

A 2980 N1/4 CORNER SECTION 8 T 39N, R 6E (MON FND)

NW1/4 NE1/4 PARCEL NO. MI 2124 PROPERTY OWNER RAR HOLDINGS, LLC

PARCEL NO. MI 2129-6 PROPERTY OWNER JOHN RIGZEN

PARCEL NO. MI 2130-7 PROPERTY OWNER MARK HEINZ IRREVOCABLE TRUST

LOT 3 C.S.M. NO. 413 VDL 2, PG. 413 PARCEL NO. MI 2130-10

PARCEL NO. MI 2130-5A

PARCEL NO. MI 2130-11

LOT 1 C.S.M. NO. 2866 VDL 12, PG. 2866

PARCEL NO. MI 2130-12 PROPERTY OWNER STEVEN & KAREN ZAJICEK

LOT 2 C.S.M. NO. 2866 VDL 12, PG. 2866

#65 AC CENTER OF SECTION 8 T 39N, R 6E (ALUM MON FND)

MAP # A 2980
DATE FILED 1-27-15
BY JB 1 of 3 pgs.
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE

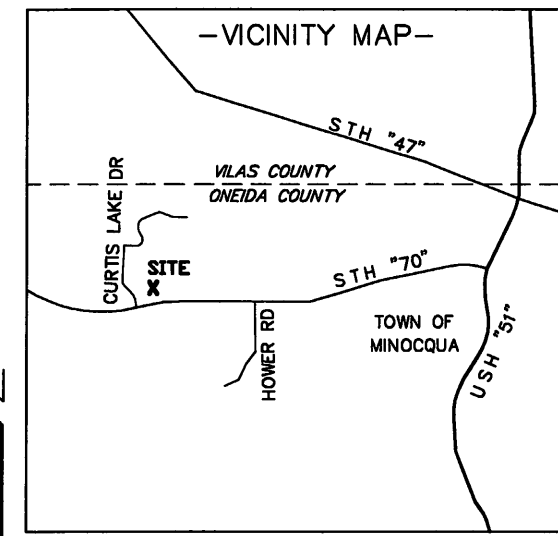
SW1/4 NE1/4

PARCEL NO. MI 2125 PROPERTY OWNER RAR HOLDINGS, LLC

NE1/4 NE1/4

PARCEL NO. MI 2126 PROPERTY OWNER RAR HOLDINGS, LLC

BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NE1/4, SECTION 8, T 39N, R 6E, WHICH BEARS S00°-16'-52"W

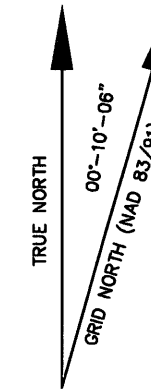


PROPOSED TOWER BASE

LATITUDE 45°-53'-00 94"
LONGITUDE 89°-45'-59 71"
(Per North American Datum of 83/91)
Ground Elevation 1607 8'
(Per North American Vertical Datum of 1988)

-LEGEND-

- o = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- = R/W MONUMENT FOUND
- ⊙ = COUNTY MONUMENT FOUND
- ⊕ = FIBER OPTIC MARKER
- ⊖ = TELEPHONE PEDESTAL
- ⊗ = EXISTING POWER POLE
- OPL- = OVERHEAD ELECTRIC
- G- = BURIED GAS
- F- = BURIED FIBER OPTIC
- - - = PROPERTY LINE
- B O C = BACK OF CURB



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



CERTIFICATION

I, STEVEN C DEJONG, PLS, A WISCONSIN REGISTERED LAND SURVEYOR, LICENSE NO S-2791, HEREBY CERTIFY TO SBA TOWERS VI LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THE FOLLOWING

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO 19075903 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 30, 2014 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A

THIS SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF THE TITLE COMMITMENT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN AND DEPICTED ON THIS SURVEY

THIS SURVEYOR FURTHER KNOWS OF HIS OWN KNOWLEDGE THAT THE EASEMENTS OF RECORD AND IDENTIFIED UNDER SCHEDULE B-2 OF SAID TITLE COMMITMENT ENCUMBER THE LANDS DESCRIBED ON THIS SURVEY, BUT SAID EASEMENTS WILL NOT INTERFERE WITH THE LOCATION OF THE "LEASE PARCEL" OR "EASEMENTS"

RANCHWOOD ROAD (PUBLIC ROADWAY)

WEST LINE OF THE NE1/4, SECTION 8

PROPOSED TOWER

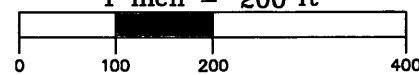
RIGHT-OF-WAY LINE

SOUTH LINE OF THE NE1/4, SECTION 8

E1/4 CORNER SECTION 8 T 39N, R 6E (PER TIES)

