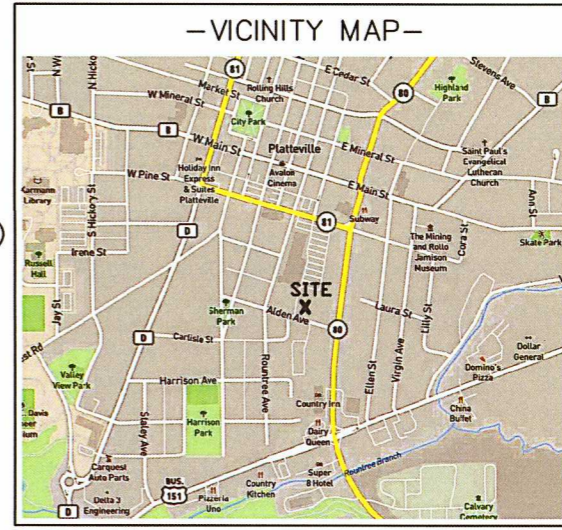


46038

PROPOSED TOWER BASE

LATITUDE: 42°-43'-50.47"
 LONGITUDE: 90°-28'-37.04"
 (Per North American Datum of 83/2011)

Ground Elevation: 930.9'
 (Per North American Vertical Datum of 1988)



SURVEYED FOR:

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

SURVEYED FOR:

750 W CENTER ST, SUITE 301
 WEST BRIDGEWATER, MA 02379
 PHONE: (844) 748-8878 FAX: (508) 819-3017

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
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SITE NAME:
 DT PLATTEVILLE RELO

