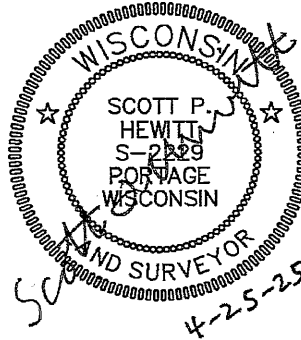


As prepared by:

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 325-99



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 605-493

DWG. 325-99CSM

SHEET 1 OF 10

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____ Page _____

BEING LOT 1, C.S.M. NO. 6574 AS RECORDED IN VOLUME 49 OF C.S.M.S, PAGE 34 AS DOCUMENT NO. 959258,
LOT 1, C.S.M. NO. 6862 AS RECORDED IN VOLUME 51 OF C.S.M.S, PAGE 110 AS DOCUMENT NO. 979509
AND LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE
SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E,
CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

CONTAINING:
1,893,713 SQ.FT.
- 43.47 ACRES

DEDICATED
TO THE
PUBLIC
17,601 SQ.FT.
0.40 ACRES

BUSINESS
U.S.H. 151

WI D.O.T. R/W
PROJ. 3061-01-21
(N45°38'15"E)
655.00'
286.73'

STH 73
PARK AVENUE

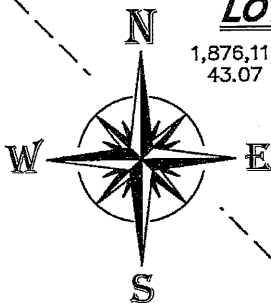
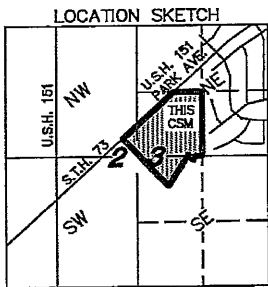
LOT 1
C.S.M. 6574
(520-236)

PARCEL 11211-1192.01

SW1/4-NE1/4

LOT 1

1,876,112 SQ.FT.
43.07 ACRES



LOT 1

C.S.M. 6862
(823-381)

PARCEL 11211-1508.16

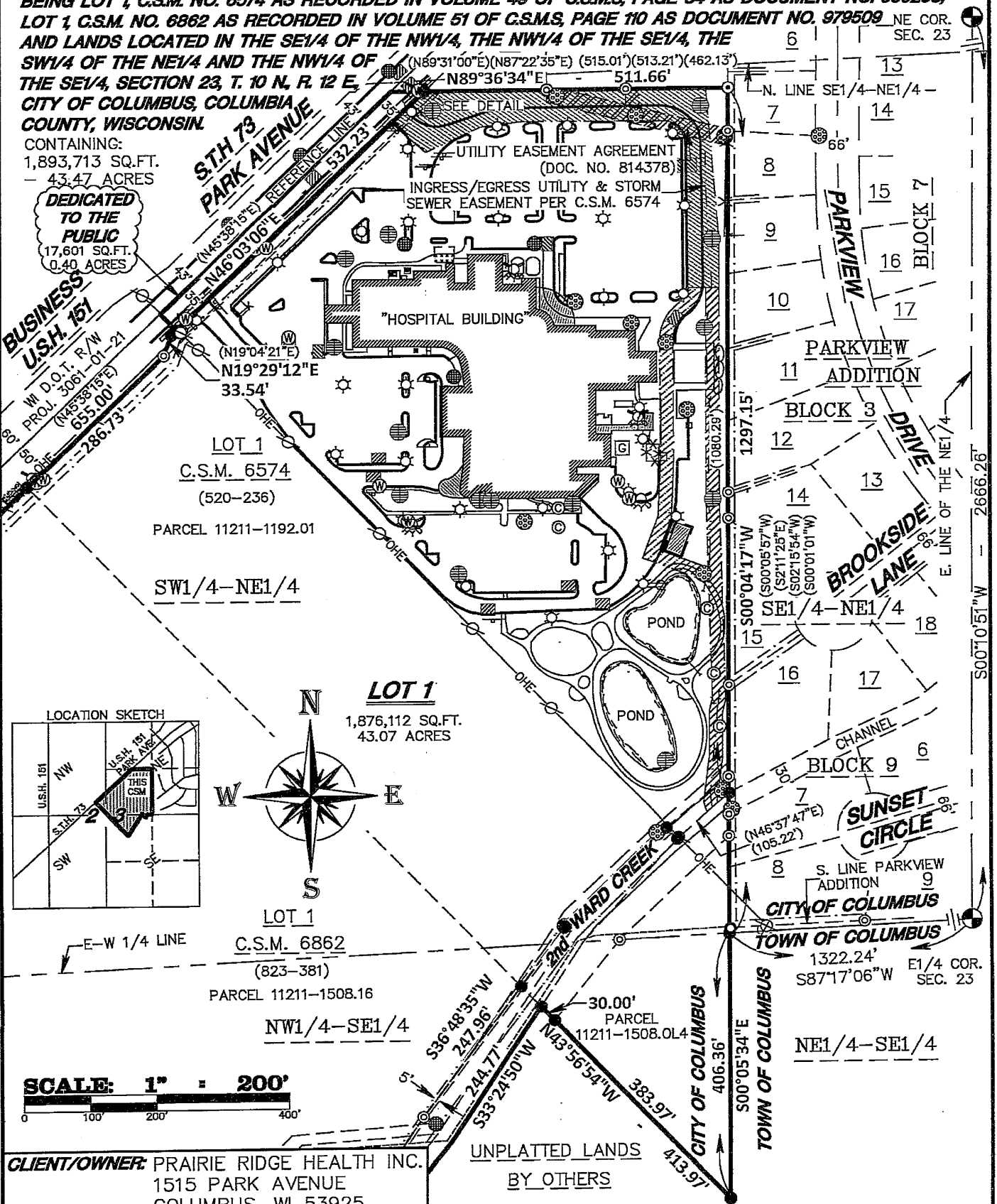
NW1/4-SE1/4

SCALE: 1" = 200'

0 100' 200' 400'