S.T.H. "70" (PUBLIC ROADWAY) (WIDTH VARIES)

GRAPHIC SCALE 1 inch = 200 ft



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

SURVEY NOTES

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

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

I, Steven C DeJong, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

SURVEYOR'S CERTIFICATE

I, Steven C DeJong, Wisconsin 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 29th day of October, 2014

Steven C DeJong
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C DeJong, S-2791



SURVEYED FOR A 2980

600 Busse Highway
Park Ridge, IL 60068
OFFICE (847) 698-8400
FAX (678) 444-4472

SURVEYED FOR

5900 BROKEN SOUND
PARKWAY, N W
BOCA RATON, FL 33487

MERIDIAN SURVEYING, LLC

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

SITE NAME:	MINOCQUA
SITE NUMBER:	WI16250-B
SITE ADDRESS:	S.T.H. "70" MINOCQUA, WI 54548

PROPERTY OWNER	RAR HOLDINGS, LLC 10322 STH "70" MINOCQUA, WI 54548
PARCEL NO.:	MI 2125
ZONED:	B-2 (BUSINESS)
DEED:	DOCUMENT NO 591416

SITE SURVEY FOR SBA TOWERS VI, LLC.
BEING A PART OF THE SW1/4 OF THE NE1/4, SECTION 8, T 39N, R 6E, TOWN OF MINOCQUA, ONEIDA COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	10-1-14	Revised Legals	JB
2	9-23-14	Added Easement	JB
1	7-30-14	Preliminary Survey	JD

DRAWN BY	JD	FIELD WORK DATE	7-22-14
CHECKED BY	SCD	FIELD BOOK	M-31, PG 33
JOB NO	7734-B1704	SHEET	1 OF 3

A 2980

A 2980

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MAP # **A 2980**
 DATE FILED *1-27-15*
 BY *J.B.* *2013 pgs*
 DESCRIPTION FILED
 ONEIDA CO. SURVEYOR'S OFFICE

SURVEYED FOR **A 2980**




600 Busse Highway
 Park Ridge, IL 60068
 OFFICE (847) 698-6400
 FAX (678) 444-4472

SURVEYED FOR



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MERIDIAN 

SURVEYING, LLC
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 Menasha, WI 54952 Fax 920-273-6037

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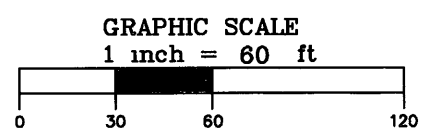
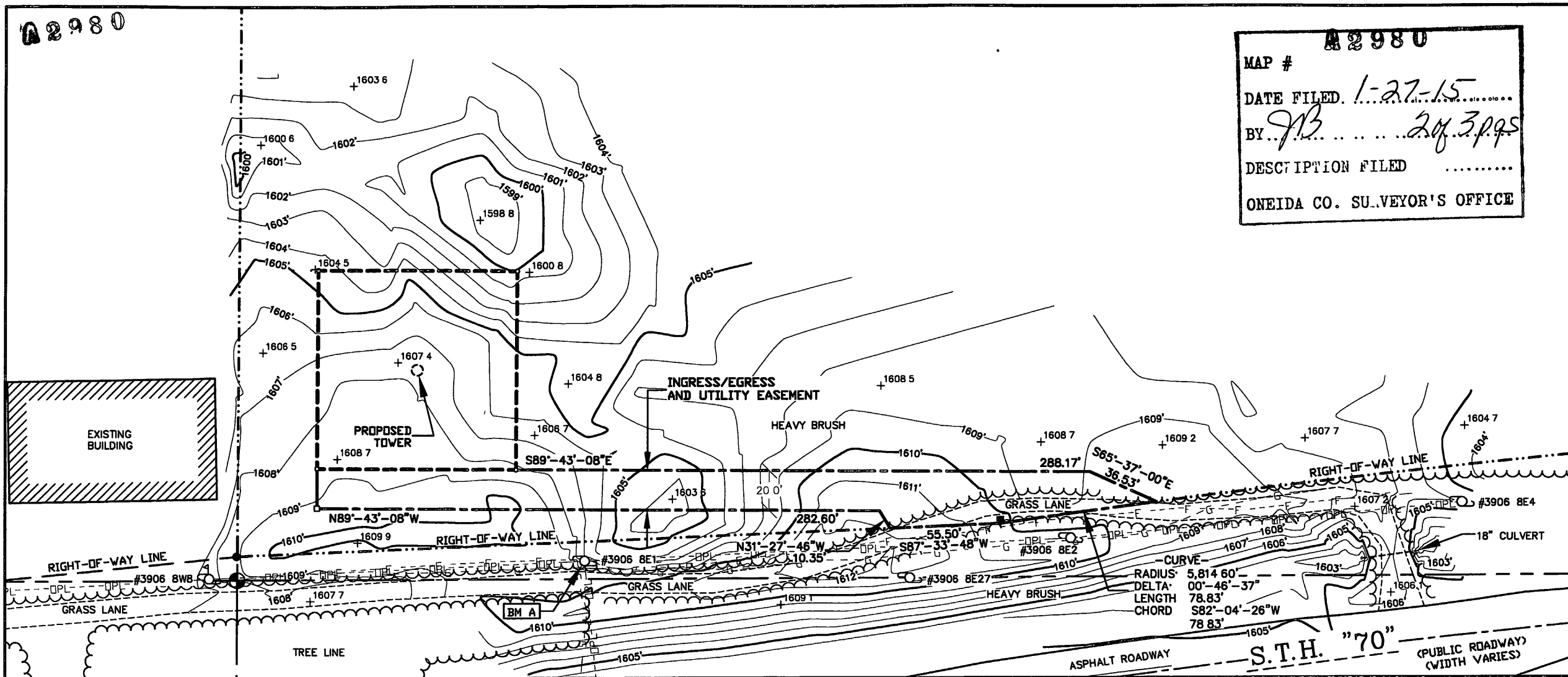
PROPERTY OWNER
 RAR HOLDINGS, LLC
 10322 STH "70"
 MINOCQUA, WI 54548