SITE NUMBER:
 WI 137

SITE ADDRESS:
 90 E. ALDEN AVENUE
 PLATTEVILLE, WI 53818

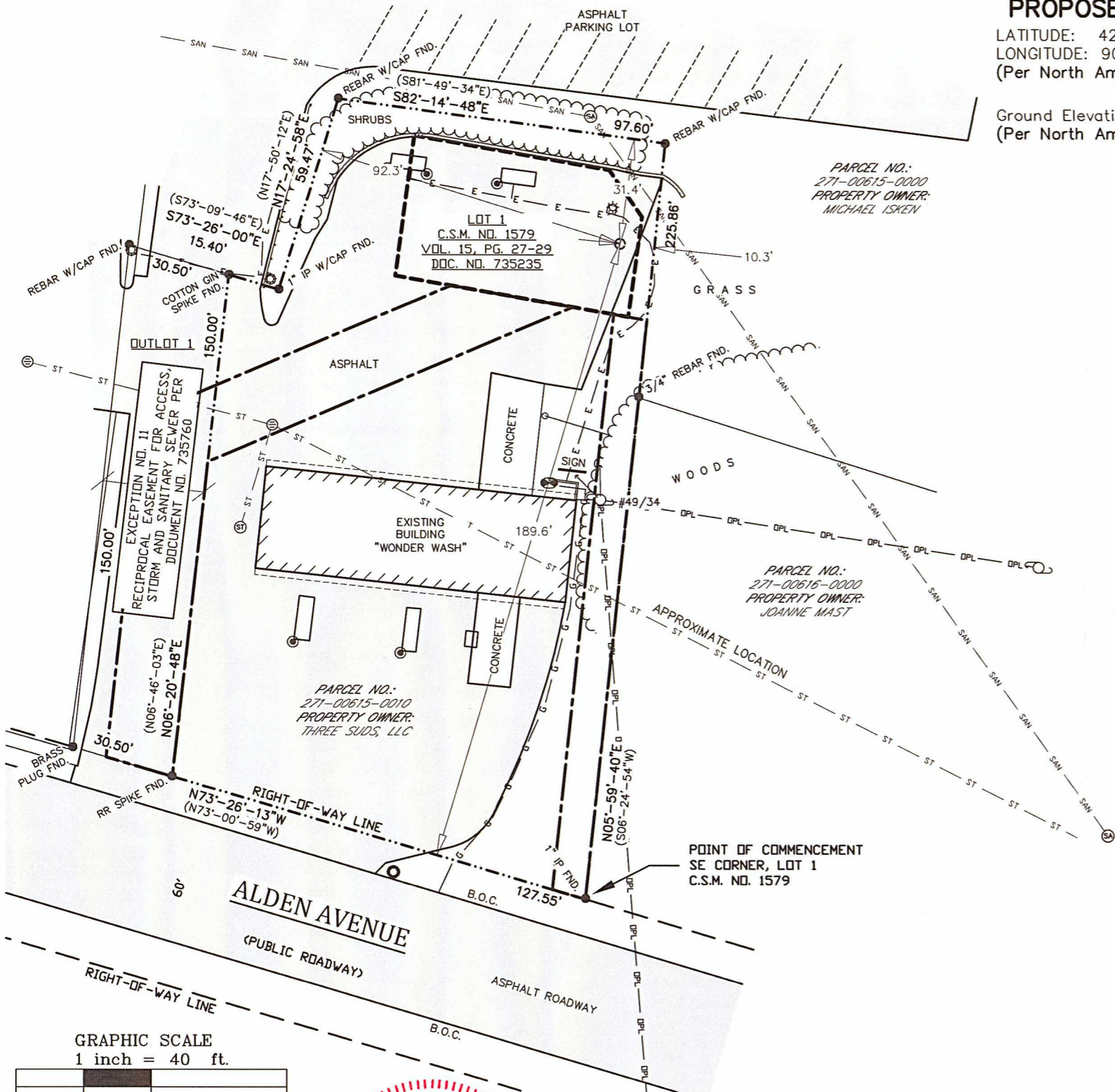
PROPERTY OWNER:
 THREE SUDS, LLC
 585 ROUNTREE AVENUE
 PLATTEVILLE, WI 53818

PARCEL NO.: 271-00615-0010
ZONED: B-2, CENTRAL BUSINESS DISTRICT
DEED REFERENCE: DOC. NO. 763979

LEASE EXHIBIT
 FOR
CENTERLINE COMMUNICATIONS
 LOT 1, C.S.M. NO. 1579, VOL. 15, PG. 27,
 LOCATED IN THE NE1/4 OF THE SW1/4,
 SECTION 15, T.3N., R.1W., CITY OF
 PLATTEVILLE, GRANT COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	11/16/20	Added Lease & Easements	JB
1	7/4/20	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 6-23-20
CHECKED BY: C.A.K.	FIELD BOOK: M-57, PG. 41
JOB NO.: 12125	SHEET 1 OF 4



