

LEASE PARCEL

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Sixteen (16), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin, containing 2,500 square feet (0.057 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 16; thence N00°-28'-48"W 700.80 feet along the East line of the SE1/4 of said Section 16; thence S89°-31'-12"W 571.77 feet to the point of beginning; thence N89°-42'-04"W 50.00 feet; thence N00°-17'-56"E 50.00 feet; thence S89°-42'-04"E 50.00 feet; thence S00°-17'-56"W 50.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

20 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Sixteen (16), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin, containing 12,835 square feet (0.294 acres) of land and being 10 feet each side of and parallel to the following described line:

Commencing at the Southeast Corner of said Section 16; thence N00°-28'-48"W 700.80 feet along the East line of the SE1/4 of said Section 16; thence S89°-31'-12"W 561.77 feet to the point of beginning; thence N00°-17'-56"E 54.75 feet to a point herein after referred to as Point "A"; thence continue N00°-17'-56"E 5.11 feet; thence N89°-42'-04"W 60.00 feet to the point of termination. Also, beginning at said Point "A", thence N89°-38'-42"E 407.49 feet; thence N03°-33'-57"W 77.85 feet; thence N85°-42'-31"E 36.59 feet to a point on the West Right of Way line of N. Washburn Street and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate at the West Right of Way line of N. Washburn Street.

15 FOOT WIDE UTILITY EASEMENT

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Sixteen (16), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin, containing 6,975 square feet (0.160 acres) of land and being 7.5 feet each side of and parallel to the following described line:

Commencing at the Southeast Corner of said Section 16; thence N00°-28'-48"W 700.80 feet along the East line of the SE1/4 of said Section 16; thence S89°-31'-12"W 571.77 feet; thence N00°-17'-56"E 7.50 feet to the point of beginning; thence S89°-42'-06"E 203.59 feet; thence N00°-17'-54"E 6.65 feet; thence S89°-42'-06"E 254.77 feet to a point on the West Right of Way line of N. Washburn Street and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate at the West Right of Way line of N. Washburn Street.

