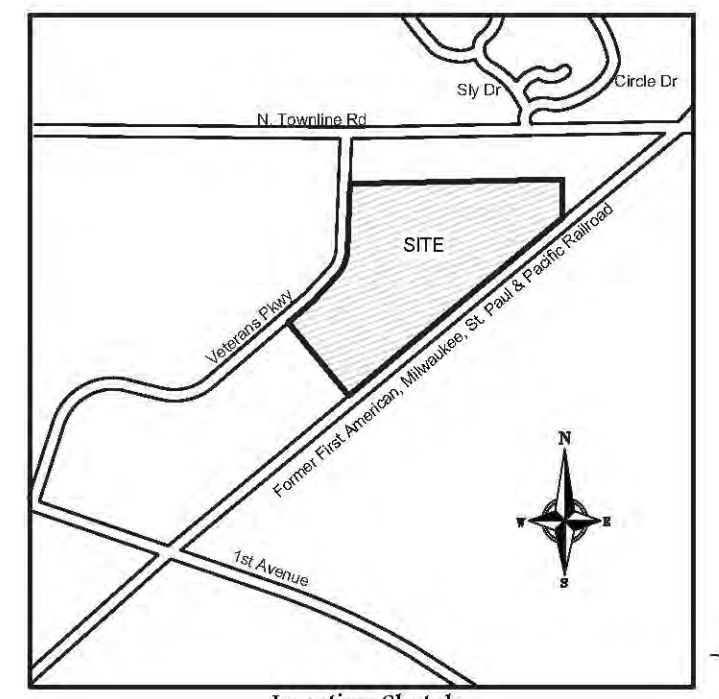
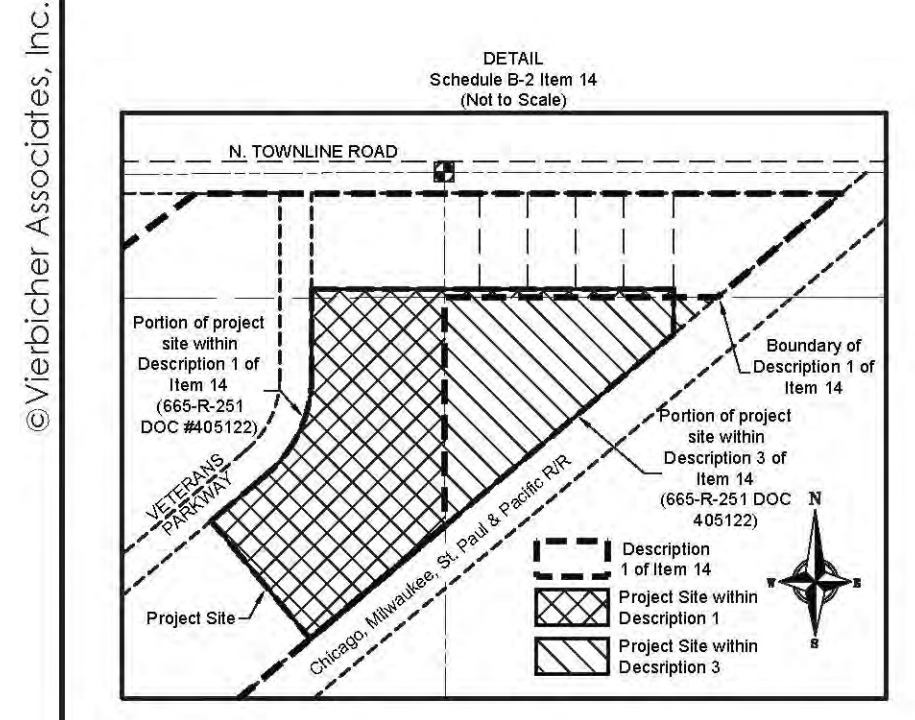
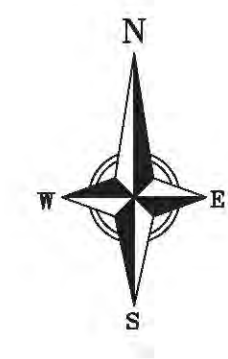
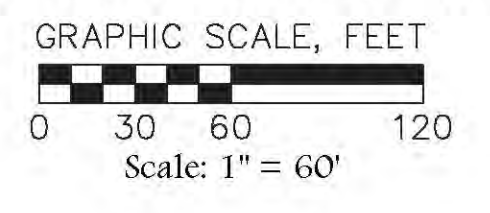


