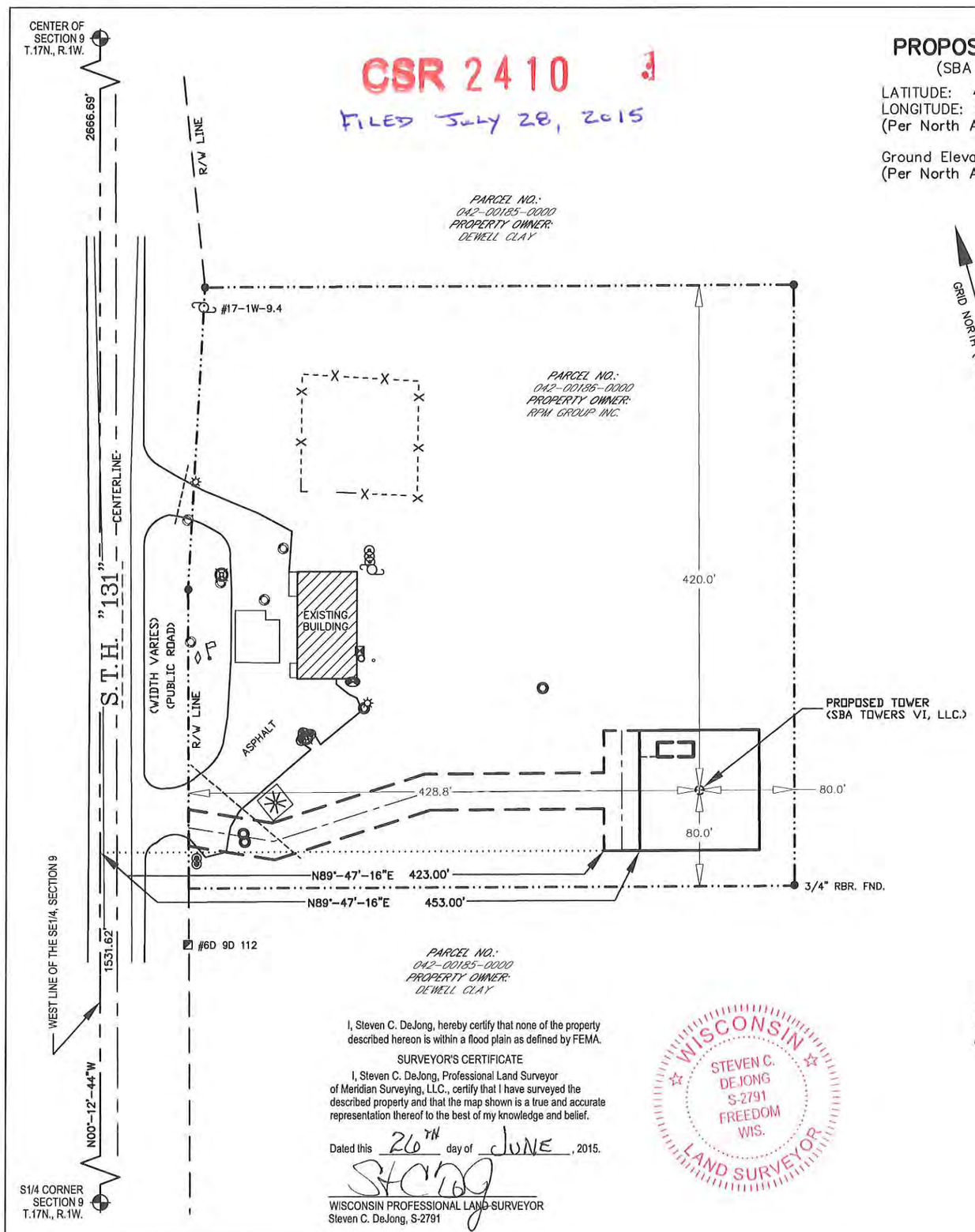
CSR 2410

FILED July 28, 2015

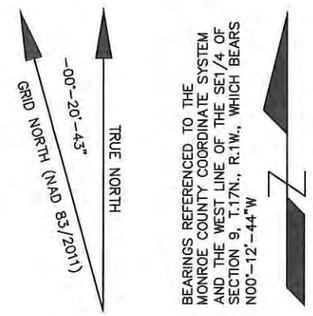


PROPOSED TOWER BASE

(SBA TOWERS VI, LLC.)

