

LESSEE LEASE AREA

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY (20), TOWNSHIP FIFTEEN (15) NORTH, RANGE SEVEN (7) EAST, TOWN OF JACKSON, ADAMS COUNTY, WISCONSIN, CONTAINING 720 SQUARE FEET (0.008 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S89°-58'-24"W 981.63 FEET ALONG THE NORTH LINE OF THE NE1/4, OF SAID SECTION 20; THENCE S00°-01'-36"E 208.16 FEET TO THE POINT OF BEGINNING; THENCE S00°-48'-53"E 30. 00 FEET; THENCE S89°-11'-07"W 12.00 FEET; THENCE N00°-48'-53"W 30.00 FEET; THENCE N89°-11'-07"E 12.00 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

## PARENT PARCEL

ALL THAT PARCEL OF LAND IN TOWN OF JACKSON, ADAMS COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED INST # 488507, ID# 012-00638-0000, BEING KNOWN AND DESIGNATED AS: THE FOLLOWING DESCRIBED REAL ESTATE, TOGETHER WITH THE RENTS, PROFITS, FIXTURES AND OTHER APPURTENANT INTERESTS, IN ADAMS COUNTY, STATE OF WISCONSIN (PROPERTY):

SECTION 20 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST, 580 FEET ALONG THE NORTH LINE OF SAID SECTION 20 TO THE POINT OF BEGINNING. ALL BEING IN THE TOWN OF JACKSON, COUNTY OF ADAMS, STATE OF FEET PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST, 580 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 20; THENCE NORTH 0 DEGREES 24 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 89 DEGREES 38 MINUTES 28 SECONDS WEST, 738.05 FEET MINUTES 40 SECONDS WEST, 600 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) OF SECTION TWENTY (20), FEET PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF TH ALONG THE NORTH LINE OF SAID SECTION 20 TO THE POINT OF BEGINNING; TOWNSHIP FIFTEEN (15) NORTH, RANGE SEVEN (7) EAST, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: WISCONSIN. THENCE SOUTH 00 DEGREES 24 MINUTES 40 SECONDS EAST, 600

## TITLE REPORT REVIEW

TITLE REPORT: AMC SETTLEMENT SERVICES

COMMITMENT NO. 365901  $\infty$ 

EFFECTIVE DATE:

SEPTEMBER 3, 2012

ENCUMBRANCES AFFECT THE LEASE SITE AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS SUCH FEE SIMPLE TITLE VESTED IN: SBA TOWERS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY
THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE SITE AND ANY EASEMENTS PERTINENT THEREUNTO WHERE SPECIFIC

SCHEDULE B-II

TAXES THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

2010 ANNUAL REAL ESTATE TAXES PAID CURRENT, TAX ID#012-00638-0000, TAXES ACCRUING WITHIN THE CURRENT YEAR.. ADDITIONAL INFORMATION: TAXES PAID THROUGH 2011.. ANY SPECIAL ASSESSMENTS (SIDEWALKS, STREETLIGHTS, SEWERS, ETC.): NO IF MULTIPLE PARCELS/TRACTS, DOES TAX ID COVER ALL: YES

9 MORTGAGE FILING INSTRUCTIONS. PLEASE CALL AMCSS

THE UNDERWRITER FOR THIS ORDER IS OLD REPUBLIC

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.

OXFORD, WI 53952 SITE ADDRESS: 3302 5TH COURT

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

BEARINGS REFERENCED TO THE WSCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/91) — SOUTH ZONE AND THE NORTH LINE OF THE NE1/4, SECTION 20, T.15N., R.7E., WHICH BEARS: S89'-58'-24"W

SITE NUMBER: SITE NAME:

I, Craig A. Keach, Wisconsin Registered 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.

JANUARY, 2013

NO SURVE

SURVEYOR'S CERTIFICATE

SITE BENCHMARK: (BM A)
TOP OF CONCRETE FLOOR AT ENTRANCE TO BLOCK BUILDING

BENCHMARK INFORMATION

GRAPHIC

SCALE

ELEVATION: 1090.14'

as defined by FEMA.

