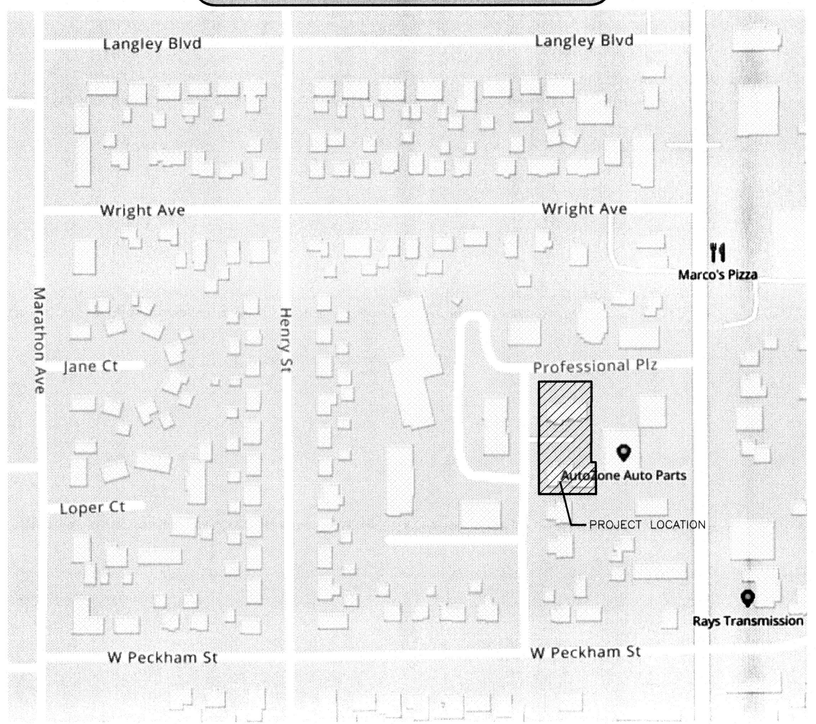
ALTA/NSPS LAND TITLE SURVEY

VICINITY 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
- UTILITY MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- POWER POLE
- GUY WIRE
- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- CONTROL BOX
- SIGN
- MAILBOX
- HANDICAP PARKING STALL
- BUSH/SHRUB
- NO PARKING AREA
- 1" O.D. IRON PIPE FOUND
- 2" O.D. IRON PIPE FOUND
- BERNTSEN NAIL FOUND
- ALUMINUM MONUMENT FOUND
- ( ) RECORDED AS

POTENTIAL ENCROACHMENTS

A TWO POWER POLES EXIST ON THE SUBJECT PROPERTY AND THE OVERHEAD UTILITIES THAT RUN BETWEEN THEM CROSS THE NORTH AND WEST LOT LINES AS WELL AS CUT THROUGH THE MIDDLE OF THE LOT AS SHOWN ON THIS MAP.

B A TELEPHONE PEDESTAL EXISTS ON THE EAST SIDE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.

C WOOD FENCE NEAR EAST PROPERTY LINE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.

0' 20' 40'
1" = 20'

SCHEDULE B, PART II EXCEPTIONS

FROM TITLE COMMITMENT NO. NCS-2E1CW113-MAD, EFFECTIVE DATE OF SEPTEMBER 1, 2025 AT 7:30 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART II:

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

10 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 15, 1963 IN VOLUME 1034 OF RECORDS, PAGE 470 AS DOCUMENT NO. 308371 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, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
AMENDMENT TO RESTRICTIVE COVENANTS
RECORDING INFORMATION: DECEMBER 27, 1966 IN VOLUME 1162 OF RECORDS, PAGE 598 AS DOCUMENT NO. 354288.
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.

