS. (NON-SURVEY RELATED MATTER)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN. (NON-SURVEY RELATED MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NON-SURVEY RELATED MATTER)
- SPECIAL TAXES, ASSESSMENTS OR CHARGES, IF ANY. (NON-SURVEY RELATED MATTER)
- NOTE: SAID EXCEPTION WILL BE REMOVED ONLY IF THE COMPANY RECEIVES WRITTEN EVIDENCE FROM THE MUNICIPALITY THAT THERE ARE NO SPECIAL ASSESSMENTS AGAINST THE LAND, OR THAT ALL SUCH ITEMS HAVE BEEN PAID IN FULL WITHIN 30 DAYS OF CLOSING
- TAXES, GENERAL AND SPECIAL FOR THE YEAR 2022, NOT NOW DUE AND PAYABLE TAX PARCEL NO. 802-0634-02-00
- (NON-SURVEY RELATED MATTER) NET TAXES FOR THE YEAR 2021 IN THE AMOUNT OF \$44,599.66 HAVE BEEN PAID. (NON-SURVEY RELATED MATTER)
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF COWLING, AS RECORDED IN MAY 23, 1978 FILE 1 OF PLATS, PAGE 106 AS DOCUMENT NO. 515909, 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). (AFFECT INDETERMINATE, DOCUMENT(S) REQUESTED)
- EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 5371 RECORDED ON NOVEMBER 11, 2003 IN VOLUME 1 CERTIFIED SURVEY MAPS, PAGE 5371 AS OCUMENT NO. 1286920 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS
- UTILITY EASEMENT TO WISCONSIN TELEPHONE COMPANY, DATED FEBRUARY 05, 1980, RECORDED/FILED FEBRUARY 06, 1980 AS DOCUMENT NO. 546024 (DOES AFFECT, SHOWN HEREON)
- MATTERS IN A DOCUMENT ENTITLED "DECLARATION OF EASEMENT", EXECUTED BY AND BETWEEN BRASCH & COPPERSMITH, A WISCONSIN GENERAL PARTNERSHIP AND RONALD C. BRASCH AND LLOYD COPPERSMITH, RECORDED OCTOBER 29, 1993 AS DOCUMENT NO. 854829 OF OFFICIAL RECORDS, (DOES AFFECT, SHOWN HEREON)
- MATTERS IN A DOCUMENT ENTITLED "DECLARATION OF EASEMENTS AND RESTRICTIONS", EXECUTED BY AND BETWEEN TERRANCE L. BUSS, AS TO AN JNDIVIDED 15.575% INTEREST; JANE F. BUSS, AS TO AN UNDIVIDED 15.575% INTEREST; JOHN HENNES TRUCKING CO., A WISCONSIN CORPORATION, AS TO AN UNDIVIDED 11.05% INTEREST; AL G. STERNER AND ROSEANN STERNER, HUSBAND AND WIFE, AS TO AN UNDIVIDED 13.62% INTEREST; WANGARD DEVELOPMENT PARTNERS LLC, AS TO AN UNDIVIDED 3.68% INTEREST; STEVEN C. WANGARD, AS TO AN UNDIVIDED 3.68% INTEREST; AND ROBERT YUNKER, AS TO AN UNDIVIDED 36.82% INTEREST, RECORDED DECEMBER 08, 1999 AS **DOCUMENT NO. 1080880** OF OFFICIAL RECORDS, INCLUDING BUT NOT LIMITED TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS AND CHARGES (DOES AFFECT, BLANKET TYPE ACCESS EASEMENT DESCRIBED IN DOCUMENT DOES NOT AFFECT SUBJECT PROPERTY. NO PLOTTABLE ITEMS)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED IN FEBRUARY 10, 2003 AS DOCUMENT NO. 1229706 O OFFICIAL RECORDS, 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). (DOES AFFECT, BLANKET EASEMENT TO MAINTAIN/REPLACE TWO LIGHT POLES SHOWN HEREON)

LAND USE RESTRICTION AGREEMENT FOR LOW-INCOME HOUSING TAX CREDIT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: PARTIES: NEENAH SENIOR HOUSING LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT

RECORDED: JANUARY 11, 2006 (DOES AFFECT, NO PLOTTABLE ITEMS)

MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: FIRST AMENDMENT TO LAND USE RESTRICTION AGREEMENT FOR LOW-INCOME HOUSING TAX CREDIT RECORDING INFORMATION: OCTOBER 20, 2010 AS **DOCUMENT NO. 1554008** (DOES AFFECT, NO PLOTTABLE ITEMS)

