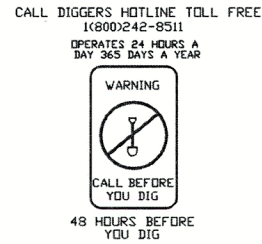


BEARINGS REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM (NAD83/2011) - SOUTH
ZONE AND THE SOUTH LINE OF THE
SE1/4, SECTION 36, T.2N., R.16E.,
WHICH BEARS N88°-54'-28"E

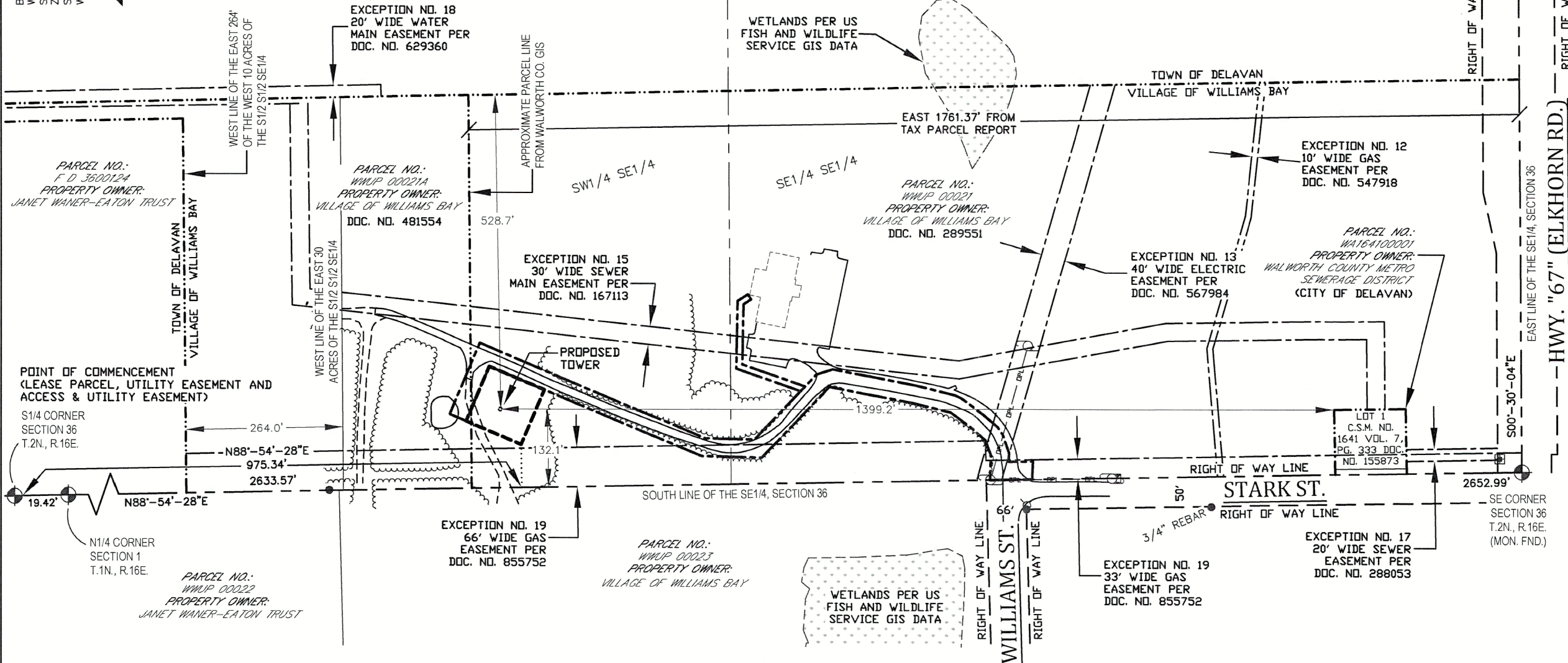
TOWER BASE

LATITUDE: 42°-34'-59.89"
LONGITUDE: 88°-32'-50.38"
(Per North American Datum of 83/2011)
Ground Elevation: 1000.8'
(Per North American Vertical Datum of 1988)



E1/4 CORNER
SECTION 36
T.2N., R.16E.
(MON. FND.)

PARCEL NO.:
F.D. 3500125
PROPERTY OWNER:
OGI ENTERPRISES LLC



POINT OF COMMENCEMENT
(LEASE PARCEL, UTILITY EASEMENT AND
ACCESS & UTILITY EASEMENT)
S1/4 CORNER
SECTION 36
T.2N., R.16E.

N1/4 CORNER
SECTION 1
T.1N., R.16E.

