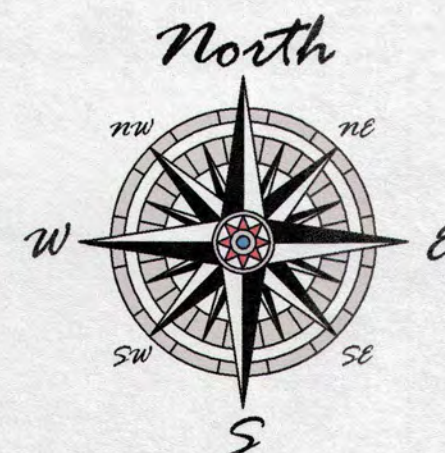
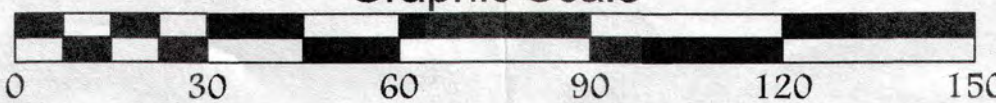


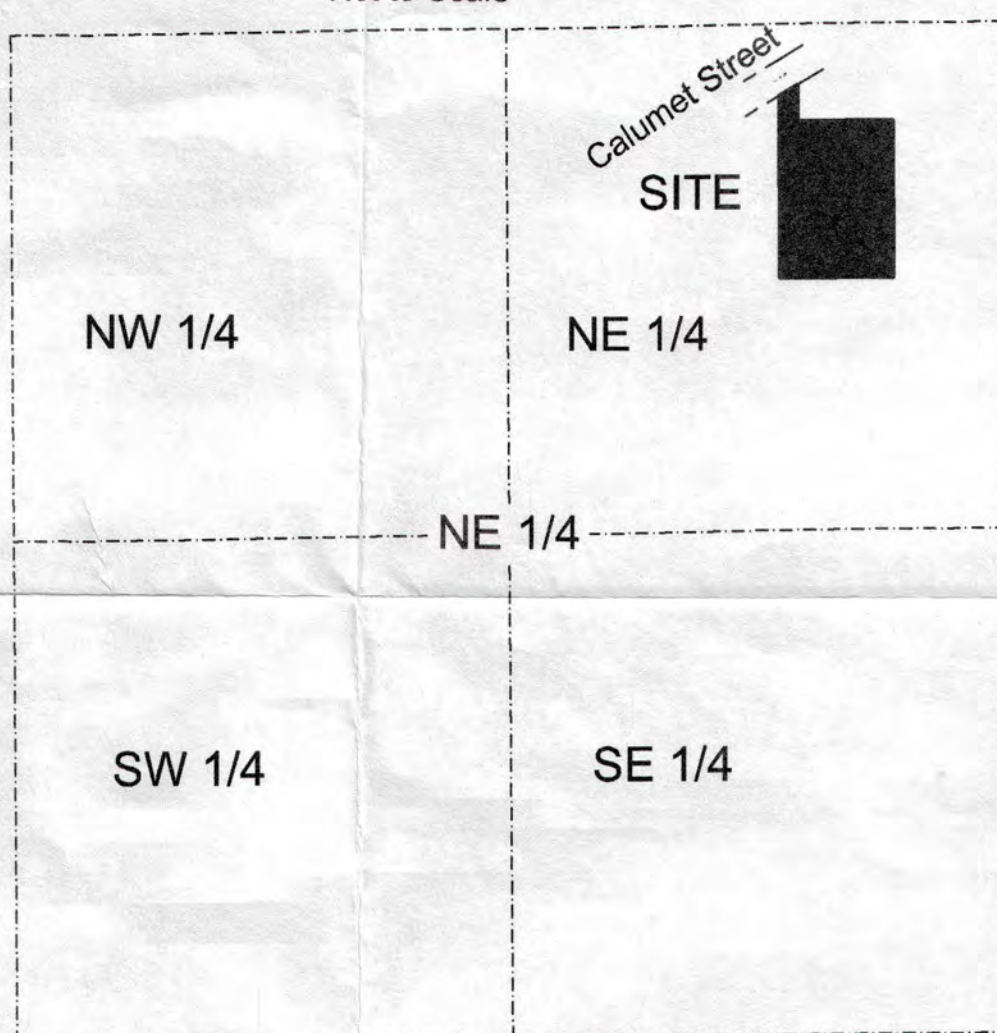
ALTA / NSPS Land Title Survey

Buildings 1-6, "Scottsdale East Condominium" (Volume 3, Condo Plats, Page 23, Document No. 863781, Winnebago County Records), being Lot 2 of Certified Survey Map No. 2506, Volume 1, Certified Survey Maps, Page 2506, Document No. 795000, being part of the Northeast 1/4 of the Northeast 1/4 of Section 1, T20N-R17E, Village of Fox Crossing, Winnebago County, Wisconsin.

