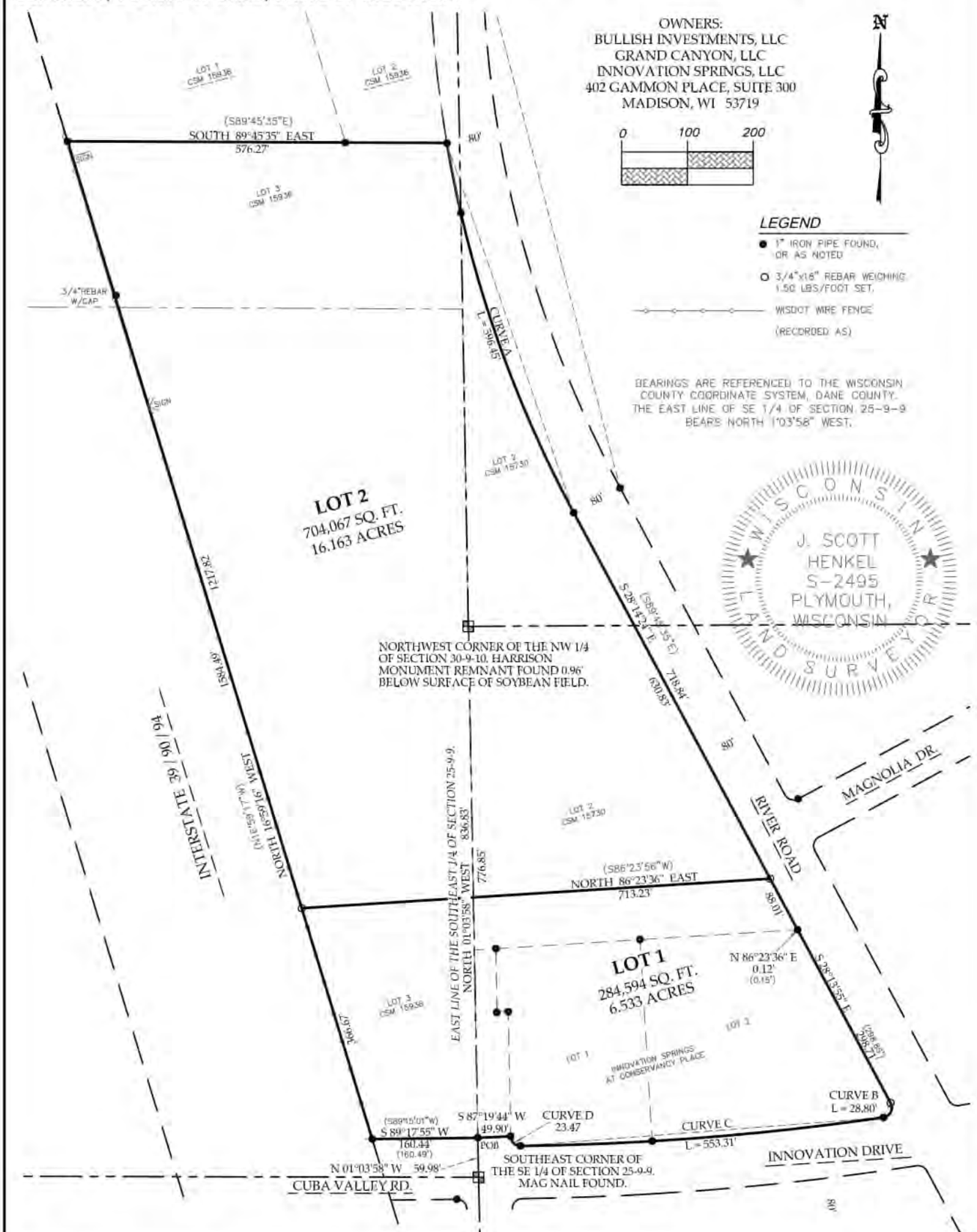
EXHIBIT A

PRELIMINARY

CERTIFIED SURVEY MAP _____

TO COMBINE LOT 1 AND LOT 2 OF INNOVATION SPRINGS AT CONSERVANCY PLACE, LOT 2 OF CERTIFIED SURVEY MAP 15730, LOT 3 OF CERTIFIED SURVEY MAP 15936, AND PART OF OLD RIVER ROAD DISCONTINUED PER VILLAGE RESOLUTION 2023-052, RECORDED AS DOCUMENT NO. 5919568, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19, THE NW 1/4 OF THE NW 1/4 OF SECTION 30, BOTH OF TOWNSHIP 9 NORTH, RANGE 10 EAST, AND THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 9 EAST, IN THE VILLAGE OF DEFOREST, COUNTY OF DANE, STATE OF WISCONSIN.



