

SCHEDULE B - TITLE ITEMS

Being the same property surveyed as described in a Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-1097694-CO, Dated December 10, 2021, Revised December 13, 2021.

Schedule B items not listed below are not considered to be survey related matters.

- 11 Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes. **DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN**
- 12 Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated February 12, 1969, recorded/filed June 20, 1969 as Document No. 1243755. (Affects Parcel 2) **AS SHOWN**
- 13 Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 765 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **UNDEFINED - NOT SHOWN**
- 15 Utility Easement to Wisconsin Telephone Company, dated May 23, 1983, recorded/filed May 25, 1983 as Document No. 1781369. **AS SHOWN**
- 16 Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated September 15, 1983, recorded/filed November 01, 1983 as Document No. 1807605. (Affects Parcel 2) **AS SHOWN**
- 17 Utility Easement to Dane County, a Wisconsin municipal corporation, dated November 14, 1984, recorded/filed November 20, 1984 as Document No. 1859305. **AS SHOWN**
- 21 Sewer Easement to Kegonsa Joint Sanitary District, dated January 05, 1988, recorded/filed February 08, 1988 as Document No. 2065819. **NOT ENOUGH INFORMATION TO PLOT - NOT SHOWN**
- 24 Sewer Easement to Kegonsa Joint Sanitary District, dated February 29, 1988, recorded/filed March 21, 1988 as Document No. 2071161. **NOT ENOUGH INFORMATION TO PLOT - NOT SHOWN**
- 26 Gas Line Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated July 27, 1993, recorded/filed September 03, 1993 as Document No. 2512780. (Affects Parcel 2) **UNDEFINED - NOT SHOWN**
- 28 Restrictions for Maintenance of Stormwater Management Measures recorded on February 24, 2010 as Document No. 4637123. (Affects Parcel 2) **BLANKET ON PARCEL 2 - NOT SHOWN**
- 29 Utility Easement to Charter Cable Partners, LLC, dated February 10, 2010, recorded/filed April 30, 2010 as Document No. 4651873. (Affects Parcel 2) **NOT ENOUGH INFORMATION TO PLOT - NOT SHOWN**
- 30 Gas Line Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated September 10, 2014, recorded/filed September 12, 2014 as Document No. 5097850. (Affects Parcel 2) **AS SHOWN**
- 31 Utility Easement to County of Dane, a Wisconsin municipal corporation, dated October 08, 2014, recorded/filed November 20, 2014 as Document No. 5112008. (Affects Parcel 2) **AMBIGUOUS DESCRIPTION - NOT SHOWN**
- 32 Nonexclusive Installation and Service Agreement upon the terms, conditions and provisions contained therein:
 Dated: February 17, 2017
 Parties: Charter Cable Partners, LLC and Bay View Heights, Inc.
 Recorded: March 29, 2017
 Instrument No.: 5314975 (Affects Parcel 2) **NOT ENOUGH INFORMATION TO PLOT - NOT SHOWN**

SURVEY NOTES

- The bearing base for this survey originated from Dane County Coordinate System - NAD83 (2011).
- This property is designated by Dane County, as Tax Map Parcels: 0610-262-8250-0 and 0610-262-9000-3.
- This property has an area of 2,133,311 square feet or 48.97 acres of land.
- In response to Table A, Item 8, all significant features observed on the subject property are shown on the map.
- In response to Table A, Item 9, there were no striped parking spaces on the subject property.
- In response to Table A, Item 10, there were no party walls observed on the subject property.
- In response to Table A, Item 11(a), utilities shown hereon are based on observed surface evidence of underground utilities. No plans or reports have been provided for the surveyor.
- In response to Table A, Item 14, the nearest intersecting streets are Schneider Road which is 1/4 mile north and Lake Kegonsa Road which is 1/4 mile south of the subject property.
- In response to Table A, Items 16 and 17, there was no observable evidence of earth moving work, building construction or additions, and no known proposed changes in right of way lines, recent street or sidewalk construction or repairs.
- There was no observable evidence of cemeteries found during the time fieldwork was performed.
- Interior bituminous roadways appear to be public 49.5' wide and named as shown.
- The property has direct access to US Highway 51, and all interior roadways, which are public right of ways.
- This survey is to be relied upon only by the parties located in the certification of this survey.
- This survey is not intended for construction or design purposes.
- In response to Table A, Item 18, the following items, if any, are plotted on the survey to the extent referenced on the applicable title commitment, 1: all plottable areas denoted in the reciprocal easement agreements and, 2: the boundary limits only of all offsite appurtenant easements.
- There were a total of 220 mobile home sites, three of which were vacant, observed. All mobile home sites have room to park two vehicles and utility hookups.
- There was no observable evidence of oil, gas, or mineral exploration, extraction, or drilling on or under the subject property
- Roadways and parking areas are bituminous. All other surface area is natural grass or soil.

