

PROJECT- WARRENS #WI-00-5022

SURVEYED FOR:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578

AND

SURVEYED FOR:
CST HOLDINGS, LLC
323 S. HALE STREET, SUITE 100
WHEATON, IL 60187

PROPERTY OWNER:
(LEASE & EASEMENT)
FRANCIS RULAND JR.
22867 CORTLAND AVE.
WARRENS, WI 54666

PARCEL NO.:
(LEASE & EASEMENT)
024-00697-0000,
024-00707-0000

PROPERTY OWNER:
(EASEMENT)
JAMES J. STEIGENBERGER
S43W38585 C.T.H. "D"
DOUSMAN, WI 53118

PARCEL NO.: (EASEMENT)
024-0688-0000

DEED: DOCUMENT NO. 311957
& DOCUMENT NO. 312170

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ⊙ = EXISTING POWER POLE
- = TELEPHONE PEDESTAL
- OPL- = OVERHEAD ELECTRIC
- E- = BURIED ELECTRIC
- - - = PROPERTY LINE
- 🌳 = EXISTING TREE

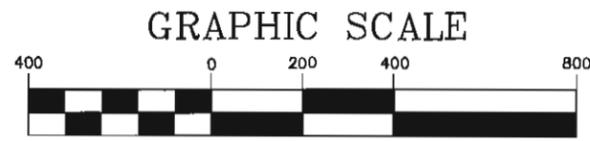
I, Craig A. Keach, hereby certify that none of the property described herein is within a flood plain or wetlands area as defined by FEMA or Wisconsin DNR.

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 29th day of MAY, 2014.