PARCEL NO.: MI 1215
 ZONED: B-2 (BUSINESS)
 DEED: DOCUMENT NO 591416

SITE SURVEY
 FOR
SBA TOWERS VI, LLC.
 BEING A PART OF THE SW1/4 OF THE
 NE1/4, SECTION 8, T 39N, R 6E,
 TOWN OF MINOCQUA, ONEIDA COUNTY,
 WISCONSIN

NO	DATE	DESCRIPTION	BY
3	10-1-14	Revised Legals	JB
2	9-23-14	Added Easement	JB
1	7-30-14	Preliminary Survey	J.D.

DRAWN BY *J.D.* FIELD WORK DATE *7-22-14*
 CHECKED BY *S.C.D.* FIELD BOOK *M-31, PG 33*
 JOB NO *7734-B1704* SHEET *2 OF 3*



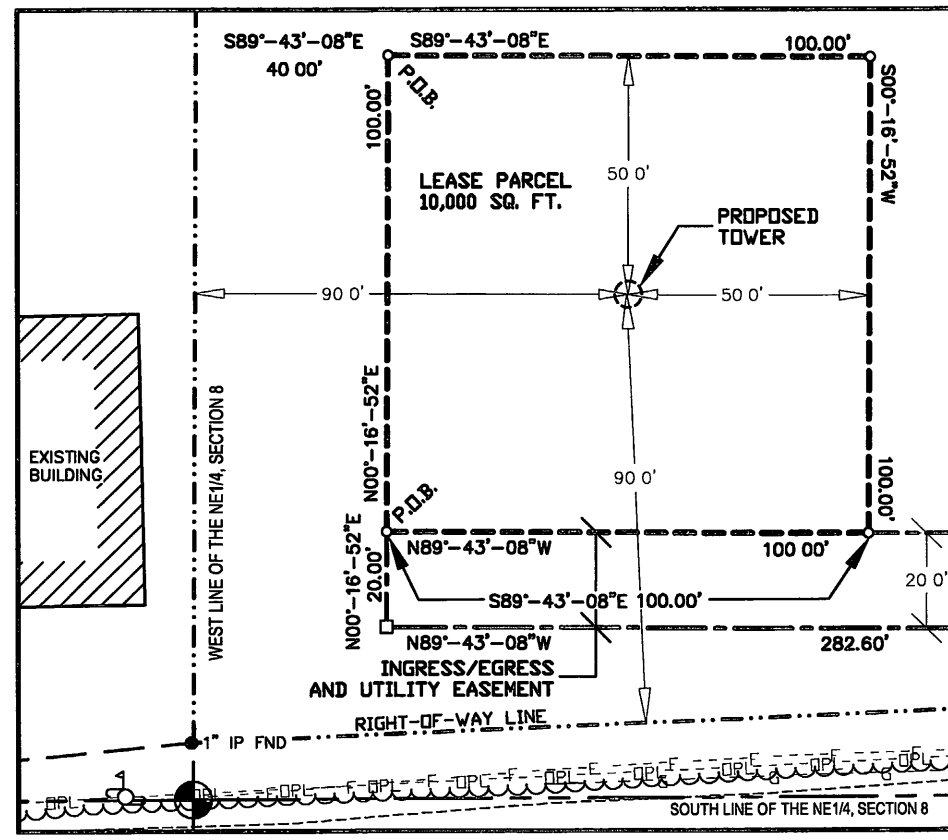
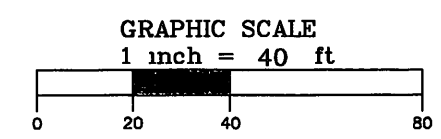
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 - OPL- = OVERHEAD ELECTRIC
 - G- = BURIED GAS
 - F- = BURIED FIBER OPTIC
 - = PROPERTY LINE
 - B O C = BACK OF CURB

