

PROPOSED LESSEES LEASE PARCEL

A part of Lot 2 of Certified Survey Map No. 5252, recorded in Volume 1 of Certified Survey Maps on Page 5252 as Document No. 1251250; and being located in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Thirty-Three (33), Township Nineteen (19) North, Range Sixteen (16) East, Town of Oshkosh, Winnebago County, Wisconsin, containing 10,000 square feet (0.229 acres) of land and being described by:

Commencing at the Southwest Corner of said Lot 2; thence N28°-02'-06"W (Recorded as N28°-02'-12"W) 246.17 feet along the West line of said Lot 2; thence N61°-57'-54"E 25.00 feet to the point of beginning; thence continue N61°-57'-54"E 100.00 feet; thence S28°-02'-06"E 100.00 feet; thence S61°-57'-54"W 100.00 feet; thence N28°-02'-06"W 100.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

PROPOSED LESSEES 20 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT

A part of Lot 2 of Certified Survey Map No. 5252, recorded in Volume 1 of Certified Survey Maps on Page 5252 as Document No. 1251250; and being located in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Thirty-Three (33), Township Nineteen (19) North, Range Sixteen (16) East, Town of Oshkosh, Winnebago County, Wisconsin, containing 7,246 square feet (0.166 acres) of land and being Ten feet each side of and parallel to the following described line:

Commencing at the Southwest Corner of said Lot 2; thence N28°-02'-06"W (Recorded as N28°-02'-12"W) 246.17 feet along the West line of said Lot 2; thence N61°-57'-54"E 135.00 feet to the point of beginning; thence S28°-02'-06"E 50.00 feet to a point herein after referred to as Point "A"; thence continue S28°-02'-06"E 50.00 feet to the point of termination. Also: beginning at said Point "A", thence N61°-57'-54"E 52.11 feet; thence S70°-51'-26"E 189.25 feet; thence N53°-27'-15"E 20.97 feet to a point on the Westerly Right of Way line of C.R. "S" and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate at the Westerly Right of Way line of C.R. "S".

PARENT PARCEL

Lot Two (2) of Certified Survey Map No. 5252, filed in Volume 1 of Certified Survey Maps, page 5252, as Document No. 1251250; being part of Lot 2 of Certified Survey Map no. 5204 recorded in Volume 1 of Certified Survey Maps on page 5204, located in the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin.

TITLE REPORT REVIEW

Title Report: First American Title Insurance Company National Commercial Services

Commitment No. NCS-485411-MAD

Effective Date: April 28, 2011

Fee Simple Title Vested In: Pascarella Construction, LLC, A Wisconsin Limited Liability Company.

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

(1-9) These are General Statements and not Specific Encumbrances.

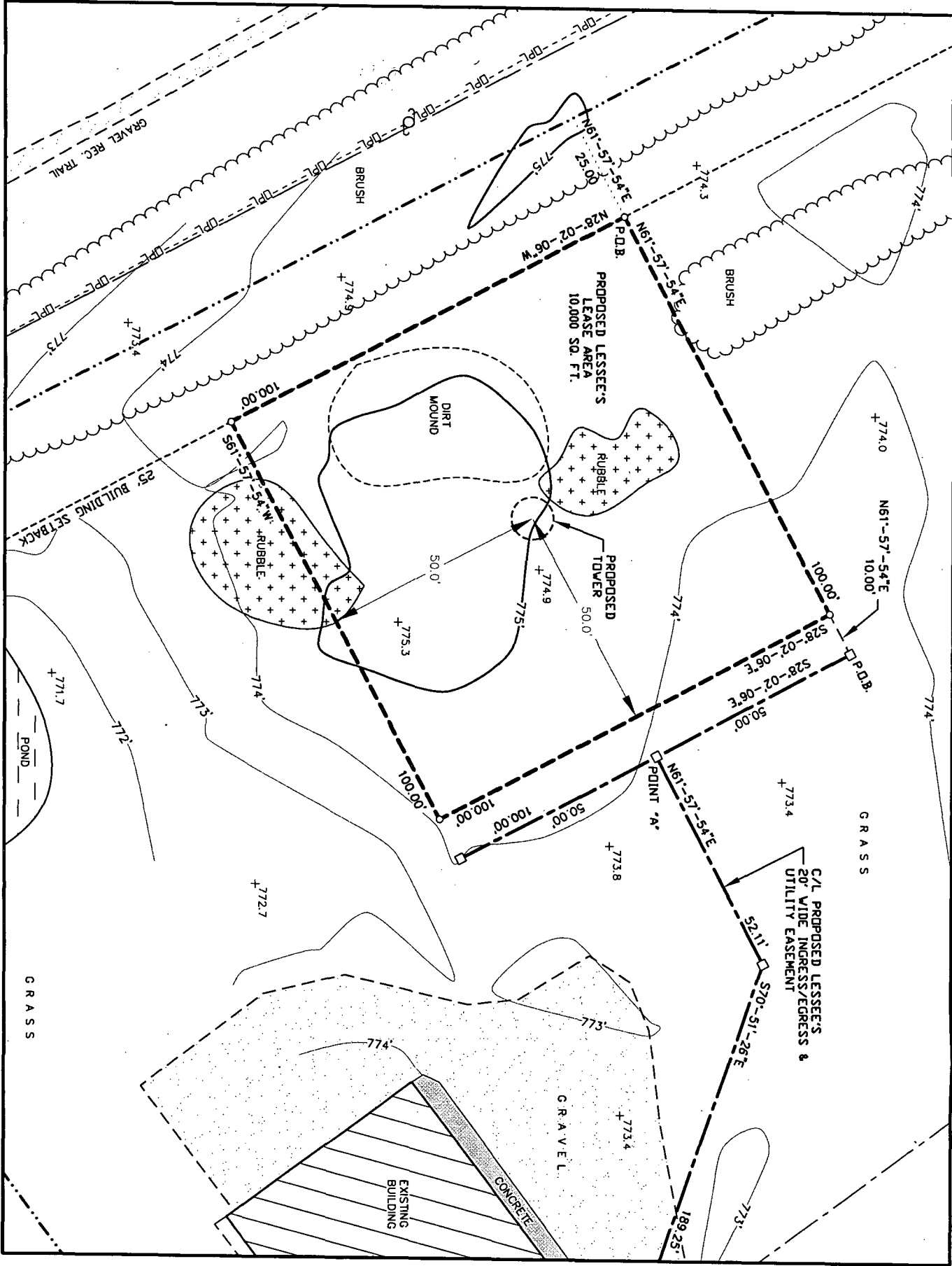
(10) Grant of Easement to Wisconsin Public Service Corporation recorded February 9, 1967 in Volume 1166 of Records, page 134 as Document No. 355423. This easement abuts the proposed Lease Parcel. Plotted and shown. Does not affect the lessee's intended use of the subject property.