ALTA / NSPS Land Title Survey

MAP # C3143
 DATE FILED: 4-20-2026
 BY: CH
 DESCRIPTION FILED:
 ONEIDA CO. SURVEYOR'S OFFICE

MAP NOTES
 Bearings referenced to the North line of Fractional Section 1, T39N-R6E, which bears N69°55'53"W
 The County Monuments used in this survey are shown and their ties have been found and verified with Oneida County Land Services.
 Elevation datum based on NGS PID#06251 (NAVD88 Datum).



Zoning Notes:
 Parcel ID Number: WR-1-15
 Zoning District: #07 B-2, Business-Per a letter from the Town of Woodruff, dated 12/20/2023, the site is zoned B-2, which supports a multifamily development and is subject to a Conditional Use Permit (CUP).
Ingress/Egress:
 There are two (2) proposed access points off of Veterans Parkway.
Parking Requirements:
 Pursuant to Section 9.77(E) (1) Residential/Multiple family dwellings, shall have two (2) parking spaces per each dwelling unit plus one (1) additional undesignated space for common use per unit. So a total of three (3) spaces per dwelling unit.
 Pursuant to Section 9.77 (D) A single parking space in a garage, multiple stall garage, or subterranean garage may replace a single required parking space. However, no additional parking spaces may be located directly in front of the entrance of a covered/enclosed parking space (Diagram 2 of Appendix Y is attached).
 This development, consisting of 50 multiple family dwellings and requires 150 off-street parking spaces. Each of the 50 units are provided with a single parking space within their individual garages and there are 27 parking spaces located in small parking lot areas for a total of 77 compliant parking spaces. In addition there are 50 parking spaces proposed to be located directly in front of the garage entrances the location of which do not comply with 9.77(D). The total number of parking spaces provided, compliant and non-compliant, total 127 which is a deficiency of 23 parking spaces. Without the 50 non-compliant parking spaces the plan would be deficient of 73 parking spaces.
Sanitary Facilities: The property is located within the area of the Lakeland Sanitary District. In a letter dated 9/19/24, Wilber Peters, Lakeland Sanitary District #1, stated the property owners will need to contact the sanitary district for the necessary connection fees and the placement of the lift station, water and sewer line extensions.
 Lakeland Sanitary District is also requiring that the property owner will be solely responsible for the upkeep and maintenance of their lift station.

Table A Notes:
 1) Monuments-as shown on the drawing.
 2) The address of the parcel surveyed is: 9022-9035 Sawmill Way, 9047-9078 Woods Hollow Way, 9210-9244 Independence Way, Woodruff, WI 54568.
 3) Flood zone classification:
 By graphic plotting only, the parcel surveyed falls within Zone X, Zone X is defined as areas of minimal flood hazard of the Flood Insurance Rate Map Panel Number 55085C095C, effective date May 16, 2013.
 4) Gross land area: 355,692 square feet / 8.17 acres, more or less.
 5) A zoning letter was provided at the time of the survey. (See zoning and CUP notes)
 6) Substantial features observed-as shown on the drawing.
 7) Number and type of parking stalls: 25 striped regular stalls, 2 striped handicap stalls, 27 total striped stalls. See Zoning Notes for Parking Requirements
 8) Evidence of existing underground utilities-as shown on the drawing per Diggers Hotline ticket #20254907573.
 9) Names of adjoining owners-as shown on the survey.
 10) There was evidence of recent earth moving work and building construction observed at the time of the fieldwork.
 11) Table A Item 17 refers to proposed changes in the street right-of-way lines. If such information is made available to the surveyor by the controlling jurisdiction, Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (None observed at the time of the fieldwork)
 12) Plottable offsite easements-None observed.
 13) (a) "Depict utilities based upon source information from plans and markings in the field as marked by "Digger's Hotline" locate requests. This information shall be combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Private utility locates are not a part of this work. (Utility locates per Diggers Hotline Ticket #20254907573-Shown on the map)
 (b) The size and invert elevation of sanitary sewers and storm sewers shall be measured where practical. Where measurement of said utilities is not practical, size and invert elevations shall be shown on the plat or map based on available record drawings. (See sheet 2 of 3)
 (c) A minimum of two (2) project benchmarks shall be shown on the face of the plat or map. (Shown on the map)
 (d) Improvements lying within the street right-of-way(s) of N Townline Rd and Veterans Parkway immediately adjacent to the parcels surveyed shall be located. Improvements will include but are not limited to, sidewalk, pavement, curb & gutter, curb cuts, utility poles, utility pedestals, and signs. Topographic survey shots shall be taken at regular intervals and in sufficient detail to prepare a digital terrain model within said right-of-ways. (Shown on the map)

