

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

Execution Version

AMENDED AND RESTATED WATER TOWER LICENSE AGREEMENT

This Amended and Restated Water Tower License Agreement (“**Agreement**”) is entered into as of the date of the last signature below (“**Effective Date**”), by and between the City of Watertown, Wisconsin (“**Watertown**”), acting in its capacity as a municipal utility and whose water department office is located at 800 Hoffmann Drive, Watertown, WI 53094, and Cellco Partnership, d/b/a Verizon Wireless (“**Licensee**”) with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920. Watertown and Licensee are at times collectively referred to as the “**Parties**” or individually as the “**Party**.”

RECITALS

The following recitals form a substantive part of this Agreement:

- A. Watertown owns a water tower (“**Tower**”) and real estate located at 509 O’Connell Street, Watertown, WI 53094 (“**Property**”), as more particularly described on **Exhibit A** and depicted on the site survey attached as **Exhibit B**.
- B. The Parties, and/or their predecessors in interest, entered that certain Tower/Land Lease Agreement between the Watertown Water Commission and PrimeCo Personal Communications, L.P. dated November 20, 1997, as amended by a First Amendment to Tower/Land Lease Agreement dated December 13, 2011 (“**Lease**”), which expired on December 1, 2023.
- C. The Lease authorized Licensee to place certain communications equipment and related facilities on the Tower and on certain land space near the base of the Tower (“**Existing Facilities**”).
- D. The Parties desire to amend and restate the Lease to, among other things, extend the term and permit Licensee to maintain its Existing Facilities on the Property.

AGREEMENT

The Parties agree as follows:

ARTICLE 1: LICENSE GRANTED

- 1.1 As of December 1, 2023 the Lease is terminated and is replaced and superseded by this Agreement.
- 1.2 Licensee’s Existing Facilities and any additional or replacement equipment or facilities approved pursuant to the terms of this Agreement are collectively referred to as the “**Communications Facilities**.”
- 1.3 Subject to the provisions of this Agreement, Watertown hereby grants to Licensee:

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

- 1.3.1 A revocable license authorizing Licensee to install, maintain, upgrade, and operate Licensee's Communications Facilities on the specific locations on the Tower ("**Tower Space**") shown on the drawings of the Existing Facilities and equipment inventory attached as **Exhibit C**.
 - 1.3.2 A revocable license authorizing Licensee to install, maintain, upgrade, and operate Licensee's Communications Facilities on an approximately 576 square-foot portion of the Property (the "**Land Space**"), as more particularly described on **Exhibit A** and depicted on the site survey attached as **Exhibit B**.
 - 1.3.3 A temporary non-exclusive "**Access Easement**" across the Property for ingress and egress to the Land Space in the location on the Property more particularly described on **Exhibit A** and depicted on the site survey attached as **Exhibit B**. The Access Easement shall automatically terminate upon the termination or expiration of this Agreement.
- 1.4 The Tower Space and Land Space are collectively referred to as the "**Premises**."

ARTICLE 2: TERM

- 2.1 The "**Initial Term**" of this Agreement shall commence on December 1, 2023 ("**Commencement Date**") and shall terminate on the fifth anniversary of the Commencement Date.
- 2.2 Provided that Licensee is not in default under this Agreement at the end of the Initial Term or any Renewal Term, this Agreement shall automatically be extended for three additional five-year terms (each, a "**Renewal Term**") unless Licensee notifies Watertown in writing of its intention to terminate this Agreement at least 90 days prior to the expiration of the then-current Term, in which case the Agreement shall terminate at the end of the Term during which such notice is given.
- 2.3 Either Party may terminate this Agreement at the end of the fourth and final Renewal Term by giving written notice to the other Party of its intention to terminate this Agreement at least 90 days prior to the expiration of the final Renewal Term. If neither Party has given such a notice to the other Party, then upon the expiration of the fourth and final Renewal Term, this Agreement shall continue in force upon the same covenants, terms, and conditions for an additional term of one year and for annual terms thereafter (each, an "**Annual Term**") until terminated by either Party by giving the other Party 60 days' written notice of its intention to terminate this Agreement at the end of the then-current Annual Term.
- 2.4 The Initial Term, each Renewal Term, and any Annual Terms are referred to collectively as the "**Term**."

ARTICLE 3: LICENSE FEE

- 3.1 Commencing on the Commencement Date, the annual "**License Fee**" shall be **\$36,643.96** payable in equal monthly installments of **\$3,053.66** in advance on or before the fifth day of each month. License fees for any partial months shall be prorated. Each year, on the

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

anniversary of the Commencement Date, the License Fee shall increase by three percent **(3.0%)** over the License Fee in effect the immediately preceding year.

- 3.2 Licensee shall pay the License Fee to Watertown at Attn: Water Utility Clerk, PO Box 477, Watertown, WI 53094 or to such other person, firm, or place as Watertown may, from time to time, designate in writing at least 30 days in advance of any License Fee payment due date by notice given in accordance with Article 17 below.
- 3.3 In the event Licensee fails to timely pay any sums due under this Agreement, Licensee shall pay to Watertown a late fee on the total payment due of three percent **(3.0%)** per month.

ARTICLE 4: DISCLAIMERS

- 4.1 Licensee acknowledges and agrees that Watertown has made no representations or warranties, express or implied, regarding the physical condition of the Property, Premises, or Access Easement; the suitability of the Property, Premises, Access Easement, or utilities for Licensee's desired purposes; or the state of title of the Property.
- 4.2 Licensee acknowledges and agrees that Licensee is experienced in land acquisition and premises development, that it has conducted or will conduct all necessary and appropriate inspections of the Property, and that Licensee accepts the Property, including the Access Easement, Premises, and all structures and utilities thereon, in ***"as-is, where-is, and with all faults"*** condition.
- 4.3 ***Watertown makes no warranties or representations regarding Licensee's exclusive use of the Property, Tower, or Access Easement; non-interference with Licensee's transmission operations; or that the Premises, Access Easement, or utilities serving the Premises are fit for Licensee's intended use, and all such warranties and representations are hereby disclaimed.***

ARTICLE 5: TAXES/NO LIENS

- 5.1 Licensee shall have the responsibility to pay any personal property taxes, assessments, or charges owed on the Property that are the result of Licensee's use of the Premises and/or the installation, maintenance, and operation of Licensee's Communications Facilities. Licensee shall be responsible for the payment of all taxes, levies, assessments, and other charges imposed upon the business conducted by Licensee at the Property.
- 5.2 If Watertown is required by law to collect any federal, state, or local tax, fee, or other governmental imposition (each, a **"Tax"**) from Licensee with respect to the transactions contemplated by this Agreement, then Watertown shall bill such Tax to Licensee in the manner and for the amount required by law, Licensee shall promptly pay such billed amount of Tax to Watertown, and Watertown shall remit such Tax to the appropriate tax authorities as required by law; provided, however, that Watertown shall not bill to or otherwise attempt to collect from Licensee any Tax with respect to which Licensee has provided Watertown with an exemption certificate or other reasonable basis for relieving Watertown of its responsibility to collect such tax from Licensee. Except as provided in this Article 5, Watertown shall bear the costs of all Taxes that are assessed against or are otherwise the legal

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

responsibility of Watertown with respect to itself, its property, and the transactions contemplated by this Agreement. Licensee shall be responsible for all Taxes that are assessed against or are otherwise the legal responsibility of Licensee with respect to itself, its property, and the transactions contemplated by this Agreement.

- 5.3 Licensee shall have the right, at its sole cost and expense, to appeal, challenge, or seek modification of any tax assessment or billing for which Licensee is wholly or partly responsible to pay.
- 5.4 Licensee shall not permit any claim or lien to be placed against any part of the Property or Tower that arises out of work, labor, material, or supplies provided or supplied to Licensee, its contractors or their subcontractors for the installation, construction, operation, maintenance, or removal of the Communications Facilities or use of the Premises or Property. Upon 30 days' prior written notice from Watertown, Licensee shall cause any such claim or lien filed by any third party making a claim against, through, by, because of, or under Licensee to be discharged by bonding or letter of credit to give Watertown security to protect Watertown's interests from the claim or lien. If Licensee elects to obtain a bond, it shall be with a company authorized to provide bonds in Wisconsin.

ARTICLE 6: USE

- 6.1 Permitted Use. Licensee shall continuously use the Premises solely for the purpose of constructing, maintaining, repairing, and operating its Communications Facilities. All Communications Facilities shall be installed and maintained at Licensee's expense and shall be and remain the exclusive property of Licensee. Licensee shall not do or permit to be done in, to, on, or about the Property any act or thing which would violate, suspend, invalidate, or make inoperative any insurance pertaining to the Property or the Premises or any improvements thereto.
- 6.2 Compliance with Laws.
- 6.2.1 Licensee, at its expense, shall diligently, faithfully, and promptly obey and comply with all federal, state, and local orders, rules, regulations, and laws (collectively, "**Laws**"), including all environmental laws and Federal Communications Commission ("**FCC**") and Federal Aviation Administration ("**FAA**") rules, that are applicable to operations conducted upon or above the Premises and including the applicable American National Standards Institute ("**ANSI**") "Safety Levels with respect to Human Exposure to Radio Frequency Electromagnetic Fields" as set forth in the current ANSI standard or any applicable FCC standard that supersedes this standard or any applicable Environmental Protection Agency rules or regulations that may hereinafter be adopted that supersede this standard. Licensee shall adhere to all Occupational Safety and Health Administration safety requirements that are applicable to Licensee's operations conducted upon or above the Property.
- 6.2.2 Licensee shall neither do nor permit any act or omission that could cause the Premises or the use thereof to fall out of compliance with applicable Laws. Licensee shall provide to Watertown a copy of any written notice received by Licensee from any

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

governing authority regarding non-compliance with any Law pertaining to Licensee's operations conducted upon or above the Premises within 30 days of Licensee's receipt of any such notice of non-compliance. Any fines or penalties imposed for improper or illegal installation or operation of any improvements on the Premises or for any other violation of Laws on the Premises shall be Licensee's sole responsibility.

- 6.3 Governmental Approvals. Licensee shall not install Communications Facilities on the Premises without first obtaining all necessary federal, state, and local governmental approvals and permits for such installation.
- 6.4 Utility Service. Licensee shall pay and be responsible for all utility services it uses on the Premises and all other costs and expenses in connection with the use, operation, and maintenance of the Premises and all activities conducted thereon. All utilities serving the Premises shall be underground, separately metered, and installed only in locations approved by Watertown. No backup generators shall be allowed to operate on the Premises unless they are powered by natural gas.
- 6.5 Advertisements. Licensee shall not advertise on the Property or on any structure on the Property, except for company identification as required by FCC regulation.
- 6.6 Damage During Installation. Any damage done to the Property, Tower, or surrounding land during installation, operation, maintenance, repair, or removal of the Communications Facilities that results from the action or inaction of Licensee or its contractors or their subcontractors or the presence of the Communications Facilities shall be immediately repaired at Licensee's expense and to Watertown's reasonable satisfaction. Licensee shall pay all costs and expenses in relation to maintaining the structural integrity of the Tower in connection with Licensee's installation and operation of the Communications Facilities.
- 6.7 Maintenance. Licensee shall be responsible for maintenance and security of the Land Space, Licensee's Communications Facilities, and the bituminous surface driveway installed by Licensee's predecessor in interest under the Lease and shall keep the same in good repair and condition during the Term of this Agreement.

ARTICLE 7: ACCESS

- 7.1 Licensee shall have 24/7 unsupervised access to the Communications Facilities located on the Land Space portion of the Premises. Licensee may have supervised access to the Communications Facilities inside or on the Tower by requesting access 48 hours in advance. For instances involving regular maintenance, Licensee shall request access to the Tower by calling (920) 262-4075 between the hours of 7:00 a.m. and 2:00 p.m. If Licensee needs access to the Tower in an emergency, it shall give advance notice to Watertown as soon as reasonably possible by calling (920) 261-6660. Licensee shall reimburse Watertown for all costs Watertown incurs in sending its personnel to the Property and in supervising Licensee's Tower access.
- 7.2 Licensee shall be subject to all emergency operation plans adopted by Licensee applicable to the Tower. When accessing the Tower, Licensee's employees, contractors, and agents

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

shall have proper identification. Licensee shall be responsible for maintaining a written record of the names of its employees, contractors, and agents who perform work on the Premises, the nature of the work performed, and the date and time such work is performed. Licensee shall make such records available to Watertown upon request.

ARTICLE 8: UPGRADE PROJECTS, MODIFICATIONS, REPAIR, & REPLACEMENT

8.1 Future Modifications.

8.1.1 Licensee shall not seek to add any additional Communications Facilities or make any other additions, alterations, or improvements to the Premises or Property ("**Modification Project**") without Watertown's prior written approval, which shall not be unreasonably withheld, conditioned, or delayed. Approval of a Modification Project may be subject to an increase in the License Fee and/or the Parties' entering into either an amendment to this Agreement or a replacement Agreement.

8.1.2 Licensee shall submit all of the following to Watertown in connection with its request for approval of a Modification Project:

8.1.2.1 *Application.* A complete and executed Antenna Site Application ("**Application**") on the form attached as **Exhibit D.**

8.1.2.2 *Deposit.* The required deposit, as set forth in the Application.

8.1.2.3 *Construction Drawings.* Detailed construction plans and drawings ("**Construction Drawings**") for all proposed improvements that are part of the Modification Project for Watertown's written approval, which approval must be obtained before Licensee may commence any construction or installation work on the Property.

8.1.2.4 *Engineering Study/Structural Analysis.* If the Modification Project will impact the Tower, an engineering study and structural analysis to determine whether the proposed installation of the Modification Project will adversely affect the structural integrity of the Tower. Licensee shall be permitted to terminate this Agreement by giving 30 days' written notice under Article 17 if the Modification Project does not pass the engineering study and structural analysis.

8.1.2.5 *Updated Site Survey.* If reasonably requested by Watertown, an updated site survey that reflects any proposed changes to the Land Space and/or Access Easement in connection with the Modification Project for Watertown's written approval.

8.2 Additional Project Requirements.

8.2.1 Licensee's installation of a future Modification Project shall be made at Licensee's sole expense and completed in a neat and workmanlike manner in accordance with

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

sound engineering practices; all applicable Laws; and in strict compliance with the approved Construction Drawings.

- 8.2.2 Within 30 days after installation of a Modification Project, Licensee shall provide to Watertown electronically formatted as-built drawings ("**As-Built Drawings**") documenting the Communications Facilities installed on the Property. The As-Built Drawings shall be reviewed and approved by the engineer of record, show the actual location of all of Licensee's Communications Facilities, and be accompanied by a complete and detailed inventory of all then-existing and newly installed Communications Facilities.
- 8.2.3 After installation of a Modification Project, Licensee shall address all punch-list items within 20 days after Licensee or its contractors receive the punch list from Watertown or Watertown's contractors. If Licensee fails to satisfactorily address all items on the punch list within the 20-day time period, Licensee shall pay to Watertown a fee of **\$100** for each day that Licensee has not completed its obligations under this Section 8.2.3.

8.3 Repair/Replacement Notice.

- 8.3.1 With the exception of emergencies, Licensee shall submit to Watertown advance written notice of the need for and the nature of any repair or maintenance of Licensee's existing Communications Facilities or the replacement of such facilities on a like-for-like basis, using the Antenna Site Service Notice form attached as **Exhibit E** ("**Service Notice**"). For the sake of clarity, "**like-for-like basis**" means that the existing Communications Facilities are replaced with Communications Facilities that are not greater in size (i.e., the dimensions are the same or smaller), weight, and number and that the new Communications Facilities are attached in the same manner as the then-existing Communications Facilities.
- 8.3.2 If Watertown objects to the Service Notice, Watertown shall notify Licensee in writing within two business days of its receipt of the Service Notice. Watertown's notice to Licensee shall specify in detail the objection and whether Licensee is authorized to proceed with the repair or replacement. Licensee may submit a revised Service Notice as often as necessary until approved by Watertown.
- 8.3.3 In the case of an emergency, Licensee shall provide written notice to Watertown describing the replacement or repair, as well as an explanation of the reason the repair or replacement constituted an emergency and did not require prior written notice to Watertown, with the written notice being transmitted by Licensee to Watertown within 24 hours following the emergency replacement or repair. As used in this Agreement, "**emergency**" shall be deemed to exist only in instances in which the emergency conditions constitute an immediate threat to the health or safety of the public or an immediate danger to the Tower, its operations, or the Licensee's Communications Facilities.

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

- 8.4 Review/Inspection. As directed by Watertown, Watertown's technical consultant shall review and periodically inspect Licensee's Modification Project beginning with the pre-construction conference and continuing through installation, construction, punch list review, and verification of the post-construction As-Built Drawings. Before Licensee may energize its system (i.e., start-up), all items on the punch list must be substantially completed, as reasonably determined by Watertown.
- 8.5 Responsibility for Professional Costs. Licensee shall reimburse Watertown for all third-party professional costs, including legal and engineering fees, that Watertown reasonably incurs in connection with a Modification Project ("**Professional Costs**"). If the Professional Costs exceed the amount of any deposit made pursuant to the Application, Watertown will invoice Licensee for the additional Professional Costs incurred, which invoice shall be due and payable within 30 days of its receipt. If, upon completion of the Modification Project (including completion of any remedial work and verification of the post-construction As-Built Drawings), the Professional Costs are less than the amount of any deposit made pursuant to the Application, Watertown shall refund the unused portion of the deposit to Licensee.

