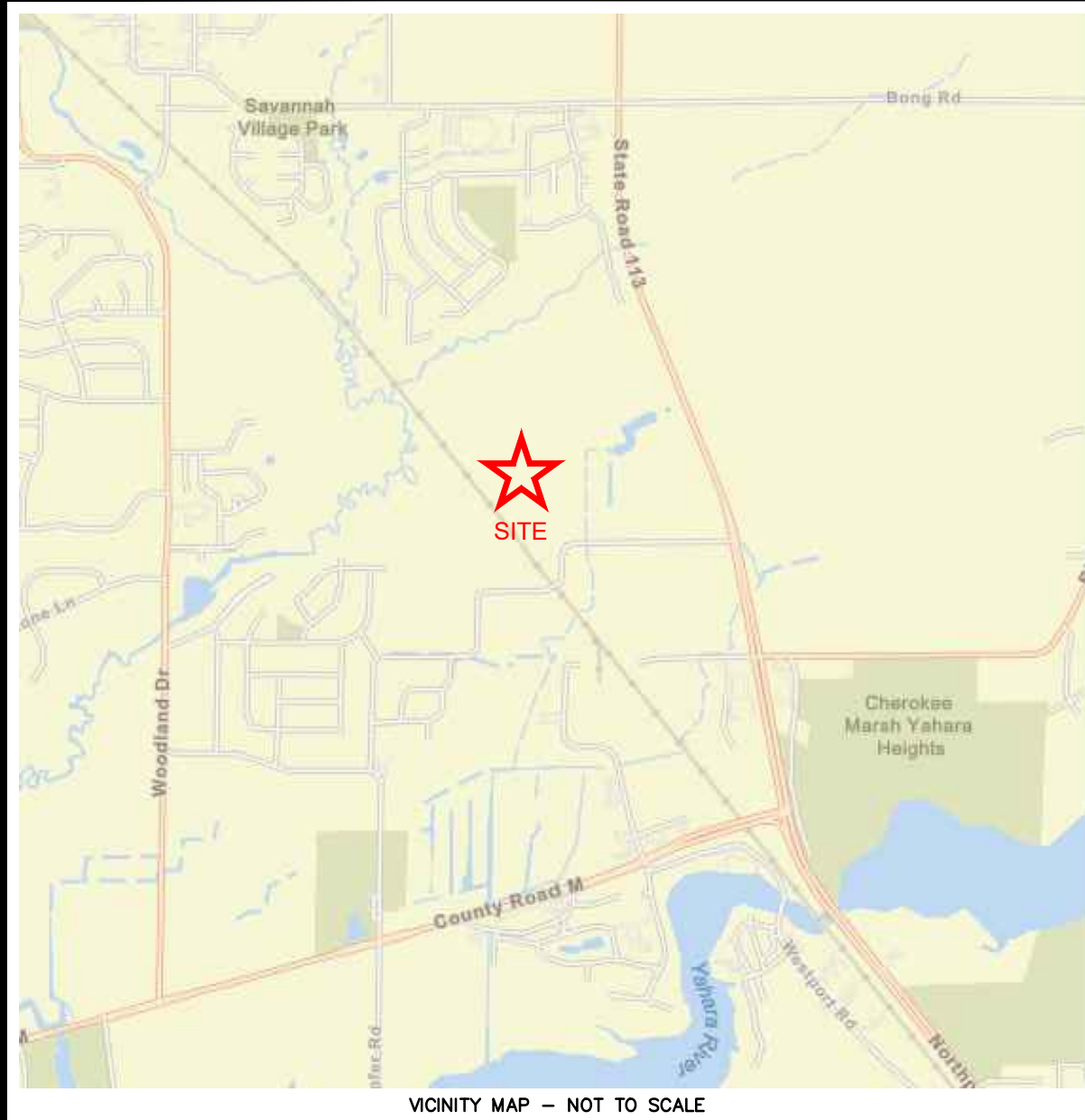