***See the "Conditional Use Permit Report", dated October 30, 2024 in its entirety**
General Notes:
 1) There were no gaps, gores or overlaps observed at the time of the survey.
 2) The public roadway to which the property will have access is Veterans Parkway at 2 locations shown on map.
 3) There were no encroachments onto or from the project site at the time of the field work.
 4) The record owner of the property is Woods Hollow-Woodruff, LLC.
 5) There were no wetland flags or potential wetland areas visible at the time of the field work.
 6) See sheet 2 of 3 for Sanitary Sewer information.
 7) The buildings, as field located, do not appear to encroach into the recorded easements, with the exception of any recorded "blanket" easements.

LEGAL DESCRIPTION PER TITLE COMMITMENT #NCS-1238515S-MAD
 Lot Two (2) of CERTIFIED SURVEY MAP NO. 5584 recorded in the Office of the Register of Deeds for Oneida County, Wisconsin on April 25, 2024, in Volume 27 of Certified Survey Maps, Page 5584 as Document No. 851673, said certified survey map being in the Fractional Northwest 1/4, the Fractional Northeast 1/4, the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4, Section 1, Township 39 North, Range 6 East, in the Town of Woodruff, Oneida County, Wisconsin.
 This being the same property as described in First American Title Insurance Company, Title Commitment No. NCS-1238515S-MAD, dated November 6, 2025.

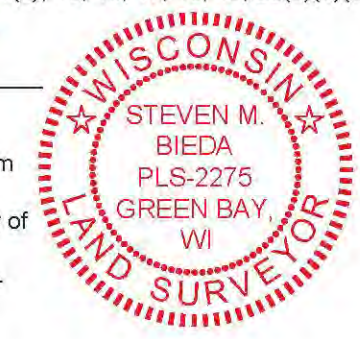
TITLE COMMITMENT SCHEDULE B- PART TWO: EXCEPTIONS

- 10) Minerals or mineral rights or any other subsurface substances (including, without limitations, oil, gas, coal, clay, rock, sand and gravel) and all rights incidents thereto, now or previously leased, granted, excepted or reserved. (The rights observed affect the 100' corridor formerly the Chicago, Milwaukee, St. Paul & Pacific Railroad)
- 11) Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 5584 recorded on April 25, 2024, in Volume 27 of Certified Survey Maps, Page 5584 as Document No. 851673 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (Shown on the drawing)
- 12) Utility Easement to Wisconsin Valley Electric Company a corporation, its successors or assigns, dated March 30, 1931, recorded/dated April 02, 1931 in Volume 119, Page 497 as Document No. 87490. (Blanket Easement to that portion within the NW-SE)
- 13) Utility Easement to Wisconsin Valley Electric Company (now Wisconsin Public Service Corporation), a corporation, its successors or assigns, dated July 28, 1933, recorded/dated August 14, 1933 in Volume 124, Page 43 as Document No. 91989. (Affects-Blanket in nature)
- 14) Any charge upon said land by reason of its inclusion in Lakeland Sanitary District No. 1 and for extension of Sewer and Water as set forth in Findings and Order recorded on May 21, 1992 in Volume 665 of Records, Page 251 as Document No. 405122. (See detail for affected areas)
- 15) Lakeland Sanitary District No. 1 Final Resolution 92-6 recorded on November 01, 1994 in Volume 0750 of Records, Page 317 as Document No. 437471.
- 16) Water Main Easement granted to Lakeland Sanitary District No. 1, its successors and assigns, dated September 26, 2007, recorded October 24, 2007 as Document No. 655225. (Shown on the drawing)
- 17) Utility Easement to American Transmission Company LLC, a Wisconsin limited liability company, its successors, assigns, licensees and manager, dated September 15, 2011, recorded/dated October 05, 2011 as Document No. 707117. (Shown on the drawing)
 Easement Assigned to Wisconsin Public Service, a Wisconsin corporation Recorded March 25, 2013 as Document No. 728205. (Shown on the drawing)
- 18) Land Use Restriction Agreement by and between State of Wisconsin acting by and through its Department of Administration, Division of Energy, Housing and Community Resources, and its successors and assigns and Woods Hollow-Woodruff, LLC, a Wisconsin Limited Liability Company, and its successors and assigns, recorded May 29, 2025 as Document No. 861803. (Affects Lot Two of Certified Survey Map No. 5584)
- 20) Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any. (Nothing observed)

