

**PROPOSED TOWER BASE**  
LATITUDE: 42°-30'-56.55"  
LONGITUDE: 88°-26'-16.63"  
(Per North American Datum of 83/2011)  
Ground Elevation: 915.8'  
(Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" X 18" IRON PIPE SET
  - = 3/4" REBAR FOUND
  - = 6" NAIL SET
  - ⊙ = COUNTY MONUMENT FOUND
  - ⊕ = EXISTING POWER POLE
  - ⊞ = TELEPHONE PEDESTAL
  - ⊗ = GAS METER
  - ⊙ = SEPTIC VENT
  - ⊙ = WOOD POST
  - ◇ = TRAFFIC SIGN
  - = EXISTING GUY ANCHOR
  - OPL- = OVERHEAD ELECTRIC
  - E- = BURIED ELECTRIC
  - G- = BURIED GAS
  - = PROPERTY LINE
  - \* = EXISTING PINE TREE
  - ⊙ = EXISTING TREE
  - ⊙ = EXISTING BUSH

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD27) - SOUTH ZONE AND THE NORTH LINE OF THE SW1/4, SECTION 25, T.1N., R.17E., WHICH BEARS N89°-31'-02"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.

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

-ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55127C0340D, DATED OCTOBER 2 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

-NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

-PRIVATE UTILITIES MARKED ON 9-7-2016.

-THE LEASED PREMISES AND THE 30' WIDE ACCESS & UTILITY EASEMENT ARE CONTIGUOUS ALONG THERE COMMON BOUNDARIES, WHICH 30' WIDE ACCESS & UTILITY EASEMENT IS IN TURN CONTIGUOUS ALONG THERE COMMON BOUNDARIES TO THE C.T.H. "B" RIGHT OF WAY, AND THAT THERE ARE NO GAPS, GORES, SPACES, OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

PARCEL NO.: 1A396500001  
PROPERTY OWNER: WILLIAM LEEDLE

RECEIVED  
APR 26 2017  
By: Jan

PARCEL NO.: 1A396500002  
PROPERTY OWNER: WILLIAM LEEDLE

WISCONSIN  
CRAIG A. KEACH  
S-2333  
NEENAH  
WIS.  
LAND SURVEYOR

**SURVEYOR'S CERTIFICATE**

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.

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that under the direction of Parallel Infrastructure, Under the Provisions of Wisconsin Administrative Code A-E7, I have surveyed and mapped the proposed area within the specified lands and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 8th day of MARCH, 2017.

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:  
**Parallel**  
INFRASTRUCTURE  
7411 FULLERTON STREET, SUITE 110  
JACKSONVILLE, FL 32256

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

SITE NAME: GENEVA HWY 120  
SITE NUMBER: PIW038  
SITE ADDRESS: W2823 C.T.H. "B"  
LAKE GENEVA, WI 53147

PROPERTY OWNER:  
TRIGREEN, LLC  
W2823 C.T.H. "B"  
LAKE GENEVA, WI 53147

PARCEL NO.: 1A396500001  
ZONED: A1  
VESTING DEED: NO. 684668

**SURVEY PLAT**  
FOR  
**PARALLEL INFRASTRUCTURE**  
BEING A PART OF THE N1/2 OF THE  
SW1/4, SECTION 25, T.1N., R.17E.,  
TOWNSHIP OF LINN, WALWORTH COUNTY,  
WISCONSIN