- REGULATORY AGREEMENT MULTIFAMILY PROJECTS UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: DATED: OCTOBER 15, 2010. PARTIES: NEENAH SENIOR HOUSING LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT RECORDED: OCTOBER 15, 2010 NSTRUMENT NO.: 155355 NON-SURVEY RELATED MATTER)
- UTILITY EASEMENT TO TIME WARNER CABLE ENTERPRISES LLC, DATED SEPTEMBER 01, 2018, RECORDED/FILED OCTOBER 03, 2018 AS DOCUMENT NO. 1776534. (DOES AFFECT, BLANKET TYPE EASEMENT, NOT PLOTTABLE)
- MORTGAGE DATED FEBRUARY 28, 2022 AND RECORDED MARCH 02, 2022 AS <u>DOCUMENT NO. 1876788</u>, MADE BY LIGHTHOUSE LANDING HARMONY HOUSING LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF DELAWARE, TO KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$, AND THE TERMS AND CONDITIONS THEREOF. (NON-SURVEY RELATED MATTER)

THE ABOVE IDENTIFIED MORTGAGE WAS ASSIGNED FROM KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION TO FANNIE MAE, A CORPORATION DULY ORGANIZED UNDER THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHARTER ACT, AS AMENDED, 12 U.S.C. § 1716 ET SEQ, AND DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, FILED FOR RECORD MARCH 02, 2022 AS DOCUMENT NO. 1876806. (NON-SURVEY RELATED MATTER)

- A FINANCING STATEMENT RECORDED MARCH 02, 2022 AS **DOCUMENT NO. 1876807** OF OFFICIAL RECORDS. DEBTOR: LIGHTHOUSE LANDING HARMONY HOUSING LLC SECURED PARTY: KEYBANK NATIONAL ASSOCIATION AND FANNIE MAE
- ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. \$\$499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. \$\$181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. CONSIDERATION FOR THE DELETION OF THIS EXCEPTION IS HIGHLY FACT INTENSIVE. PLEASE CONTACT THE UNDERWRITER ASSIGNED TO YOUR FILE AS
- (NON-SURVEY RELATED MATTER) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. (NON-SURVEY RELATED MATTER)



Main Office Phone No.: 405-253-2444

(NON-SURVEY RELATED MATTER)

SOON AS POSSIBLE TO DISCUSS

CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

Copyright ©Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.

BUILDING HEIGHT

45.0 FEET ± (SEE NOTE 8)

EDGE OF

X CUT-

FOUND IN

CONCRETE

FOUND IN

CONCRETE

EMERALD RIDGE OF

NEENAH

PARTNERS, LLC

INST. #1845831

R.D.W.C.W.

TAX PARCEL

02-1240-00-00

SET BACK LINE

AND INST.

#1286920

ASPHALT

PAVEMENT

GRASS-

-CONCRETE

EDGE OF-

ASPHALT

PAVEMENT

-EDGE OF

PAVEMENT

_CONCRETE

CURB &

PAVEMENT

GRASS-

UNAVAILABLE

EASEMENT TO

INST. #1229706

= IRON PIN FOUND

□ EB= ELECTRIC BOX

■ = 12" CORRUGATED METAL PIPE

ET = ELECTRIC TRANSFORMER

t = HANDICAPPED PARKING **☆** = LANDSCAPE LIGHT

SANITARY SEWER MANHOLE

TP= TELEPHONE PEDESTAL

= CONCRETE

///// = NO PARKING AREA

+ = X CUT FOUND

GV= GAS VALVE
■ = GRATE INLET

∍ = GUYANCHOR

= STORM MANHOLE

= VACUUM

TI = TELEPHONE BOX

/////// = WALL

1 = 6" PVC PIPE

MAINTAIN

LEGEND

ADJOINING PROPERTY

BUILDING OVERHANG BUILDING SETBACK LINE

BUILDING STRUCTURE

EASEMENT LINE

OVERHEAD UTILITY LINE

PROPERTY LINE

= SCHEDULE B ITEM NO.

COV. = COVERED AREA LS = LANDSCAPE AREA

PS = PARKING SPACE(S)

R 1 = VOLUME 1 OF CERTIFIED SURVE

MAPS, PAGE 5371 AS INSTRUMENT

NUMBER 1286920, R.D.W.C.W.

NUMBER 1121028, R.D.W.C.W.

