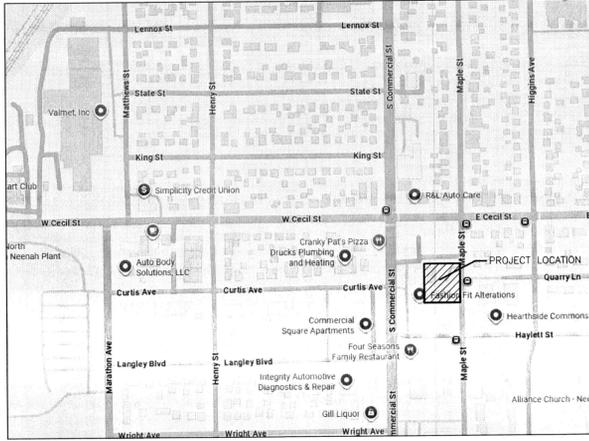


VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY

CLIENT / OWNER

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

POTENTIAL ENCROACHMENTS

- A CHAIN LINK FENCE LINE NEAR THE SOUTH AND WEST LOT LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.
B WOOD FENCE LINE NEAR THE NORTH AND WEST LOT LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.
C TELEPHONE PEDESTALS AND ELECTRIC BOXES NEAR THE SOUTH AND WEST PROPERTY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.

REVISIONS

1/7/2026 C.A.G.

CHECKED: J.G.B.
DRAWN: T.D.P.
DATE 10-14-25
PROJECT NO. 25.4046-14

ALTA/NSPS LAND TITLE SURVEY

WHPC-DOMINIUM, LLC
1015 MAPLE STREET
CITY OF NEENAH, WI
WINNEBAGO COUNTY, WI

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

Point of Beginning

SHEET 1 OF 1

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 NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 17 EAST WHICH IS ASSUMED TO BEAR S 89°55'06" E.
4 ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 1015 AND 1019 MAPLE STREET, 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: 25,488 SQUARE FEET (0.585 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 11 REGULAR PARKING STALLS AND 1 HANDICAP PARKING STALL OBSERVED FOR A TOTAL OF 12 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 MAPLE STREET.

SCHEDULE B, PART II EXCEPTIONS

- 10 FROM TITLE COMMITMENT NO. NCS-2E1CW24-MAD, EFFECTIVE DATE OF SEPTEMBER 10, 2025 AT 7:30 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART II:
EASEMENT FOR UTILITIES, IN FAVOR OF WISCONSIN MICHIGAN POWER COMPANY, AS CREATED IN DOCUMENT DATED MAY 8, 1951, FILED MAY 11, 1951 AS EVIDENCED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 5, 2005 AS DOCUMENT NO. 1380593.
SURVEYOR'S NOTE: UNABLE TO DETERMINE IF THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AS THE DOCUMENT FROM 1951 WAS NOT PROVIDED TO SURVEYOR.
11 UTILITY EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY, DATED AUGUST 27, 1993, RECORDED/FILED OCTOBER 26, 1993 AS DOCUMENT NO. 854306.
SURVEYOR'S NOTE: THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.
12 SBC WISCONSIN EXCLUSIVE EASEMENT, MADE BY AND BETWEEN WHPC-DOMINIUM, LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND WISCONSIN BELL INC., D/B/A SBC WISCONSIN, A WISCONSIN CORPORATION, AND ITS AFFILIATES AND LICENSEES, SUCCESSORS AND ASSIGNS, DATED FEBRUARY 15, 2006 AND RECORDED MAY 03, 2006 AS DOCUMENT NO. 1396548.
SURVEYOR'S NOTE: THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.
13 LAND USE RESTRICTION AGREEMENT TAX EXEMPT FUNDING DATED NOVEMBER 15, 2005, BY AND 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 POLITICAL 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 FOR FIELD LOCATIONS OF THE PROPERTY AND THEREFORE CANNOT BE 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.

RECORD LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 821 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON OCTOBER 29, 1980, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 821, AS DOCUMENT NO. 556483, SAID CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 34, TOWN 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

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, 15, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 11, 2025.

JORDAN G. BROST, 1/8/2026 DATE
PROFESSIONAL LAND SURVEYOR #3009



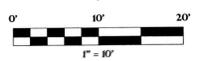
SURVEYOR

JORDAN G. BROST
POINT OF BEGINNING, INC.
4941 KIRSCHLING COURT
STEVENS POINT, WISCONSIN 54481
OFFICE (715)344-9999
MOBILE (715)344-1269
FAX (715)344-9922
EMAIL jordan@pobinc.com

POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE WRITTEN PERMISSION OF POINT OF BEGINNING, INC.

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
EASEMENT LINE
UTILITY MANHOLE
WATER SERVICE
ELECTRIC BOX
LIGHT POLE
POWER POLE
GUY WIRE
TELEPHONE PEDESTAL
FIBER OPTIC VAULT
SIGN
MAILBOX
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
1-1/4" IRON REBAR FOUND
CORNER PER THIS FOUND
RECORDED AS



BY OTHERS
CSM #4811
DOC #169205

LOT 1
PARCEL NO. 8090327000
OWNER: IDS 5 COMMERCIAL LLC

UNPLATTED LANDS
BY OTHERS
PARCEL NO. 8090325000
OWNER: EUGENE DANKOW

150' TO HAYLETT STREET