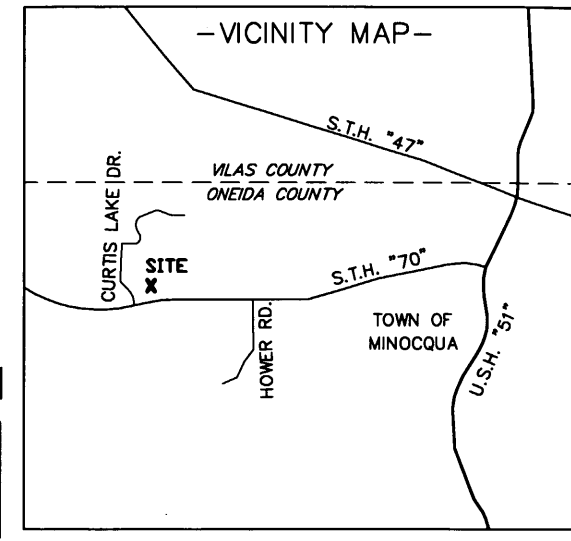


A3003

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

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

NE1/4 NE1/4



SURVEYED FOR: **A3003**

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

SURVEYED FOR:

1515 WOODFIELD ROAD  
SUITE 1400  
SCHAUMBURG, IL 60173

**MERIDIAN**  
SURVEYING, LLC

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

SITE NAME: CURTIS LAKE

SITE NUMBER: 293991

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

**LEASE EXHIBIT**  
FOR  
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS

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
4	12-19-14	Revised Easement	J.D.
3	10-6-14	Added New Title Report	J.B.
2	10-1-14	Revised Legals	J.B.
1	9-23-14	Preliminary Survey	J.B.

DRAWN BY: J.D.	FIELD WORK DATE: 7-22-14
CHECKED BY: S.C.D.	FIELD BOOK: M-31, PG. 33
JOB NO.: 7734-B1768	SHEET 1 OF 3

PARCEL NO.: MI 2129-6 PROPERTY OWNER: JOHN RIGDEN

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

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

PARCEL NO.: MI 2130-5A

PARCEL NO.: MI 2130-11

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

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

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

2633.65' 2477.31'

WEST LINE OF THE NE1/4, SECTION 8

156.34'

#65 AC

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

1145.9'

1211.1'

2663.90'

RIGHT-OF-WAY LINE

ASPHALT ROADWAY

S.T.H. "70"

(PUBLIC ROADWAY) (WIDTH VARIES)

RIGHT-OF-WAY LINE

66'

RANCHWOOD ROAD (PUBLIC ROADWAY)

SW1/4 NE1/4

PARCEL NO.: MI 2125 PROPERTY OWNER: RAR HOLDINGS, LLC.

PARCEL NO.: MI 2126 PROPERTY OWNER: RAR HOLDINGS, LLC.

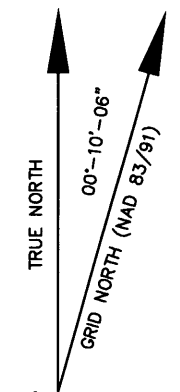
BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NE1/4, SECTION 8, T.39N., R.6E., WHICH BEARS: S00°-16'-52"W

**PROPOSED TOWER BASE**  
(SBA TOWERS V, LLC.)

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-**
- = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - = 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

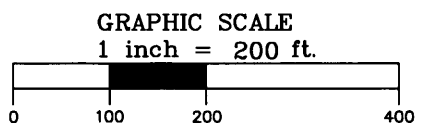
**WETLAND NOTE:**

-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.



MAP # **A3003**

DATE FILED **3-20-15**

BY **J.B.**

DESCRIPTION FILED **3 pgs.**

ONEIDA CO. SURVEYOR'S OFFICE

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.

