

PROJECT- NICOLET COLLEGE REPEATER

SURVEYED FOR:
TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068

AND

SURVEYED FOR:
UC/PTC OF WISCONSIN, LLC
d/b/a VERIZON WIRELESS
4600 WEST COLLEGE AVENUE
APPLETON, WI 54915

PROPERTY OWNER AND
TOWER OWNER:
NICOLET TECHNICAL COLLEGE
SCHOOL DISTRICT AREA 16
5362 COLLEGE DRIVE
RHINELANDER, WI 54501

PARCEL NO.: PE 228

DEED: VOLUME 298, PAGE 293

N1/4 CORNER
SECTION 18
T.36N., R.9E.
(ALUM. MON. FND.)

(S89°-42'-52"E)
N89°-32'-31"E

PINECREST ROAD

(66' RIGHT-OF-WAY) 1025.75'

2761.92'

NE CORNER
SECTION 18
T.36N., R.9E.
(SURVEY NAIL FND.)

NORTH LINE OF THE NE1/4, SECTION 18

500'-27'-29"E

711.85'

C.S.M. NO. 2534
VOLUME 10, PAGE 2534
DOCUMENT NO. 533293

NW1/4 NE1/4

NE1/4 NE1/4

PARCEL NO.:
PE 227 7
PROPERTY OWNER:
GREGORY SODERLUND

PARCEL NO.:
PE 228
PROPERTY OWNER:
NICOLET TECH COLLEGE

ASPHALT ROADWAY
COLLEGE DRIVE

NOTE: GUY WIRE CROSSES
COLLEGE DRIVE

GOVERNMENT LOT 1

PARCEL NO.:
PE 231 11
PROPERTY OWNER:
NICOLET TECH COLLEGE

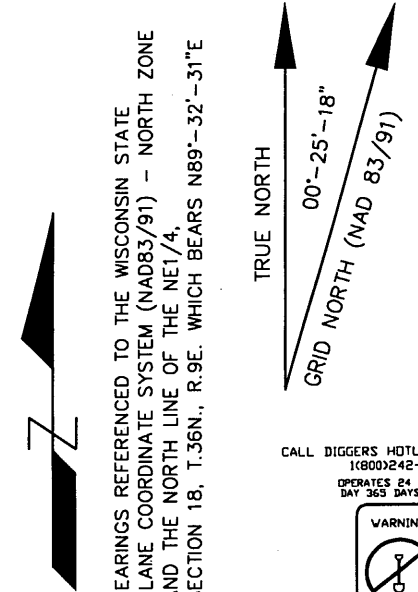
PARCEL NO.:
PE 229
PROPERTY OWNER:
NICOLET TECH COLLEGE

SW1/4 NE1/4

SE1/4 NE1/4

EXISTING TOWER BASE

LATITUDE: 45°-36'-45.34"
LONGITUDE: 89°-24'-56.64"
(Per North American Datum of 83/91)
Ground Elevation: 1604.7'
(Per National Geodetic Vertical Datum of 1929)



BEARINGS REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM (NAD83/91) - NORTH ZONE
AND THE NORTH LINE OF THE NE1/4,
SECTION 18, T.36N., R.9E. WHICH BEARS N89°-32'-31"E

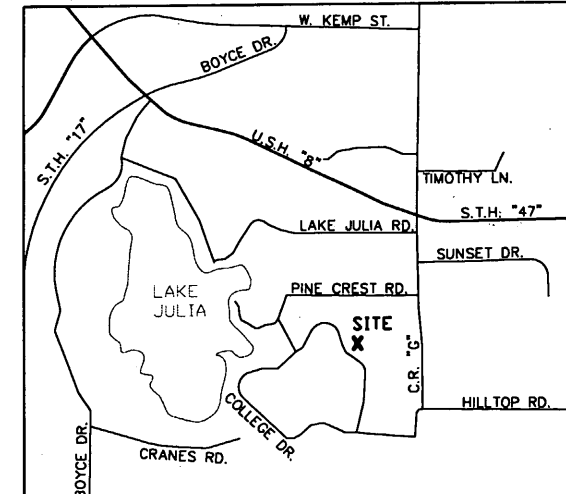
CALL DIGGERS HOTLINE TOLL FREE
1(800)242-8511
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR



48 HOURS BEFORE
YOU DIG

UTILITY NOTE:
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.

