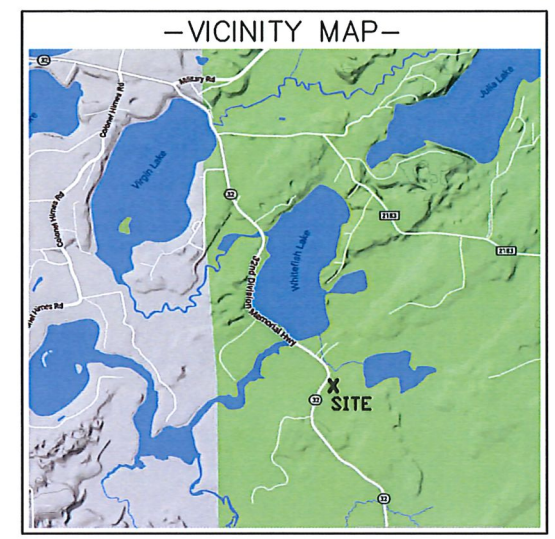


MAP # A4032
DATE FILED 6-15-2023
BY CH
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE



EXISTING TOWER BASE
 LATITUDE: 45°-46'-09.43"
 LONGITUDE: 89°-03'-55.91"
 (Per North American Datum of 83/2011)
 Top of Lightning Rod Elevation: 1939.7'
 (Highest Point)
 Top of Tower Elevation: 1935.9'
 Ground Elevation: 1634.6'
 (Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊙ = METAL POST
 - ⊚ = CONCRETE POST
 - ⊗ = GROUNDING PORT
 - ◇ = TRAFFIC SIGN
 - ⊕ = GAS VALVE
 - ⊞ = ELECTRIC METER
 - ⊠ = ELECTRIC TRANSFORMER
 - E — E — = BURIED ELECTRIC
 - G — G — = BURIED GAS LINE
 - X — = CHAINLINK FENCE
 - ~~~~~ = EDGE OF BRUSH/WOODS
 - = 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.
- DIGGERS HOTLINE TICKET NO. 20223920600.
- PRIVATE UTILITIES MARKED ON 10-4-2022.
- 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. 55085C0440C, DATED MAY 16 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

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.

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

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

SITE NAME:
THOROUGHFARE RT

SITE NUMBER:
723051

SITE ADDRESS:
314 S.T.H. "32"
THREE LAKES, WI 54562

PROPERTY OWNER:
CHARMAINE & JOSEPH PETREIKIS TRUST
PO BOX 664
THREE LAKES, WI 54562

TOWER OWNER:
VERTICAL BRIDGE DEVELOPMENT, LLC
750 PARK OF COMMERCE DR.
BOCA RATON, FL 33487

PARCEL NO.: TL-526
ZONED: SINGLE FAMILY
DEED REFERENCE:
DOC. NO. 336823

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

BEING A PART OF GOVERNMENT LOT 7, SECTION 13, T.38N., R.11E., TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	2-6-23	Added Lease Parcel	JD
2	10-27-22	Added Title Report Review	JB
1	10-13-22	Preliminary Survey	JD

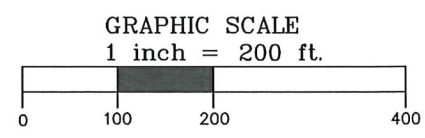
DRAWN BY: J.D.	FIELD WORK DATE: 10-4-22
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14079	SHEET 1 OF 4

SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, 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 7TH day of FEBRUARY, 2023.