ARTICLE 9: TOWER PAINTING & MAINTENANCE

- 9.1 Relocation of Communications Facilities. Licensee shall remove its Communications Facilities from the Tower, at Licensee's sole cost and expense, to allow for Tower painting, reconditioning, or similar major maintenance or repair work that Watertown, in its sole discretion, determines will require the removal of the Communications Facilities from the Tower ("**Major Maintenance Work**").
- 9.1.1 Watertown shall notify Licensee prior to the end of any calendar year during which Watertown has planned and budgeted for the Major Maintenance Work in the following year. After the contract for such work has been awarded, Watertown shall further notify Licensee when a preliminary schedule for the work has been established.
- 9.1.2 Licensee and Watertown shall cooperate to ensure that the removal of the Communications Facilities does not interfere with the Major Maintenance Work. Licensee shall cooperate with Watertown with respect to the Major Maintenance Work and will make its representatives available to attend meetings with Watertown or its contractors (and any other Tower users) related to such work.
- 9.1.3 If Licensee requires the use of a temporary pole or cell on wheels (collectively, "**Temporary Tower**"), Watertown shall permit Licensee, at Licensee's sole expense, to place a Temporary Tower on the Property in a location mutually agreed upon by Watertown and Licensee. Licensee shall cooperate with Watertown regarding the placement of the Temporary Tower on the Property. If the Property will not accommodate Licensee's Temporary Tower, it is Licensee's responsibility to locate alternative sites. If space on the Property is limited, priority will be given to the Tower user who has been using the site the longest.

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

- 9.2 Communications Facilities Remain in Place. If Watertown, in its sole discretion, determines that it is reasonable to allow Licensee to keep all or any portion of the Communications Facilities in place during any maintenance or repair work, Licensee shall be responsible for all additional costs Watertown incurs due to the presence of the Communications Facilities on the tower during such work. Watertown will invoice Licensee for such additional costs, and Licensee shall pay such invoice within 30 days of its receipt. **Licensee agrees that it accepts any and all risk of damage to its Communications Facilities while the maintenance or repair work is being performed and that Watertown shall have no liability whatsoever for any such damage, regardless of the cause of such damage.**
- 9.3 Temporary Emergency Relocation. In case of an emergency that requires Watertown to remove Licensee's Communications Facilities, Watertown may do so after giving advance telephone notice to Licensee as soon as practical by calling (800) 852-2671. In the event the use of the Communications Facilities is interrupted, Licensee shall have the right to maintain a Temporary Tower on the Property in a location approved by Watertown. If the Property will not accommodate Licensee's Temporary Tower, it is Licensee's responsibility to locate alternative sites. If space on the Property is limited, priority will be given to the Tower user who has been using the site the longest.

ARTICLE 10: LIMITATION OF LIABILITY

- 10.1 Watertown reserves to itself the right to maintain, operate, and improve the Tower and Property in the manner that will best enable it to fulfill its water utility service requirements. Licensee agrees to use the Property and Tower at its sole risk. Notwithstanding the foregoing, Watertown shall exercise reasonable caution to avoid damaging Licensee's Communications Facilities and, if it is aware of or made aware of such damage, Watertown shall promptly report to Licensee the occurrence of any such damage caused by Watertown.
- 10.2 No provision of this Agreement is intended, nor shall it be construed, to be a waiver for any purpose of any provision of Wis. Stat. §§ 893.80, 345.05, or any other notice requirements, governmental immunities, or damages limitations that may apply to Watertown, its employees, officials, or agents.

ARTICLE 11: INDEMNIFICATION

- 11.1 Indemnification. Licensee shall defend, indemnify, and hold harmless Watertown and its officers, officials, employees, and agents ("**Indemnified Parties**") against any and all liability, costs, damages, fines, taxes, special charges by others, penalties, payments (including payments made by Watertown under any workers' compensation laws or under any plan for employee disability and death benefits), remediation costs, and expenses (including reasonable attorney's fees and all other costs and expenses of litigation) (each a "**Covered Claim**") that may be asserted by any person or entity and arise in any way (including any act, omission, failure, negligence, or willful misconduct) in connection with this Agreement or with the construction, maintenance, repair, presence, removal, or operation of the Communications Facilities by Licensee or anyone under the direction or control or acting on behalf of or at the invitation of Licensee (including subcontractors) except to the

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

extent Watertown's negligence or willful misconduct solely gives rise to such Covered Claim.

11.2 Procedure for Indemnification. The following procedures shall apply to Licensee's indemnification obligations under both Articles 11 and 12:

11.2.1 Watertown shall give prompt written notice to Licensee of any claim or threatened claim, specifying the factual basis for such claim and the amount of the claim. If the claim relates to an action, suit, or proceeding filed by a third party against Watertown, Watertown shall notify Licensee no later than 15 days after Watertown receives written notice of the action, suit, or proceeding.

11.2.2 Watertown's failure to give the required notice shall not relieve Licensee of its obligation to indemnify Watertown unless, and only to the extent, that Licensee is materially prejudiced by such failure.

11.2.3 Licensee shall have the right at any time, by notice to Watertown, to participate in or assume control of the defense of the claim with counsel of its choice, which counsel must be reasonably acceptable to Watertown. Watertown agrees to cooperate fully with Licensee. If Licensee assumes control of the defense of any third-party claim, Watertown shall have the right to participate in the defense at its own expense. If Licensee does not assume control or otherwise participate in the defense of any third-party claim, Licensee shall be bound by the results obtained by Watertown with respect to the claim.

11.2.4 If Licensee assumes the defense of a third-party claim as described above, then in no event shall Watertown admit any liability with respect to, or settle, compromise, or discharge any third-party claim without Licensee's prior written consent.

11.2.5 Licensee shall take prompt action to defend and indemnify the Indemnified Parties against Covered Claims, actual or threatened, but in no event later than notice by Watertown to Licensee of the service of a notice, summons, complaint, petition, or other service of a process against an Indemnified Party alleging damage, injury, liability, or expenses attributed in any way to the Agreement; the work to be performed under this Agreement; or the acts, fault, negligence, equipment, materials, properties, facilities, personnel, or property of Licensee or anyone under its direction or control. Licensee shall defend any such claim or threatened claim, including as applicable, engagement of legal counsel, to respond to, defend, settle, or compromise any claim or threatened claim.

11.3 Costs. Licensee acknowledges and agrees that Licensee is responsible for reimbursing the Indemnified Parties for any and all costs and expenses (including attorneys' fees) reasonably and actually incurred in the enforcement of Articles 11 and 12.

ARTICLE 12: ENVIRONMENTAL

12.1 Licensee represents and warrants that its use of the Property will not generate any Hazardous Substances (defined below), that it will not store or dispose of on the Property or transport to

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

or over the Property any Hazardous Substances, and that its Communications Facilities do not constitute or contain and will not generate any Hazardous Substances in violation of any Laws now or hereafter in effect, including any amendments. "**Hazardous Substance**" shall be interpreted broadly to mean any substance, material, chemical, or waste that now or hereafter is classified or considered to be hazardous or toxic waste, hazardous or toxic material, hazardous or toxic radioactive substance, or other similar term by any federal, state, or local laws, regulations, or rules now or hereafter in effect, including any amendments.

- 12.2 Licensee shall indemnify, defend, and hold harmless the Indemnified Parties from and against any and all claims that may be asserted against or incurred by an Indemnified Party or for which an Indemnified Party may be held liable, which are caused by the presence, use, generation, storage, treatment, disposal, or transportation of Hazardous Substances on, into, from, under, or about the Premises or Property by Licensee or anyone under the direction or control of or acting on behalf of or at the invitation of Licensee, specifically including, but not limited to, the cost of any required or necessary repair, restoration, remediation, cleanup, removal, or detoxification of the Premises or the Property and the preparation of any closure or other required plans, whether or not such action is required or necessary during the Term or after the expiration or termination of this Agreement, except only to the extent that Watertown's willful misconduct gives rise to such claim. Licensee shall otherwise not be liable or responsible for any environmental condition, including the release of Hazardous Substances, that existed before the Lease, or that otherwise does not result of the activities of Licensee or anyone under the direction or control of or acting on behalf of or at the invitation of Licensee.

ARTICLE 13: INSURANCE

- 13.1 Coverage. At all times during the Term of this Agreement and for as long as the any Communications Facilities remain on the Property, Licensee will carry, at its own cost and expense, the following insurance:
- 13.1.1 *Workers' Compensation and Employers' Liability Insurance*. Statutory workers' compensation benefits and employers' liability insurance policy with a limit of **\$1,000,000** each accident/disease. This policy shall include a waiver of subrogation in favor of Watertown.
- 13.1.2 *Commercial General Liability Insurance*. Commercial general liability policy with a limit of **\$9,000,000** per occurrence for bodily injury and property damage and **\$12,000,000** general aggregate including, without limitation, premises, operations, products and completed operations, personal and advertising injury, contractual liability coverage, and coverage for property damage from perils of explosion, collapse, or damage to underground utilities (commonly known as XCU coverage).
- 13.1.3 *Commercial Automobile Liability Insurance*. Commercial automobile liability policy in the amount of **\$11,000,000** combined single limit each accident for bodily injury or property damage covering all owned, hired, and non-owned autos and vehicles.

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

- 13.1.4 *Property Insurance.* Property insurance on Licensee's facilities, buildings, and other improvements, including equipment, fixtures, fencing, or support systems that may be placed on, within, or around the Property to fully protect against hazards of fire, vandalism, and malicious mischief, and such other perils as are covered by policies of insurance commonly referred to and known as "extended coverage" insurance. This policy shall include a waiver of subrogation in favor of Watertown.
- 13.2 Additional Requirements. With respect to the policies of insurance Licensee is required to carry pursuant to Section 13.1:
- 13.2.1 Such insurance shall be primary coverage without reduction or right of offset or contribution on account of any insurance provided by Watertown to itself or its officials, officers, employees, or agents.
- 13.2.2 Watertown and its board members, departments, commissioners, officers, officials, and employees ("**City Parties**") shall be included as additional insureds as their interest may appear under this Agreement under all of the policies except for workers' compensation and employers' liability, which additional insured status shall be indicated on the certificate of insurance or in a blanket additional insured endorsement.
- 13.2.3 No policies of insurance required under this Article 13 shall contain provisions that exclude coverage of liability arising from excavating, collapse, or underground work or coverage for injuries to Watertown's employees or agents.
- 13.2.4 All policies (other than workers' compensation) shall be written on an occurrence and not a claims-made basis.
- 13.2.5 The insurer must be authorized to do business in the State of Wisconsin and have an A- or better rating in Best's Guide.
- 13.2.6 Upon execution of this Agreement and upon expiration or renewal of any liability policies required by this Agreement, Licensee shall submit to Watertown certificates of insurance evidencing the coverage required by this Agreement.
- 13.2.7 Licensee shall be fully responsible for any deductible amounts or for any deficiencies in the amounts of insurance maintained. Licensee shall defend, indemnify, and hold Watertown harmless from and against the payment of any deductible or any premium for Licensee's insurance policies.
- 13.3 Contractors' Insurance. Licensee shall ensure that all contractors and their subcontractors performing any work on the Property related to this Agreement obtain and maintain substantially the same coverage as required of Licensee with limits commensurate with the work or services to be provided. Prior to any such contractor or subcontractor performing any work on the Property, Licensee shall furnish Watertown with a certificate of insurance evidencing the required coverage.

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

- 13.4 Waiver of Claims and Subrogation. Licensee hereby waives any and all rights of recovery, claim, action, or cause of action against Watertown for any loss or damage that may occur to the Communications Facilities, the Premises, or any improvements thereto, or any personal property located on the Premises, arising from any cause that (i) would be insured against under the terms of the property insurance Licensee is required to carry under this Article 13 or (b) is insured against under the terms of any property insurance actually carried by Tenant, regardless of whether the same is required hereunder. The foregoing waiver shall apply regardless of the cause or origin of such claim, including the negligence of Watertown or its agents, officers, employees, or contractors. The foregoing waiver shall not apply if it would have the effect, but only to the extent of such effect, of invalidating any insurance coverage of Licensee or Watertown.
- 13.5 Accident or Incident Reports. Licensee shall promptly furnish Watertown with copies of any accident or incident report(s) sent to Licensee's (or its contractor's or subcontractor's) insurance carriers concerning accidents or incidents on the Property or in connection with or as a result of performance of work under this Agreement.
- 13.6 No Limitation. Nothing contained in this Article 13 shall be construed as limiting the extent of either Party's responsibility for payment of damages resulting from that Party's activities under this Agreement or limiting, diminishing, or waiving Licensee's indemnification obligations under this Agreement.

ARTICLE 14: INTERFERENCE

- 14.1 Watertown reserves to itself the right to maintain, operate, and improve the Tower and Property in the manner that will best enable it to fulfill its water utility service requirements. Licensee agrees to use the Property and the Tower at its sole risk. Licensee's installation, operation, maintenance, and use of the Communications Facilities shall not damage or adversely interfere in any way with Watertown's communications equipment or its water utility operations, including the Tower and its related repair and maintenance activities.
- 14.2 Licensee agrees to install only equipment of the type and frequency that will not cause harmful interference measurable in accordance with then-existing industry standards to any equipment of Watertown (whenever installed) or the equipment of preexisting radio frequency users on the Property ("**Pre-Existing User**"), as long as those Pre-Existing Users operate and continue to operate within their respective frequencies and in accordance with all applicable Laws.
- 14.3 In the event any equipment installed by Licensee causes interference to Watertown's or a Pre-Existing User's equipment on the Property, and after Watertown has notified Licensee in writing of such interference, Licensee will immediately take all commercially reasonable steps necessary to correct and eliminate the interference, including, but not limited to, powering down such equipment and later powering up such equipment for intermittent testing.
- 14.4 Watertown agrees that each of its future agreements with other tenants, lessees, or licensees who currently or in the future have use of the Tower or the Property ("**Other Users**") shall

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

contain a provision substantially the same as Section 14.2 above and that Watertown shall enforce such provisions in a nondiscriminatory manner with respect to all of the Other Users. Watertown further agrees that Watertown and its employees, contractors, and agents shall use reasonable efforts, consistent with Section 14.1 above, not to cause interference with the operation of the Communications Facilities.

- 14.5 The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Article 14 and, therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.
- 14.6 In addition to all other remedies available to Licensee, in the event the equipment or activities of then-existing Other Users or Watertown are causing interference to the Communications Facilities and such interference is not eliminated within seven calendar days after written notice to Watertown from Licensee, then Licensee shall have the right to terminate this Agreement.
- 14.7 For the purposes of this Agreement, “**interference**” may include, but is not limited to, any use of the Property that cause electronic interference with or physical obstruction to, or degradation of, the communications signals from the facilities of any permitted users of the Property.

ARTICLE 15: REMOVAL/BOND

- 15.1 Removal and Restoration. Upon termination or expiration of this Agreement, Licensee shall have 90 days to remove the Communications Facilities from the Premises (except underground utilities, which Licensee shall disconnect, and foundations, which shall be removed to a depth of four feet below grade) and shall restore the Tower and the Property to the condition they were in before Licensee's Communications Facilities were installed, ordinary wear and tear and loss by casualty or other causes beyond Licensee's control excepted, all at Licensee's sole cost and expense. Before removing any part of the Communications Facilities from the Tower upon termination or expiration of this Agreement, Licensee agrees on behalf of itself and its successors and assigns to provide Watertown with reasonable advance notice of its intentions to remove such facilities and agrees to coordinate such removal with Watertown.
- 15.2 Bond. On or before the Effective Date, Licensee shall provide to Watertown a bond with an entity and in a form satisfactory to the City Attorney for Watertown. The initial amount of the bond shall be **\$35,000**, it shall be renewed annually at an amount that is **3%** greater than the amount in the preceding year, and it shall be kept in full force so long as the Communications Facilities are on the Premises. The purpose of the bond is to ensure the removal of the Communications Facilities and the restoration of the Property at the termination or expiration of this Agreement.
- 15.3 Removal and Restoration by Watertown. In the event that Licensee fails to comply with the removal and restoration requirements of this Agreement, Watertown shall have the right, using its own personnel or a contractor, to perform such removal and restoration, and Licensee shall reimburse Watertown for Watertown's actual costs of such removal and

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

restoration within 60 days of receiving an invoice therefor. If Licensee fails to reimburse Watertown within such 60-day period, then Watertown may go against the bond referenced in Section 15.2 above.

- 15.4 Holdover. In the event Watertown does not exercise its right of removal under Section 15.3 above and Licensee fails to completely remove the Communications Facilities from the Premises or fails to restore the Tower and Property as required, Licensee shall continue to pay to Watertown an amount equal to 150% of the License Fee in effect during the last month of the Term, prorated for each and every day of every month during which any part of the Communications Facilities remains on the Property or the restoration of the Tower and the Property remains unfinished. Whether or not any or all of the Communications Facilities are in use or functioning shall not be considered a factor when determining Licensee's payment obligations under this Section 15.4.

ARTICLE 16: ASSIGNMENT & SUBLICENSING

- 16.1 Licensee may not sublicense any part of the Premises.
- 16.2 Licensee may assign its interest in this Agreement to an Affiliate without Watertown's consent. All other assignments or transfers shall require Watertown's prior written consent. No assignment or transfer shall be valid until (i) Licensee gives Watertown written notice of the assignment or transfer (which notice shall contain the legal name and contact information for the assignee or transferee) and (ii) the assignee or transferee has agreed in writing to assume all of Licensee's obligations under this Agreement and a copy of such agreement has been provided to Watertown. Any assignment or transfer in violation of this Section 16.2 shall constitute a material default under this Agreement. For the purposes of this Article 16, an "**Affiliate**" is an entity controlled by, controlling, or under common control with Licensee ("**control**" being defined as the ownership, directly or indirectly, of at least 51% of the voting interest in an entity).
- 16.3 Notwithstanding any assignment by Licensee, Licensee will continue to be liable for all obligations of Licensee under this Agreement until released in writing by Watertown, unless the assignment is to an Affiliate. The consent by Watertown to any assignment will not relieve Licensee or any successor of Licensee from the obligation to obtain Watertown's written consent to any other assignment.

