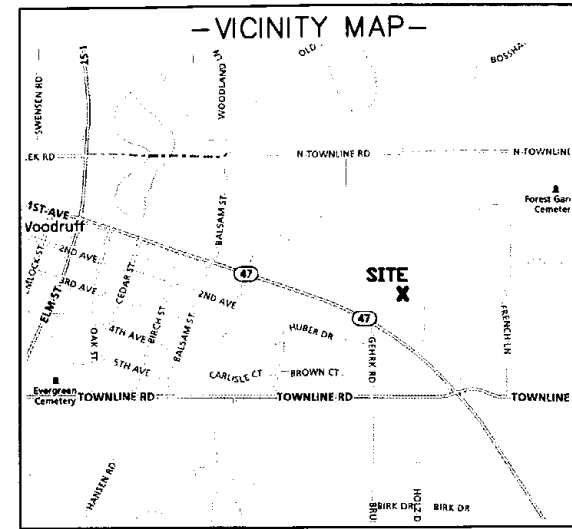


BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - NORTH ZONE AND THE NORTH LINE OF C.S.M. VOL. 16 PG. 3704 WHICH BEARS N89°-44'-16"E (N89°-54'-34"E)



**EXISTING TOWER BASE**  
 LATITUDE: 45°-53'-39.02"  
 LONGITUDE: 89°-40'-58.24"  
 (Per North American Datum of 83/2011)  
 Top of Lightning Rod Elevation: 1716.6'  
 (Highest Point)  
 Top of Tower Elevation: 1709.9'  
 Ground Elevation: 1619.7'  
 (Per North American Vertical Datum of 1988)

SURVEYED FOR:

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: WOODRUFF  
 SITE NUMBER: 418767  
 SITE ADDRESS: 8844 S.T.H. "47" WOODRUFF, WI 54568

PROPERTY OWNER: TOWER OWNER:  
 RONALD HALLSTROM AMERICAN TOWER CORP.  
 8844 S.T.H. "47" 116 HUNTINGTON AVE.  
 WOODRUFF, WI 54568 BOSTON, MA 02116

PARCEL NO.: WR 10 10A & WR 10 13  
 ZONED: GENERAL BUSINESS  
 DEED: DOCUMENT NO. 444540 & 517398

**LEASE EXHIBIT**  
 FOR  
 VERIZON WIRELESS PERSONAL  
 COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
 BEING A PART OF THE SW1/4 OF THE SE1/4, SECTION 1, T.39N., R.6E., TOWN OF WOODRUFF, ONEIDA COUNTY, WISCONSIN

MAP # A 3281  
 11/2/2017  
 HB

- LEGEND-**
- = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - ⊕ = COUNTY MONUMENT FOUND
  - ( ) = RECORDED INFORMATION
  - ⊕ = EXISTING POWER POLE
  - ⊠ = ELECTRIC TRANSFORMER
  - ⊠ = ELECTRIC METER
  - ⊠ = FIBER OPTIC VAULT
  - ⊠ = FIBER OPTIC POST
  - ⊠ = CABLE BOX
  - ⊠ = GAS METER
  - ⊠ = GAS MARKER
  - ⊠ = METAL POST
  - ⊠ = WOOD POST
  - ⊠ = GROUNDING PORT
  - OPL- = OVERHEAD ELECTRIC
  - F- = BURIED FIBER OPTIC
  - T- = BURIED TELEPHONE
  - E- = BURIED ELECTRIC
  - = PROPERTY LINE

**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.

-PRIVATE UTILITIES MARKED ON 8-11-2016.

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

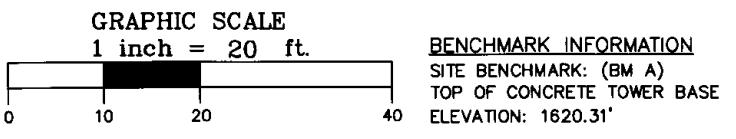
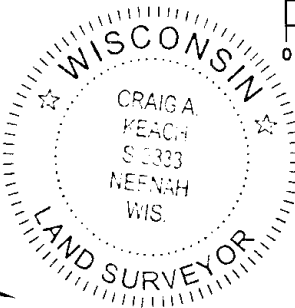
**FEMA NOTE:**  
 -ACCORDING TO FEDERAL EMERGENCY AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55085C0095C, DATED MAY 16 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