LATITUDE: 43°-57'-43.03"
LONGITUDE: 90°-30'-10.57"
(Per North American Datum of 83/2011

Ground Elevation: 983.8'
(Per North American Vertical Datum of 1988)



-LEGEND-

- ○ = 1" X 18" IRON PIPE SET
- ● = 1.5" IRON PIPE FOUND
- □ = 6" NAIL SET
- = COUNTY MONUMENT FOUND
- = EXISTING POWER POLE
- = ELECTRIC METER
- = TELEPHONE PEDESTAL
- = GAS METER
- = LIGHT POLE
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- = WOOD POST
- = TRAFFIC SIGN
- = FLAG POLE
- -OPL- = OVERHEAD ELECTRIC
- -T- = BURIED TELEPHONE
- -E- = BURIED ELECTRIC
- = PROPERTY LINE
- = EXISTING TREE

I, Steven C. DeJong, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

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 26TH day of JUNE, 2015.

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

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

GRAPHIC SCALE
1 inch = 100 ft.
0 50 100 200

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

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.

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.

SURVEYED FOR:
Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

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

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

SITE NAME:	BUCKLEY PARK
SITE NUMBER:	278110
SITE ADDRESS:	14670 S.T.H. "131" TOMAH, WI 54660

PROPERTY OWNER:
RPM GROUP INC.
PO BOX 6436
ROCKFORD, IL 61125

PARCEL NO.: 042-00186-0000

ZONED: COMMERCIAL

DEED: DOCUMENT NO. 562163

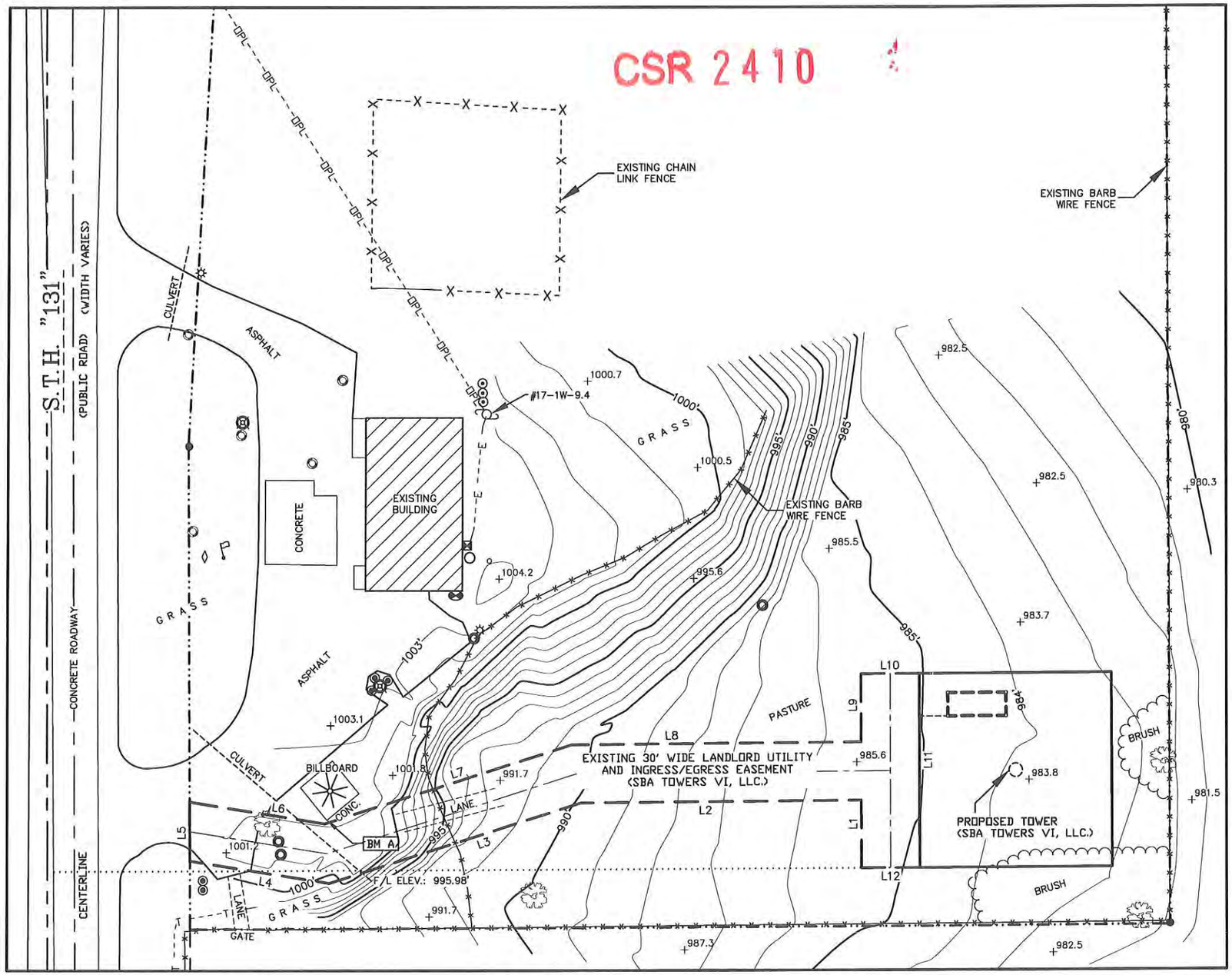
LEASE EXHIBIT