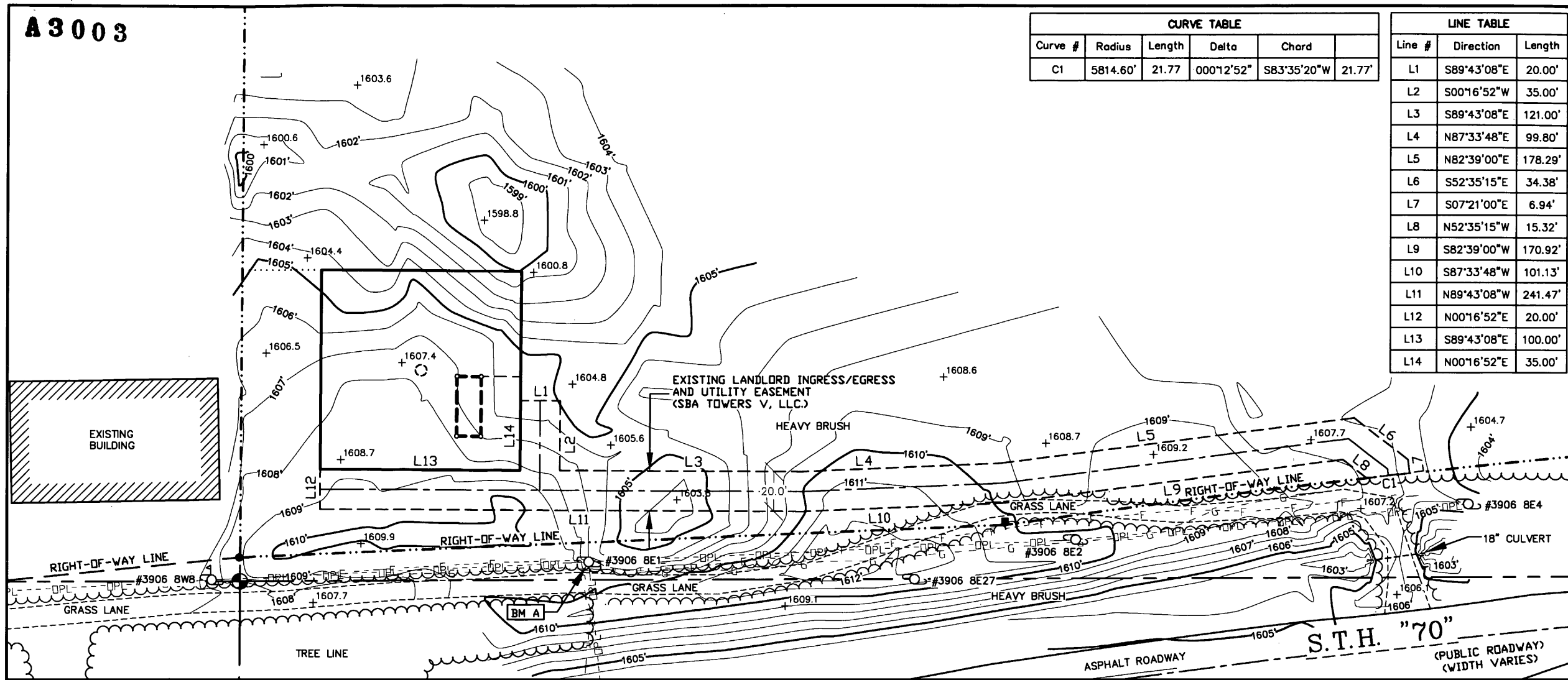
Dated this **10<sup>TH</sup>** day of **FEBRUARY**, 2015.

**SCD**  
WISCONSIN PROFESSIONAL LAND SURVEYOR  
Steven C. DeJong, S-2791

A3003

A3003

A3003



CURVE TABLE					
Curve #	Radius	Length	Delta	Chord	
C1	5814.60'	21.77	000°12'52"	S83°35'20"W	21.77'

LINE TABLE		
Line #	Direction	Length
L1	S89°43'08"E	20.00'
L2	S00°16'52"W	35.00'
L3	S89°43'08"E	121.00'
L4	N87°33'48"E	99.80'
L5	N82°39'00"E	178.29'
L6	S52°35'15"E	34.38'
L7	S07°21'00"E	6.94'
L8	N52°35'15"W	15.32'
L9	S82°39'00"W	170.92'
L10	S87°33'48"W	101.13'
L11	N89°43'08"W	241.47'
L12	N00°16'52"E	20.00'
L13	S89°43'08"E	100.00'
L14	N00°16'52"E	35.00'

SURVEYED FOR: **A3003**

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

SURVEYED FOR:

1515 WOODFIELD ROAD  
SUITE 1400  
SCHAUMBURG, IL 60173

**MERIDIAN**  
SURVEYING, LLC

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

SITE NAME: CURTIS LAKE

SITE NUMBER: 293991

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

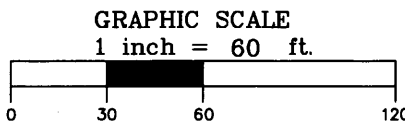
ZONED: B-2 (BUSINESS)

DEED: DOCUMENT NO. 591416

LEASE EXHIBIT  
FOR  
VERIZON WIRELESS PERSONAL  
COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
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
4	12-19-14	Revised Easement	J.D.
3	10-6-14	Added New Title Report	J.B.
2	10-1-14	Revised Legals	J.B.
1	9-23-14	Preliminary Survey	J.B.

DRAWN BY: J.D.	FIELD WORK DATE: 7-22-14
CHECKED BY: S.C.D.	FIELD BOOK: M-31, PG. 33
JOB NO.: 7734-B1768	SHEET 2 OF 3



Line #	Direction	Length
L15	N89°43'08"W	19.75'
L16	S00°16'52"W	30.00'
L17	N89°43'08"W	12.00'
L18	N00°16'52"E	30.00'
L19	S89°43'08"E	12.00'

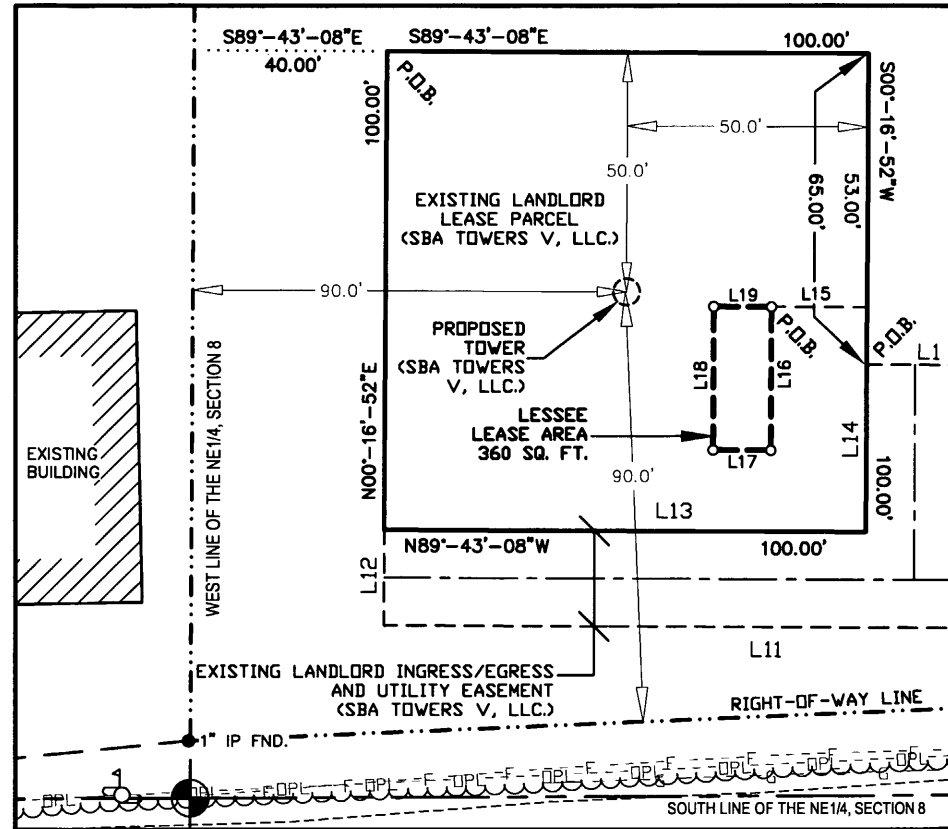
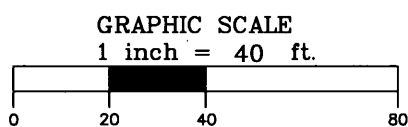
- LEGEND—**
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  - = 1" IRON PIPE FOUND
  - = R/W MONUMENT FOUND
  - ⊙ = COUNTY MONUMENT FOUND
  - ⊕ = FIBER OPTIC MARKER
  - ⊞ = TELEPHONE PEDESTAL
  - ⊗ = EXISTING POWER POLE
  - OPL- = OVERHEAD ELECTRIC
  - G- = BURIED GAS
  - F- = BURIED FIBER OPTIC
  - - - = PROPERTY LINE
  - B.O.C. = BACK OF CURB

**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  
(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 10<sup>TH</sup> day of FEBRUARY, 2015.

