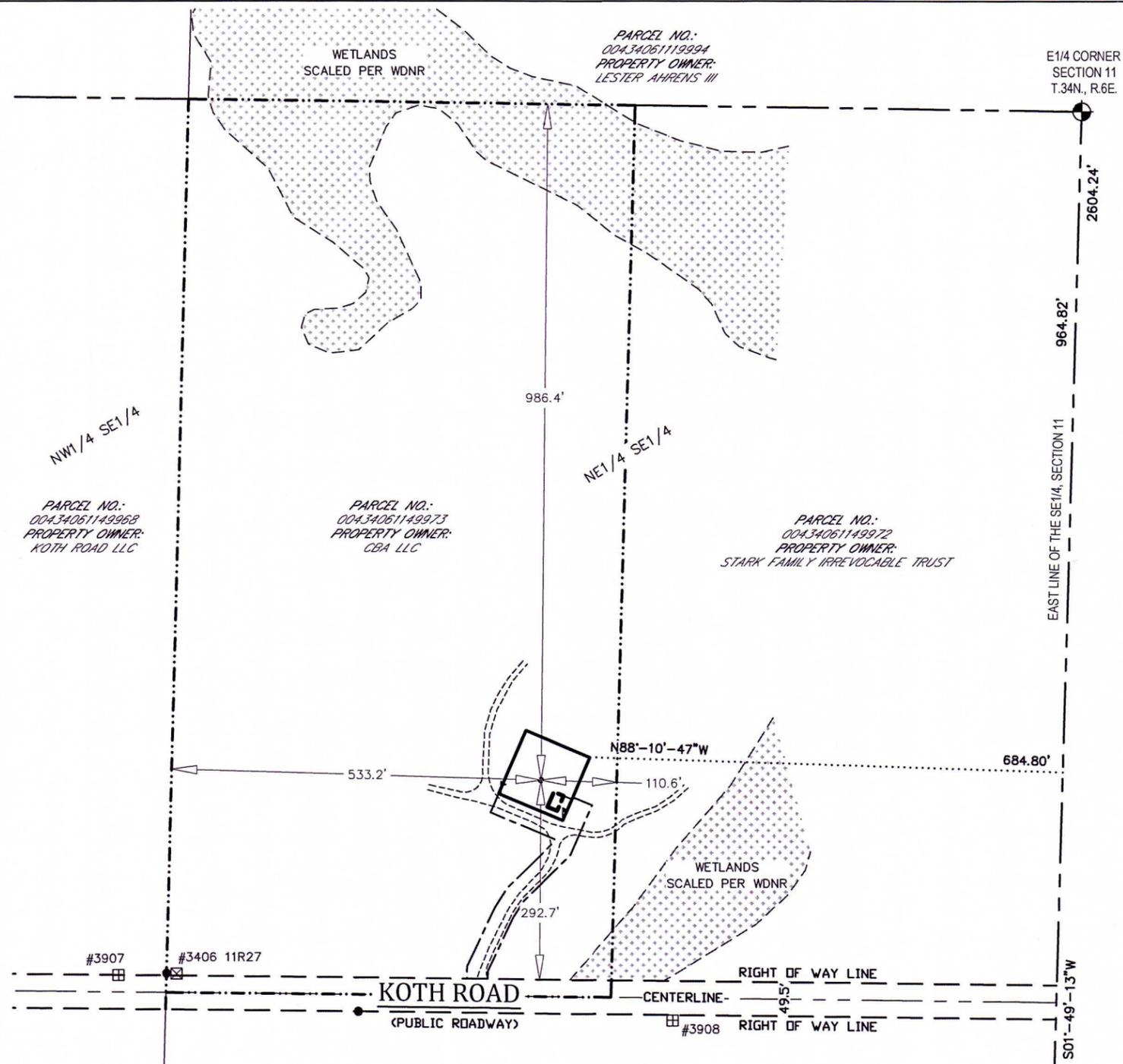


S987A



-VICINITY MAP-

PROPOSED TOWER BASE
(TOWERNORTH)
LATITUDE: 45°-26'-36.80"
LONGITUDE: 89°-41'-46.54"
(Per North American Datum of 83/2011)
Ground Elevation: 1457.6'
(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:

1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008

MERIDIAN
SURVEYING, LLC

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

SITE NAME:
ROAD LAKE

SITE NUMBER:
5000966065

SITE ADDRESS:
KOTH ROAD
TOMAHAWK, WI 54487

PROPERTY OWNER:
CBA LLC
7233 N RIVER RD
WEST BEND, WI 53090

PARCEL NO.: 00434061149973
ZONED: RL-4/RURAL LANDS 4
DEED REFERENCE: DOC. NO. 511434

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE NE1/4 OF THE SE1/4, SECTION 11, T.34N., R.6E., TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - ⊙ = COUNTY MONUMENT FOUND
 - ⊞ = FIBER OPTIC PEDESTAL
 - ⊞ = ELECTRIC TRANSFORMER
 - ⊞ = WOOD LATH
 - E — = BURIED ELECTRIC
 - G — = BURIED GAS LINE
 - F — = BURIED FIBER OPTIC LINE
 - ~~~~~ = EDGE OF BRUSH/WOODS
 - - - - - = PROPERTY LINE

BEARINGS REFERENCED TO THE LINCOLN COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE SE1/4, SECTION 11, T.34N., R.6E., WHICH BEARS: S01°-49'-13"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. 20252102275.
- PRIVATE UTILITIES MARKED ON 6-5-2025.
- 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. 55069C0229D, DATED AUGUST 16 2011, 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.

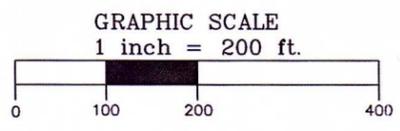
SURVEYOR'S CERTIFICATE
I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 3RD day of SEPTEMBER 2025.

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



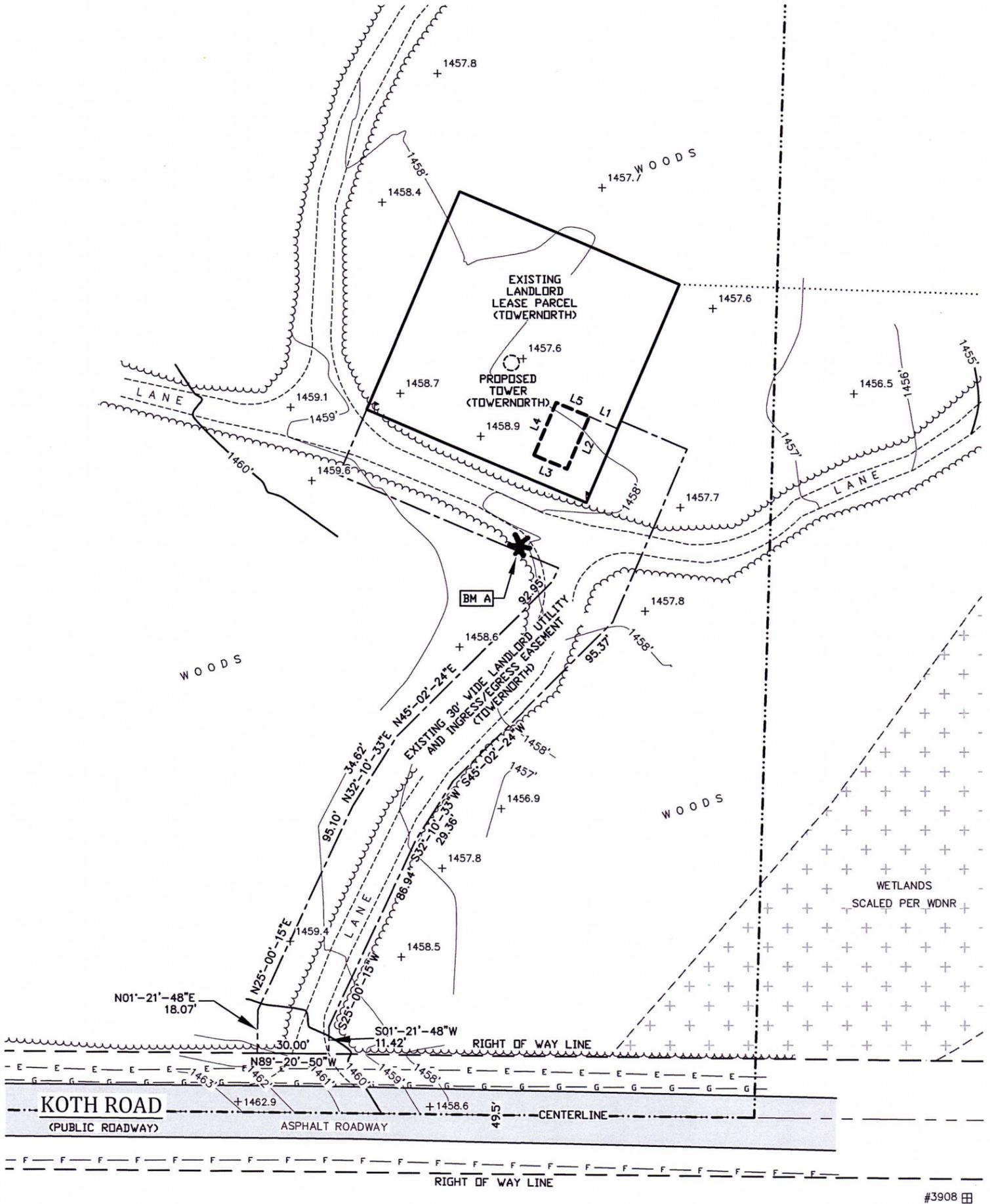
RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 8TH DAY OF December 20 25
Tommy Dahl
COUNTY SURVEYOR



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

S987B



BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET 6" NAIL IN NORTH FACE OF 14" RED PINE; ±1' ABOVE GROUND LEVEL
 ELEVATION: 1460.44'

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - ⊙ = COUNTY MONUMENT FOUND
 - ⊞ = FIBER OPTIC PEDESTAL
 - ⊠ = ELECTRIC TRANSFORMER
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 - E — E — = BURIED ELECTRIC