-VICINITY MAP-



NO.	DATE	DESCRIPTION	BY
3	8-26-10	Revised Survey Text	J.D.
2	8-04-10	Added Title and Lease Parcel	J.D.
1	7-29-10	Preliminary Survey	J.D.

DRAWN BY: J.D.	FIELD WORK DATE: 7-21-10
CHECKED BY: C.A.K.	FIELD BOOK: M-18, PG. 48-49
JOB NO.: 6113-B715	SHEET 1 of 4

-LEGEND-

- = 1" X 24" IRON PIPE SET
- ⊙ = COUNTY MONUMENT FOUND
- ⊛ = LIGHT POLE
- ⊠ = ELECTRIC METER
- ⊡ = TELEPHONE PEDESTAL
- ⊞ = ELECTRIC TRANSFORMER
- ⊕ = EXISTING POWER POLE
- ⊔ = DOOR
- ⊓ = METAL POST
- ⊒ = PROPERTY LINE
- ⊑ = EXISTING TREE

MAP # A 2467
 DATE FILED 9/28/10
 BY JH
 DESCRIPTION FILED
 ONEIDA CO. SURVEYOR'S OFFICE

I, Craig A. Keach, hereby certify that none of the property described herein is within a flood plain or wetlands area as defined by FEMA or Wisconsin DNR.

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Wisconsin Registered Land Surveyor of 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 26th day of August, 2010.

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



GRAPHIC SCALE



11" x 17" - 1" = 200'
22" x 34" - 1" = 100'