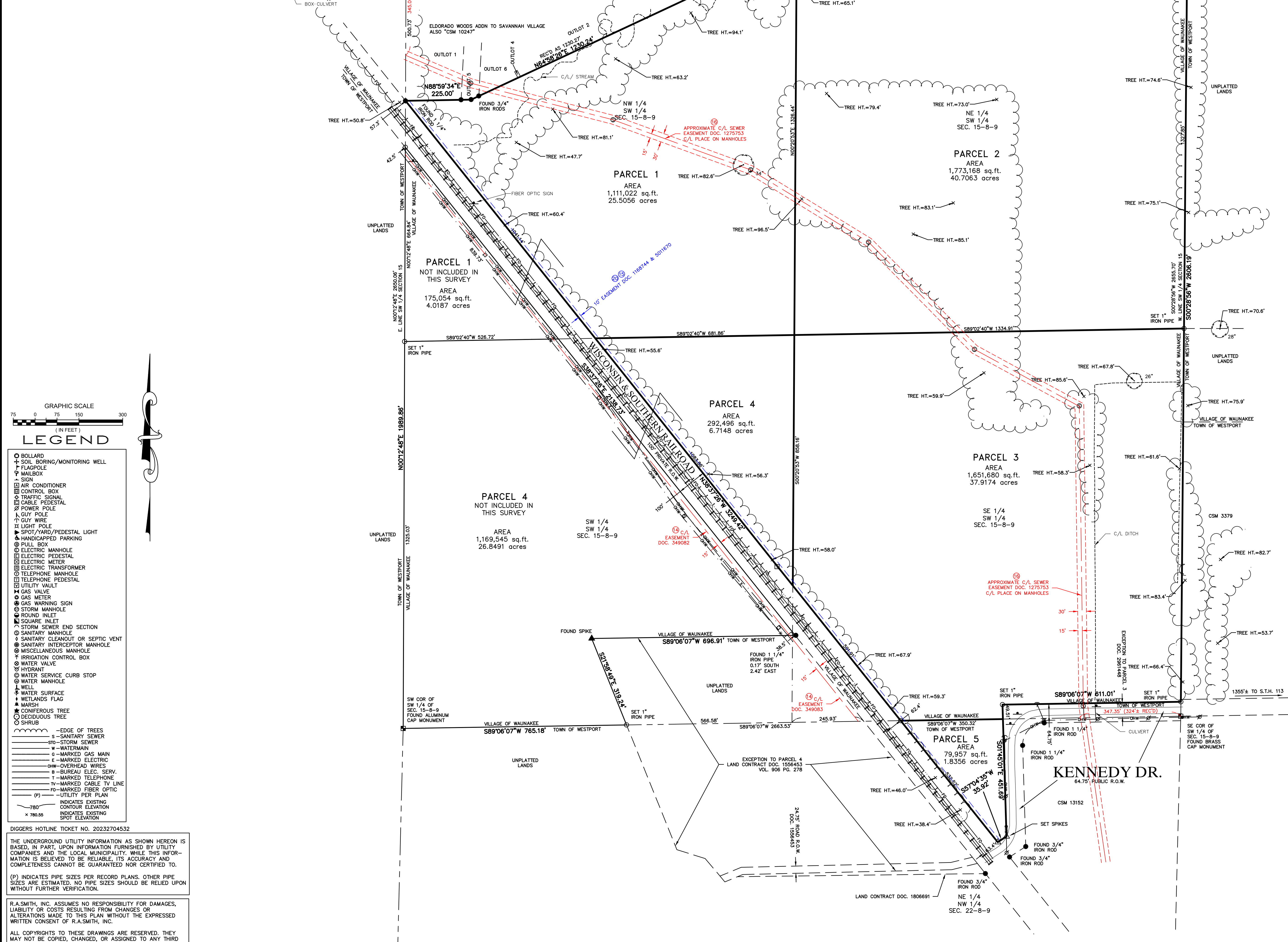


ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP - NOT TO SCALE



Parcel 1:
The Northwest 1/4 of the Southwest 1/4 of Section 15, T8N, R9E, in the Village of Waunakee, Dane County, Wisconsin, EXCEPT the railroad right of way, and FURTHER EXCEPTING those lands described as Certified Survey Map No. 10247 recorded as Document No. 3407622.
Parcel 1 West of the Wisconsin and Southern Railroad is not included in the survey.

Tax Parcel No.: 191-0809-153-8700-1

Parcel 2:
The Northeast 1/4 of the Southwest 1/4 of Section 15, T8N, R9E, in the Village of Waunakee, Dane County, Wisconsin.

Tax Parcel No.: 191-0809-153-8002-4

Parcel 3:
The Southeast 1/4 of the Southwest 1/4 of Section 15, T8N, R9E, in the Village of Waunakee, Dane County, Wisconsin, lying Northeastly of the railroad right of way, EXCEPT those lands conveyed to the Town of Westport in instrument recorded as Document No. 2961448.

Tax Parcel No.: 191-0809-153-9501-8

Parcel 4:
The Southwest 1/4 of the Southwest 1/4 of Section 15, T8N, R9E, in the Village of Waunakee, Dane County, Wisconsin, EXCEPT the railroad right of way, and FURTHER EXCEPTING those lands conveyed in Vol. 906, Page 278, as Document No. 1556453.
Parcel 4 West of the Wisconsin and Southern Railroad is not included in the survey.

Tax Parcel No.: 191-0809-153-9001-3

Parcel 5:
The Northeast 1/4 of the Northwest 1/4 of Section 22, T8N, R9E, in the Town of Westport, Dane County, Wisconsin, lying Northeastly of the railroad right of way, EXCEPT those lands lying in and being a part of Kennedy Drive, and FURTHER EXCEPTING those lands described as Certified Survey Map No. 13152, recorded as Document No. 4786358.

Tax Parcel No.: 066-0809-222-8060-0

Prepared for: OneEnergy Development
Survey No. 169117-RMK

A. Basis of Bearings
Bearings are based on the West line of the Southwest 1/4 of Section 15-8-9, which bears North00°12'48" East, Dane County Coordinates.

B. Title Commitment
This survey was prepared based on Knight Barry Title Services LLC, Insurance underwritten by Stewart Title Guaranty Company, title commitment number 2214118, commitment date June 1, 2023, Last Revised on 06/07/23, which lists the following easements and/or restrictions from schedule B-II:

1, 6-9, 11-13. **Visible evidence shown, if any.**

2-5, 10, 22. **Not survey related.**

14. Easements to Wisconsin River Power Company recorded as Document Nos. 349082 and 349083; Easement Assignment recorded as Document No. 3282842. **Does not lie within or cross the surveyed property - its location is shown.**

15. Easement to Waunakee Telephone Company recorded as Document No. 1168744. **Lies within or crosses the surveyed property - its location is shown.**

16. Easement to Madison Metropolitan Sewerage District recorded as Document No. 1275753. **Lies within or crosses the surveyed property - its exact location cannot be determined from the record document - its location is shown based on located manholes.**

17. Right of Way Authorization to Waunakee Telephone Company recorded as Document No. 1283983. **Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

18. Easement Deed recorded as Document No. 2057132. **Does not lie within or cross the surveyed property - its location is not shown.**

19. Easement to Wauankee Telephone Company recorded as Document No. 2586036. **Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

20. Easement Deed by Court Order recorded as Document No. 5011670. **Lies within or crosses the surveyed property - its location is shown.**

21. Easement Deed recorded as Document No. 2694025. **Does not lie within or cross the surveyed property - its location is not shown.**

C. Flood Note
According to flood insurance rate map of the Village of Westport, community panel number 55025C0241H, effective date of 9/17/2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain). Area West of the railroad tracks are not a part of this survey.

E. Municipal Zoning
The zoning information listed below is taken from the Village of Waunakee website - site is zoned A-1, Exclusive Agriculture District

Front setback - 40'

Side yard setback - 100'

Rear yard setback - 100'

Maximum height - 35'

The zoning information for the Town of Westport is not listed on their website.

F. Notes
As to table A item 11
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. 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.
As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

As to table A item 15
Rectified orthophotography, photogrammetric mapping, airborne/mobile imaging and/or other similar products, tools or technologies were utilized as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary.
The ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) have been disclosed in the contract.
Source: Unmanned Aerial Vehicle (UAV) DJI M300 RTK, Phoenix LiDAR miniRanger-3 Lite
Date: Jul 13, 2023
Precision Aerial LiDAR: 72.1 pts/square meter per swath

There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction or observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

Parcels 1 and 4 West of the Wisconsin and Southern railroad are not included in this survey.

To: Knight Barry Title Services LLC, Stewart Title Guaranty Company, OneEnergy Development, LLC, Madison Gas & Electric 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, 6(a), 6(b), 7(a), 7(b)(1), 8, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on July 18, 2023.

Date of Plat or Map: July 21, 2023

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

Michael J. Ratzburg
Professional Land Surveyor
Registration Number S-2236
michael.ratzburg@rasmith.com



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