CLIENT/OWNER: PRAIRIE RIDGE HEALTH INC.
1515 PARK AVENUE
COLUMBUS, WI 53925

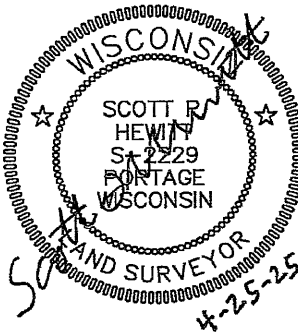
UNPLATTED LANDS
BY OTHERS



As prepared by:

G & A GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
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E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 325-99



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 605-493

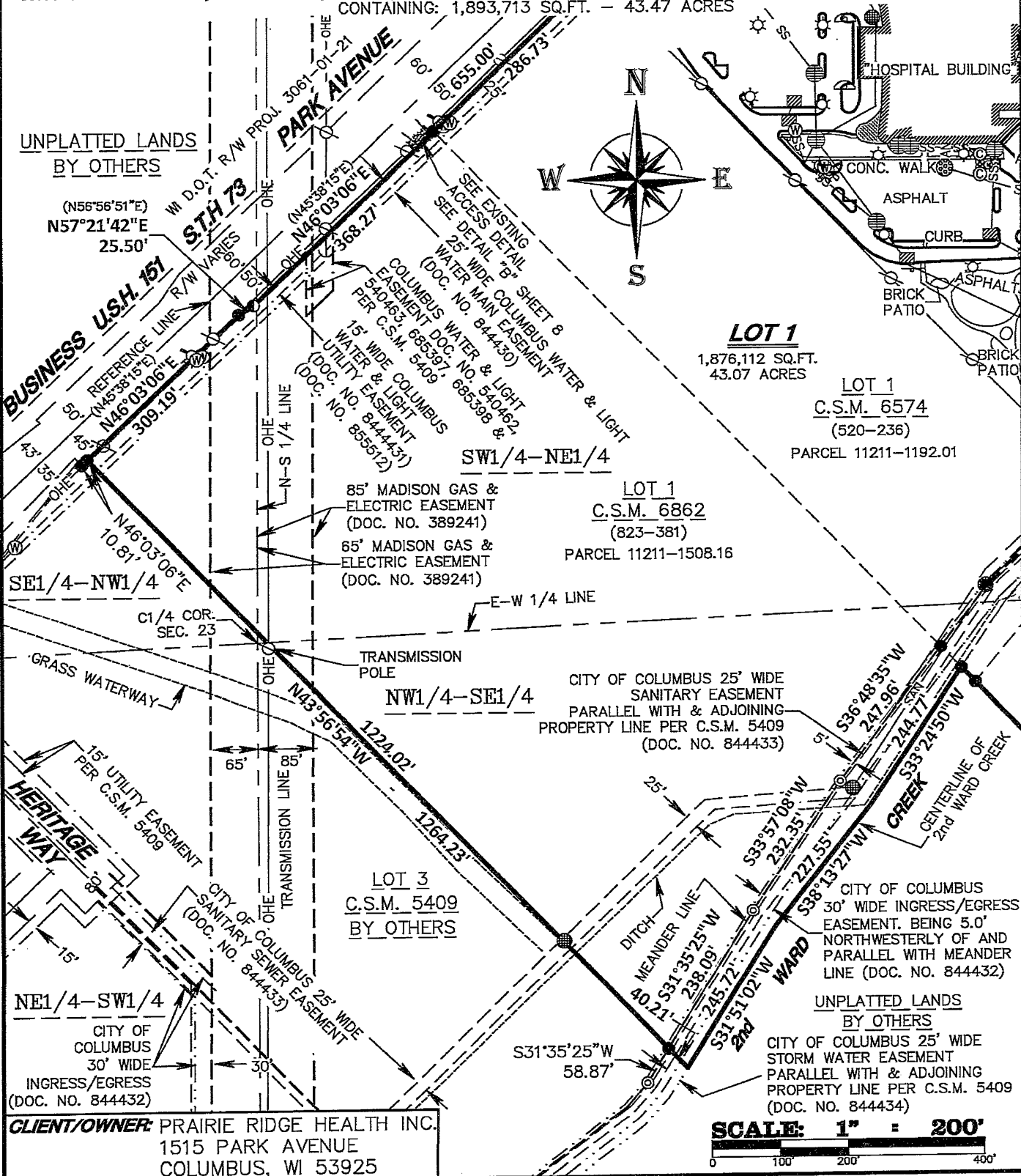
DWG. 325-99CSM

SHEET 2 OF 10

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

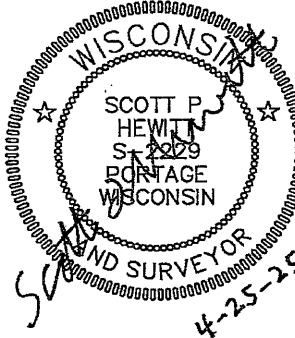
BEING LOT 1, C.S.M. NO. 6574 AS RECORDED IN VOLUME 49 OF C.S.M.S, PAGE 34 AS DOCUMENT NO. 959258,
LOT 1, C.S.M. NO. 6862 AS RECORDED IN VOLUME 51 OF C.S.M.S, PAGE 110 AS DOCUMENT NO. 979509 AND
LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4 AND THE
NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN
CONTAINING: 1,893,713 SQ.FT. - 43.47 ACRES



As prepared by:

GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 325-99



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 605-493

DWG. 325-99CSM SHEET 3 OF 10

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

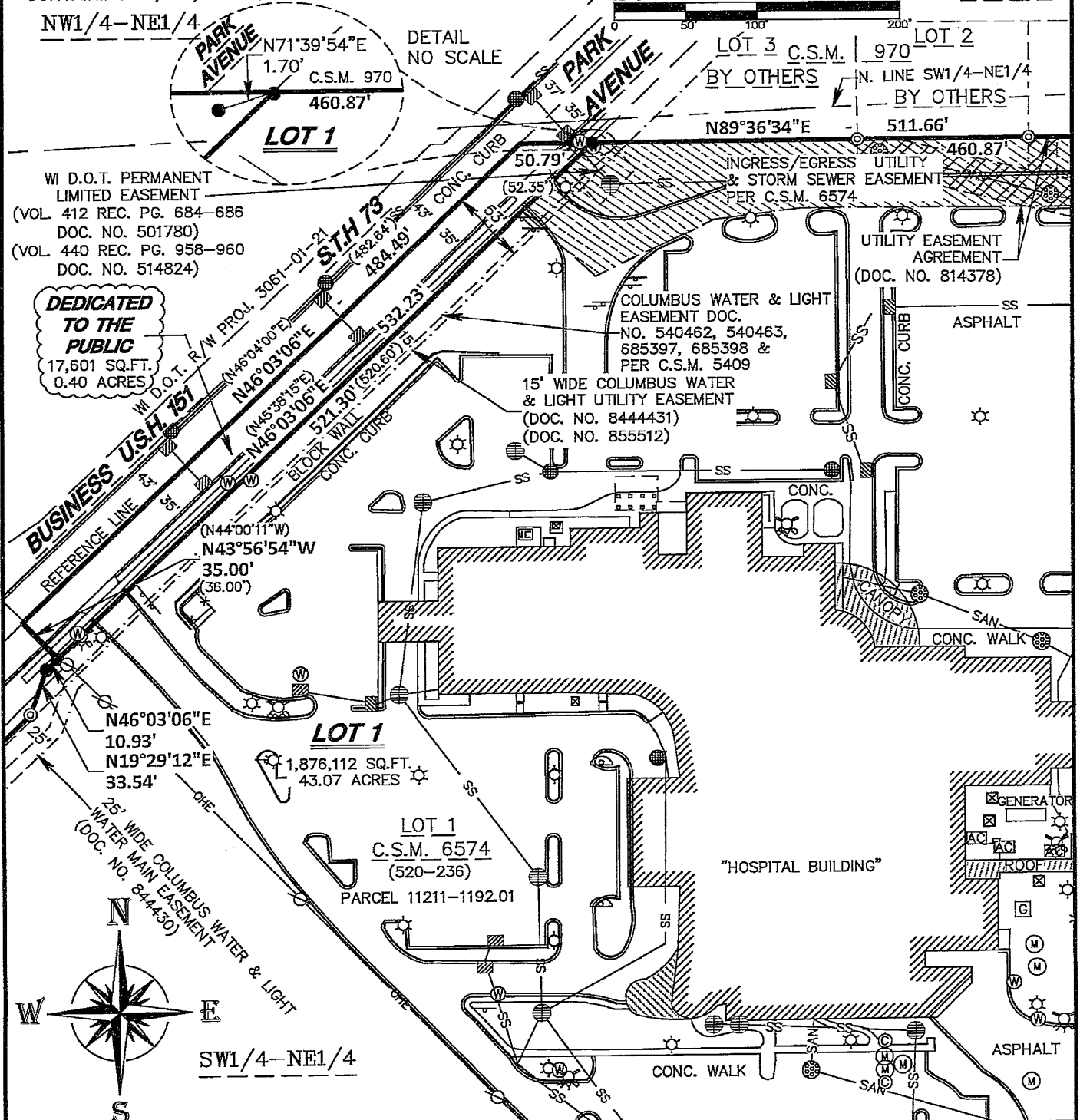
GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 6574 AS RECORDED IN VOLUME 49 OF C.S.M.S, PAGE 34 AS DOCUMENT NO. 959258,
LOT 1, C.S.M. NO. 6862 AS RECORDED IN VOLUME 51 OF C.S.M.S, PAGE 110 AS DOCUMENT NO. 979509 AND
LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4 AND THE
NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN
CONTAINING: 1,893,713 SQ.FT. - 43.47 ACRES

SCALE: 1" = 100'

OUTLOT 1



CLIENT/OWNER: PRAIRIE RIDGE HEALTH INC.
1515 PARK AVENUE
COLUMBUS, WI 53925

As prepared by:

GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SJUER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 325-99