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

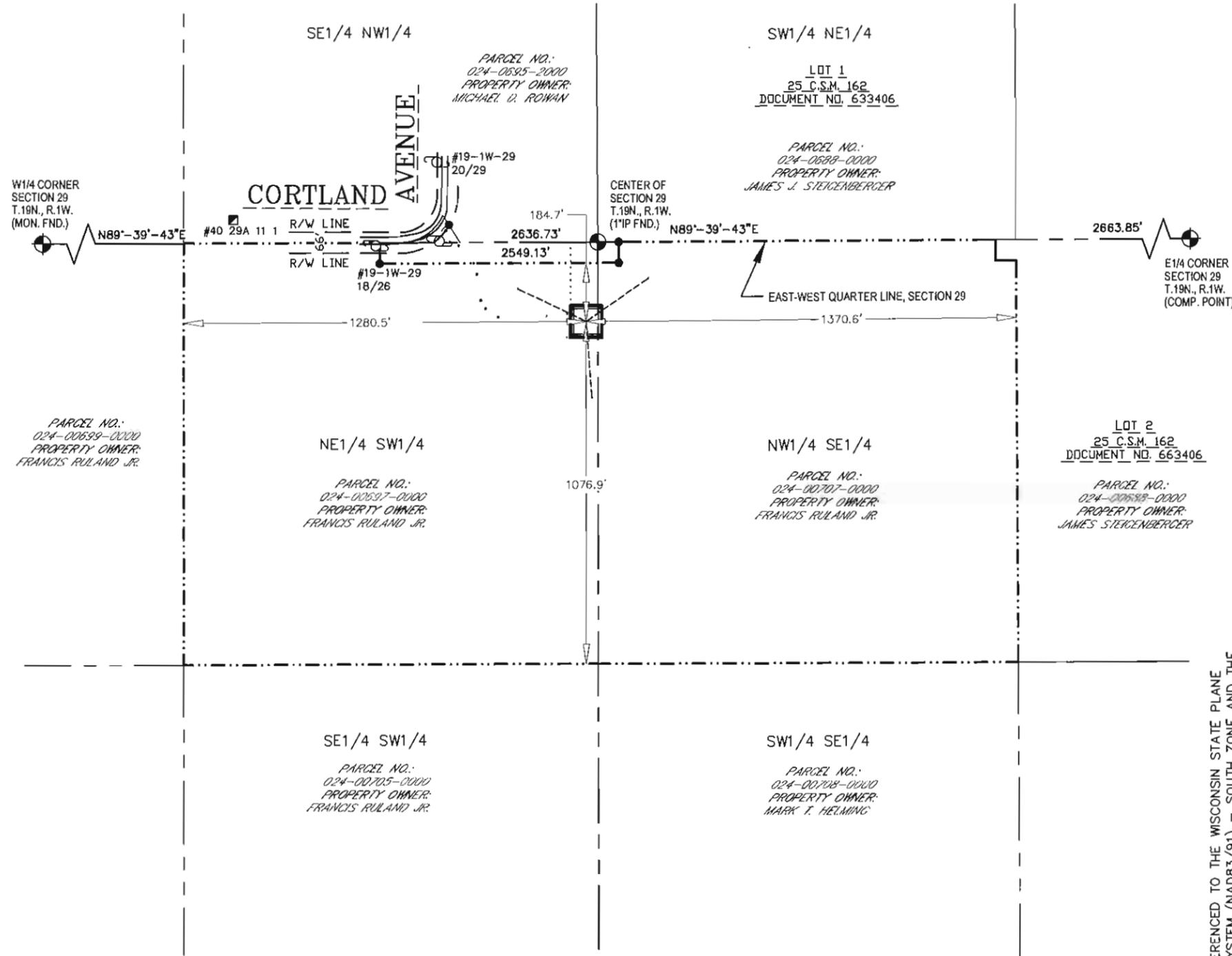


11" x 17" - 1" = 400'
22" x 34" - 1" = 200'

CSR 2345

PROPOSED TOWER BASE

LATITUDE: 44°-05'-38.86"
LONGITUDE: 90°-31'-33.67"
(Per North American Datum of 83/91)
Ground Elevation: 1100.9'
(Per National Geodetic Vertical Datum of 1929)



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

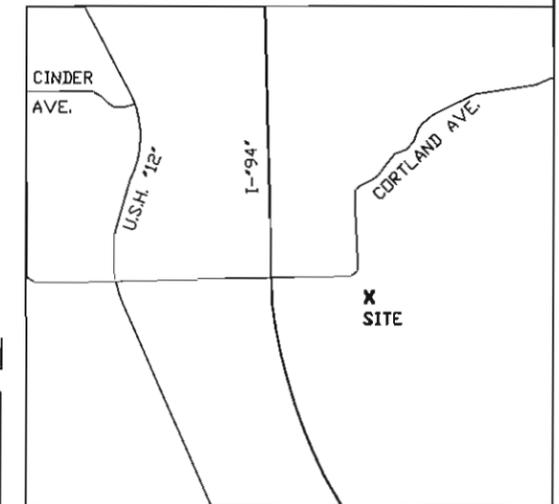


SURVEY NOTES:

-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.

-VICINITY MAP-



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/91) - SOUTH ZONE AND THE EAST-WEST QUARTER LINE OF SECTION 29 T.19N., R.1W., WHICH BEARS N89°-39'-43"E

SITE NAME: WARRENS
SITE ADDRESS: 22867 CORTLAND AVE. WARRENS, WI 54666
SITE NUMBER: WI-00-5022

LEASE EXHIBIT FOR CST HOLDINGS, LLC.

