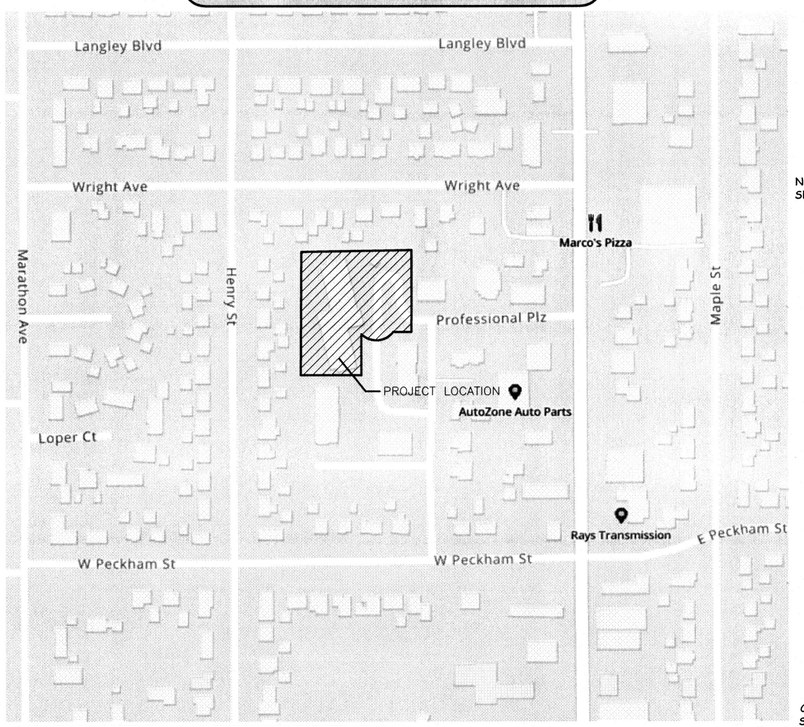
ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP



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 NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST WHICH IS ASSUMED TO BEAR S 89°57'56" W.
4. ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 115 PROFESSIONAL PLAZA, NEENAH, WI 54956.
5. PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55139C0112E, EFFECTIVE DATE OF MARCH 17, 2003.
6. AREA OF SUBJECT PROPERTY: 65,755 SQUARE FEET (1.510 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 36 REGULAR PARKING STALLS AND 1 HANDICAP PARKING STALLS OBSERVED FOR A TOTAL OF 37 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 PROFESSIONAL PLAZA.

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.

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 29, 2025.

1/8/2026

JORDAN G. BROST DATE
PROFESSIONAL LAND SURVEYOR #3009

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

SCHEDULE B, PART II EXCEPTIONS

FROM TITLE COMMITMENT NO. NCS-2E1CW14-MAD, EFFECTIVE DATE OF SEPTEMBER 01, 2025 AT 7:30 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART II:

(9) RIGHTS FOR ENTRANCE TO, MAINTENANCE, CONSTRUCTION, OR REPAIR OF ANY UTILITY STRUCTURES, IMPROVEMENTS OR SERVICES WHICH MAY BE UNDER THE SURFACE OF THE PORTION OF THE INSURED PREMISES LAYING WITHIN VACATED CUL DE SAC, PURSUANT TO SECTION 66.1005(2)(A) WISCONSIN STATUTES.
SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

(10) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PROFESSIONAL PLAZA, AS RECORDED IN VOLUME 20, PAGE 7 AS DOCUMENT NO. 350132 ON AUGUST 12, 1966, 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).
RELEASE OF EASEMENT RECORDED FEBRUARY 25, 1999 AS DOCUMENT NO'S. 1048201, 1048198 AND 1048202
SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

(11) EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 511 RECORDED JANUARY 22, 1979 IN VOLUME 1, PAGE 511 AS DOCUMENT NO. 528625 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.