PARCEL NO.:
WWUP 00022
PROPERTY OWNER:
JANET WANER-EATON TRUST

EXCEPTION NO. 19
66' WIDE GAS
EASEMENT PER
DOC. NO. 855752

PARCEL NO.:
WWUP 00023
PROPERTY OWNER:
VILLAGE OF WILLIAMS BAY

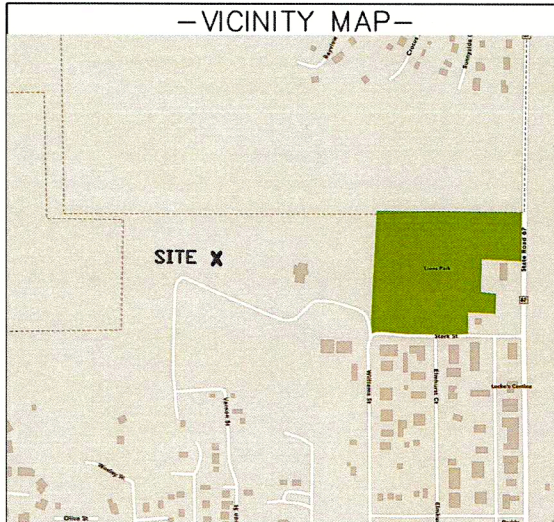
EXCEPTION NO. 19
33' WIDE GAS
EASEMENT PER
DOC. NO. 855752

EXCEPTION NO. 17
20' WIDE SEWER
EASEMENT PER
DOC. NO. 288053

LOT 1
C.S.M. NO.
1641 VOL. 7,
PG. 333 DOC.
NO. 155873

SE CORNER
SECTION 36
T.2N., R.16E.
(MON. FND.)

-VICINITY MAP-

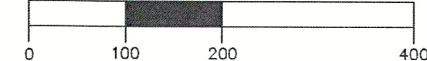


-LEGEND-

- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - = 6" NAIL SET
 - ⊙ = COUNTY MONUMENT FOUND
 - ⚑ = FLAG POLE
 - ⊕ = WATER VALVE
 - ⚡ = FIRE HYDRANT
 - ⊗ = STORM INLET (ROUND)
 - ⊙ = SANITARY MANHOLE
 - ⊕ = FIBER OPTIC VAULT
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = CABLE BOX
 - ⊕ = LIGHT POLE
 - ⊕ = ELECTRIC TRANSFORMER
 - ⊕ = EXISTING POWER POLE
- ST — ST — = STORM SEWER MAIN
 - SAN — SAN — = SANITARY SEWER MAIN
 - T — T — = BURIED TELEPHONE
 - E — E — = BURIED ELECTRIC
 - OPL — OPL — = OVERHEAD ELECTRIC
 - T/E — T/E — = BURIED ELEC. & TELE.
 - W — W — = WATER MAIN
 - G — G — = BURIED GAS LINE
 - — — — = EDGE OF BRUSH/WOODS
 - — — — = PROPERTY LINE



GRAPHIC SCALE
1 inch = 200 ft.



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 31ST day of OCTOBER, 2024.

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

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:

TOWERCOM

241 Atlantic Blvd. Suite 201
Neptune Beach, FL 32266
904-880-8887

MERIDIAN

SURVEYING, LLC

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

SITE NAME:
VILLAGE OF WILLIAMS BAY

SITE NUMBER:
786567

SITE ADDRESS:
250 WILLIAMS ST.
WILLIAMS BAY, WI 53191

PROPERTY OWNER:

VILLAGE OF WILLIAMS BAY
PO BOX 580
WILLIAMS BAY, WI 53190

PARCEL NO.:

WWUP 00021A (LEASE & EASE.)
WWUP 00021 (EASE.)

ZONED: P/I (PUBLIC & INSTITUTIONAL DIST.),
P/R (PARKS & RECREATION DIST.)

DEED REFERENCE:

DOC. NO. 289551
DOC. NO. 481554

LEASE EXHIBIT

FOR
TOWER COM

BEING A PART OF THE SE1/4 OF THE
SE1/4 AND PART OF THE SW1/4 OF THE
SE1/4, SECTION 36, T.2N., R.16E.,
VILLAGE OF WILLIAMS BAY, WALWORTH
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	10-29-24	Added Updated Title Report	JB
2	10-10-24	Added Lease and Easements	JD
1	10-2-24	Preliminary Survey	JB

DRAWN BY: KR	FIELD WORK DATE: 10-1-24
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 15794	SHEET 1 OF 5

011-3289

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ⚑ = FLAG POLE
- ⊗ = WATER VALVE
- ⦿ = FIRE HYDRANT
- ⊙ = STORM INLET (ROUND)
- ⊞ = SANITARY MANHOLE
- ⊞ = FIBER OPTIC VAULT
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = CABLE BOX
- ⊞ = LIGHT POLE
- ⊞ = ELECTRIC TRANSFORMER
- ⊞ = EXISTING POWER POLE