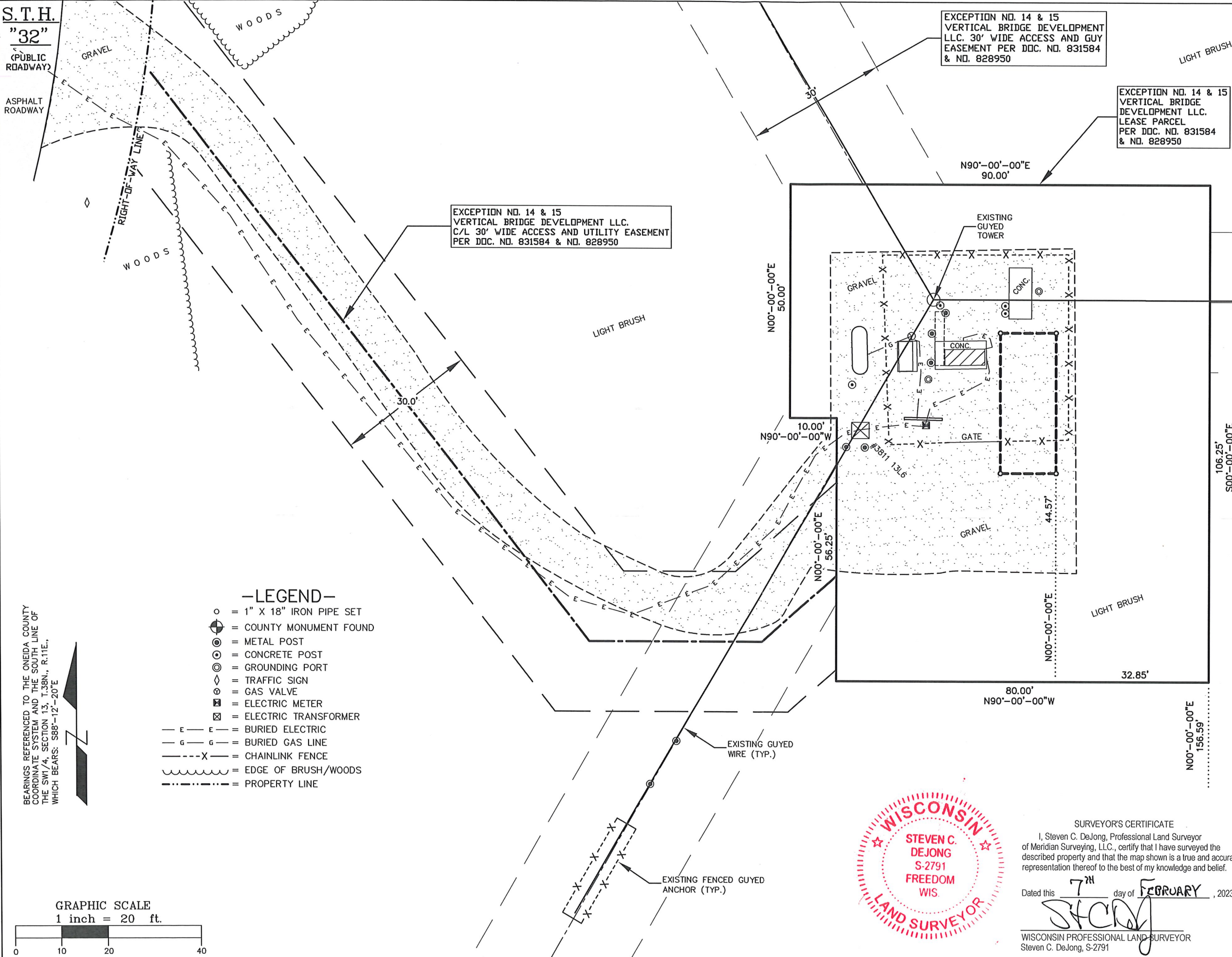
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791



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BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SW1/4, SECTION 13, T.38N., R.11E., WHICH BEARS: S88°-12'-20"E



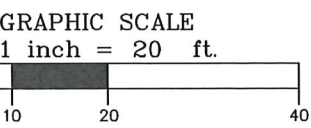
EXCEPTION NO. 14 & 15
 VERTICAL BRIDGE DEVELOPMENT
 LLC. 30' WIDE ACCESS AND GUY
 EASEMENT PER DDC. NO. 831584
 & NO. 828950

EXCEPTION NO. 14 & 15
 VERTICAL BRIDGE
 DEVELOPMENT LLC.
 LEASE PARCEL
 PER DDC. NO. 831584
 & NO. 828950

EXCEPTION NO. 14 & 15
 VERTICAL BRIDGE DEVELOPMENT LLC.
