

# LEASE PARCEL

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-One (21), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin containing 200 square feet (0.005 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 21; thence S89°-07'-06"W 674.74 feet along the South line of the SE1/4 of said Section 21; thence N00°-30'-25"W (Recorded as N00°-13'-13"E) 500.00 feet; thence East 36.64 feet to the point of beginning; thence continuing East 10.00 feet; thence South 20.00 feet; thence West 10.00 feet; thence North 20.00 feet to the point of beginning, being subject to any and all easement and restrictions of record.

## 12 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT

A 12 foot wide Utility and Ingress/Egress Easement being a part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-One (21), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin containing 930 square feet (0.021 acres) of land and being 6 feet either side of and parallel to the following described line:

Commencing at the Southeast Corner of said Section 21; thence S89°-07'-06"W 674.74 feet along the South line of the SE1/4 of said Section 21; thence N00°-30'-25"W (Recorded as N00°-13'-13"E) 370.75 feet; thence N89°-28'-51"E 69.59 feet to a point on the Westerly line of South Washburn Street; thence 23.86 feet along the arc of a curve to the right having a radius of 627.96 feet and the chord which bears N28°-51'-16"E 23.86 feet to the point of beginning; thence N40°-15'-46"W 35.07 feet; thence N05°-35'-04"E 42.46 feet to the existing water tower and the point of termination.

SITE SURVEY  
FOR

AIRADIGM COMMUNICATIONS, INC.  
A PART OF THE SE1/4 OF THE SE1/4,  
SECTION 21, T.18N., R.16E., CITY OF  
OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

SITE NAME:  
OSHKOSH W.T.

SITE NUMBER:  
W70147

SITE ADDRESS:  
711 S. WASHBURN AVE.  
OSHKOSH, WI

**AERO-METRIC**

Aero-Metric, Incorporated  
Land Planning & Design Division  
414-848-7708 800-472-8313 FAX (949-7709)  
538 NORTH MADISON STREET CHILTON, WISCONSIN 53014

DWG. FILE: ADW70147 DATE: 07-03-97

PRJT. NO.: 2970634 REVISIONS:

DRAWN BY: T.R.K. CHECKED BY: C.A.K.

NOTEBOOK: 129 PAGE(S): 73-75

SHEET 2 OF 2 D-516

CITY OF OSHKOSH - SEC 21 T18 R16 - 6<sup>th</sup> WARD

# LEASE PARCEL

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-One (21), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin containing 224 square feet (0.005 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 21; thence S89°-07'-06"W 674.74 feet along the South line of the SE1/4 of said Section 21; thence N00°-30'-25"W (Recorded as N00°-13'-13"E) 490.19 feet; thence East 34.70 feet to the point of beginning; thence continuing N89°-44'-55"E 10.00 feet; thence S20°-15'-05"E 20.00 feet; thence S89°-44'-55"E 10.00 feet; thence 20.42 feet along the arc of a curve to the right having a radius of 28.89 feet and the chord which bears N20°-15'-05"E 20.00 feet to the point of beginning, being subject to any and all easement and restrictions of record.

# 12 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT

A 12 foot wide Utility and Ingress/Egress Easement being a part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-One (21), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin containing 930 square feet (0.021 acres) of land and being 6 feet either side of and parallel to the following described line:

Commencing at the Southeast Corner of said Section 21; thence S89°-07'-06"W 674.74 feet along the South line of the SE1/4 of said Section 21; thence N00°-30'-25"W (Recorded as N00°-13'-13"E) 370.75 feet; thence N89°-28'-51"E 69.59 feet to a point on the Westerly line of South Washburn Street; thence 23.86 feet along the arc of a curve to the right having a radius of 627.96 feet and the chord which bears N28°-51'-16"E 23.86 feet to the point of beginning; thence N40°-15'-46"W 35.07 feet; thence N05°-35'-04"E 42.46 feet to the existing water tower and the point of termination.

DWG. FILE: ADW70147 DATE: 07-03-97  
 PRJT. NO.: 2970634 REVISIONS: 01-21-98  
 DRAWN BY: T.R.K. CHECKED BY: C.A.K.  
 NOTEBOOK: 129 PAGE(S): 73-75  
 SHEET 2 OF 2 D-516

**AERO-METRIC**  
 Aero-Metric, Incorporated  
 Land Planning & Design Division  
 414-848-7708 800-472-5313 FAX (949-7709)  
 530 NORTH MADISON STREET OSHKOSH, WISCONSIN 53014