ARTICLE 17: NOTICES

- 17.1 All notices and demands hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, or sent overnight by nationally recognized commercial courier, addressed as follows:

If to Watertown:	City of Watertown
	Attn: City Clerk
	106 Jones Street
	P.O. Box 477
	Watertown, WI 53094

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

With a copy to: Watertown Water Department
Attn: General Manager
800 Hoffmann Drive
P.O. Box 477
Watertown, WI 53094

If to Licensee: Cellco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attn: Network Real Estate

With a copy to: Basking Ridge Mail Hub
Attn: Legal Intake
One Verizon Way
Basking Ridge, NJ 07920

Additionally, Watertown shall provide courtesy copies of all notices to Licensee at ilwipropertymanagement@verizon.com and Licensee shall provide courtesy copies of all notices to Watertown at wttwater@watertownwi.gov. Courtesy copies of notices are for informational purposes only, and a failure to give courtesy copies of a notice will not be considered a failure to give notice under this Agreement.

Either Party may change its notice address or courtesy copy email address for purposes of this Agreement by giving to the other Party written notice of the address change using one of the methods set out in this Section 17.1.

- 17.2 Notice shall be effective upon actual receipt or refusal of delivery, as evidenced on the receipt obtained from the carrier.

ARTICLE 18: DEFAULT & REMEDIES

- 18.1 Default by Licensee. The following will be deemed a default by Licensee and a breach of this Agreement:

18.1.1 Licensee's failure to pay the License Fee or any other sums owed to Watertown if such amount remains unpaid for more than 15 days after receipt of written notice from Watertown of such failure to pay or

18.1.2 Licensee's failure to perform any other term or condition under this Agreement within 30 days after receipt of written notice from Watertown specifying the failure.

- 18.2 No failure by Licensee under Section 18.1.2, however, will be deemed to exist if Licensee has commenced to cure such default within such 30-day period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond Licensee's reasonable control.

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

- 18.3 In the event of any uncured default by Licensee, in addition to all other rights and remedies available to Watertown at law, in equity, or under this Agreement, Watertown shall have the right to serve a written notice upon Licensee that Watertown elects to terminate this Agreement upon a specified date not less than 10 days but no more than 30 days after the date of serving such notice, and this Agreement shall terminate on the date so specified as if that date had been originally fixed as the termination date of the Term granted. In the event this Agreement is so terminated, Licensee shall promptly pay to Watertown a sum of money equal to the total of any unpaid amounts due under the Agreement, including the License Fee accrued through the date of termination.
- 18.4 Default by Watertown. The following will be deemed a default by Watertown and a breach of this Agreement:
- 18.4.1 Watertown's failure to provide access to the Premises within 48 hours of a request for access under Article 7.
- 18.4.2 Watertown's failure to perform any other term or condition under this Agreement within 30 days after receipt of written notice from Licensee specifying the failure.
- 18.5 No failure of Watertown under Section 18.4.2, however, will be deemed to exist if Watertown has commenced to cure the default within such 30-day period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond Watertown's reasonable control.
- 18.6 In the event of an uncured default by Watertown under Section 18.4.2, Licensee will have all rights and remedies available to it at law, in equity, or under this Agreement. However, Licensee's sole remedy for Watertown's failure to timely provide access under Section 18.4.1 shall be the right to seek specific performance.

ARTICLE 19: CASUALTY & DECOMMISSIONING

- 19.1 If the Tower is damaged for any reason, other than by reason of the willful misconduct or negligence of Licensee, its employees, contractors, or agents, so as to render it substantially unusable for Licensee's intended use, in Licensee's reasonable discretion, the License Fee shall abate until Watertown, at Watertown's expense and option, restores the Tower to its condition prior to such damage. If Watertown elects not to restore the Tower, it shall give Licensee written notice of such election and this Agreement shall immediately terminate.
- 19.2 If Licensee is unable to install a Temporary Tower or its functional equivalent in a mutually agreed-upon location for Licensee's use during the Tower repairs or Watertown does not begin repairs within 60 days following the date the Tower was damaged, Licensee shall have the right to terminate this Agreement by giving Watertown written notice thereof, as long as Licensee has not resumed operations upon the Property.
- 19.3 Watertown, in its absolute discretion, may decommission and dismantle the Tower at any time. Watertown shall give Licensee no less than 180 days' prior written notice of the date by which Licensee's Communications Facilities must be removed from the Property in

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

accordance with Article 15. This Agreement will terminate at the end of the 180-day notice period (or at a different time, if both Parties agree to such termination date in writing).

ARTICLE 20: ADDITIONAL PROVISIONS

- 20.1 Municipal Authority. Nothing contained in this Agreement shall be construed to waive any obligation or requirement of Licensee to obtain all necessary approvals, licenses, and permits (if any) from the City of Watertown in accordance with its ordinances and usual practices and procedures, nor limit or affect in any way the right or authority of the City of Watertown to approve or reasonably disapprove any plans or specifications or to impose reasonable limitations, restrictions, and requirements as a condition of any such approval, license, or permit.
- 20.2 Condemnation. If a condemning authority takes all of the Premises, or a portion sufficient, in Licensee's reasonable determination, to render the Premises unsuitable for the use which Licensee was then making of the Premises, this Agreement shall terminate on the date title vests in the condemning authority.
- 20.3 Work Performed by Watertown. Any work performed or service provided by Watertown, the cost of which is Licensee's responsibility under this Agreement, shall be charged out at Watertown's annually adopted fully loaded labor rate ("**Labor Rate**") and transportation rate ("**Transportation Rate**"), which rates shall include a charge for administrative and general costs. Watertown will invoice Licensee for such costs, which invoice shall be due and payable within 30 days of its receipt. Upon Licensee's request, Watertown will provide Licensee with documentation of Watertown's Labor Rate and Transportation Rate for the then-current year.
- 20.4 Recording; Further Assurances. Contemporaneous with the execution of this Agreement, Watertown and Licensee agree to execute a memorandum of this Agreement substantially in the form attached as **Exhibit F**, which Licensee shall record with the appropriate recording officer, at Licensee's sole expense, within 30 days of the Effective Date. Licensee shall promptly provide a copy of the recorded document to Watertown. Watertown and Licensee agree, as part of the basis of their bargain for this Agreement, to cooperate fully in executing any and all documents necessary to correct any factual or legal errors, omissions, or mistakes, and to take any and all additional action that may be necessary or appropriate to give full force and effect to the terms and intent of this Agreement.
- 20.5 Binding Upon Execution. The Parties agree that this Agreement is not binding on either Party until fully executed.
- 20.6 Subordination. Licensee agrees that this Agreement will be subject and subordinate to any mortgage or deed of trust now or hereafter placed upon the Property and to all modifications, renewals, replacements, or extensions thereto, and to all present and future advances made with respect to such mortgages or deeds of trust. In addition, Licensee agrees to attorn to the mortgagee, trustee, or beneficiary, or purchaser under any such mortgage or deed of trust provided, however, as a condition precedent to Licensee being required to subordinate its interest in this Agreement to any future mortgage covering the Tower, Watertown shall use

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

commercially reasonable efforts to obtain for Licensee's benefit a non-disturbance and attornment agreement from the lender. Licensee will promptly execute and deliver to Watertown any certificate that Watertown may reasonably request to confirm this subordination.

- 20.7 Survival. The provisions of the Agreement relating to indemnification and removal of Licensee's Communications Facilities shall survive the termination or expiration of this Agreement. Additionally, any provisions of this Agreement that require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.
- 20.8 Governing Law. This Agreement and the performance thereof shall be governed, interpreted, construed, and regulated by the laws of the State of Wisconsin, without regard to its conflict of law provisions.
- 20.9 Interpretation. This Agreement is the result of negotiation by the Parties and each Party had the opportunity to consult legal counsel with respect to this Agreement prior to execution. Nothing in this Agreement or any amendment or exhibit to it shall be construed more strictly for or against either Party because that Party or its attorney drafted this Agreement or any portion of it.
- 20.10 Entire Agreement. This Agreement, including its recitals and exhibits, contains all agreements, promises, and understandings between Watertown and Licensee with respect to the subject matter of this Agreement, and no verbal or oral agreements, promises, or understandings shall be binding upon either Watertown or Licensee in any dispute, controversy, or proceeding at law.
- 20.11 Amendment. Any amendment or modification of this Agreement shall be void and ineffective unless made in writing and signed by both Parties.
- 20.12 Severability. If any section, subsection, term, or provision of this Agreement or the application thereof to any party or circumstance is, to any extent, held invalid or unenforceable, the remainder of the section, subsection, term, or provision of the Agreement or the application of the same to parties or circumstances other than those to which it was held invalid or unenforceable, will not be affected thereby and each remaining section, subsection, term, or provision of this Agreement will be valid and enforceable to the fullest extent permitted by law.
- 20.13 Headings. The headings of articles, sections, and subsections are for convenient reference only and will not be deemed to limit, construe, affect, modify, or alter the meanings of the articles, sections, or subsections.
- 20.14 Time of the Essence. Time is of the essence with respect to all of Licensee's obligations under this Agreement.
- 20.15 No Waiver. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

waive such rights, and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity.

- 20.16 Successors. The provisions, covenants, and conditions of this Agreement shall bind and inure to the benefit of the legal representatives, successors, and assigns of each of the Parties, except that no assignment by Licensee shall vest any right in the assignee unless all of the requirements set forth in Section 16.2 have been satisfied.
- 20.17 Counterparts. This Agreement may be executed in several counterparts, each of which when so executed and delivered shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all Parties are not signatories to the original or same counterpart. Furthermore, the Parties may execute and deliver this Agreement by electronic means, such as .pdf, DocuSign, or similar format. The Parties agree that delivery of this Agreement by electronic means will have the same force and effect as delivery of original signatures and that the Parties may use such electronic signatures as evidence of the execution and delivery of the Agreement to the same extent as an original signature.

The Parties have formed this Agreement as of the Effective Date.

[SIGNATURE PAGES FOLLOW]

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

**CITY OF WATERTOWN, WISCONSIN
ACTING IN ITS CAPACITY AS A MUNICIPAL UTILITY**

By: _____

Name: Emily McFarland

Title: Mayor

Date: _____

Attest:

By: _____

Name: Megan Dunneisen

Title: City Clerk

Date: _____

[ADDITIONAL SIGNATURE PAGE FOLLOWS]

Verizon Site: O'Connell St. WT
MDG ID: 5000097398

**LICENSEE:
CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS**

By:  56DC76649AD9413

Print Name: Bryce walker

Title: Sr. Director of Network Engineering

Date: Sep 17, 2024

EXHIBIT A

LEGAL DESCRIPTIONS OF PROPERTY, LAND SPACE, AND ACCESS EASEMENT

Property

THE EAST 72 FEET OF LOT 1, THE WEST 10 FEET OF LOT 8, THE EAST 72 FEET OF THE NORTH 25 FEET OF LOT 2 AND THE WEST 10 FEET OF THE NORTH 25 FEET OF LOT 7, ALL IN BLOCK 17 OF THE ORIGINAL PLAT – WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

Land Space

Being a part of Lot One (1), Block Seventeen (17) of the Original Plat, West Side of Rock River of the City of Watertown, located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eight (8) North, Range Fifteen (15) East, City of Watertown, Jefferson County, Wisconsin containing 576 square feet (0.013 acres) of land and being described by:

Commencing at the northwest corner of said Block 17, said point being at the intersection of the east line of N. Warren Street and the south line of O'Connell Street; thence S86°-24'-40"E 104.95 feet along the south line of said O'Connell Street; thence S03°-35'-20"W 31.81 feet to the point of beginning; thence S86°-32'-06"E 20.38 feet; thence S03°-27'-54"W 8.68 feet; thence S86°-32'-06"E 6.10 feet; thence S03°-27'-54"W 6.10 feet; thence N86°-32'-06"W 3.52 feet; thence S54°-33'-27"W 10.02 feet; thence S03°-27'-54"W 7.79 feet; thence N86°-32'-06"W 15.16 feet; thence N03°-27'-54"E 28.87 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

Access Easement

Being a part of Lot One (1) and Lot Eight (8), Block Seventeen (17) of the Original Plat, West Side of Rock River of the City of Watertown, located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eight (8) North, Range Fifteen (15) East, City of Watertown, Jefferson County, Wisconsin containing 616 square feet (0.014 acres) of land and being described by:

Commencing at the northwest corner of said Block 17, said point being at the intersection of the east line of N. Warren Street and the south line of O'Connell Street; thence S86°-24'-40"E 104.95 feet along the south line of said O'Connell Street; thence S03°-35'-20"W 31.81 feet; thence S86°-32'-06"E 3.53 feet to the point of beginning; thence N03°-27'-54"E 2.56 feet; thence S86°-18'-02"E 10.20 feet to the beginning of a curve to the left; thence northeasterly 11.78 feet along the arc of said curve to the left having a radius of 7.50 feet and a chord which bears N48°-42'-14"E 10.60 feet; thence N03°-41'-58"E 21.78 feet to a point on the south line of O'Connell Street; thence S86°-24'-40"E 15.00 feet along said south line of O'Connell Street; thence S03°-41'-58"W 21.81 feet to the beginning of a curve to the right; thence southwesterly 21.98 feet along the arc of said curve to the right having a radius of 22.50 feet and a chord which bears S31°-41'-12"W 21.11 feet; thence N86°-32'-06"W 5.89 feet; thence N03°-27'-54"E 8.68 feet; thence N86°-32'-06"W 16.85 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

EXHIBIT B
SITE SURVEY

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - SOUTH ZONE AND THE NORTH LINE OF BLOCK 17, ORIGINAL PLAT OF THE CITY OF WATERTOWN, WHICH BEARS: S86°-24'-40"E

N. WARREN STREET
(PUBLIC ROADWAY)

O'CONNELL STREET
(PUBLIC ROADWAY)

CENTERLINE

ASPHALT ROADWAY

CONCRETE SIDEWALK

ASPHALT DRIVE

POINT OF COMMENCEMENT
NW CORNER,
BLOCK 17

PARCEL NO.:
291-0815-0422-083
PROPERTY OWNER:
CINDY SEAGER

LOT 1

EXISTING CHAIN
LINK FENCE

RETAINING
WALL

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊕ = EXISTING POWER POLE
- ⊞ = ELECTRIC METER
- ⊞ = FIBER OPTIC VAULT
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = GAS METER
- ⊞ = WATER VALVE
- ⊞ = GROUNDING PORT
- ⊞ = CONDUIT
- ⊞ = METAL POST

- DPL — DPL — = OVERHEAD ELECTRIC
- T/E — T/E — = BURIED ELEC. & TELE.
- T — T — = BURIED TELEPHONE
- E — E — = BURIED ELECTRIC
- G — G — = BURIED GAS LINE
- W — W — = WATER MAIN
- — — — = PROPERTY LINE
- = EXISTING CEDAR TREE

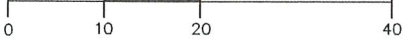
CALL DIGGERS HOTLINE TOLL FREE

K9000242-8511
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR



48 HOURS BEFORE
YOU DIG

GRAPHIC SCALE
1 inch = 20 ft.



LOT 2

PARCEL NO.:
291-0815-0422-081
PROPERTY OWNER:
ALLEN ZIELKE

PARCEL NO.:
291-0815-0422-082
PROPERTY OWNER:
WATERTOWN WATER COMMISSION

BLOCK 17

WEST SIDE OF ROCK RIVER
OF THE CITY OF WATERTOWN

LOT 8

PARCEL NO.:
291-0815-0422-073
PROPERTY OWNER:
NICOLE JOHNSTONE

LOT 7

PARCEL NO.:
291-0815-0422-074
PROPERTY OWNER:
NICHOLAS FUCHS

-VICINITY MAP-



EXISTING WATER TOWER

LATITUDE: 43°-11'-44.71"

LONGITUDE: 88°-43'-49.56"

(Per North American Datum of 83/2011)

Ground Elevation: 862.9'

(Per North American Vertical Datum of 1988)

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.

-DIGGERS HOTLINE TICKET NO. 20240305284.

-PRIVATE UTILITIES MARKED ON 1-29-2024.

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

-ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE EXISTING TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55055C0078F, DATED FEBRUARY 4 2015, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

-THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN UNSHADED FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JEFFERSON COUNTY, WISCONSIN, ON FLOOD INSURANCE RATE MAP PANEL NUMBER 55055C0078F, DATED FEBRUARY 4, 2015.

WETLAND NOTE:

-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.



SURVEYOR'S CERTIFICATE

I, Craig A. Keach, 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 30th day of APRIL, 2024.

Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

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:

verizon
1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN

SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
O'CONNELL ST. WT

SITE NUMBER:
14-3405

SITE ADDRESS:
509 O'CONNELL STREET
WATERTOWN, WI 53094

PROPERTY OWNER:
WATERTOWN WATER COMMISSION
PO BOX 477
WATERTOWN, WI 53094

PARCEL NO.: 291-0815-0422-082

ZONED: X

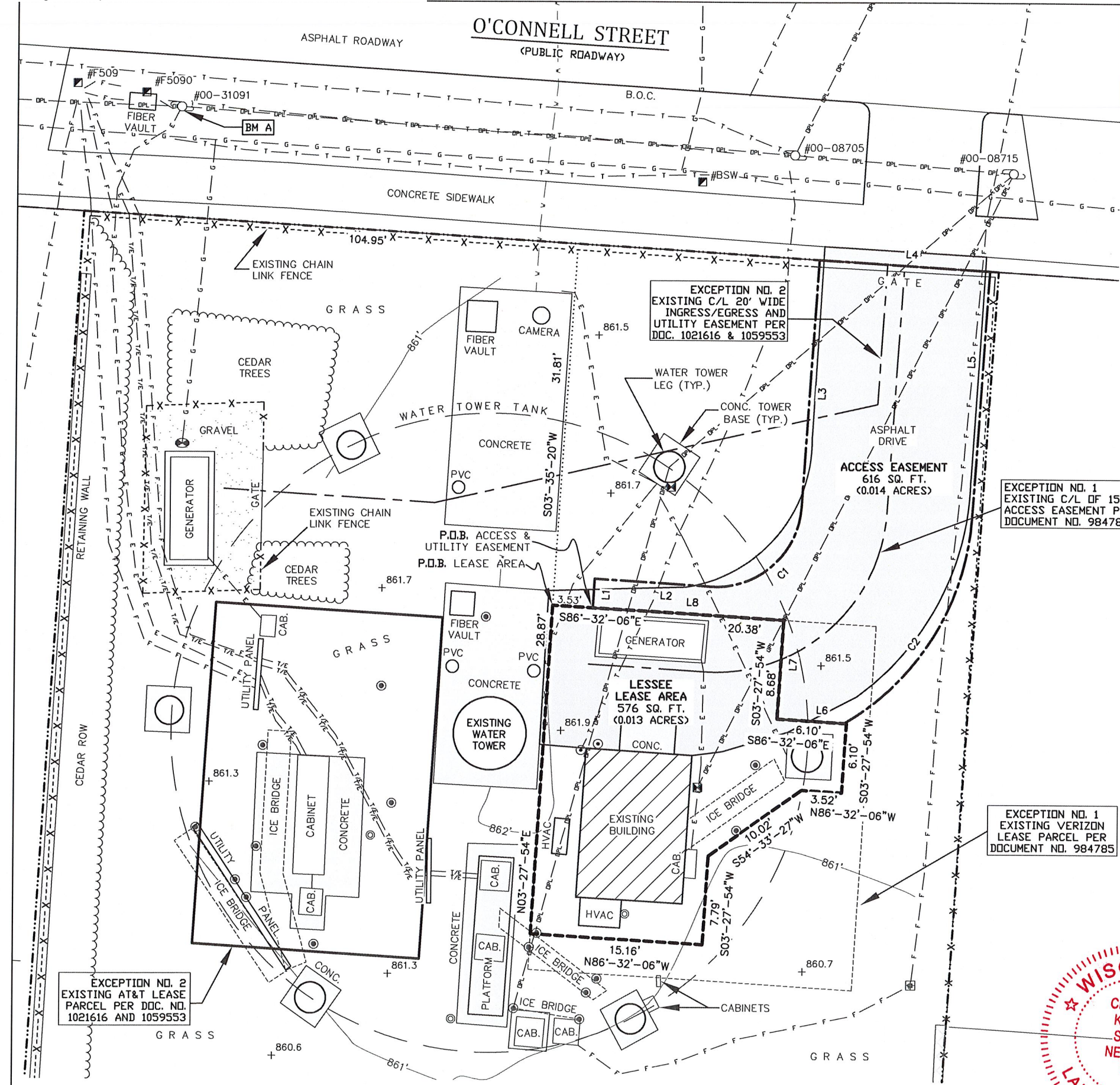
DEED REFERENCE: DOC. NO. 931582

LEASE EXHIBIT

FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE NW1/4 OF THE
NW1/4, SECTION 4, T.8N., R.15E.,
CITY OF WATERTOWN,
JEFFERSON COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	4-30-24	Revised Easement Text	JD
3	4-8-24	Added Lease and Easement	JD
2	2-23-24	Added Title Report	KR
1	1-30-24	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 1-29-24
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 15135	SHEET 1 OF 3

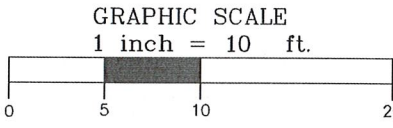


CURVE TABLE					
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	7.50'	11.78	089°-58'-58"	N48°-42'-14"E	10.60'
C2	22.50'	21.98	055°-57'-36"	S31°-41'-12"W	21.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°-27'-54"E	2.56'
L2	S86°-18'-02"E	10.20'
L3	N03°-41'-58"E	21.78'
L4	S86°-24'-40"E	15.00'
L5	S03°-41'-58"W	21.81'
L6	N86°-32'-06"W	5.89'
L7	N03°-27'-54"E	8.68'
L8	N86°-32'-06"W	16.85'

- LEGEND—
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - ⊕ = EXISTING POWER POLE
 - ⊞ = ELECTRIC METER
 - ⊞ = FIBER OPTIC VAULT
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = GAS METER
 - ⊞ = WATER VALVE
 - ⊞ = GROUNDING PORT
 - ⊞ = CONDUIT
 - ⊞ = METAL POST
 - DPL — DPL — = OVERHEAD ELECTRIC
 - T/E — T/E — = BURIED ELEC. & TELE.
 - T — T — = BURIED TELEPHONE
 - E — E — = BURIED ELECTRIC
 - G — G — = BURIED GAS LINE
 - W — W — = WATER MAIN
 - — — = PROPERTY LINE
 - = EXISTING CEDAR TREE

BEARINGS REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM (NAD83/2011) —
SOUTH ZONE AND THE NORTH LINE OF BLOCK 17,
ORIGINAL PLAT OF THE CITY OF WATERTOWN,
WHICH BEARS: S86°-24'-40"E



SURVEYOR'S CERTIFICATE
I, Craig A. Keach, 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 30th day of APRIL, 2024.

Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

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:

verizon
1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
O'CONNELL ST. WT

SITE NUMBER:
14-3405

SITE ADDRESS:
509 O'CONNELL STREET
WATERTOWN, WI 53094

PROPERTY OWNER:
WATERTOWN WATER COMMISSION
PO BOX 477
WATERTOWN, WI 53094

PARCEL NO.: 291-0815-0422-082

ZONED: X

DEED REFERENCE: DOC. NO. 931582

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE NW1/4 OF THE
NW1/4, SECTION 4, T.8N., R.15E.,
CITY OF WATERTOWN,
JEFFERSON COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	4-30-24	Revised Easement Text	JD
3	4-8-24	Added Lease and Easement	JD
2	2-23-24	Added Title Report	KR
1	1-30-24	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 1-29-24
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 15135	SHEET 2 OF 3

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
SET RAILROAD SPIKE IN EAST FACE OF POWER
POLE #00-31091; ±1' ABOVE GROUND LEVEL
ELEVATION: 860.33'

LESSEE LEASE AREA

Being a part of Lot One (1), Block Seventeen (17) of the Original Plat, West Side of Rock River of the City of Watertown, located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eight (8) North, Range Fifteen (15) East, City of Watertown, Jefferson County, Wisconsin containing 576 square feet (0.013 acres) of land and being described by:

Commencing at the northwest corner of said Block 17, said point being at the intersection of the east line of N. Warren Street and the south line of O'Connell Street; thence S86°-24'-40"E 104.95 feet along the south line of said O'Connell Street; thence S03°-35'-20"W 31.81 feet to the point of beginning; thence S86°-32'-06"E 20.38 feet; thence S03°-27'-54"W 8.68 feet; thence S86°-32'-06"E 6.10 feet; thence S03°-27'-54"W 6.10 feet; thence N86°-32'-06"W 3.52 feet; thence S54°-33'-27"W 10.02 feet; thence S03°-27'-54"W 7.79 feet; thence N86°-32'-06"W 15.16 feet; thence N03°-27'-54"E 28.87 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

ACCESS EASEMENT

Being a part of Lot One (1) and Lot Eight (8), Block Seventeen (17) of the Original Plat, West Side of Rock River of the City of Watertown, located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eight (8) North, Range Fifteen (15) East, City of Watertown, Jefferson County, Wisconsin containing 616 square feet (0.014 acres) of land and being described by:

Commencing at the northwest corner of said Block 17, said point being at the intersection of the east line of N. Warren Street and the south line of O'Connell Street; thence S86°-24'-40"E 104.95 feet along the south line of said O'Connell Street; thence S03°-35'-20"W 31.81 feet; thence S86°-32'-06"E 3.53 feet to the point of beginning; thence N03°-27'-54"E 2.56 feet; thence S86°-18'-02"E 10.20 feet to the beginning of a curve to the left; thence northeasterly 11.78 feet along the arc of said curve to the left having a radius of 7.50 feet and a chord which bears N48°-42'-14"E 10.60 feet; thence N03°-41'-58"E 21.78 feet to a point on the south line of O'Connell Street; thence S86°-24'-40"E 15.00 feet along said south line of O'Connell Street; thence S03°-41'-58"W 21.81 feet to the beginning of a curve to the right; thence southwesterly 21.98 feet along the arc of said curve to the right having a radius of 22.50 feet and a chord which bears S31°-41'-12"W 21.11 feet; thence N86°-32'-06"W 5.89 feet; thence N03°-27'-54"E 8.68 feet; thence N86°-32'-06"W 16.85 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

PARENT PARCEL

The East 72 feet of Lot 1, the West 10 feet of Lot 8, the East 72 feet of the North 25 feet of Lot 2, and the West 10 feet of the North 25 feet of Lot 7, all in Block 17 of the original plat - West side of Rock River of the City of Watertown, Jefferson County, Wisconsin.

Tax Key: 29-108-1504-2208-082

Address: 509 O'Connell Street

TITLE REPORT REVIEW

TITLE REPORT: Chicago Title Company

REPORT NO.: CO-14819

DATED: February 20, 2024

FEE SIMPLE TITLE VESTED IN: Watertown Water Commission

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.

- (1) Attachment "C" PCS Site Agreement Memorandum of Agreement between Watertown Water Commission and Primeco Personal Communications, L.P. recorded December 22, 1997 as Document No. 984785. **Does apply and is plotted and shown.**
- (2) Memorandum of Lease between Watertown Water Commission and Indus, Inc. recorded July 8, 1999 as Document No. 1021616. **Does apply and is plotted and shown.** Notice of Lease Assignment to TeleCorp Realty, LLC dated March 12, 2001, recorded June 27, 2001 as Document No. 1059553.
- (3) Memorandum of Option Agreement between Watertown Water Commission and Sprint Spectrum L.P. recorded August 4, 1999 as Document No. 1023226. **Does apply but is blanket in nature and cannot be plotted.**
- (4) Conditional Use Permit recorded February 18, 2014 as Document No. 1339656. **Does apply but is not a survey related matter.**


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:



1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN

SURVEYING, LLC

N9637 Friendship Drive
Kaukauna, WI 54130

Office: 920-993-0881
Fax: 920-273-6037

SITE NAME:
O'CONNELL ST. WT

SITE NUMBER:
14-3405

SITE ADDRESS:
509 O'CONNELL STREET
WATERTOWN, WI 53094

PROPERTY OWNER:
WATERTOWN WATER COMMISSION
PO BOX 477
WATERTOWN, WI 53094

PARCEL NO.: 291-0815-0422-082

ZONED: x

DEED REFERENCE: DOC. NO. 931582

LEASE EXHIBIT

FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE NW1/4 OF THE
NW1/4, SECTION 4, T.8N., R.15E.,
CITY OF WATERTOWN,
JEFFERSON COUNTY, WISCONSIN

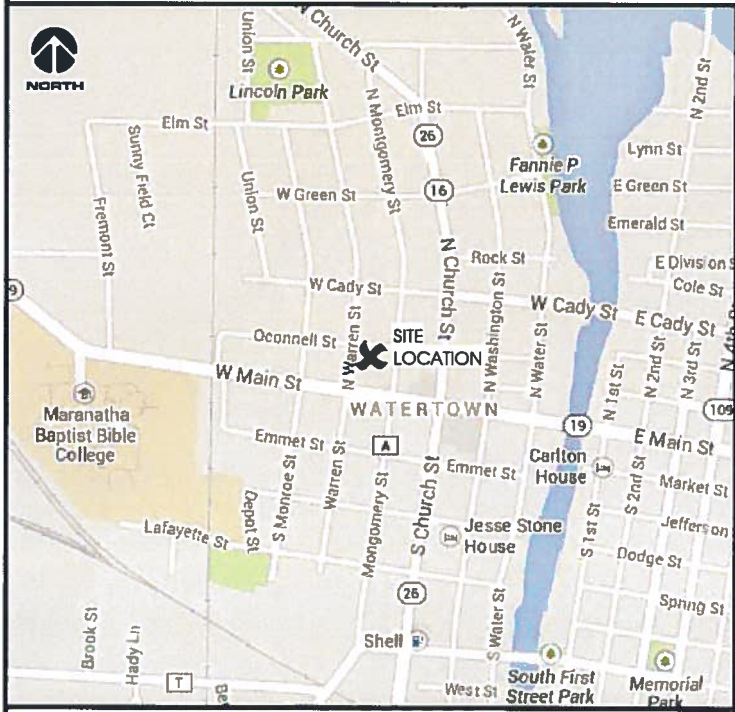
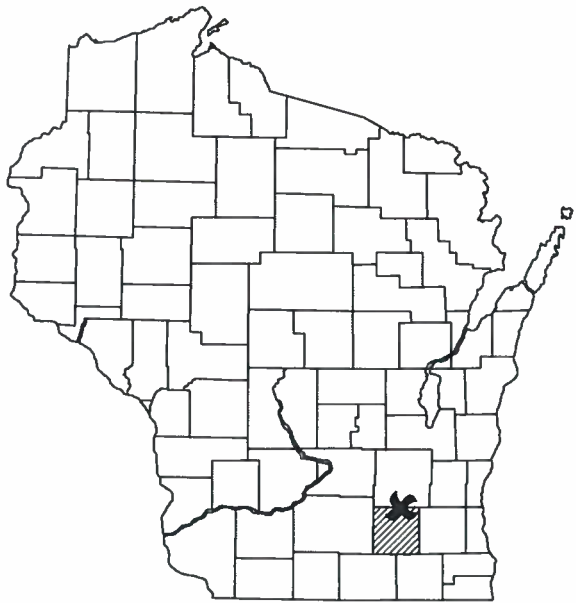
4	4-30-24	Revised Easement Text	JD
3	4-8-24	Added Lease and Easement	JD
2	2-23-24	Added Title Report	KR
1	1-30-24	Preliminary Survey	JD
NO.	DATE	DESCRIPTION	BY

DRAWN BY: J.D.	FIELD WORK DATE: 1-29-24
CHECKED BY: C.A.K.	FIELD BOOK: x
JOB NO.: 15135	SHEET 2 OF 3

EXHIBIT C

DRAWINGS OF EXISTING FACILITIES AND EQUIPMENT INVENTORY

**[Attached in accordance with
Section 1.3.1 of the Agreement]**



SITE LOCATION MAPS



VERIZON WIRELESS
O'CONNELL ST WT [113541]
WATERTOWN, WISCONSIN
AWS ANTENNA MOD DRAWINGS
150' WATER TOWER
NOVEMBER 2013

SHEET INDEX:

NO.:	PAGE TITLE:
T-1	TITLE SHEET
C-1	COMPOUND PLAN
C-2	EQUIP. SHELTER INTERIOR
A-1	TOWER ELEVATION
A-2	ANTENNA CONFIGURATION
A-3	ANTENNA CONFIGURATION
A-4	ROOFTOP RAILING PLAN
A-5	INSTALLATION DETAILS
A-6	COAX DETAILS

PROJECT DESCRIPTION:

PROJECT TYPE: ±150' WATER TOWER
PRO. ANTENNA C/L: 130'-6" ABOVE T.O.C. (VERIFY WITH ECR)
ANTENNAS: 6 EXIST. PCS ANT. TO BE REMOVED (VERIFY WITH ECR)
3 EXISTING LTE ANT. TO BE REMOVED (VERIFY WITH ECR)
3 PRO. AWS/LTE ANT. (VERIFY WITH ECR)
3 PRO. PCS ANT. (VERIFY WITH ECR)

COAX LINES: 12 EXIST. 1-5/8" LINES TO REMAIN (VERIFY WITH ECR)
1 PRO. AWS/LTE HYBRID CABLE (VERIFY WITH ECR)

AWS EQUIPMENT: 3 PRO. SURGE PROTECTORS (VERIFY WITH ECR)

EQUIPMENT: INSIDE EXIST. EQUIPMENT SHELTER
GENERATOR: NO GENERATOR PRESENT

SPECIAL REQUIREMENTS: COAX CLUSTER BRACKETS ON TOWER LEG
TO BE REPLACED TO ACCOMMODATE PROPOSED HYBRID CABLE.

PROJECT DIRECTORY:

CLIENT:
VERIZON WIRELESS
1515 E. WOODFIELD ROAD
10TH FLOOR
SCHAUMBURG, IL 60173
CONTACT: BRYAN LAZUKA
PHONE: 847.833.1154

ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACT: PAUL MOLITOR
PHONE: 608.644.1449

SITE ACQUISITION:
BUELL CONSULTING, INC.
1360 ENERGY PARK DRIVE
SUITE 210
ST. PAUL, MN 55108
CONTACT: TAMMY MICHALETZ
OFFICE: 651.361.8111
MOBILE: 763.742.6866
FAX: 651.225.0795

PROJECT INFO:

SITE LOCATION:
509 O'CONNELL ST.
WATERTOWN, WI 53094

PROPERTY/TOWER OWNER:
WATERTOWN WATER COMMISSION
800 HOFFMAN DR
WATERTOWN, WI 53094
CONTACT: PAUL LANGE
PHONE: 920.262.4075

1A INFORMATION (NAD 1983/91)
-TOWER BASE- (PER PREVIOUS SURVEY)
LAT: 43°-11'-44.7"
LONG: 88°-43'-49.6"
TOP OF CONCRETE ELEVATION (NGVD 29): 863.0'

PLSS INFORMATION:
PART OF THE NW 1/4,
SECTION 4, T.8N., R.15E.,
CITY OF WATERTOWN,
JEFFERSON COUNTY
WISCONSIN

**STRUCTURAL
REVIEW
NOTE**

TOWER STRUCTURAL ANALYSIS & MOUNT ANALYSIS
COMPLETED BY STRUCTURAL ENGINEER. REFER TO
ANALYSIS BY:
EDGE CONSULTING ENGINEERS, INC.
REPORT #: 9125, DATE 09/30/13
CONTRACTOR TO REVIEW STRUCTURAL REPORT IN
ITS ENTIRETY. ANY DISCREPANCIES OR
DISAGREEMENTS BETWEEN THE REPORT AND THESE
PLANS SHOULD BE RESOLVED PRIOR TO
CONSTRUCTION.