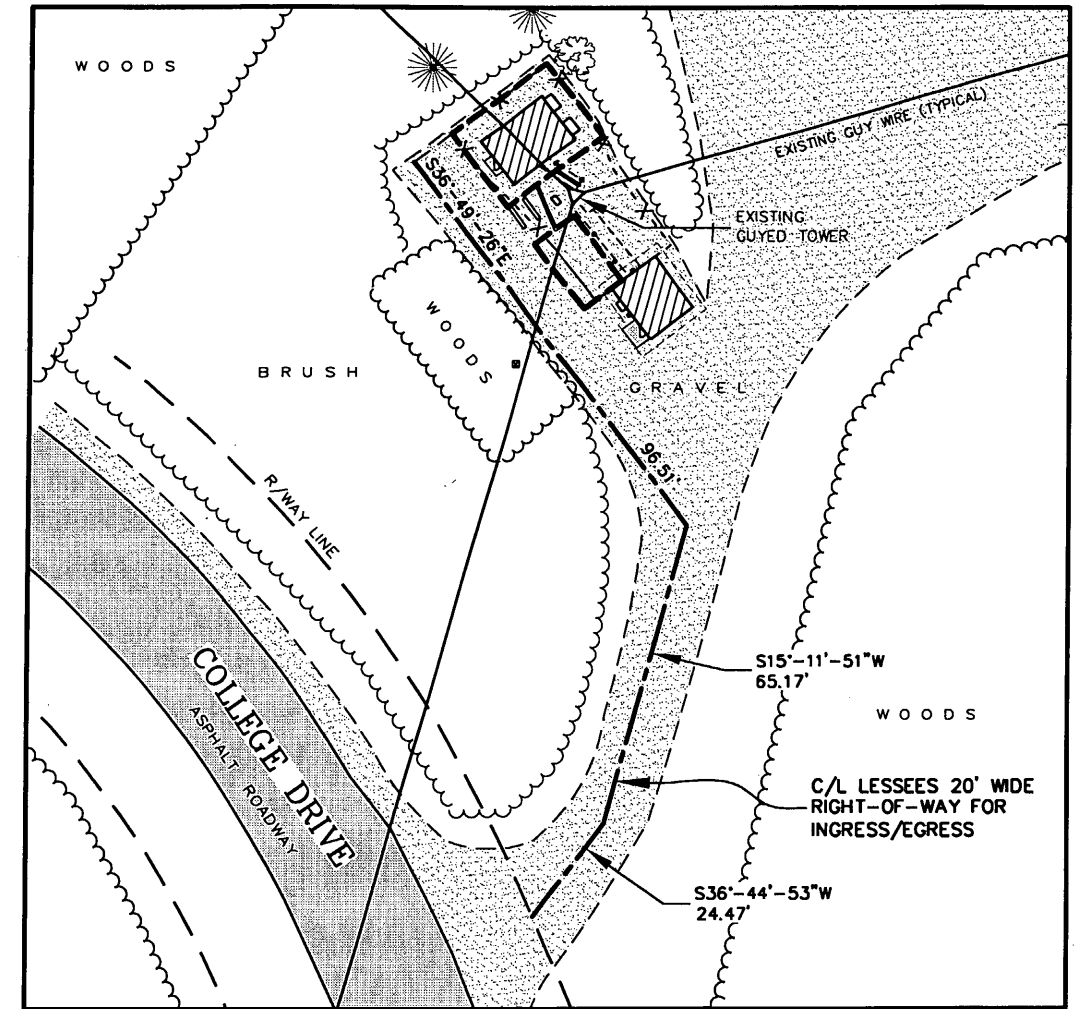
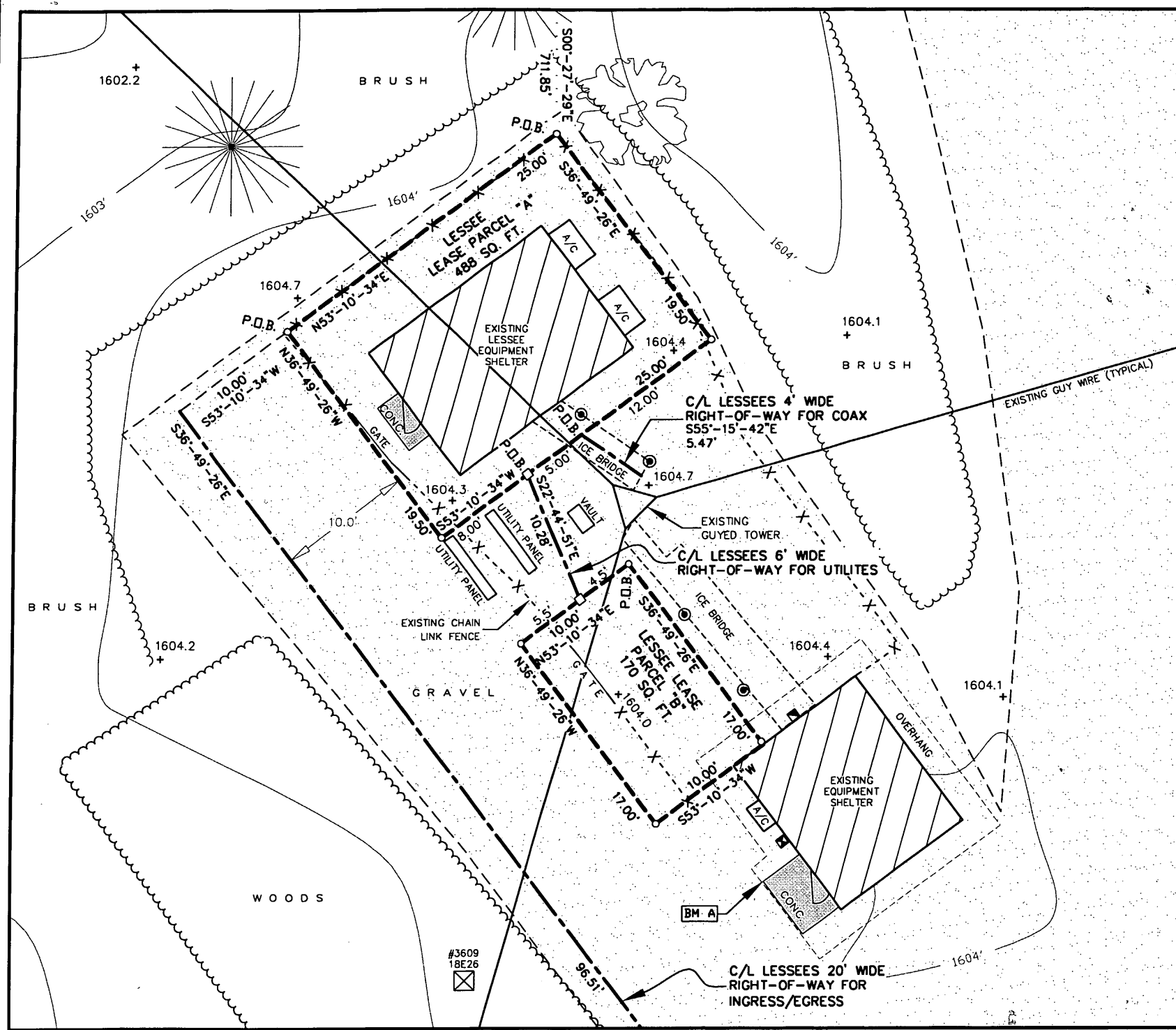
SITE NAME: NICOLET COLLEGE REPEATER
 SITE ADDRESS: 5375 COLLEGE DRIVE RHINELANDER, WI 54501