—LEGEND—

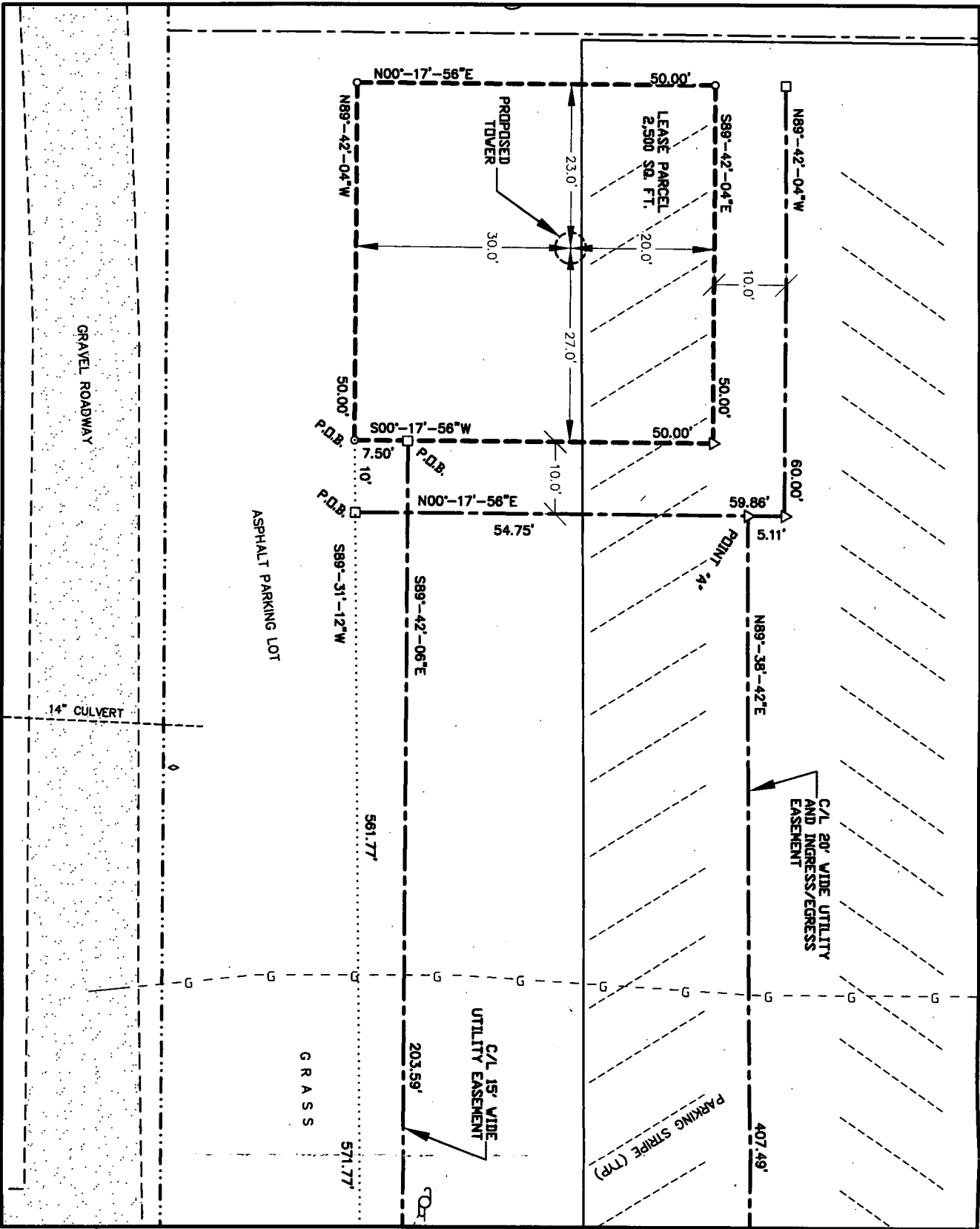
- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ◻ = 6" NAIL SET
- △ = "P.K." MASONRY NAIL SET
- ⊙ = COUNTY MONUMENT FOUND
- ⊕ = EXISTING POWER POLE
- ⊞ = ELECTRIC METER
- ☆ = LIGHT POLE
- ◇ = SIGN
- ⊗ = MANHOLE
- ⊙ = WATER VALVE
- ⌵ = FIRE HYDRANT
- ⊙ = GAS METER
- ⊙ = GAS VALVE
- ⊙ = STORM MANHOLE
- ⊙ = CATCH BASIN
- ⊙ = CONCRETE POST
- ⊙ = PIPELINE POST
- OPL- = OVERHEAD ELECTRIC
- G- = BURIED GAS
- E- = BURIED ELECTRIC
- - - = PROPERTY LINE
- 🌳 = EXISTING TREE
- 🌳 = EXISTING BUSH

LEASE EXHIBIT

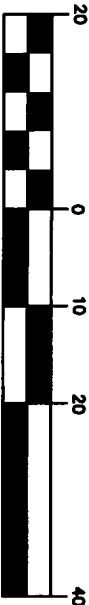
FOR NSORO/MAS TEC LLC.

BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 16, T.18N., R.16E., CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

4	5/25/12	Revised Lease and Easement	J.B.
3	4/16/12	Revised Lease and Easement	J.D.
2	4/12/12	Revised Lease and Easement	J.D.
1	1/11/12	Preliminary Survey	J.B.
NO.	DATE	DESCRIPTION	BY
DRAWN BY:	J.B.	FIELD WORK DATE:	1-9-12
CHECKED BY:	S.C.D.	FIELD BOOK:	M-23, PG.34
JOB NO.:	6662-B1022	SHEET	3 OF 3



GRAPHIC SCALE



11" X 17" - 1" = 20'
22" X 34" - 1" = 10'

SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, hereby certify that none of the property described hereon is within a flood plain or wetlands area as defined by FEMA or Wisconsin DNR.

I, Steven C. DeJong, Wisconsin Registered Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 31st day of MAY, 2012.

WISCONSIN REGISTERED LAND SURVEYOR
Steven C. DeJong, S-2791



BEARINGS REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE SE1/4 OF SECTION 16, T.18N, R.16E, WHICH BEARS: N00°-28'-48"W

SITE NAME:	WASHBURN STREET
SITE NUMBER:	W16034
SITE ADDRESS:	825 N. WASHBURN ST. OSHKOSH, WI 54902
MERIDIAN SURVEYING, LLC	
N8774 Firelane 1	Office: 920-993-0881
Menasha, WI 54952	Fax: 920-273-6037