**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 19th day of December 2016.

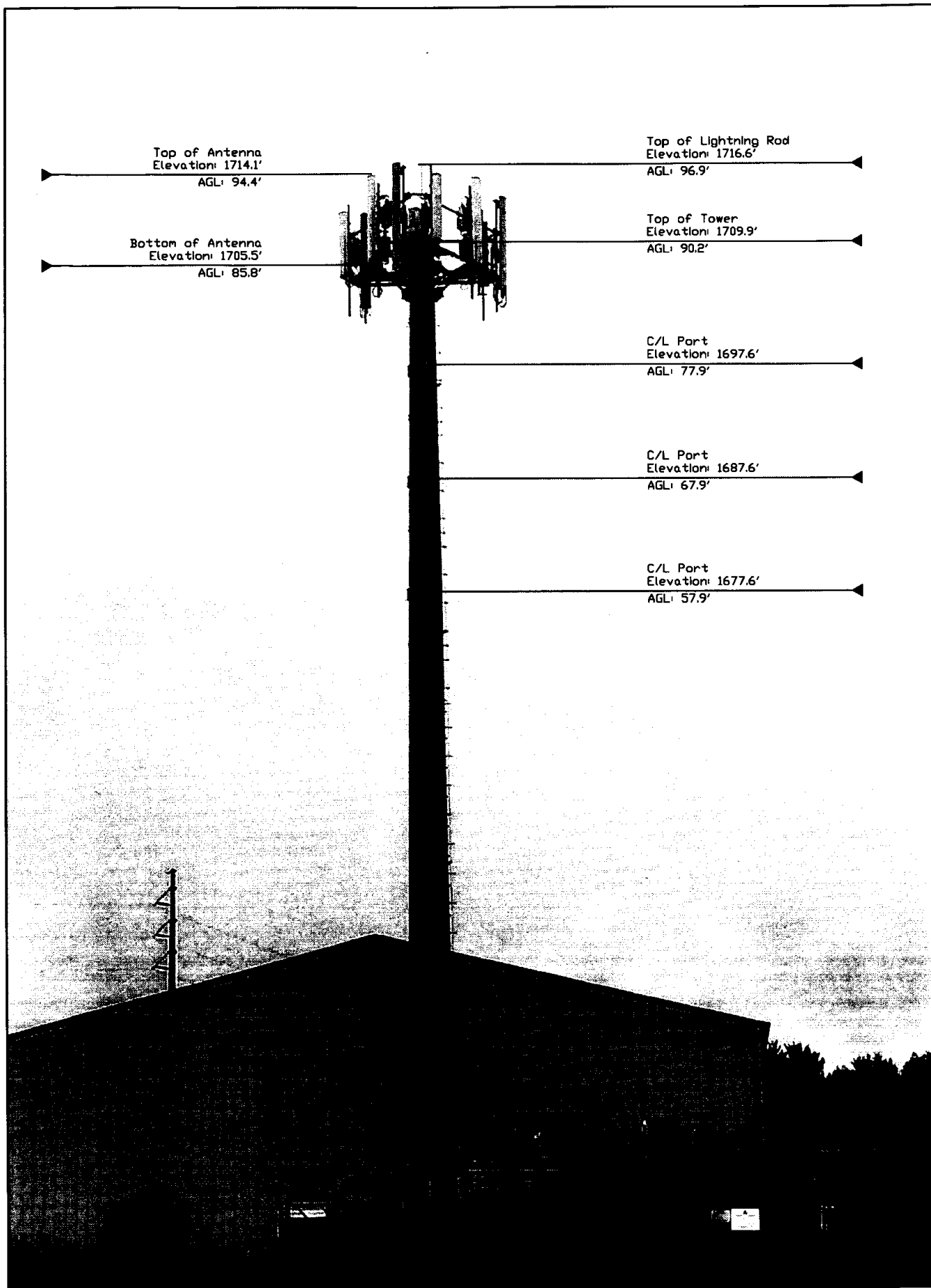
*Craig A. Keach*  
 WISCONSIN PROFESSIONAL LAND SURVEYOR  
 Craig A. Keach S-2333



NO.	DATE	DESCRIPTION	BY
2	12/7/16	Added Lease Area	J.D.
1	8/16/16	Preliminary Survey	J.B.

