

LESSEES LEASE AREA "A"

A PART OF LOT 1 OF CSM #2629 LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 33; THENCE S89°55'40"E, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33, 1263.20 FEET; THENCE S00°12'00"W (RECORDED AS S00°11'22"W), ALONG THE WEST LINE OF MARATHON AVENUE, 339.50 FEET; THENCE N90°00'00"W, 173.95 FEET; THENCE S00°00'00"E, 76.30 FEET; THENCE N90°00'00"W, 54.27 FEET; THENCE CONTINUE N90°00'00"W, 2.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N90°00'00"W 4.00 FEET; THENCE N00°00'00"E 10.00 FEET; THENCE S90°00'00"E 4.00 FEET; THENCE S00°00'00"W 10.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 40 SQ. FT. PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LESSEES LEASE AREA "B"

A PART OF LOT 1 OF CSM #2629 LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 33; THENCE S89°55'40"E, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33, 1263.20 FEET; THENCE S00°-12'-00"W (RECORDED AS S00°11'22"W), ALONG THE WEST LINE OF MARATHON AVENUE, 339.50 FEET; THENCE N90°00'00"W, 173.95 FEET; THENCE S00°00'00"E, 76.30 FEET; THENCE N90°00'00"W, 54.27 FEET; THENCE S00°17'26"W 6.06 FEET; THENCE N89°42'34"W 3.75 FEET TO THE POINT OF BEGINNING; THENCE S42°36'42"W 20.00 FEET; THENCE N47°23'18"W 12.00 FEET; THENCE N42°36'42"E 20.00 FEET; THENCE S47°23'18"E 12.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 240 SQ. FT. PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEASE PARCEL (SBA Towers V, LLC.)

A PART OF LOT 1 OF CSM #2629 LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 33; THENCE S89°55'40"E, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33, 1263.20 FEET; THENCE S00°11'22"W, ALONG THE WEST LINE OF MARATHON AVENUE, 339.50 FEET; THENCE N90°00'00"W, 173.95 FEET; THENCE S00°00'00"E, 76.30 FEET; THENCE N90°00'00"W, 54.27 FEET TO THE POINT OF BEGINNING; THENCE S00°17'26"W, 35.50 FEET; THENCE N89°42'34"W, 60.00 FEET; THENCE N00°17'26"E, 60.00 FEET; THENCE S89°42'34"E, 60.00 FEET; THENCE S00°17'26"W, 24.50 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 3,600 SQ. FT. PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

20 FOOT WIDE UTILITY AND ACCESS EASEMENT (SBA Towers V, LLC.)

A PART OF LOT 1 OF CSM #2629 LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY WISCONSIN, WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 33; THENCE S89°55'40"E, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33, 1263.20 FEET; THENCE S00°11'22"W, ALONG THE WEST LINE OF MARATHON AVENUE, 339.50 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W, 173.95 FEET; THENCE S00°00'00"E, 76.30 FEET; THENCE N90°00'00"W, 54.27 FEET TO THE POINT OF TERMINATION AT THE PROPOSED LEASE PARCEL. PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

10 FOOT WIDE UTILITY EASEMENT (SBA Towers V, LLC.)

BEING A PART OF CERTIFIED SURVEY MAP NUMBER 2629 AND LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 33, T20N, R17E OF THE 4TH PM, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

A UTILITY EASEMENT 10 FEET IN WIDTH LYING 5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED REFERENCE LINE:

COMMENCING AT THE CENTER OF SECTION 33 AFORESAID; THENCE S89°55'40"E ALONG THE EAST-WEST QUARTER LINE OF SECTION 33 AFORESAID 1263.20 FEET TO THE WEST LINE OF MARATHON AVENUE EXTENDED NORTHERLY; THENCE SO-11°22"W ALONG SAID WEST LINE, 633.68 FEET TO THE NORTH LINE OF JOSEPH STREET; THENCE N89°-56'25"W ALONG SAID NORTH LINE, 293.95 FEET TO THE POINT OF BEGINNING; THENCE N00°-11°22"E 194.32 FEET; THENCE S89°48'38"E 6.03 FEET AND THERE TERMINATING.

SURVEYED FOR:



600 Busse Highway  
Park Ridge, IL 60068  
OFFICE: (847) 698-6400  
FAX: (678) 444-4472

SURVEYED FOR:



1515 WOODFIELD ROAD  
SUITE 1400  
SCHAUMBURG, IL 60173



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

SITE NAME: GEORGE HARRISON

SITE NUMBER: 281827

SITE ADDRESS: 2111 MARATHON AVENUE  
NEENAH, WI 54956

PROPERTY OWNER:  
NEENAH POLICE STATION  
2111 MARATHON AVENUE  
NEENAH, WI 54956

TOWER OWNER:  
SBA TOWERS V, LLC.  
5900 BROKEN SOUND PARKWAY, N.W.  
BOCA RATON, FL 33487

PARCEL NO.: 80205810100

ZONED: C2

DEED: DOCUMENT NO. 818051

LEASE EXHIBIT

FOR  
VERIZON WIRELESS PERSONAL  
COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
BEING A PART OF THE NW1/4 OF THE  
SE1/4, SECTION 33, T20N., R17E.,  
CITY OF NEENAH, WINNEBAGO COUNTY,  
WISCONSIN

2	9-12-14	Added Lease Area	J.B.
1	7-14-14	Preliminary Survey	J.D.
NQ.	DATE	DESCRIPTION	BY

DRAWN BY: J.D.	FIELD WORK DATE: 7-11-14
CHECKED BY: S.C.D.	FIELD BOOK: M-31, Pg. 26
JOB NO.: 7614-B1680	SHEET 4 OF 4