 C/L 30' WIDE ACCESS AND UTILITY EASEMENT
 PER DDC. NO. 831584 & NO. 828950

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - ⊕ = COUNTY MONUMENT FOUND
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 - ~~~~~ = EDGE OF BRUSH/WOODS
 - - - - - = PROPERTY LINE

BEARINGS REFERENCED TO THE ONEIDA COUNTY
 COORDINATE SYSTEM AND THE SOUTH LINE OF
 THE SW1/4, SECTION 13, T.38N., R.11E.,
 WHICH BEARS: S88°-12'-20"E



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

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

SITE NAME:
 THOROUGHFARE RT

SITE NUMBER:
 723051

SITE ADDRESS:
 314 S.T.H. "32"
 THREE LAKES, WI 54562

PROPERTY OWNER:
 CHARMAINE & JOSEPH PETREIKIS TRUST
 PO BOX 664
 THREE LAKES, WI 54562

TOWER OWNER:
 VERTICAL BRIDGE DEVELOPMENT, LLC
 750 PARK OF COMMERCE DR.
 BOCA RATON, FL 33487

PARCEL NO.: TL-526
 ZONED: SINGLE FAMILY
 DEED REFERENCE:
 DOC. NO. 336823

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

BEING A PART OF GOVERNMENT LOT 7,
 SECTION 13, T.38N., R.11E., TOWN OF
 THREE LAKES, ONEIDA COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	2-6-23	Added Lease Parcel	JD
2	10-27-22	Added Title Report Review	JB
1	10-13-22	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 10-4-22
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14079	SHEET 2 OF 4

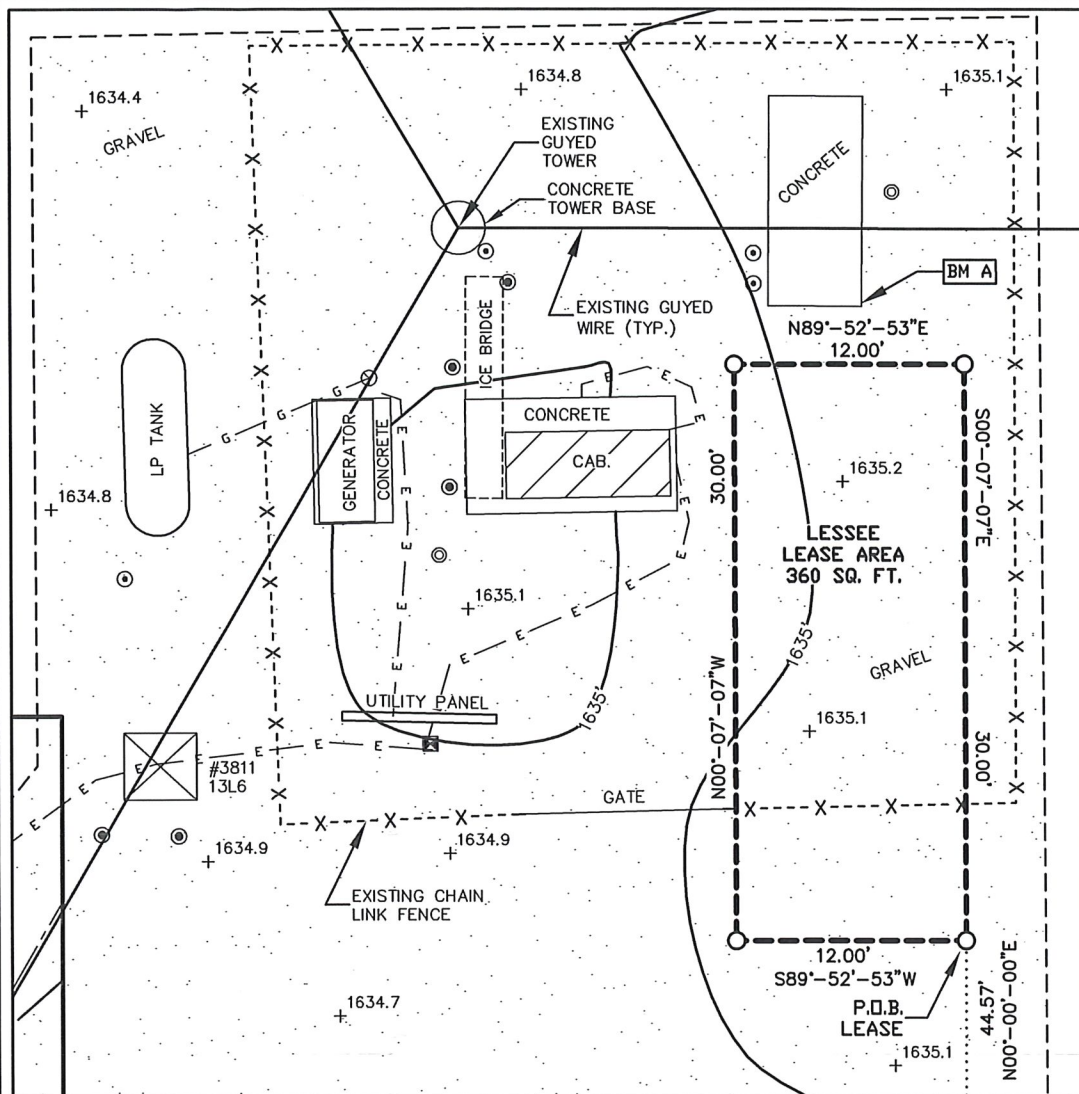


SURVEYOR'S CERTIFICATE