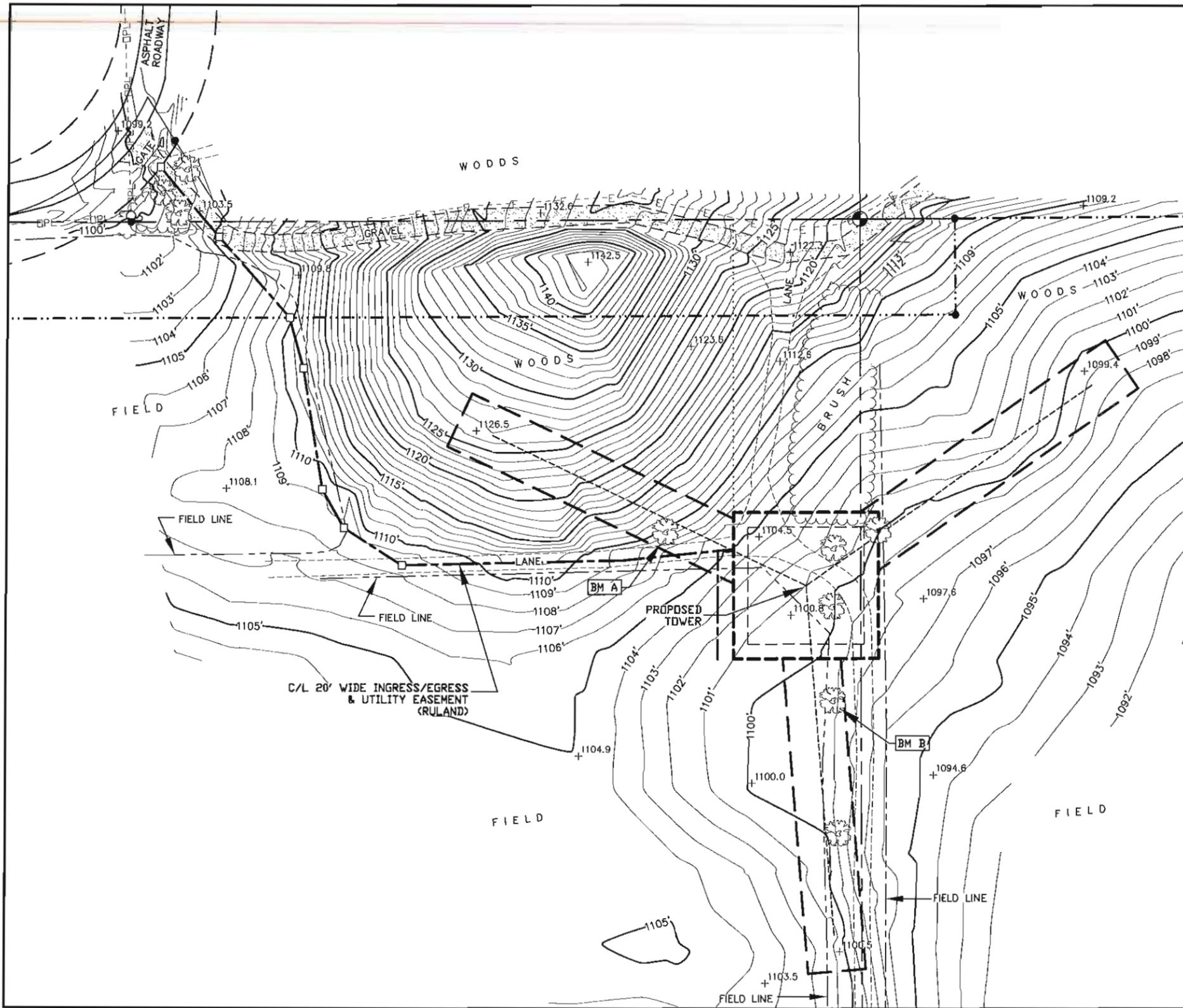
MERIDIAN SURVEYING, LLC

8774 Firelane 1 Menasha, WI 54952
Office: 920-993-0881 Fax: 920-273-6037

BEING A PART OF NE1/4 OF THE SW1/4 AND PART OF THE NW1/4 OF THE SE1/4 OF SECTION 29, T.19N., R.1W., TOWN OF LINCOLN, MONROE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	5/29/14	Revised Easement	J.D.
2	4/7/14	Added Title Report	J.B.
1	4/15/11	Preliminary Survey	J.B.

DRAWN BY: J.B. FIELD WORK DATE: 5-28-14
CHECKED BY: C.A.K. FIELD BOOK: M-20, PG.63-64
JOB NO.: 6340-B829 SHEET 1 OF 5



- LEGEND-
- = 1" X 18" IRON PIPE SET
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 - = 6" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
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CSR 2345

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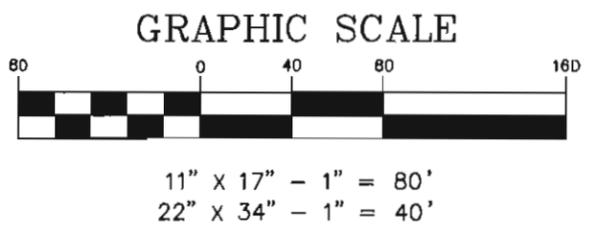
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 Craig A. Keach, S-2333

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BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET 6" NAIL IN 12" OAK; ±1' ABOVE GROUND LEVEL
 ELEVATION: 1110.48'