- LEGEND-**
- o = 1" X 18" IRON PIPE SET
 - = 6" NAIL SET
 - = 1" IRON PIPE FOUND
 - () = RECORDED INFORMATION
 - ⊙ = COUNTY MONUMENT FOUND
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 - DPL — DPL = OVERHEAD ELECTRIC
 - G — G = BURIED GAS LINE
 - ~~~~~ = EDGE OF BRUSH/WOODS
 - = PROPERTY LINE

BEARINGS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM AND THE EAST LINE OF LOT 1, C.S.M. NO. 1579, WHICH BEARS: N05°-59'-40"E (S06°-12'-54"W)



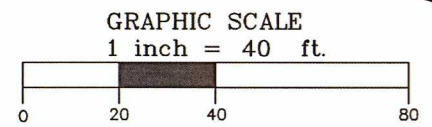
SURVEY NOTES:

- 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. 20202517518 & 20202527732.
- PRIVATE UTILITIES MARKED ON 6-23-2020.
- 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 PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55043C0676F, DATED FEBRUARY 03 2016, 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.

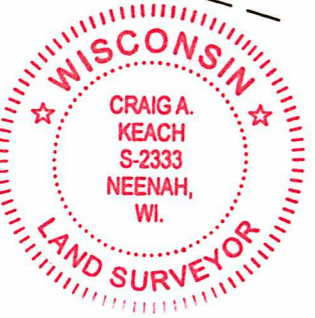
CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511 OPERATES 24 HOURS A DAY 365 DAYS A YEAR



SURVEYOR'S CERTIFICATE
 I, Craig A. Keach, 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 11th day of MARCH, 2021.

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



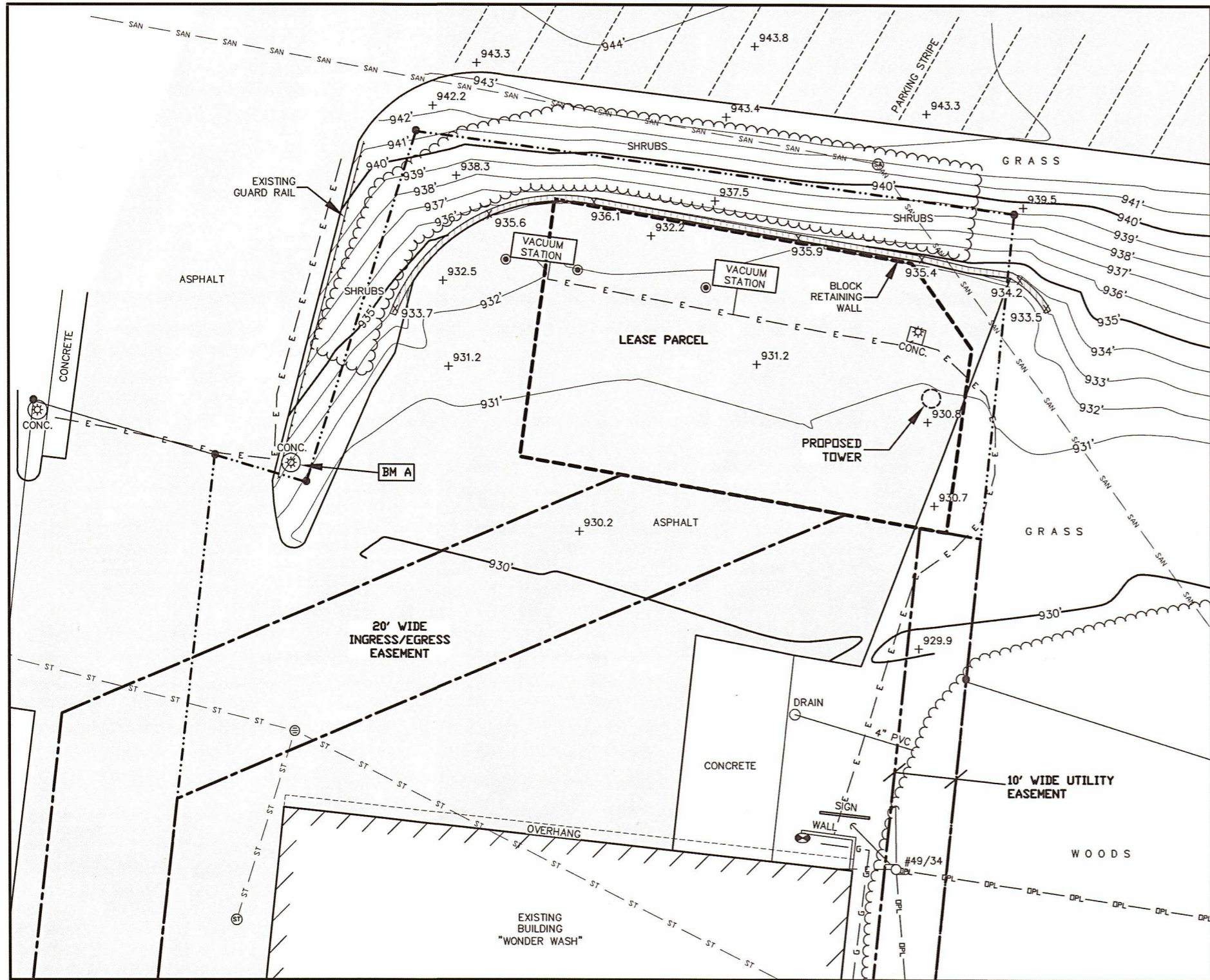
PARCEL NO.: 271-00615-0000
 PROPERTY OWNER: MICHAEL ISKEN

PARCEL NO.: 271-00615-0000
 PROPERTY OWNER: JOANNIE MAST

PARCEL NO.: 271-00615-0010
 PROPERTY OWNER: THREE SUDS, LLC

POINT OF COMMENCEMENT
 SE CORNER, LOT 1
 C.S.M. NO. 1579

46038



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SITE NAME:
DT PLATTEVILLE RELO

SITE NUMBER:
WI 137

SITE ADDRESS:
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PLATTEVILLE, WI 53818

PROPERTY OWNER:
THREE SUDS, LLC
585 ROUNDTREE AVENUE
PLATTEVILLE, WI 53818

PARCEL NO.: 271-00615-0010

ZONED: B-2, CENTRAL BUSINESS DISTRICT

DEED REFERENCE: DOC. NO. 763979

LEASE EXHIBIT
FOR
CENTERLINE COMMUNICATIONS

LOT 1, C.S.M. NO. 1579, VOL. 15, PG. 27,
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PLATTEVILLE, GRANT COUNTY, WISCONSIN

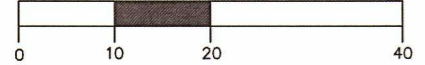
NO.	DATE	DESCRIPTION	BY
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1	7/4/20	Preliminary Survey	JD

