

LEASE PARCEL

Being a part of the Southwest (SW1/4) of the Northeast Quarter (NE1/4), of Section Twenty (20), Township Eighteen (18) North, Range Sixteen (16) East, Town of Algoma, Winnebago County, Wisconsin, containing 933 square feet (0.021 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section Twenty (20), thence N88°-48'-15"W 1342.50 feet along the South line of the NE1/4 of said Section 20 (also being the West line of Oak Manor Assessor's Plat extended south) ; thence N00°-35'-05"E 553.24 feet along the East line of the SW1/4 of the NE1/4 of said Section 20 (also being the West line of Oak Manor Assessor's Plat) ; thence N89°-24'-55"W 492.04 feet to the point of beginning, thence N88°-36'-12"W 37.30 feet; thence S88°-36'-12"E 37.30 feet; thence S01°-23'-48"W 25.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

20 FOOT WIDE INGRESS/EGRESS EASEMENT

Being a part of the Southwest (SW1/4) of the Northeast Quarter (NE1/4), of Section Twenty (20), Township Eighteen (18) North, Range Sixteen (16) East, Town of Algoma, Winnebago County, Wisconsin, containing 13,393 square feet (0.307 acres) of land and being Ten (10) feet each side of and parallel to the following described line:

Commencing at the East Quarter Corner of said Section Twenty (20), thence N88°-48'-15"W 1342.50 feet along the South line of the NE1/4 of said Section 20 (also being the West line of Oak Manor Assessor's Plat extended south) ; thence N00°-35'-05"E 553.24 feet along the East line of the SW1/4 of the NE1/4 of said Section 20 (also being the West line of Oak Manor Assessor's Plat) ; thence N89°-24'-55"W 492.04 feet; thence N88°-36'-12"W 37.30 feet; thence N01°-23'-48"E 11.00 feet to the point of beginning; thence N88°-36'-12"W 26.48 feet; thence S01°-23'-48"W 45.81 feet; thence S31°-04'-14"E 85.29 feet; thence S00°-30'-22"W 79.10 feet; thence S89°-03'-16"E 125.30 feet; thence S01°-11'-34"W 307.68 feet to a point on the North line of Witzel Avenue and the point of termination. The side lot lines of said easement shall be shortened or lengthened to terminate on the North line of Witzel Avenue.

10 FOOT WIDE UTILITY EASEMENT

Being a part of the Southwest (SW1/4) of the Northeast Quarter (NE1/4), of Section Twenty (20), Township Eighteen (18) North, Range Sixteen (16) East, Town of Algoma, Winnebago County, Wisconsin, containing 5,209 square feet (0.119 acres) of land and being Five (5) feet each side of and parallel to the following described line:

Commencing at the East Quarter Corner of said Section Twenty (20), thence N88°-48'-15"W 1342.50 feet along the South line of the NE1/4 of said Section 20 (also being the West line of Oak Manor Assessor's Plat extended south) ; thence N00°-35'-05"E 553.24 feet along the East line of the SW1/4 of the NE1/4 of said Section 20 (also being the West line of Oak Manor Assessor's Plat) ; thence N89°-24'-55"W 492.04 feet; thence N88°-36'-12"W 37.30 feet; thence N01°-23'-48"E 13.00 feet to the point of beginning; thence N88°-36'-12"W 126.86 feet; thence S00°-35'-05"W 125.89 feet to a point herein referred to as Point "A"; thence S90°-00'-00"E 12.70 feet to the point of termination. Also, beginning at said Point "A" thence S00°-35'-05"W 385.68 feet to a point on the North line of Witzel Avenue and the point of termination. The side lot lines of said easement shall be shortened or lengthened to terminate on the North line of Witzel Avenue.