CURVE	LOCATION	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT IN	TANGENT OUT
A	LOT 3	596.45'	1840.00'	S 18°57'04" E	593.840'	18°34'22"	S 9°39'53" E	S 28°14'15" E
B	LOT 1	28.80'	15.00'	S 26°45'53" W	24.574'	109°59'36"	S 28°13'55" E	S 81°45'41" W
C	LOT 1	553.31'	4232.60'	S 85°30'23" W	552.913'	7°29'24"	S 81°45'41" W	S 89°15'05 W
D	LOT 1	23.47'	15.00'	N 45°54'58" W	21.151'	89°39'54"	S 89°15'05 W	N 1°05'01" W

(A 1840.00' PER CSM 15730)
(A 1841.15' PER CSM 15936)

SHEET 1 OF 5

SURVEYED BY B. HOTTENSTEIN
MAPPED BY J. SCOTT HENKEL, PLS

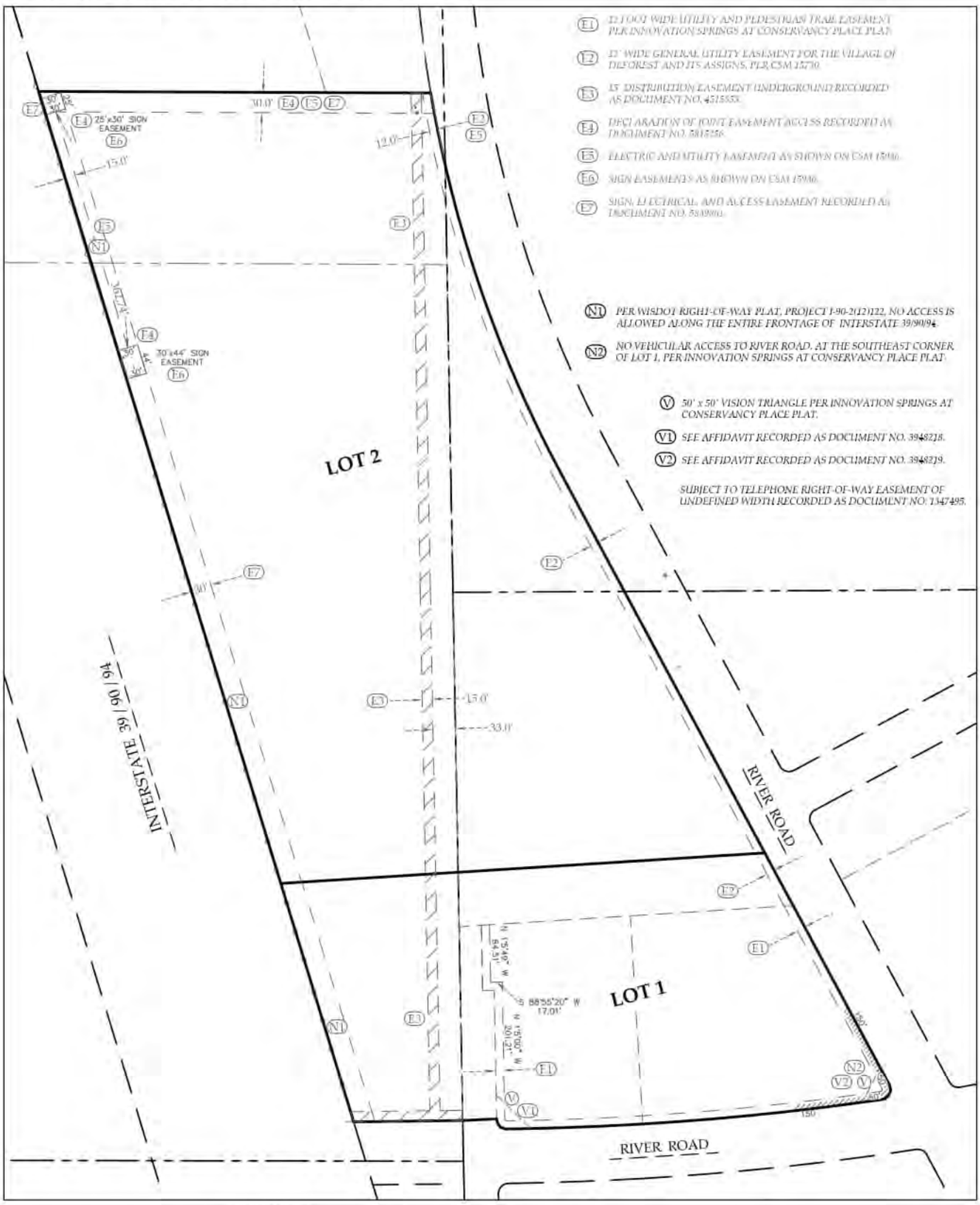
PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kzemsh@pansh86.com

