

PROJECT - COTTONVILLE #WI-00-5165

SURVEYED FOR: EDGE CONSULTING ENGINEERS, INC.

624 WATER STREET

PRAIRIE DU SAC, WI 53578

AND

SURVEYED FOR:

CENTRAL STATES TOWER II, LLC

323 S. HALE STREET, SUITE 100

WHEATON, IL 60187

PROPERTY OWNER:

TC ENTERPRISES LLC

1193 S.T.H. "21"

FRIENDSHIP, WI 53934

PARCEL NO.: 024-00745-0010

DEED: DOCUMENT NO. 466560

ZONED: COMMERCIAL

LOT 1
C.S.M. NO. 1148
PARCEL NO.:
024-00745-0002
PROPERTY OWNER:
GEORGE PRZYLLA

-LEGEND-

- = 1" IRON PIPE FOUND
- = 1" X 18" IRON PIPE SET
- = 6" NAIL SET
- () = RECORDED INFORMATION
- ⊙ = COUNTY MONUMENT FOUND
- ⊕ = ELECTRIC METER
- ⊖ = TELEPHONE PEDESTAL
- ⊗ = ELECTRIC TRANSFORMER
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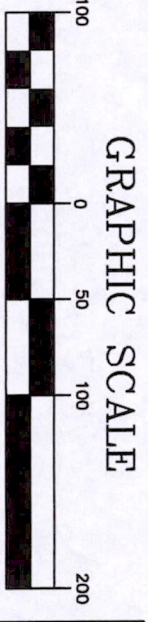
I, Craig A. Keach, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

SURVEYOR'S CERTIFICATE

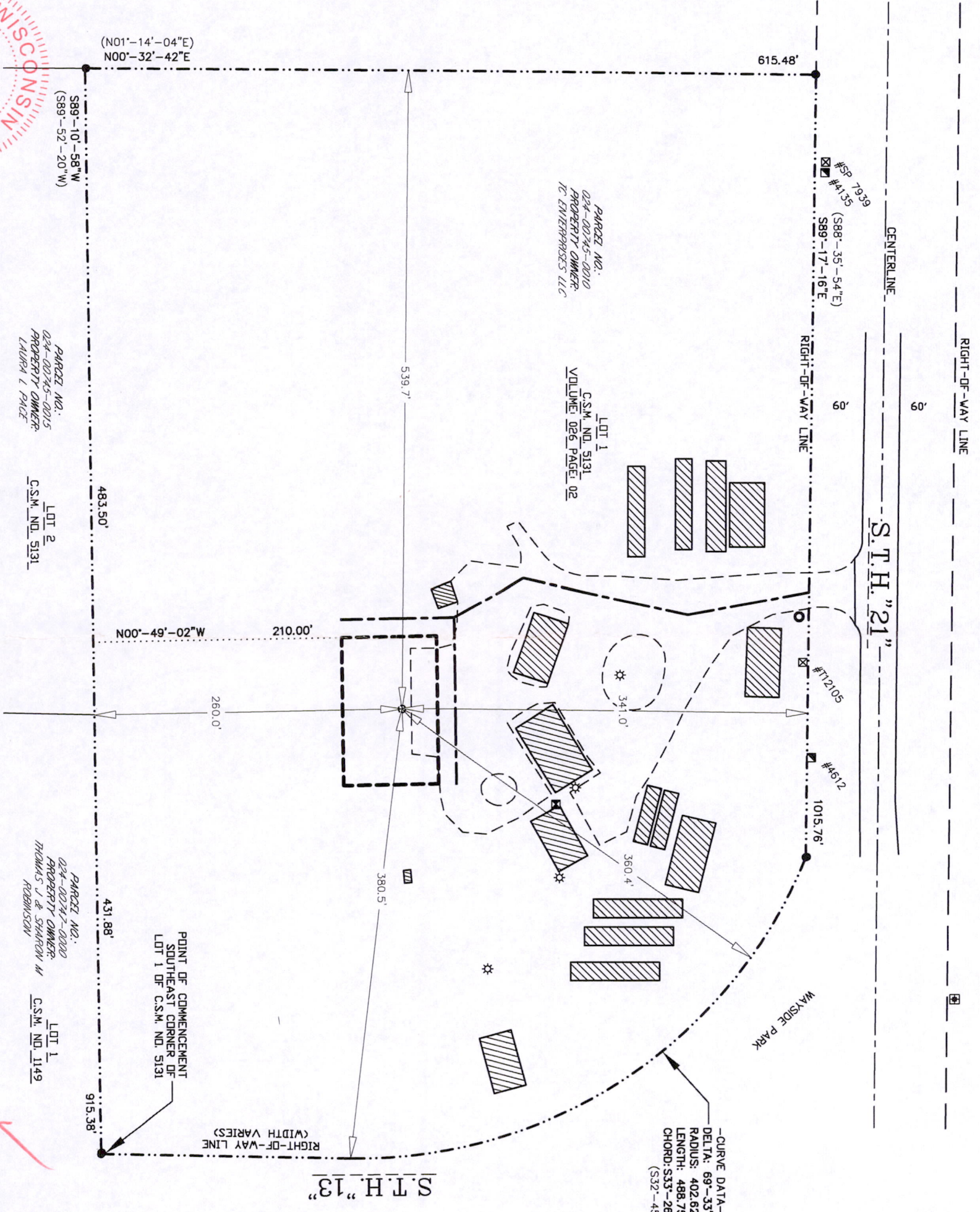
I, Craig A. Keach, Wisconsin Registered Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 9th day of JANUARY, 2013.