CONS

11" × 17" 22" × 34"

1 1 -

II 11

10,

I, Craig A. Keach, hereby certify that none of the property described hereon is within a flood plain

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

> DIGGERS HOTLINE TOLL FREE 168003242-8511 DAY WARNING TES 24 HOURS A

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

VERIZON WIRELESS PERSONAL LEASE EXHIBIT

COMMUNICATIONS LP d/b/a VERIZON WIRELESS

BEING A PART OF THE NE1/4 OF THE TOWN OF SECTION 20, JACKSON, WISCONSIN ADAMS COUNTY,

## LEGEND-

-: X 18" IRON PIPE SET

6" NAIL SET IRON PIPE FOUND

= RECORDED INFORMATION COUNTY MONUMENT FOUND

ELECTRIC METER

TELEPHONE PEDESTAL

8 GAS METER

METAL POST

 $\boxtimes$ EXISTING POWER POLE ELECTRIC TRANSFORMER

-OPL-<u>-T-</u> = BURIED TELEPHONE OVERHEAD ELECTRIC

PROPERTY LINE BURIED ELECTRIC

EXISTING TREE

v BOr	CHECH	DRAWN BY:	NO.	1	2	w
лов NO.: 6929-B1192	CHECKED BY: C.		DATE	9-04-12	10-09-12	3 10-22-12
-B1192	C.A.K.	J.D.	DE	Prelir	Added	Adde
SHEET 2	FIELD BOOK: M-24, PG. 61	FIELD WORK DATE:	DESCRIPTION	Preliminary Survey	Added Lease Parcel	Added Title Report
OF.	M-24, F	8-28-12		ву	cel	ort
S	°G. 61	.12	BY	J.D.	J.D.	J.D.



10659V 5071103

AL OF THE R.7E.,						
v 80r	CHECK	DRAWN BY:	NO.	1	2	G
лов NO.: 6929-B1192	CHECKED BY: C.A.K.	v Br. J.D.	NO. DATE	9-04-12	2 10-09-12	3 10-22-12
			DI	Prelin	Added	Adde
SHEET 3 OF 3	FIELD BOOK: M-24, PG. 61	FIELD WORK 8-28-12	DESCRIPTION	Preliminary Survey	Added Lease Parcel	Added Title Report
Q <sub>r</sub>	M-24, F	8-28-		y	cel	T.
3	G. 61	12	BY	J.D.	J.D.	J.D.

LEASE EXHIBIT
FOR
VERIZON WRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON W BEING A PART OF THE NE1/4
NE1/4, SECTION 20, T.15N.,
TOWN OF JACKSON, ADAMS CONSIN



SITE NAME: WI7-79 SITE NUMBER: 260973 SITE ADDRESS: 3302 5TH COURT OXFORD, WI 53952

SURVEYING, LLC MERID

			FF	Y T W A		A
Ground Elevation 1089.71 AGL: 00.07	Guy Wire: 1135.3' AGL: 45.6'	Guy Wire: 1179.3' AGL: 89.6'	Guy Wire: 1229,4" AGL: 139,7"	Guy Wirei 1278.9' AGL: 189.2'	Guy Wire: 1318.9' AGL: 229.2'	Guy Wire: 1358.9' AGL: 269.2'
	Bot	Bot	Bot	Bott Guy	Bott	▼ Top



Top of Antenna Elevation: 1292.9'
AGL: 203.2'
ttom of Antenna Elevation: 1287.3'
AGL: 197.6'

AGL: 229.2'

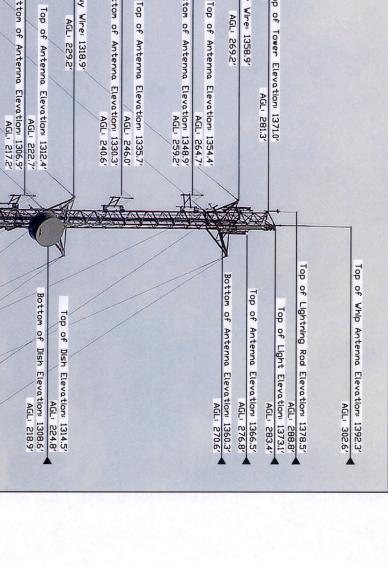
of Whip Antenna Elevation: 1283.2'
AGL: 193.5'
Bottom of Whip
Antenna Elevation: 1278.5'
AGL: 188.8'

Guy Wire: 1278.9' AGL: 189.2'

Top of Antenna Elevation: 1247.3'
AGL: 157.6'
tom of Antenna Elevation: 1241.8'
AGL: 152.1'

ttom of Antenna Elevation: 1262.9' AGL: 173.2'

Top of Antenna Elevation: 1267.8'



Wire: 1358.9' AGL: 269.2'

Top of Whip Antenna Elevation: 1392.3'
AGL: 302.6'

Top of Tower Elevation: 1371.0'

AGL: 281.3'