



GRAPHIC SCALE
1 inch = 20 ft.

—LEGEND—

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- ⊙ = METAL POST
- ⚑ = FLAG POLE
- ⊕ = STORM MANHOLE
- ⊗ = STORM INLET (ROUND)
- ⊞ = STORM INLET (SQUARE)
- ⊙ = SANITARY SEWER
- ⊕ = MANHOLE
- ⊗ = GAS METER
- ⊞ = ELECTRIC METER
- ⊙ = EXISTING POWER POLE
- OPL— = OVERHEAD ELECTRIC
- G— = BURIED GAS
- W— = WATER MAIN
- SS— = SANITARY SEWER
- ST— = STORM SEWER
- = PROPERTY LINE
- B.O.C. = BACK OF CURB

WISCONSIN LAND SURVEYOR
STEVEN C. DEJONG
S-2791
FREEDOM WIS.

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

SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional 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 6TH day of MAY, 2016.

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

LEASE PARCEL

A part Lot Six (6) of Anderson's Replat and being located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Eight (28) Township Twenty (20) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin containing 4,365 square feet (0.100 acres) of land and being described by:

Commencing at the Northeast corner of said Lot 6 of Anderson's Replat thence S07°-15'-08"E 22.81 feet along the East line of said Lot 6; thence S82°-44'-52"W 1.00 feet to the point of beginning; thence S07°-15'-08"E 94.60 feet; thence S82°-44'-52"W 50.00 feet; thence N07°-15'-08"W 80.00 feet; thence N66°-27'-54"E 52.09 feet to the point of beginning, being subject to any and all easements and restrictions of record.

30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT

A part Lot Six (6) of Anderson's Replat; and a part of Lot Five (5), Eleven (11), and Twelve (12) of Sherry's Second Addition to Sherry Town; and a part of Vacated Jackson Street; all being located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Eight (28) Township Twenty (20) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin containing 14,506 square feet (0.333 acres) of land and being Fifteen (15) feet each side of and parallel to the following described line:

Commencing at the Northeast corner of said Lot 6 of Anderson's Replat thence S66°-23'-30"W 68.78 feet along the North line of said Lot 6 also being the South line of Tyler Street to the point of beginning; thence S07°-15'-08"E 98.11 feet; thence S23°-38'-20"E 181.83 feet; thence N66°-21'-40"E 203.61 feet to a point on the West line of Henry Street and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on said West line of Henry Street.

PARENT PARCEL

PARCEL I:
Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), the West 1/4 of Lots Thirteen (13), the South Seventy-two (72) feet of the East 3/4 of Lot Thirteen (13) and the South Seventy-two feet of Lot Fourteen (14), all in Block Four (4) in Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin.

PARCEL II:
Lot Six (6) in Andersen's Replat of Lots One (1), Two (2), Three (3) and Four (4) of Block Four (4) in Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin.

PARCEL III:
Lots One (1), Two (2), Three (3) Four (4), Five (5), Six (6), Seven (7) and Eight (8) in A. Nielsen's Replat of Lots 1, 2, 3, 4, and 8 of Block 7 of Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin.

PARCEL IV:
Lots Five (5), Six (6) and Seven (7) of Block Seven (7) in Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin.

PARCEL V:
That part of Jackson Street lying West of Henry Street and East of the Wisconsin Central Ltd. Railroad right-of-way, being part of Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Beginning at the Northeast corner of Block Seven (7) in Sherry's Second Addition to Sherrytown; thence S 65°54'36" West, along the North line of said Block Seven (7), 508.44 feet to the East line of Wisconsin Central Ltd. Railroad right-of-way; thence N 00°40'00" West, along said East line, 54.49 feet; thence N 65°54'36" East, along the South line of Block Four (4) in Sherry's Second Addition to Sherrytown, 508.89 feet; to the West line of Henry Street; thence S 00°14'09" East, along the West line of Henry Street, 54.67 feet to the point of beginning.

TITLE REPORT REVIEW

Title Report: First American Title Insurance Company
Commitment No.: NCS-751184-MKE
Effective Date: September 8, 2015
Fee Simple Title Vested In: K&G Associates Two, 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

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

(11) Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated Jackson Street. **Vacated Jackson Street is plotted and shown.**

(12) Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises. **Applies to parent parcel.**

(13) Mortgage dated November 3, 2009 and recorded November 19, 2009 as document 1524892, made by K&G Associates Two, LLC, a Wisconsin limited liability company, to Mid America Bank (N/K/A PNC Bank), to secure an indebtedness in the amount of \$1,083,000.00, and the terms and conditions thereof. **Non survey related item.**

(14) Assignment of Rents made by K & G Associates Two, LLC to Mid America Bank (N/K/A PNC Bank) recorded November 19, 2009 as document 1524893. **Non survey related item.**

(15) Mortgage dated March 11, 2011 and recorded April 7, 2011 as document 1569243, made by K & G Associates One, LLP, to Mid America Bank (N/K/A PNC Bank), to secure an indebtedness in the amount of \$75,000.00, and the terms and conditions thereof. **Non survey related item.**

(16) Assignment of Rents made by K & G Associates One, LLP to Mid America Bank (N/K/A PNC Bank) recorded April 7, 2011 as document 1569244. **Non survey related item.**

(17) Mortgage dated April 4, 2013 and recorded April 19, 2013 as 1634951, made by K & G Associates Two, LLP and K & G Associates One, LLP, to R.J. Albright, Inc., to secure an indebtedness in the amount of \$103,052.48, and the terms and conditions thereof. **Non survey related item.**

SURVEYED FOR:

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

CST
323 S. Hale Street, Suite 100
Wheaton, IL 60187
OFFICE: (630) 221-8500
FAX: (630) 221-8516

MERIDIAN SURVEYING, LLC
N8774 Firelane 1 Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

SITE NAME: HENRY ST. NEENAH

SITE NUMBER: WI-00-5056

SITE ADDRESS: 214 JACKSON STREET
NEENAH, WI 54956

PROPERTY OWNER:
K & G ASSOCIATES TWO, LLC.
218 JACKSON STREET
NEENAH, WI 54956

PARCEL NO.: 802-0034-00-00

ZONED: I2, GENERAL INDUSTRIAL

DEED: DOCUMENT NO. 1389621

LEASE EXHIBIT
FOR
CENTRAL STATES TOWER III, LLC
BEING A PART OF SE1/4 OF THE
NE1/4 OF SECTION 28, T.20N., R.17E.,
CITY OF NEENAH, WINNEBAGO COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	10-30-15	Added Tower & lease	J.B.
1	9-25-15	Preliminary Survey	J.D.

DRAWN BY:	FIELD WORK DATE:
J.D.	9-25-15

CHECKED BY:	FIELD BOOK:
S.C.D.	M-32, PG. 75

JOB NO.:	SHEET
8510	3 OF 3