MERIDIAN SURVEYING, LLC

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

LEASE EXHIBIT FOR UC/PTC WISCONSIN, LLC. d/b/a VERIZON WIRELESS

BEING A PART OF THE NW1/4 OF THE NE1/4, SECTION 18, T.36N., R.9E., TOWN OF PELICAN, ONEIDA COUNTY, WISCONSIN



GRAPHIC SCALE



11" x 17" - 1" = 40'
 22" x 34" - 1" = 20'

CALL DIGGERS HOTLINE TOLL FREE

1-800-242-9511

OPERATES 24 HOURS A DAY 365 DAYS A YEAR

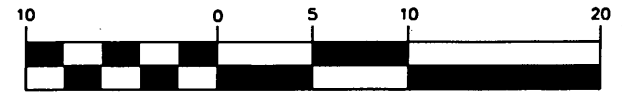


UTILITY NOTE:
 THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE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

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- ⊙ = COUNTY MONUMENT FOUND
- ⊛ = LIGHT POLE
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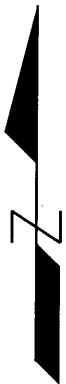


11" x 17" - 1" = 10'
 22" x 34" - 1" = 5'

BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
 TOP OF THE NORTHWEST CORNER OF CONCRETE PAD OF SOUTH BUILDING
 ELEVATION: 1605.01'

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/91) - NORTH ZONE AND THE NORTH LINE OF THE NE1/4, SECTION 18, T.36N., R.9E. WHICH BEARS N89°-32'-31"E



I, Craig A. Keach, hereby certify that none of the property described hereon is within a flood plain or wetlands area as defined by FEMA or Wisconsin DNR.

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Wisconsin Registered Land Surveyor of 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 26th day of AUGUST, 2010.

