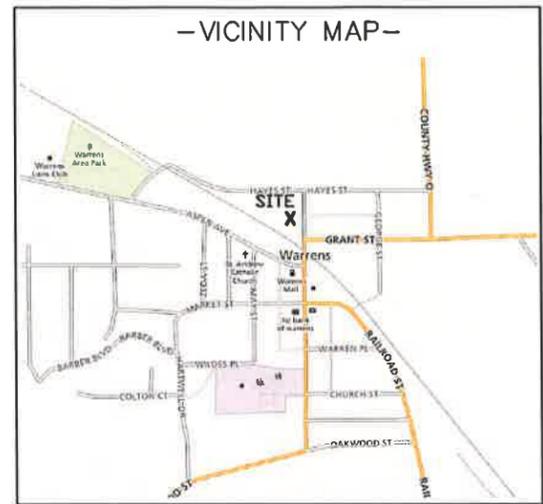


E1/4 CORNER SECTION 9 T.19N., R.1W. (FND. RR SPIKE)

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - SOUTH ZONE AND THE EAST LINE OF THE SE1/4 SECTION 9, T.19N., R.1W., WHICH BEARS N00°-08'-59"W

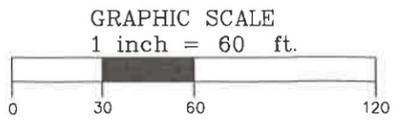


**PROPOSED TOWER BASE**

LATITUDE: 44°-07'-54.51"  
 LONGITUDE: 90°-30'-00.70"  
 (Per North American Datum of 83/2011)  
 Ground Elevation: 1019.5'  
 (Per North American Vertical Datum of 1988)

**-LEGEND-**

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ⊙ = EXISTING POWER POLE
- ⊞ = ELECTRIC METER
- ⊞ = ELECTRIC PEDESTAL
- ⊞ = TELEPHONE PEDESTAL
- ⊙ = LIGHT POLE
- ⊙ = FIRE HYDRANT
- ⊕ = WATER MANHOLE
- ⊕ = SANITARY MANHOLE
- ◇ = TRAFFIC SIGN
- DPL — = OVERHEAD ELECTRIC
- E — = BURIED ELECTRIC
- F — = BURIED FIBER OPTIC LINE
- G — = BURIED GAS LINE
- V — = WATER MAIN
- — — = PROPERTY LINE



**BENCHMARK INFORMATION**  
 SITE BENCHMARK: (BM A)  
 TOP OF TAG BOLT OF FIRE HYDRANT  
 ELEVATION: 1017.45'

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



FILED OCTOBER 8, 2019  
**CSR 2732**

SURVEYED FOR:

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

SURVEYED FOR:

909 LAKE CAROLYN PARKWAY, SUITE 260  
 IRVING, TX 75039

**MERIDIAN**  
**SURVEYING, LLC**

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

**SITE NAME:**  
 WARRENS DT

**SITE NUMBER:**  
 PIW332

**SITE ADDRESS:**  
 301 HAYES ST.  
 WARRENS, WI 54666

**PROPERTY OWNER:**  
 JAMES & NODJI VAN WYCHEN  
 3365 AUGER RD.  
 WARRENS, WI 54666

**PARCEL NO.:** 185-00129-0000

**ZONED:** C-1 COMMERCIAL

**DEED REFERENCE:**  
 VOL. 313 PG. 437, DOC. NO. 486153 &  
 VOL. 103 PG. 383, DOC. NO. 397813

**SURVEY PLAT**  
 FOR  
**PARALLEL INFRASTRUCTURE**  
 BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 9, T.19N., R.1W., VILLAGE OF WARRENS, MONROE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	9/18/19	Added Lease and Easement	JD
2	8/27/19	Added Title Report	JB
1	7/25/19	Preliminary Survey	JB

<b>DRAWN BY:</b> J.B.	<b>FIELD WORK DATE:</b> 7-23-19
<b>CHECKED BY:</b> C.A.K.	<b>FIELD BOOK:</b> M-53, PG.44
<b>JOB NO.:</b> 11279	<b>SHEET</b> 1 OF 3