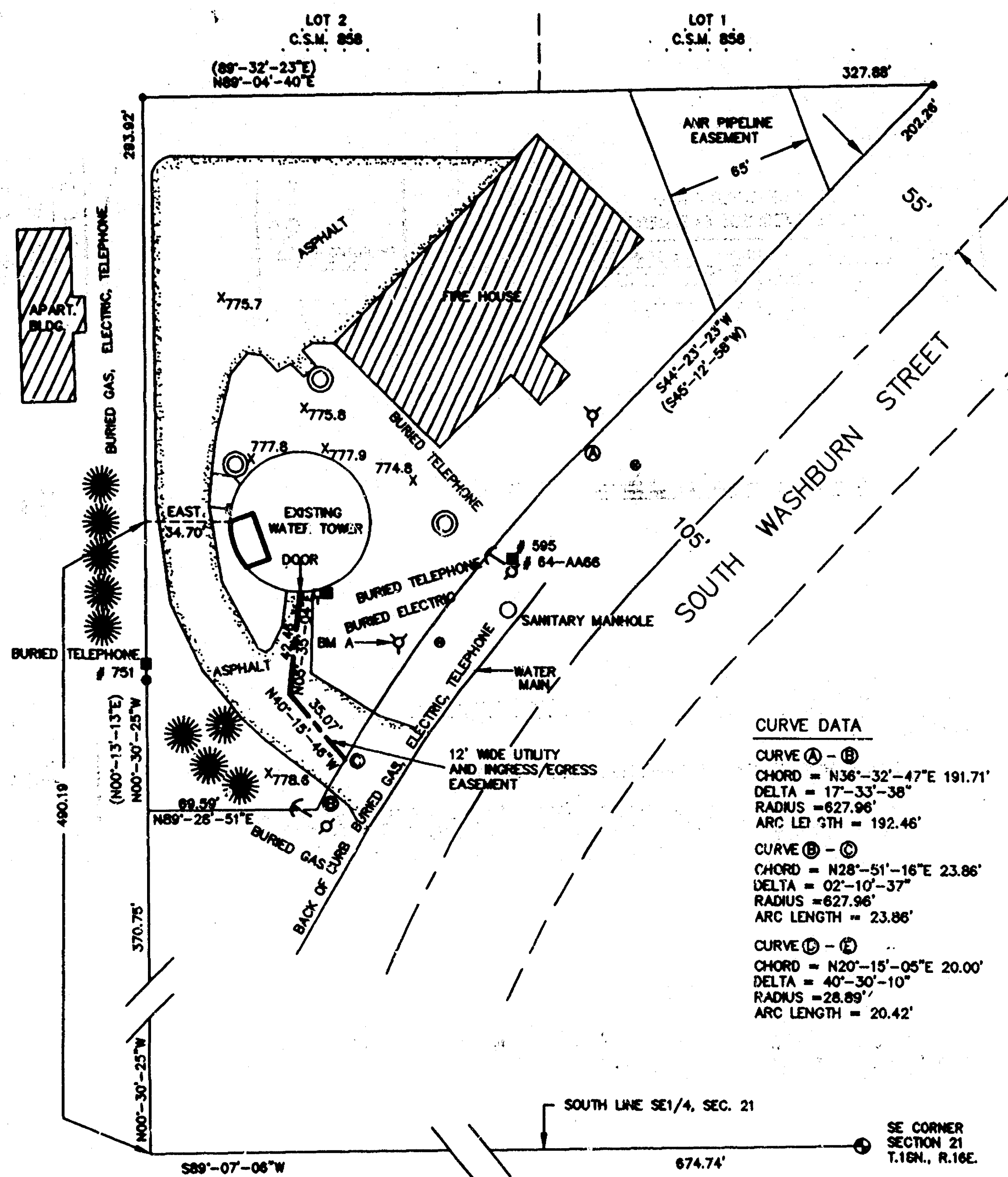
SITE SURVEY  
 FOR  
 AIRADIGM COMMUNICATIONS, INC.  
 A PART OF THE SE1/4 OF THE SE1/4,  
 SECTION 21, T.18N., R.16E., CITY OF  
 OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

SITE NAME:  
 OSHKOSH W.T.

SITE NUMBER:  
 W70147

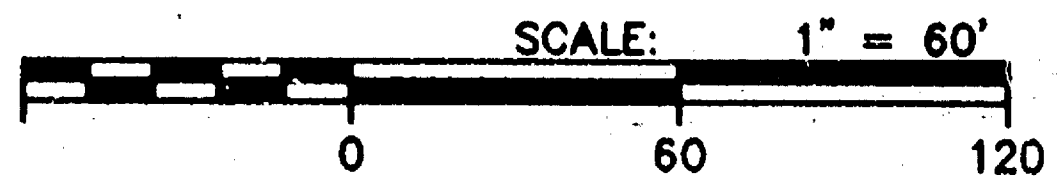
SITE ADDRESS:  
 711 S. WASHBURN AVE.  
 OSHKOSH, WI