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 605-493

DWG. 325-99CSM

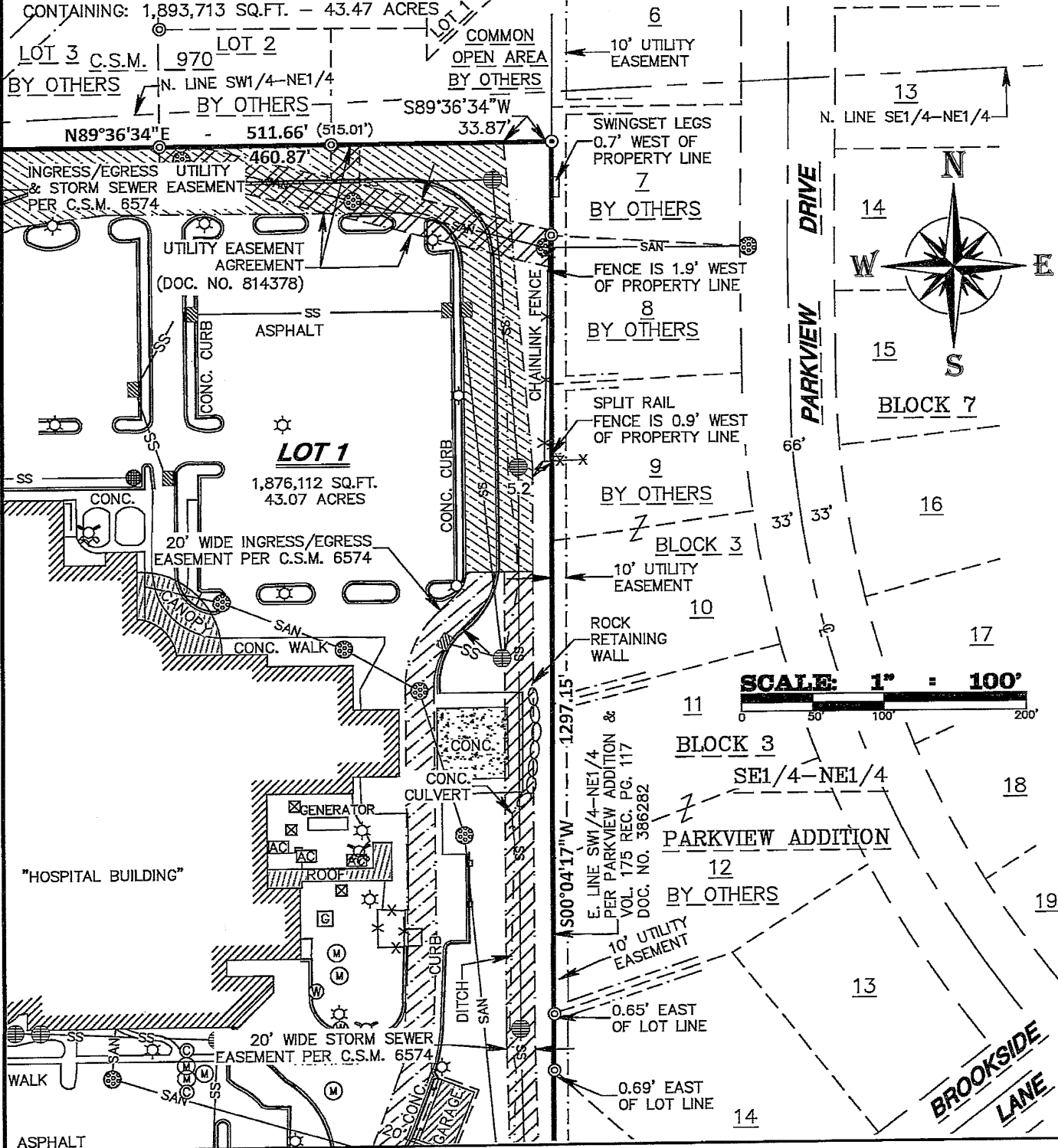
SHEET 4 OF 10

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 6574 AS RECORDED IN VOLUME 49 OF C.S.M.S, PAGE 34 AS DOCUMENT NO. 959258,
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LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4 AND THE
NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.
CONTAINING: 1,893,713 SQ.FT. - 43.47 ACRES



CLIENT/OWNER:

PRAIRIE RIDGE HEALTH INC.
1515 PARK AVENUE
COLUMBUS, WI 53925

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES

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(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 325-99

DRAFTED BY: T. KASPER

CHECKED BY: IG

PROJ. 605-493

DWG. 325-99CSM

SHEET 5 OF 10

SEAL:



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

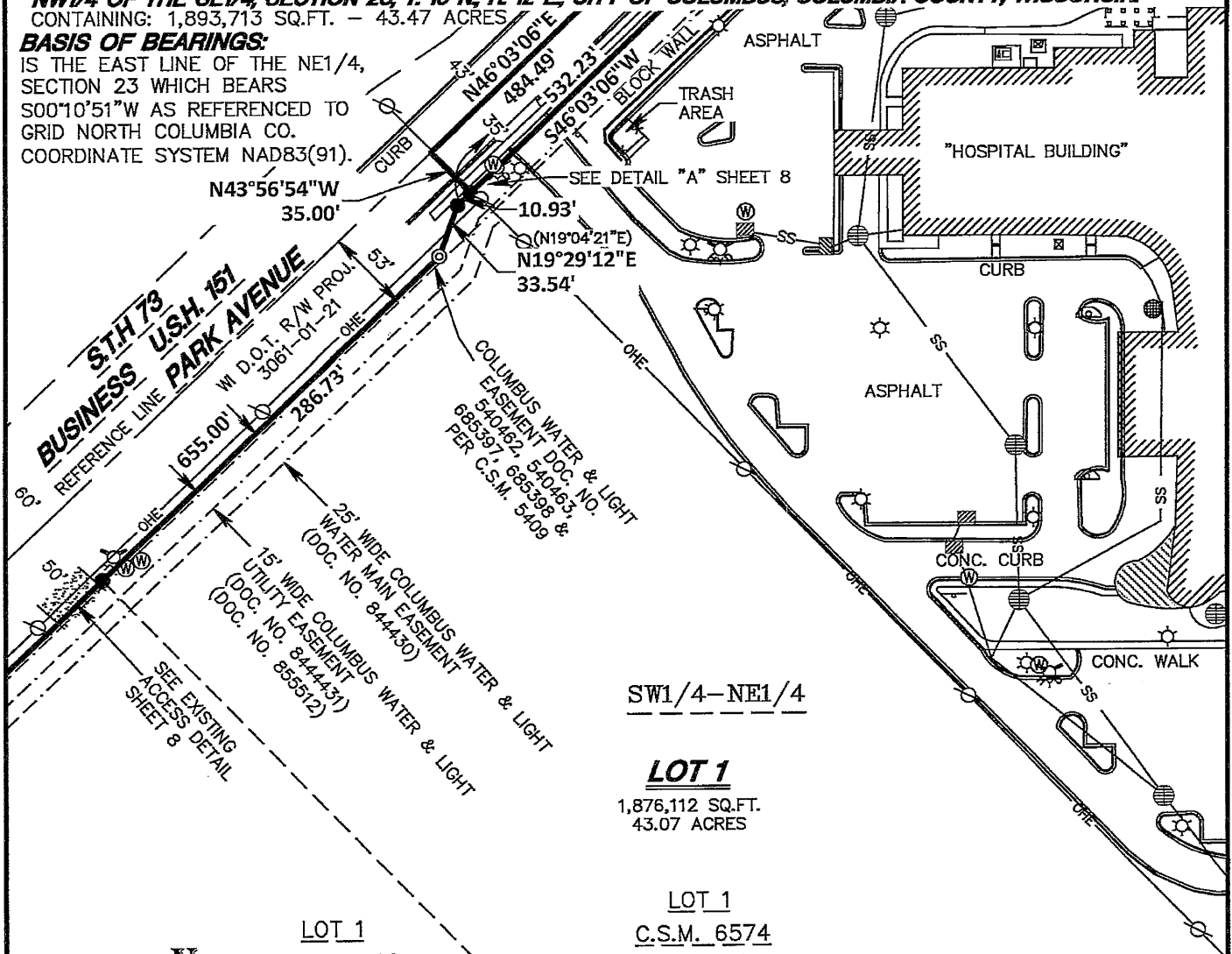
GENERAL LOCATION

Volume _____, Page _____

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LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4 AND THE
NW1/4 OF THE SE1/4, SECTION 23, T. 10 N., R. 12 E., CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.
CONTAINING: 1,893,713 SQ.FT. - 43.47 ACRES

BASIS OF BEARINGS:

IS THE EAST LINE OF THE NE1/4,
SECTION 23 WHICH BEARS
S00°10'51"W AS REFERENCED TO
GRID NORTH COLUMBIA CO.
COORDINATE SYSTEM NAD83(91).