- ST — ST — = STORM SEWER MAIN
- SAN — SAN — = SANITARY SEWER MAIN
- T — T — = BURIED TELEPHONE
- E — E — = BURIED ELECTRIC
- DPL — DPL — = OVERHEAD ELECTRIC
- T/E — T/E — = BURIED ELEC. & TELE.
- W — W — = WATER MAIN
- G — G — = BURIED GAS LINE
- ~~~~~ = EDGE OF BRUSH/WOODS
- = PROPERTY LINE

GRAPHIC SCALE

1 inch = 50 ft.



BEARINGS REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM (NAD83/2011) - SOUTH
ZONE AND THE SOUTH LINE OF THE
SE1/4, SECTION 36, T.2N., R.16E.,
WHICH BEARS N88°-54'-28"E.



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. 20243906449.

-ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55127C0308D, DATED OCTOBER 2, 2009, 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 LEASE AREA, UTILITY EASEMENT AND ACCESS & UTILITY EASEMENT ONLY.

-THE ACCESS & UTILITY EASEMENT RUNS TO STARK STREET RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

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 31ST day of OCTOBER, 2024.

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

EXCEPTION NO. 15
30' WIDE SEWER
MAIN EASEMENT PER
DOC. NO. 167113

30' WIDE ACCESS & UTILITY EASEMENT
35,634 SQ. FT. (0.818 ACRES)

LEASE PARCEL
10,000 SQ. FT.
(0.230 ACRES)

EXCEPTION NO. 19
66' WIDE GAS
EASEMENT PER
DOC. NO. 855752

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:

TOWERCOM

241 Atlantic Blvd. Suite 201
Neptune Beach, FL 32266
904-880-8887

MERIDIAN
SURVEYING, LLC

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

SITE NAME:
VILLAGE OF WILLIAMS BAY

SITE NUMBER:
786567

SITE ADDRESS:
250 WILLIAMS ST.
WILLIAMS BAY, WI 53191

PROPERTY OWNER:

VILLAGE OF WILLIAMS BAY
PO BOX 580
WILLIAMS BAY, WI 53190

PARCEL NO.:

WWUP 00021A (LEASE & EASE.)
WWUP 00021 (EASE.)

ZONED: P/I (PUBLIC & INSTITUTIONAL DIST.),
P/R (PARKS & RECREATION DIST.)

DEED REFERENCE:
DOC. NO. 289551

LEASE EXHIBIT
FOR
TOWER COM

BEING A PART OF THE SE1/4 OF THE
SE1/4 AND PART OF THE SW1/4 OF THE
SE1/4, SECTION 36, T.2N., R.16E.,
VILLAGE OF WILLIAMS BAY, WALWORTH
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	10-29-24	Added Updated Title Report	JB
2	10-10-24	Added Lease and Easements	JD
1	10-2-24	Preliminary Survey	JB

DRAWN BY: KR	FIELD WORK DATE: 10-1-24
CHECKED BY: C.A.K.	FIELD BOOK: x
JOB NO.: 15794	SHEET 2 OF 5



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - SOUTH ZONE AND THE SOUTH LINE OF THE SE1/4, SECTION 36, T.2N., R.16E., WHICH BEARS: N88°-54'-28"E

BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
TOP OF FIRE HYDRANT BOLT
ELEVATION: 920.86'

SITE BENCHMARK: (BM B)
SOUTH RIM OF MANHOLE COVER
ELEVATION: 1014.06'

GRAPHIC SCALE

1 inch = 50 ft.



-LEGEND-

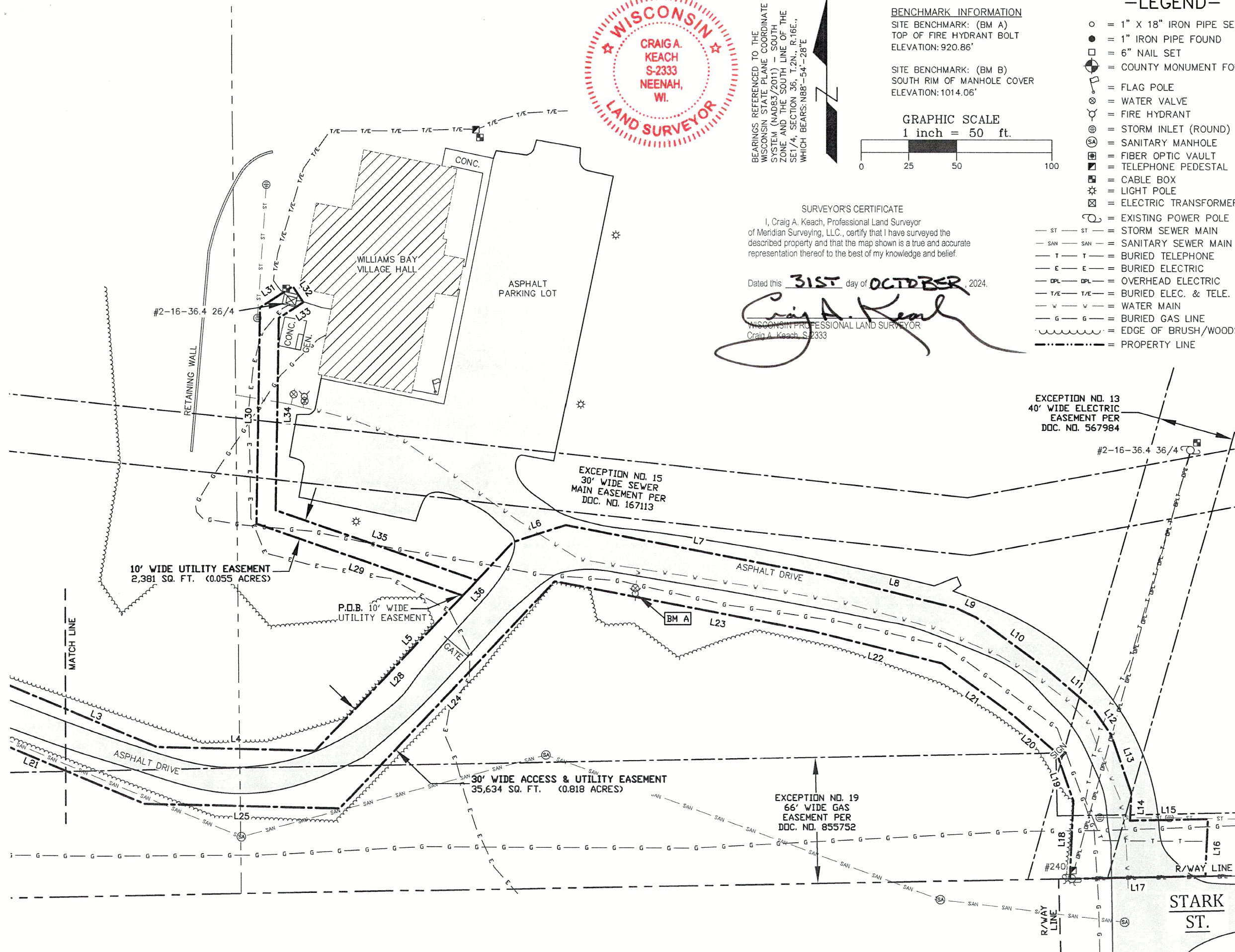
- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ⚑ = FLAG POLE
- ⊕ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊕ = STORM INLET (ROUND)
- ⊕ = SANITARY MANHOLE
- ⊕ = FIBER OPTIC VAULT
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = CABLE BOX
- ⊕ = LIGHT POLE
- ⊕ = ELECTRIC TRANSFORMER
- ⊕ = EXISTING POWER POLE
- ST = STORM SEWER MAIN
- SAN = SANITARY SEWER MAIN
- T = BURIED TELEPHONE
- E = BURIED ELECTRIC
- DPL = OVERHEAD ELECTRIC
- T/E = BURIED ELEC. & TELE.
- W = WATER MAIN
- G = BURIED GAS LINE
- = EDGE OF BRUSH/WOODS