CITY OF OSHKOSH - SEC 21 T18 R16 - 6<sup>th</sup> WARD

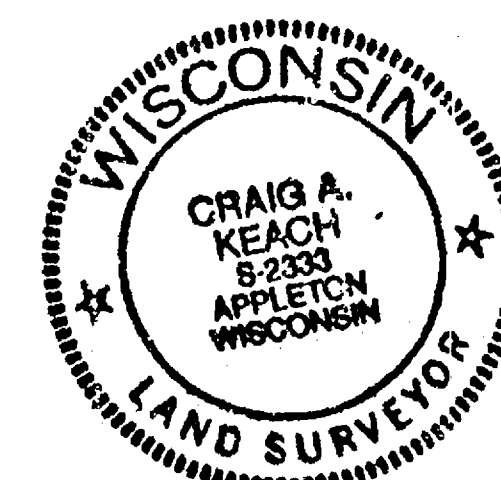


**SURVEYED FOR:**  
 AIRADIGM COMMUNICATIONS, INC.  
 2301 KELBE DRIVE  
 LITTLE CHUTE, WI 54140  
 414-687-2111

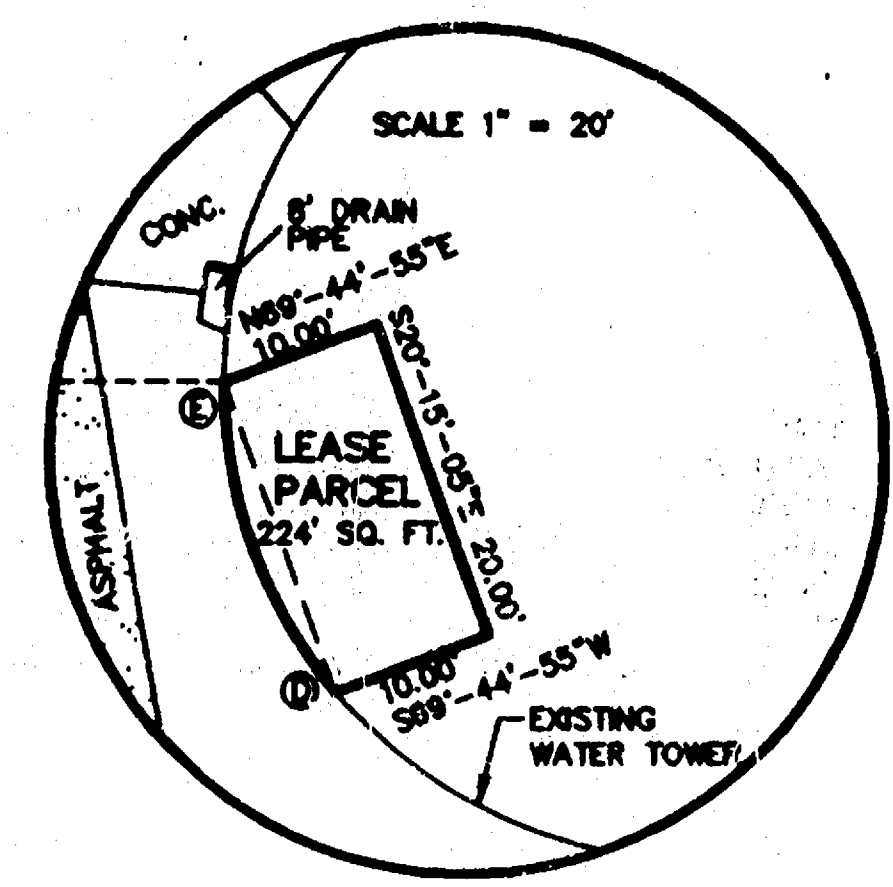
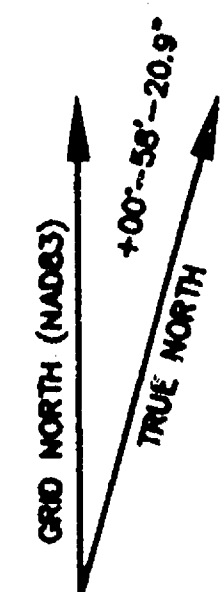
**PROPERTY OWNER:**  
 CITY OF OSHKOSH  
 215 CHURCH ST.  
 OSHKOSH, WI 54904



- LEGEND -**
- = 3/4" REBAR FOUND
  - = 1" IRON PIPE FOUND
  - = 1"x24" IRON PIPE SET
  - = 8" NAIL SET
  - ⊕ = MONUMENT FOUND
  - ( ) = RECORDED INFORMATION
  - ⚓ = HYDRANT
  - ⊗ = WATER VALVE
  - ⚡ = POWER POLE
  - ⊞ = ELECTRIC METER
  - = TELEPHONE PEDESTAL
  - ⌵ = GUY ANCHOR
  - ⊙ = CATCH BASIN
  - ☼ = PINE TREE



BEARINGS REFERENCED TO THE  
 WISCONSIN STATE PLANE COORDINATE  
 SYSTEM - SOUTH ZONE



**- TOP WATER TOWER -**

Latitude: 44°-00'-43.9"  
 Longitude: 88°-35'-05.1"  
 (Per North American Datum of 1983/91)

Elevation: 931.89'  
 PAINTERS RING  
 Elevation: 879.56'  
 PAINTERS RING  
 Elevation: 874.69'  
 (Per National Geodetic Vertical Datum of 1929)

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.