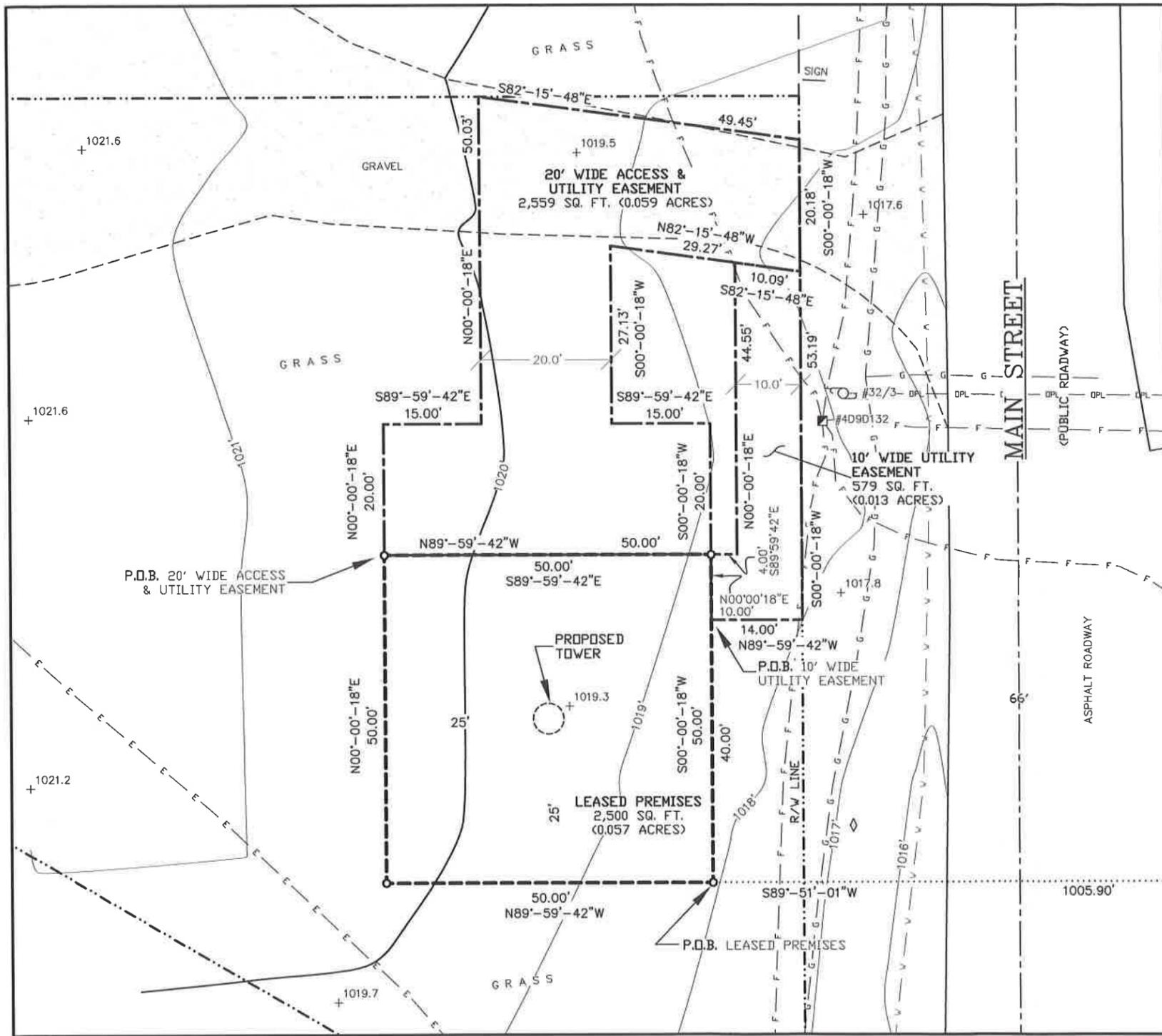
**SURVEYOR'S CERTIFICATE**  
 To: PI Tower Development LLC, a Delaware limited liability company; its successors, assigns and/or designees and Fidelity National Title Insurance Company.