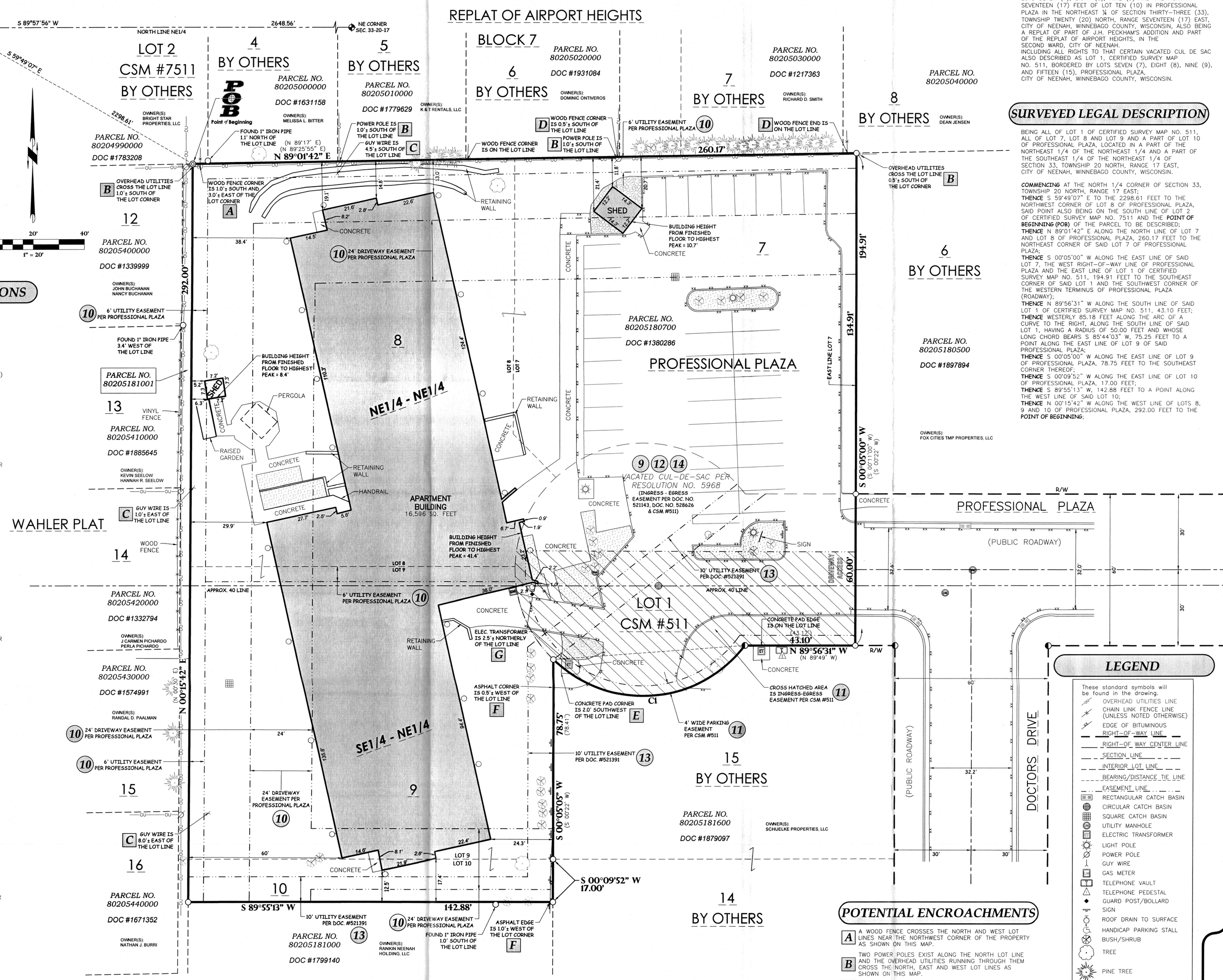
(12) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED ON AUGUST 18, 1978 AS DOCUMENT NO. 521143, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS 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.

(13) UTILITY EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED AUGUST 18, 1978, RECORDED/FILED AUGUST 23, 1978 AS DOCUMENT NO. 521391.
SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

(14) EASEMENT RECORDED JANUARY 22, 1979 AS DOCUMENT NO. 528626.
SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

(15) TIME WARNER CABLE BULK SERVICE AGREEMENT
DATED: MAY 01, 1999
PARTIES: TIME WARNER ENTERTAINMENT COMPANY, L.P., THROUGH ITS GREEN BAY DIVISION AND DOMINION MANAGEMENT SERVICES NEENAH LEASED HOUSING
RECORDED: JULY 09, 2001
INSTRUMENT NO.: 1137228
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.

(16) LAND USE RESTRICTION AGREEMENT - TAX EXEMPT FUNDING 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 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 SUBJECT PROPERTY AND IS THEREFORE NOT PLOTTED ON THIS MAP.