DRAWN BY: J.D. **FIELD WORK DATE:** 6-23-20

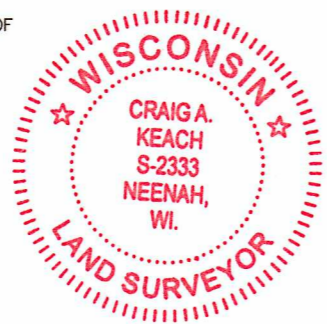
CHECKED BY: C.A.K. **FIELD BOOK:** M-57, PG. 41

JOB NO.: 12125 **SHEET** 2 **OF** 4

GRAPHIC SCALE
1 inch = 20 ft.



BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
SET CHISELED "X" ON EAST SIDE OF
CONCRETE BASE TO LIGHT POLE
ELEVATION: 936.06'



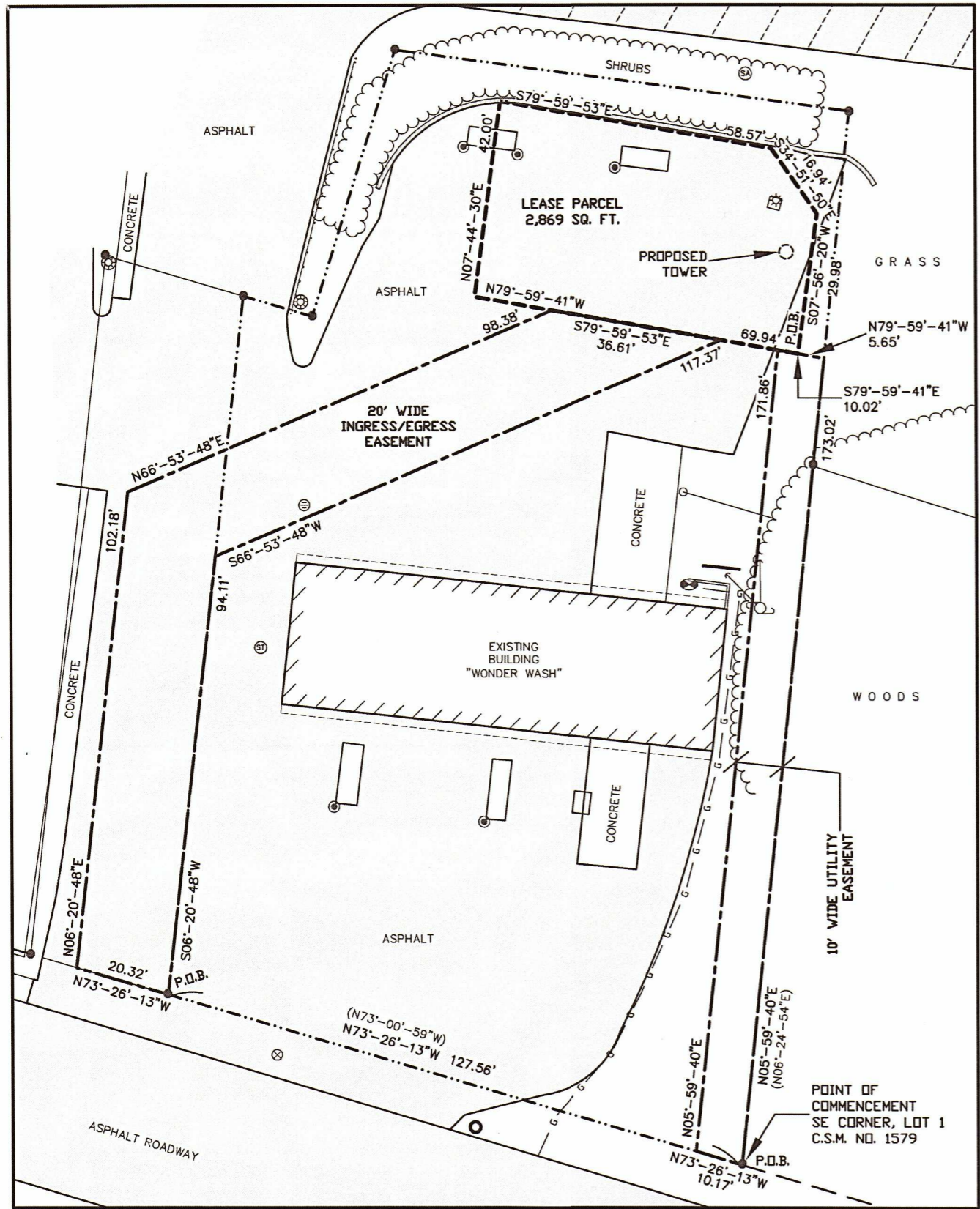
SURVEYOR'S CERTIFICATE
I, Craig A. Keach, Professional Land Surveyor
of Meridian Surveying, LLC., certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this 14th day of MARCH, 2021.

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

BEARINGS REFERENCED TO THE GRANT
COUNTY COORDINATE SYSTEM AND THE EAST
LINE OF LOT 1, C.S.M. NO. 1579; WHICH
BEARS: N05°-59'-40"E (S06°-24'-54"W)

46038

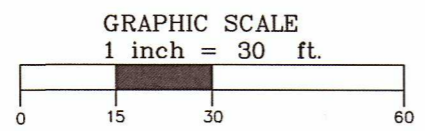


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 - = PROPERTY LINE

SURVEYOR'S CERTIFICATE
I, Craig A. Keach, 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 11th day of MARCH, 2021.

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



BEARINGS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM AND THE EAST LINE OF LOT 1, C.S.M. NO. 1579, WHICH BEARS: N05°-59'-40"E (S06°-24'-54"W)

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SITE NUMBER: WI 137
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PROPERTY OWNER:
THREE SUDS, LLC
585 ROUNDTREE AVENUE
PLATTEVILLE, WI 53818

PARCEL NO.: 271-00615-0010

ZONED: B-2, CENTRAL BUSINESS DISTRICT

DEED REFERENCE: DOC. NO. 763979

LEASE EXHIBIT
FOR
CENTERLINE COMMUNICATIONS
LOT 1, C.S.M. NO. 1579, VOL. 15, PG. 27,
LOCATED IN THE NE1/4 OF THE SW1/4,
SECTION 15, T.3N., R.1W., CITY OF
PLATTEVILLE, GRANT COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	11/16/20	Added Lease & Easements	JB
1	7/4/20	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 6-23-20
CHECKED BY: C.A.K.	FIELD BOOK: M-57, PG. 41
JOB NO.: 12125	SHEET 3 OF 4

46038

LEASE PARCEL