- = 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 31ST day of OCTOBER, 2024.

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



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:

TOWERCOM

241 Atlantic Blvd. Suite 201
Neptune Beach, FL 32266
904-880-8887

MERIDIAN
SURVEYING, LLC

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

SITE NAME:
VILLAGE OF WILLIAMS BAY

SITE NUMBER:
786567

SITE ADDRESS:
250 WILLIAMS ST.
WILLIAMS BAY, WI 53191

PROPERTY OWNER:

VILLAGE OF WILLIAMS BAY
PO BOX 580
WILLIAMS BAY, WI 53190

PARCEL NO.:

WWUP 00021A (LEASE & EASE.)
WWUP 00021 (EASE.)

ZONED: P/I (PUBLIC & INSTITUTIONAL DIST.),
P/R (PARKS & RECREATION DIST.)

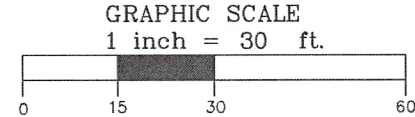
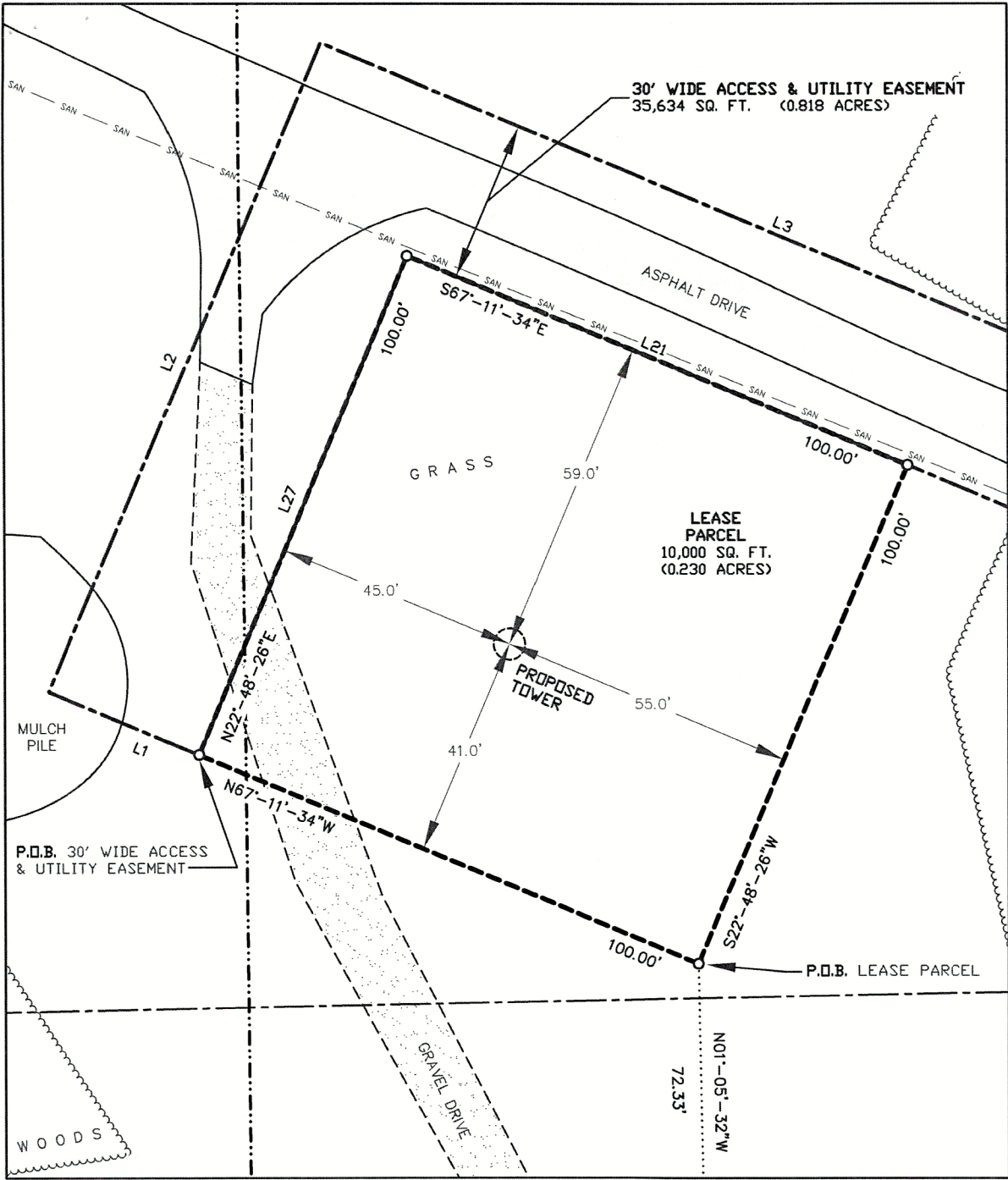
DEED REFERENCE:
DOC. NO. 289551

LEASE EXHIBIT
FOR
TOWER COM

BEING A PART OF THE SE1/4 OF THE
SE1/4 AND PART OF THE SW1/4 OF THE
SE1/4, SECTION 36, T.2N., R.16E.,
VILLAGE OF WILLIAMS BAY, WALWORTH
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	10-29-24	Added Updated Title Report	JB
2	10-10-24	Added Lease and Easements	JD
1	10-2-24	Preliminary Survey	JB

DRAWN BY: KR	FIELD WORK DATE: 10-1-24
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 15794	SHEET 3 OF 5



—LEGEND—
o = 1" x 18" IRON PIPE SET
= EDGE OF BRUSH/WOODS

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 31st day of OCTOBER, 2024.

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



BEARINGS REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM (NAD83/2011) - SOUTH
ZONE AND THE SOUTH LINE OF THE
SE1/4, SECTION 36, T.2N., R.16E.,
WHICH BEARS: N88°-54'-28"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°-11'-34"W	30.00'
L2	N22°-48'-26"E	130.00'
L3	S67°-11'-34"E	409.73'
L4	S88°-38'-12"E	83.18'
L5	N43°-28'-10"E	151.25'
L6	N72°-12'-20"E	28.85'
L7	S79°-03'-29"E	140.11'
L8	S76°-01'-02"E	69.16'
L9	S64°-40'-11"E	11.60'
L10	S53°-43'-52"E	46.21'
L11	S49°-12'-54"E	32.28'
L12	S34°-27'-39"E	15.59'
L13	S19°-02'-45"E	32.37'
L14	S02°-34'-15"W	14.61'
L15	N88°-54'-28"E	40.86'
L16	S02°-34'-15"W	30.06'
L17	S88°-54'-28"W	70.92'
L18	N02°-34'-15"E	40.87'
L19	N19°-02'-45"W	26.65'
L20	N49°-12'-54"W	29.92'
L21	N53°-43'-52"W	46.21'
L22	N76°-01'-02"W	69.15'
L23	N79°-03'-29"W	138.52'
L24	S43°-28'-10"W	164.58'
L25	N88°-38'-12"W	102.18'

LINE	BEARING	DISTANCE
L26	N67°-11'-34"W	385.41'
L27	S22°-48'-26"W	100.00'
L28	N43°-28'-10"E	112.50'
L29	N70°-50'-03"W	114.26'
L30	N01°-00'-40"E	113.61'
L31	N57°-07'-01"E	20.54'
L32	S32°-52'-59"E	10.00'
L33	S57°-07'-01"W	15.22'
L34	S01°-00'-40"W	101.04'
L35	S70°-50'-03"E	111.54'
L36	S43°-28'-10"W	10.97'

SURVEYED FOR:

624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:
TOWERCOM
241 Atlantic Blvd. Suite 201
Neptune Beach, FL 32266
904-880-8887

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

SITE NAME:
VILLAGE OF WILLIAMS BAY
SITE NUMBER:
786567
SITE ADDRESS:
250 WILLIAMS ST.
WILLIAMS BAY, WI 53191

PROPERTY OWNER:
VILLAGE OF WILLIAMS BAY
PO BOX 580
WILLIAMS BAY, WI 53190
PARCEL NO.:
WWUP 00021A (LEASE & EASE.)
WWUP 00021 (EASE.)
ZONED: P/I (PUBLIC & INSTITUTIONAL DIST.),
P/R (PARKS & RECREATION DIST.)
DEED REFERENCE:
DOC. NO. 289551

LEASE EXHIBIT
FOR
TOWER COM
BEING A PART OF THE SE1/4 OF THE
SE1/4 AND PART OF THE SW1/4 OF THE
SE1/4, SECTION 36, T.2N., R.16E.,