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



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SITE ADDRESS: 5375 COLLEGE DRIVE RHINELANDER, WI 54501

MERIDIAN SURVEYING, LLC

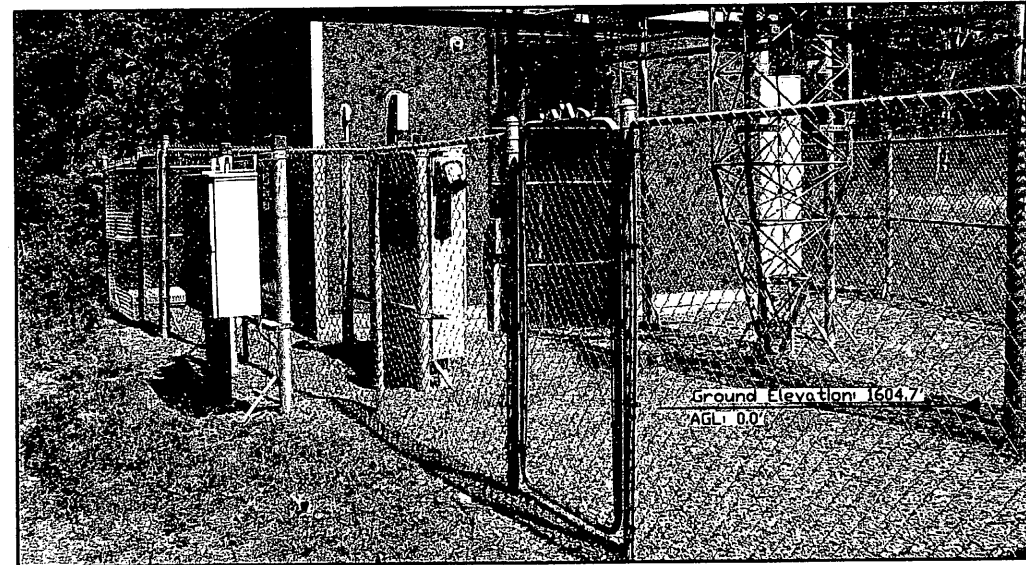
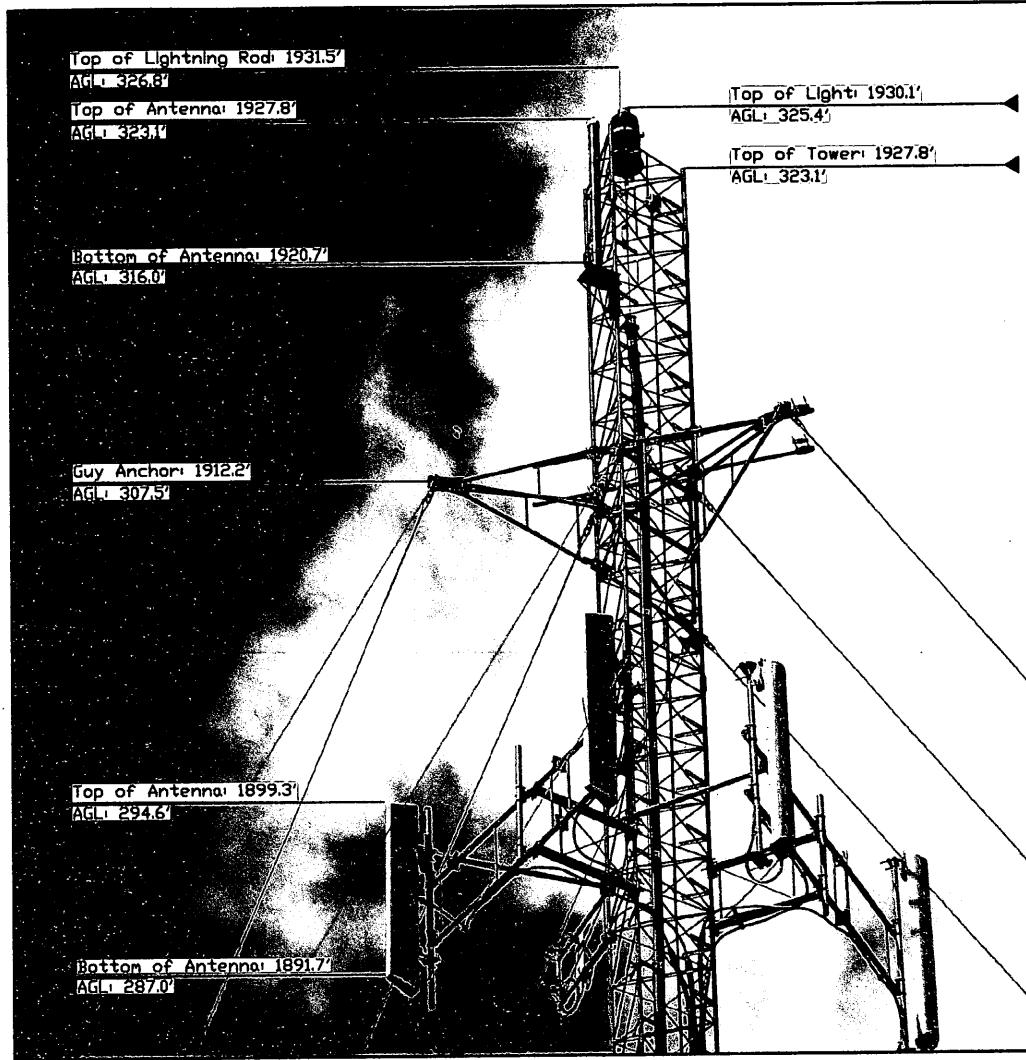
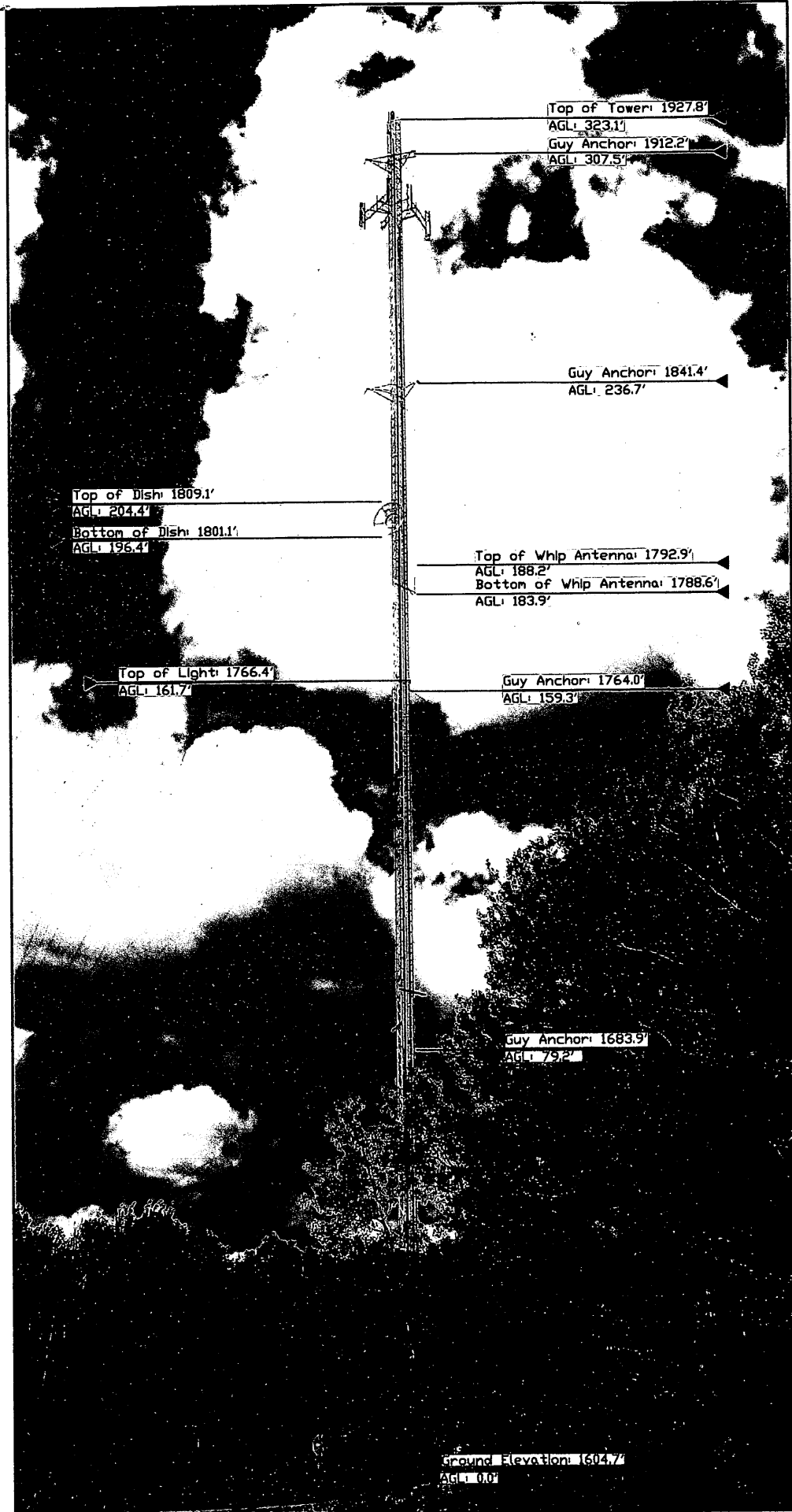
N8774 Firelane 1 Menasha, WI 54952 Office: 920-993-0881 Fax: 920-273-6037