(11) Setbacks line as shown on Certified Survey Map No. 5252. Plotted and shown. Does not affect the lessee's intended use of the subject property.

(12) Access and setback restrictions as noted on Certified Survey Map No. 5252. Does not affect the lessee's intended use of the subject property.

(13) Well Agreement recorded December 5, 2005 as Document No. 1380570. Applies to the parent parcel. The well head is shown on the survey and does not affect the lessee's intended use the subject property.

(14) Mortgage dated November 11, 2004 and recorded November 12, 2005 as document 1334804, made by Pascarella Construction, LLC, to First National Bank of Berlin, to secure an indebtedness in the amount of \$80,000.00, and the terms and conditions thereof. Applies to the Parent Parcel.



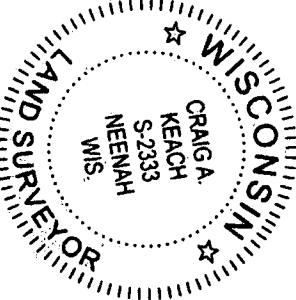
11" X 17" - 1" = 30'  
22" X 34" - 1" = 15'

SURVEYOR'S CERTIFICATE

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

Dated this 17th day of JUNE, 2011.

Craig A. Keach  
WISCONSIN REGISTERED LAND SURVEYOR  
Craig A. Keach S.333



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/91) - SOUTH ZONE AND THE WESTERLY LINE OF LOT 2 GSM NO. 5252 WHICH BEARS N28°-02'-06"W (RECORDED AS N28°-02'-12"W)

- LEGEND—
- o = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - = 6" NAIL SET
  - ( ) = RECORDED INFORMATION
  - ⊕ = EXISTING POWER POLE
  - ⊖ = ELECTRIC METER
  - ⊗ = WELL HEAD
  - ⊙ = FLAG POLE
  - ⊕ = BURIED GAS
  - ⊖ = OVERHEAD ELECTRIC
  - ⊗ = BURIED ELECTRIC
  - = PROPERTY LINE

|                                |  |                                |  |
|--------------------------------|--|--------------------------------|--|
| SITE NAME:<br>OSHKOSH 110 RELO |  | SITE ADDRESS:<br>4277 C.R. "S" |  |
| SITE NUMBER:<br>214782         |  | OSHKOSH, WI 54904              |  |

|  |  |
|--|--|
| LEASE EXHIBIT<br>FOR<br>APPLETON-OSHKOSH-NEENAH MSA LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS BEING A PART OF THE SW1/4 OF THE NE1/4, SECTION 33, T.19N., R.16E., TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN |  |
|--|--|

|                    |         |                          |      |
|--------------------|---------|--------------------------|------|
| 3                  | 6/16/11 | Revised Text & Easement  | J.B. |
| 2                  | 6/03/11 | Added Title Report       | J.D. |
| 1                  | 4/26/11 | Preliminary Survey       | J.B. |
| NO.                | DATE    | DESCRIPTION              | BY   |
| DRAWN BY: J.D.     |         | FIELD WORK DATE: 4/22/11 |      |
| CHECKED BY: C.A.K. |         | FIELD BOOK: M-19, P.70   |      |
| JOB NO.: 6356-B835 |         | SHEET 2 OF 2             |      |