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that under the direction of Parallel Infrastructure, I have surveyed and mapped the proposed area within the specified lands in accordance with Wisconsin administrative code chapter A-E 7 and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 18th day of SEPTEMBER 2019.

*Craig A. Keach*  
 WISCONSIN PROFESSIONAL LAND SURVEYOR  
 Craig A. Keach, S-2333





**SURVEYOR'S CERTIFICATE**  
 To: PI Tower Development LLC, a Delaware limited liability company, its successors, assigns and/or designees and Fidelity National Title Insurance Company.

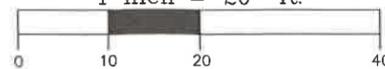
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Dated this 18th day of SEPTEMBER 2019.

*Craig A. Keach*  
 WISCONSIN PROFESSIONAL LAND SURVEYOR  
 Craig A. Keach, S-2333



**GRAPHIC SCALE**  
 1 inch = 20 ft.



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - SOUTH ZONE AND THE EAST LINE OF THE SE1/4 SECTION 9, T.19N., R.1W., WHICH BEARS N00°-08'-59\"/>

- LEGEND-**
- = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - = 6" NAIL SET
  - ⊕ = COUNTY MONUMENT FOUND
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  - F — = BURIED FIBER OPTIC LINE
  - G — = BURIED GAS LINE
  - V — = WATER MAIN
  - · — · — = PROPERTY LINE

**CERTIFICATION:**

I, CRAIG A. KEACH, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2333, HEREBY CERTIFY TO PI TOWER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY; PI TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY; DEUTSCHE BANK NATIONAL TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR THE BENEFIT OF THE SECURED PARTIES, ITS SUCCESSORS AND/OR ASSIGNS AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THE FOLLOWING:

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. 29485977 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 26, 2019 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

THIS SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF THE TITLE COMMITMENT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN AND DEPICTED ON THIS SURVEY.

THIS SURVEYOR FURTHER KNOWS OF HIS OWN KNOWLEDGE THAT THE EASEMENTS OF RECORD AND IDENTIFIED UNDER SCHEDULE B-2 OF SAID TITLE COMMITMENT ENCUMBER THE LANDS DESCRIBED ON THIS SURVEY, BUT SAID EASEMENTS WILL NOT INTERFERE WITH THE LOCATION OF THE "LEASED PREMISES" OR "EASEMENTS".

**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. 20192907085.

-PRIVATE UTILITIES MARKED ON 7-23-2019.

-ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55081C0095D, DATED JANUARY 20 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

-NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASED PREMISES AND 30' WIDE ACCESS & UTILITY EASEMENT ONLY.

-THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE 20' WIDE ACCESS & UTILITY EASEMENT AND 10' WIDE UTILITY EASEMENT, WHICH IN TURN ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES TO THE MAIN STREET PUBLIC RIGHT OF WAY, AND THAT THERE ARE NO GAPS, GORES, SPACES, OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

SURVEYED FOR:



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

SURVEYED FOR:



909 LAKE CAROLYN PARKWAY, SUITE 260  
 IRVING, TX 75039



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

**SITE NAME:**  
 WARRENS DT

**SITE NUMBER:**  
 PIW1332

**SITE ADDRESS:**  
 301 HAYES ST.  
 WARRENS, WI 54666

**PROPERTY OWNER:**  
 JAMES & NODJI VAN WYCHEN  
 3365 AUGER RD.  
 WARRENS, WI 54666

**PARCEL NO.:** 185-00129-0000

**ZONED:** C-1 COMMERCIAL

**DEED REFERENCE:**  
 VOL. 313 PG. 437, DOC. NO. 486153 &  
 VOL. 103 PG. 383, DOC. NO. 397813

**SURVEY PLAT**

FOR  
 PARALLEL INFRASTRUCTURE  
 BEING A PART OF THE SE1/4 OF THE  
 SE1/4, SECTION 9, T.19N., R.1W.,  
 VILLAGE OF WARRENS, MONROE COUNTY,  
 WISCONSIN