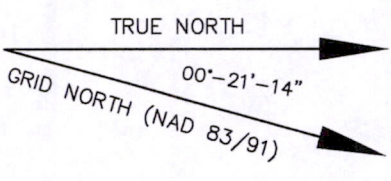
Craig A. Keach
WISCONSIN REGISTERED LAND SURVEYOR
Craig A. Keach S-2333



GRAPHIC SCALE

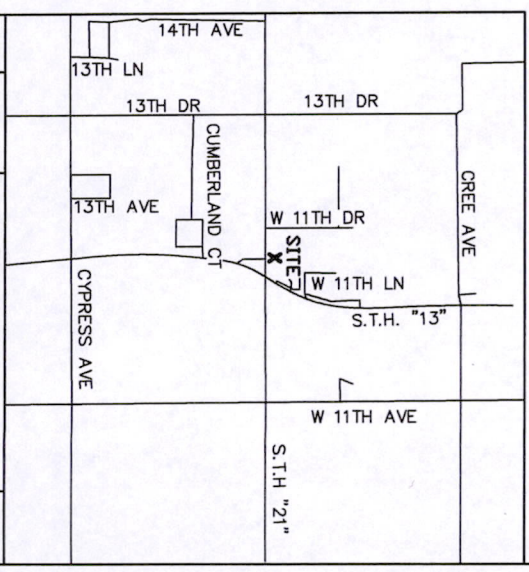


-CURVE DATA-
DELTA: 69°-33'-11"
RADIUS: 402.62'
LENGTH: 488.75'
CHORD: S33-26'-37"E 459.29'
(S32-45-16"E)

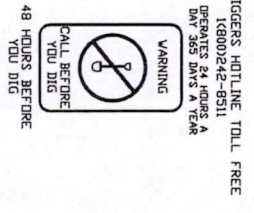


BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/91) - SOUTH ZONE AND THE NORTH LINE OF THE NW1/4 OF SECTION 20 T.18N., R.6E. WHICH BEARS N89°-33'-47"E

-VICINITY MAP-



PROPOSED TOWER BASE
LATITUDE: 44-01'-25.35"
LONGITUDE: 89-48'-51.25"
(Per North American Datum of 83/91)
Ground Elevation: 968.3'
(Per North American Vertical Datum of 1988)



MERIDIAN SURVEYING, LLC
SITE NAME: COTTONVILLE
SITE NUMBER: WI-00-5165
SITE ADDRESS: 1193 S.T.H. "21"
FRIENDSHIP, WI 53934