FN: AM-129-25 Date: 7/21/26

EXHIBIT A

CERTIFIED SURVEY MAP _____

TO COMBINE LOT 1 AND LOT 2 OF INNOVATION SPRINGS AT CONSERVANCY PLACE, LOT 2 OF CERTIFIED SURVEY MAP 15730, LOT 3 OF CERTIFIED SURVEY MAP 15936, AND PART OF OLD RIVER ROAD DISCONTINUED PER VILLAGE RESOLUTION 2023-052, RECORDED AS DOCUMENT NO. 5919568, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19, THE NW 1/4 OF THE NW 1/4 OF SECTION 30, BOTH OF TOWNSHIP 9 NORTH, RANGE 10 EAST, AND THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 9 EAST, IN THE VILLAGE OF DEFOREST, COUNTY OF DANE, STATE OF WISCONSIN.



WISCONSIN
J. SCOTT HENKEL
S-2495
PLYMOUTH, WISCONSIN
LAND SURVEYOR

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7600 jparish@pandpse.com

FN: AM-129-25 Date: 7/21/26

EXHIBIT A

CERTIFIED SURVEY MAP _____

TO COMBINE LOT 1 AND LOT 2 OF INNOVATION SPRINGS AT CONSERVANCY PLACE, LOT 2 OF CERTIFIED SURVEY MAP 15730, LOT 3 OF CERTIFIED SURVEY MAP 15936, AND PART OF OLD RIVER ROAD DISCONTINUED PER VILLAGE RESOLUTION 2023-052, RECORDED AS DOCUMENT NO. 5919568, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19, THE NW 1/4 OF THE NW 1/4 OF SECTION 30, BOTH OF TOWNSHIP 9 NORTH, RANGE 10 EAST, AND THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 9 EAST, IN THE VILLAGE OF DEFOREST, COUNTY OF DANE, STATE OF WISCONSIN.



SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, **BULLISH INVESTMENTS, LLC; GRAND CANYON, LLC;** AND **INNOVATION SPRINGS, LLC**:

LOT 1 AND LOT 2 OF INNOVATION SPRINGS AT CONSERVANCY PLACE, LOT 2 OF CERTIFIED SURVEY MAP 15730, LOT 3 OF CERTIFIED SURVEY MAP 15936, AND PART OF OLD RIVER ROAD DISCONTINUED PER VILLAGE RESOLUTION 2023-052, RECORDED AS DOCUMENT NO. 5919568, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST OF SECTION 19, THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, BOTH OF TOWNSHIP 9 NORTH, RANGE 10 EAST, AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 9 EAST, IN THE VILLAGE OF DEFOREST, COUNTY OF DANE, STATE OF WISCONSIN.

CONTAINING 988,661 SQUARE FEET // 26.696 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF DEFOREST SUBDIVISION ORDINANCE.