VILLAGE OF WILLIAMS BAY, WALWORTH
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	10-29-24	Added Updated Title Report	JB
2	10-10-24	Added Lease and Easements	JD
1	10-2-24	Preliminary Survey	JB

DRAWN BY: KR	FIELD WORK DATE: 10-1-24
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 15794	SHEET 4 OF 5

LEASE PARCEL

A part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Six (36), Township Two (2) North, Range Sixteen (16) East, Village of Williams Bay, Walworth 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 36; thence N88°-54'-28"E 975.34 feet along the south line of the SE1/4 of said Section 36; thence N01°-05'-32"W 72.33 feet to the point of beginning; thence N67°-11'-34"W 100.00 feet; thence N22°-48'-26"E 100.00 feet; thence S67°-11'-34"E 100.00 feet; thence S22°-48'-26"W 100.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

ACCESS AND UTILITY EASEMENT

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) and part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Six (36), Township Two (2) North, Range Sixteen (16) East, Village of Williams Bay, Walworth County, Wisconsin containing 35,634 square feet (0.818 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 36; thence N88°-54'-28"E 975.34 feet along the south line of the SE1/4 of said Section 36; thence N01°-05'-32"W 72.33 feet; thence N67°-11'-34"W 100.00 feet to the point of beginning; thence continue N67°-11'-34"W 30.00 feet; thence N22°-48'-26"E 130.00 feet; thence S67°-11'-34"E 409.73 feet; thence S88°-38'-12"E 83.18 feet; thence N43°-28'-10"E 151.25 feet; thence N72°-12'-20"E 28.85 feet; thence S79°-03'-29"E 140.11 feet; thence S76°-01'-02"E 69.16 feet; thence S64°-40'-11"E 11.60 feet; thence S53°-43'-52"E 46.21 feet; thence S49°-12'-54"E 32.28 feet; thence S34°-27'-39"E 15.59 feet; thence S19°-02'-45"E 32.37 feet; thence S02°-34'-15"W 14.61 feet; thence N88°-54'-28"E 40.86 feet; thence S02°-34'-15"W 30.06 feet to a point on the northerly right of way line of Stark Street (also being the South line of the SE1/4 of said Section 36); thence S88°-54'-28"W 70.92 feet along said right of way line and also the South line of the SE1/4 of said Section 36; thence N02°-34'-15"E 40.87 feet; thence N19°-02'-45"W 26.65 feet; thence N49°-12'-54"W 29.92 feet; thence N53°-43'-52"W 46.21 feet; thence N76°-01'-02"W 69.15 feet; thence N79°-03'-29"W 138.52 feet; thence S43°-28'-10"W 164.58 feet; thence N88°-38'-12"W 102.18 feet; thence N67°-11'-34"W 385.41 feet; thence S22°-48'-26"W 100.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

10 FOOT WIDE UTILITY EASEMENT

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Six (36), Township Two (2) North, Range Sixteen (16) East, Village of Williams Bay, Walworth County, Wisconsin containing 2,381 square feet (0.055 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 36; thence N88°-54'-28"E 975.34 feet along the south line of the SE1/4 of said Section 36; thence N01°-05'-32"W 72.33 feet; thence N67°-11'-34"W 100.00 feet; thence continue N67°-11'-34"W 30.00 feet; thence N22°-48'-26"E 130.00 feet; thence S67°-11'-34"E 409.73 feet; thence S88°-38'-12"E 83.18 feet; thence N43°-28'-10"E 112.50 feet to the point of beginning; thence N70°-50'-03"W 114.26 feet; thence N01°-00'-40"E 113.61 feet; thence N57°-07'-01"E 20.54 feet; thence S32°-52'-59"E 10.00 feet; thence S57°-07'-01"W 15.22 feet; thence S01°-00'-40"W 101.04 feet; thence S70°-50'-03"E 111.54 feet; thence S43°-28'-10"W 10.97 feet to the point of beginning; being subject to any and all easements and restrictions of record.