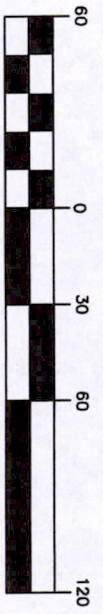
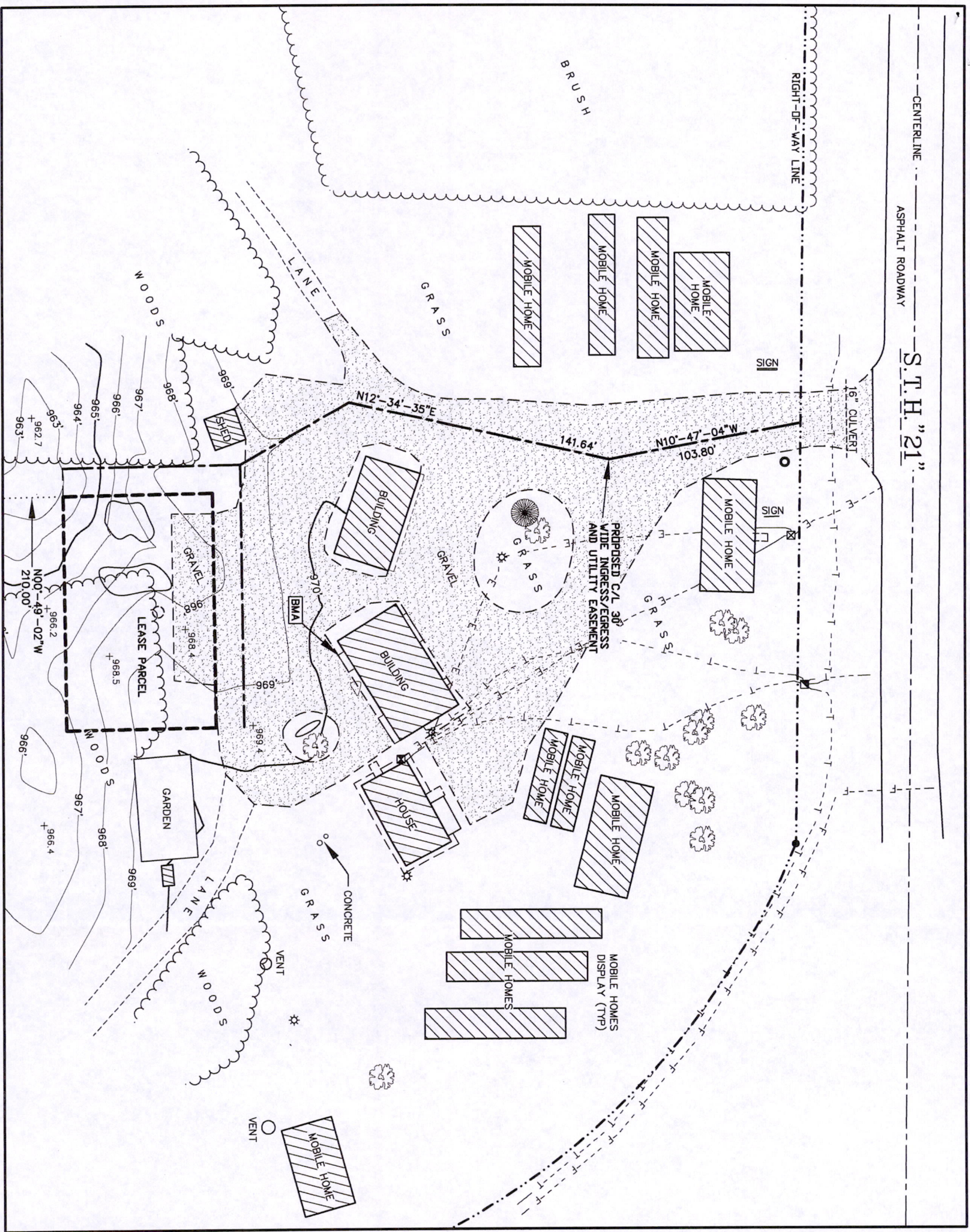
LEASE EXHIBIT
FOR
CENTRAL STATES TOWER II, LLC
BEING A PART OF LOT 1 OF C.S.M. 5131 LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 20, T.18N., R.6E., TOWN OF PRESTON, ADAMS COUNTY, WISCONSIN



NO.	DATE	DESCRIPTION	BY
3	10-10-12	Added Title Report	H.M.
2	9-19-12	Revised Lease and Easement	J.D.
1	8-20-12	Preliminary Survey	H.M.