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zones A and X of the Flood Insurance Rate Map, Community No. 550077, Map No. 55025C0608H, which bears an effective date of 9/17/2014 and is not in a Special Flood Hazard Area as provided on FEMA's website [http://msc.fema.gov]. As indicated by a firmette, it is our understanding that this community does currently participate in the program. No field surveying was performed to determine this zone

Surveyor's File Name and/or No.: 21-0772
Surveyor's Reference Project No./Name: REALM - STOUGHTON, WI
CAD Operator: TMH

Survey Performed and Drafted By:



Healy Land Surveying
 P.O. Box 221
 Niagara, WI 54151
 Phone: 715-548-0566
 info@healysurveying.com

For Questions & Comments & Updates on this survey please contact info@RealmLandServices.com or call 571-208-2090

SEE SHEET 2 OF 4 FOR SITE IMPROVEMENTS
 SEE SHEET 3 OF 4 FOR AERIAL PHOTO
 SEE SHEET 4 OF 4 FOR INTERIOR ROADS AND UTILITIES

POTENTIAL ENCROACHMENTS

- A BUILDING SITS OVER PROPERTY LINE AS SHOWN
- B BUILDING SITS WITHIN 75' SETBACK LINE PER AERIAL PHOTO - SEE SHEET 3 OF 4

