

SURVEYED FOR: CONCORDIA WIRELESS

361 RANDY RD, UNIT 101
CAROL STREAM, IL 60188
MAIN: (847) 981-0801

SURVEYED FOR:

1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

MERIDIAN
SURVEYING, LLC

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

SITE NAME:
SUGAR CAMP SOUTH

SITE NUMBER:
765205

SITE ADDRESS:
4397 LILY BASS ROAD
RHINELANDER, WI 54501

PROPERTY OWNER: PAUL & THERESA SOWINKSI
5901 FIRE LN.
RHINELANDER, WI 54501

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

PARCEL NO.: SU-476-1

DEED REFERENCE: DOCUMENT NO. 662082

LEASE EXHIBIT
FOR
ALLTELL CORPORATION LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS

BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 34, T.38N., R.9E., TOWN OF SUGAR CAMP, ONEIDA COUNTY, WISCONSIN

| NO. | DATE | DESCRIPTION | BY |
|-----|---------|---------------------------|----|
| 3 | 3/29/23 | Added Lease Area | JB |
| 2 | 2/24/23 | Added Title Report Review | JB |
| 1 | 2/8/23 | Preliminary Survey | JB |

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|---------------------------|---------------------------------|
| DRAWN BY: J.B. | FIELD WORK DATE: 1-27-23 |
| CHECKED BY: S.C.D. | FIELD BOOK: M-10, PG.67 |
| JOB NO.: 14341 | SHEET 1 OF 4 |

MAP # A4071
DATE FILED 7-26-2023
BY CH
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE

PARCEL NO.: SU-477
PROPERTY OWNER: HEARTWOOD FORESTLAND FUND VI LIMITED PARTNERSHIP

SW1/4-NE1/4

GRAPHIC SCALE
1 inch = 200 ft.

WISCONSIN LAND SURVEYOR
STEVEN C. DEJONG
S-2791
FREEDOM WIS.