DRAWN BY: H.M. FIELD WORK DATE: 8-15-12
CHECKED BY: C.A.K. FIELD BOOK: M-25, Pg.42
JOB NO.: 6897-B1175 SHEET 1 OF 4

Pos20186621002



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 THE 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.

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.

BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
TOP OF SOUTHWEST CORNER OF CONCRETE PAD ON SOUTH SIDE OF BUILDING
ELEVATION: 971.19'

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BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/91) - SOUTH ZONE AND THE NORTH LINE OF THE NW1/4 OF SECTION 20, T.18N., R.6E., WHICH BEARS N89°-33'-47"E

I, Craig A. Keach, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Wisconsin Registered 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 9th day of JANUARY, 2013.

Craig A. Keach
WISCONSIN REGISTERED LAND SURVEYOR
Craig A. Keach, S-2333



LEASE EXHIBIT
FOR
CENTRAL STATES TOWER II, LLC



BEING A PART OF LOT 1 OF C.S.M. 5131 LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 20, T.18N., R.6E., TOWN OF PRESTON, ADAMS COUNTY, WISCONSIN

SITE NAME: COTTONVILLE
SITE NUMBER: WI-00-5165

SITE ADDRESS: 1193 S.T.H. "21"
FRIENDSHIP, WI 53934

MERIDIAN SURVEYING, LLC
N8774 Firelane 1
Menasha, WI 54952

Office: 920-993-0881
Fax: 920-273-6037

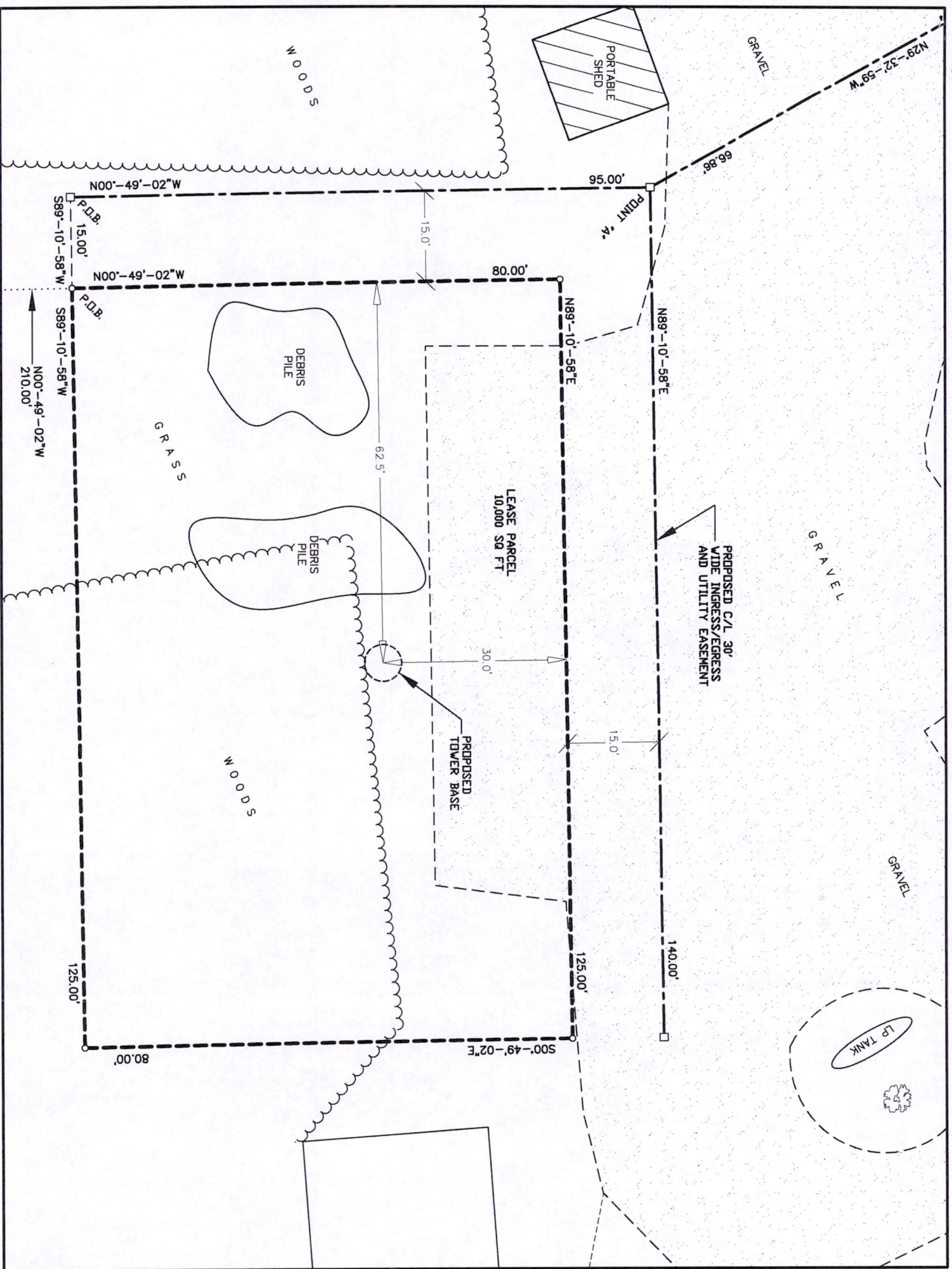
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DRAWN BY: H.M. **FIELD WORK DATE:** 8-15-12

