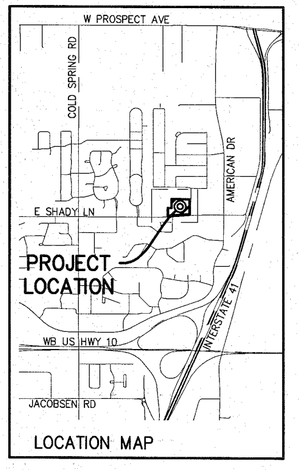
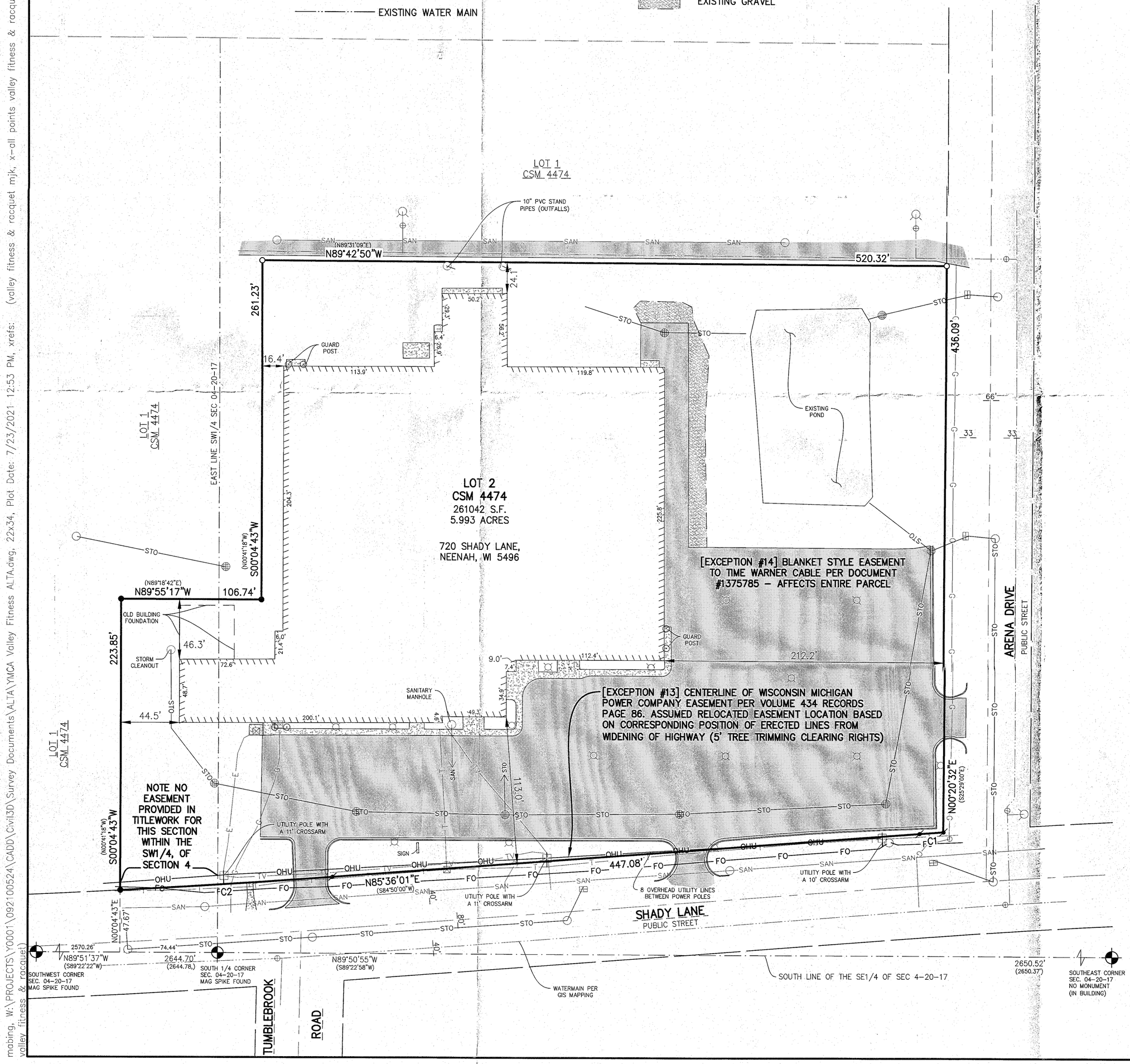