SITE BENCHMARK: (BM B)
 SET 6" NAIL IN SOUTHWEST FACE OF TRIPLE 16" TREE; ±1' ABOVE GROUND LEVEL
 ELEVATION: 1100.89'



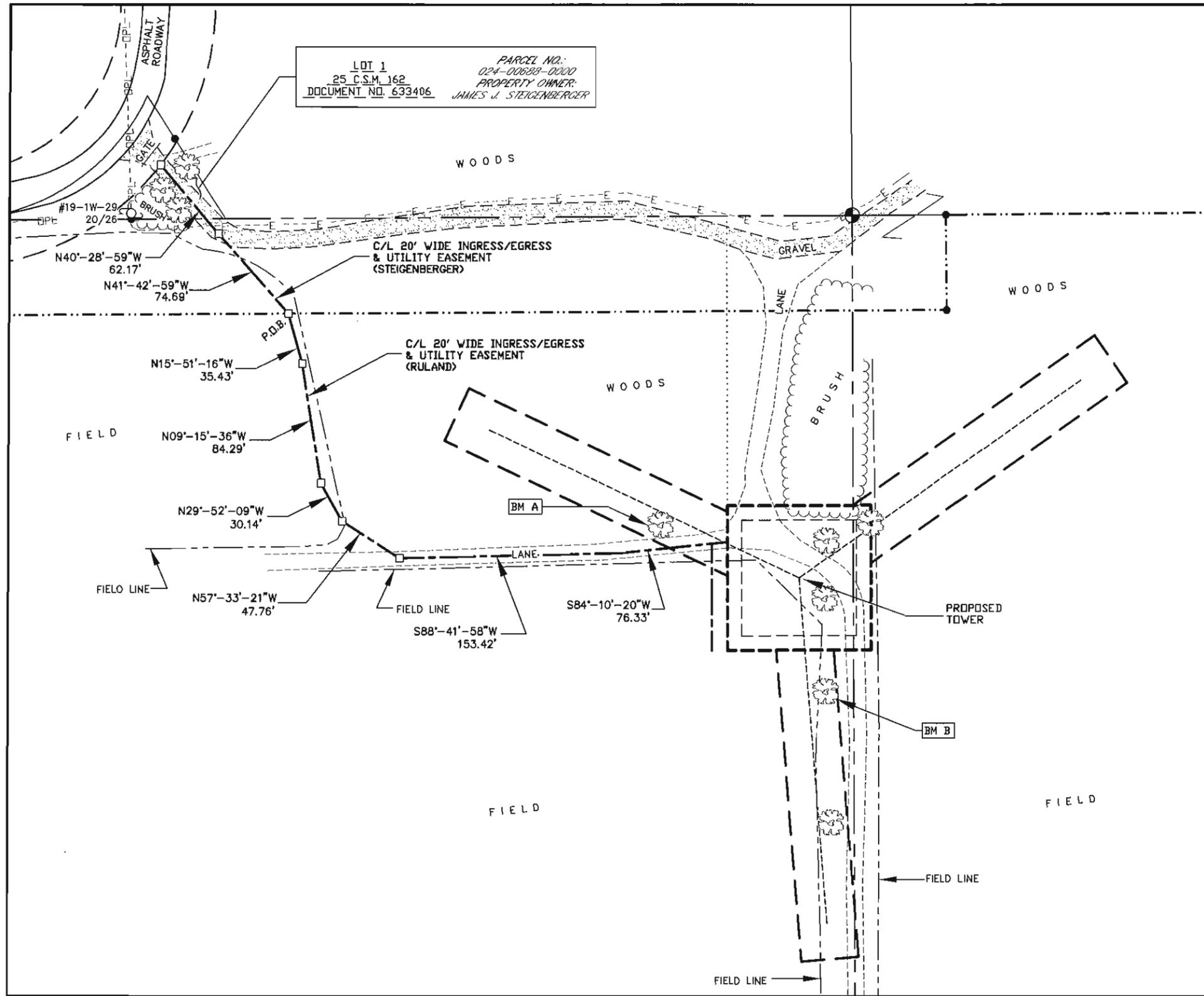
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SITE NUMBER: WI-00-5022	
MERIDIAN SURVEYING, LLC	
N8774 Firelane 1 Menasha, WI 54952	Office: 920-993-0881 Fax: 920-273-6037

LEASE EXHIBIT
FOR
CST HOLDINGS, LLC.

