

ALTA/NSPS LAND TITLE SURVEY

POTENTIAL ENCROACHMENTS

- 1 WOOD FENCE OVER THE SOUTH LOT LINE AS SHOWN ON THIS MAP.

SURVEYOR'S NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WISCONSIN MERIDIAN, 1856, WITH AN ASSUMED BEARING OF 0°01'16"31" E, WHICH IS ASSUMED TO BEAR 5'00"16"31" E.
- ADDRESS OF PROPERTY, AS PROVIDED BY INSURER: 230 BYRD AVENUE, NEEHAH, WI 54956.
- PROPERTY IS IN FLOOD ZONE DESIGNATION "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 5513900111E, EFFECTIVE DATE OF MARCH 17, 2003. (0.581 ACRES).
- INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR FINISHES, AND OTHER MATTERS SHOWN ON THE PLAT CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 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 RECORD PLATS, RECORD DEEDS, RECORD CONVEYANCES OF RECENT STREET OR SIDEWALK CONSTRUCTION, REPAIRS, PARKING STALLS AND 1-HANDICAP PARKING STALL OBSERVED FOR A TOTAL OF 12 PARKING STALLS.
- UTILITY PLANS AND/OR REPORTS WERE NOT PROVIDED BY ADJOINING PROPERTY OWNERS. UTILITY MARKERS (MANHOLE RIMS, VALVE BOX COVERS, HYDRANTS, TRANSFORMERS, ETC.), WERE OBSERVED AT THE TIME OF SURVEY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF MARATHON AVENUE.

SCHEDULE B, PART II EXCEPTIONS

FROM TITLE COMMITMENT NO. NCS-26126025-MAD, EFFECTIVE DATE OF SEPTEMBER 04, 2025 AT 7:30 A.M., THE FOLLOWING EXCEPTIONS APPLY TO THE SUBJECT PROPERTY AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART II:

- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT VOLUME 1 OF PLATS ON PAGES 106 & 108A, AS DOCUMENT NO. 515989, BUT DELETING ANY COVENANT, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, AND ANY OTHER MATTER THAT VIOLATES THE POLICY OF THE NATIONAL ASSOCIATION OF REALTORS, INC. (NAR), AS INCORPORATED BY REFERENCE IN THIS INSTRUMENT, IS HEREBY MADE TO SAID PLAT FOR PARTICULARS THEREON.
- RESTRICTIONS VOLUME 42 USC 3604(C), CONDITIONS OR COVENANTS, THAT AFFECT THE SUBJECT PROPERTY BUT DOES NOT DESCRIBE ANY EASEMENTS TO BE PLOTTED ON THIS MAP.
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED RECORDED ON JULY 11, 1977 AS DOCUMENT NO. 556482 REFERENCED IN THE PLAT, 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, AND ANY OTHER MATTER THAT VIOLATES THE POLICY OF THE NATIONAL ASSOCIATION OF REALTORS, INC. (NAR), AS INCORPORATED BY REFERENCE IN THIS INSTRUMENT, IS HEREBY MADE TO SAID PLAT FOR PARTICULARS THEREON.
- LAND USE RESTRICTION AGREEMENT TAX EXEMPT FUNDING DATED NOVEMBER 15, 2005, BY AND BETWEEN WHPC-DOMINIUM, LLC, A LIMITED LIABILITY COMPANY OF WISCONSIN, AND WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY, A PUBLIC BODY CORPORATE OF THE STATE OF WISCONSIN RECORDED DECEMBER 05, 2005, AS DOCUMENT NO. 1380959.
- THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE OVER THE ENTIRETY OF THE PLAT AND THEREFORE CANNOT BE PLOTTED ON THIS MAP.
- LAND USE RESTRICTION AGREEMENT TAX EXEMPT FUNDING DATED NOVEMBER 15, 2005, BY AND BETWEEN WHPC-DOMINIUM, LLC, A LIMITED LIABILITY COMPANY OF WISCONSIN, AND WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY, A PUBLIC BODY CORPORATE OF THE STATE OF WISCONSIN RECORDED DECEMBER 05, 2005, AS DOCUMENT NO. 1380959.
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SURVEYOR

JORDAN G. BROST
POINT OF BEGINNING, INC.
4941 KIRSCHLING COURT
STEVENS POINT, WISCONSIN 54481
MOBILE (715)344-1288
FAX (715)344-9922
EMAIL: jordan@pobinc.com

CLIENT / OWNER

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

SURVEYOR'S CERTIFICATE

I, WHPC-DOMINIUM, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, PRESIDENTS AND/OR ASSOCIATES WISCONSIN FIDELITY INSURANCE COMPANY, 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 DETAILS REQUIREMENTS FOR ALTA/NSPS SURVEYS AS SET FORTH IN THE ALTA/NSPS SURVEYING MANUAL, ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 8, 9, 11a, 13, 14, 16, 17, 18 AND 19 OF TABLE A SEPTEMBER 25, 2025.