LEGEND AND LINE TABLE

SEE SHEET 2 OF 4 FOR LEGEND OF SYMBOLS USED AND BOUNDARY LINE DATA TABLE

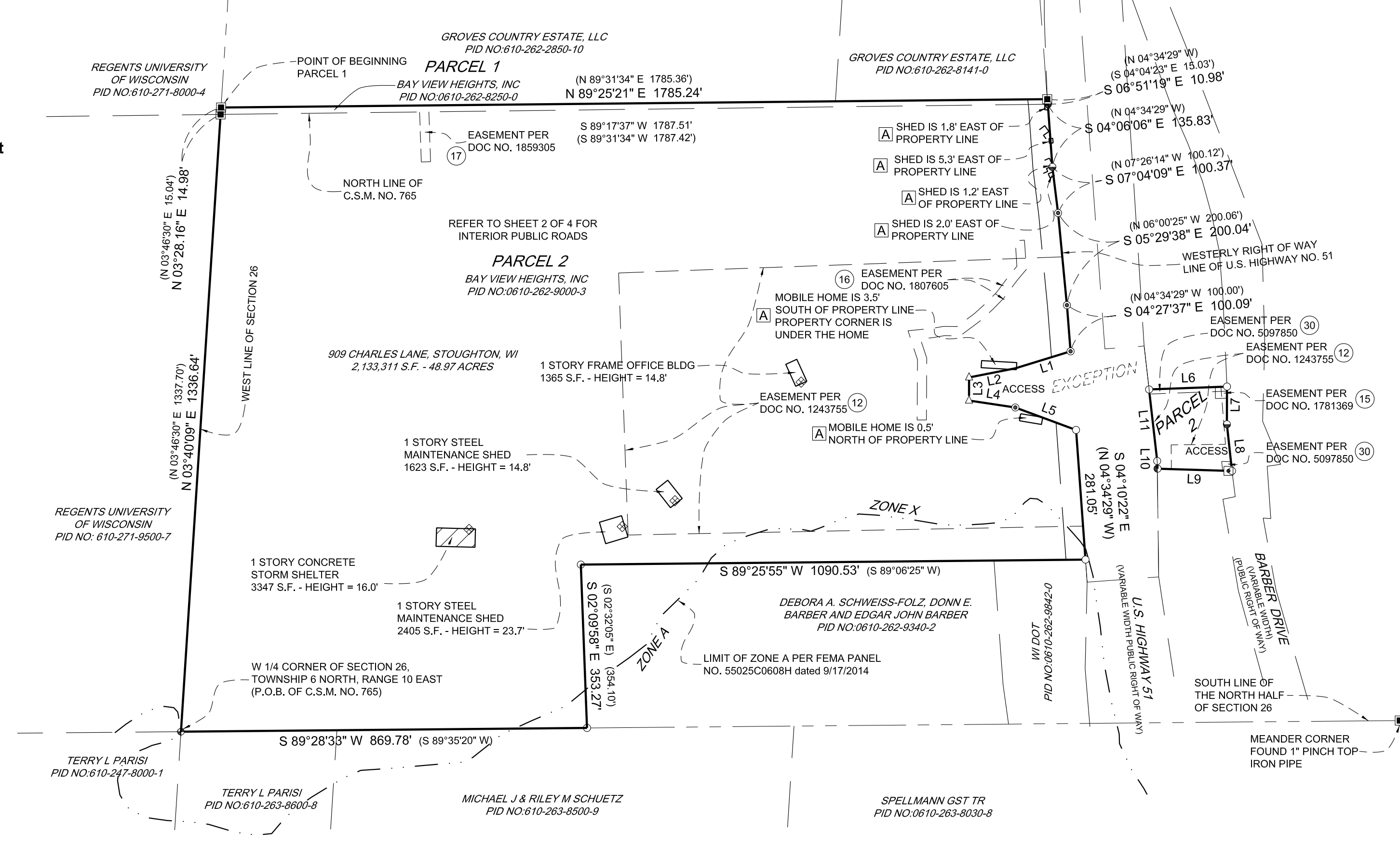
LINE	MEASURED BEARING	RECORD BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	S 72°52'17" W	(N 72°34'06" E)	124.69'	(124.13')
L2	S 78°51'26" W	(N 78°27'19" E)	101.98'	(101.88')
L3	S 00°10'02" W	(N 00°14'05" W)	50.00'	(50.00')
L4	S 81°30'02" E	(N 81°12'14" W)	101.24'	(101.12')
L5	S 69°41'38" E	(N 70°14'49" W)	139.82'	(139.87')
L6	N 87°53'58" E	(N 87°53'58" E)	168.40'	
L7	S 00°03'34" W	(S 01°57'30" E)	81.49'	(81.30')
L8	S 08°12'10" E	(S 04°19'30" E)	101.49'	(101.45')
L9	N 88°14'12" W	(N 88°05'40" W)	160.92'	(159.08')
L10	N 02°44'50" W	(N 02°44'50" W)	16.51'	
L11	N 06°27'55" W	(N 06°51'55" W)	155.76'	

TITLE COMMITMENT(RECORD) LEGAL DESCRIPTION

PARCEL 1:
 PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 06 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 26; THENCE NORTH 03° 46' 30" EAST, ALONG THE WEST LINE OF SAID SECTION 36, 1336.37 FEET, TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 765, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING, ALONG SAID WEST LINE NORTH 03° 46' 30" EAST, 15.04 FEET; THENCE NORTH 89° 31' 34" EAST, 1785.36 FEET, TO THE WESTERLY RIGHT-OF-WAY OF UNITED STATES HIGHWAY "51"; THENCE SOUTH 04° 04' 23" EAST, ALONG SAID RIGHT-OF-WAY, 15.03 FEET TO A POINT ON THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 765; THENCE SOUTH 89° 31' 34" WEST, ALONG SAID NORTH LINE, 1787.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