CHECKED BY: C.A.K. **FIELD BOOK:** M-25, Pg.42

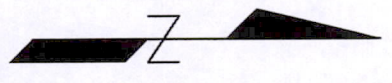
JOB NO.: 6897-B1175 **SHEET:** 2 of 4

Pc520180621002



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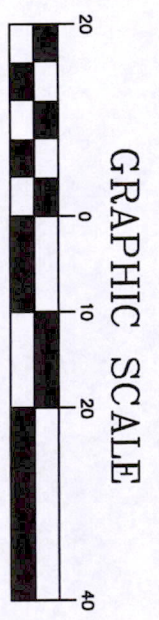


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Dated this 9th day of JANUARY, 2013.
 Craig A. Keach, S-2333
 WISCONSIN REGISTERED LAND SURVEYOR



SITE NAME: COTTONVILLE	SITE ADDRESS: 1193 S.T.H. "21"
SITE NUMBER: WI-00-5165	FRIENDSHIP, WI 53934

Meridian SURVEYING, LLC
 N8774 Fredane 1 Office: 920-993-0881
 Menasha, WI 54952 Fax: 920-273-6037

LEASE EXHIBIT
 FOR
 CENTRAL STATES TOWER II, LLC
 BEING A PART OF LOT 1 OF
 C.S.M. 5131 LOCATED IN THE NW1/4 OF THE
 NW1/4 OF SECTION 20, T.18N., R.6E.,
 TOWN OF PRESTON, ADAMS COUNTY,
 WISCONSIN



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DRAWN BY: H.M. FIELD WORK DATE: 8-15-12
 CHECKED BY: C.A.K. FIELD BOOK: M-25, Pg.42
 JOB NO.: 6897-B1175 SHEET 3 OF 4

R0520180621003

LEASE PARCEL

TITLE REPORT REVIEW

A PART OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 5131 RECORDED IN VOLUME 26 ON PAGE 2 OF ADAMS COUNTY CERTIFIED SURVEY MAPS AND LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTEEN (18) NORTH, RANGE SIX (6) EAST, TOWN OF PRESTON, ADAMS COUNTY, WISCONSIN CONTAINING 10,000 SQUARE FEET (0.229 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°-10'-58"W (RECORDED AS S89°-52'-20"W) 431.88 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE N00°-49'-02"W 210.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°-49'-02"W 80.00 FEET; THENCE N89°-10'-58"E 125.00 FEET; THENCE S00°-49'-02"E 80.00 FEET; THENCE S89°-10'-58"W 125.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