SW1/4-NE1/4

LOT 1

1,876,112 SQ.FT.
43.07 ACRES

LOT 1

C.S.M. 6574
(520-236)

PARCEL 11211-1192.01

LOT 1
C.S.M. 6862
(823-381)

PARCEL 11211-1508.16

ZONING

ZONED B-2 HIGHWAY
COMMERCIAL DISTRICT
SETBACKS
FRONT = 50'
REAR = 20'
INTERIOR SIDE = 20'
CORNER SIDE = 30'

NOTE: SUBJECT TO COLUMBUS RURAL
ELECTRIC COOPERATIVE EASEMENT ALONG
S.T.H. 73 RIGHT OF WAY (VOL. 188
DEEDS PG. 602 DOC. NO. 225241)

NOTE: SUBJECT TO DECLARATION OF
CONDITIONS, COVENANTS AND
RESTRICTIONS FOR MAINTENANCE OF
STORMWATER MANAGEMENT MEASURES
(DOC. NO. 861337)

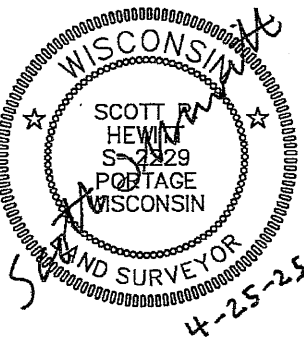
CLIENT/OWNER:

PRAIRIE RIDGE HEALTH INC.
1515 PARK AVENUE
COLUMBUS, WI 53925

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
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PHONE: PORTAGE: (808) 742-7766 SAUK: (808) 644-8877
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. **325-99**



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 605-493

DWG. 325-99CSM

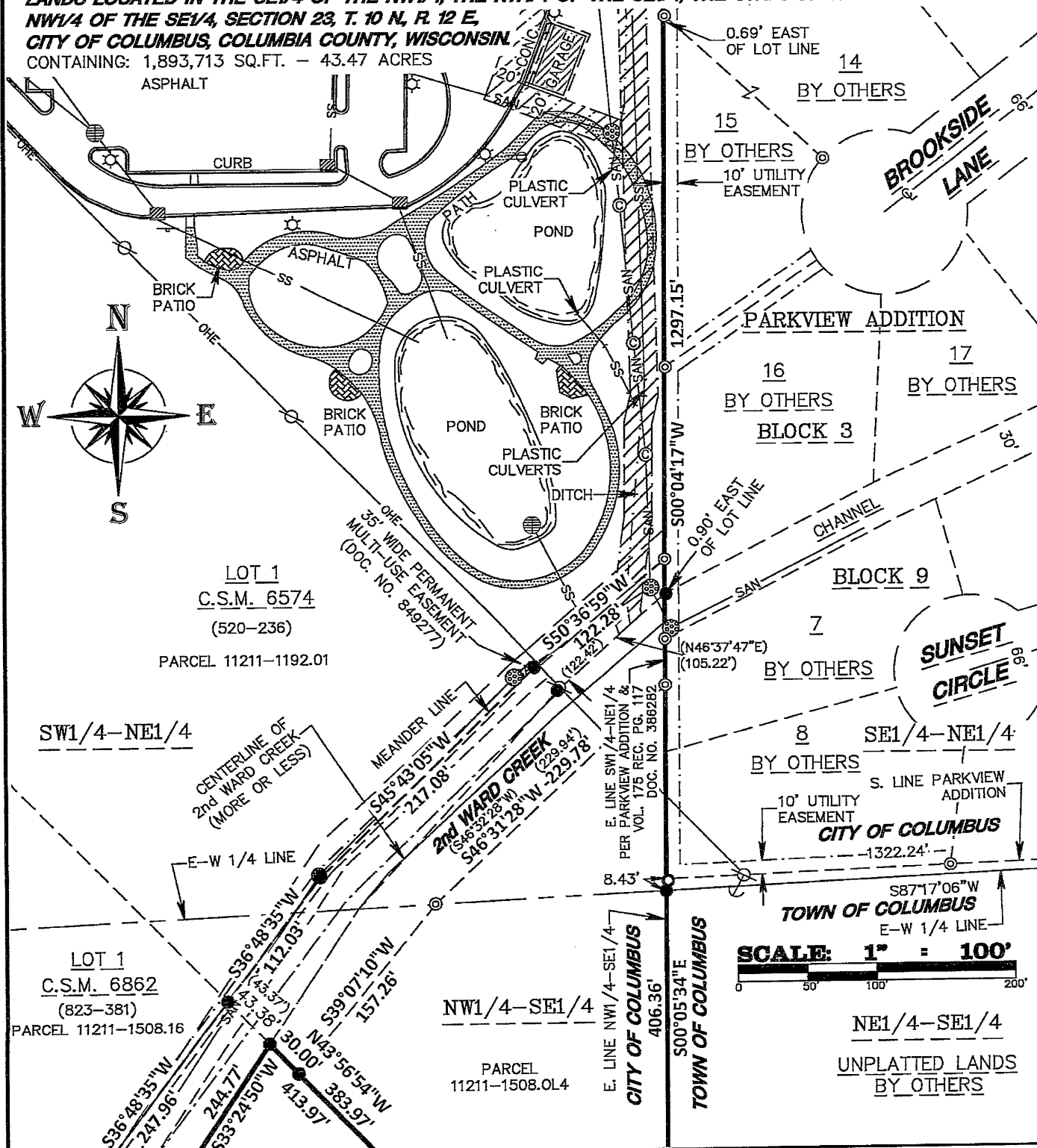
SHEET 6 OF 10

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

Volume _____ Page _____

BEING LOT 1, C.S.M. NO. 6574 AS RECORDED IN VOLUME 49 OF C.S.M.S, PAGE 34 AS DOCUMENT NO. 959258,
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NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E,
CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.
CONTAINING: 1,893,713 SQ.FT. — 43.47 ACRES