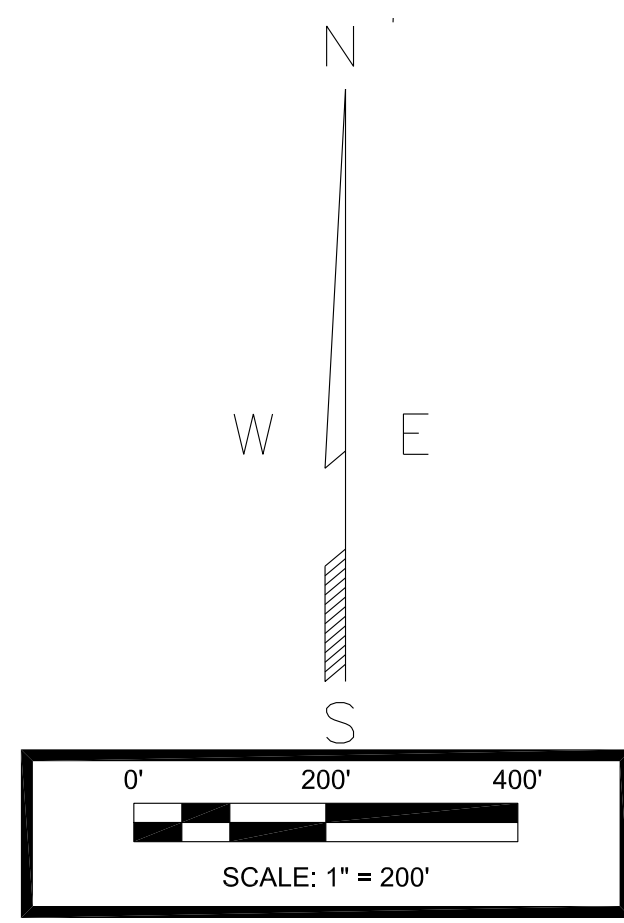
PARCEL 2:
 CERTIFIED SURVEY MAP NO. 765, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGES 314 AND 315 AS DOCUMENT NO. 1316027, IN THE TOWN OF DUNN, DANE COUNTY, WISCONSIN, EXCEPT THOSE LANDS CONVEYED TO THE TOWN OF DUNN AS SET FORTH IN THE QUIT CLAIM DEED RECORDED IN VOLUME 168 OF RECORDS, PAGE 427 AS DOCUMENT NO. 1261987, FURTHER EXCEPTING THOSE LANDS CONVEYED TO THE TOWN OF DUNN AS SET FORTH IN THE WARRANTY DEED RECORDED IN VOLUME 236 OF RECORDS, PAGE 406 AS DOCUMENT NO. 1320121, AND ALSO EXCEPTING THAT PART CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION BY THE DEED RECORDED IN VOLUME 4434 OF RECORDS, PAGE 41 AS DOCUMENT NO. 1777855.

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ZONING INFORMATION

ZONING INFORMATION TABLE	
Zoned:	MFR-6 (Multi-Family Residential), AT-35 (Agriculture Transition), and NR-C (Natural Resource Conservancy)
Permitted Use:	Manufactured Housing Park (by condition use permit)
Observed Use:	Manufactured Housing Park
Zoning Regulations can and do change, the local jurisdiction is the authoritative source and can be reached at: Dane County, Wisconsin 608-266-4374	
Bulk Restrictions:	
1. Minimum building setbacks:	County trunk highways property line: 42'
	Building separation: 10'
2. Minimum lot area:	660,000 square feet
3. Minimum park recreation area:	1.26 acres
Parking Information:	
Employees:	1 per 1.3 employees
Units:	2 per residential unit (tandem parking permitted) (220 units x 2 = 440 spaces)
Visitors:	1 space per every 4 units (220 / 4 = 55 spaces)
Total Spaces Required:	495 (440 + 55)
The subject has 495 parking spaces. Each unit has 2 spaces per unit; per a visual review of Google Earth, the subject shows additional parking along the streets to allow for an additional 55 visitor spaces.	
Total regular striped spaces provided:	0
Total handicap striped spaces provided:	0
Total combined striped spaces provided:	0
Source of Zoning Information:	
Armada Analytics - Armada Job Reference No.: 254570	