BENCHMARK INFORMATION
 SITE BENCHMARK (BM A)
 SET 6" NAIL IN WEST FACE OF POWER
 POLE #3906 8 E1, ±1' ABOVE GROUND LEVEL
 ELEVATION 1610.28'

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

WARNING
 CALL BEFORE
 YOU DIG
 48 HOURS BEFORE
 YOU DIG

BEARINGS REFERENCED TO THE ONEIDA
 COUNTY COORDINATE SYSTEM AND THE WEST
 LINE OF THE NE1/4, SECTION 8, T 39N, R 6E,
 WHICH BEARS S00°-16'-52"W



I, Steven C DeJong, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA

SURVEYOR'S CERTIFICATE

I, Steven C DeJong, Wisconsin 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 *29th* day of *OCTOBER*, 2014

SCDJ
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Steven C DeJong, S-2791



A 2980

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LEASE PARCEL

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Eight (8), Township Thirty-Nine (39) North, Range Six (6) East, Town of Minocqua, Oneida County, Wisconsin containing 10,000 square feet (0.230 acres) of land and being described by

Commencing at the North Quarter Corner of said Section 8, thence S00°-16'-52"W 2477.31 feet along the west line of the NE1/4 of said Section 8, thence S89°-43'-08"E 40.00 feet to the point of beginning, thence continue S89°-43'-08"E 100.00 feet, thence S00°-16'-52"W 100.00 feet, thence N89°-43'-08"W 100.00 feet, thence N00°-16'-52"E 100.00 feet to the point of beginning being subject to any and all easements and restrictions of record

INGRESS/EGRESS AND UTILITY EASEMENT

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Eight (8), Township Thirty-Nine (39) North, Range Six (6) East, Town of Minocqua, Oneida County, Wisconsin containing 8,663 square feet (0.198 acres) of land and being described by

Commencing at the North Quarter Corner of said Section 8, thence S00°-16'-52"W 2477.31 feet along the west line of the NE1/4 of said Section 8, thence S89°-43'-08"E 40.00 feet, thence S00°-16'-52"W 100.00 feet to the point of beginning, thence S89°-43'-08"E 100.00 feet, thence continue S89°-43'-08"E 288.17 feet, thence S65°-37'-00"E 36.53 feet to a point on the North Right of Way line of S T H "70", thence Southwesterly along said North Right of Way line 78.83 feet along the arc of a curve to the left, having a radius of 5,814.60 feet, and a chord of which bears S82°-04'-26"W 78.83 feet, thence continuing along said North Right of Way line S87°-33'-48"W 55.50 feet, thence N31°-27'-46"W 10.35 feet, thence N89°-43'-08"W 282.60 feet, thence N00°-16'-52"E 20.00 feet to the point of beginning being subject to any and all easements and restrictions of record

PARENT PARCEL

The SW 1/4 of the NE 1/4, Section 8, Township 39 North, Range 6 East, excepting therefrom that real estate described in Volume 274 of Deeds, Page 114 and excepting therefrom the recorded plat of Ranchwood Acres recorded in Volume 30 of Oneida County Plats, Page 134, as Document No. 442694, on April 18, 1995 at 12:40 p.m.