BEING A PART OF NE1/4 OF THE SW1/4 AND PART OF THE NW1/4 OF THE SE1/4 OF SECTION 29, T.19N., R.1W., TOWN OF LINCOLN, MONROE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
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1	4/15/11	Preliminary Survey	J.B.

DRAWN BY: J.B.	FIELD WORK DATE: 5-28-14
CHECKED BY: C.A.K.	FIELD BOOK: M-20, PG.63-64
JOB NO.: 6340-BB29	SHEET 2 OF 5



LOT 1
25 C.S.M. 162
DOCUMENT NO. 633406

PARCEL NO.:
024-00699-0000
PROPERTY OWNER:
JAMES J. STEIGENBERGER

-LEGEND-

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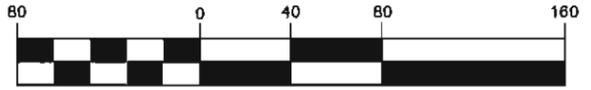


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ELEVATION: 1100.89'

GRAPHIC SCALE



11" X 17" - 1" = 80'
22" X 34" - 1" = 40'

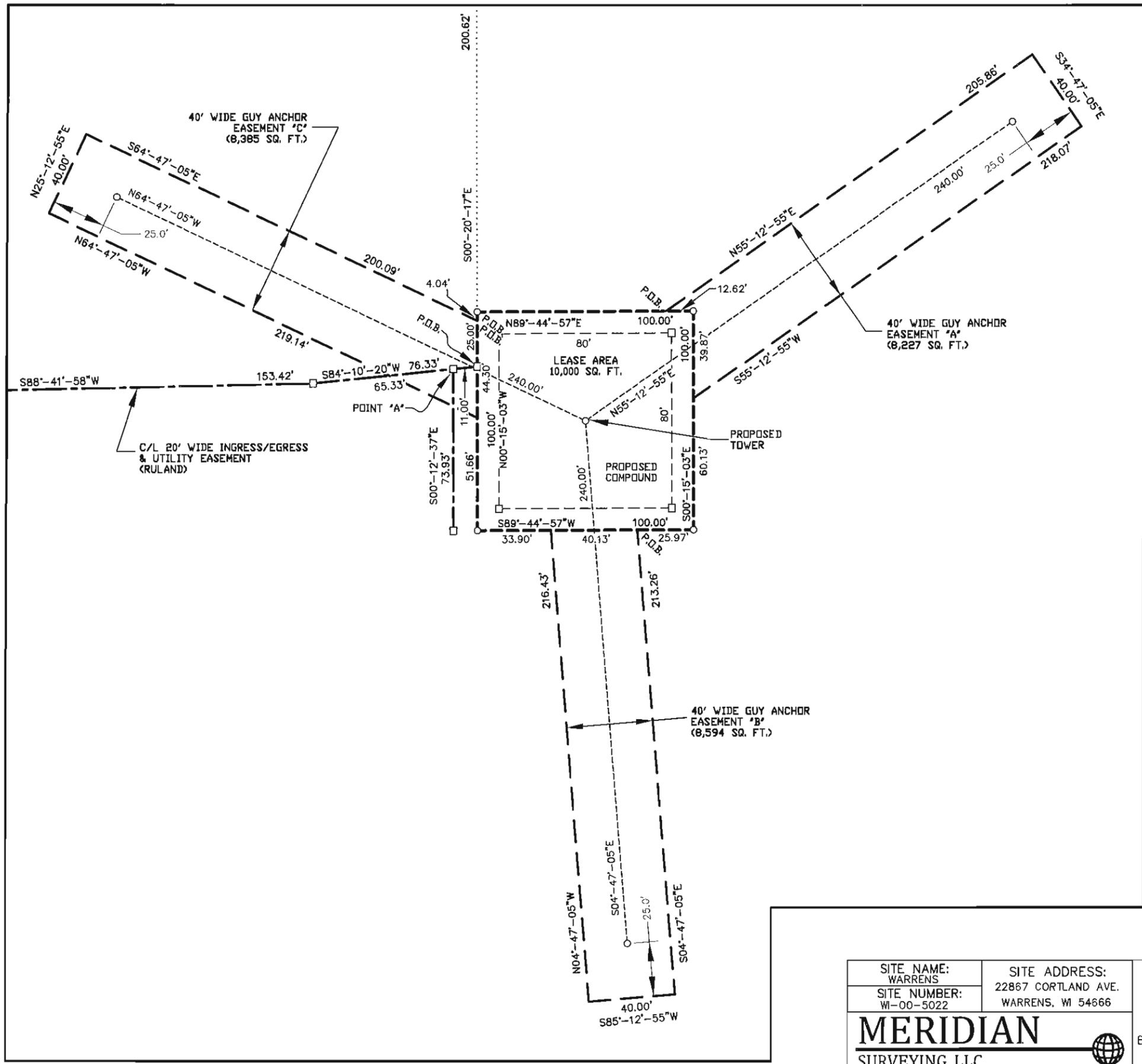
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SITE NUMBER: WI-00-5022	
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CHECKED BY: C.A.K. FIELD BOOK: M-20, PG.63-64
JOB NO.: 6340-BB29 SHEET 3 OF 5