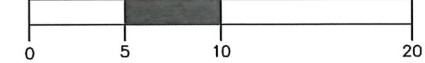
I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 7th day of FEBRUARY, 2023.

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



GRAPHIC SCALE
1 inch = 10 ft.



BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SW 1/4, SECTION 13, T.38N., R.11E., WHICH BEARS: S88°-12'-20"E



-LEGEND-

- = 1" X 18" IRON PIPE SET
- ⊕ = COUNTY MONUMENT FOUND
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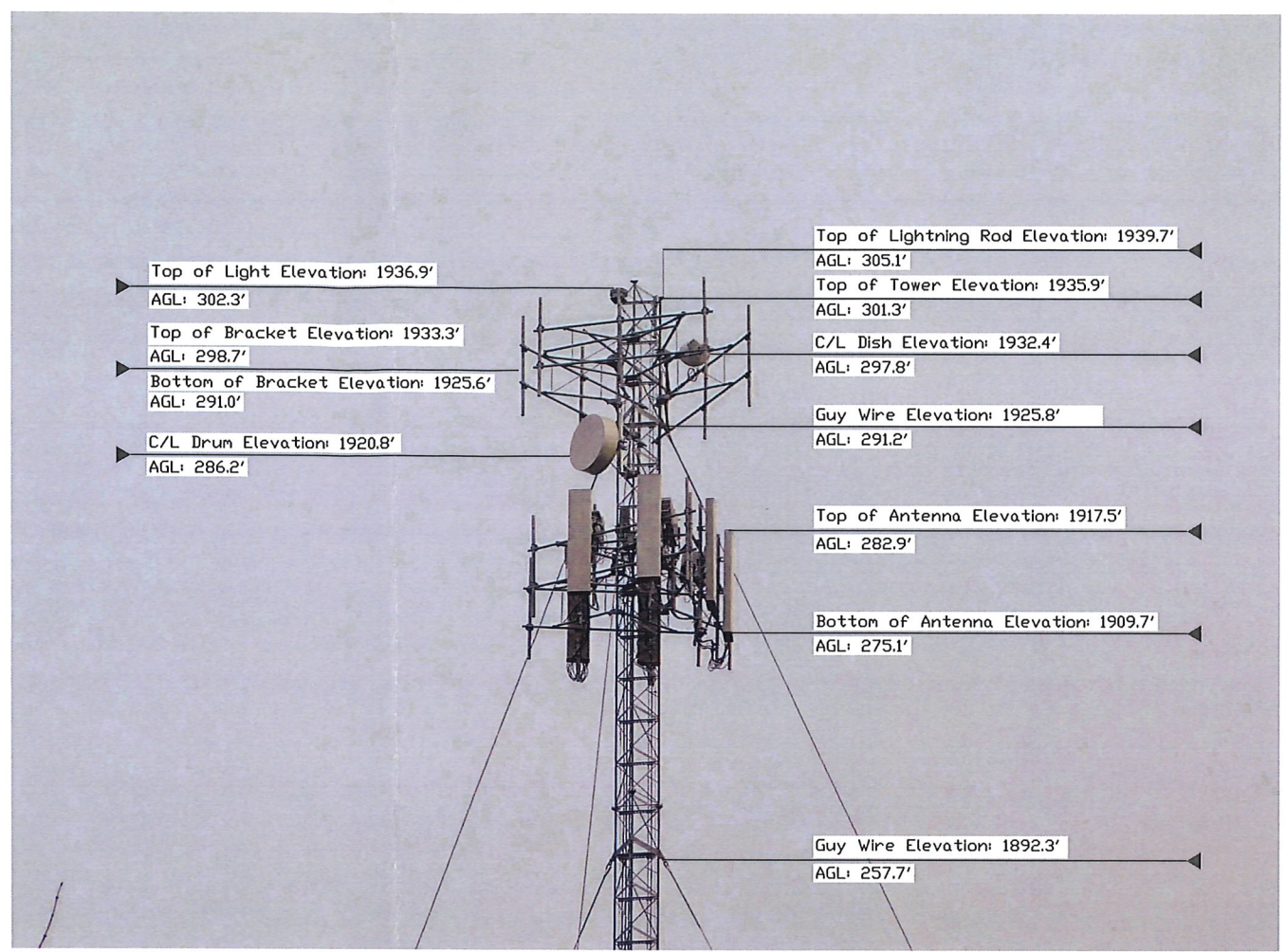
BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TOP OF SE CORNER OF CONCRETE PAD EAST OF TOWER
ELEVATION: 1635.82'

SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, 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 7th day of FEBRUARY, 2023.

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



Top of Light Elevation: 1936.9'
AGL: 302.3'

Top of Tower Elevation: 1935.9'
AGL: 301.3'

Top of Bracket Elevation: 1933.3'
AGL: 298.7'

Bottom of Bracket Elevation: 1925.6'
AGL: 291.0'

C/L Drum Elevation: 1920.8'
AGL: 286.2'

Top of Lightning Rod Elevation: 1939.7'
AGL: 305.1'

Top of Tower Elevation: 1935.9'
AGL: 301.3'

C/L Dish Elevation: 1932.4'
AGL: 297.8'

Guy Wire Elevation: 1925.8'
AGL: 291.2'

Top of Antenna Elevation: 1917.5'
AGL: 282.9'

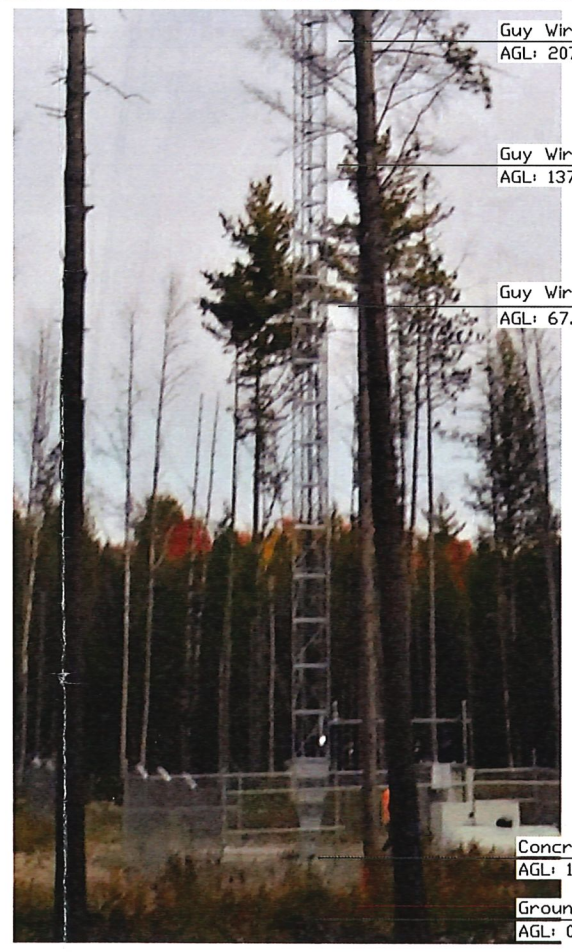
Bottom of Antenna Elevation: 1909.7'
AGL: 275.1'

Guy Wire Elevation: 1892.3'