ALTA/NSPS LAND TITLE SURVEY

Bayview Heights
 0003-21-0155
 909 Charles Lane
 Stoughton, WI 53589

Surveyor's Certification

To: First American Title Insurance Company; Bay View Heights Holdings LLC, a Delaware limited liability company; Bay View Heights, LLC, a Wisconsin limited liability company; Havenpark Communities, LLC, a Utah limited liability company; Fannie Mae, a corporation organized and existing under the laws of the United States, and Bellwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company, together with their respective successors and/or assigns, as their interests may appear; and Realm Land Services, Inc.

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), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof.

The field work was completed on December 14, 2021.
 Last Revision Date: December 29, 2021

THOMAS M. HEALY
 S-2546
 NIAGARA, WI

Registered Surveyor: Thomas M. Healy
 Registration Number: S-2546
 In the State of: Wisconsin

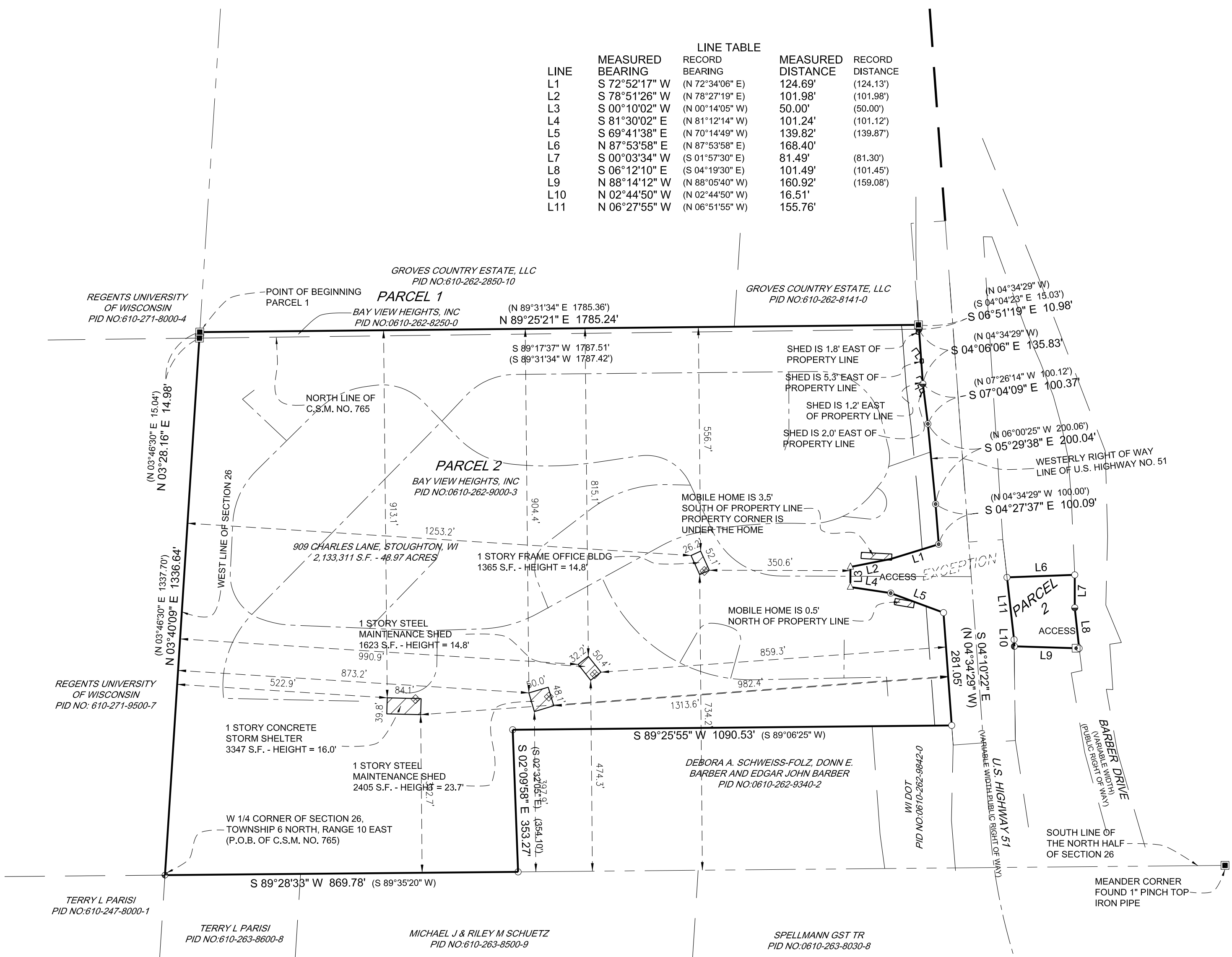
12/28/2021
 Revised: 1/24/2022