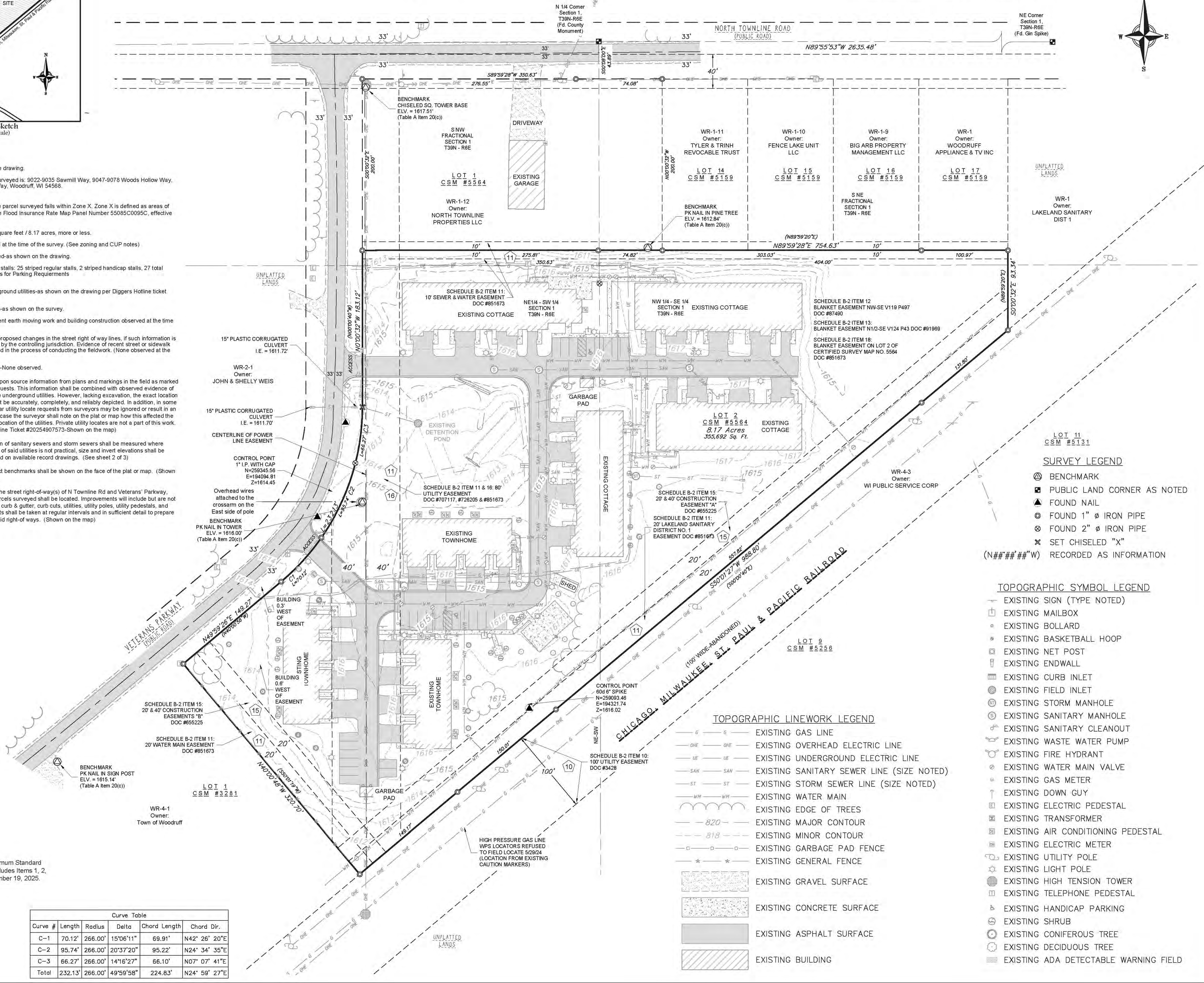
ALTA/NSPS CERTIFICATION
 To:
 Woods Hollow-Woodruff, LLC, a Wisconsin limited liability company,
 and First American Title Insurance Company.