<b>DRAWN BY:</b> J.B.	<b>FIELD WORK DATE:</b> 8-11-16
<b>CHECKED BY:</b> C.A.K.	<b>FIELD BOOK:</b> M-37, PG.38
<b>JOB NO.:</b> 8971	<b>SHEET</b> 2 OF 4



MAP # A 3231  
1/12/2017  
HB

WISCONSIN  
CRAIG A. KRAL  
S-2333  
NEENAH  
DECEMBER 19, 2016  
LAND SURVEYOR

SURVEYED FOR:

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: WOODRUFF

SITE NUMBER: 418767

SITE ADDRESS: 8844 S.T.H. "47"  
WOODRUFF, WI 54568

PROPERTY OWNER: RONALD HALLSTROM  
8844 S.T.H. "47"  
WOODRUFF, WI 54568

TOWER OWNER: AMERICAN TOWER CORP.  
116 HUNTINGTON AVE.  
BOSTON, MA 02116

PARCEL NO.: WR 10 10A & WR 10 13

ZONED: GENERAL BUSINESS

DEED: DOCUMENT NO. 444540 & 517398

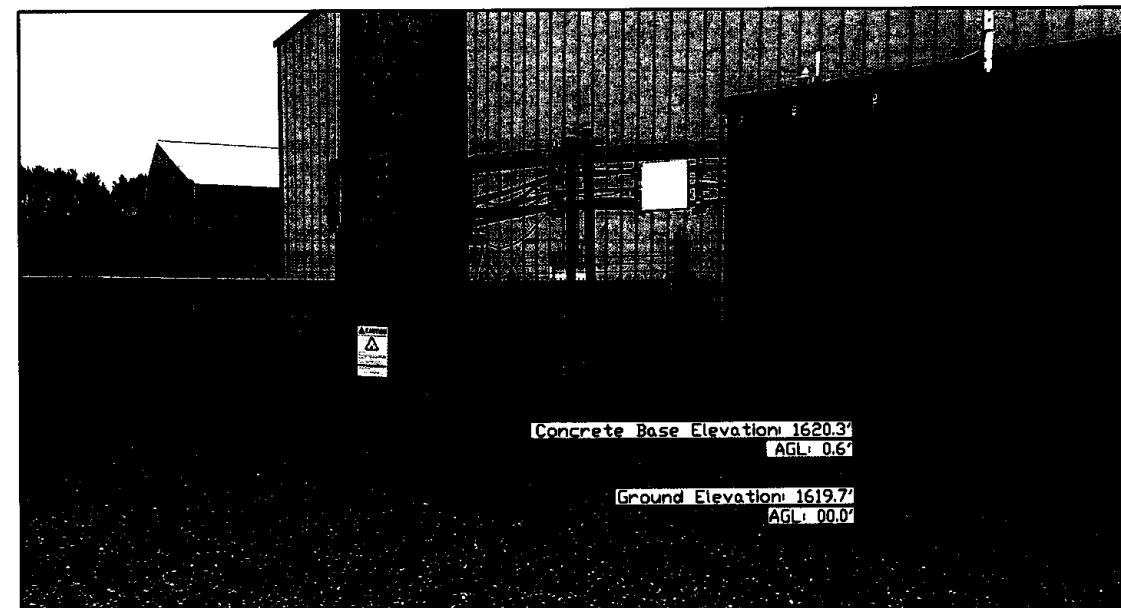
LEASE EXHIBIT  
FOR  
VERIZON WIRELESS PERSONAL  
COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
BEING A PART OF THE SW1/4 OF THE  
SE1/4, SECTION 1, T.39N., R.6E., TOWN  
OF WOODRUFF, ONEIDA COUNTY,  
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	12/7/16	Added Lease Area	J.D.
1	8/16/16	Preliminary Survey	J.B.