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GRAPHIC SCALE



11" x 17" - 1" = 50'
 22" x 34" - 1" = 25'

CSR 2345

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Dated this 29th day of MAY, 2014.

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



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/91) - SOUTH ZONE AND THE EAST-WEST QUARTER LINE OF SECTION 29 T.19N., R.1W., WHICH BEARS N89°-39'-43"E



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SITE NUMBER: WI-00-5022	
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SURVEYING, LLC	
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CHECKED BY: C.A.K.	FIELD BOOK: M-20, PG.63-64
JOB NO.: 6340-B829	SHEET 4 of 5

LEASE PARCEL

A part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-Nine (29), Township Nineteen (19) North, Range One (1) West, Town of Lincoln, Monroe County, Wisconsin, containing 10,000 square feet (0.229 acres) of land and being described by:

Commencing at the West Quarter (W1/4) Corner of said Section 29; thence N89°-39'-43"E 2549.13 feet along the East/West Quarter line of said Section 29; thence S00°-20'-17"E 200.62 feet to the point of beginning; thence N89°-44'-57"E 100.00 feet; thence S00°-15'-03"E 100.00 feet; thence S89°-44'-57"W 100.00 feet; thence N00°-15'-03"W 100.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

20 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT

(Steigenberger)

A part of Lot One (1) of Certified Survey Map Recorded in Volume 25 of Certified Survey Maps on Page 162 as Document No. 633406 of Monroe County Records and being located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Nineteen (19) North, Range One (1) West, Town of Lincoln, Monroe County, Wisconsin, containing 2,737 square feet (0.063 acres) of land and being Ten (10) feet each side of and parallel to the following described line:

Commencing at the West Quarter (W1/4) Corner of said Section 29; thence N89°-39'-43"E 2549.13 feet along the East/West Quarter line of said Section 29; thence S00°-20'-17"E 200.62 feet; thence S00°-15'-03"E 25.00 feet; thence S84°-10'-20"W 76.33 feet thence S88°-41'-58"W 153.42 feet, thence N57°-33'-21"W 47.76 feet; thence N29°-52'-09"W 30.14 feet; thence N09°-15'-36"W 84.29 feet; thence N15°-51'-16"W 35.43 feet to a point on the south line of Lot 1 of said Certified Survey Map and the point of beginning; thence N41°-42'-59"W 74.69 feet; thence N40°-28'-59"W 62.17 feet to a point on the Southerly Right of Way line of Cortland Avenue and the point of termination. The side lot lines of said easement shall be shortened or lengthened to terminate on the Southerly Right of Way line of Cortland Avenue and the south line of Lot 1 of said Certified Survey Map.

