

## LEASE PARCEL

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHE FOURTEEN (14) NORTH, BANGE SIX (6) EAST, TOWN OF DELL PRAIRIE, ADAMS COUNTY, WISCONSIN CONTAINING 10,000 SQUARE FEET (0.229 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMERCING AT THE NORTHWEST CORNER OF SECTION 25; TEHNCE 801°-07'-48"W 917.57 EEST ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 35; THENCE S08'-52'-12"E 243.00 FEET; THE NW1/4 OF BEGINNING; THENCE SONTINUE 888"-52'-12"E 100.00 FEET; THENCE S010'-07'-48"W 100.00 FEET; THENCE N88°-52'-12"W 100.00 FEET; THENCE S010'-07'-48"W 100.00 FEET; THENCE N88°-52'-12"W 100.00 FEET; THENCE N010'-07'-48"E 100.00 FEET; TO THE POINT OF BEGINNING, BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRUCTIONS OF RECORD.

# 30 FOOT WIDE INGRESS/EGRESS AND UTILITY BASEMENT

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THERTY-FVE (35), TOWNSHIP FOURTEEN (14) NORTH, RANGE SIX (6) BAST, TOWN OF DELL PEAIRE, ADAMS COUNTY, WISCONSIN CONTAINING 19,556 SQUARE FEET (0.448 ACRES) OF LAND AND BEING FIFTEEN FEET (15) BACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

# PARENT PARCEL

ALL THAT PARCEL OF LAND IN TOWNSHP OF TOWN OF DELL PRAIRIE, ADAMS COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED DOC# 441597, ID# 8-876, BEING KNOWN AND DESIGNATED AS .

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER (W/s SW1/4), SECTION 26, TOWNSHIP 14 NORTH, RANGH 6 BAST AND THE NORTHHAST QUARTER OF THE NORTHWEST QUARTER (NEI/4 NW1/4) AND THE WEST HALF OF THE NORTHWEST QUARTER (WLA NW1/4), SECTION 35, TOWNSHIP 14 NORTH, RANGE 6 BAST, TOWN OF DELL FRAIRE, ADAMS COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTHWEST QUARTER (W% SW1/4) OF SAID SECTION 26, EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE WEST

ONE-QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 87°06 E., 130.9 FEET ALONG THE EAST-WEST ONE QUARTER LIME OF SAID SECTION 26; THENCES, 07.9 F. 1130.0 FEET ALONG THE SECTION 26; THENCES, 07.9 F., 1130.0 FEET ALONG THE AST LINE OF SAID WEST HALF OF THE SOUTHERST QUARTER (WY. SW1/4), SECTION 26; THENCES, 87°05 W., 823.94 FEET; THENCES, 570.00 FEET; THENCES, 87°10 LOT, 494.0 FEET TO THE WEST LINE OF SAID SECTION 25; THENCES, 07.00 FEET ALONG THENCES SOUTH 450.0 FEET TO THE WEST LINE OF SAID SECTION 25; THENCES, 87°10 LOT, 494.0 FEET; THENCES, 80°10 F. 45°10 F. 45° TO THE POINT OF BEGINNING.

ALSO THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NEI/A NWI/4) OF SAID SECTION 35 EXCEPT THE FOLLOWING DESCRIBED PLACES: BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 35; THENCE S, 0°0540° W., 1315.11 FEET ALONG THE NORTH-ONE-QUARTER LINE TO A ½ ROUND ERON BAR, WHICH IS THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER LINE TO A ½ ROUND ERON BAR, WHICH IS THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NEI/A NWI/A) OF SAID SECTION 35; THENCE S, 8°2500° W. 120.09 THES ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NEI/A NWI/A) OF SAID SECTION 35 TO A 1¹ EXON PIPE, WHICH IS THENCE N, 0°0320° E., 100.00 ALONG THE WEST LINE OF THE NORTHEAST QUARTER (OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NEI/A NWI/A) OF SAID SECTION 35, THENCE N, 0°0320° E., 117.00 FEET TO A 1¹ ERON PIPE, THENCE N, 0°0320° E., 117.00 FEET TO A 1¹ ERON PIPE WHICH IS ON THE NORTH LINE OF SAID SECTION 35; THENCE N, 0°0320° E., 127.00 FEET TO A 1¹ ERON PIPE WHICH IS ON THE NORTH LINE OF SAID SECTION 35; THENCE N, 0°0320° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°0320° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°0320° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°0320° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°0320° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°0320° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°0320° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, THENCE N, 0°030° E., 127.00 FEET TO A 1° ERON PIPE, T SECTION 35, TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 35, WHICH IS THE POINT OF BEGINNING.