DRAWN BY: J.B. FIELD WORK DATE: 8-11-16

CHECKED BY: C.A.K. FIELD BOOK: M-37, PG.38

JOB NO.: 8971 SHEET 3 OF 4



LESSEE LEASE AREA

A PART OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 3704, RECORDED IN VOLUME 16 OF CERTIFIED SURVEY MAPS ON PAGE 3704, OF ONEIDA COUNTY RECORDS; BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ONE (1), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE SIX (6) EAST, TOWN OF WOODRUFF, ONEIDA COUNTY, WISCONSIN, CONTAINING 190 SQUARE FEET (0.004 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, C.S.M. NO. 3704; THENCE N89°-44'-14"E (RECORDED AS N89°-54'-34"E) 366.15 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S00°-15'-46"E 36.54 FEET TO THE POINT OF BEGINNING; THENCE S89°-09'-37"E 10.00 FEET; THENCE S00°-50'-23"W 19.00 FEET; THENCE N89°-09'-37"W 10.00 FEET; THENCE N00°-50'-23"E 19.00 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARENT PARCEL

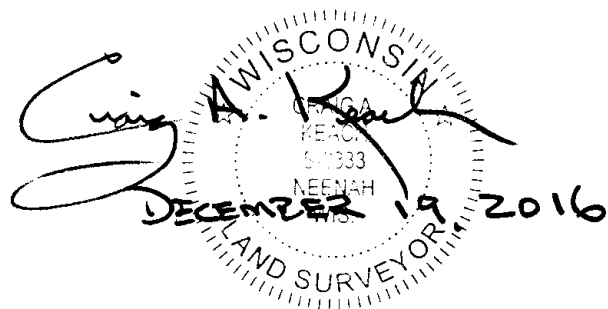
ALL THAT PARCEL OF LAND IN ONEIDA COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED DOC# 707670, ID# WR 10 10A, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY.

ALL THAT PARCEL OF LAND IN ONEIDA COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED DOC# 444540, ID# WR 10-10A, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 1 OF THE CERTIFIED SURVEY MAP PREPARED BY WILDERNESS SURVEYING, INC. OF PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 6 EAST RECORDED DECEMBER 13, 1991 IN VOL. 6 OF SURVEY MAPS ON PAGE 1507.

BY FEE SIMPLE DEED FROM RHLM, LLC AS SET FORTH IN DEED DOC# 707670 DATED 10/18/2011 AND RECORDED 10/21/2011, ONEIDA COUNTY RECORDS, STATE OF WISCONSIN.

BY FEE SIMPLE DEED FROM GERALD H. BETTIN AND ARCHIE WIESENDANGER D/B/A WOODRUFF MARINE AND SPORTS CENTER AS SET FORTH IN DEED DOC# 444540 DATED 06/02/1995 AND RECORDED 06/07/1995, ONEIDA COUNTY RECORDS, STATE OF WISCONSIN.



MAP # A 3231  
DATE 1/12/2017...  
HB  
ONEIDA COUNTY RECORDS

TITLE REPORT REVIEW

TITLE REPORT: AMC SETTLEMENT SERVICES

COMMITMENT NO. 11520069

EFFECTIVE DATE: AUGUST 2, 2016

FEE SIMPLE TITLE VESTED IN: RONALD D. HALLSTROM

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) SUBJECT TO MORTGAGE FROM RONALD D. HALLSTROM, AN UNMARRIED INDIVIDUAL, A SINGLE PERSON TO RIVER VALLEY STATE BANK AS SET FORTH IN DOC # 570434, IN THE AMOUNT OF \$400,000.00, OPEN ENDED TO \$400,000.00, DATED 02/27/2003, RECORDED 03/03/2003, IN ONEIDA COUNTY RECORDS. ADDITIONAL INFORMATION: SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT BETWEEN RIVER VALLEY STATE BANK, RONALD D. HALLSTROM AND NEW CINGULAR WIRELESS PCS, LLC, RECORDED 11/04/2009, DOC # 683716. DOES APPLY.

(9) SUBJECT TO MORTGAGE FROM RONALD D. HALLSTROM TO RIVER VALLEY BANK (8590 HWY. 51 NORTH, PO BOX 379, WOODRUFF, WI 54568-0379) AS SET FORTH IN DOC # 662744, IN THE AMOUNT OF \$1,325,000.00, DATED 04/28/2008, RECORDED 05/05/2008, IN ONEIDA COUNTY RECORDS. DOES APPLY.