PARENT PARCEL

PARCEL 1

The following described real estate, situated in the County of Walworth and State of Wisconsin, to-wit: The East 264 feet of the West 10 acres of the South Half of the South Half of the Southeast Quarter (S½S½SE¼) of Section Thirty-six (36), Township Two (2) North, Range Sixteen (16) East, containing 4 acres, more or less; more particularly described as follows, to-wit: A part of the West Ten (10) acres of the South Half (S½) of the South Half (S½) of the Southeast Quarter (SE¼) of Section Thirty-six (36), Township Two North (T2N), Range Sixteen East (R 16 E) in the Township of Delavan, described as follows, to-wit: Commencing at the Northeast (NE) corner of said ten (10) acres, run thence West Two Hundred Sixty-four Feet (264') to a point, thence South Six Hundred Sixty Feet (660') to the North limits of the Village of Williams Bay, thence East Two Hundred Sixty-four Feet (264') to the East limits of said piece, thence North in the East limits to the place of beginning.

AND BEING the same property conveyed to Village of Williams Bay, a Wisconsin municipal corporation from Joseph Wabrauschek, a widower and not remarried, and Joseph Ludwig Waner (formerly known as Joseph Ludwig Wabrauschek and as Joseph L. Wabrauschek) also known as Joseph L. Waner by Warranty Deed dated June 26, 1956 and recorded June 26, 1956 in Instrument No. 481554.

PARCEL 2

The following described real estate, situated in the County of Walworth and State of Wisconsin, to-wit:

The East thirty (30) acres of the South one-half of the South one-half of the Southeast Quarter, Section Thirty-six (36), Town Two (2) North, Range Sixteen (16) East, together with the right of way for vehicles of all kinds, pedestrians, animals, conveyances, power equipment and power and telephone lines over a strip of land at least eighteen (18) feet in width, the West side of which strip of real estate shall be a line described as follows, to-wit: Beginning at a point 1468 feet due west of the Southeast corner of the South one-half of the South one-half of the Southeast Quarter of Section Thirty-six (36), Town Two (2) North, Range Sixteen (16) East, then South Nine (9") degrees West, ninety-eight (98) feet to a point, thence South thirty-four degrees twenty minutes West, 268 feet to South east and west line of the North one-half of the North one-half of the Northwest quarter of the Northeast Quarter of Section One(1), Town One (1) North, Range Sixteen (16) East. This point being the intersection of Said South, East and West line with the west line of Valley Street in Carlsons Addition to the Village of Williams Bay. Said right of way privileges to be granted to the village until the municipality shall establish or cause to be established a road in the S 1/2 of the S 1/2 of the SE 1/4 of Sec. 36, Tsp. 2N., R. 16 E. which shall connect any of the streets of the village with the point of beginning of said right of way described above.