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BEARINGS REFERENCED TO THE LINCOLN COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE SE1/4, SECTION 11, T.34N., R.6E., WHICH BEARS: S01°-49'-13"W



RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 8TH DAY OF December 20 25
Tom DeJong
 COUNTY SURVEYOR

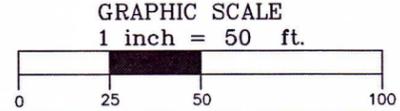
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°-51'-27"W	13.00'
L2	S23°-08'-33"W	24.00'
L3	N66°-51'-27"W	15.00'
L4	N23°-08'-33"E	24.00'
L5	S66°-51'-27"E	15.00'



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 3RD day of SEPTEMBER, 2025.

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



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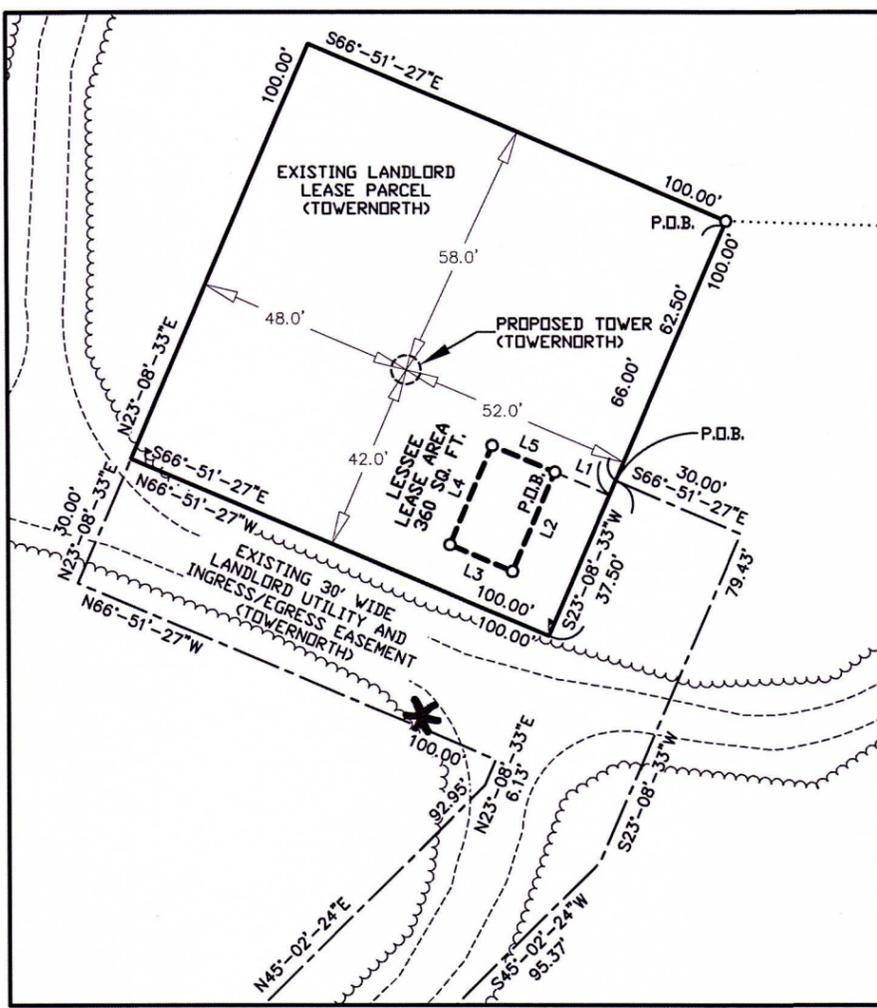
ZONED: RL-4/RURAL LANDS 4

DEED REFERENCE: DOC. NO. 511434

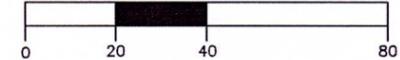
LEASE EXHIBIT
 FOR
 VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS
 BEING A PART OF THE NE1/4 OF THE SE1/4, SECTION 11, T.34N., R.6E., TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
1	7-31-25	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 6-05-25
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 16360	SHEET 2 OF 3



GRAPHIC SCALE
1 inch = 40 ft.



—LEGEND—

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
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BEARINGS REFERENCED TO THE LINCOLN COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE SE1/4, SECTION 11, T.34N., R.6E., WHICH BEARS: S01°-49'-13"W



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 3RD day of SEPTEMBER 2025.

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



LESSEE LEASE AREA

BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ELEVEN (11), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIX (6) EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN, WISCONSIN CONTAINING 360 SQUARE FEET (0.008 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE S01°-49'-13"W 964.82 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 11; THENCE N88°-10'-47"W 684.80 FEET; THENCE S23°-08'-33"W 62.50 FEET; THENCE N66°-51'-27"W 13.00 FEET TO THE POINT OF BEGINNING; THENCE S23°-08'-33"W 24.00 FEET; THENCE N66°-51'-27"W 15.00 FEET; THENCE N23°-08'-33"E 24.00 FEET; THENCE S66°-51'-27"E 15.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEASE PARCEL (TOWER NORTH)

BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ELEVEN (11), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIX (6) EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN, WISCONSIN CONTAINING 10,000 SQUARE FEET (0.230 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE S01°-49'-13"W 964.82 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 11; THENCE N88°-10'-47"W 684.80 FEET TO THE POINT OF BEGINNING; THENCE S23°-08'-33"W 100.00 FEET; THENCE N66°-51'-27"W 100.00 FEET; THENCE N23°-08'-33"E 100.00 FEET; THENCE S66°-51'-27"E 100.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

30' WIDE ACCESS & UTILITY EASEMENT (TOWER NORTH)

BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ELEVEN (11), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIX (6) EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN, WISCONSIN CONTAINING 12,254 SQUARE FEET (0.281 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE S01°-49'-13"W 964.82 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 11; THENCE N88°-10'-47"W 684.80 FEET; THENCE S23°-08'-33"W 62.50 FEET TO THE POINT OF BEGINNING; THENCE S66°-51'-27"E 30.00 FEET; THENCE S23°-08'-33"W 79.43 FEET; THENCE S45°-02'-24"W 95.37 FEET; THENCE S32°-10'-33"W 29.36 FEET; THENCE S25°-00'-15"W 86.94 FEET; THENCE S01°-21'-48"W 11.42 FEET TO A POINT ON THE NORTH LINE OF KOTH ROAD; THENCE N89°-20'-50"W 30.00 FEET ALONG SAID NORTH LINE OF KOTH ROAD; THENCE N01°-21'-48"E 18.07 FEET; THENCE N25°-00'-15"E 95.10 FEET; THENCE N32°-10'-33"E 34.62 FEET; THENCE N45°-02'-24"E 92.95 FEET; THENCE N23°-08'-33"E 6.13 FEET; THENCE N66°-51'-27"W 100.00 FEET; THENCE N23°-08'-33"E 30.00 FEET; THENCE S66°-51'-27"E 100.00 FEET; THENCE N23°-08'-33"E 37.50 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARENT PARCEL