ENGINEER SEAL:



I HEREBY CERTIFY THAT THIS PLAN SET WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION OTHER THAN THE EXCEPTIONS
NOTED IN THE SHEET INDEX, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF WISCONSIN.

Signature:

Date:

11/27/2013

SHEET TITLE:

PRELIMINARY CODE:
PRELIM. ANTENNA MOD. - 09/23/13

STAMPED FINALS:
FINAL ANTENNA MOD. - 11/26/13

DRAWN BY:

ADS, TAS

CHECKED BY:

PCM

PLOT DATE:

11/26/2013

PROJECT #:

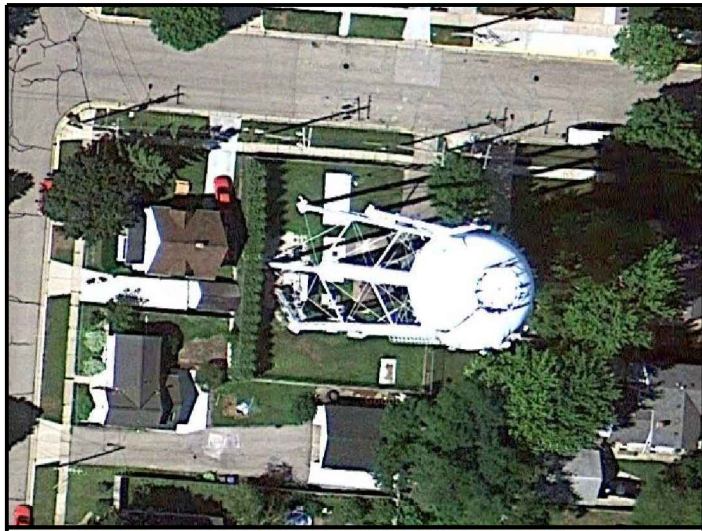
9125

FILE NAME:

T-1.dgn

SHEET NUMBER:

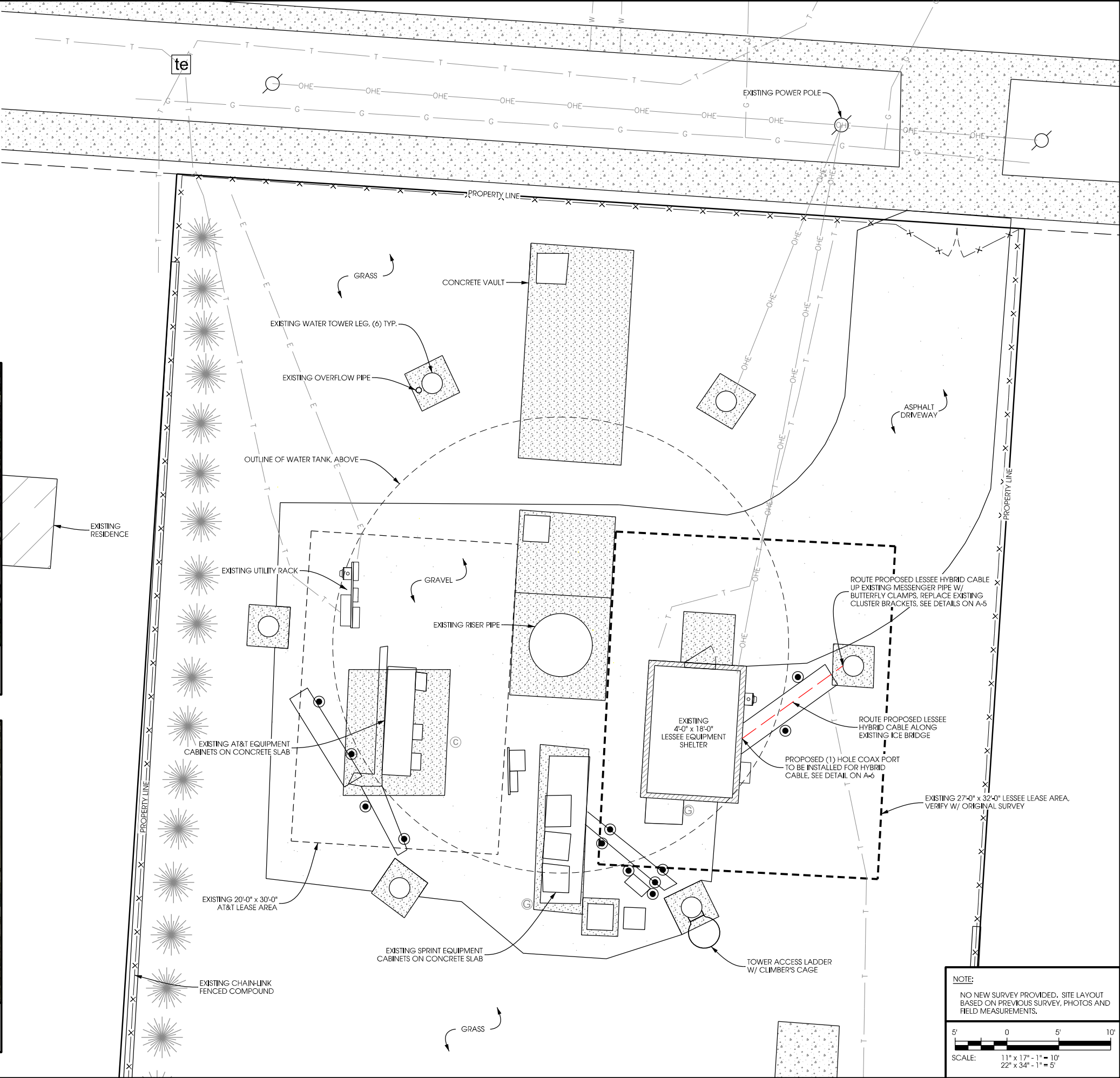
T-1



AERIAL OVERVIEW OF SITE



SITE OVERVIEW (LOOKING SOUTH)



Edge Consulting Engineers, Inc.
624 Water Street
Poulsbo, WA 98260
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

COMPOUND PLAN
O'CONNELL ST WT [113541]
WATERTOWN, WISCONSIN

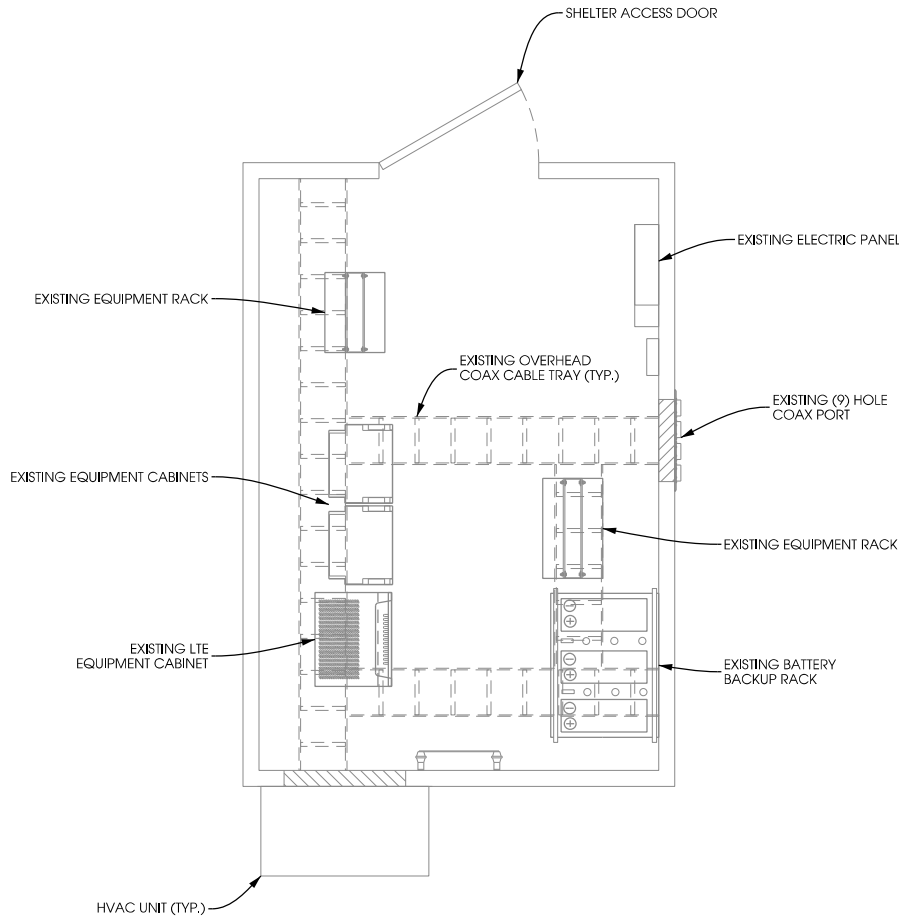
SHEET TITLE:

PRELIMINARY CDs:
PRELIM. ANTENNA MOD. - 09/23/13
STAMPED FINALS:
FINAL ANTENNA MOD. - 11/26/13
DRAWN BY:
ADS, TAS
CHECKED BY:
PCM
PLOT DATE:
11/26/2013
PROJECT #:
9125
FILE NAME:
C-1.dgn
SHEET NUMBER:
C-1

NOTE:
NO NEW SURVEY PROVIDED. SITE LAYOUT
BASED ON PREVIOUS SURVEY, PHOTOS AND
FIELD MEASUREMENTS.

5' 0 5' 10'

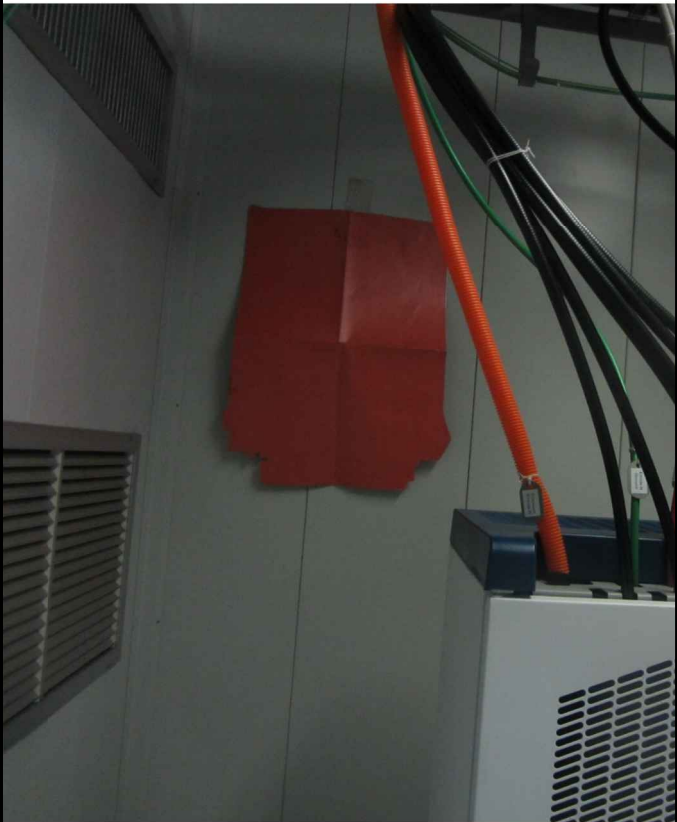
SCALE: 11" x 17" - 1" = 10'
22" x 34" - 1" = 5'



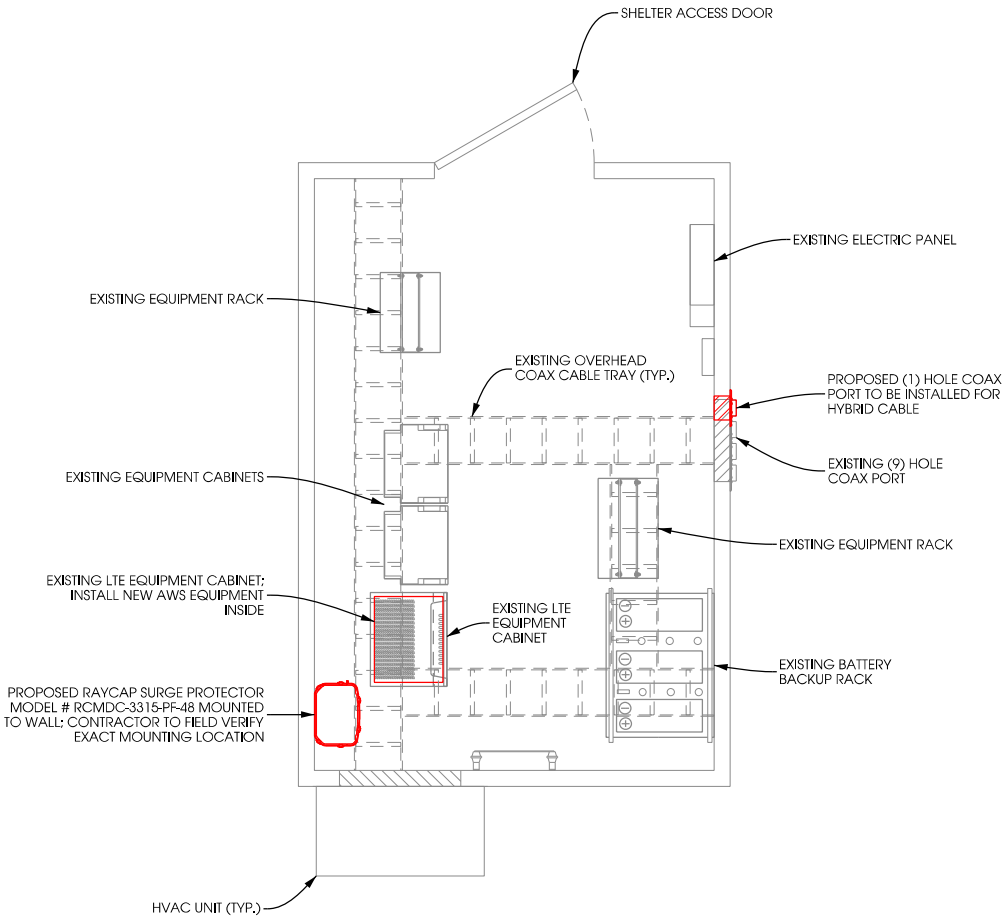
A
C-2 **EXISTING SHELTER INTERIOR LAYOUT**
SCALE: 11 x 17 - 1/4" = 1'-0"
22 x 34 - 1/2" = 1'-0"



**EXISTING LTE
EQUIPMENT CABINET**



**PROPOSED LOCATION OF
RAYCAP SURGE PROTECTOR**



B
C-2 **PROPOSED SHELTER INTERIOR LAYOUT**
SCALE: 11 x 17 - 1/4" = 1'-0"
22 x 34 - 1/2" = 1'-0"

JUMPER CABLE INFO TABLE	
	DESCRIPTION:
ALPHA SECTOR:	9± FROM SURGE PROTECTOR TO ALPHA SECTOR AIR ANTENNA/RRU
BETA SECTOR:	9± FROM SURGE PROTECTOR TO BETA SECTOR AIR ANTENNA/RRU
GAMMA SECTOR:	9± FROM SURGE PROTECTOR TO GAMMA SECTOR AIR ANTENNA/RRU

REFER TO STRUCTURAL ANALYSIS AS IDENTIFIED ON T-1.
CONTRACTOR TO THOROUGHLY REVIEW THE TOWER STRUCTURAL
ANALYSIS FOR INFORMATION PERTAINING TO TOWER UPGRADES,
MOUNTING TYPES, ANTENNA HEIGHTS, AND COAX ROUTING. ANY
DISCREPANCIES BETWEEN THE DRAWINGS, STRUCTURAL ANALYSIS,
AND TOWER PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE
PROJECT MANAGER PRIOR TO BIDDING AND INSTALLATION.

NO SURVEY PROVIDED, HEIGHTS DEPICTED BELOW ARE
BASED ON FIELD MEASUREMENTS DURING SITE VISIT.

CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF
ANTENNA WITH PROJECT MANAGER & FINAL RF DESIGN.

ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.

 OTHER CARRIER ANTENNA
(TO REMAIN)

ALL ANTENNA AZIMUTHS
TO BE FROM TRUE NORTH.



 **Edge**
Consulting Engineers, Inc.

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

TOWER ELEVATION
O'CONNELL ST WT [113541]
WATERTOWN, WISCONSIN

SHEET TITLE:

PRELIMINARY CDs:
PRELIM. ANTENNA MOD. - 09/23/13

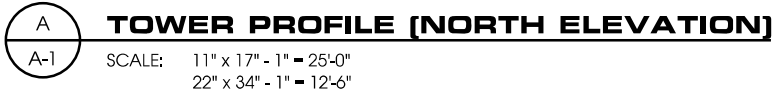
STAMPED FINALS:
FINAL ANTENNA MOD. - 11/26/13

DRAWN BY:	ADS, TAS
CHECKED BY:	PCM
PLOT DATE:	11/26/2013
PROJECT #:	9125
FILE NAME:	A-1.dgn

SHEET NUMBER:

A-1

© EDGE CONSULTING ENGINEERS, INC.