NO.	DATE	DESCRIPTION	BY
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<b>DRAWN BY:</b> J.B.	<b>FIELD WORK DATE:</b> 7-23-19
<b>CHECKED BY:</b> C.A.K.	<b>FIELD BOOK:</b> M-53, PG.44
<b>JOB NO.:</b> 11279	<b>SHEET 2 OF 3</b>

LEASED PREMISES

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Nine (9); Township Nineteen (19) North; Range One (1) West, Village of Warrens, Monroe County, Wisconsin, containing 2,500 square feet (0.057 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 9; thence N00°-08'-59"W 99.95 feet along the East line of the SE1/4 of said Section 9; thence S89°-51'01"W 1005.90 feet to the point of beginning; thence N89°-59'-42"W 50.00 feet; thence N00°-00'-18"E 50.00 feet; thence S89°-59'-42"E 50.00 feet; thence S00°-00'-18"W 50.00 feet to the point of beginning; being subject to any and all easements and restrictions of record. AND BEING the same property conveyed to James Van Wychen and Nodji Van Wychen from Dennis Gillette by Warranty Deed dated May 24, 1989 and recorded May 30, 1989 in Deed Book 103, Page 383 and conveyed to James & Nodji Van Wychen from Wetherby Cranberry Company by Warranty Deed dated March 31, 2000 and recorded April 19, 2000 in Deed Book 313, Page 437.

20 FOOT WIDE ACCESS AND UTILITY EASEMENT

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Nine (9); Township Nineteen (19) North; Range One (1) West, Village of Warrens, Monroe County, Wisconsin, containing 2,559 square feet (0.059 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 9; thence N00°-08'-59"W 99.95 feet along the East line of the SE1/4 of said Section 9; thence S89°-51'01"W 1005.90 feet; thence N89°-59'-42"W 50.00 feet; thence N00°-00'-18"E 50.00 feet to the point of beginning; thence continue N00°-00'-18"E 20.00 feet thence S89°-59'-42"E 15.00 feet; thence N00°-00'-18"E 50.03 feet; thence S82°-15'-48"E 49.45 feet to a point on the West Right of Way line of Main Street; thence S00°-00'-18"W 20.18 feet along said West Right of Way line; thence N82°15'-48"W 29.27 feet; thence S00°-00'-18"W 27.13 feet; thence S89°-59'-42"E 15.00 feet; thence S00°-00'-18"W 20.00 feet; thence N89°-59'-42"W 50.00 feet to the point of beginning; being subject to any and all easements and restrictions of record. AND BEING the same property conveyed to James Van Wychen and Nodji Van Wychen from Dennis Gillette by Warranty Deed dated May 24, 1989 and recorded May 30, 1989 in Deed Book 103, Page 383 and conveyed to James & Nodji Van Wychen from Wetherby Cranberry Company by Warranty Deed dated March 31, 2000 and recorded April 19, 2000 in Deed Book 313, Page 437.