**SURVEYOR'S CERTIFICATE**

I, Craig A. Keach, Wisconsin Registered Land Surveyor of Aero-Metric Incorporated, 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 9th day of JULY, 1997.

*Craig A. Keach*  
 WISCONSIN REGISTERED LAND SURVEYOR  
 Craig A. Keach, S-2333

Reviewed this 21ST day of JANUARY, 1998.

Only if the surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.

<b>SITE NAME:</b> OSHKOSH W.T.
<b>SITE NUMBER:</b> W70147
<b>SITE ADDRESS:</b> 711 S. WASHBURN AVE. OSHKOSH, WI

DWG. FILE: ADW70147 DATE: 07-03-97  
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 SHEET 1 OF 2 **D-516**

**AERO-METRIC**  
 Aero-Metric, Incorporated  
 Land Planning & Design Division  
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 538 NORTH MADISON STREET CHILTON, WISCONSIN 53014

SITE SURVEY FOR  
 AIRADIGM COMMUNICATIONS, INC.  
 A PART OF THE SE1/4 OF THE SE1/4,  
 SECTION 21, T.18N., R.16E., CITY OF  
 OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

**CITY OF OSHKOSH - SEC 21 T18 R16 - 6th WARD**



# PLAT OF SURVEY AND TOPOGRAPHIC MAP FOR RICHARD KEMPINGER AND CALVARY LUTHERAN CHURCH

KNOWN AS 2580 WEST 9TH AVENUE, BEING THE WEST 400.00 FT. OF THE SOUTH 543.00 FT. OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 21, T18N, R16E, IN THE SIXTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SAID SECTION 21, THENCE NORTH 89°23'29" EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 1360.21 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE NORTH 00°06'49" WEST 543.01 FT., THENCE NORTH 89°24'37" EAST 400.03 FT., THENCE SOUTH 00°06'37" EAST 542.87 FT. TO A POINT ON THE SOUTH LINE OF SAID 1/4 SECTION, THENCE SOUTH 89°23'29" WEST ALONG SAID LINE 400.00 FT. TO THE POINT OF BEGINNING. THE SOUTH 40.00 FT. OF SAID PARCEL IS RESERVED FOR PUBLIC RIGHT OF WAY. SAID PARCEL CONTAINS 4.9857 ACRES TO THE SECTION LINE AND 4.6184 ACRES TO THE NORTH LINE OF WEST 9TH AVENUE. SAID PARCEL IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

APRIL 3, 1998

SURVEY FOR RICHARD KEMPINGER AND  
CALVARY LUTHERAN CHURCH

NO. 3252

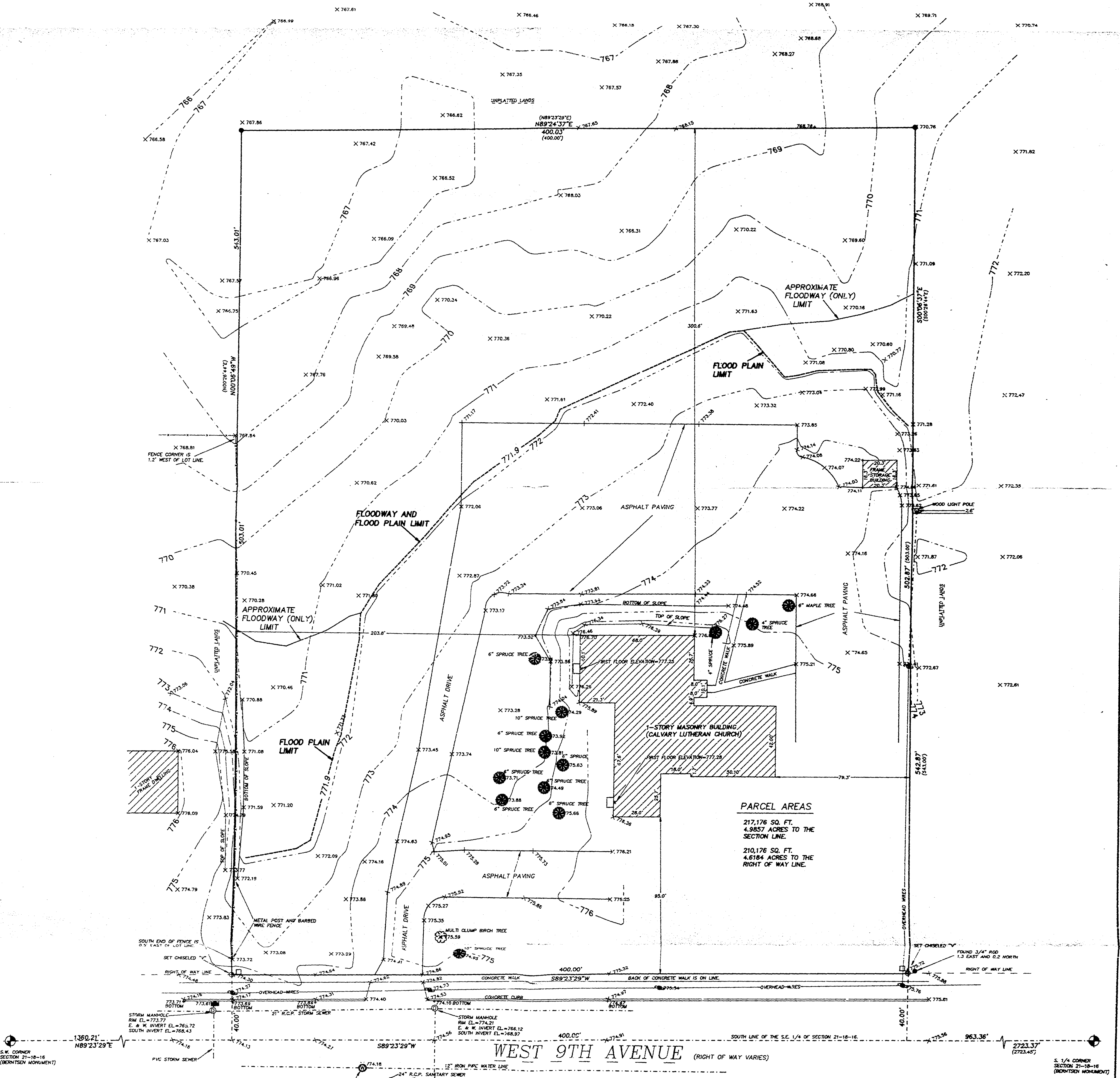
## Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