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BEING A PART OF THE NW1/4 OF THE NE1/4, SECTION 18, T.36N., R.9E., TOWN OF PELICAN, ONEIDA COUNTY, WISCONSIN

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DRAWN BY: J.D. FIELD WORK DATE: 7-21-10
 CHECKED BY: C.A.K. FIELD BOOK: M-18, PG. 48-49
 JOB NO.: 6113-B715 SHEET 2 of 4



MERIDIAN
SURVEYING, LLC

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

1-A CERTIFICATION

FOR: UC/PTC WISCONSIN, LLC.
dba VERIZON WIRELESS

SITE NAME: NICOLET COLLEGE REPEATER SITE NUMBER: N/A
SITE ADDRESS: 5375 College Drive Rhinelander, WI 54501

CENTER OF EXISTING TOWER:
NAD 83/91

- LATITUDE: 45°-36'-45.34"
- LONGITUDE: 89°-24'-56.64"

Top of Lightning Rod Elevation (Highest point on Tower) 1931.5'
Top of Tower Elevation 1927.8'
Ground Elevation 1604.7'
(N.G.V.D. 1929 Datum)

This is to certify that the above information is accurate to within
+/- 15 Feet in the Horizontal
+/- 3 Feet in the Vertical

Registered Land Surveyor: *Craig A. Keach*
Registration No. S-2333
State of Wisconsin Date 7-29-10



SITE NAME: NICOLET COLLEGE REPEATER
SITE ADDRESS: 5375 COLLEGE DRIVE RHINELANDER, WI 54501

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

LEASE EXHIBIT FOR UC/PTC WISCONSIN, LLC. d/b/a VERIZON WIRELESS
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JOB NO.: 6113-B715		SHEET 3 of 4	

LESSEE LEASE PARCEL A

A part of Certified Survey Map No. 2534 recorded in Volume 10 on Page 2534 of Oneida County Certified Survey Maps and located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Thirty-Six (36) North, Range Nine (9) East, Town of Pelican, Oneida County, Wisconsin containing 488 square feet (0.011 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 18; thence N89°-32'-31"E (Recorded as S89°-42'-52"E) 1025.75 feet along the North line of the NE1/4 of said Section 18; thence S00°-27'-29"E 711.85 feet to the point of beginning; thence S36°-49'-26"E 19.50 feet; thence S53°-10'-34"W 25.00 feet; thence N36°-49'-26"W 19.50 feet; thence N53°-10'-34"E 25.00 feet to the point of beginning, being subject to any and all easements and restrictions of record

LESSEE LEASE PARCEL B

A part of Certified Survey Map No. 2534 recorded in Volume 10 on Page 2534 of Oneida County Certified Survey Maps and located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Thirty-Six (36) North, Range Nine (9) East, Town of Pelican, Oneida County, Wisconsin containing 170 square feet (0.004 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 18; thence N89°-32'-31"E (Recorded as S89°-42'-52"E) 1025.75 feet along the North line of the NE1/4 of said Section 18; thence S00°-27'-29"E 711.85 feet; thence S36°-49'-26"E 19.50 feet; thence S53°-10'-34"W 17.00 feet; thence S22°-44'-51"E 10.28 feet; thence N53°-10'-34"E 4.50 feet to the point of beginning, thence S36°-49'-26"E 17.00 feet; thence S53°-10'-34"W 10.00 feet; thence N36°-49'-26"W 17.00 feet; thence N53°-10'-34"E 10.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

LESSEE'S 20 FOOT WIDE RIGHT OF WAY FOR INGRESS/EGRESS

A part of Certified Survey Map No. 2534 recorded in Volume 10 on Page 2534 of Oneida County Certified Survey Maps and located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Thirty-Six (36) North, Range Nine (9) East, Town of Pelican, Oneida County, Wisconsin containing 3,723 square feet (0.086 acres) of land and being Ten (10) feet each side of and parallel to the following described line:

Commencing at the North Quarter Corner of said Section 18; thence N89°-32'-31"E (Recorded as S89°-42'-52"E) 1025.75 feet along the North line of the NE1/4 of said Section 18; thence S00°-27'-29"E 711.85 feet; thence S53°-10'-34"W 35.00 feet to the point of beginning; thence S36°-49'-26"E 96.51 feet; thence S15°-11'-51"W 65.17 feet; thence S36°-44'-53"W 24.47 feet to a point on the Northeasterly line of College Drive and the point of termination. The side lot lines of said easement shall be shortened or lengthened to terminate on the Northeasterly line of College Drive.