10 FOOT WIDE UTILITY EASEMENT

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Nine (9); Township Nineteen (19) North; Range One (1) West, Village of Warrens, Monroe County, Wisconsin, containing 579 square feet (0.013 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 9; thence N00°-08'-59"W 99.95 feet along the East line of the SE1/4 of said Section 9; thence S89°-51'01"W 1005.90 feet; thence N89°-59'-42"W 50.00 feet; thence N00°-00'-18"E 50.00 feet; thence S89°-59'-42"E 50.00 feet to the point of beginning; thence S89°-59'-42"E 4.00 feet; thence N00°-00'-18"E 44.55 feet; thence S82°-15'-48"E 10.09 feet to a point on the West Right of Way line of Main Street; thence S00°-00'-18"W 53.19 feet along said West Right of Way line; thence N89°-59'-42"W 14.00 feet; thence N00°-00'-18"E 10.00 feet to the point of beginning; being subject to any and all easements and restrictions of record. AND BEING the same property conveyed to James Van Wychen and Nodji Van Wychen from Dennis Gillette by Warranty Deed dated May 24, 1989 and recorded May 30, 1989 in Deed Book 103, Page 383 and conveyed to James & Nodji Van Wychen from Wetherby Cranberry Company by Warranty Deed dated March 31, 2000 and recorded April 19, 2000 in Deed Book 313, Page 437.



PARENT PARCEL

CSR 2732

PARCEL 1:

A parcel of land located in the Southeast Quarter of the Southeast Quarter (SE ¼ of SE ¼), Section Nine (9), Township Nineteen (19) North, Range One (1) West, Village of Warrens, Monroe County, Wisconsin described as follows: Bounded on the North by a direct continuation west of the South line of Lot 1 Block 2, Original Plat, Warrens; on the South by the right of way of the Chicago, St. Paul, Minneapolis and Omaha Railway Company; on the East by Main Street of the Village of Warrens; on the extreme west by a line parallel to and distant from the Main Street of Warrens, 150 feet.

AND BEING the same property conveyed to James Van Wychen and Nodji Van Wychen from Dennis Gillette by Warranty Deed dated May 24, 1989 and recorded May 30, 1989 in Deed Book 103, Page 383.

PARCEL 2:

Sec 09-19N-01W Village of Warrens part of the South 1/2 of the SE 1/4, see meets & bounds description on reverse side and Sec 09-19N-01W Village of Warrens pt, of SE 1/4 of SE 1/4 com 66' W of NW 1/4 of two parcels transferred Lot 8 Block 2, TH W, 150', TH, S, 100', TH, E, 150', TH, N, to place of beg. Also described as property bordered on East by Main Street and North West by Hayes Street and South East by Railroad Property, forming a triangle

A parcel of land in the South half of Southeast quarter of Sec. No. 9 Town 19 North of Range 01 West described as follows: Starting at a point where the South line of Hayes Street as shown in the recorded Plat of the Village of Warrens Wisc, crosses the West line of Main Street as is down in the said village Plat of Warrens, as point of beginning; thence South one hundred fifty feet (150ft) along the West line of said Main St, thence West one hundred and fifty feet (150ft); thence South to the right-of-way of the CST, P.M. and O RR; thence Northwesterly along the line of said right-of-way to a point where the Westward continuation of the South line of said Hayes St. intersects with said line of right-of-way thence directly East along the South line of said Hayes Street projected Westward to the point of beginning, excepting such lands included within these boundaries here to fore conveyed by Deed to James & Noost Van Wychen.

AND BEING the same property conveyed to James & Nodji Van Wychen from Wetherby Cranberry Company by Warranty Deed dated March 31, 2000 and recorded April 19, 2000 in Deed Book 313, Page 437.

Tax Parcel No. 185-00129-0000

TITLE REPORT REVIEW

TITLE REPORT: FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO.: 29485977

EFFECTIVE DATE: June 26, 2019

FEE SIMPLE TITLE VESTED IN: James Van Wychen and Nodji Van Wychen

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.

(8) Easement Deed No. 85435 in favor of US Sprint Communications Company, a New York general partnership set forth in instrument recorded on December 30, 1987 in Deed Book 87, Page 623. **Does not apply. This easement is blanket in nature but appears to exist within the Railroad property.**

(9) Easement Deed No. 87514 in favor of MCI Telecommunications Corporation, a Delaware corporation set forth in instrument recorded on August 7, 1995 in Deed Book 199, Page 831. **Does not apply. This easement is blanket in nature but appears to exist within the Railroad property.**

SURVEYED FOR:



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

SURVEYED FOR:



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SITE NAME:  
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