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

BEING A PART OF THE NW1/4 OF THE SE1/4, SECTION 9, T.17N., R.1W., TOWN OF TOMAH, MONROE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	6/26/15	Revised Easement	J.D.
2	6/9/15	Removed Easement	J.D.
1	4/21/15	Preliminary Survey	J.D.

DRAWN BY:	J.B.	FIELD WORK DATE:	3-24-15
CHECKED BY:	S.C.D.	FIELD BOOK:	M-32, PG.51
JOB NO.:	8042	SHEET	1 OF 3



LINE TABLE		
Line #	Direction	Length
L1	N00°12'44"W	34.94'
L2	S89°33'04"W	145.61'
L3	S72°26'20"W	136.92'
L4	N81°00'16"W	73.46'
L5	N00°18'48"W	30.40'
L6	S81°00'16"E	71.30'
L7	N72°26'20"E	134.35'
L8	N89°33'04"E	150.25'
L9	N00°12'44"W	35.06'
L10	N89°53'37"E	30.00'
L11	S00°12'44"E	100.00'
L12	S89°47'16"W	30.00'

—LEGEND—

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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 26TH day of JUNE, 2015.

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

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

GRAPHIC SCALE
1 inch = 60 ft.
0 30 60 120

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TOP OF SOUTHWEST CORNER OF CONCRETE PAD OF BILLBOARD
ELEVATION: 1002.98'

BEARINGS REFERENCED TO THE MONROE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SE1/4 OF SECTION 9, T.17N., R.1W., WHICH BEARS N00°-12'-44"W

SURVEYED FOR:

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624 Water Street
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SURVEYED FOR:

verizon wireless
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SUITE 1400
SCHAUMBURG, IL 60173