5-1-98  
Date

Reinhard Roehlig, Registered  
Land Surveyor S-1358



## PARCEL AREAS

217,176 SQ. FT.  
4.9857 ACRES TO THE  
SECTION LINE.  
210,176 SQ. FT.  
4.6184 ACRES TO THE  
RIGHT OF WAY LINE.

WEST 9TH AVENUE (RIGHT OF WAY VARIES)

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 21-18-16, WHICH HAS AN ASSUMED BEARING OF NORTH 89°23'29" EAST.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

( ) DENOTES RECORD DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

UNDERGROUND INFORMATION AS SHOWN WAS OBTAINED FROM MUNICIPAL UTILITY COMPANY AND/OR DIGGERS HOTLINE RECORDS, THE ACCURACY OF WHICH IS NOT GUARANTEED.

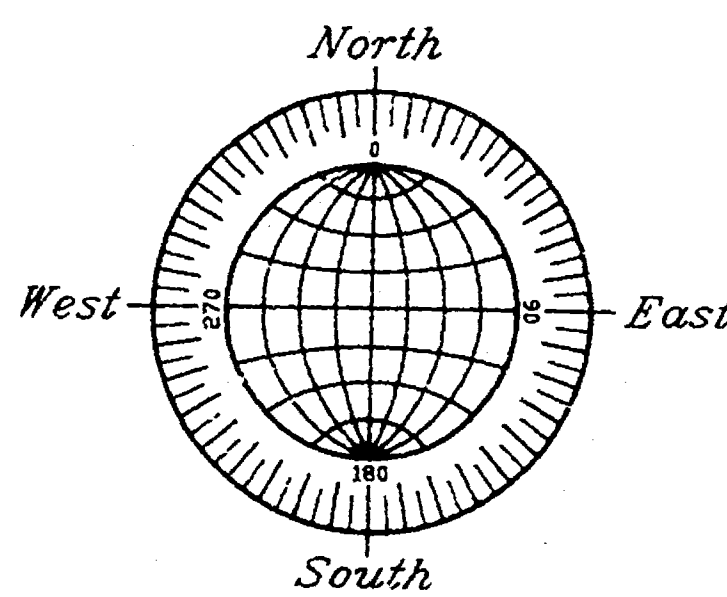
THE 100 YEAR FLOOD ELEVATION FOR THIS PARCEL IS 771.9 (U.S.G.S.) PER FEMA PANEL 550511 0020 D DATED JUNE 2, 1995

5/1/98 (REVISED MONUMENTATION)  
APRIL 3, 1998

ROEHLIG

LAND SURVEYING  
&  
CONSULTING LTD.

4041 State Road 91 • Oshkosh WI • 54904  
(920) 233-2884



GRAPHIC SCALE

(IN FEET)  
1 inch = 30 ft.