20 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT

(Ruland)

A part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Nine (29), Township Nineteen (19) North, Range One (1) West, Town of Lincoln, Monroe County, Wisconsin, containing 10,026 square feet (0.230 acres) of land and being Ten (10) feet each side of and parallel to the following described line:

Commencing at the West Quarter (W1/4) Corner of said Section 29; thence N89°-39'-43"E 2549.13 feet along the East/West Quarter line of said Section 29; thence S00°-20'-17"E 200.62 feet; thence S00°-15'-03"E 25.00 feet to the point of beginning; thence S84°-10'-20"W 11.00 feet to a point herein after referred to as point "A"; thence S00°-12'-37"E 73.93 feet to the point of termination. Also beginning at said point "A" thence S84°-10'-20"W 65.33 feet; thence S88°-41'-58"W 153.42 feet, thence N57°-33'-21"W 47.76 feet; thence N29°-52'-09"W 30.14 feet; thence N09°-15'-36"W 84.29 feet; thence N15°-51'-16"W 35.43 feet to a point on the south line of Lot 1 of Certified Survey Map Recorded in Volume 25 of Certified Survey Maps on Page 162 as Document No. 633406 of Monroe County Records and the point of termination; The side lot lines of said easement shall be shortened or lengthened to terminate on the Westerly line of the afore described "Lease Parcel" and the south line of Lot 1 of said Certified Survey Map.

40 FOOT WIDE GUY ANCHOR EASEMENT "A"

A part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-Nine (29), Township Nineteen (19) North, Range One (1) West, Town of Lincoln, Monroe County, Wisconsin, containing 8227 square feet (0.189 acres) of land and being described by:

Commencing at the West Quarter (W1/4) Corner of said Section 29; thence N89°-39'-43"E 2549.13 feet along the East/West Quarter line of said Section 29; thence S00°-20'-17"E 200.62 feet; thence N89°-44'-57"E 87.38 feet to the point of beginning; thence N55°-12'-55"E 205.86 feet; thence S34°-47'-05"E 40.00 feet; thence S55°-12'-55"W 218.07 feet; thence N00°-15'-03"W 39.87 feet; thence S89°-44'-57"W 12.62 feet to the point of beginning, being subject to any and all easements and restrictions of record.

40 FOOT WIDE GUY ANCHOR EASEMENT "B"

A part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-Nine (29), Township Nineteen (19) North, Range One (1) West, Town of Lincoln, Monroe County, Wisconsin, containing 8594 square feet (0.197 acres) of land and being described by:

Commencing at the West Quarter (W1/4) Corner of said Section 29; thence N89°-39'-43"E 2549.13 feet along the East/West Quarter line of said Section 29; thence S00°-20'-17"E 200.62 feet; thence N89°-44'-57"E 100.00 feet; thence S00°-15'-03"E 100.00 feet; thence S89°-44'-57"W 25.97 feet to the point of beginning; thence S04°-47'-05"E 213.26 feet; thence S85°-12'-55"W 40.00 feet; thence N04°-47'-05"W 216.43 feet; thence N89°-44'-57"E 40.13 feet to the point of beginning, being subject to any and all easements and restrictions of record.

40 FOOT WIDE GUY ANCHOR EASEMENT "C"

A part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Nine (29), Township Nineteen (19) North, Range One (1) West, Town of Lincoln, Monroe County, Wisconsin, containing 8385 square feet (0.193 acres) of land and being described by:

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CSR 2345

PARENT PARCEL

The Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4); and the Northwest of the Southeast Quarter (NW1/4 SE1/4); all in Section Twenty-Nine (29), Township Nineteen (19) North, Range One (1) West, Town of Lincoln, Monroe County; except Lots One (1) and Two (2) of Vol. 25 CSM Pg. 162 as Document No. 633406, located in the SW1/4 of the NE1/4, NE1/4 of the SE1/4, NW1/4 of the SE1/4, NE1/4 of the SW1/4 and the SE1/4 of the NW1/4 of Section 29, T19 R1W, Town of Lincoln, Monroe County, Wisconsin.

TITLE REPORT REVIEW

Title Report: First American Title Insurance Company

Commitment No. NCS-376000-23-MPLS

Effective Date: January 22, 2014

Fee Simple Title Vested In:

Francis P. Ruland Jr. and Jane M. Ruland

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

(1-11) These are general statements and not specific encumbrances.

(12) Taxes for the year 2013, in the amount of \$1,602.83, first installment is due January 31, 2014.



SITE NAME: WARRENS SITE NUMBER: WI-00-5022	SITE ADDRESS: 22867 CORTLAND AVE. WARRENS, WI 54666	LEASE EXHIBIT FOR CST HOLDINGS, LLC.		3	5/29/14	Revised Easement	J.D.
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