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 Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 8, 9, 11(a), 13, 16, 17, 18, 19, 20(a)(b)(c)(d) of Table A thereof. The field work was completed on December 19, 2025.

Steven M. Bieda,
 PLS-2275
 sbie@vierbicher.com
 Dated this 22nd day of December, 2025.
 (Revised 3/02/2026-Client comments)



Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C-1	70.12'	266.00'	15°06'11"	69.91'	N42° 26' 20"E
C-2	95.74'	266.00'	20°37'20"	95.22'	N24° 34' 35"E
C-3	66.27'	266.00'	14°16'27"	66.10'	N07° 07' 41"E
Total	232.13'	266.00'	49°59'58"	224.83'	N24° 59' 27"E



- SURVEY LEGEND**
- ⊙ BENCHMARK
 - ⊠ PUBLIC LAND CORNER AS NOTED
 - ⊙ FOUND NAIL
 - ⊙ FOUND 1" Ø IRON PIPE
 - ⊙ FOUND 2" Ø IRON PIPE
 - ⊙ SET CHISELED "X"
 - (N###°##'##"W) RECORDED AS INFORMATION

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING SIGN (TYPE NOTED)
 - ⊠ EXISTING MAILBOX
 - ⊙ EXISTING BOLLARD
 - ⊙ EXISTING BASKETBALL HOOP
 - ⊙ EXISTING NET POST
 - ⊠ EXISTING ENDWALL
 - ⊠ EXISTING CURB INLET
 - ⊙ EXISTING FIELD INLET
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING SANITARY CLEANOUT
 - ⊙ EXISTING WATER WASTE PUMP
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER MAIN VALVE
 - ⊙ EXISTING GAS METER
 - ⊙ EXISTING DOWN GUY
 - ⊠ EXISTING ELECTRIC PEDESTAL
 - ⊠ EXISTING TRANSFORMER
 - ⊠ EXISTING AIR CONDITIONING PEDESTAL
 - ⊠ EXISTING ELECTRIC METER
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING HIGH TENSION TOWER
 - ⊠ EXISTING TELEPHONE PEDESTAL
 - ⊙ EXISTING HANDICAP PARKING
 - ⊙ EXISTING SHRUB
 - ⊙ EXISTING CONIFEROUS TREE
 - ⊙ EXISTING DECIDUOUS TREE
 - ⊠ EXISTING ADA DETECTABLE WARNING FIELD

- TOPOGRAPHIC LINEWORK LEGEND**
- G — EXISTING GAS LINE
 - OE — EXISTING OVERHEAD ELECTRIC LINE
 - UE — EXISTING UNDERGROUND ELECTRIC LINE
 - SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - WM — EXISTING WATER MAIN
 - — EXISTING EDGE OF TREES
 - 820 — EXISTING MAJOR CONTOUR
 - 818 — EXISTING MINOR CONTOUR
 - — EXISTING GARBAGE PAD FENCE
 - * — EXISTING GENERAL FENCE
 - ⊠ EXISTING GRAVEL SURFACE
 - ⊠ EXISTING CONCRETE SURFACE
 - ⊠ EXISTING ASPHALT SURFACE
 - ⊠ EXISTING BUILDING