PROPOSED PCS ANTENNA

PROPOSED AWS/LTE ANTE

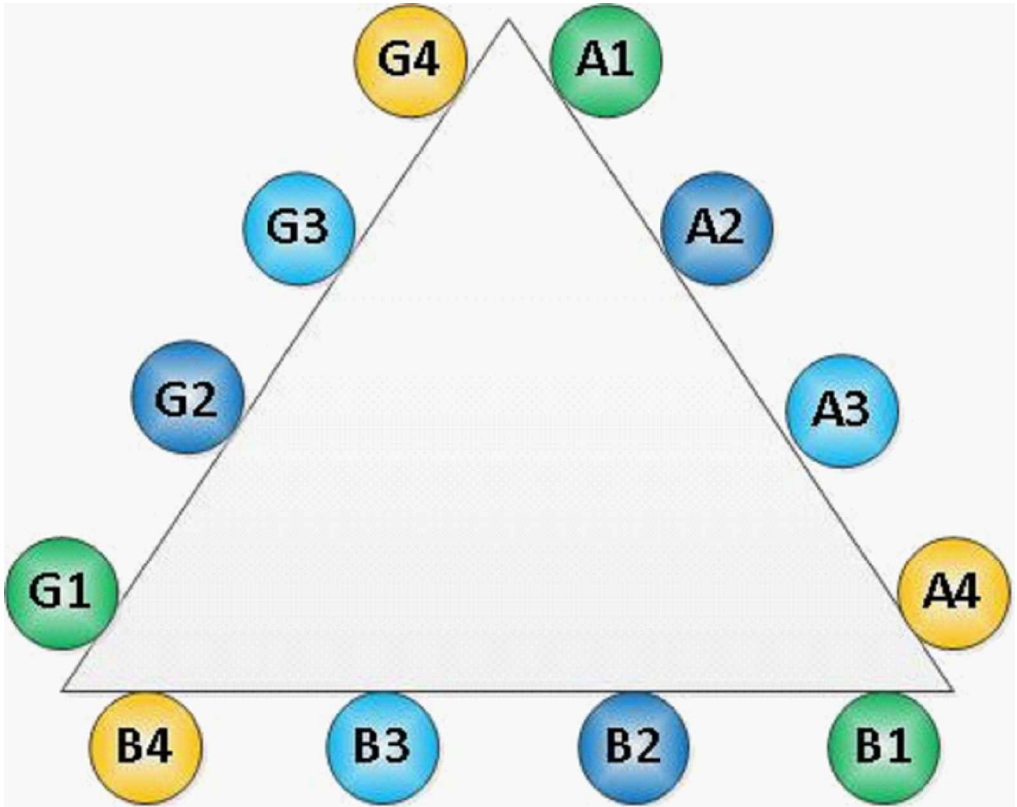
ALL ANTENNA AZIMUTHS
TO BE FROM TRUE NORTH.



EQUIPMENT CHANGE REQUEST FORM- ECR									
Cell Name		O'Connell St WT			Cell ID		28		
Location Number		113541			RF Engineer		Mike Fischer		
Date of Request		6/27/2013			Market		Milwaukee		
					Address		509 O'Connell St		
					City/State/Zip		Watertown, WI		
EXISTING CONFIGURATION									
Antenna				Antenna Manufacturer	Antenna Model	Centerline	Azimuth	Variable Tilt	Mechanical Tilt
Sector	Position	Port	RF Path						
Alpha	A1	L1	Unused at this time	Scala	AP17-1900/90	131	0	N/A	1
		L2	Unused at this time						
		H1	PCS - RxTx0						
		H2	Unused at this time						
	A2	L1	LTE C - RxTx0-eNB1	Powerwave	P65-16-XLM	131	0	2	0
		L2	LTE C - RxTx1-eNB1						
		H1	Unused at this time						
		H2	Unused at this time						
	A3	L1	Unused at this time						
		L2	Unused at this time						
		H1	Unused at this time						
		H2	Unused at this time						
	A4	L1	Unused at this time	Scala	AP17-1900/90	131	0	N/A	1
		L2	Unused at this time						
		H1	PCS - RxTx1						
		H2	Unused at this time						
Beta	B1	L1	Unused at this time	Scala	AP17-1900/90	131	120	N/A	3
		L2	Unused at this time						
		H1	PCS - RxTx0						
		H2	Unused at this time						
	B2	L1	LTE C - RxTx0-eNB1	Powerwave	P65-16-XLM	131	120	2	0
		L2	LTE C - RxTx1-eNB1						
		H1	Unused at this time						
		H2	Unused at this time						
	B3	L1	Unused at this time						
		L2	Unused at this time						
		H1	Unused at this time						
		H2	Unused at this time						
	B4	L1	Unused at this time	Scala	AP17-1900/90	131	120	N/A	3
		L2	Unused at this time						
		H1	PCS - RxTx1						
		H2	Unused at this time						
GAMMA	G1	L1	Unused at this time	Scala	AP17-1900/90	131	240	N/A	3
		L2	Unused at this time						
		H1	PCS - RxTx0						
		H2	Unused at this time						
	G2	L1	LTE C - RxTx0-eNB1	Powerwave	P65-16-XLM	131	240	2	0
		L2	LTE C - RxTx1-eNB1						
		H1	Unused at this time						
		H2	Unused at this time						
	G3	L1	Unused at this time						
		L2	Unused at this time						
		H1	Unused at this time						
		H2	Unused at this time						
	G4	L1	Unused at this time	Scala	AP17-1900/90	131	240	N/A	3
		L2	Unused at this time						
		H1	PCS - RxTx1						
		H2	Unused at this time						

EXISTING ANTENNA CONFIGURATION

EQUIPMENT CHANGE REQUEST FORM- ECR													
Cell Name		O'Connell St WT		RF Engineer			Mike Fischer			Cell ID			
Location Number		113541		Market			Milwaukee			Address			
Date of Request		6/27/2013								City/State/Zip			
				PROPOSED CONFIGURATION				Configuration		Option-A2			
Antenna													
Sector	Pos	Port	RF Path	Antenna Manufacturer		Antenna Model		Antenna Serial Number	Centerline	Azimuth	Variable Tilt	Mechanical Tilt	Action
Alpha	A1	L1 (-45)	Unused at this time										Change- Install
		L2 (+45)	Unused at this time										
		H1 (-45)	Unused at this time										
		H2 (+45)	Unused at this time								N/A		
	A2	L1 (-45)	LTE C - RxTx0-eNB1	Ericsson		KRC118056/1		131	0	2	0	0	Change- Install
		L2 (+45)	LTE C - RxTx1-eNB1										
		H1 (-45)	AWS - RxTx0										
		H2 (+45)	AWS - RxTx1										
	A3	L1 (-45)	Unused at this time										
		L2 (+45)	Unused at this time										
		H1 (-45)	Unused at this time										
		H2 (+45)	Unused at this time										
	A4	L1 (-45)	Unused at this time	CSS		AXP19-80-0		131	0		1		Change- Install
		L2 (+45)	Unused at this time										
		H1 (-45)	PCS - RxTx0							N/A			
		H2 (+45)	PCS - RxTx1										
Beta	B1	L1 (-45)	Unused at this time										Change- Install
		L2 (+45)	Unused at this time										
		H1 (-45)	Unused at this time										
		H2 (+45)	Unused at this time							N/A			
	B2	L1 (-45)	LTE C - RxTx0-eNB1	Ericsson		KRC118056/1		131	120	2	0	0	Change- Install
		L2 (+45)	LTE C - RxTx1-eNB1										
		H1 (-45)	AWS - RxTx0										
		H2 (+45)	AWS - RxTx1										
	B3	L1 (-45)	Unused at this time										
		L2 (+45)	Unused at this time										
		H1 (-45)	Unused at this time										
		H2 (+45)	Unused at this time										
	B4	L1 (-45)	Unused at this time	CSS		AXP19-80-0		131	120		3		Change- Install
		L2 (+45)	Unused at this time										
		H1 (-45)	PCS - RxTx0							N/A			
		H2 (+45)	PCS - RxTx1										
GAMMA	G1	L1 (-45)	Unused at this time										Change- Install
		L2 (+45)	Unused at this time										
		H1 (-45)	Unused at this time										
		H2 (+45)	Unused at this time							N/A			
	G2	L1 (-45)	LTE C - RxTx0-eNB1	Ericsson		KRC118056/1		131	240	2	0	0	Change- Install
		L2 (+45)	LTE C - RxTx1-eNB1										
		H1 (-45)	AWS - RxTx0										
		H2 (+45)	AWS - RxTx1										
	G3	L1 (-45)	Unused at this time										
		L2 (+45)	Unused at this time										
		H1 (-45)	Unused at this time										
		H2 (+45)	Unused at this time										
	G4	L1 (-45)	Unused at this time	CSS		AXP19-80-0		131	240		3		Change- Install
		L2 (+45)	Unused at this time										
		H1 (-45)	PCS - RxTx0							N/A			
		H2 (+45)	PCS - RxTx1										

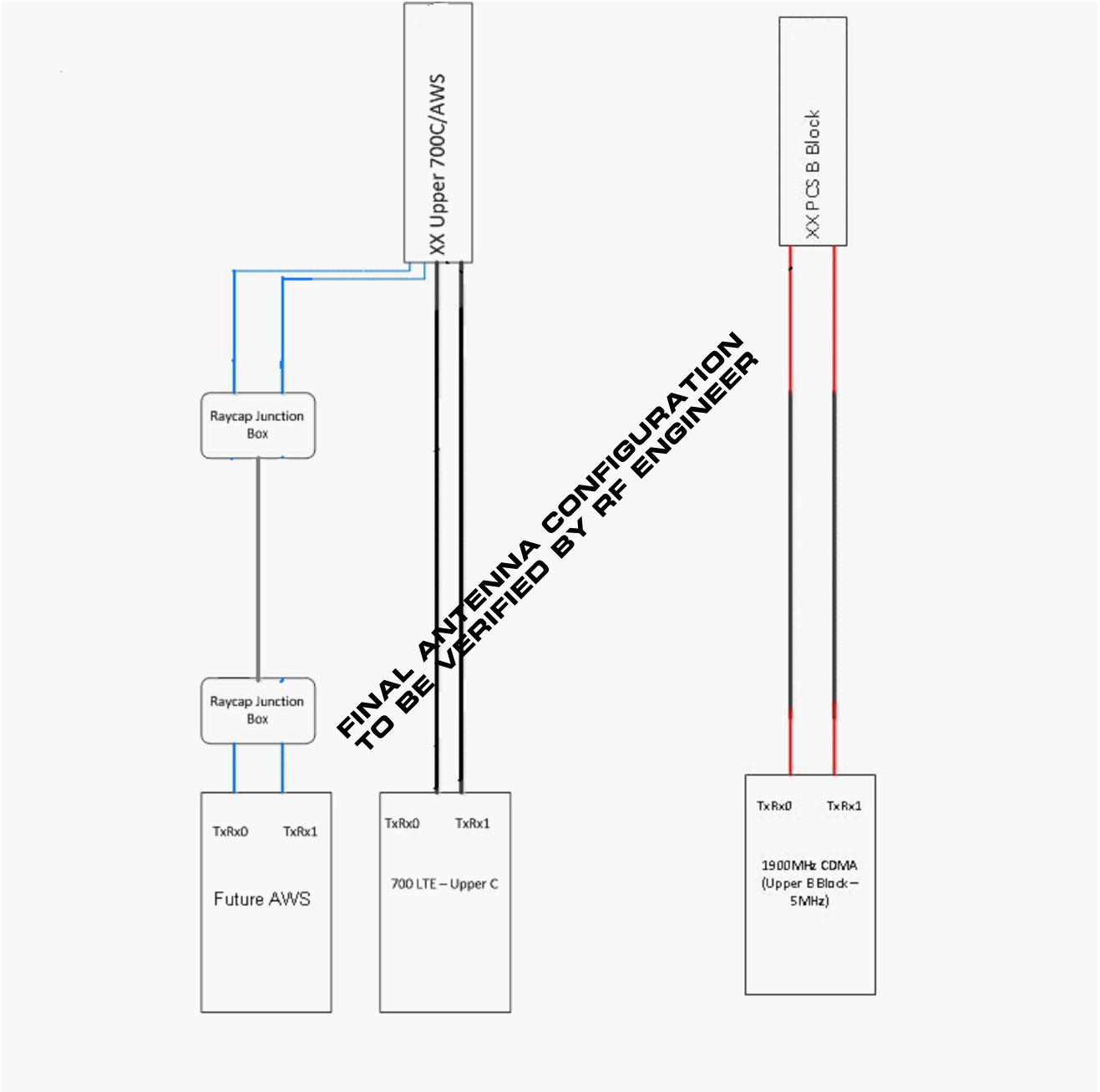


ANTENNA PLATFORM SCHEMATIC

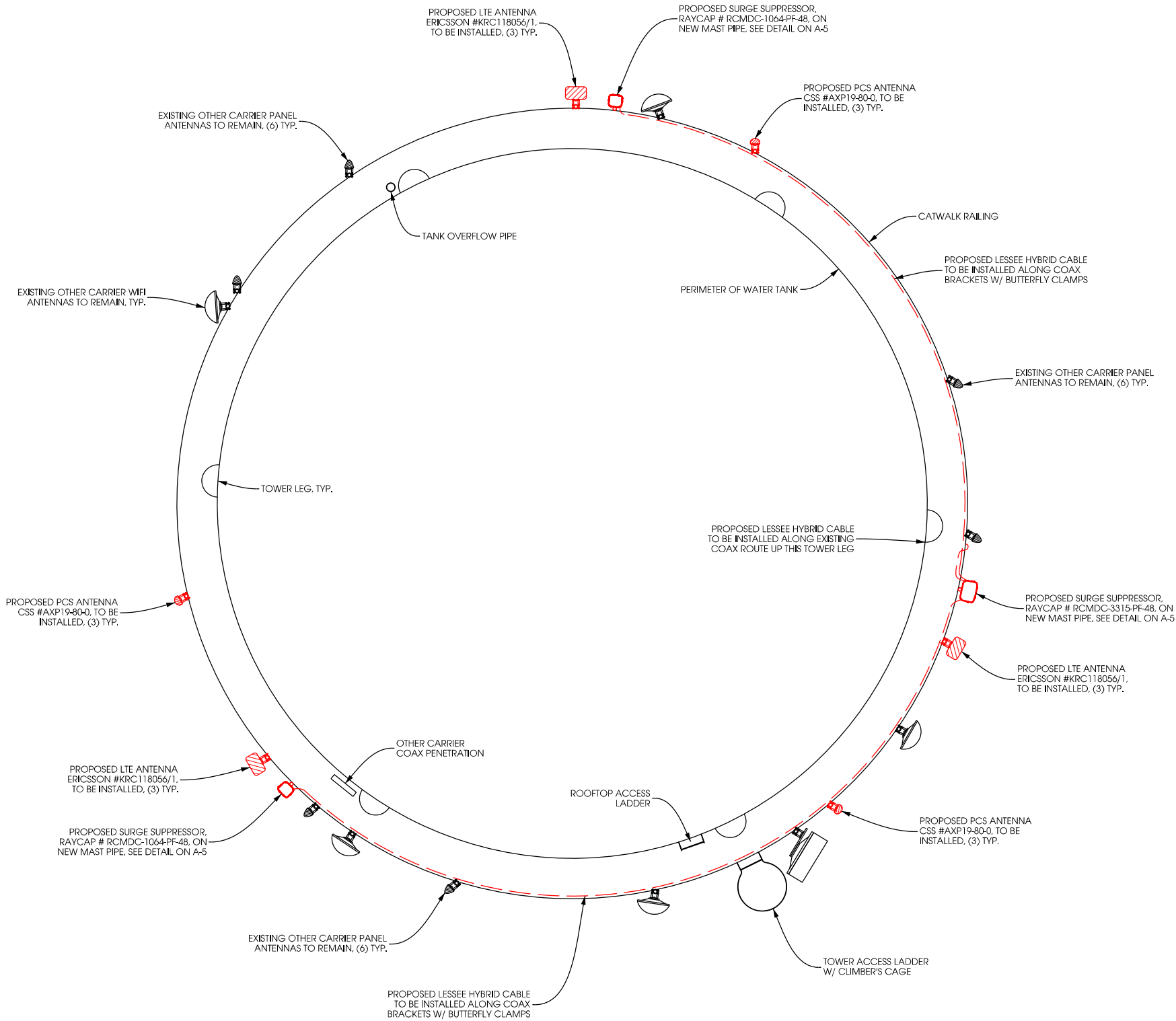
Existing					
Diplexer	Location	Diplexer Manufacturer	Diplexer Model		Count
	Top (Platform)				
	Bottom (Shelter)				
Coax	Sector	Coax Manufacturer	Type	Size	Count
	Alpha	ANDREW	LDF7-50A	1 5/8	4
	Beta	ANDREW	LDF7-50A	1 5/8	4
	Gamma	ANDREW	LDF7-50A	1 5/8	4

Proposed						
Passive Components	Location	Manufacturer	Component Model	Count	Action	
	Top (Platform)					
	Bottom (Shelter)					
	Top (Platform)					
	Top (Platform)	Raycap	RCMDC-3315-PF-48	1	Install	
	Top (Platform)	Raycap	RCMDC-1064-PF-48	2	Install	
	Bottom (Shelter)	Raycap	RCMDC-3315-PF-48	1	Install	
	Top (Platform)					
	Bottom (Shelter)					
Coax	Sector	Coax Manufacturer	Type	Size	Count	Action
	Alpha	ANDREW	LDF7-50A	1 5/8	4	Existing
	Beta	ANDREW	LDF7-50A	1 5/8	4	Existing
	Gamma	ANDREW	LDF7-50A	1 5/8	4	Existing
	AWS	Andrew	RFA1206-24S26	1	1	Install

COMBINER CABLE DATA INFORMATION



PROPOSED ANTENNA CONFIGURATION



ROOFTOP RAILING PLAN
SCALE: 11 x 17 - 1/8" = 1'-0"
22 x 34 - 1/4" = 1'-0"