DATE: 1/6/2026
JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR #3009

UTILITY NOTES

- UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH PERMANENTLY MARKED UTILITIES TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILITIES.
- UN2 FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY, AS SHOWN HEREON, GAS, ELECTRIC, STORM WATER, SANITARY SEWER, AND WATER LINES AND/OR SERVICE IS AVAILABLE TO THE SUBJECT PROPERTY WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.
- UN3 BEFORE PLOTTING IN THIS AREA, CALL RECORDS, MOTIVE, AT F-800-242-8511 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.



Point of Beginning

SHEET 1 OF 1

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922



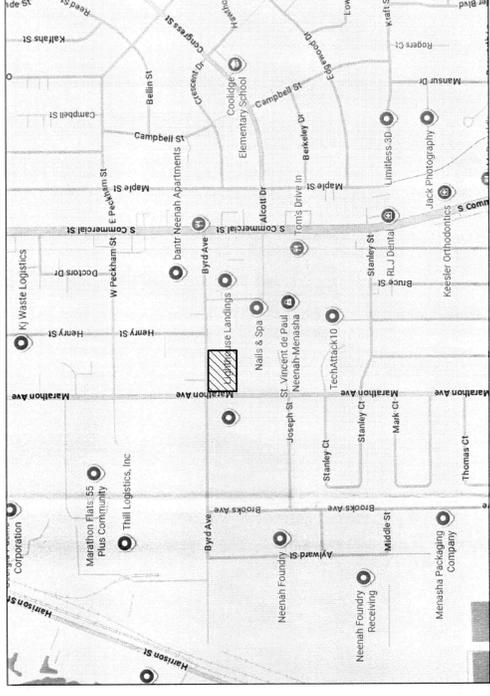
WHPC-DOMINIUM, LLC
230 BYRD AVENUE
CITY OF NEEHAH
WINNEBAGO COUNTY, WI

ALTA/NSPS LAND TITLE SURVEY

CHECKED: J.G.B.
DATE: 10-19-25
PROJECT NO. 25-046-15

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

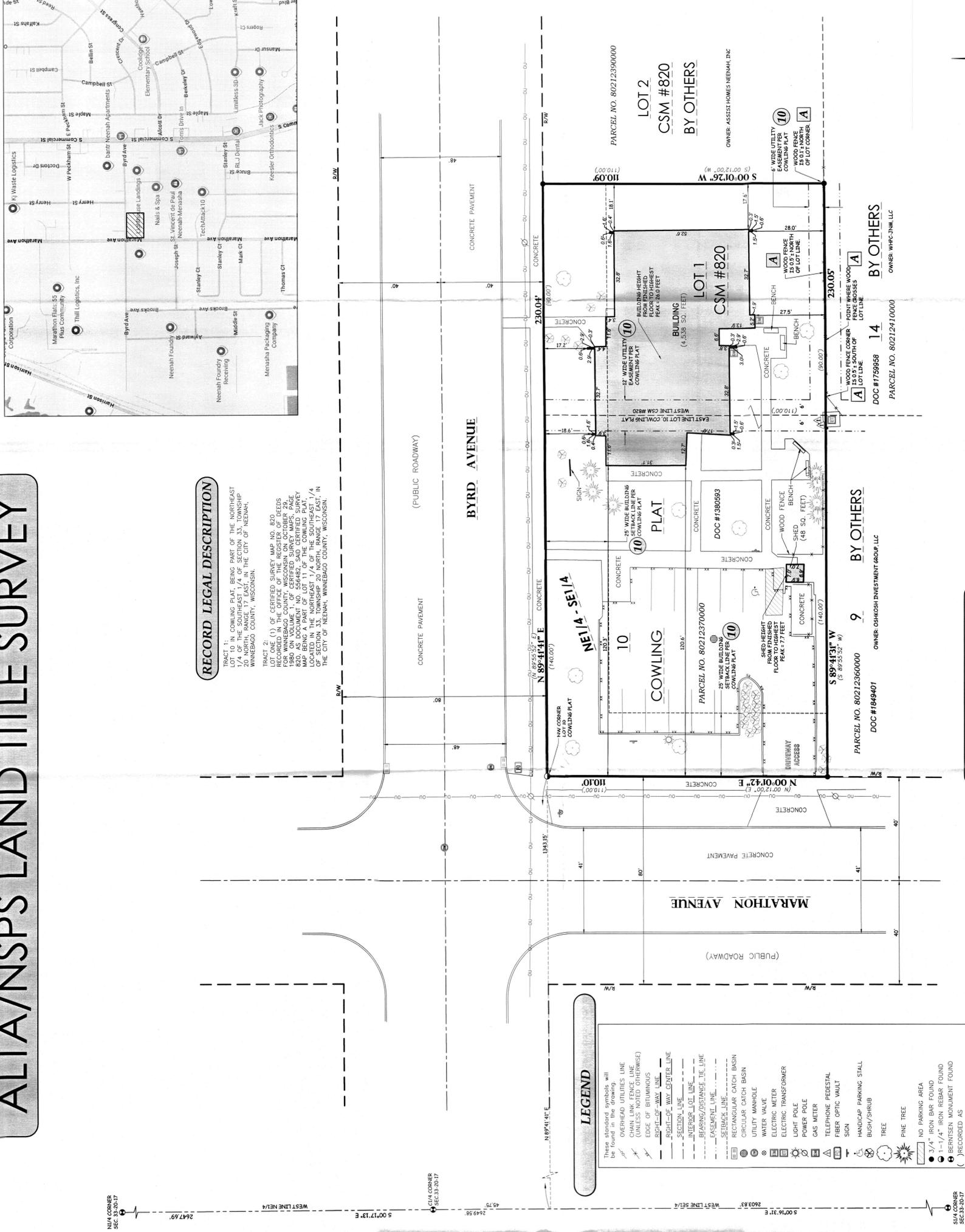
VICINITY MAP



RECORD LEGAL DESCRIPTION

TRACT 1, IN CONWING PLAT BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 17 EAST, IN THE CITY OF NEEHAH, WINNEBAGO COUNTY, WISCONSIN.

TRACT 2:
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 820, LOCATIONS (1) OF THE REGISTERS OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON OCTOBER 29, 2024, AS DOCUMENT NO. 556482, AND CERTIFIED SURVEY MAP BEING A PART OF LOT 11 OF THE COMING PLAT, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 17 EAST, IN THE CITY OF NEEHAH, WINNEBAGO COUNTY, WISCONSIN.



LEGEND

- These standard symbols will be found in the drawing:
- OVERHEAD UTILITIES LINE
 - CHAINS/WATER LINE (SHEPHERD)
 - EDGE OF BITUMINOUS
 - BENCH-OF-MAX LINE
 - SECTION LINE
 - INTERIOR LOT LINE
 - BEARING/DISTANCE LINE
 - EASEMENT LINE
 - SETBACK LINE
 - RECTANGULAR CATCH BASIN
 - CIRCULAR CATCH BASIN
 - UTILITY MANHOLE
 - WATER VALVE
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - LIGHT POLE
 - POWER POLE
 - GAS METER
 - TELEPHONE PEDESTAL
 - FIBER OPTIC VAULT
 - SIGN
 - HANDICAP PARKING STALL
 - BUSH/SHRUB
 - TREE
 - PINE TREE
 - NO PARKING AREA
 - 3/4" IRON BAR FOUND
 - 1-1/4" IRON BAR FOUND
 - BERISEN MONUMENT FOUND
 - () RECORDED AS

BY OTHERS

PARCEL NO. 80212360000 DOC #1849401 OWNER: OSHKOSH INVESTMENT GROUP, LLC

BY OTHERS

PARCEL NO. 80212410000 DOC #1759958 14 OWNER: WHPC-DOMINIUM, LLC

PARCEL NO. 80212390000
LOT 2
CSM #820
BY OTHERS
OWNER: ASSIST-HOMES-NEENAH, INC.

POINT OF BEGINNING, INC. INCLUDES THE RIGHTS TO COMPENSATION AND TO BEING ALIENATED, INCORPORATED INTO ANOTHER ENTITY, AND TO BE REORGANIZED WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.
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