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

SITE NAME: BUCKLEY PARK

SITE NUMBER: 278110

SITE ADDRESS: 14670 S.T.H. "131"
TOMAH, WI 54660

PROPERTY OWNER:
RPM GROUP INC.
PO BOX 6436
ROCKFORD, IL 61125

PARCEL NO.: 042-00186-0000

ZONED: COMMERCIAL

DEED: DOCUMENT NO. 562163

LEASE EXHIBIT

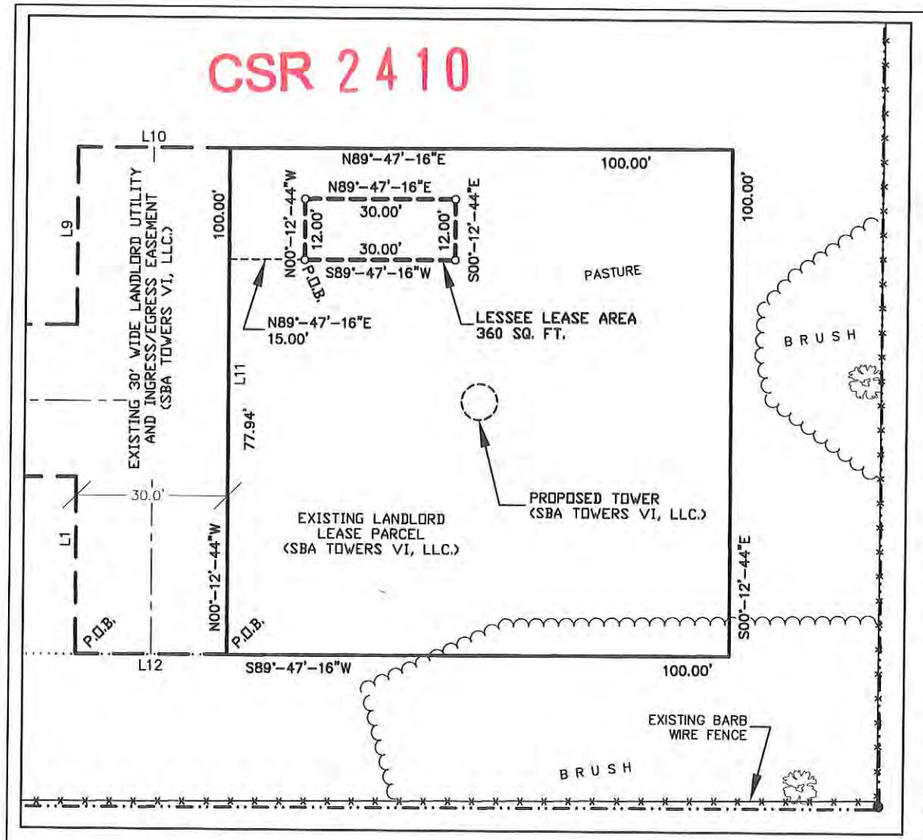
FOR
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS

BEING A PART OF THE NW1/4 OF THE SE1/4, SECTION 9, T.17N., R.1W., TOWN OF TOMAH, MONROE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	6/26/15	Revised Easement	J.D.
2	6/9/15	Removed Easement	J.D.
1	4/21/15	Preliminary Survey	J.D.

DRAWN BY: J.B.	FIELD WORK DATE: 3-24-15
CHECKED BY: S.C.D.	FIELD BOOK: M-32, PG.51
JOB NO.: 8042	SHEET 2 OF 3

CSR 2410



GRAPHIC SCALE
1 inch = 30 ft.

0 15 30 60

BEARINGS REFERENCED TO THE MONROE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SE1/4 OF SECTION 9, T.17N., R.1W., WHICH BEARS N00°-12'-44"W

N

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

—LEGEND—

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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 26th day of JUNE, 2015.