A PART OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 1579 AS RECORDED IN VOLUME 15 ON PAGE 27 AS DOCUMENT NO. 735235, BEING LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN CONTAINING 2,869 SQUARE FEET (0.066 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N05°-59'-40"E 173.02 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE N79°-59'-41"W 5.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N79°-59'-41"W 69.94 FEET; THENCE N07°-44'-30"E 42.00 FEET; THENCE S79°-59'-53"E 58.57 FEET; THENCE S34°-51'-50"E 16.94 FEET; THENCE S07°-56'-20"W 29.98 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

20' WIDE INGRESS/EGRESS EASEMENT

A PART OF LOT ONE (1) AND ALSO A PART OF OUTLOT ONE (1) OF CERTIFIED SURVEY MAP NO. 1579 AS RECORDED IN VOLUME 15 ON PAGE 27 AS DOCUMENT NO. 735235, BEING LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN CONTAINING 4,120 SQUARE FEET (0.095 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N73°-26'-13"W 127.56 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID OUTLOT 1 AND BEING LOCATED ON THE NORTH LINE OF ALDEN AVENUE; THENCE CONTINUE N73°-26'-13"W 20.32 FEET ALONG SAID NORTH LINE OF ALDEN AVENUE; THENCE N06°-20'-48"E 102.18 FEET; THENCE N66°-53'-48"E 98.38 FEET; THENCE S79°-59'-41"E 36.61 FEET; THENCE S66°-53'-48"W 117.37 FEET; THENCE S06°-20'-48"W 94.11 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

10' WIDE UTILITY EASEMENT

A PART OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 1579 AS RECORDED IN VOLUME 15 ON PAGE 27 AS DOCUMENT NO. 735235, BEING LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN CONTAINING 1,724 SQUARE FEET (0.040 ACRES) OF LAND AND BEING DESCRIBED BY:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTH LINE OF ALDEN AVENUE; THENCE N73°-26'-13"W 10.17 FEET ALONG SAID NORTH LINE OF ALDEN AVENUE; THENCE N05°-59'-40"E 171.86 FEET; THENCE S79°-59'-41"E 10.02 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE S05°-59'-40"W 173.02 FEET ALONG SAID EAST LINE OF LOT 1 TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND



ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARENT PARCEL