_____

J. SCOTT HENKEL, PLS 2495

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AM-129-25 Date: 7/21/26

EXHIBIT A

CERTIFIED SURVEY MAP _____

TO COMBINE LOT 1 AND LOT 2 OF INNOVATION SPRINGS AT CONSERVANCY PLACE, LOT 2 OF CERTIFIED SURVEY MAP 15730, LOT 3 OF CERTIFIED SURVEY MAP 15936, AND PART OF OLD RIVER ROAD DISCONTINUED PER VILLAGE RESOLUTION 2023-052, RECORDED AS DOCUMENT NO. 5919568, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19, THE NW 1/4 OF THE NW 1/4 OF SECTION 30, BOTH OF TOWNSHIP 9 NORTH, RANGE 10 EAST, AND THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 9 EAST, IN THE VILLAGE OF DEFOREST, COUNTY OF DANE, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER, **BULLISH INVESTMENTS, LLC**, WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE VILLAGE OF DEFOREST SUBDIVISION ORDINANCE.

_____
JAMES J. RING, AGENT

STATE OF WISCONSIN
:SS
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202__, _____
TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

AS OWNER, **GRAND CANYON, LLC**, WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE VILLAGE OF DEFOREST SUBDIVISION ORDINANCE.

_____
JAMES J. RING, AGENT

STATE OF WISCONSIN
:SS
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202__, _____
TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

AS OWNER, **INNOVATION SPRINGS, LLC**, WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE VILLAGE OF DEFOREST SUBDIVISION ORDINANCE.

_____
JAMES J. RING, AGENT

STATE OF WISCONSIN
:SS
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202__, _____
TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

WISCONSIN
J. SCOTT HENKEL S-2495 PLYMOUTH, WISCONSIN
LAND SURVEYOR

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AM-129-25 Date: 7/21/26

EXHIBIT A

CERTIFIED SURVEY MAP _____

TO COMBINE LOT 1 AND LOT 2 OF INNOVATION SPRINGS AT CONSERVANCY PLACE, LOT 2 OF CERTIFIED SURVEY MAP 15730, LOT 3 OF CERTIFIED SURVEY MAP 15936, AND PART OF OLD RIVER ROAD DISCONTINUED PER VILLAGE RESOLUTION 2023-052, RECORDED AS DOCUMENT NO. 5919568, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19, THE NW 1/4 OF THE NW 1/4 OF SECTION 30, BOTH OF TOWNSHIP 9 NORTH, RANGE 10 EAST, AND THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 9 EAST, IN THE VILLAGE OF DEFOREST, COUNTY OF DANE, STATE OF WISCONSIN.

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF INTERSTATE 39/90/94. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN §236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFINED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN § TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

THE 60-YEAR TITLE COMMITMENT ISSUED ON NOVEMBER 25, 2025 REVEALED THE ENCUMBRANCES AND EASEMENTS ON THIS CSM.

UTILITY EASEMENTS ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THE AREA. ALL UTILITIES WITHIN SUCH EASEMENTS SHALL BE BURIED UNDERGROUND.

PER SAID COMMITMENT, ADDITIONAL EXCEPTIONS:

DECLARATION OF ASSOCIATION OF **CONSERVANCY PLACE COMMUNITY ASSOCIATION INC**., RECORDED AS DOCUMENT NO. 3992703; MODFIED AS DOCUMENT NO. 6002237; MODIFIES AS DOCUMENT NO. 6002238.

DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, AND CONDITIONS, RECORDED AS DOCUMENT NO. 5231706 AND AMENDED BY DOCUMENT NO. 5743303.

MEMORANDUM OF AGREEMENT RECORDED AS DOCUMENT NO. 5407742.

RESTRICTIONS OF MAINTENANCE OF STORMWATER MANAGEMENT MEASURES, RECORDED AS DOCUMENT NO. 5738174.

VILLAGE OF DEFOREST PLANNING AND ZONING COMMISSION CERTIFICATE

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF DEFOREST PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____, 202___.

_____
CALLI LUNDGREN, VILLAGE CLERK

DANE COUNTY REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20_____, AT _____ O'CLOCK ___M,

AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS ON PAGES _____,

AS DOCUMENT NO. _____.

_____
KRISTI CHLEBOWSKI,
DANE COUNTY REGISTER OF DEEDS

WISCONSIN
J. SCOTT HENKEL S-2495 PLYMOUTH, WISCONSIN
LAND SURVEYOR

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AM-129-25 Date: 7/21/26