EXISTING LESSEE ANTENNA MOUNT



EXISTING CATWALK RAILING

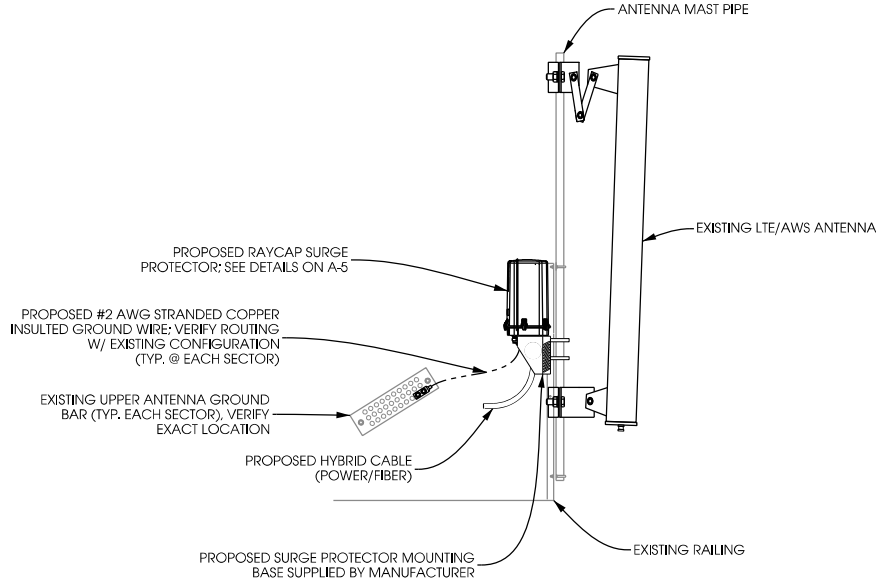
Edge
Consulting Engineers, Inc.
624 Water Street
Pittsfield, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

**ROOFTOP RAILING PLAN
O'CONNELL ST WT [113541]
WATERTOWN, WISCONSIN**

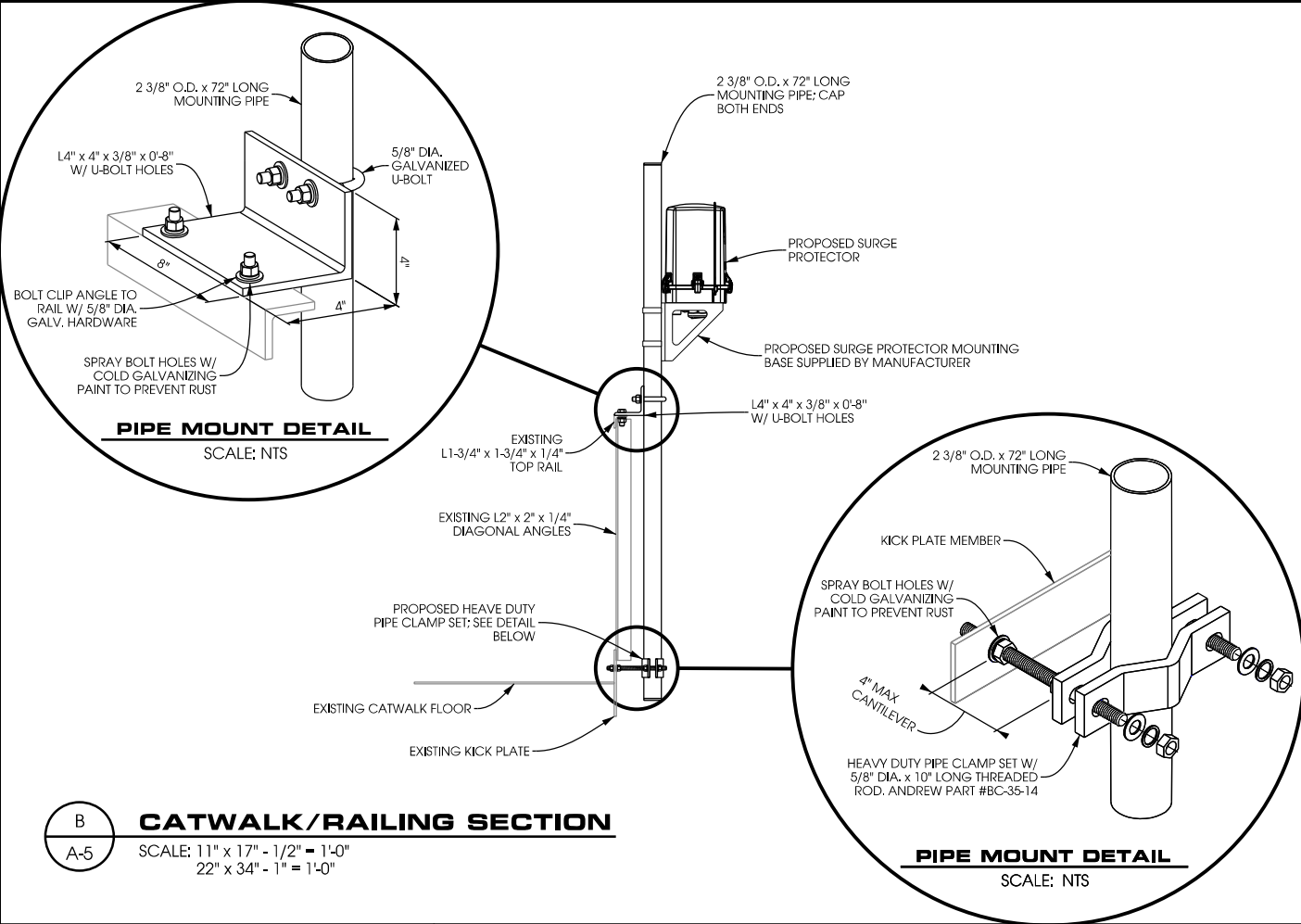
SHEET TITLE:
PRELIMINARY CDs: PRELIM. ANTENNA MOD. - 09/23/13
STAMPED FINALS: FINAL ANTENNA MOD. - 11/26/13
DRAWN BY: ADS, TAS
CHECKED BY: PCM
PLOT DATE: 11/26/2013
PROJECT #: 9125
FILE NAME: A-4.dgn
SHEET NUMBER:

A-4

NOTE:
THIS DETAIL FOR GROUNDING PURPOSES ONLY. SEE DETAIL ON A-4 FOR EQUIPMENT PLACEMENT LOCATIONS FOR THIS SITE.

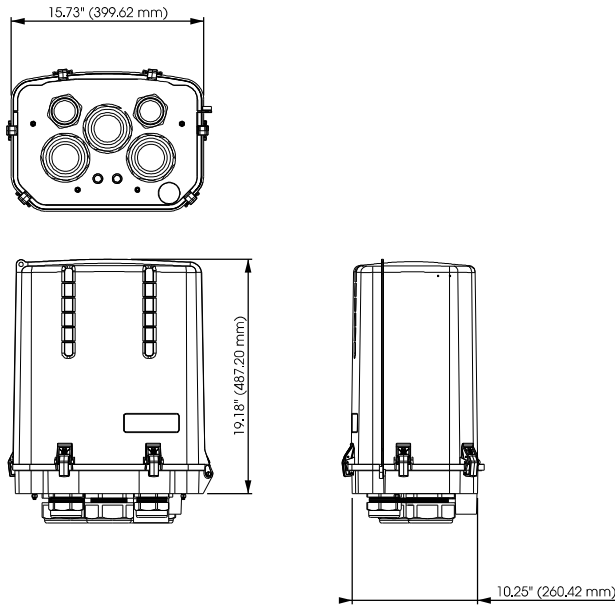


A **TYP. ANTENNA, RRU & SURGE PROTECTOR GROUNDING DETAIL**
A-5 SCALE: NTS



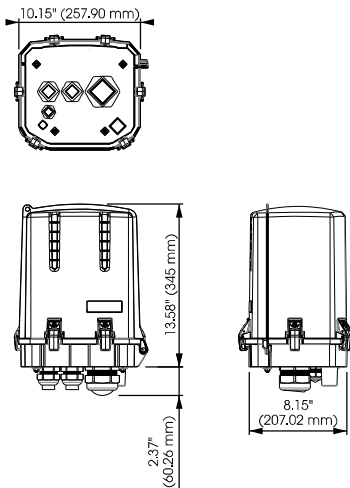
B **CATWALK/RAILING SECTION**
A-5 SCALE: 11\"/>

RAYCAP SURGE PROTECTOR:
RAYCAP PART # RCMDC-3315-PF-48
DC SURGE PROTECTION FOR RRH/INTEGRATED ANTENNA RADIO HEAD
TOWER, BASE, ROOFTOP, & ROOFTOP DISTRIBUTION MODELS
WEIGHT: 32 LBS (14.51 kg)

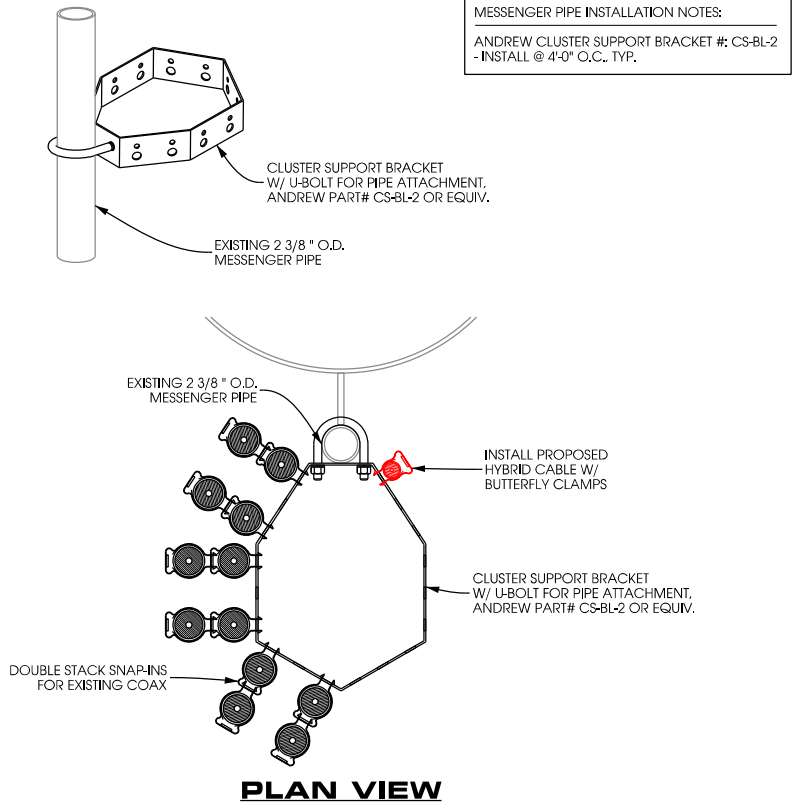


C **SURGE PROTECTOR DETAIL**
A-5 SCALE: NTS

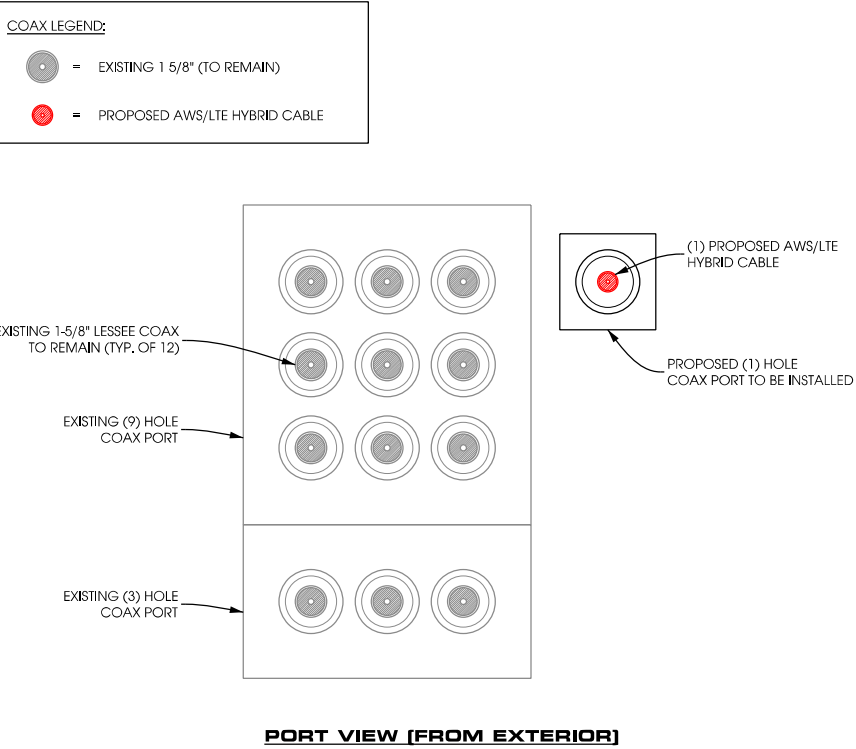
RAYCAP SURGE PROTECTOR:
RAYCAP PART #: RCMDC-1064-PF-48 (VERIFY W/ ECR)
DC SURGE PROTECTION FOR RRH/INTEGRATED ANTENNA RADIO HEAD
SECTOR MODEL WEIGHT: 14 LBS (6.35 kg)



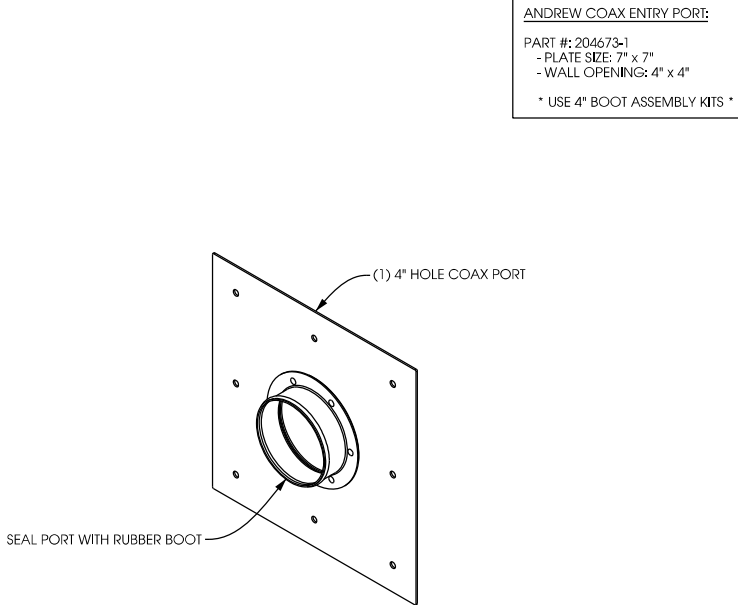
D **SURGE PROTECTOR DETAIL**
A-5 SCALE: NTS



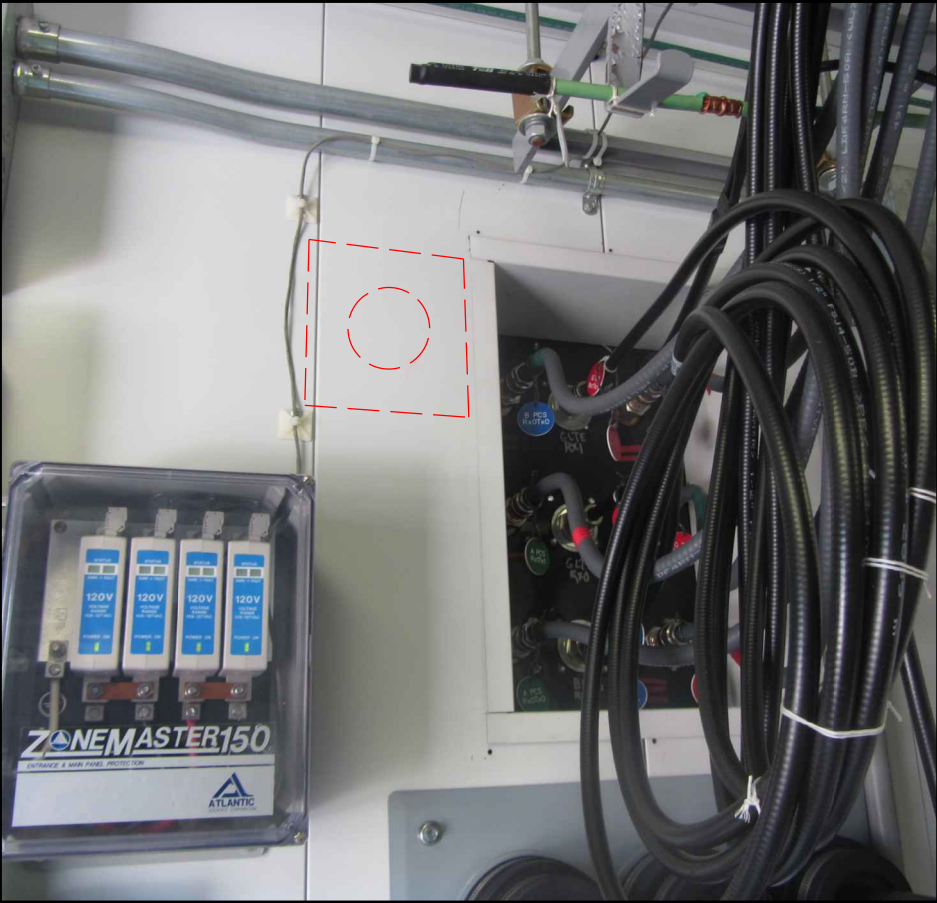
E **CLUSTER BRACKET DETAILS**
A-5 SCALE: 11 x 17 - 1\"/>