REALM PROJECT NAME: Bayview Heights
 REALM PROJECT NO.: 0003-21-0155
 SITE ADDRESS:
 909 Charles Lane, Stoughton, WI 53589

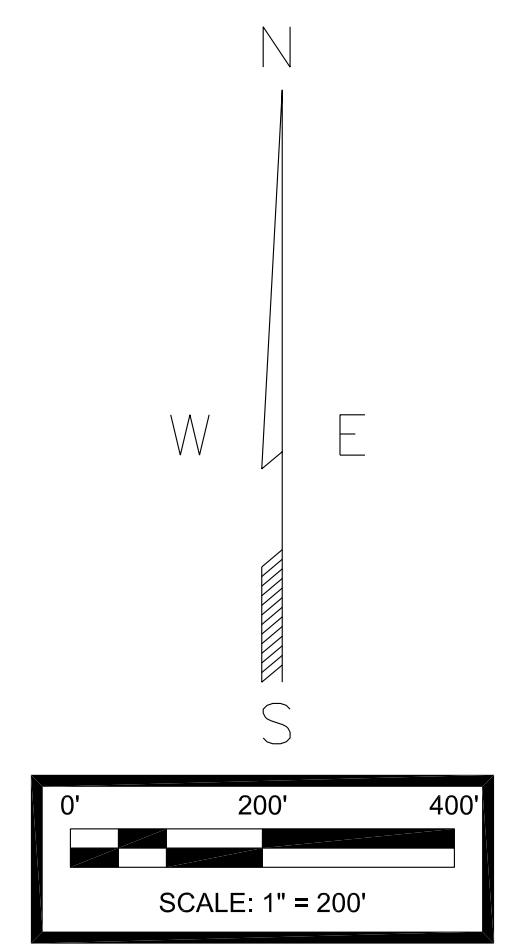
FOR QUESTIONS & COMMENTS & UPDATES ON THIS SURVEY PLEASE CONTACT:

REALM LAND SERVICES, Inc.
 Info@RealmLandServices.com
 Phone Number: 571-208-2090

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- ### LEGEND OF SYMBOLS AND ABBREVIATIONS
- ◆ FOUND ALUMINUM MONUMENT
 - FOUND 5/8" REBAR
 - FOUND 3/4" REBAR
 - FOUND 1" IRON PIPE
 - FOUND 1/2" IRON PIPE
 - FOUND IRON MONUMENT WITH WISDOT PLASTIC CAP
 - FOUND MAGNETIC SURVEY NAIL
 - SET 1.25" OUTSIDE DIAMETER x 24" IRON PIPE WEIGHING 1.68 LBS/FT W/ PLASTIC CAP BEARING PLS NO. 2546
 - △ SET MAGNETIC SURVEY NAIL
 - (XXX) RECORD DATA
 - ▨ EXISTING BUILDING
 - ◇ LOCATION OF BUILDING HEIGHT
 - ▨ CONCRETE SURFACE
 - ⊕ POWER POLE
 - OVERHEAD POWER LINE
 - ⊕ ELECTRIC TRANSFORMER
 - * LIGHT POLE
 - ⊕ COMMUNICATION PEDESTAL
 - ⊕ SEWER MANHOLE
 - CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - STORM PIPE
 - ⊕ SIREN