AND BEING the same property conveyed to the Village of Williams Bay, a municipal corporation from Christie H. Madison, Carrie Madison, Charles Madison and Alexandria Madison by Warranty Deed dated September 30, 1930 and recorded April 13, 1931 as Instrument No. P289551.

LESS AND EXCEPTION from Parcels 1 and2 the following:

LESS AND EXCEPT that portion of property conveyed to Wisconsin Power and Light Company, a Wisconsin corporation from Village of Williams Bay by Warranty Deed dated December 20, 2016 and recorded December 27, 2016 in Instrument No. 938748.

LESS AND EXCEPT that property described on Certified Survey Map No. 1641, recorded on November 25, 1987 in Instrument No. 155873.

LESS AND EXCEPT that property described on Certified Survey Map No. 2079, recorded on September 11, 1991 in Instrument No. 221512.

LESS AND EXCEPT that property described on Certified Survey Map No. 4722, recorded on July 26, 2017 in Instrument No. 950727.

Tax Parcel Nos. WWUP 00021 and WWUP 00021A

TITLE REPORT REVIEW

Title Report: Fidelity National Title Insurance Company

Commitment No. 5000008499

Effective Date: September 12, 2024

Fee Simple Title Vested In:

Village of Williams Bay, a Wisconsin municipal corporation

NOTE: The Statement of Applicability refers to the Lease Area Premises and any Easements pertinent Thereunto Where Specific Encumbrances affect the Lease Area Premises and/or a Pertinent Easements, they are identified as such.

Schedule B-II

(1-7) These are general statements and not specific encumbrances.

(8) Matters as shown and noted on Certified Survey Map No. 1641 recorded in Instrument No. 155873. **All easements and encumbrances, if any, are plotted and shown. These surveys do not apply or affect the lessees intended use of the subject property.**

(9) Matters as shown and noted on Certified Survey Map No. 2079 recorded in Instrument No. 221512. **All easements and encumbrances, if any, are plotted and shown. These surveys do not apply or affect the lessees intended use of the subject property.**

(10) Matters as shown and noted on Certified Survey Map No. 4722 recorded in Instrument No. 950727. **All easements and encumbrances, if any, are plotted and shown. These surveys do not apply or affect the lessees intended use of the subject property.**

(11) Electric Line Easement in favor of Wisconsin Power and Light Company, a Wisconsin corporation set forth in instrument recorded on August 13, 1957 in Instrument No. 492681. **Does not apply.**

(12) Easement in favor of Wisconsin Southern Gas Company, Inc., a Wisconsin corporation set forth in instrument recorded on April 8, 1963 in Instrument No. 547918. **Does apply and is plotted and shown.**

(13) Easement in favor of Wisconsin Power and Light Company, a Wisconsin corporation set forth in instrument recorded on February 25, 1965 in Instrument No. 567984. **Does apply and is plotted and shown.**

(14) Electric Line Easement in favor of Wisconsin Power and Light Company, a Wisconsin corporation set forth in instrument recorded on January 5, 1971 in Instrument No. 631655. **Does not apply.**

(15) Sewer Main Easement in favor of Walworth County Metropolitan Sewerage District, a Municipal Corporation set forth in instrument recorded on August 25, 1988 in Instrument No. 167113. **Does apply and is plotted and shown.**