ALSO THE WEST HALF OF THE NORTHWEST QUARITER (WIZ) NWIZ) OF SAID SECTION 35 EXCEPT THOSE LANDS LYING SOUTH OF CROUSE DRIVE. AND EXCEPT THE POLLOWING DESCRIBED PARCEL. BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S. 46°20 E., 643.5 FEET ALONG THE NORTH LINE OF SAID SECTION 35; THENCE SOUTH 75.6 PEET, ARALLEL, WITH THE WEST LINE OF SAID SECTION 35; THENCE S. 46°20 W., 643.5 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 35; THENCE NORTH 75.6 PEET ALONG SAID SECTION 35; THENCE S. 86°20 W., 643.5 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 35; THENCE NORTH 75.6 PEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. LESS AND EXCEPT LOT 1 OF ADAMS COUNTY CERTIFIED SURVEY MAP OF CHET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. LESS AND EXCEPT LOT 1 OF ADAMS COUNTY CERTIFIED SURVEY MAP NO. 3931 RECORDED ON SEPTEMBER 21, 1999 IN VOLUME 18 OF CERTIFIED SURVEY MAPS ON PAGES 62-63 DOCUMENT NO.389056.

# TITLE REPORT REVIEW

1800N%"

Title Report: AMC Settlement Services

Commitment No. 4341274

Fee Simple Title Vested In:

Effective Date: October 25, 2012

The Statement of Applicability refers to the Lease Site and any Eastements pertinent Thereumb Where Specific Encumbrances affect the Lease Site and/or a Pertinent Eastement, they are identified as such.

KENNETH R. JENSEN AND PAMELA K. JENSEN, HUSBAND AND WIFE, A SURVIVORSHIP MARITAL PROPERTY

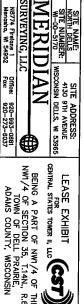
SURVEY.

Schedule B-II

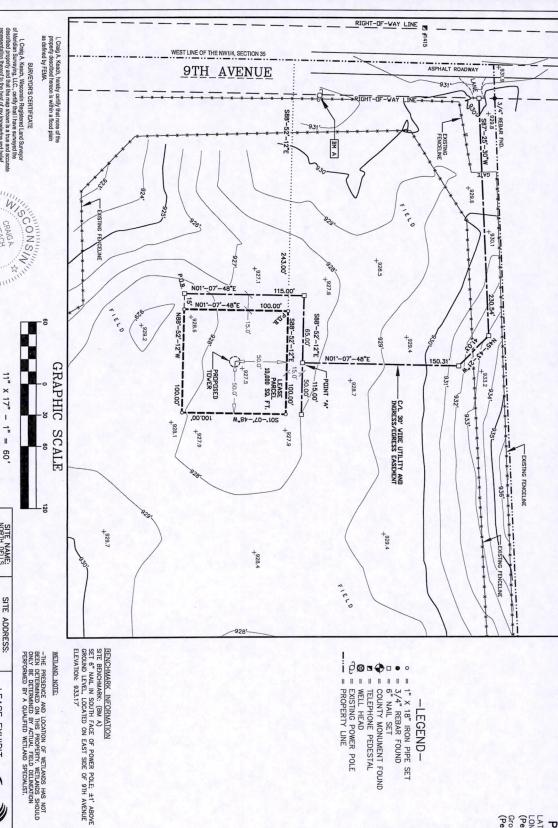
NOTE:

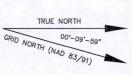
(1-6) These are General Statements and not Specific Encumbrances.