AGL: 257.7'

Guy Wire Elevation: 1842.4'
AGL: 207.8'

Guy Wire Elevation: 1772.2'
AGL: 137.6'

Guy Wire Elevation: 1702.4'
AGL: 67.8'



Concrete Base Elevation: 1635.9'
AGL: 1.3'

Ground Elevation: 1634.6'
AGL: 00.0'

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

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

SITE NAME:
THOROUGHFARE RT

SITE NUMBER:
723051

SITE ADDRESS:
314 S.T.H. "32"
THREE LAKES, WI 54562

PROPERTY OWNER:
CHARMAINE & JOSEPH PETREIKIS TRUST
PO BOX 664
THREE LAKES, WI 54562

TOWER OWNER:
VERTICAL BRIDGE DEVELOPMENT, LLC
750 PARK OF COMMERCE DR.
BOCA RATON, FL 33487

PARCEL NO.: TL-526
ZONED: SINGLE FAMILY
DEED REFERENCE:
DOC. NO. 336823

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

BEING A PART OF GOVERNMENT LOT 7, SECTION 13, T.38N., R.11E., TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	2-6-23	Added Lease Parcel	JD
2	10-27-22	Added Title Report Review	JB
1	10-13-22	Preliminary Survey	JD

DRAWN BY:	J.D.	FIELD WORK DATE:	10-4-22
CHECKED BY:	C.A.K.	FIELD BOOK:	X
JOB NO.:	14079	SHEET	3 OF 4

LESSEE LEASE AREA

BEING LOCATED IN GOVERNMENT LOT SEVEN (7), OF SECTION THIRTEEN (13), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN CONTAINING 360 SQUARE FEET (0.008 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SW CORNER OF SAID SECTION 13; THENCE S88°-12'-20E 843.01 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 