30 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT

A PART OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 5131 RECORDED IN VOLUME 26 ON PAGE 2 OF ADAMS COUNTY CERTIFIED SURVEY MAPS AND LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTEEN (18) NORTH, RANGE SIX (6) EAST, TOWN OF PRESTON, ADAMS COUNTY, WISCONSIN CONTAINING 16,479 SQUARE FEET (0.378 ACRES) OF LAND AND BEING FIFTEEN (15) FEET EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°-10'-58"W (RECORDED AS S89°-52'-20"W) 431.88 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE N00°-49'-02"W 210.00 FEET; THENCE S89°-10'-58"W 15.00 FEET TO THE POINT OF BEGINNING; THENCE N00°-49'-02"W 95.00 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A"; THENCE N89°-10'-58"E 140.00 FEET TO THE POINT OF TERMINATION. ALSO, BEGINNING AT SAID POINT "A" THENCE N29°-32'-59"W 68.86 FEET; THENCE N12°-34'-35"E 141.64 FEET; THENCE N10°-47'-04"W 103.80 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.T.H. 21 AND THE POINT OF TERMINATION. THE SIDE LOT LINES OF SAID EASEMENT SHALL BE SHORTENED OR LENGTHENED TO TERMINATE ON THE SOUTH RIGHT OF WAY LINE OF S.T.H. 21.

PARENT PARCEL

ALL THAT PARCEL OF LAND IN ADAMS COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED DOC # 466560, ID# 024-00745-0010, BEING KNOWN AND DESIGNATED AS: ALL THAT PARCEL OF LAND IN TOWNSHIP OF TOWN OF PRESTON, ADAMS COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED DOC # 466560, ID# 024-00745-0010, BEING KNOWN AND DESIGNATED AS LOT ONE (1) OF ADAMS COUNTY CERTIFIED SURVEY MAP NO. 5131 AS RECORDED JUNE 7, 2007 AT 1:45 PM IN VOLUME 26 OF CERTIFIED SURVEYS ON PAGES 1-2 AS DOCUMENT NO. 466173; BEING SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 6 EAST. ALL BEING IN THE TOWN OF PRESTON, COUNTY OF ADAMS, STATE OF WISCONSIN.

[Handwritten Signature]
 CRAIG A. KEACH
 S-233
 WISCONSIN
 LAND SURVEYOR
 JANUARY 9, 2013

TITLE REPORT: AMC SETTLEMENT SERVICES
 COMMITMENT NO. 3872013
 EFFECTIVE DATE: SEPTEMBER 10, 2012
 FEE SIMPLE TITLE VESTED IN: T.C. ENTERPRISES, LLC

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
 (1-6) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

(7) 2012 REAL ESTATE TAXES UNAVAILABLE, TAX ID#024-00745-0010, TAXES ACCRUING WITHIN THE CURRENT YEAR. ANY SPECIAL ASSESSMENTS (SIDEWALKS, STREETLIGHTS, SEWERS, ETC.): NO IF MULTIPLE PARCELS/TRACTS, DOES TAX ID COVER ALL: YES

(8) SUBJECT TO MORTGAGE FROM T.C. ENTERPRISES, LLC TO M&I MARSHALL & ILSLEY BANK AS SET FORTH IN DOC # 466561, IN THE AMOUNT OF \$272,100.00, OPEN ENDED TO \$272,100.00, DATED 06/18/2007, RECORDED 06/20/2007, IN ADAMS COUNTY RECORDS. APPLIES TO PARENT PARCEL.

(9) SUBJECT TO MORTGAGE FROM T.C. ENTERPRISES, LLC TO M&I MARSHALL & ILSLEY BANK AS SET FORTH IN DOC # 466562, IN THE AMOUNT OF \$150,000.00, OPEN ENDED TO \$150,000.00, DATED 06/18/2007, RECORDED 06/20/2007, IN ADAMS COUNTY RECORDS. APPLIES TO PARENT PARCEL.