LOCATION MAP

LEGEND

- 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- 1" IRON PIPE FOUND
- 3/4" ROUND STEEL REBAR FOUND
- CERTIFIED LAND CORNER WINNEBAGO COUNTY
- S.F. SQUARE FEET
- ( ) RECORDED BEARING AND/OR DISTANCE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING CURB & GUTTER
- EXISTING STORM INLET
- EXISTING STORM YARD DRAIN
- EXISTING BUILDING OUTLINE
- STO — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- TV — EXISTING UNDERGROUND TV
- E — EXISTING UNDERGROUND ELECTRIC LINE
- G — EXISTING UNDERGROUND GAS MAIN
- T — EXISTING UNDERGROUND TELEPHONE
- FO — EXISTING UNDERGROUND FIBER OPTIC
- OHU — OVERHEAD UTILITIES
- EXISTING GUARD POST
- SECTION LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING GRAVEL



DESCRIPTION PER SCHEDULE "A" OF ALTA COMMITMENT FOR TITLE INSURANCE FILE #: 2066281 REVISION: 2066281 WITH A COMMITMENT DATE OF JUNE 8, 2021 AT 8:00 AM PREPARED BY KNIGHT BARRY TITLE SERVICES LLC:

The Land referred to herein below is situated in the County of Winnebago, State of WI, and is described as follows:

Lot Two (2) of CERTIFIED SURVEY MAP NO. 4474, recorded in Volume 1 of Certified Survey Maps on Page 4474, as Document No. 1087525; said map being all of Lot 1 of Certified Survey Map 766 recorded in Volume 1 on Page 766, as Document No. 550510 and part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 4, Town 20 North, Range 17 East, Village of Fox Crossing f/k/a Town of Menasha, Winnebago County, Wisconsin.

TAX KEY NUMBER: 121–014002

SCHEDULE B, PART II EXCEPTIONS FROM COVERAGE PER COMMITMENT FOR TITLE INSURANCE FILE #: 2066281 REVISION: 2066281 WITH A COMMITMENT DATE OF JUNE 8, 2021 AT 8:00 AM PREPARED BY KNIGHT BARRY TITLE SERVICES LLC:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date, as set forth on the Commitment for Title Insurance, and the Date of Policy, as set forth on the Policy.
2. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens, hook–up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees and due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of the Policy.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Rights or claims of parties in possession not shown by the Public Records.
6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
7. Easements or claims of easements not shown by the Public Records.
8. Any claim of adverse possession or prescriptive easement.

Taxes and Special Assessments

9. General Taxes for the year 2021 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2021 or later, then please contact the Company for an update as to the status of taxes. Failure to do so will result in the following appearing as an exception on the final title insurance policy to be issued pursuant to this Commitment: "General Taxes for the year 2021 and subsequent years"

Easements, restrictions, covenants and other encumbrances

10. Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.
11. Storm, sewer, drainage, water utility and/or sanitary district assessments, if any.
12. Utility Easement contained in instrument granted by Morgan P. Jorgensen and Mary Jorgensen, his wife to Northeastern Power Company recorded December 10, 1924 in Volume 378 of Misc. Records on Page 155. [DOES NOT AFFECT THE SUBJECT PROPERTY - DESCRIBED EASEMENT LOCATION NOW LOCATED WITHIN THE RIGHT-OF-WAY OF SHADY LANE - ASSUMED THAT THIS EASEMENT IS NOW SUPERSEDED BY AN EASEMENT RECORDED IN VOLUME 434 OF RECORDS ON PAGE 86]