(10) SUBJECT TO ANY MATTERS AS SHOWN ON CERTIFIED SURVEY MAP 1507 AS SET FORTH IN VOLUME 6 OF SURVEY MAPS, PAGE 1507 DATED 08/01/1991 AND RECORDED 12/13/1991, ONEIDA COUNTY RECORDS. ALL EASEMENTS ARE PLOTTED AND SHOWN.

(11) SUBJECT TO UTILITY EASEMENT FROM RONALD D. HALLSTROM TO WISCONSIN PUBLIC SERVICE CORPORATION AS SET FORTH IN DOC# 629233 DATED 04/15/2005 AND RECORDED 02/21/2006, ONEIDA COUNTY RECORDS. DOES APPLY AND IS PLOTTED AND SHOWN.

(12) SUBJECT TO PLAT OF CERTIFIED SURVEY MAP NO. 3704 AS SET FORTH IN VOLUME 16 CSM, PAGE 3704 DATED 04/14/2009 AND RECORDED 06/04/2009, ONEIDA COUNTY RECORDS. ALL EASEMENTS ARE PLOTTED AND SHOWN.

(13) SUBJECT TO MEMORANDUM OF LEASE BY AND BETWEEN RONALD D. HALLSTROM AND NEW CINGULAR WIRELESS PCS, LLC AS SET FORTH IN DOC# 683715 DATED 06/03/2009 AND RECORDED 11/04/2009. ASSIGNED TO AMERICAN TOWERS, INC. AS SET FORTH IN DOC# 683982 DATED 11/05/2009 AND RECORDED 11/11/2009, ONEIDA COUNTY RECORDS. DOES APPLY AND IS PLOTTED AND SHOWN.

(14) SUBJECT TO LIS PENDENS REGARDING CONDEMNATION OF EASEMENT BY AMERICAN TRANSMISSION COMPANY LLC AS SET FORTH IN DOC# 708427 DATED 11/10/2011 AND RECORDED 11/10/2011 AND AFFIDAVIT OF OWNERSHIP OF ELECTRIC TRANSMISSION LINE EASEMENT AS SET FORTH IN DOC# 721476 DATED 11/12/2012 AND RECORDED 11/15/2012, ONEIDA COUNTY RECORDS. THIS APPLIES TO THE HIGH TENSION POWER LINE EASEMENT ALONG THE NORTH RIGHT OF WAY LINE OF S.T.H. 47. DOES APPLY BUT DOES NOT AFFECT THE LESSEES INTENDED USE OF THE SUBJECT PROPERTY.

(15-17) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

SURVEYED FOR: TERRA CONSULTING GROUP, LTD. 600 Busse Highway Park Ridge, IL 60068 OFFICE: (847) 698-6400 FAX: (678) 444-4472

SURVEYED FOR: verizon 1515 WOODFIELD ROAD SUITE 1400 SCHAUMBURG, IL 60173

MERIDIAN SURVEYING, LLC 18774 Firelane 1 Menasha, WI 54952 Office: 920-993-0881 Fax: 920-273-6037

SITE NAME: WOODRUFF SITE NUMBER: 418767 SITE ADDRESS: 8844 S.T.H. "47" WOODRUFF, WI 54568

PROPERTY OWNER: RONALD HALLSTROM 8844 S.T.H. "47" WOODRUFF, WI 54568 TOWER OWNER: AMERICAN TOWER CORP. 116 HUNTINGTON AVE. BOSTON, MA 02116 PARCEL NO.: WR 10 10A & WR 10 13 ZONED: GENERAL BUSINESS DEED: DOCUMENT NO. 444540 & 517398

LEASE EXHIBIT FOR VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS BEING A PART OF THE SW1/4 OF THE SE1/4, SECTION 1, T.39N., R.6E., TOWN OF WOODRUFF, ONEIDA COUNTY, WISCONSIN

Table with 4 columns: NO., DATE, DESCRIPTION, BY. Row 1: 2, 12/7/16, Added Lease Area, J.D. Row 2: 1, 8/16/16, Preliminary Survey, J.B.

DRAWN BY: J.B. FIELD WORK DATE: 8-11-16 CHECKED BY: C.A.K. FIELD BOOK: M-37, PG.38 JOB NO.: 8971 SHEET 4 OF 4