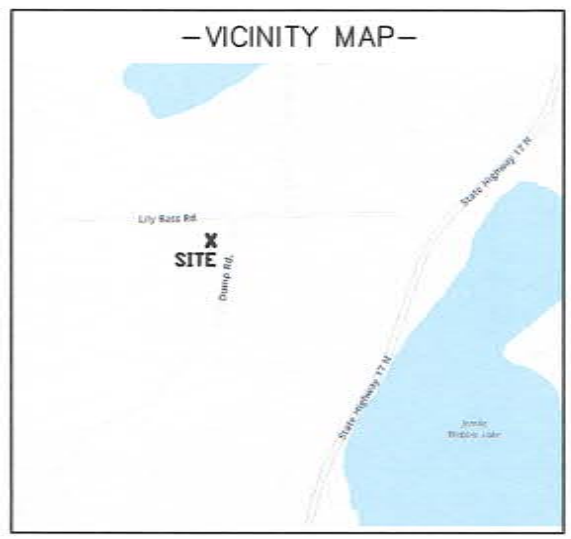
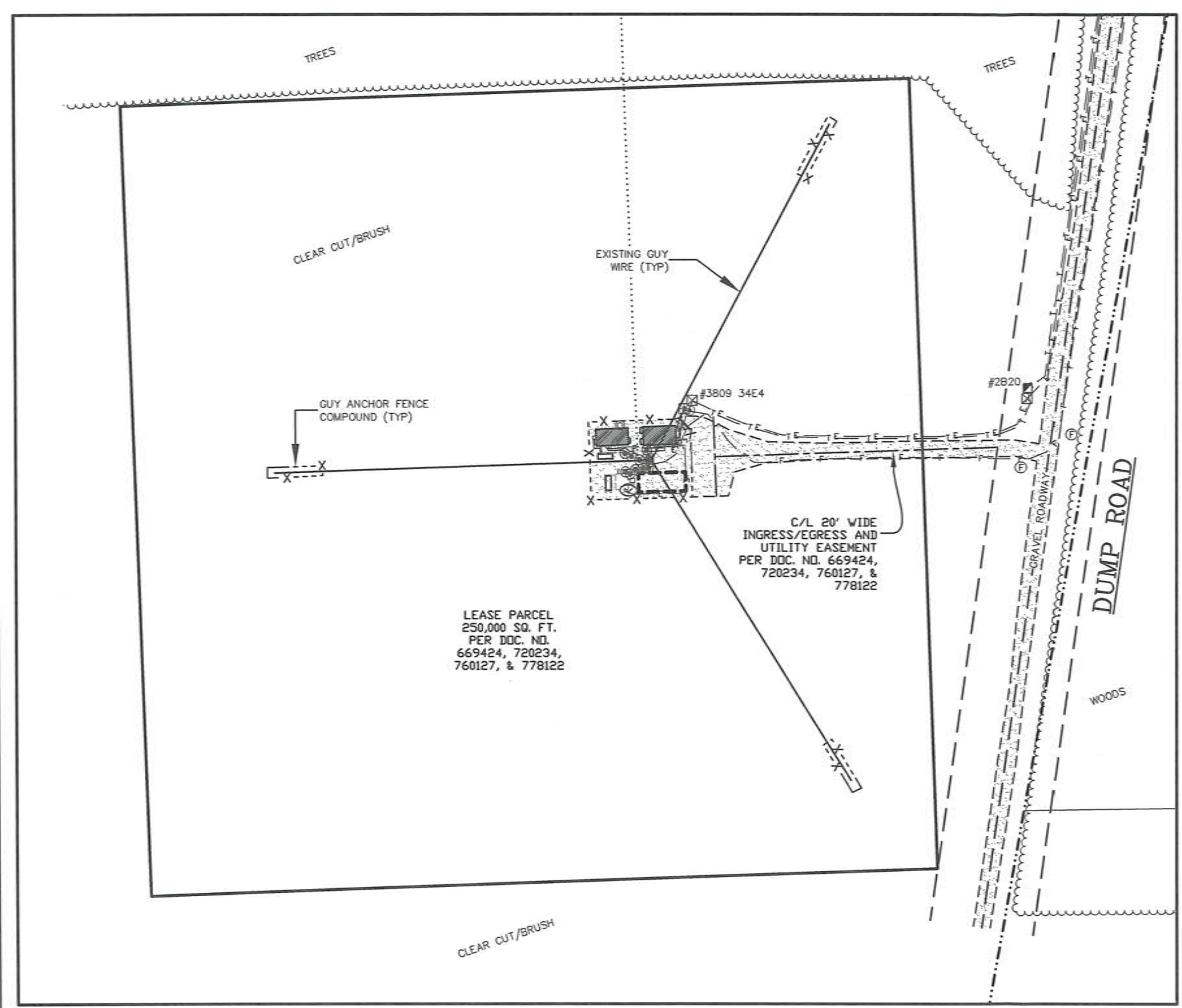
CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511 OPERATES 24 HOURS A DAY 365 DAYS A YEAR

WARNING
CALL BEFORE YOU DIG
48 HOURS BEFORE YOU DIG

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 22nd day of May, 2023.

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



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. 20230306864.
- PRIVATE UTILITIES MARKED ON 1-27-2023.
- THIS SURVEY WAS MADE WITH THE AID OF A TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY AS COMMITMENT NO. CO-13692 WITH AN EFFECTIVE DATE OF JANUARY 23, 2023. ALL ENCUMBRANCES, IF ANY, ARE PLOTTED AND SHOWN.
- 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. 55085C0605C, 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.

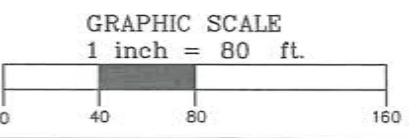
-LEGEND-

- = 1" X 18" IRON PIPE SET
- ⊕ = COUNTY MONUMENT FOUND
- ⊙ = EXISTING POWER POLE
- ⊞ = ELECTRIC TRANSFORMER
- ⊞ = FIBER OPTIC VAULT
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = FIBER OPTIC POST
- ⊞ = CONDUIT
- ⊞ = GROUNDING PORT
- ⊞ = SATELLITE DISH
- ⊞ = METAL POST
- OPL — OPL — = OVERHEAD ELECTRIC
- E — E — = BURIED ELECTRIC
- T — T — = BURIED TELEPHONE
- F — F — = BURIED FIBER OPTIC LINE
- — — — — = PROPERTY LINE

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - NORTH ZONE AND THE NORTH LINE OF THE NW1/4 NE1/4 OF SECTION 34, T.38N., R.9E., WHICH BEARS N88°00'-20"E