02_Mar_2026_1:20p_M:\Northpointe Development\230399_Woodruff\W.C.ADD\230399_ALTA AS BUILT.dwg BY: csef

Job #: 230399
 Date: 12/18/2025
 Rev: 02/18/2026
 Drafted By: rset/akov
 Checked By: MLON
 SURVEYED BY:
 Vierbicher Associates, Inc.
 400 Security Blvd, Ste 1
 Green Bay, WI 54313
 (920) 434-9670
 SURVEYED FOR:
 WOODS HOLLOW-WOODRUFF
 9022 Sawmill Way
 Woodruff, WI 54568
 DRAWING NO. S-4069
vierbicher
 advisors / engineers / surveyors

© Vierbicher Associates, Inc.

M:\Northpointe Development\230399_Woodruff\W\CADD\230399_ALTA A5-Built.dwg By: coe

ALTA / NSPS Land Title Survey-Utilities

SHEET
2 OF 3

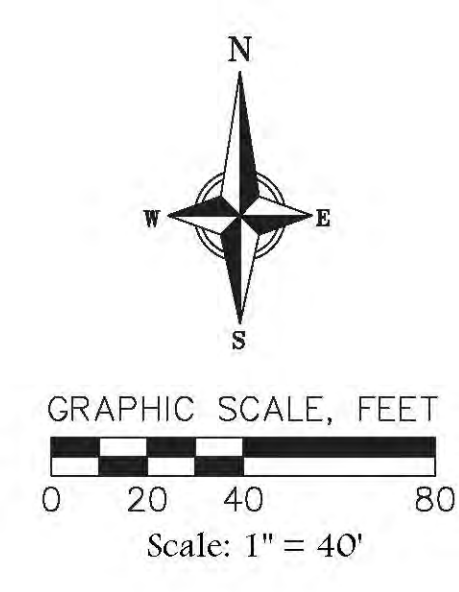
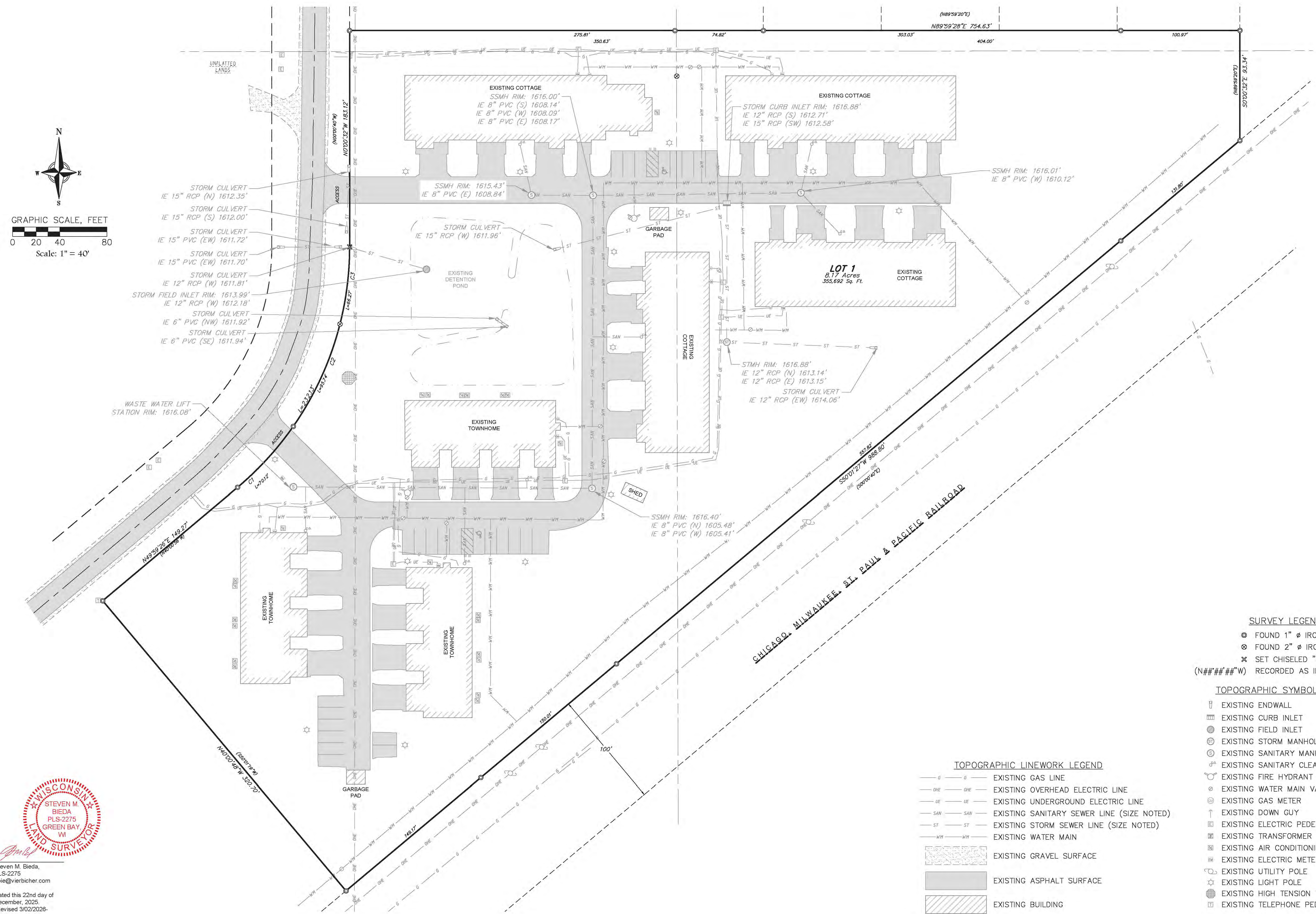
ALTA / NSPS Land Title Survey
Woods Hollow-Woodruff, LLC