CLIENT/OWNER:

PRAIRIE RIDGE HEALTH INC.
1515 PARK AVENUE
COLUMBUS, WI 53925

As prepared by:

G & A GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES

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G & A FILE NO. **325-99**



DRAFTED BY: T. KASPER

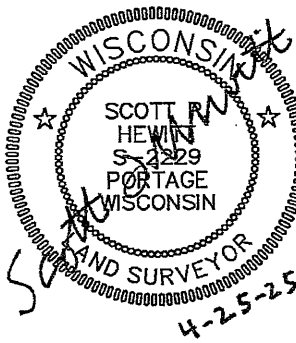
CHECKED BY: TG

PROJ. 605-493

DWG. 325-99CSM

SHEET 7 OF 10

SEAL:



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 6574 AS RECORDED IN VOLUME 49 OF C.S.M.S, PAGE 34 AS DOCUMENT NO. 959258,
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LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4 AND THE
NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

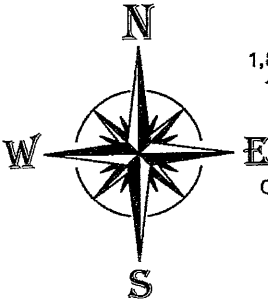
SCALE: 1" = 60'

CONTAINING: 1,893,713 SQ.FT. - 43.47 ACRES

NOTE: SHORELAND ZONING IS IN EFFECT FOR THE PROPERTY AND THERE IS A 75 FOOT SETBACK FROM THE ORDINARY HIGH WATER MARK OF THE 2nd WARD CREEK.

NOTE: THE ORDINARY HIGH WATER MARK MUST BE FIELD VERIFIED BY CITY OF COLUMBUS PLANNING AND DEVELOPMENT STAFF PRIOR TO CONSTRUCTION.

NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.



LOT 1

1,876,112 SQ.FT.
43.07 ACRES

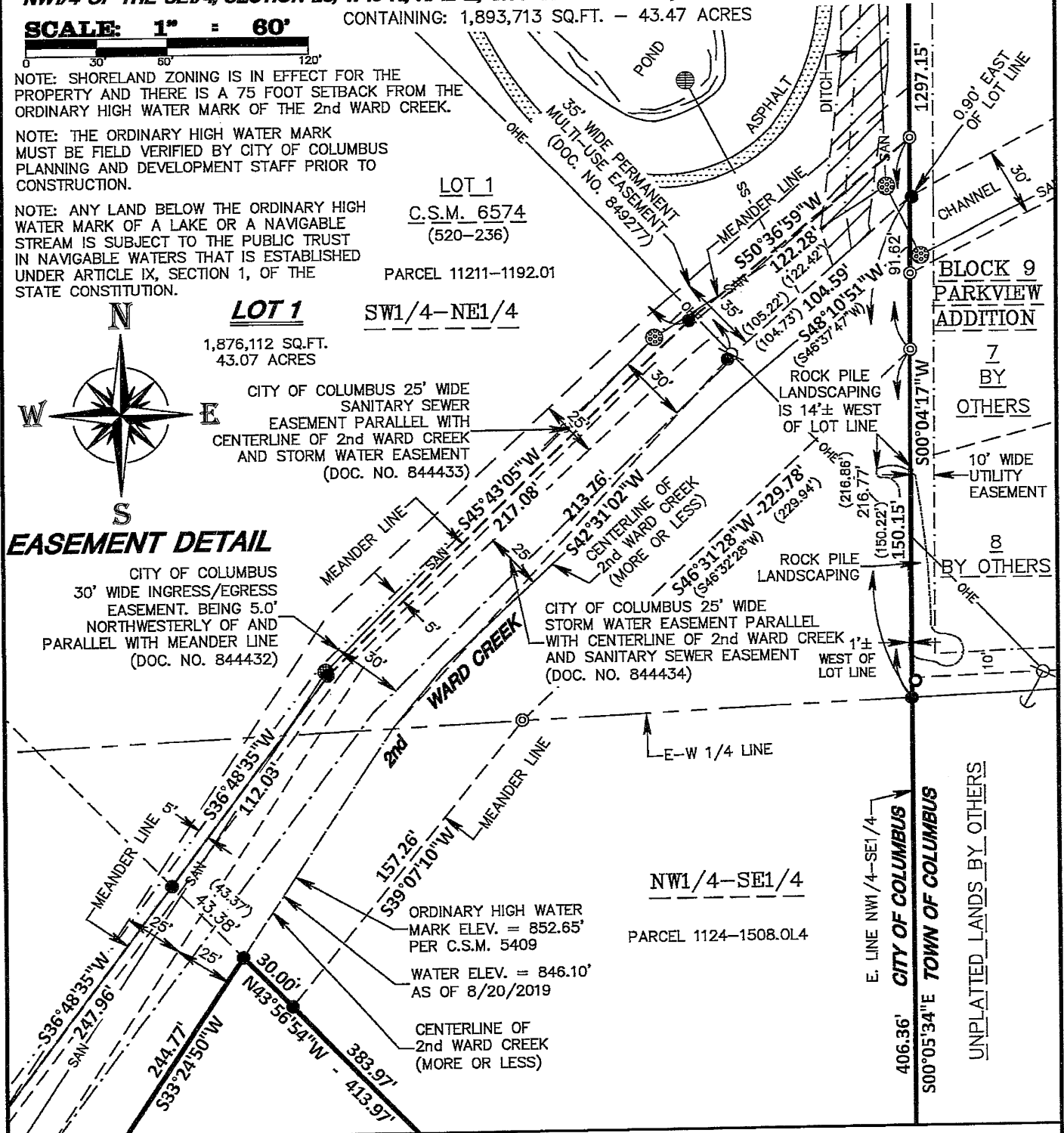
SW1/4-NE1/4

CITY OF COLUMBUS 25' WIDE
SANITARY SEWER
EASEMENT PARALLEL WITH
CENTERLINE OF 2nd WARD CREEK
AND STORM WATER EASEMENT
(DOC. NO. 844433)