- x 770.00 or 770.00 • DENOTES SPOT ELEVATION BASED ON U.S.G.S. DATUM.
- 770 • DENOTES CONTOUR ELEVATION BASED ON U.S.G.S. DATUM.
- 771.9 • DENOTES 100 YEAR FLOOD LIMIT LINE.
- DENOTES 3/4 INCH DIAMETER IRON ROD 24 INCHES LONG, WEIGHING NOT LESS THAN 1.50 LBS PER LINEAL FOOT SET (UNLESS OTHERWISE NOTED).
- DENOTES 3/4 INCH DIAMETER IRON ROD FOUND.
- DENOTES EXISTING UTILITY PEDESTAL.
- DENOTES EXISTING UTILITY POLE.
- DENOTES EXISTING CATCH BASIN.
- ⊙ DENOTES EXISTING WATER MANHOLE.
- ⊙ DENOTES EXISTING SANITARY MANHOLE.
- ⊙ DENOTES EXISTING STORM MANHOLE.
- ⊙ DENOTES EXISTING FIRE HYDRANT.

NOTE:  
EAST-WEST POSITIONS OF PROPERTY CORNERS WERE BASED ON A SURVEY PERFORMED FOR MERCY MEDICAL CENTER BY DONOHUE ASSOCIATES ON DECEMBER 6, 1990. SAID POSITIONS DO NOT NECESSARILY AGREE WITH A MATHEMATICAL BREAKDOWN OF THE 1/4 SECTION.

CITY OF OSHKOSH - SEC 21 T18 R16 - 6th WARD

NO. 3252



# LEGAL DESCRIPTION:

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 21; THENCE S00°05'19"E, ALONG THE WESTERLY LINE OF THE NE 1/4 OF SECTION 21, A DISTANCE OF 1629.17 FEET; THENCE N89°54'41"E, ALONG THE SOUTHERLY LINE OF THE SAWYER CREEK SUBDIVISION, 370.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE; THENCE S0°005'19"E, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 28.22 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 31.79 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 650.00 FEET AND MEASURED ALONG A CHORD BEARING S01°29'23.50"E, 31.79 FEET; THENCE CONTINUING SOUTHEASTERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 203.63 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 650.00 FEET AND MEASURED ALONG A CHORD BEARING S11°51'56.50"E, 202.79 FEET; THENCE S20°50'25"E, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 109.03 FEET; THENCE SOUTHEASTERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 140.49 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 435.00 FEET AND MEASURED ALONG A CHORD BEARING S11°35'17"E, 139.88 FEET TO THE POINT OF BEGINNING;

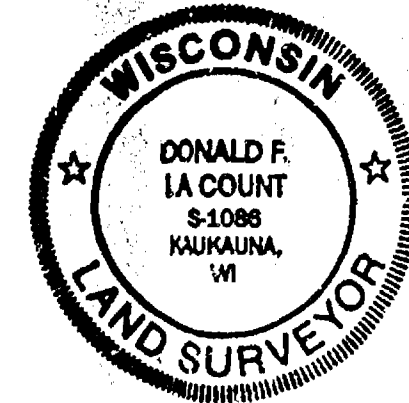
THENCE SOUTHWESTERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 181.06 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 435.00 FEET AND MEASURED ALONG A CHORD BEARING S09°35'17"W, 179.75 FEET; THENCE S78°06'14"E, 71.06 FEET; THENCE N86°04'42"E, 223.53 FEET; THENCE N10°24'14"W, ALONG THE APPROXIMATE CENTER LINE OF SAWYER CREEK, 64.72 FEET; THENCE N10°01'55"W, ALONG THE APPROXIMATE CENTER LINE OF SAWYER CREEK, 130.52 FEET; THENCE N02°40'15"W, ALONG THE APPROXIMATE CENTER LINE OF SAWYER CREEK, 8.38 FEET; THENCE S83°59'54"W, 229.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1.150 ACRES (50,077 SQUARE FEET) MORE OR LESS.

SUBJECT TO OR HAVING RIGHTS OF ANY EASEMENTS, COVENANTS, AGREEMENTS, RESTRICTIONS OR RIGHTS OF RECORD.

*Donald F. La Count*  
DONALD F. LA COUNT  
REGISTERED LAND SURVEYOR NO. S-1086

SEPT. 5, 1997  
DATED



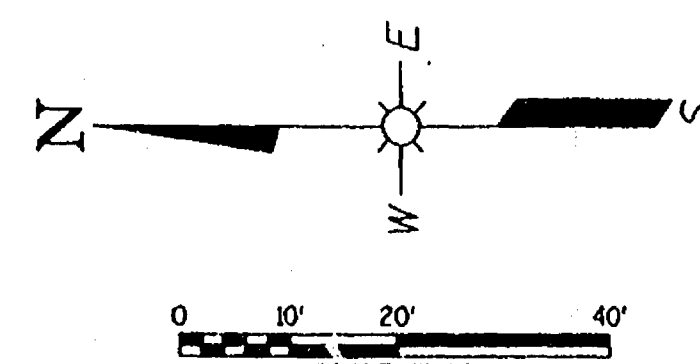
NOTE:  
SEE EXHIBIT "A" FOR SURVEYOR'S CERTIFICATE RELATING TO THIS SURVEY.