Graphic Scale



Location Sketch
Not to Scale



Section 1
T20N-R17E

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- cut + set
- PK nail found
- PK nail set
- recorded as bearing / distance
- round catch basin
- storm sewer manhole
- curb inlet
- sanitary sewer manhole
- sanitary sewer line
- hydrant
- watermain
- underground gas line
- gas meter
- telephone pedestal
- underground electric line
- electrical pedestal
- cable tv pedestal
- underground fiber optic line
- fiber optic pedestal
- light pole
- power pole
- anchor wire
- overhead wires
- concrete curb & gutter line
- blacktop
- concrete
- existing building
- fence line
- sign
- handicap parking space

LEGAL DESCRIPTION

Buildings 1, 2, 3, 4, 5 and 6, together with said unit's undivided interest in the common elements and exclusive use of the limited common elements appurtenant to said unit, all in Scottsdale East Condominium, a Condominium declared and existing under and by virtue of the condominium ownership act of the State of Wisconsin, by a declaration recorded in the office of the register of deeds for Winnebago County, Wisconsin, on January 7, 1994, as Document No. 863782 and amendment to condominium declaration dated October 13, 2003 and recorded November 3, 2003, as Document No. 1285663; said condominium being located in the Village of Fox Crossing, County of Winnebago, State of Wisconsin.

Parcel contains 126,138 sq. ft. / 2.90 acres, more or less.
Parcel subject to easements and restrictions of record.

This being the same property as described in First American Title Insurance Company, Title Commitment Number NCS-994264-MKE, dated December 19, 2019.

To: TPW Springdale LLC, First American Title Insurance Company, Fannie Mae and/or Walker & Dunlop, LLC, a Delaware limited liability company, its successors and/or assigns, as its interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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), 8, 9, 10(a), 11, 13, 16 and 19 of Table A thereof. The field work was completed on February 10, 2020.