EASEMENT DETAIL

CITY OF COLUMBUS
30' WIDE INGRESS/EGRESS
EASEMENT, BEING 5.0'
NORTHWESTERLY OF AND
PARALLEL WITH MEANDER LINE
(DOC. NO. 844432)

CITY OF COLUMBUS 25' WIDE
STORM WATER EASEMENT PARALLEL
WITH CENTERLINE OF 2nd WARD CREEK
AND SANITARY SEWER EASEMENT
(DOC. NO. 844434)



CLIENT/OWNER:

PRAIRIE RIDGE HEALTH INC.
1515 PARK AVENUE
COLUMBUS, WI 53925

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 325-99



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 605-493

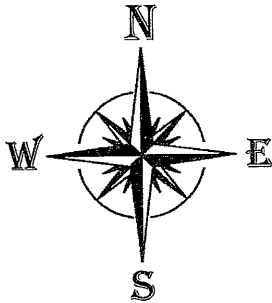
DWG. 325-99CSM SHEET 8 OF 10

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

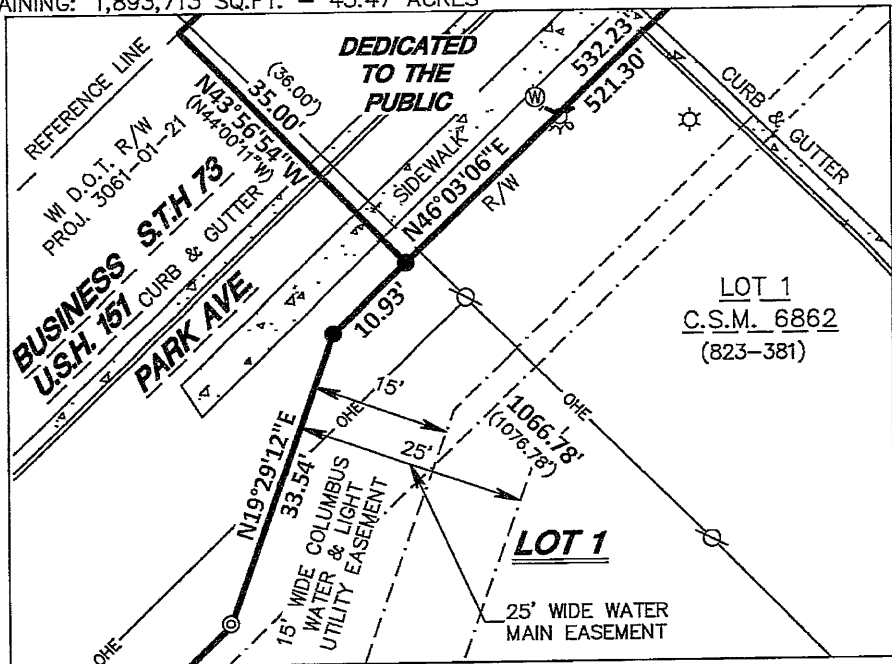
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NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.
CONTAINING: 1,893,713 SQ.FT. - 43.47 ACRES



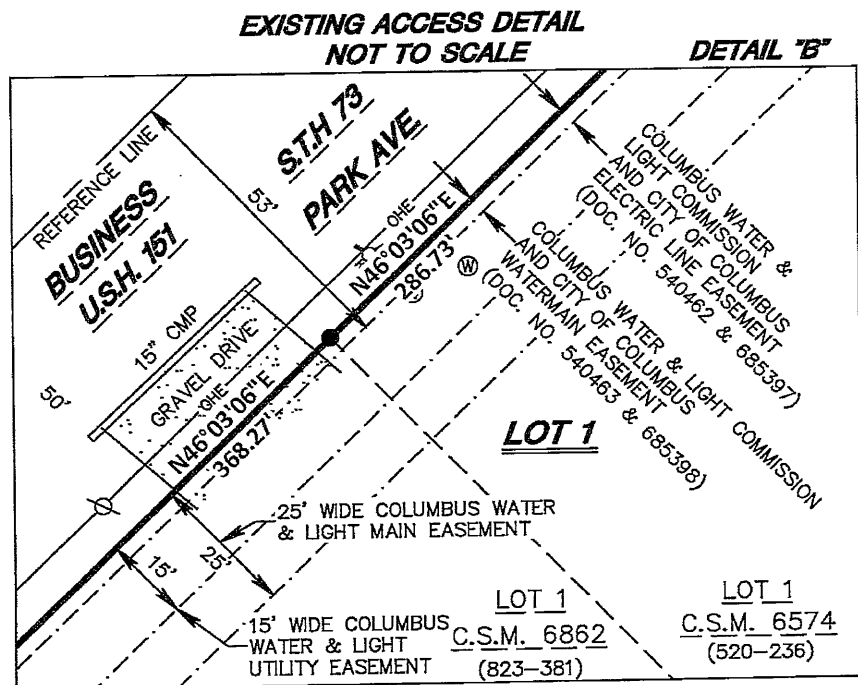
SCALE: 1" = 20'

LEGEND

- 3/4" IRON ROD FND.
- ⊙ 5/8" IRON ROD FND.
- ⊙ 1" IRON PIPE FND.
- ⊙ 1 1/4" IRON ROD FND.
- ⊙ 2" IRON PIPE FND.
- ⊙ 3 1/2" ALUM. MON. FND.
- ⊙ WATER BOX
- ⊙ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊙ CABLE TV PEDESTAL
- ⊙ ELECTRIC OUTLET
- ⊙ FLAG POLE
- ⊙ SIGN
- ⊙ AIR CONDITIONING UNIT
- ⊙ GAS METER
- ⊙ ELECTRIC BOX
- ⊙ CLEAN OUT
- ⊙ STORMWATER DRAIN
- ⊙ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ MANHOLE
- ⊙ POWER POLE
- ⊙ GUY WIRE
- SAN — SANITARY SEWER LINE
- SS — STORM SEWER LINE
- OHE — OVERHEAD UTILITY LINE
- () PREVIOUS SURVEY OR RECORD INFO.