EXISTING TOWER BASE

LATITUDE: N45°-44'-45.34"
 LONGITUDE: W89°-20'-37.97"
 (Per North American Datum of 83/2011)
 Top of Lightning Rod Elevation: 1932.0'
 (Highest Point)
 Top of Tower Elevation: 1929.4'
 Ground Elevation: 1626.7'
 (Per North American Vertical Datum of 1988)



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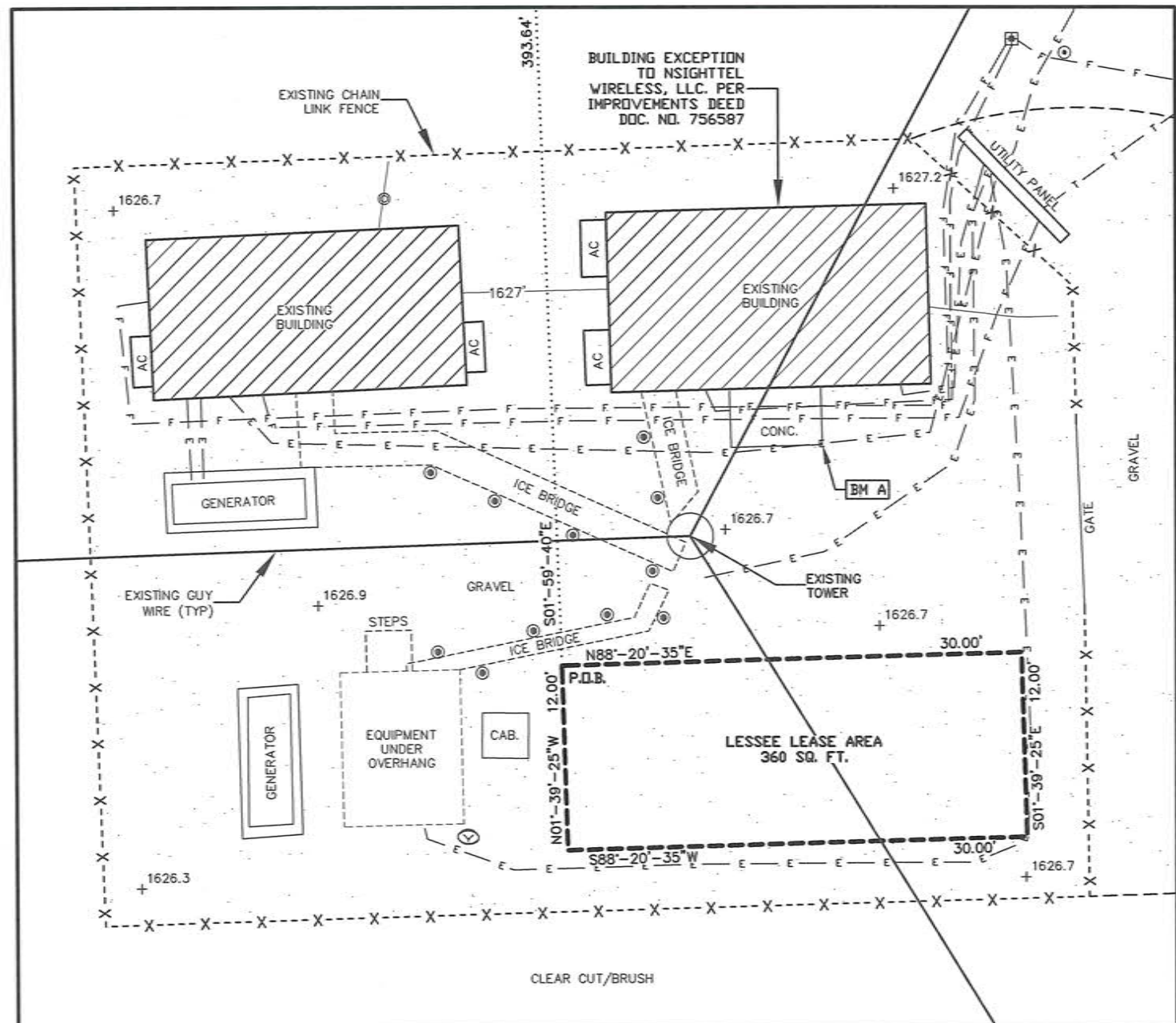
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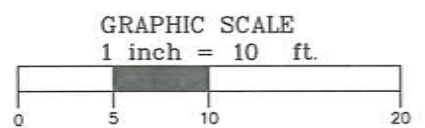
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| JOB NO.: 14341 | SHEET 2 OF 4 |



BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 TOP OF SOUTHEAST CORNER OF
 CONCRETE PAD OF BUILDING
 ELEVATION: 1627.49'



-LEGEND-

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 Dated this 22ND day of MAY, 2023.
 Steven C. DeJong
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Steven C. DeJong, S-2791

LESSEE LEASE AREA

A part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Thirty-Eight (38) North, Range Nine (9) East, Town of Sugar Camp, 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 34; thence N88°-00'-20"E 882.66 feet along the North line of the NW1/4 of the NE1/4 of said Section 34; thence S01°-59'-40"E 393.64 feet to the point of beginning; thence N88°-20'-35"E 30.00 feet; thence S01°-39'-25"E 12.00 feet; thence S88°-20'-35"W 30.00 feet; thence N01°-39'-25"W 12.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

PARENT PARCEL

40 acres, more or less, in the Town of Sugar Camp, Oneida County, Wisconsin, described as Northwest 1/4 of the Northeast 1/4, Section 34, Township 38 North, Range 9 East.

EXCEPTING any portion used for highway.

FURTHER Excepting therefrom any improvements conveyed by an Improvements Deed from Nsight Tower Holdings, LLC, to Nsighttel Wireless, LLC, recorded January 6, 2016, as Document No. 756587.

TITLE REPORT REVIEW

TITLE REPORT: Chicago Title Company

COMMITMENT NO. CO-13692

EFFECTIVE DATE: January 23, 2023

FEE SIMPLE TITLE VESTED IN: Paul A. Sowinski and Theresa K. Sowinski

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.

Mineral rights reservation as set forth in a Warranty Deed recorded May 17, 1894, in Volume 170 of Deeds, on Page 120, as Document No. 8950, and as further referenced in a Warranty Deed recorded February 26, 1974, in Volume 351 of Deeds on Page 123, as Document No. 255589. **This is not a survey related item.**

Order and Approval recorded March 28, 1973, in Volume 342 of Deeds on Page 298, as Document No. 248884, and as further referenced in a Warranty Deed recorded February 26, 1974, in Volume 351 of Deeds on Page 123, as Document No. 255589. **This is not a survey related item.**

Warranty Deed recorded April 3, 1956, in Volume 211 of Deeds on Page 67, as Document No. 166490. Reservations and rights of access as set forth in a Special Warranty Deed recorded December 9, 2002, as Document No. 564747, and a Special Warranty Deed recorded December 9, 2002, as Document No. 564748, and an Affidavit recorded September 9, 2003, as Document No. 584418. **Reservations in these documents are not survey related.**

Easement reserved in a Special Warranty Deed recorded April 17, 2008, as Document No. 662082. **Does not apply.**

Memorandum of Lease dated June 12, 2008, recorded October 28, 2008 as Document No. 669424. **Applies and is plotted and shown.**

Managed Forest Law-Order of Designation dated January 1, 2010, recorded November 6, 2009 as Document No. 683838. **This is not a survey related item.**

License Agreement recorded July 2, 2010 as Document No. 691577. **Does not apply.**

Memorandum of Lease dated September 14, 2010, recorded October 15, 2012 as Document No. 720234. **Applies and is plotted and shown.**

Memorandum of Master Prepaid Lease dated April 14, 2016, recorded May 16, 2016 as Document No. 760127, and Correction Instrument recorded June 28, 2016 as Document No. 761504. **Applies and is plotted and shown.**

Memorandum of Site Lease Agreement dated July 11, 2017, recorded December 8, 2017 as Document No. 778122. **Applies and is plotted and shown.**