- 2011 ANNUAL REAL ESTATE TAXES SEE BELOW IN THE AMOUNT OF \$48,13, TAX ID#8-876, TAXES ACCRUING WITHIN THE CURRENT YEAR, NEXT TAX DUE INFORMATION NOT AVAILABLE.
- (8) 2011 ANNUAL REAL ESTATE TAXES FAD IN THE AMOUNT OF \$1,744.04, TAX ID#8-880, TAXES ACCRUING WITHIN THE CURRENT YEAR. NEXT TAX DUE INFORMATION NOT AVAILABLE. MORTGAGES
- (9) SUBJECT TO MORTGAGE FROM KENNETH R. JENSEN AND PAMELA K. JENSEN, HUSBAND AND WIFE TO FARM SERVICE AGENCY, UNITED STATISS DEPARTMENT OF AGRICULTURE AS SET FORTH IN DOC # 48522, IN THE AMOUNT OF \$98,000.00, DATED 09/90/2009. RECORDED 09/30/2009, IN ADAMS COUNTY RECORDS
- (10) SUBJECT TO MORTGAGE FROM KERNIETH R. JENSEN AND PAMELA K. JENSEN, HUSBAND AND WIFE TO FARM SERVICE AGENCY, UNITED STATES DEPARTMENT OF AGEICULTURE AS SET FORTH IN DOC # 494341, IN THE AMOUNT OF \$50,000.00, DATED 01/14/2011, RECORDED 01/20/2011, IN ADAMS COUNTY RECORDS.
- (11) SUBECT TO MORTGAGE FROM KENNETHE, IPASEM AND PAMELA K. IBNSEM, HUSBAND AND WIFE TO UNITED STATES DEPERATMENT OF AGRICULTURE AS SET FORTH IN DOC #2852, PAGE 32 IN THE AMOUNT OF \$44,097.47, DATED 04/08/2002, RECONDED 04/08/2002, IN ADAMS COUNTY NECONDS.
- ADDITIONAL INFORMATION: AGREEMENT FOR EXTENSION OF MORTGAGE DUE TO CONSOLIDATION, RESCHEDULING OR REAMORTIZATION RECORDED 09/19/2008 AS SET FORTH IN DOC# 477324.
- 1/29/2006 AS SET FORTH IN DOC# 461138. AGREEMENT FOR EXTENSION OF MORTGAGE DUE TO CONSOLIDATION, RESCHEDULING OR REAMORTIZATION RECORDED
- (12) SUBJECT TO MORTGAGE FROM KENNETH R. JENSEN AND PAMELA K. JENSEN, HUSBAND AND WIEE TO FUTURE HOME ADMINISTRATION, UNITED STATES DEFARTMENT AS SET FORTH IN BOOK 276, PAGE 543 IN THE AMOUNT OF \$35,000.00, DATED 09/07/1979, RECORDED 09/10/1979, IN ADAMS COUNTY RECORDS.
- ADDITIONAL INFORMATION: NOTICE OF MORTGAGE STILL IN EFFECT RECORDED 09/04/2009 AS SET FORTH IN DOCUMENT#
- (13) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, BASEMENTS, SERVITUDES, RESERVATIONS FOR MINERALS OR MINERAL RICHTS, IF ANY, AFFECTING TITLE TO THE LAND, WHICH: (1) AFFEAR IN OR ARE REFERENCED IN THE PUBLIC LAND RECORDS, OR (1) AFFEAR IN, ARE SHOWN ON, OR ARE REFERENCED IN ANY RECORDED PLAT OR CERTIFIED SURVEY MAP.
- (14) SUBJECT TO ANY PRIVATE ASSESSMENTS FOR ASSOCIATION DUBS OR OTHERWISE.
- (15) ATTENTION LOAN CLOSER: IMMEDIATELY UPON CLOSING, PLEASE NOTIFY AMCSS FOR MORTGAGE FILING INSTRUCTIONS. PLEASE CALL AMCSS.
- 3 THE UNDERWRITER FOR THIS ORDER IS OLD REPUBLIC



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3	FIELD BOOK: M-24, PG. 74	FIELD WORK	DESCRIPTION	Preliminary Survey	Revise Easemen	Added Title Report		
8	M-24, P	10-25-12		Y.	_	T.		
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LATITUDE: 43'-39'-13.31" LONGITUDE: 89'-45'-26.87" (Per North American Datum of 83/91)

PROPOSED TOWER BASE

Ground Elevation: 927.5'

(Per North American Vertical Datum of 1988)

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/91) — SOUTH ZONE AND THE WEST LINE OF THE NW1/4, SECTION 35, T.14M., R.6.WHICH BEARS: S01'-07'-48"W



-THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY, WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

SITE ADDRESS: 4130 9TH AVENUE WISCONSIN DELLS, W 53965 CENTRAL STATES TOWER II, LLC BEING A PART OF NW1/4 OF THE NW1/4 OF SECTION 35, T.14N., R.6E., TOWN OF DELL PRAIRIE, ADAMS COUNTY, WISCONSIN LEASE EXHIBIT

Dated this 10+

day of JANUARY , 2013

MO SURVE

N

CRAIGA KEACH XEACH NEENAH

OR

 $11^n \times 17^n - 1^n = 22^n \times 34^n - 1^n =$ 

30

SITE NAME:
NORTH DELLS
SITE NUMBER:
WI-00-5170

RIU

A

N8774 Firelane 1 Menasha, WI 54952

Office: Fax:

920-993-0881 920-273-6037

I, Craig A. Keach, Wisconsin Registered Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described properly and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

SURVEYOR'S CERTIFICATE

### SURVEY NOTES:

"THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

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7000-B1255	CHECKED BY:		NO. DATE	10-29-12	11-15-12	3 1-10-12
	C.A.K.	J.D.	-			
2 05	FIELD BOOK: M-24, PG. 74	DATE: WORK 10-25-12	DESCRIPTION	Preliminary Survey	Revise Easement	Added Title Report
	M-24,	10-25		vey	nt	ort
S	PG. 74	-12	BY	J.D.	J.D.	J.D.
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