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SURVEYED FOR:
WOODS HOLLOW-WOODRUFF
9022 Sawmill Way
Woodruff, WI 54568
DRAWING NO. S-4069

Job #: 230399
Date: 12/18/2025
Rev: 02/18/2026
Drafted By: rae/akov
Checked By: MLON

vierbicher
advisors / engineers / surveyors



- STORM CULVERT
IE 15" RCP (N) 1612.35'
- STORM CULVERT
IE 15" RCP (S) 1612.00'
- STORM CULVERT
IE 15" PVC (EW) 1611.72'
- STORM CULVERT
IE 15" PVC (EW) 1611.70'
- STORM CULVERT
IE 12" RCP (W) 1611.81'
- STORM FIELD INLET RIM: 1613.99'
- IE 12" RCP (W) 1612.18'
- STORM CULVERT
IE 6" PVC (NW) 1611.92'
- STORM CULVERT
IE 6" PVC (SE) 1611.94'

- SURVEY LEGEND**
- ⊙ FOUND 1" Ø IRON PIPE
 - ⊗ FOUND 2" Ø IRON PIPE
 - ✕ SET CHISELED "X"
 - (N###°##'###"W) RECORDED AS INFORMATION

- TOPOGRAPHIC SYMBOL LEGEND**
- ▭ EXISTING ENDWALL
 - ▭ EXISTING CURB INLET
 - ⊙ EXISTING FIELD INLET
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING SANITARY CLEANOUT
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER MAIN VALVE
 - ⊙ EXISTING GAS METER
 - ↑ EXISTING DOWN GUY
 - ▭ EXISTING ELECTRIC PEDESTAL
 - ▭ EXISTING TRANSFORMER
 - ▭ EXISTING AIR CONDITIONING PEDESTAL
 - ▭ EXISTING ELECTRIC METER
 - ⊙ EXISTING UTILITY POLE
 - ☆ EXISTING LIGHT POLE
 - ⊙ EXISTING HIGH TENSION TOWER
 - ▭ EXISTING TELEPHONE PEDESTAL

- TOPOGRAPHIC LINework LEGEND**
- G — G — EXISTING GAS LINE
 - OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
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 - WM — WM — EXISTING WATER MAIN
 - ▭ EXISTING GRAVEL SURFACE
 - ▭ EXISTING ASPHALT SURFACE
 - ▭ EXISTING BUILDING



Steven M. Bieda,
PLS-2275
sbie@vierbicher.com

Dated this 22nd day of
December, 2025.
(Revised 3/02/2026.
Client comments)