13; THENCE N00°-00'-00"E 156.59 FEET; THENCE N90°-00'-00"W 32.85 FEET; THENCE N00°-00'-00"E 44.57 FEET TO THE POINT OF BEGINNING; THENCE S89°-52'-53"W 12.00 FEET; THENCE N00°-07'-07"W 30.00 FEET; THENCE N89°-52'-53"E 12.00 FEET; THENCE S00°-07'-07"E 30.00 FEET TO THE POINT OF BEGINNING; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARENT PARCEL

PROPERTY LYING GOVERNMENT LOT 7 IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST IN TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN:

THE COMPANY WILL REQUIRE, FOR ITS REVIEW, AN INSURABLE LEGAL DESCRIPTION FOR THE LAND THE SUBJECT OF THIS TRANSACTION. IF A SURVEY IS BEING FURNISHED, THE SURVEY MUST BE PREPARED BY A LICENSED STATE OF WISCONSIN REGISTERED LAND SURVEYOR.

TAX KEY NO. TL-526

TITLE REPORT REVIEW

TITLE REPORT: CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: CO-13317

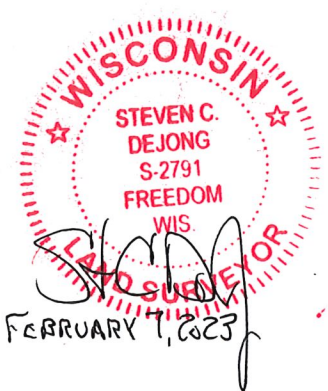
EFFECTIVE DATE: OCTOBER 4, 2022

FEE SIMPLE TITLE VESTED IN: JOSEPH M. PETREIKIS, TRUSTEE OF THE JOSEPH M. PETREIKIS TRUST DATED DECEMBER 22, 2008 AND CHARMAINE R. PETREIKIS, TRUSTEE OF THE CHARMAINE R. PETREIKIS TRUST DATED DECEMBER 22, 2008

NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE SITE AND ANY EASEMENTS PERTINENT THEREUNTO WHERE SPECIFIC ENCUMBRANCES AFFECT THE LEASED PREMISES AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS SUCH.