11 LAND USE RESTRICTION AGREEMENT – TAX EXEMPT FUNDING:
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.

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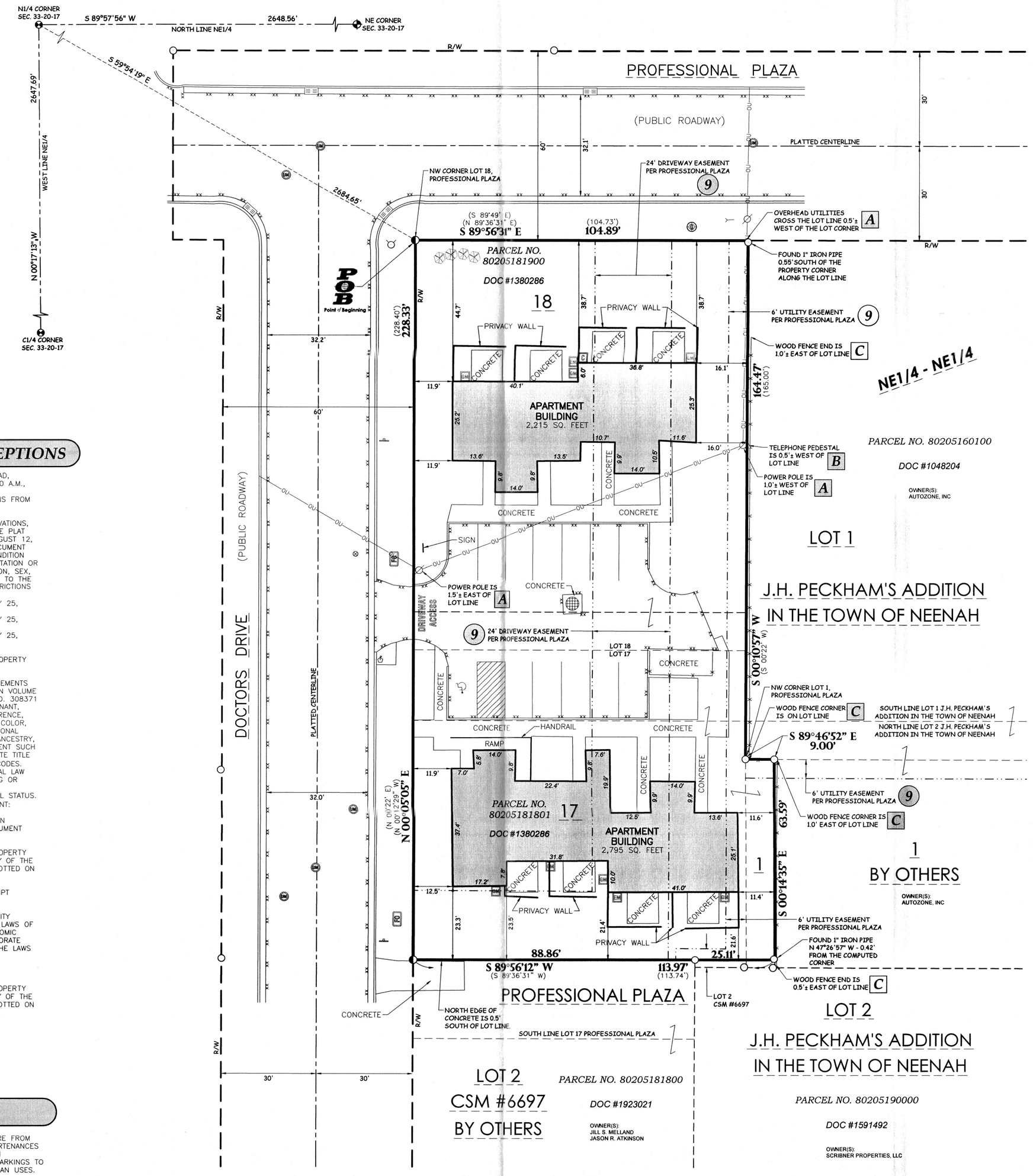

CLIENT/OWNER

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

RECORD LEGAL DESCRIPTION

THE NORTH 98.4 FEET OF LOT SEVENTEEN (17) AND SOUTH TWELVE (12) FEET OF LOT EIGHTEEN (18) AND NORTH 63.4 FEET OF THE WEST NINE (9) FEET OF LOT ONE (1) PROFESSIONAL PLAZA, IN THE NORTHEAST 1/4 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, NOW IN THE SECOND WARD, CITY OF NEENAH. FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 1216, 1218, 1220 AND 1222 DOCTORS DRIVE, NEENAH, WI 54956 TAX PARCEL NO. 802-0518-18-01 ALSO LOT EIGHTEEN (18), PROFESSIONAL PLAZA, IN THE NORTHEAST 1/4 OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING THEREFROM THE SOUTH TWELVE (12) FEET FRONT AND REAR OF SAID LOT EIGHTEEN (18). FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 1206, 1208, 1210 AND 1212 DOCTORS DRIVE, NEENAH, WI 54956
TAX PARCEL NO. 802-0518-19-00

SURVEYED LEGAL DESCRIPTION

BEING ALL OF LOT 18 AND A PART OF LOT 1 AND LOT 17 OF PROFESSIONAL PLAZA, LOCATED IN A PART OF THE NORTHEAST 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°54'19" E, 2684.65 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DOCTORS DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF PROFESSIONAL PLAZA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 18 OF PROFESSIONAL PLAZA AND THE **POINT OF BEGINNING (POB)** OF THE PARCEL TO BE DESCRIBED;
THENCE S 89°56'31" E ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 18, 104.89 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE S 00°10'57" W ALONG THE EAST LINE OF LOT 17 AND 18 OF PROFESSIONAL PLAZA, 164.47 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID PROFESSIONAL PLAZA;
THENCE S 89°46'52" E ALONG THE NORTH LINE OF SAID LOT 1; 9.00 FEET;
THENCE S 00°14'35" E, 63.59 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6697;
THENCE S 89°56'12" W ALONG THE NORTH LINE OF SAID LOT 2, 113.97 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE WEST LINE OF SAID LOT 17 AND THE EAST RIGHT-OF-WAY LINE OF DOCTORS DRIVE;
THENCE N 00°05'05" E ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOTS 17 AND 18, 228.33 FEET TO THE **POINT OF BEGINNING**.

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: 1206, 1208, 1210, 1212, 1216, 1218, 1220 AND 1222 DOCTORS DRIVE, 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: 24,503 SQUARE FEET (0.562 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 12 REGULAR PARKING STALLS AND 1 HANDICAP PARKING STALLS OBSERVED FOR A TOTAL OF 13 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 DOCTORS DRIVE.

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, 7c, 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

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

CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE	10-15-25
PROJECT NO.	25.4045-16

ALTA/NSPS LAND TITLE SURVEY

WHPC-DOMINIUM, LLC
1206 DOCTORS DRIVE
CITY OF NEENAH
WINNEBAGO COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
7.715.344.9999 (PH) 715.344.9922

POB Point of Beginning

SHEET 1 OF 1