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
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CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	85.18' (85.16')	75.25' (75.23')	S 85°44'03" W (S 85°50'47" W)	97°36'44" (97°35'10")

RECORD LEGAL DESCRIPTION

LOTS SEVEN (7), EIGHT (8), NINE (9) AND THE NORTH SEVENTEEN (17) FEET OF LOT TEN (10) IN PROFESSIONAL PLAZA IN THE NORTHEAST ¼ OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, ALSO BEING A REPLAT OF PART OF J.H. PECKHAM'S ADDITION AND PART OF THE REPLAT OF AIRPORT HEIGHTS, IN THE SECOND WARD, CITY OF NEENAH,
INCLUDING ALL RIGHTS TO THAT CERTAIN VACATED CUL DE SAC ALSO DESCRIBED AS LOT 1, CERTIFIED SURVEY MAP NO. 511, BORDERED BY LOTS SEVEN (7), EIGHT (8), NINE (9), AND FIFTEEN (15), PROFESSIONAL PLAZA,
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEYED LEGAL DESCRIPTION

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 511, ALL OF LOT 7, LOT 8 AND LOT 9 AND A PART OF LOT 10 OF PROFESSIONAL PLAZA, LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST;
THENCE S 59°49'07" E TO THE 2298.61 FEET TO THE NORTHWEST CORNER OF LOT 8 OF PROFESSIONAL PLAZA, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7511 AND THE **POINT OF BEGINNING (POB)** OF THE PARCEL TO BE DESCRIBED;
THENCE N 89°01'42" E ALONG THE NORTH LINE OF LOT 7 AND LOT 8 OF PROFESSIONAL PLAZA, 260.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 OF PROFESSIONAL PLAZA;
THENCE S 00°05'00" W ALONG THE EAST LINE OF SAID LOT 7, THE WEST RIGHT-OF-WAY LINE OF PROFESSIONAL PLAZA AND THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 511, 194.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF THE WESTERN TERMINUS OF PROFESSIONAL PLAZA (ROADWAY);
THENCE N 89°56'31" W ALONG THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 511, 43.10 FEET;
THENCE WESTERLY 85.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG THE SOUTH LINE OF SAID LOT 1, HAVING A RADIUS OF 50.00 FEET AND WHOSE LONG CHORD BEARS S 85°44'03" W, 75.25 FEET TO A POINT ALONG THE EAST LINE OF LOT 9 OF SAID PROFESSIONAL PLAZA;
THENCE S 00°05'00" W ALONG THE EAST LINE OF LOT 9 OF PROFESSIONAL PLAZA, 78.75 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE S 00°09'52" W ALONG THE EAST LINE OF LOT 10 OF PROFESSIONAL PLAZA, 17.00 FEET;
THENCE S 89°55'13" W, 142.88 FEET TO A POINT ALONG THE WEST LINE OF SAID LOT 10;
THENCE N 00°15'42" W ALONG THE WEST LINE OF LOTS 8, 9 AND 10 OF PROFESSIONAL PLAZA, 292.00 FEET TO THE **POINT OF BEGINNING**.

POTENTIAL ENCROACHMENTS

A A WOOD FENCE CROSSES THE NORTH AND WEST LOT LINES NEAR THE NORTHWEST CORNER OF THE PROPERTY AS SHOWN ON THIS MAP.
B TWO POWER POLES EXIST ALONG THE NORTH LOT LINE AND THE OVERHEAD UTILITIES RUNNING THROUGH THEM CROSS THE NORTH, EAST AND WEST LOT LINES AS SHOWN ON THIS MAP.
C THREE GUY WIRES CONNECTING TO POWER POLES ALONG THE NORTH AND WEST LOT LINES AS SHOWN ON THIS MAP.
D A WOOD FENCE ALONG THE NORTH LOT LINE CROSSES SAID NORTH LOT LINE AS SHOWN ON THIS MAP.
E THE CORNER OF A CONCRETE PAD CROSSES THE SOUTH LOT LINE AS SHOWN ON THIS MAP.
F AN ASPHALT EDGE CROSSES THE SOUTH LOT LINE AS SHOWN ON THIS MAP.
G ELECTRIC TRANSFORMER IN VACATED CUL-DE-SAC AS SHOWN ON THIS MAP.

LEGEND

These standard symbols will be found in the drawing.

- OVERHEAD UTILITIES LINE
- 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
- RECTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- SQUARE CATCH BASIN
- UTILITY MANHOLE
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE
- GUY WIRE
- GAS METER
- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- GUARD POST/BOLLARD
- SIGN
- ROOF DRAIN TO SURFACE
- HANDICAP PARKING STALL
- BUSH/SHRUB
- TREE
- PINE TREE
- GRAVEL AREA
- LANDSCAPE AREA
- 1" O.D. IRON PIPE FOUND
- 1-1/2" O.D. IRON PIPE FOUND
- 2" O.D. IRON PIPE FOUND
- BERNTSEN NAIL FOUND
- ( )RECORDED AS

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

CHECKED: JORDAN G. BROST
DRAWN: CHAD A. GORETSKI
DATE 10-14-25
PROJECT NO. 25.4045-18

ALTA/NSPS LAND TITLE SURVEY

WHPC-DOMINIUM, LLC
115 PROFESSIONAL PLAZA
CITY OF NEENAH
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

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