SCHEDULE B-II

- (1-9) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.
(10) EASEMENT FOR INGRESS AND EGRESS IN EASEMENT RECORDED ON JULY 19, 1983 AS DOCUMENT NO. 327336. DOES NOT APPLY.
(11) UTILITY EASEMENT IN FAVOR OF WISCONSIN PUBLIC SERVICE CORPORATION DATED APRIL 12, 2016, RECORDED APRIL 27, 2016 AS DOCUMENT NO. 759519. DOES NOT APPLY.
(12) MEMORANDUM OF OPTION TO LEASE DATED JULY 14, 2020, RECORDED JULY 14, 2020 AS DOCUMENT NO. 807758 BETWEEN JOSEPH M PETREIKIS TRUST DATED DECEMBER 22, 2008 AND CHARMAINE R. PETREIKIS TRUST DATED DECEMBER 22, 2008 AND CLOUD I SERVICES, LLC DOES APPLY BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
(13) EASEMENT AGREEMENT DATED MAY 13, 2021, RECORDED MAY 14, 2021 AS DOCUMENT NO. 820605 DOES NOT APPLY.
(14) MEMORANDUM OF LEASE DATED JULY 14, 2020, RECORDED OCTOBER 6, 2021 AS DOCUMENT NO. 826154 BETWEEN JOSEPH M. PETREIKIS TRUST DATED DECEMBER 22, 2008, RECORDED CHARMAINE R. PETREIKIS TRUST DATED DECEMBER 22, 2008 AND CLOUD I SERVICES, LLC. ASSIGNMENT AND ASSUMPTION OF GROUND LEASE DATED DECEMBER 30, 2021, RECORDED MARCH 7, 2022 AS DOCUMENT NO. 831584. DOES APPLY AND IS PLOTTED AND SHOWN.
(15) AGREEMENT REGARDING GROUND LEASE DATED OCTOBER 26, 2021, RECORDED DECEMBER 16, 2021 AS DOCUMENT NO. 828950 BETWEEN JOSEPH M. PETREIKIS TRUST DATED DECEMBER 22, 2008 AND CHARMAINE R. PETREIKIS TRUST DATED DECEMBER 22, 2008 AND VERTICAL BRIDGE DEVELOPMENT, LLC DOES APPLY AND IS PLOTTED AND SHOWN.



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

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: THOROUGHFARE RT SITE NUMBER: 723051 SITE ADDRESS: 314 S.T.H. "32" THREE LAKES, WI 54562

PROPERTY OWNER: CHARMAINE & JOSEPH PETREIKIS TRUST PO BOX 664 THREE LAKES, WI 54562 TOWER OWNER: VERTICAL BRIDGE DEVELOPMENT, LLC 750 PARK OF COMMERCE DR. BOCA RATON, FL 33487 PARCEL NO.: TL-526 ZONED: SINGLE FAMILY DEED REFERENCE: DOC. NO. 336823

LEASE EXHIBIT FOR VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS BEING A PART OF GOVERNMENT LOT 7, SECTION 13, T.38N., R.11E., TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN

Table with 4 columns: NO., DATE, DESCRIPTION, BY. Row 1: 2, 10-27-22, Added Title Report Review, JB. Row 2: 1, 10-13-22, Preliminary Survey, JD.

Table with 2 columns: DRAWN BY / CHECKED BY / JOB NO., FIELD WORK DATE / FIELD BOOK / SHEET. Row 1: J.D., 10-4-22, X, 14079, 4 OF 4.