THE FOLLOWING DESCRIBED REAL ESTATE, TOGETHER WITH THE RENTS, PROFITS, FIXTURES AND OTHER APPURTENANT INTEREST, IN LINCOLN COUNTY, STATE OF WISCONSIN:

THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (W 1/2 NE 1/4 SE 1/4), SECTION ELEVEN (11), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIX (6) EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN.

PARCEL NO. 00434061149973

THIS BEING THE SAME PROPERTY CONVEYED TO CBA, LLC FROM PATRICIA URBAN, INDIVIDUALLY, AND AS POWER OF ATTORNEY FOR LUANA FRITZ AND SUE MASON IN DEED DATED JANUARY 8, 2015 AND RECORDED JANUARY 16, 2015 AS INSTRUMENT NO. 511434.

TITLE REPORT REVIEW

TITLE REPORT: TOWER TITLE

COMMITMENT NO. TN-210774-PR

EFFECTIVE DATE: JUNE 9, 2025

FEE SIMPLE TITLE VESTED IN: CBA, LLC

NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE TOWER EASEMENT PREMISES AND ANY EASEMENT PREMISES PERTINENT THEREUNTO WHERE SPECIFIC ENCUMBRANCES AFFECT THE TOWER EASEMENT PREMISES AND/OR A PERTINENT EASEMENT PREMISES, THEY ARE IDENTIFIED AS SUCH.

SCHEDULE B-II

(1) AGREEMENT FOR EASEMENTS DATED 1/22/2014 AND RECORDED AS DOC. 506727. GRANT OF EASEMENT FOR INGRESS, EGRESS, UTILITIES, ETC. OVER LOCUS TO BENEFIT CONTIGUOUS PARCEL. DOES NOT APPLY.

RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 8TH DAY
OF December 20 25
Tony Dahl
COUNTY SURVEYOR

SURVEYED FOR:

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

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FOR
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COMMUNICATIONS LP d/b/a VERIZON WIRELESS

BEING A PART OF THE NE1/4 OF THE SE1/4, SECTION 11, T.34N., R.6E., TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN

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JOB NO.: 16360	SHEET 3 OF 3