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

LESSEE LEASE PARCEL

A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Nine (9), Township Seventeen (17) North, Range One (1) West, Town of Tomah, Monroe County, Wisconsin containing 360 square feet (0.009 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 9; thence N00°-12'-44"W 1,531.62 feet along the West line of the SE1/4 of said Section 9; thence N89°-47'-16"E 453.00 feet; thence N00°-12'-44"W 77.94 feet; thence N89°-47'-16"E 15.00 feet to the point of beginning; thence N00°-12'-44"W 12.00 feet; thence N89°-47'-16"E 30.00 feet; thence S00°-12'-44"E 12.00 feet; thence S89°-47'-16"W 30.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

LEASE PARCEL (SBA Towers VI, LLC)

A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Nine (9), Township Seventeen (17) North, Range One (1) West, Town of Tomah, Monroe County, Wisconsin containing 10,000 square feet (0.230 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 9; thence N00°-12'-44"W 1,531.62 feet along the West line of the SE1/4 of said Section 9; thence N89°-47'-16"E 453.00 feet to the point of beginning; thence N00°-12'-44"W 100.00 feet; thence N89°-47'-16"E 100.00 feet; thence S00°-12'-44"E 100.00 feet; thence S89°-47'-16"W 100.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

30' WIDE UTILITY & INGRESS/EGRESS EASEMENT (SBA Towers VI, LLC)

A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Nine (9), Township Seventeen (17) North, Range One (1) West, Town of Tomah, Monroe County, Wisconsin containing 13,677 square feet (0.313 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 9; thence N00°-12'-44"W 1,531.62 feet along the West line of the SE1/4 of said Section 9; thence N89°-47'-16"E 423.00 feet to the point of beginning; thence N00°-12'-44"W 34.94 feet; thence S89°-33'-40"W 145.61 feet; thence S72°-26'-20"W 136.92 feet; thence N81°-00'-16"W 73.46 feet to a point on the east line of State Highway "131"; thence N00°-18'-48"W 30.40 feet along said east line; thence S81°-00'-16"E 71.30 feet; thence N72°-26'-20"E 134.35 feet; thence N89°-33'-04"E 150.25 feet; thence N00°-12'-44"W 35.06 feet; thence N89°-53'-37"E 30.00 feet; thence S00°-12'-44"E 100.00 feet; thence S89°-47'-16"W 30.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

PARENT PARCEL

An interest in land, said interest being over a portion of the following described parent parcel:

The following described real estate in Monroe County, State of Wisconsin

A Parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section Nine (9), Township Seventeen (17) North, Range One (1) West, described as follows:
Commencing at the Southwest corner of the SE 1/4 of Section 9, thence N0°15'W 1501.63 feet;
thence North 89°45'E, 33.0 feet to the point of beginning; thence continuing N89°45'E, 550.0 feet; thence N0°15'W, 500.00 feet; thence S89°45'W, 550.0 feet; thence S0°15'E, 500.0 feet to the point of beginning, excepting lands deeded to the State of Wisconsin in Vol. 227 of Deeds Page 209.

AND BEING the same property conveyed to RPM Group, Inc. from Lyle R. Kuhl and Rosemary Kuhl by Warranty Deed dated June 05, 2006 and recorded June 07, 2006 in Instrument No. 562163.

Tax Parcel No. 042-00186-0000
Said interest being over land more particularly described by the following description:
Insert metes and bounds description of area

TITLE REPORT REVIEW

Title Report: Fidelity National Title Insurance Company

Commitment No. 20318592

Effective Date: February 24, 2015

Fee Simple Title Vested In:

RPM Group, Inc.

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.

SURVEYED FOR:
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624 Water Street
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N8774 Firelane 1
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Office: 920-993-0881
Fax: 920-273-6037

SITE NAME:	BUCKLEY PARK
SITE NUMBER:	278110
SITE ADDRESS:	14670 S.T.H. "131" TOMAH, WI 54660

PROPERTY OWNER:
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PO BOX 6436
ROCKFORD, IL 61125

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