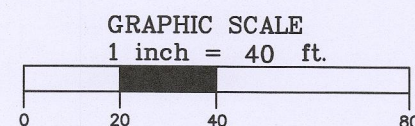
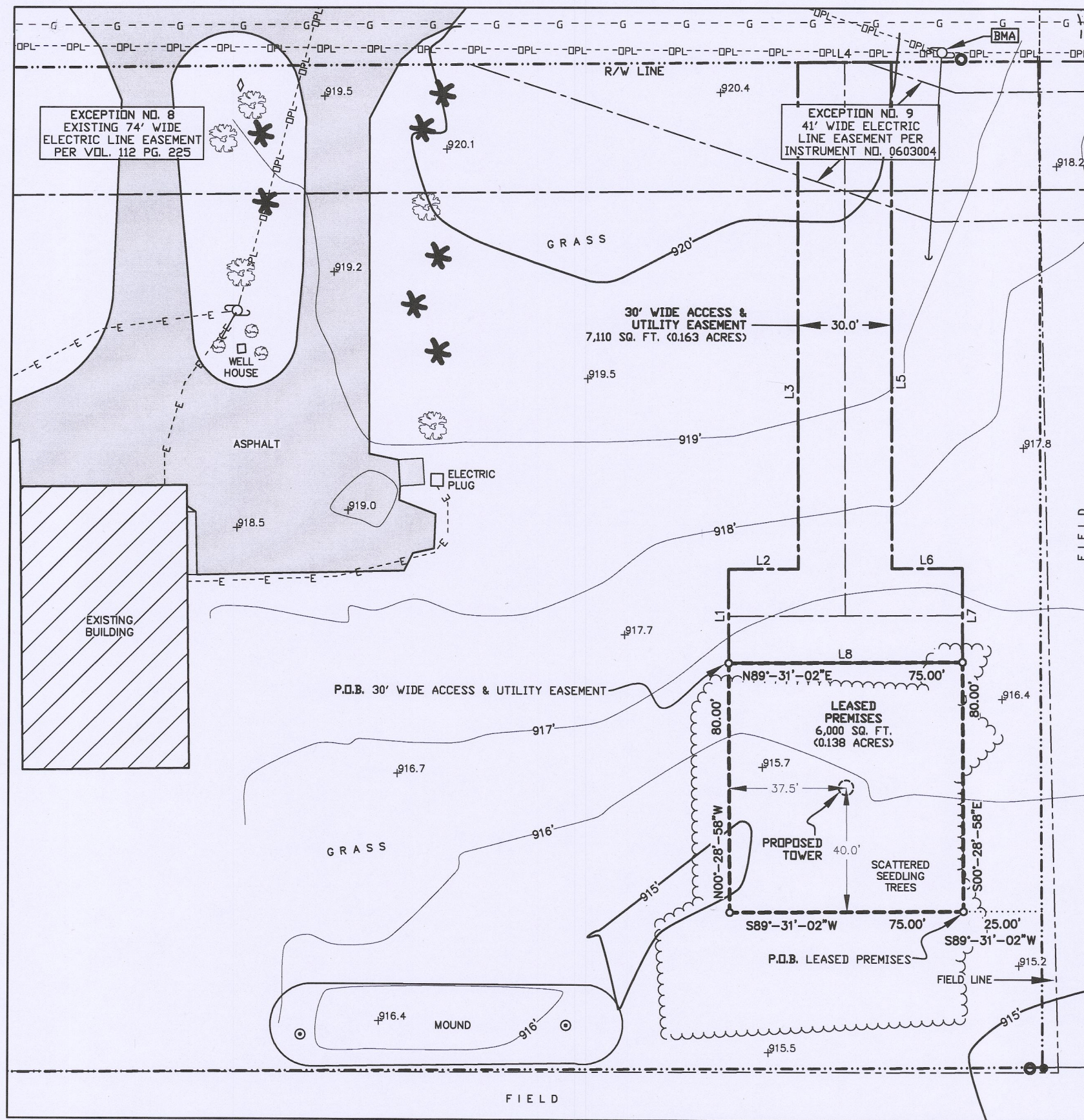
NO.	DATE	DESCRIPTION	BY
5	2/15/17	Revised Text	J.B.
4	11/4/16	Revised Easement	J.B.
3	10/25/16	Added Locates	J.B.
2	10/11/16	Added Lease and Easement	J.D.
1	9/9/16	Preliminary Survey	J.B.

DRAWN BY: J.B.	FIELD WORK DATE: 9-7-16
CHECKED BY: C.A.K.	FIELD BOOK: M-37, PG.45
JOB NO.: 9044	SHEET 1 OF 3

IA 3965-1

117-3999





**BENCHMARK INFORMATION**  
SITE BENCHMARK: (BM A)  
SET 6" NAIL IN SOUTH FACE OF POWER  
POLE; ±1' ABOVE GROUND LEVEL  
ELEVATION: 920.31'

**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. 23814951 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2016 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".

**SURVEYOR'S CERTIFICATE**

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.

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that under the direction of Parallel Infrastructure, Under the Provisions of Wisconsin Administrative Code A-E7.1 I have surveyed and mapped the proposed area within the specified lands and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 8th day of MARCH, 2017.

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



BEARINGS REFERENCED TO THE  
WISCONSIN STATE PLANE COORDINATE  
SYSTEM (NAD27) - SOUTH ZONE  
AND THE NORTH LINE OF THE SW 1/4,  
SECTION 25, T.1N., R.17E., WHICH  
BEARS N89°-31'-02"E

**-LEGEND-**

- = 1" X 18" IRON PIPE SET
- = 3/4" REBAR FOUND
- = 6" NAIL SET
- ⊙ = COUNTY MONUMENT FOUND
- ⊕ = EXISTING POWER POLE
- ⊞ = TELEPHONE PEDESTAL
- ⊗ = GAS METER
- ⊙ = SEPTIC VENT
- ⊙ = WOOD POST
- ◇ = TRAFFIC SIGN
- = EXISTING GUY ANCHOR
- OPL- = OVERHEAD ELECTRIC
- E- = BURIED ELECTRIC
- G- = BURIED GAS
- = PROPERTY LINE
- \* = EXISTING PINE TREE
- ⊕ = EXISTING TREE
- ⊗ = EXISTING BUSH

LINE TABLE		
Line #	Direction	Length
L1	N00°28'58"W	30.00'
L2	N89°31'02"E	22.50'
L3	N00°28'59"W	162.00'
L4	N89°31'02"E	30.00'
L5	S00°28'58"E	162.00'
L6	N89°31'02"E	22.50'
L7	S00°28'58"E	30.00'
L8	S89°31'02"W	75.00'