WINNEBAGO COUNTY, WISCONSII

R.D.W.C.W. = REGISTER OF DEEDS

R 2 = VOLUME 1 OF CERTIFIED SURVE

M = MEASURED CALL

R = RECORD CALL

XBHL = BUILDING HEIGHT LOCAT

LIGHTPOLE

ASPHALT

CURB &

GUTTER

10'x10' TELEPHONE

CONCRETE

EASEMENT-

GRASS

GRASS

9 PARKING SPACES

ASPHALT PAVEMENT

INST. #546024

CURB & GUTTER

GRASS

GRASS

-GRAVEL

-GRAVEL

GRASS

18.09'X48.92'

I<u>NST.</u> #854829. AS SHOWN ON

INST. #1286920

EASEMENT

'IRON

PIPE FOUND

NCROACHMENTS

NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED.

SURVEY DRAWING

BYRD AVENUE

80' WIDE PUBLIC RIGHT-OF-WAY

INST. # 1286920, R.D.W.C.W.

N 88°20'02" E 270.00' (M)

N 89°55'52" E 270.00' (R1)

ASPHAL

PAVEMEN'

CONCRET

CURB &:-

GUTTER

PAINT-

LS

100.8' (TYPICAL)

HARMONY HOUSING LLC

LOT 1, CERTIFIED SURVEY MAPS, VOL. 1, PG. 5371

AND INST. #1286920,

INST. #1869992, R.D.W.C.W.

TAX PARCEL: 02-0634-0200

#120

3 STORY

BRICK & SIDING

BUILDING

19,479 SQUARE FEET

HEIGHT: 45.0'±

MAINTAIN LÌGHTPOLE 14 INST. #1229706

N 89°57'25" W 247.53' (R1)

DEED UNAVAILABLE

DEFINED ON SAID MAP AS FOLLOWS

FLOODPLAIN.

ASPHALT PAVEMENT

__EDGE_OF S 88°26'45" W 247.53' (M)

BASIS OF BEARINGS

WISCONSIN PLANE COORDINATE SYSTEM NAD83, WISCONSIN SOUTH ZONE.

242'± TO S. COMMERCIAL STREET

—ASPHALT

PAVEMENT

PIPE FOUND

PAVEMENT

10' BUILDING

-SET BACK LINE

AND INST. #1286920

LARRY POPP

WEST 75' OF THE

EAST 253' OF THE

SOUTH 262' OF THE

NORTH 302' OF THE

NF 1/4 OF THE

SOUTHEAST

1/4 SECTION 33,

NORTH, RANGE 1

INST. #1667721,

TAX PARCEL:

02-0634-0100

IRON PIPE

FOUND FOR

1" IRON PIPE

FOUND BEARS

S 00°58" E

CORNER

3.13'

- S 01°23'50" E 142.89' (M)

S 00.12'00" W 142.89' (R1)

.ADJOINER

BUILDING

BRICK

ASPHALT

PAVEMENT

R.D.W.C.W.

TOWNSHIP 20

ACCORDING TO BRAD SCHMIDT, DEPUTY DIRECTOR, COMMUNITY WITH THE CORRESPONDING STANDARDS:

MIN. SIDE SETBACK = 10 FEET MIN. REAR SETBACK = 25 FEET MAX. HEIGHT = 45 FEET/3 STORIES

> MIN. AREA = NO REQUIREMENTS NOTED MAX. AREA = NO REQUIREMENTS NOTED PARKING = 0.75 SPACES FOR EACH 1 BEDROOM UNIT AND 1 SPACE FOR EACH 2 OR MORE BEDROOM UNIT (46 SPACES REQUIRED)

DEPICTED HEREON ARE ORIENTED WITH THE ASSUMPTION THAT THE FRONT OF THE PROPERTY FACES THE ROAD THAT THE CORRESPONDS WITH THE SUBJECT PROPERTY STREET ADDRESS. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE CITY OF NEENAH BEFORE

DILIGENCE SERVICES ON 3-02-2023 FOR JOB #22-07-0326:113

JOSEPH STREET

STANLEY COUR

(NOT TO SCALE)

ZONING INFORMATION

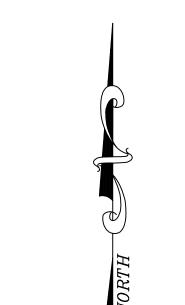
DEVELOPMENT & ASSESSMENT, WITH THE CITY OF NEENAH, WISCONSIN (PHONE: 920-886-6126). THE SUBJECT PROPERTY IS ZONED AS FOLLOWS

ZONE "C-1" (GENERAL COMMERCIAL DISTRICT) MIN. FRONT SETBACK = 20 FEET OR THE AVERAGE SETBACK FOR A PRINCIPAL DWELLING OR USE ALONG THE BLOCK

FLOOR SPACE AREA RATIO = NO REQUIREMENTS NOTED

ALL SETBACK LINES PER THE ABOVE ZONING STANDARDS GRAPHICALLY

ZONING COMPLIANCE REPORT COMPLETED BY CDS, COMMERCIAL DUE



NORTH ARROW / SCALE

20' 40' 60' SCALE: 1" = 40'