Date of Plot of Map: February 13, 2020, revised February 25, 2020

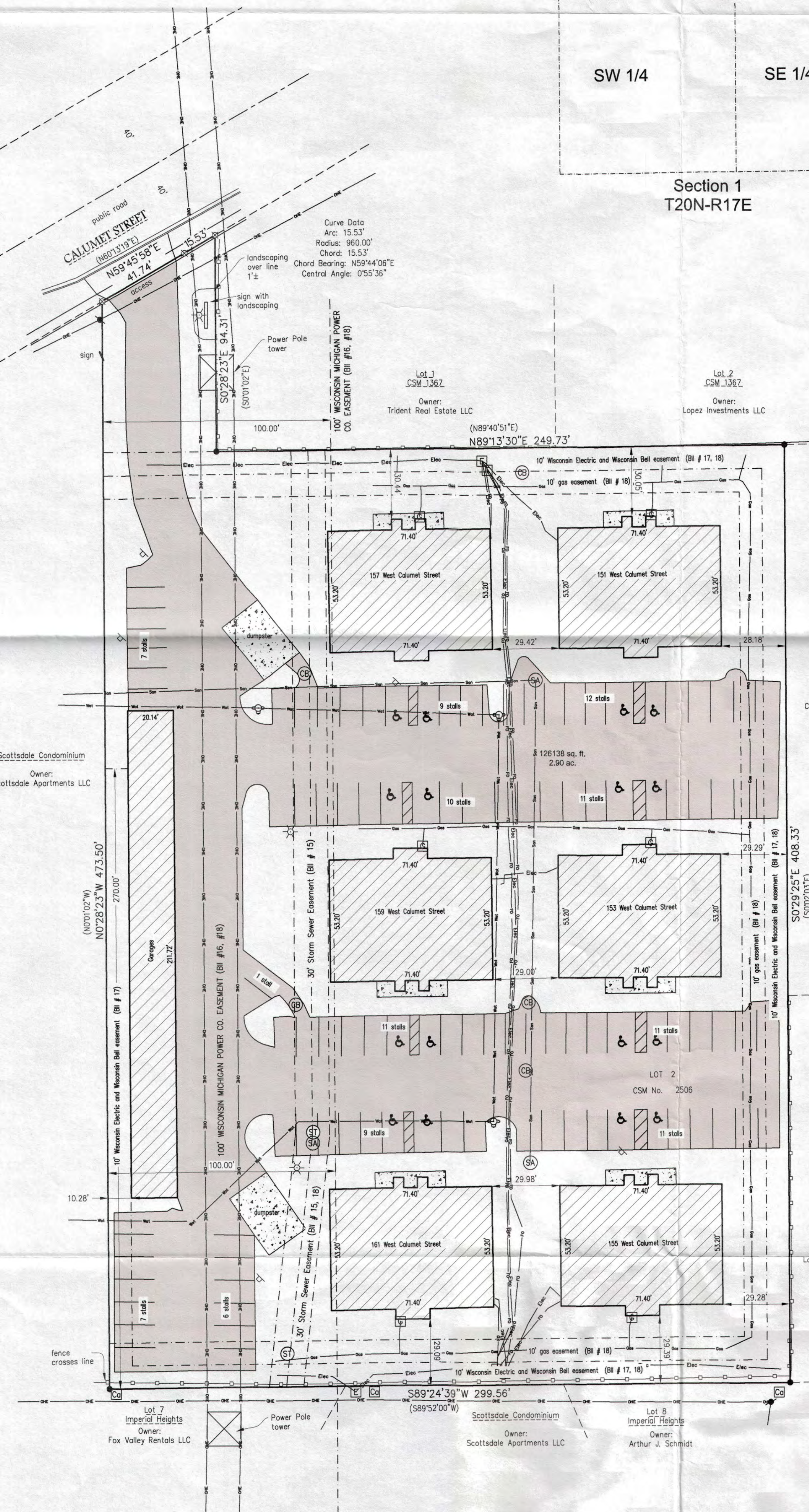
Steven M. Bieda
sbieda@mau-associates.com
www.mau-associates.com

NOTES

- Subject parcel is zoned PDD, Planned Development District according to Village of Fox Crossing Zoning Map.
- Property located in Flood Zone X, Areas of minimal flooding according to the FEMA FIRM Map No. 55139C0110E, Dated March 17, 2003.
- There are 105 total parking stalls. 16 Handicap stalls and 89 regular stalls.
- There is no observed evidence of any recent earth moving work, building construction, or building additions.
- Digger's hotline had been called on this project on February 6, 2020 with ticket number 20200605116. Mau & Associates, LLP accepts no responsibility for existing utilities not marked by digger's hotline.

SCHEDULE B-H NOTES

- Utility easement granted by Charles Maloney to City of Appleton by an instrument dated June 30, 1980, recorded in the office of the Register of Deeds for Winnebago County, Wisconsin on October 3, 1980, as Document No. 555274. (affects Parcel as shown on survey)
- Easement as granted by condemnation, Case No. 24148, dated September 24, 1947. (affects Parcel as shown on survey)
- Utility easement granted by Joseph A. Pennings to Wisconsin Electric Power Company and Wisconsin Bell, Inc. by an instrument dated June 17, 1992, recorded in the office of the Register of Deeds on June 25, 1992, as Document No. 801849. (affects parcel as shown on survey)
- Reservation for sewer and watermain easement, gas, electric, telephone and cable easement; storm sewer and 100' Wisconsin Michigan Power Company Easement as set forth on Scottsdale East Condominium Plat recorded as Document No. 863781. (affects parcel as shown on survey)
- Terms, provisions, option, right of first refusal, if any, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the condominium declaration and bylaws recorded January 7, 1994, as Document No. 863782 and Amendment to Condominium Declaration dated October 15, 2003 and recorded November 3, 2003, as Document No. 1285663.
- Ordinance to Accomplish Boundary Line Change Referenced in Intergovernmental Cooperation Agreement upon the terms, conditions and provisions contained therein dated August 17, 2016 and recorded October 28, 2016 as Document No. 1728562.



NOTES

Bearings referenced to the East line of Scottsdale East Condominium, assumed to be S02°29'25"E.
Site was snow covered at the time the field work was performed.

DRAWING NO.
S-3222

MLG Family of Companies

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

ALTA / NSPS
Land Title Survey

Data File: M-1020.txt Fieldwork Completed: 02/10/2020

SCALE
1"=30'