DETAIL 'A'



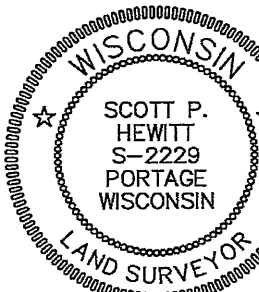
DETAIL 'B'

CLIENT/OWNER: PRAIRIE RIDGE HEALTH INC.
1515 PARK AVENUE
COLUMBUS, WI 53925

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
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E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 325-99



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 605-493

DWG. 325-99CSM

SHEET 9 OF 10

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 6574 AS RECORDED IN VOLUME 49 OF C.S.M.S, PAGE 34 AS DOCUMENT NO. 959258, LOT 1, C.S.M. NO. 6862 AS RECORDED IN VOLUME 51 OF C.S.M.S, PAGE 110 AS DOCUMENT NO. 979509 AND LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.
CONTAINING: 1,893,713 SQ.FT. — 43.47 ACRES

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Prairie Ridge Health Inc.**, I have surveyed, monumented and mapped Lot 1, Certified Survey Map, No. 6574 as recorded in Volume 49 of Certified Survey Maps, page 34 as Document No. 959258, Lot 1, Certified Survey Map, No. 6862 as recorded in Volume 51 of Certified Survey Maps, page 110 as Document No. 979509 and lands located in the Southeast Quarter of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter, Section 23, Town 10 North, Range 12 East, City of Columbus, Columbia County, Wisconsin, described as follows:

Commencing at the East Quarter corner of Section 23;
thence South 87°17'06" West along the East - West Quarter line of Section 23, 1,322.24 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter, said point being in the East line of Lot 1, Certified Survey Map, No. 6574 and the point of beginning;
thence South 00°05'34" East along the East line of the Northwest Quarter of the Southeast Quarter and the East line of Lot 1, Certified Survey Map, No. 6574, 406.36 feet to the most Southerly corner of said Lot 1;
thence North 43°56'54" West along the Westerly line of Lot 1, Certified Survey Map, No. 6574, 413.97 feet to the most Easterly corner of Lot 1, Certified Survey Map, No. 6862;
thence South 33°24'50" West along the Southeasterly line of Lot 1, Certified Survey Map, No. 6862, 244.77 feet;
thence South 38°13'27" West along the Southeasterly line of Lot 1, Certified Survey Map, No. 6862, 227.55 feet;
thence South 31°51'02" West along the Southeasterly line of Lot 1, Certified Survey Map, No. 6862, 245.72 feet to the most Southerly corner of Lot 1, Certified Survey Map, No. 6862;
thence North 43°56'54" Westerly along the Southwesterly line of Lot 1, Certified Survey Map, No. 6862, 1,264.23 feet to the Northwest corner thereof, said point being in the Southeasterly right-of-way line of State Trunk Highway 73;
thence North 46°03'06" East along the Northwesterly line of Lot 1, Certified Survey Map, No. 6862 and the Southeasterly right-of-way line of State Trunk Highway 73, 309.19 feet;
thence North 57°21'42" East along the Northwesterly line of Lot 1, Certified Survey Map, No. 6862 and the Southeasterly right-of-way line of State Trunk Highway 73, 25.50 feet;
thence North 46°03'06" East along the Northwesterly line of Lot 1, Certified Survey Map, No. 6862, the Northwesterly line of Lot 1, Certified Survey Map, No. 6574 and the Southeasterly right-of-way line of State Trunk Highway 73, 655.00 feet;
thence North 19°29'12" East along the Northwesterly line of Lot 1, Certified Survey Map, No. 6574 and the Southeasterly right-of-way line of State Trunk Highway 73, 33.54 feet;
thence North 46°03'06" East along the Northwesterly line of Lot 1, Certified Survey Map, No. 6574 and the Southeasterly right-of-way line of State Trunk Highway 73, 10.93 feet;
thence North 43°56'54" West, 35.00 feet to a point in the centerline of State Trunk Highway 73;
thence North 46°03'06" East along the centerline of State Trunk Highway 73, 484.49 feet;
thence North 89°36'34" East along the North line of Lot 1, Certified Survey Map, No. 6574 and the Westerly extension thereof, 511.66 feet to the Northeast corner of Lot 1, Certified Survey Map, No. 6574 and being in the East line of the Southwest Quarter of the Northeast Quarter; thence South 00°04'17" West along the East line of Lot 1, Certified Survey Map, No. 6574 and the East line of the Southwest Quarter of the Northeast Quarter, 1,297.15 feet to the point of beginning.
Containing 1,893,713 square feet (43.47 acres), more or less. Being subject to State Trunk Highway 73 right-of-way and servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Columbus Subdivision Ordinances in surveying and mapping the same to the best of my knowledge and belief.

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: April 25, 2025

File No. 325-99

CLIENT/OWNER:

PRAIRIE RIDGE HEALTH INC.
1515 PARK AVENUE
COLUMBUS, WI 53925

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 325-99



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 605-493

DWG. 325-99CSM

SHEET 10 OF 10

SEAL:



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 6674 AS RECORDED IN VOLUME 49 OF C.S.M.S, PAGE 34 AS DOCUMENT NO. 959258,
LOT 1, C.S.M. NO. 6862 AS RECORDED IN VOLUME 51 OF C.S.M.S, PAGE 110 AS DOCUMENT NO. 979509 AND
LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4 AND THE
NW1/4 OF THE SE1/4, SECTION 23, T. 10 N., R. 12 E., CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.
CONTAINING: 1,893,713 SQ.FT. - 43.47 ACRES

OWNER'S CERTIFICATE OF DEDICATION

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Witness the hand and seal of said Owner this _____ day of _____, 2025.

Prairie Ridge Health Inc.

Signature

STATE of WISCONSIN)

SS)

COUNTY OF _____)

Personally came before me this _____ day of _____, 2025, the above named

_____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My commission expires: _____

CITY of COLUMBUS APPROVAL CERTIFICATE

This Certified Survey Map is approved for recording by the City of Columbus, Columbia County, Wisconsin.

Mayor

Date

I HEREBY CERTIFY that the certified survey map is approved by the City of Columbus, Wisconsin, this _____ day of _____, 2025.

City Clerk

Date

CLIENT/OWNER:

PRAIRIE RIDGE HEALTH INC.
1515 PARK AVENUE
COLUMBUS, WI 53925