    The Rights granted to Northeastern Power Company in the above easement were assigned to Wisconsin Michigan Power Company by an instrument recorded January 8, 1953 in Volume 862 of Deeds on Page 35 as Document No. 251316.
13. Utility Easement contained in instrument granted by Morgan Jorgensen and Mary Jorgensen to Wisconsin Michigan Power Company recorded December 9, 1931 in Volume 434 of Records on Page 86. [AFFECTS THE SUBJECT PROPERTY - LOCATION SHOWN ON THE SURVEY MAP]
14. Easement Agreement contained in instrument by and between Time Warner Entertainment Company, L.P. d/b/a Time Warner Cable through its Green Bay Division and Murphy Development dated September 27, 2005 and recorded October 25, 2005 as Document No. 1375785. [AFFECTS THE SUBJECT PROPERTY - BLANKET STYLE EASEMENT ENCOMPASSES ENTIRE PARCEL]
15. Easements, Restrictions and other matters shown on Certified Survey Map No. 4474 recorded March 2, 2000 as Document No. 1087525.
16. Easements, restrictions and other matters shown on Certified Survey Map 766 recorded June 23, 1980 as Document No. 550510.

Judgments and liens

Mortgages, assignments, leases and land contracts

17. Mortgage from 720 East Shady Lane, LLC, a Wisconsin Limited Liability Company to Community First Credit Union in the amount of $3,080,000.00 dated November 28, 2012 and recorded November 30, 2012 as Document No. 1622460.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	17.96'	5769.22'	000°10'42"	N85°41'22"E (S84°44'39"E)	17.96'
C2	161.80'	7437.00'	001°14'47"	N86°13'25"E (S85°27'23.5"E)	161.79'

NOTES:

THE BOLD TEXT SHOWN IN PARENTHESES AS "[XXXXXXXX]" ON THIS SURVEY MAP WITHIN SCHEDULE B–EXCEPTIONS FROM COVERAGE ARE ADDITIONAL NOTES ADDED BY THE LAND SURVEYOR.

THE LAND AS SHOWN ON THIS SURVEY IS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS PREPARED BY KNIGHT BARRY TITLE SERVICES LLC DATED JUNE 8, 2021 AS FILE #: 2066281 REVISION: 2066281.

UNDERGROUND UTILITY INFORMATION AS SHOWN ON THIS SURVEY HAS BEEN OBTAINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE RESPECTIVE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN OR THE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING.

UNDERGROUND UTILITIES SHOWN HEREON WERE PROVIDED BY DIGGERS HOTLINE. DIGGERS HOTLINE 3 DAY LOCATES WERE REQUESTED ON 06/29/2021 BY TICKET NUMBER 20212711340. UTILITIES WERE FIELD LOCATED ON 07/16/2021.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.

THERE WAS NO INFORMATION PROVIDED OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.

SURVEYOR'S ALTA CERTIFICATE:

I hereby certify to: Young Men's Christian Association of the Fox Cities, Inc., Knight Barry Title and First American Title Insurance 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, 4, 7(a)(b–1), 8, 11(a), 11(b), 16, 17 and 18 of Table A thereof. The field work was completed on July 02, 2021 & July 16, 2021. Field Book 1504, Page 19.

7-23-2021

date — WI Professional Land Surveyor (S–2327)
Douglas E. Woelz

WISCONSIN DOUGLAS E. WOELZ S-2327 KAUKAUNA WI LAND SURVEYOR

50 25 0 50
SCALE – FEET

-N-

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 04, TOWNSHIP 20 NORTH, RANGE 17 EAST WHICH BEARS N89°50'55"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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1445 McMAHON DRIVE NEENAH, WI 54956
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PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

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NO.	DATE	REVISION

ALTA/NSPS LAND TITLE SURVEY
VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WI
YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE FOX CITIES, INC.

DESIGNED	DRAWN
DEW	MJA

PROJECT NO. Y0001 09–21–00524
DATE JULY, 2021
SHEET NO. 1

mapping, W:\PROJECTS\Y0001\092100524\CADD\Civil3D\Survey Documents\ALTA\YMCA Valley Fitness ALTA.dwg, 22x34, Plot Date: 7/23/2021 12:53 PM, xrefs: (valley fitness & racquet mjk, x-all points valley fitness & racquet, x-exist shade valley fitness & racquet, x-exist topo valley fitness & racquet)