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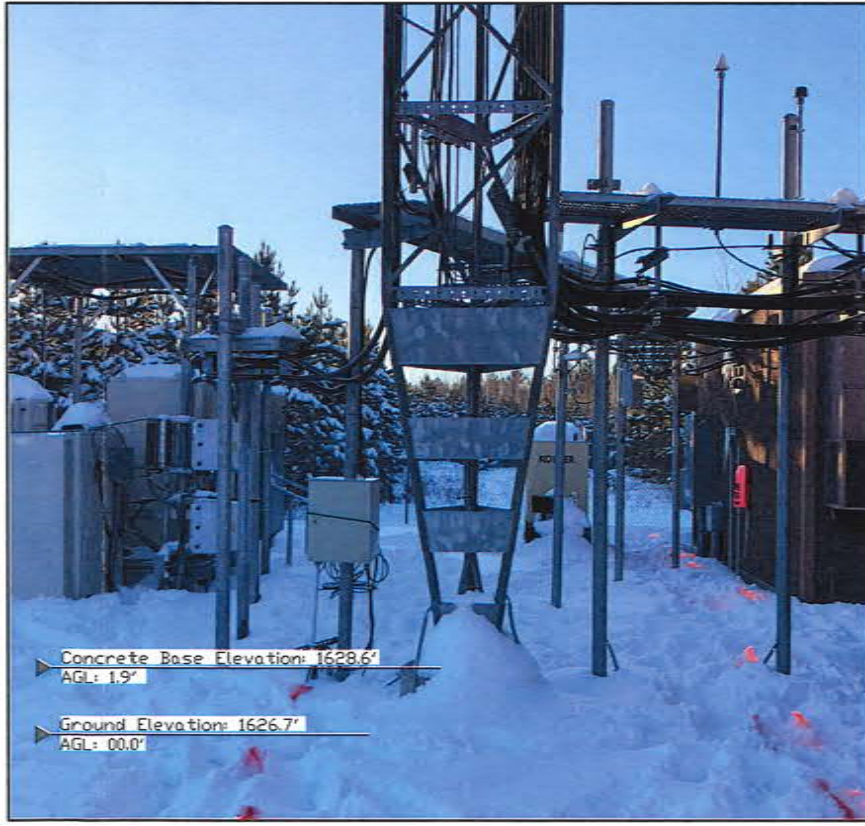
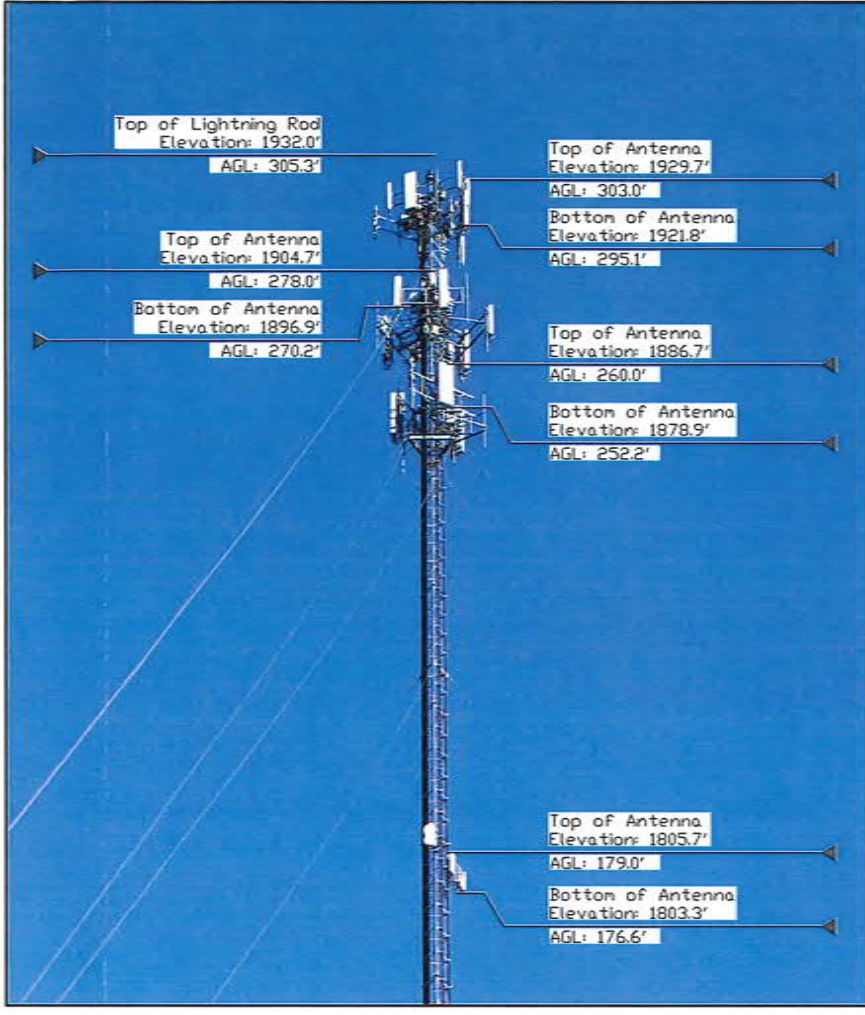
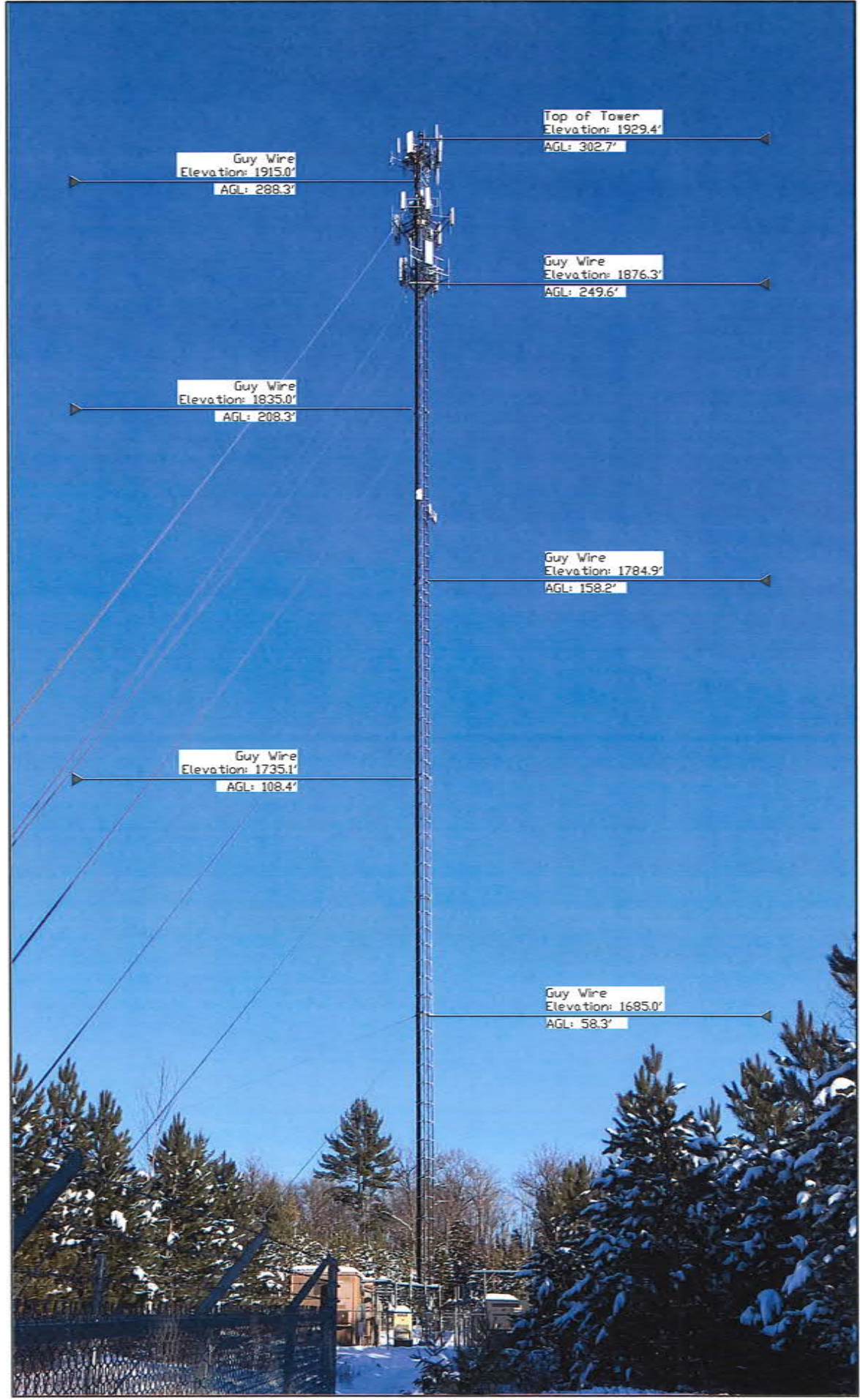
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WISCONSIN
STEVEN C. DEJONG
S-2791
FREEDOM
WIS
MAY 22 2023

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