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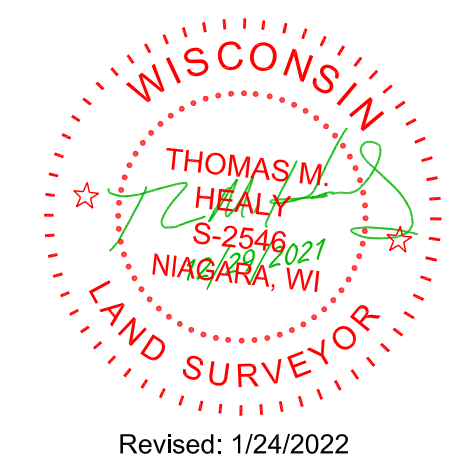
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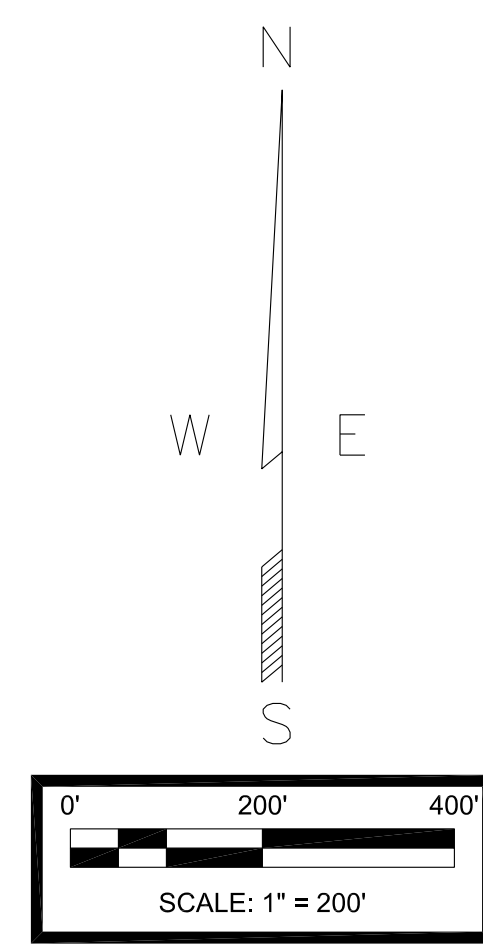


Revised: 1/24/2022

SEE SHEET 1 OF 4 FOR BOUNDARY AND TITLE DATA
 SEE SHEET 3 OF 4 FOR AERIAL PHOTO
 SEE SHEET 4 OF 4 FOR INTERIOR ROADS AND UTILITIES