(16) Underground Electric Easement in favor of Wisconsin Power and Light Company set forth in instrument recorded on February 5, 1992 in Instrument No. 226438. **Does not apply.**

(17) Agreement for Sewer Main Easement dated June 20, 1994, by and between Village of Williams Bay and Mercy Health System Corporation, d/b/a Mercy-Walworth Medical Clinic, recorded on June 28, 1994 in Instrument No. 288053. **Does apply and is plotted and shown.**

(18) Water Main Easement in favor of Village of Williams Bay set forth in instrument recorded on January 24, 2005 in Instrument No. 629360. **Does apply and is plotted and shown.**

(19) Gas Pipeline License dated January 21, 2013, by and between Village of Williams Bay and Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, recorded on January 23, 2013 in Instrument No. 855752. **Does apply and is plotted and shown.**

(20) Drainage Easement in favor of Wisconsin Power and Light Company set forth in instrument recorded on December 27, 2016 in Instrument No. 938637. **Does not apply.**

(21) Easement Underground Electric in favor of Wisconsin Power and Light Company, a Wisconsin corporation set forth in instrument recorded on December 27, 2016 in Instrument No. 938638. **Does not apply.**

(22) Ingress and Egress Easement in favor of Wisconsin Power and Light Company, a Wisconsin corporation set forth in instrument recorded on February 21, 2017 in Instrument No. 941835. **Does not apply.**

(23) Electric Transmission Line Easement in favor of American Transmission Company LLC, a Wisconsin limited liability company, and its manager ATC Management Inc., a Wisconsin corporation set forth in instrument recorded on January 8, 2018 in Instrument No. 960097. **Does not apply.**

Certificate of Compensation and Notice of Right of Appeal, recorded on January 18, 2018 in Instrument No. 960613. **Does not apply.**

(24) Easement Underground Electric in favor of Wisconsin Power and Light Company, a Wisconsin corporation set forth in instrument recorded on August 29, 2018 in Instrument No. 974398. **Does not apply.**

(25) Grading Easement in favor of Wisconsin Power and Light Company, a Wisconsin corporation set forth in instrument recorded on August 29, 2018 in Instrument No. 974400. **Does not apply.**



SURVEYED FOR:



SURVEYED FOR:

TOWERCOM

241 Atlantic Blvd. Suite 201
Neptune Beach, FL 32266
904-880-8887



SITE NAME:
VILLAGE OF WILLIAMS BAY

SITE NUMBER:
786567

SITE ADDRESS:
250 WILLIAMS ST.
WILLIAMS BAY, WI 53191

PROPERTY OWNER:
VILLAGE OF WILLIAMS BAY
PO BOX 580
WILLIAMS BAY, WI 53190

PARCEL NO.:
WWUP 00021A (LEASE & EASE.)
WWUP 00021 (EASE.)

ZONED: P/I (PUBLIC & INSTITUTIONAL DIST.),
P/R (PARKS & RECREATION DIST.)

DEED REFERENCE:
DOC. NO. 289551

LEASE EXHIBIT
FOR
TOWER COM

BEING A PART OF THE SE1/4 OF THE
SE1/4 AND PART OF THE SW1/4 OF THE
SE1/4, SECTION 36, T.2N., R.16E.,
VILLAGE OF WILLIAMS BAY, WALWORTH
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	10-29-24	Added Updated Title Report	JB
2	10-10-24	Added Lease and Easements	JD
1	10-2-24	Preliminary Survey	JB

DRAWN BY: KR	FIELD WORK DATE: 10-1-24
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 15794	SHEET 5 OF 5