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 1570, RECORDED IN VOLUME 15 OF CERTIFIED SURVEY MAPS, PAGE 27, DOCUMENT NO 735235 ON APRIL 21, 2011 AND BEING A REPLAT OF PART OF LOT TWO (2) OF BLOCK THIRTY-TWO (32) OF THE ASSESSMENT PLAT OF THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

ALSO INCLUDING A NON-EXCLUSIVE DRIVEWAY EASEMENT FOR INGRESS-EGRESS AS SET FORTH IN AGREEMENT RECORDED IN VOLUME 1280 OF RECORDS, PAGE 267 DESCRIBED AS FOLLOWS: OUTLOT ONE (1) OF CERTIFIED SURVEY MAP NO. 1579

RECORDED IN VOLUME 15 OF CERTIFIED SURVEY MAPS, PAGE 27, DOCUMENT NO. 735235 ON APRIL 21, 2011, AND BEING A REPLAT OF PART OF LOT TWO (2) OF BLOCK THIRTY-TWO (32) OF THE ASSESSMENT PLAT OF THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

TITLE REPORT REVIEW

TITLE REPORT: NEAR NORTH NATIONAL TITLE LLC

COMMITMENT NO. WI2008880

EFFECTIVE DATE: JULY 1, 2020

FEE SIMPLE TITLE VESTED IN: THREE SUDS, 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

(1-8) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

(9) MORTGAGE DATED JUNE 30, 2014 AND RECORDED JULY 1, 2014 AS DOCUMENT 763980 MADE BY THREE SUDS, LLC TO FIDELITY BANK & TRUST TO SECURE A NOTE IN THE AMOUNT OF \$192,000.00. DOES APPLY BUT IS NOT A SURVEY RELATED MATTER.

(10) COLLATERAL ASSIGNMENT OF INTEREST IN LEASE RECORDED DECEMBER 31, 1987 AS DOCUMENT 522785. DOES APPLY BUT IS NOT A SURVEY RELATED MATTER. NOTE: IT APPEARS THE LEASE IN QUESTION WAS NOT RECORDED.

(11) RECIPROCAL EASEMENT AGREEMENT FOR ACCESS, STORM SEWER AND SANITARY SEWER RECORDED MAY 10, 2011 IN VOLUME 1280 OF RECORDS PAGE 267 AS DOCUMENT NUMBER 735760. DOES APPLY AND IS PLOTTED AND SHOWN.

(12) MEMORANDUM OF LEASE DATED JUNE 14, 2001 AND RECORDED JUNE 22, 2001 AS DOCUMENT NUMBER 629373 MADE BY AND BETWEEN BRODBECK REALTY CORPORATION AND DICK'S SUPERMARKETS. DOES APPLY BUT IS NOT A SURVEY RELATED MATTER. THE LEASE IS BLANKET IN NATURE AND COVERS THE PARENT PARCEL.

AFFIDAVIT RECORDED JULY 1, 2014 AS DOCUMENT 763981 REGARDING LEASE BETWEEN BRODBECK REALTY CORPORATION AND DICK'S SUPERMARKETS AND SUBSEQUENT LEASES. DOES APPLY BUT IS NOT A SURVEY RELATED MATTER.

SURVEYED FOR:



600 Busse Highway
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