LESSEE'S 4 FOOT WIDE RIGHT OF WAY FOR COAX

A part of Certified Survey Map No. 2534 recorded in Volume 10 on Page 2534 of Oneida County Certified Survey Maps and located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Thirty-Six (36) North, Range Nine (9) East, Town of Pelican, Oneida County, Wisconsin containing 22 square feet of land and being Two (2) feet each side of and parallel to the following described line:

Commencing at the North Quarter Corner of said Section 18; thence N89°-32'-31"E (Recorded as S89°-42'-52"E) 1025.75 feet along the North line of the NE1/4 of said Section 18; thence S00°-27'-29"E 711.85 feet; thence S36°-49'-26"E 19.50 feet; thence S53°-10'-34"W 12.00 feet to the point of beginning; thence S55°-15'-42"E 5.47 feet to the point of termination.

LESSEE'S 6 FOOT WIDE RIGHT OF WAY FOR UTILITIES

A part of Certified Survey Map No. 2534 recorded in Volume 10 on Page 2534 of Oneida County Certified Survey Maps and located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Thirty-Six (36) North, Range Nine (9) East, Town of Pelican, Oneida County, Wisconsin containing 62 square feet of land and being Three (3) feet each side of and parallel to the following described line:

Commencing at the North Quarter Corner of said Section 18; thence N89°-32'-31"E (Recorded as S89°-42'-52"E) 1025.75 feet along the North line of the NE1/4 of said Section 18; thence S00°-27'-29"E 711.85 feet; thence S36°-49'-26"E 19.50 feet; thence S53°-10'-34"W 17.00 feet to the point of beginning; thence S22°-44'-51"E 10.28 feet to the point of termination.

PARENT PARCEL

That part being the NW 1/4 of the NE 1/4, Section 18, Township 36 North, Range 9 East in Volume 10 Certified Survey Maps, page 2534.

Except that part described in Vol. 42, page 569.

Oneida County, Wisconsin.

TITLE REPORT REVIEW

Title Report: First American Title Insurance Company National Commercial Services

Commitment No. NCS-448857-MAD

Effective Date: July 22, 2010

Fee Simple Title Vested In:

District #16, Area School of Vocational, Technical and Adult Education

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.

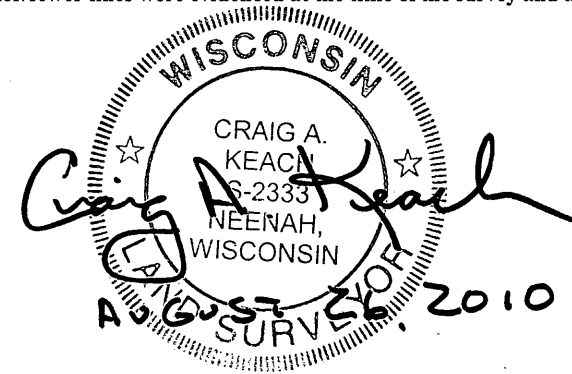
Schedule B-II

(1-11) These are General Statements and not Specific Encumbrances

(12) Easement from B.N. Moran and Lida G. Moran, his wife, Margaret Wiesen and Daniel O'Connell sole heirs at law of Timothy O'Connell to Katie A. Urbank, her heirs and assigns dated September 28, 1922 and recorded May 21, 1924 at 3:15 PM in Vol. 101, page 323. This describes a 2 rod right of way along the north line of section 18 and does not apply.

(13) Right-of-Way as described in Quit Claim Deed dated November 29, 1937 and recorded November 30, 1937 at 9:10 AM in Vol. 42, page 569. This describes a 200 foot right of way for a highway crossing the parent parcel. This does not identify any particular highway but it is my opinion that it is not referring to College Drive. Does not apply.

(14) Easement Agreement by and between The City of Rhinelander and Nicolet College Adult Education District dated March 25, 2003 and recorded May 20, 2003 at 1:17 PM as Document No. 575715. This is a blanket easement of unspecified width for sewer and water lines crossing the parent parcel. The centerline of this easement is the centerline of the existing water/sewer line installations. No water/sewer lines were evidenced at the time of the survey and therefore this easement does not apply.



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