*S.C.D.*  
WISCONSIN PROFESSIONAL LAND SURVEYOR  
Steven C. DeJong, S-2791



A3003

A3003

A3003

LESSEE LEASE AREA

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 360 square feet (0.008 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 140.00 feet; thence S00°-16'-52"W 53.00 feet; thence N89°-43'-08"W 19.75 feet to the point of beginning; thence S00°-16'-52"W 30.00 feet; thence N89°-43'-08"W 12.00 feet; thence N00°-16'-52"E 30.00 feet; thence S89°-43'-08"E 12.00 feet to the point of beginning being subject to any and all easements and restrictions of record.

LANDLORD LEASE PARCEL (SBA TOWERS V, LLC.)

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.

LANDLORD INGRESS/EGRESS AND UTILITY EASEMENT (SBA TOWERS V, LLC.)

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 11,599 square feet (0.266 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 140.00 feet; thence S00°-16'-52"W 65.00 feet to the point of beginning; thence S89°-43'-08"E 20.00 feet; thence S00°-16'-52"W 35.00 feet; thence S89°-43'-08"E 121.00 feet; thence N87°-33'-48"E 99.80 feet; thence N82°-39'-00"E 178.29 feet; thence S52°-35'-15"E 34.38 feet; thence S07°-21'-00"E 6.94 feet to a point on the north line of State Highway "70"; thence southwesterly along said north line 21.77 feet along the arc of a curve to the right having a radius of 5814.60 feet and a chord which bears S83°-35'-20"W 21.77 feet; thence N52°-35'-15"W 15.32 feet; thence S82°-39'-00"W 170.92 feet; thence S87°-33'-48"W 101.13 feet; thence N89°-43'-08"W 241.47 feet; thence N00°-16'-52"E 20.00 feet; thence S89°-43'-08"E 100.00 feet; thence N00°-16'-52"E 35.00 feet to the point of beginning being subject to any and all easements and restrictions of record.

PARENT PARCEL

ALL THAT PARCEL OF LAND IN ONEIDA COUNTY, STATE OF WISCONSIN, AS MOREFULLY DESCRIBED IN DEED DOC # 591416, ID# MI 2125.

TITLE REPORT REVIEW

TITLE REPORT: AMC SETTLEMENT SERVICES

COMMITMENT NO. 10632023

EFFECTIVE DATE: DECEMBER 23, 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

(1-8) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

(9-11) MORTGAGE DOCUMENTS AND NOT SPECIFIC ENCUMBRANCES.

(12-15) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

(16) FINDING, DETERMINATION AND DECLARATION RECORDED 12/05/2000 AS SET FORTH IN DOC # 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.**

**AUTHORIZATION FOR ACCESS TO OR ACROSS A CONTROLLED ACCESS HIGHWAY RECORDED 05/07/2001 AS SET FORTH IN DOC # 531753. 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.**

(17) ATTENTION LOAN CLOSER: IMMEDIATELY UPON CLOSING, PLEASE NOTIFY AMCSS FOR MORTGAGE FILING INSTRUCTIONS. PLEASE CALL AMCSS.

(18) THE UNDERWRITER FOR THIS ORDER IS OLD REPUBLIC

SURVEYED FOR: **A3003**



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

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**MERIDIAN**

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N8774 Firelane 1 Office: 920-993-0881  
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SITE NAME:	CURTIS LAKE
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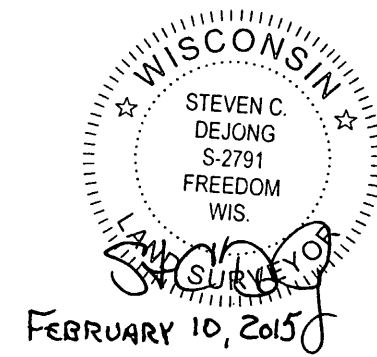
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MAP # **A3003**

DATE FILED 3-20-15

BY J.B.

DESCRIPTION FILED 3 pgs

ONEIDA CO. SURVEYOR'S OFFICE

A3003