PIONEER DEVELOPMENT, INC. PARCEL 1A, LOT 1, VOL. 1, PAGE 4745 AND INST. NO. 1121028, INST. #1760023, R.D.W.C.W. TAX PARCEL: 02-0637-0100

-CONCRETE CURB & GUTTER -5/8 PURPLE CAPPED ASPHALT PAVEMENT

IRON ROD FOUND "PRECISION SURVEYING" DEED UNAVAILABLE

> SURVEYOR CERTIFICATION

TO: LIGHTHOUSE LANDINGS ESSENTIAL HOUSING LLC. A WISCONSIN LIMITED LIABILITY COMPANY: FANNIE MAE, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES; KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; ESSENTIAL HOUSING IMPACT PARTNERSHIP LLC; 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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18 AND 19, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/12/2022.

DATE OF PLAT OR MAP: 4/11/2023



CHAD W. WALSH WISCONSIN PROFESSIONAL LAND SURVEYOR LICENSE NO. S-3256-8 EXPIRES: 1/31/2024

SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON INFORMATION SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-1C2LWI15, COMMITMENT DATE: JANUARY 30. 2023 AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE REPORT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO BYRD AVENUE, A DEDICATED PUBLIC STREET OR
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION.
- 4. NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, FOUNDATIONS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE
- EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. NO MONUMENTS WERE SET BY THE SURVEYOR AT THE TIME THIS SURVEY WAS PERFORMED.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- THE DIMENSIONS AND AREA OF THE BUILDING SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- 10. THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS, OR ANY OTHER HYDROCARBONS ON THIS SURVEY.
- 11. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT
- PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- 13. UNLESS SHOWN OTHERWISE THE SURVEYED BOUNDARY SHOWN HEREON IS CONTIGUOUS WITH THE ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- 14. UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- 15. IN REGARDS TO ALTA TABLE A, ITEM 11(A), NO UNDERGROUND UTILITY PLANS AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME THIS SURVEY WAS PERFORMED.
- 16. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE X DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 550509 WITH A DATE OF IDENTIFICATION OF 03-17/2003, FOR COMMUNITY PANEL NO. 55139C 0112E, IN KENOSHA COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID FLOOD INSURANCE RATE MAP IS NOT A PRINTED PANEL.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS --, INCLUDING DESIGNATED AS HANDICAPPED SPACES. THE NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 25, INCLUDING DESIGNATED AS HANDICAPPED SPACES.
- 18. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-1C2LWI15, COMMITMENT DATE: JULY 21, 2022 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY
- 19. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL VISIBLE BUILDINGS. STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES: THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.
- 20. IN REGARDS TO ALTA TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR
- WERE ANY DESIGNATED BY THE CLIENT.

OR MINERAL EXPLORATION, EXTRACTION, OR DRILLING ON OR UNDER THE PROPERTY.

21. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE ABOVE GROUND EVIDENCE OF OIL, GAS



TITLE DESCRIPTION 2 TITLE INFORMATION

SCHEDULE "B" ITEMS

4 SURVEYOR CERTIFICATION FLOOD INFORMATION

CEMETERY

POSSIBLE ENCROACHMEN 8 ZONING INFORMATION

> LEGEND 10 BASIS OF BEARING

SURVEYOR'S NOTES

12 PARKING INFORMATION LAND AREA

BUILDING AREA BUILDING HEIGHT

VICINITY MAP **7** NORTH ARROW / SCALE

CLIENT INFORMATION BOX SURVEY DRAWING

20 PROJECT ADDRESS

ALTA/NSPS Land Title Survey This survey was made in accordance with the 2021 Minimum Standar Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021) This Work Coordinated By DUE DILIGENCE SERVICES 3550 W. Robinson Street, Third Floor Norman, Oklahoma 73072 Main Office Phone No.: 405-253-2444 Toll Free: 888.457.7878 ′ Date: 11-21-2022 Drawn By: NHC Revision: Added CTP's 3-7-2023 Ref. No: 22-07-0326:113 CTPs, ESMT Revision: C TAX I.D Approved By: CWW 04-03-2023 Date: Field Date: Revision 8-12-2022 Date: Revision: 1'' = 40' PREPARED FOR: CLIENT REF. NO.: ASSET NO: PROJECT ADDRESS 120 BYRD AVENUE **NEENAH. WISCONSIN 54956** PROJECT NAME: HARMONY PORTFOLIO CDS PROJECT NUMBER 22-07-0326:113