(10) SUBJECT TO MEMORANDUM OF SITE LEASE WITH OPTION BETWEEN JAMES A. FOTH AND RITA ANN FOTH, HUSBAND AND WIFE AND WHITE PINE LAND COMPANY RECORDED 04/12/2001 AS SET FORTH IN BOOK 3742, PAGE 2. THIS IS A BLANKET LEASE ACROSS THE PARENT PARCEL. DOES APPLY.

SUBJECT TO AMENDMENT TO SITE LEASE WITH OPTION BETWEEN JAMES A. FOTH AND RITA ANN FOTH RECORDED 05/18/2001 AS SET FORTH IN BOOK 3742, PAGE 05. THIS IS A BLANKET LEASE ACROSS THE PARENT PARCEL. DOES APPLY.

SUBJECT TO ATTORNMENT AND NONDISTURBANCE AGREEMENT BETWEEN WHITE PINE LAND COMPANY AND GRAND MARSH BANK RECORDED 04/29/2002 AS SET FORTH IN BOOK 2867, PAGE 35. THIS IS A BLANKET LEASE ACROSS THE PARENT PARCEL. DOES APPLY.

SUBJECT TO PRIVATE ONSITE WASTE TREATMENT SYSTEM MAINTENANCE AGREEMENT RECORDED 06/09/2005 AS SET FORTH IN BOOK 3933, PAGE 48. APPLIES TO PARENT PARCEL. NO ABOVE GROUND SEPTIC COVERS/VENTS WERE EVIDENCED NEAR THE PROPOSED LEASE OR EASEMENTS.

SUBJECT TO RIGHT OF WAY EASEMENT FOR ELECTRIC LINES BETWEEN JERRY E. WILLEY, SR. AND NORMA WILLEY AND ADAMS-COLUMBIA ELECTRIC COOPERATIVE RECORDED 01/24/2007 AS SET FORTH IN DOC# 462396. THIS IS A BLANKET EASEMENT FOR ELECTRIC LINES ACROSS THE PARENT PARCEL. ALL BURIED AND OVERHEAD ELECTRIC LINES ARE SHOWN.

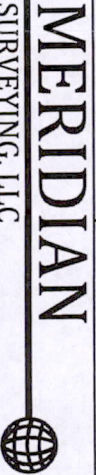
SUBJECT TO PRIVATE ONSITE WASTE TREATMENT SYSTEM MAINTENANCE AGREEMENT RECORDED 07/02/2007 AS SET FORTH IN DOC# 466825. APPLIES TO PARENT PARCEL. NO ABOVE GROUND SEPTIC COVERS/VENTS WERE EVIDENCED NEAR THE PROPOSED LEASE OR EASEMENTS.

SUBJECT TO RIGHT OF WAY EASEMENT FOR ELECTRIC LINES BETWEEN JERRY WILLEY, SR. AND ADAMS-COLUMBIA ELECTRIC COOPERATIVE RECORDED 08/17/2007 AS SET FORTH IN DOC# 468129. THIS IS A BLANKET EASEMENT FOR ELECTRIC LINES ACROSS THE PARENT PARCEL. ALL BURIED AND OVERHEAD ELECTRIC LINES ARE SHOWN.

SUBJECT TO RIGHT OF WAY TO STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION BY DIRECTION AND ORDER OF THE DEPARTMENT OF TRANSPORTATION DATED 03/07/1940 AS SET FORTH IN DOC# 479358 FILED 01/09/2009. THE RIGHT OF WAY IS PLOTTED AND SHOWN.

(11) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, SERVITUDES, RESERVATIONS FOR MINERALS OR MINERAL RIGHTS, IF ANY, AFFECTING TITLE TO THE LAND, WHICH: (1) APPEAR IN OR ARE REFERENCED IN THE PUBLIC LAND RECORDS, OR (11) APPEAR IN, ARE SHOWN ON, OR ARE REFERENCED IN ANY RECORDED PLAT OR CERTIFIED SURVEY MAP. NONE COULD BE FOUND.

(12-13) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

SITE NAME: COTTONVILLE SITE NUMBER: WI-00-5165		SITE ADDRESS: 1193 S.T.H. "21" FRIENDSHIP, WI 53934	
			
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