POTENTIAL ENCROACHMENTS
 [B] BUILDING SITS WITHIN 42' SETBACK LINE PER AERIAL PHOTO



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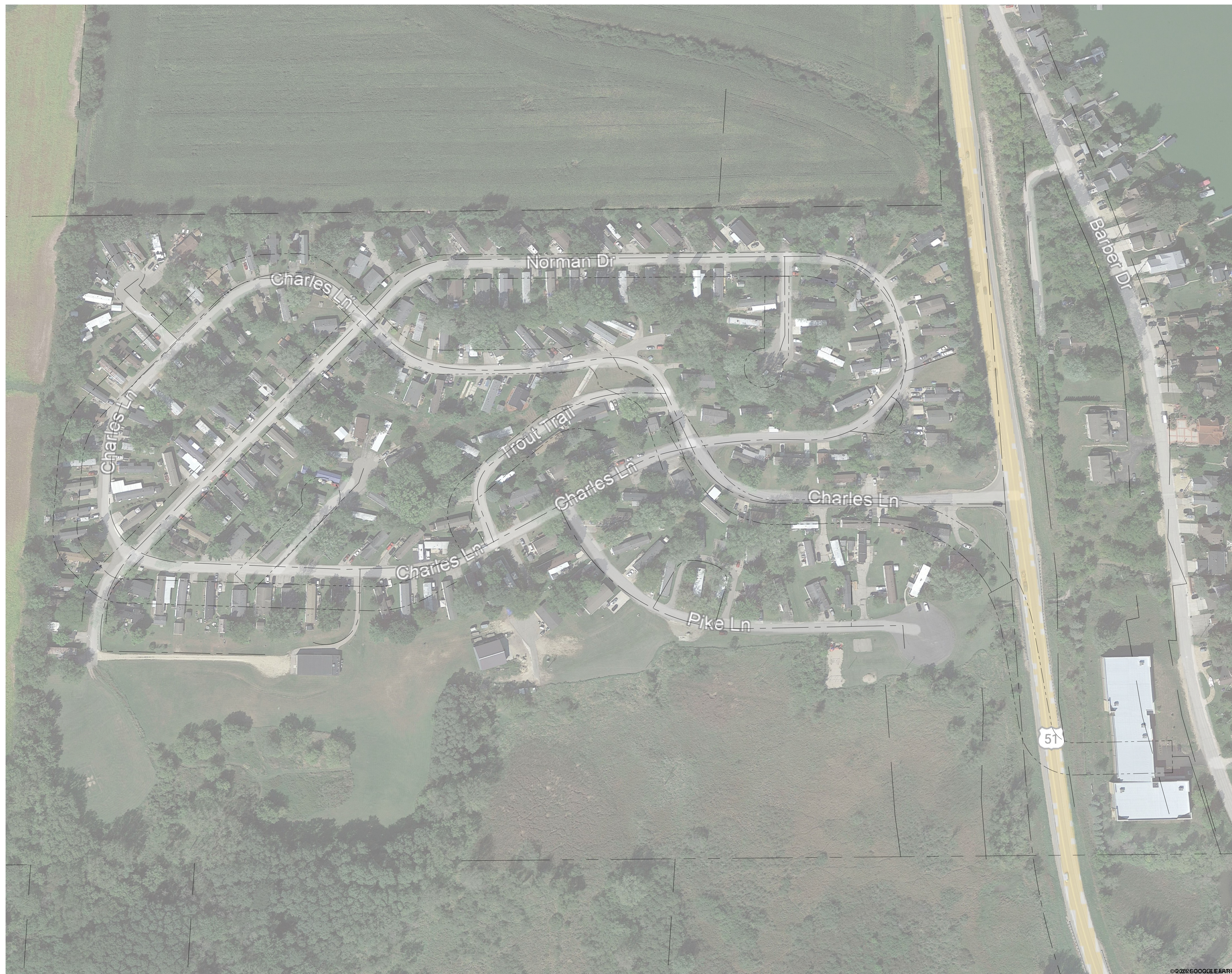
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Revised: 1/24/2022
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SURVEYOR'S NOTE:

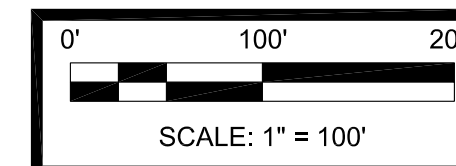
According to recorded deeds, Document Nos. 1261987 and 1320121, the Town of Dunn appears to be the owner of Bass Circle, Trout Trail, Perch Court, Northern Court, Norman Drive and Charles Lane. The record descriptions are vaguely written, appear to have typographical errors and do not fit the as-built roadways as shown hereon.

According to an unrecorded affidavit from Donn E. Barber, Shareholder of Bay View Heights, Inc., dated December 30, 2021, the Town of Dunn owns Pike Lane, Charles Lane from Pike Lane to US Highway 51 and Norman Drive from Charles Lane to US Highway 51, as well as the unnamed road extending east from the southwesterly terminus of Norman Drive. The affidavit also states that the remaining roads are privately owned by Bay View Heights, Inc.

DENOTES TYPICAL GAS AND ELECTRIC SERVICE HOOKUPS



Revised: 1/24/2022



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