## NOTES:

- 100 YEAR FLOOD LINE IS ESTABLISHED PER 1993 WISCONSIN DEPARTMENT OF NATURAL RESOURCES INFORMATION, CALCULATIONS, AND SITE REVIEW.
- CURRENT ZONING OF SUBJECT PARCEL IS NEIGHBORHOOD BUSINESS DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY (C1 PD).
- THE LANDS WEST OF THE INDICATED 100 YEAR FLOOD LINE ARE NOT IN ANY FLOOD HAZARD AREA AS IDENTIFIED ON A FLOOD INSURANCE RATE MAP ("FIRM") PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER COMMUNITY PANEL NUMBER 5505110010 D PANEL 10 OF 20 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.
- AREA OF PARCEL DESCRIBED HEREON = 50,077 SQ. FT. ±, 1.150 ACRES ±.
- THIS DESCRIBED PROPERTY IS NOT LOCATED IN ANY AREA SUBJECT TO A MORATORIUM OR RATIONING OF WATER OR SEWER OR OTHER UTILITY SERVICES, PER CITY OF OSHKOSH RECORDS.
- THIS DESCRIBED PROPERTY IS NOT LOCATED WITHIN ANY HISTORICAL OR RESTRICTED PARKING DISTRICT, PER CITY OF OSHKOSH RECORDS.
- THIS SURVEY SHOWS OR LISTS ALL EASEMENTS REFERRED TO IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT CASE NO. 40812x1 DATED AUGUST 13, 1997.
- ANY RECORDED EASEMENTS, COVENANTS, AGREEMENTS, RESTRICTIONS, ETC., AFFECTING THIS PROPERTY AND NOT SHOWN OR LISTED HEREIN, SHALL BE DISCLOSED BY A TITLE SEARCH.

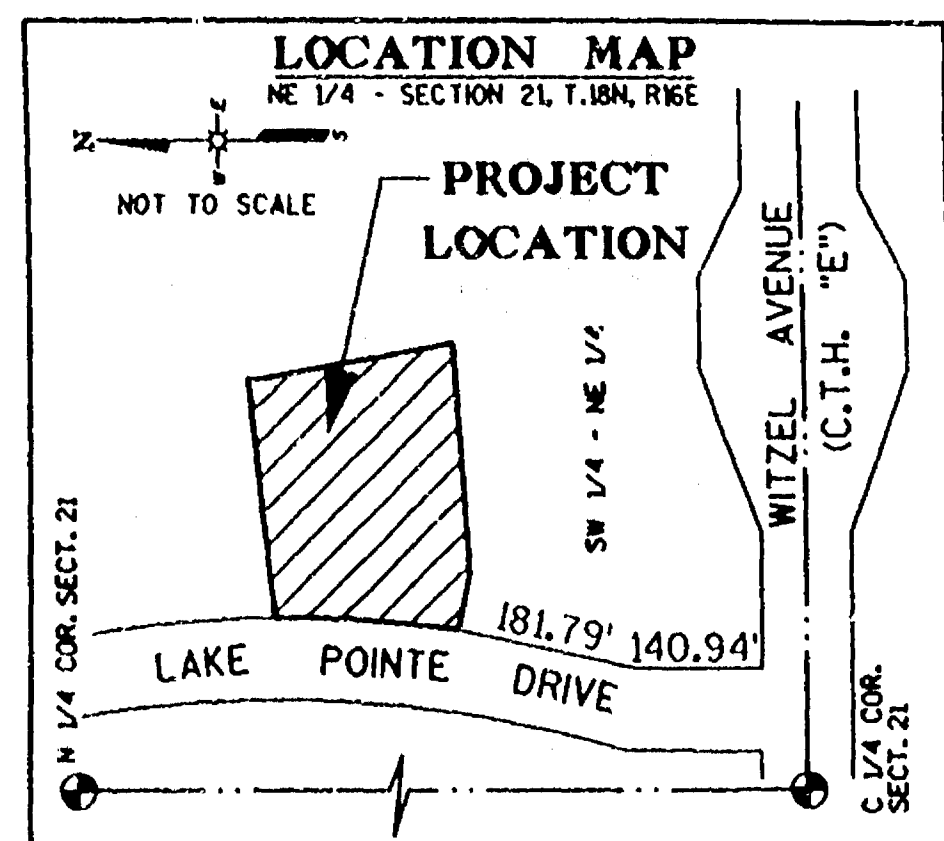
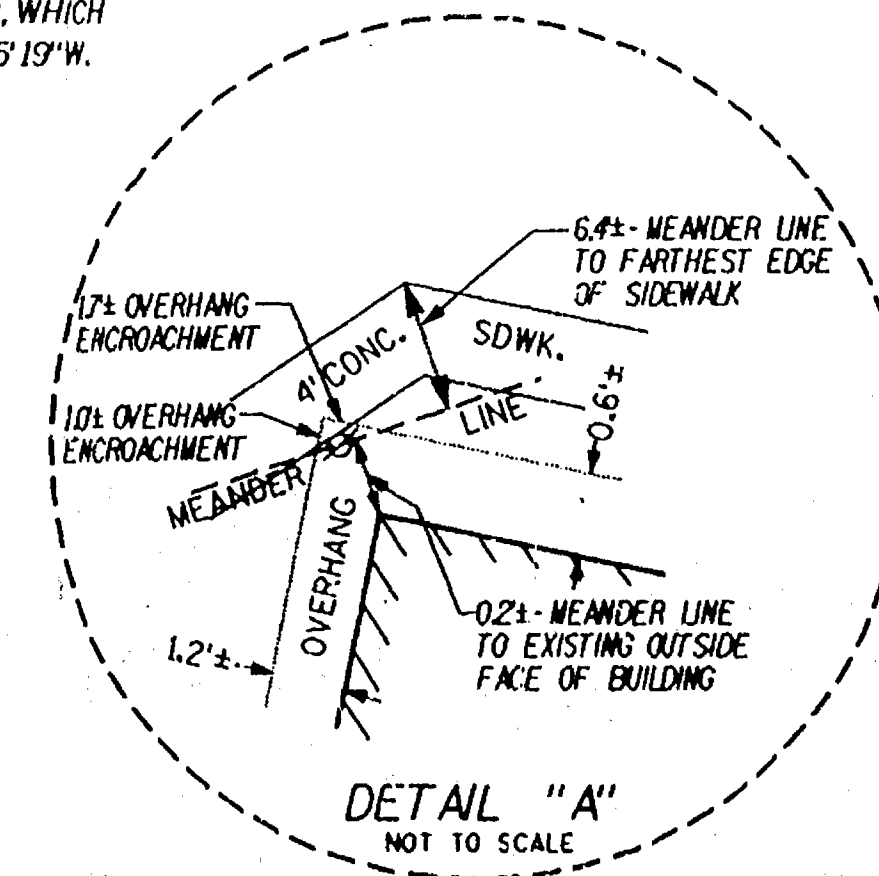
## LEGEND:

- WINNEBAGO COUNTY SECTION CORNER MONUMENT (AS NOTED)
- 3/4" x 24" REBAR SET WEIGHING 1502 LBS./LIN. FT.
- 3/4" REBAR FOUND
- CHISELED "X" FOUND IN CONCRETE
- BUILDING HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- TELEVISION PEDESTAL
- ELECTRICAL PEDESTAL
- LIGHT POLE
- SIGN
- MANHOLE
- INLET
- MAILBOX
- SPOT LIGHT
- DECIDUOUS TREE
- BUSH
- TREE LINE
- T — UNDERGROUND TELEPHONE
- G — UNDERGROUND GAS
- TV — UNDERGROUND CABLE TV
- FM — FORCE MAIN
- WM — WATERMAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- X — FENCE
- ⊙ — ELECTRIC METER
- ⊙ — GAS METER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONC. DENOTES CONCRETE
- BIT. DRVY. BITUMINOUS DRIVEWAY



## NORTH REFERENCE:

NORTH IS REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 21, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR N00°05'19"W.



SURVEY FOR: ALTERNATIVE LIVING SERVICES, INC.  
450 NORTH SUNNY SLOPE ROAD, SUITE 300  
BROOKFIELD, WISCONSIN 53005  
414-827-6981 (TELEPHONE)

SURVEYED BY: OMNI ASSOCIATES, INC.  
ONE SYSTEMS DRIVE  
APPLETON, WISCONSIN 54914  
920-735-6900 TELEPHONE  
920-830-6100 FAX

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	ANGLE
1-2	435.00'	181.06'	179.75'	N09°35'17"E	23°50'52"
2-3	435.00'	140.49'	139.88'	N11°35'17"W	18°50'16"
3-4	650.00'	203.63'	202.79'	N11°51'56.5"W	17°56'57"
5-6	650.00'	31.79'	31.79'	N01°29'23.5"W	2°48'09"

CITY OF OSHKOSH - SEC 21 T18 R16 - 6th WARD

OMNI ASSOCIATES  
ONE SYSTEMS DRIVE  
APPLETON, WI 54914  
PHONE: (920) 735-6900  
FAX: (920) 830-6100

AS-BUILT SURVEY  
PART OF THE SW 1/4 OF THE NE 1/4,  
OF SECTION 21, T18N, R16E,  
CITY OF OSHKOSH, WINNEBAGO COUNTY, WI

ALTERNATIVE LIVING SERVICES, INC.  
450 NORTH SUNNY SLOPE ROAD, SUITE 300  
BROOKFIELD, WISCONSIN 53005  
PH: (414) 827-6981 FAX: (414) 789-6669

REV.	DATE	BY
1	9-9-97	DJM

DATE	8-22-97
PROJECT NUMBER	POT98097
FILE NUMBER	20076
DRAFTED BY	DLW
CAD FILE NAME	POT98A1.TJON
SHEET	
1	OF 1

1 OF 1