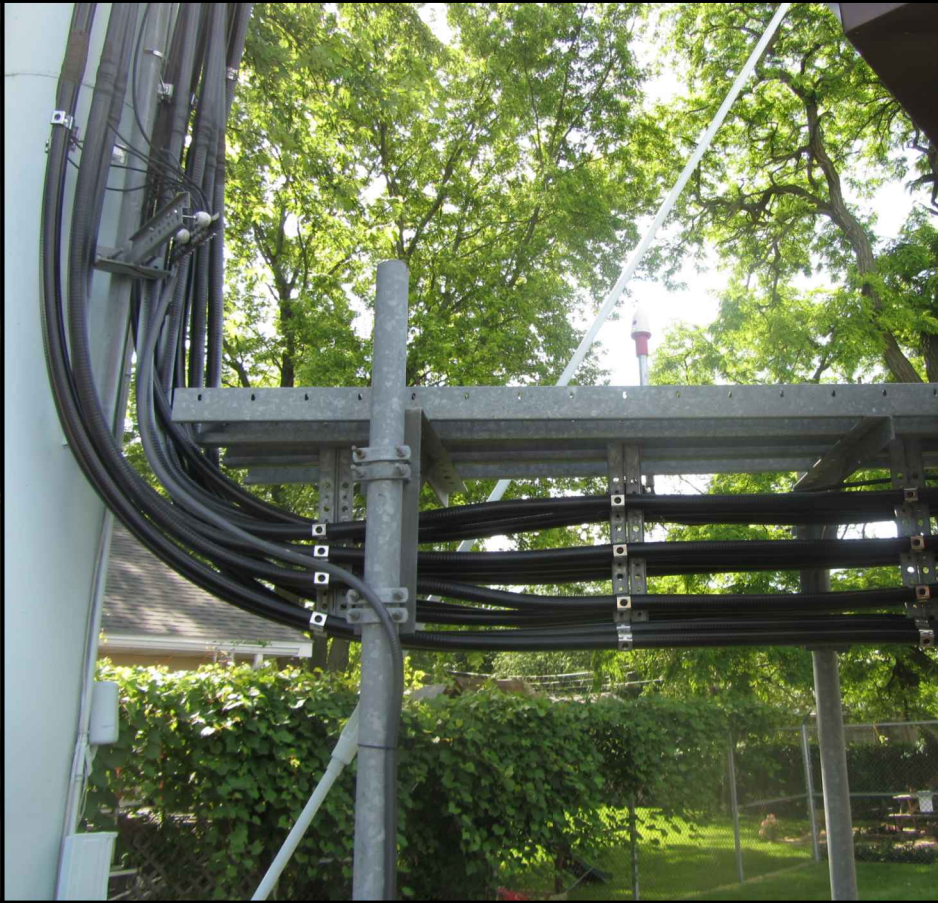
A
A-6
COAX PORT LAYOUT - SHELTER EXTERIOR
SCALE: NTS



B
A-6
COAX ENTRY PORT DETAIL
SCALE: NTS



EXISTING COAX ENTRY PORT - INTERIOR



EXISTING ICE BRIDGE COAX HANGERS



EXISTING COAX ENTRY PORT - EXTERIOR



EXISTING VERTICAL COAX ROUTE



Edge Consulting Engineers, Inc.
624 Water Street
Pittsfield, MA 01201
408.644.1449 voice
408.644.1549 fax
www.edgeconsult.com

COAX DETAILS
O'CONNELL ST WT [113541]
WATERTOWN, WISCONSIN

SHEET TITLE:

PRELIMINARY CDs:
PRELIM. ANTENNA MOD. - 09/23/13

STAMPED FINALS:
FINAL ANTENNA MOD. - 11/26/13

DRAWN BY:
ADS, TAS
CHECKED BY:
PCM
PLOT DATE:
11/26/2013
PROJECT #:
9125
FILE NAME:
A-6.dgn

SHEET NUMBER:
A-6

EXHIBIT D

ANTENNA SITE APPLICATION FORM

**[Attached four-page application form follows; to be used in
accordance with Section 8.1.2.1 of the Agreement]**



Effective 1/1/2022 – SUBJECT TO CHANGE

ANTENNA SITE APPLICATION

Date Received

City of Watertown, Wisconsin
800 Hoffmann Dr.
PO Box 477
Watertown, WI 53094
920-262-4075

A. SITE APPLICATION

- Water Tower Site Name and Location (“Site”): _____
- Wireless Carrier’s Corporate Designation (“Carrier”): _____
- Desired Date of Operation: _____
- Description of Project (example: Install 3 new radio units, relocate 3 antennas):

1. Applicant Information

- a. Name of Applicant: _____
- b. Applicant’s Address: _____
- c. Applicant’s Contact Person: _____
 - i. Mobile: _____
 - ii. Email: _____
- d. Technical Advisor (A&E Firm): _____
 - i. Mobile: _____
 - ii. Email: _____

2. RF and Spectrum Information

- a. Proposed Radio Band: _____
- b. Proposed Radio Frequencies: _____
(attach list, if necessary)
- c. Type of Service (e.g., SMR, ESMR, PCS, Wi-Fi): _____
- d. ☐ Licensed Spectrum ☐ Unlicensed Spectrum (check box)

- e. If unlicensed spectrum, attach a detail description of the portions of the project using unlicensed spectrum.
- f. If this is a Distributed Antenna System project, attach the Radio Frequency Coverage Maps prepared by the FCC Licensee.
- g. This Site will be interconnected via radio frequency transmission to other existing or anticipated site(s) -- Yes or No (circle one)

3. Antenna Facilities (attach applicable specifications)

- a. Number of antennas: _____
- b. Number of zones: _____
- c. Antenna dimensions: _____
- d. Antenna type, manufacturer, and model number: _____

- e. Number of radio units: _____
- f. Radio unit dimensions: _____
- g. Radio unit type, manufacturer, and model number: _____

- h. Transmission line or cable manufacturer and model number: _____
- i. Size of cables: _____
- j. Number of cables: _____
- k. Antenna location on tower: _____
(N, S, E, W, NE etc. or specify the exact antenna azimuths)
- l. GPS Antenna -- Yes or No (circle one)
- m. If yes, provide size, dimensions, and weight: _____

4. Dish Equipment (attach applicable specifications)

- a. Number of dishes: _____
- b. Microwave -- Yes or No (circle one) Satellite -- Yes or No (circle one)
- c. Dish dimensions: _____

d. Dish type, manufacturer, and model number:

e. Provide manufacturer and model number of transmission line or cable:

f. Size of cables: _____ Number of cables: _____

g. Dish location on tower: _____

5. **Ground Equipment (attach applicable specifications)**

a. Square feet required: _____

b. Inside Tower -- Yes or No (circle one)

c. Inside Applicant's building -- Yes or No (circle one)

d. Number of cabinets: _____

e. Cabinet dimensions: _____

f. Number of air conditioners: _____ Description: _____

g. Generator on Site -- Yes or No (circle one)

h. If yes, provide type, size, and location: _____

i. Isolator manufacturer and model number:

j. Duplexer manufacturer and model number: _____

k. Filters manufacturer and model number:

l. Controls used in addition to the transmitter/receiver cabinet(s) -- Yes or No (circle one)

m. If yes, how many? _____ Provide manufacturer and model number:

B. AGREEMENT TO PAY CITY OF WATERTOWN'S ("OWNER") COSTS

1. **Owner's Costs.** By signing this Application, Carrier agrees and acknowledges that it is responsible for the costs that Owner incurs related to the project proposed in this Application (collectively, "Owner's Costs"). Owner's Costs include, but are not limited to, those costs associated with the following work if performed by Owner, its employees, or its legal or technical consultants:
 - a. Review of Carrier's construction drawings, structural analysis, and site survey
 - b. Negotiation of agreements or amendments to related agreements between Carrier and Owner and related attorney's fees
 - c. Pre-construction meeting and post-construction inspection of work done on Carrier's behalf
 - d. Site coordination
2. **Deposit Required.**
 - a. Carrier shall submit a deposit in the form of a certified check payable to the **City of Watertown*** in the amount of **\$15,000.00**. The check shall be submitted with a completed and executed Application. Owner shall use the deposit to pay Owner's Costs, as described above.
 - b. If the initial deposit is insufficient to cover all of Owner's Costs, Carrier shall provide Owner with an additional deposit in an amount agreed upon by Owner and Carrier. Upon Owner's request, Carrier shall cease any work at the Site until Owner receives the additional deposit from Carrier.
 - c. Any unused deposit amounts will be returned to Carrier within after Carrier has completed its proposed project, provided that Owner's post-construction inspection confirms that the project has been built in accordance with the construction drawings for the project as approved by Owner.

To be executed by Carrier or Carrier's authorized representative:

Signature: _____ Date: _____

Name: _____
(Print or Type)

Title: _____

***Checks should be sent to:**

City of Watertown, WI
Attn: Water Department Clerk
106 Jones Street
PO Box 477
Watertown, WI 53094

EXHIBIT E

ANTENNA SITE SERVICE NOTICE FORM

**[Attached three-page form follows; to be used in
accordance with Section 8.3.1 of the Agreement]**

Effective 1/1/2022 – SUBJECT TO CHANGE

Date Received

ANTENNA SITE SERVICE NOTICE

Municipality: City of Watertown, Wisconsin
Address: 800 Hoffmann Drive
City, State, Zip: Watertown, WI 53094
Phone: 920-262-4075

Water Tower Site Name and Address: _____

Wireless Carrier: _____

1. Name of Service Company: _____
2. Address: _____
3. Contact person for Applicant: _____ Telephone: _____
Mobile: _____ Email: _____
4. Technical Site Advisor: _____ Telephone: _____
Mobile: _____ Email: _____
5. Proposed Radio Band: _____
6. Propose Radio Frequency(s): _____
7. Type of Service Request (supply service ticket # if available) _____
8. List all personnel to be on site during service (attached copy of driver's license or US identification):
 - A. _____
 - B. _____
 - C. _____
 - D. _____
 - E. _____
9. Antenna equipment – Attach applicable specifications.
 - A. Number of antennas _____
 - B. Number of zones _____
 - C. Antenna dimensions _____

D. Antenna type, manufacturer, and model no.

E. Number of Radio Units _____

F. Radio Unit dimensions _____

G. Radio Unit type, manufacturer, and model no. _____

H. Transmission line or cable manufacturer and model no.

I. Size of cables _____ Number of cables _____

J. Antenna location on the tower: _____
(N, S, E, W, NE etc. or specify the exact antenna azimuths)

K. GPS Antenna Y / N (Circle One)

If yes, provide Dimensions and Weight: _____

10. Dish equipment – Attach applicable specifications

A. Number of dishes _____ Dish dimensions _____ Microwave? Y / N (Circle One)
Satellite? Y / N (Circle One)

B. Dish type, manufacturer, and model no.

C. Transmission line or cable manufacturer and model no. _____

D. Size of cables _____ Number of cables _____

E. Dish location on tower: _____

Initial here _____ to indicate specifications are attached.

11. Ground equipment – Attach applicable specifications

A. Square feet required _____

B. Inside Tower? Y / N (Circle One) Inside Lessee building? Y / N (Circle One) Outside? Y / N (Circle One)

C. Number of cabinets _____ Cabinet dimensions _____

D. Number of air conditioners _____ Air conditioner description

E. Generator on site? Y / N (Circle One) if yes, provide type, size, and location.

F. Isolator manufacturer and model no. _____

G. Duplexer manufacturer and model no. _____

H. Filters manufacturer and model no. _____

I. Controls used in addition to the transmitter/receiver cabinet(s)? Y / N (Circle One)

If yes, how many? _____ Manufacturer and model no. _____

Initial here _____ to indicate specifications are attached.

12. Desired date of operation: _____

13. Description of scope of work:

(Example: Diagnose and repair 3 radio head units; replace nonfunctioning antenna with same model)

Service Company Representative _____ Date: _____

Print Name _____

Cell Phone: _____

Email: _____

EXHIBIT F

FORM OF MEMORANDUM OF LICENSE

[Attached]

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT (“**Memorandum**”) is by and between the City of Watertown, Wisconsin, acting in its capacity as a municipal utility (“**Watertown**”) and Cellco Partnership d/b/a Verizon Wireless (“**Licensee**”).

RECITALS

- A. Watertown owns certain real property located at 509 O’Connell Street in the City of Watertown, Jefferson County, Wisconsin (“**Property**”) on which Watertown maintains a water tower (“**Tower**”).
- B. Watertown and Licensee entered into an Amended and Restated Water Tower License Agreement (“**Agreement**”) dated _____, 2024 for the purpose of allowing Licensee to install and maintain certain telecommunications equipment on the Tower and within an approximately 576 square-foot portion of the Property.
- C. This Memorandum is being recorded to place third parties on notice of the Agreement and of certain rights and obligations of Watertown and Licensee thereunder, which are summarized below.

NOW, THEREFORE, Watertown and Licensee acknowledge the following:

1. **Land Space.** Subject to the provisions of the Agreement and for the duration of its term, Watertown licenses to Licensee the portion of the Property legally described on **Exhibit 1** (the “**Land Space**”).
2. **Term.** The initial term of the Agreement is for a period of five years commencing on December 1, 2023. Licensee has the option to renew and extend the Agreement for three additional terms of five years each, upon the terms and conditions set forth in the Agreement.
3. **Prior Leases.** The Agreement supersedes and replaces all prior leases between Watertown and Licensee and their predecessors in interest with respect to the Property, including the lease by and between the Watertown Water Commission and PrimeCo Personal Communications, LP dated November 20, 1997, which is referenced in a PCS Site Agreement Memorandum of Agreement recorded on December 22, 1997 in the office of the Jefferson County Register of Deeds in Volume 1018, Pages 21-22, as Document No. 984785. That Memorandum of Agreement is hereby terminated and released and is superseded and replaced by this Memorandum.

RETURN TO:

James C. Remington
Husch Blackwell LLP
511 North Broadway, Suite 1100
Milwaukee, WI 53202

P.I.N.

Pt. of 291-0815-0422-082

4. **Agreement Controlling.** This Memorandum is only a summary of some of the terms and conditions of the Agreement and is not intended to amend, alter, modify, abrogate, substitute, or otherwise affect any of the terms or conditions of the Agreement. In the event of a conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall control.

IN WITNESS WHEREOF, Watertown and Licensee have executed this Memorandum of Agreement as of the date of the last signature below.

**City of Watertown, Wisconsin
acting in its capacity as a municipal utility**

Signature: _____

Print Name: _____

Title: _____

Date: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 202____, the above named _____ (name), _____ (title) of the City of Watertown, Wisconsin, to me known to be the person who executed the foregoing Memorandum of Agreement and acknowledged the same.

Print or Type Name: _____

Notary Public, State of Wisconsin

My Commission: _____

[Additional Signature Page Follows]

[Signature Page to Memorandum of Agreement]

LICENSEE:
CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS

Signature: _____

Print Name: _____

Title: _____

Date: _____

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 202____, the above
named _____ (name), the _____ (title) of
Cellco Partnership, d/b/a Verizon Wireless, to me known to be the person who executed the
foregoing Memorandum of Agreement and acknowledged the same.

Print or Type Name: _____

Notary Public, State of _____

My Commission: _____

This instrument drafted by:

Julia K. Potter
Boardman & Clark LLP
P.O. Box 927
Madison, WI 53701-0927

EXHIBIT 1 TO MEMORANDUM OF AGREEMENT

Land Space

Being a part of Lot One (1), Block Seventeen (17) of the Original Plat, West Side of Rock River of the City of Watertown, located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eight (8) North, Range Fifteen (15) East, City of Watertown, Jefferson County, Wisconsin containing 576 square feet (0.013 acres) of land and being described by:

Commencing at the northwest corner of said Block 17, said point being at the intersection of the east line of N. Warren Street and the south line of O'Connell Street; thence S86°-24'-40"E 104.95 feet along the south line of said O'Connell Street; thence S03°-35'-20"W 31.81 feet to the point of beginning; thence S86°-32'-06"E 20.38 feet; thence S03°-27'-54"W 8.68 feet; thence S86°-32'-06"E 6.10 feet; thence S03°-27'-54"W 6.10 feet; thence N86°-32'-06"W 3.52 feet; thence S54°-33'-27"W 10.02 feet; thence S03°-27'-54"W 7.79 feet; thence N86°-32'-06"W 15.16 feet; thence N03°-27'-54"E 28.87 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

Certificate Of Completion

Envelope Id: A918A89E25BC44C59F970C00DC9863A2

Status: Completed

Subject: O'CONNELL STREET WT / P1981636 / John McGurk Review Approved 9-16-24 / Senior Director to Sign

Source Envelope:

Document Pages: 51

Signatures: 1

Envelope Originator:

Certificate Pages: 5

Initials: 0

John McGurk

john.mcgurk@verizonwireless.com

AutoNav: Enabled

IP Address: 162.115.44.17

Envelopeld Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Record Tracking

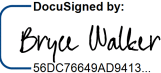
Status: Original

Holder: John McGurk

Location: DocuSign

9/16/2024 2:28:43 PM

john.mcgurk@verizonwireless.com

Signer Events	Signature	Timestamp
Bryce Walker bryce.walker@verizonwireless.com Sr. Director of Network Engineering Security Level: Email, Account Authentication (None)	<div>DocuSigned by:  56DC76649AD9413...</div> <div>Signature Adoption: Pre-selected Style Using IP Address: 69.78.66.90</div>	Sent: 9/16/2024 2:32:02 PM Viewed: 9/17/2024 4:52:43 AM Signed: 9/17/2024 4:53:05 AM

Electronic Record and Signature Disclosure:
Accepted: 9/17/2024 4:52:43 AM
ID: d68d15c6-86ba-4688-bf1e-ac07ae913eb8

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Bilal Ahmed bilal.ahmed@verizonwireless.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	<div>COPIED</div>	Sent: 9/16/2024 2:32:02 PM
Caroline Polk polk@insite-inc.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	<div>COPIED</div>	Sent: 9/16/2024 2:32:04 PM Viewed: 9/17/2024 8:03:24 AM
James Remington jake.remington@huschblackwell.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	<div>COPIED</div>	Sent: 9/16/2024 2:32:03 PM Viewed: 9/16/2024 2:32:36 PM

Carbon Copy Events	Status	Timestamp
Michael Cosentino michael.cosentino@verizonwireless.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 9/16/2024 2:32:03 PM

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/16/2024 2:32:04 PM
Certified Delivered	Security Checked	9/17/2024 4:52:43 AM
Signing Complete	Security Checked	9/17/2024 4:53:05 AM
Completed	Security Checked	9/17/2024 4:53:05 AM

Payment Events	Status	Timestamps
----------------	--------	------------

Electronic Record and Signature Disclosure
--

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, VBG Network Real Estate (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact VBG Network Real Estate:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: tricsha.fatakia@verizonwireless.com

To advise VBG Network Real Estate of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at tricsha.fatakia@verizonwireless.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from VBG Network Real Estate

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to tricsha.fatakia@verizonwireless.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with VBG Network Real Estate

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to tricsha.fatakia@verizonwireless.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify VBG Network Real Estate as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by VBG Network Real Estate during the course of your relationship with VBG Network Real Estate.