PARENT PARCEL

The East 40 rods of the Southwest Quarter of the Northeast Quarter (SW 1/4 of the NE 1/4), Section Twenty (20), Township Eighteen (18) North, Range Sixteen (16) East, Town of Algoma, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to Winnebago County by Deed recorded in Winnebago County Registry as Document No. 434030 and further excepting therefrom the North Four Hundred Fifty (450) feet thereof.

TITLE REPORT REVIEW

Title Report: First American Title Insurance Company National Commercial Services

Commitment No. NCS-553890-MAD

Effective Date: July 12, 2012

Fee Simple Title Vested In: Wyldeewood Baptist Church, Inc. a Wisconsin corporation formally known as South Side Baptist Church, Inc.

NOTE: The Statement of Applicability refers to the Lease Site and any Easements pertinent Thereunto Where Specific Encumbrances affect the Lease Site and/or a Pertinent Easement, they are identified as such.
Schedule B-II

(1-10) These are General Statements and not Specific Encumbrances.

(11) Right of way for drainage ditches, feeders, laterals, and underground drain tile or pipes, if any. Sanitary laterals exist in the area of the lease parcel and could apply. Plotted and shown

(12) Possible charges and/or assessments, if any, established by the Town of Algoma Sanitary District. Cannot be mapped.

(13) Easement recorded in Vol. 1015 Records, Page 289 as Doc. No. 301456. This is a gas line easement located on the South 75' of the parent parcel. Applies to the Ingress/Egress and Utility Easements. Plotted and shown.

(14) Right of Way Grant to Wisconsin Telephone Company recorded as Doc. No. 574187. This is a right of way grant for buried telephone cables locate on the South 66' of the parent parcel. Applies to the Ingress/Egress and Utility Easements. Plotted and shown.

(15) Easement recorded as Doc. No. 823767. This is an easement granted to Wisconsin Bell for telephone cables. The easement description cannot be specifically located on the parent parcel. The distance from the commencing corner is not disclosed within the description; thus making it impossible to determine where in the SW1/4 of the NE1/4 the easement if actually situated. May apply to parent parcel and Ingress/Egress and Utility Easements.

(16) Permanent Sanitary Sewer and Temporary Construction Easement recorded as Doc. No. 826895. Applies to parent parcel. Plotted and shown.

(17) Storm Water Maintenance Agreement recorded as Doc. No. 1556518. Applies to parent parcel. Cannot be specifically located.

(18) Utility Easement recorded as Doc. No. 1567754. This is a 15' wide utility easement granted to WPS running along the East boundary of the parent parcel. Applies to parent parcel. Plotted and shown.

(19) Financing Statement filed pursuant to the Uniform Commercial Code which lists Wyldeewood Baptist Church, Inc., as Debtor and AnchorBank, FSB, as Secured Party in the Office of the Register of Deeds for Winnebago County, Wisconsin on March 12, 2012 as Doc. No. 1596876. Applies to parent parcel.

(20) Mortgage executed by Wyldeewood Baptist Church, Inc., a Wisconsin corporation, formerly known as South Side Baptist Church, Inc. to AnchorBank, FSB in the amount of \$ ____, dated December 27, 2011 and recorded February 1, 2012 as Doc. No. 1593481. Applies to parent parcel.

SITE NAME: OSHKOSH SW RELO		SITE ADDRESS: 3030 WITZEL AVENUE OSHKOSH, WI 54804	
SITE NUMBER: 260006			
LEASE EXHIBIT FOR VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/o VERIZON WIRELESS			
BEING A PART OF THE SW1/4 OF THE NE1/4, SECTION 20, T.18N., R.16E., TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN			
3	9-18-12	Revised Lease and Easement	J.D.
2	7-23-12	Added Title Report	H.M.
1	7-5-12	Preliminary Survey	H.M.
NO.	DATE	DESCRIPTION	BY
DRAWN BY: H.M.		FIELD WORK DATE:	7-5-12
CHECKED BY: C.A.K.		FIELD BOOK: M-24, PG.-47	
JOB NO.: 6846-B1139		SHEET 4	OF 4