AND BEING the same property conveyed to Robert A. Rynders from Clothier Developing, Inc., a Wisconsin corporation by Warranty Deed dated December 03, 1996 and recorded December 19, 1996 in Deed Book 819, Page 9, AND FURTHER CONVEYED to RAR Holdings, LLC, a Wisconsin limited liability corporation from Robert A. Rynders by Quit Claim Deed dated December 03, 2003 and recorded December 31, 2003 in Instrument No. 591416

Tax Parcel No. M12125

TITLE REPORT REVIEW

Title Report Fidelity National Title Insurance Company

Commitment No. 19075903

Effective Date June 30, 2014

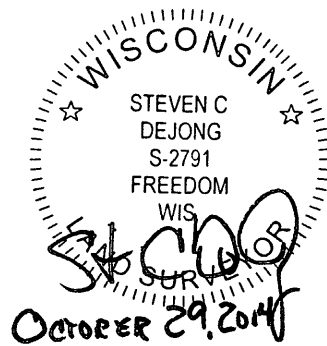
Fee Simple Title Vested In RAR Holdings, LLC, a Wisconsin limited liability corporation

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

- (1-7) These are General Statements and not Specific Encumbrances
- (8) Easement in favor of Wisconsin Valley Electric Company, a corporation, set forth in instrument recorded on 08/18/1930 in Miscellaneous Book 119, Page 162. This is a "blanket" easement that encumbers the entire NE1/4 of Section 8. Applies to parent parcel, but cannot be specifically located.
- (9) Easement in favor of Wisconsin Valley Electric Company, a corporation, set forth in instrument recorded on 08/18/1930 in Miscellaneous Book 119, Page 163. This is a "blanket" easement that encumbers the entire NE1/4 of Section 8. Applies to parent parcel, but cannot be specifically located.
- (10) A cloud on title as illustrated by the break in title between Deed indexed from Arthur R. MacArthur and Frances MacArthur to MacArthur Mink Minocqua, Inc., a Wisconsin corporation, dated 01/28/1958, and recorded 03/03/1958 in Deed Book 222, Page 479 and subsequent Deed from Frances MacArthur to Clothier Developing, Inc., dated 10/13/1994, and recorded 10/31/1994 in Deed Book 0750, Page 220. It is believed the cloud of title refers to the Hwy 70 right of way as described in Exception 11.
- (11) Award of Damages by State Highway Commission of Wisconsin recorded on 09/07/1965 in Deed Book 274, Page 114. This document created the current right of way for Hwy 70. The current right of way is plotted and shown.
- (12) State of Wisconsin Department of Transportation Finding, Determination and Declaration (Establishing a Certain), by and between Controlled-Access Highway in Oneida County, Wisconsin, recorded on 12/05/2000 in Instrument No. 525621. This document prohibits the construction of new access points to Hwy 70. Access to the parent parcel must use the existing access lane as plotted and shown. Applies to parent parcel.
- (13) Authorization for Access to or Across a Controlled-Access Highway recorded on 05/07/2001 in Deed Book 1028, Page 534. This document allows for one access point along Hwy 70 for the parent parcel. Access to the parent parcel must use the existing access lane as plotted and shown. Applies to parent parcel.
- (14) Real Estate Mortgage from Robert A. Rynders, RAR Holdings, LLC, a Wisconsin limited liability company and Rynders Realty, Inc., a Domestic corporation, Grantor(s), in favor of River Valley State Bank, dated 11/29/2004, and recorded 12/07/2004 in Instrument No. 608842, in the original amount of \$1,000,000.00, Assignment of Mortgage - by Lender to Minocqua Land Investments, LLC, dated 01/04/2013 and recorded 01/14/2013 in Instrument No. 723656
- (15) Real Estate Mortgage from RAR Holdings LLC, a Wisconsin limited liability company, Grantor(s), in favor of River Valley State Bank, dated 02/14/2007, and recorded 02/21/2007 in Instrument No. 644768, in the original amount of \$500,000.00
- (16) Real Estate Mortgage from RAR Holdings, LLC, a Wisconsin limited liability corporation, Grantor(s), in favor of River Valley Bank, dated 03/28/2011, and recorded 04/04/2011 in Instrument No. 701628, in the original amount of \$32,970.37, Assignment of Mortgage - by Lender to Minocqua Land Investments, LLC, dated 01/04/2013 and recorded 01/14/2013 in Instrument No. 723654

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 BOCA RATON, FL 33487

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

SITE NAME:	MINOCQUA
SITE NUMBER:	W16250-B
SITE ADDRESS:	S.T.H. "70" MINOCQUA, WI 54548

PROPERTY OWNER:
 RAR HOLDINGS, LLC
 10322 S T H "70"
 MINOCQUA, WI 54548

PARCEL NO.: MI 2125

ZONED: B-2 (BUSINESS)

DEED. DOCUMENT NO. 591416

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CHECKED BY: S C D	FIELD BOOK M-31, PG 33
JOB NO 7734-B1704	SHEET 3 OF 3