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:

**Parallel**  
INFRASTRUCTURE

7411 FULLERTON STREET, SUITE 110  
JACKSONVILLE, FL 32256

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

SITE NAME: GENEVA HWY 120

SITE NUMBER: PIW038

SITE ADDRESS: W2823 C.T.H. "B"  
LAKE GENEVA, WI 53147

PROPERTY OWNER:  
TRIGREEN, LLC  
W2823 C.T.H. "B"  
LAKE GENEVA, WI 53147

PARCEL NO.: IA396500001

ZONED: A1

VESTING DEED: NO. 684668

**SURVEY PLAT**  
FOR  
**PARALLEL INFRASTRUCTURE**  
BEING A PART OF THE N1/2 OF THE  
SW1/4, SECTION 25, T.1N., R.17E.,  
TOWNSHIP OF LINN, WALWORTH COUNTY,  
WISCONSIN

NO.	DATE	DESCRIPTION	BY
5	2/15/17	Revised Text	J.B.
4	11/4/16	Revised Easement	J.B.
3	10/25/16	Added Locates	J.B.
2	10/11/16	Added Lease and Easement	J.D.
1	9/9/16	Preliminary Survey	J.B.

DRAWN BY: J.B.	FIELD WORK DATE: 9-7-16
CHECKED BY: C.A.K.	FIELD BOOK: M-37, PG.45
JOB NO.: 9044	SHEET 2 OF 3



LEASED PREMISES

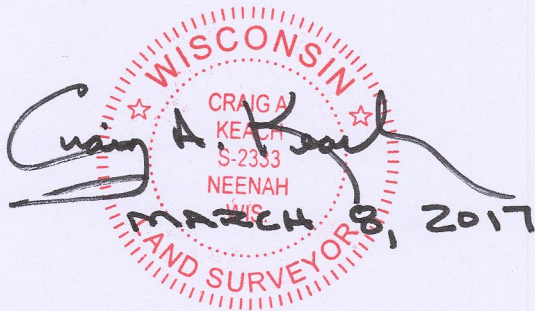
A part of Lot One (1) of Certified Survey Map No. 3965 as recorded in Volume 24 on Page 208 as Document No. 681074 of Walworth County records and being located in the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section Twenty-Five (25), Township One (1) North, Range Seventeen (17) East, Town of Linn, Walworth County, Wisconsin containing 6,000 square feet (0.138 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 25; thence N89°-31'-02"E 1344.91 feet (Recorded as N89°-24'-26"E 1344.93 feet) along the North line of the SW1/4 of said Section 25 to the Northeast corner of Lot 1 of said Certified Survey Map No. 3965; thence S00°-28'-58"E (Recorded as S00°-35'-34"W) 305.00 feet along the East line of said Lot 1; thence S89°-31'-02"W 25.00 feet to the point of beginning; thence continue S89°-31'-02"W 75.00 feet; thence N00°-28'-58"W 80.00 feet; thence N89°-31'-02"E 75.00 feet; thence S00°-28'-58"E 80.00 feet to the point of beginning, being subject to any and all easements and restrictions of record. Being a part of the Parent Parcel set forth in that certain Warranty Deed dated July 28, 2006, recorded on August 8, 2006 in Instrument No. 684668, records of Walworth County, Wisconsin.

30' WIDE ACCESS & UTILITY EASEMENT

A part of Lot One (1) of Certified Survey Map No. 3965 as recorded in Volume 24 on Page 208 as Document No. 681074 of Walworth County records and being located in the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section Twenty-Five (25), Township One (1) North, Range Seventeen (17) East, Town of Linn, Walworth County, Wisconsin containing 7,110 square feet (0.163 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 25; thence N89°-31'-02"E 1344.91 feet (Recorded as N89°-24'-26"E 1344.93 feet) along the North line of the SW1/4 of said Section 25 to the Northeast corner of Lot 1 of said Certified Survey Map No. 3965; thence S00°-28'-58"E (Recorded as S00°-35'-34"W) 305.00 feet along the East line of said Lot 1; thence S89°-31'-02"W 100.00 feet; thence N00°-28'-58"W 80.00 feet to the point of beginning; thence continue N00°-28'-58"W 30.00 feet; thence N89°-31'-02"E 22.50 feet; thence N00°-28'-58"W 162.00 feet to a point on the South Right of Way line of C.T.H. B; thence N89°-31'02"E 30.00 feet along said South Right of Way line; thence S00°-28'-58"E 162.00 feet; thence N89°-31'-02"E 22.50 feet; thence S00°-28'-58"E 30.00 feet; thence S89°-31'-02"W 75.00 feet to the point of beginning, being subject to any and all easements and restrictions of record. Being a part of the Parent Parcel set forth in that certain Warranty Deed dated July 28, 2006, recorded on August 8, 2006 in Instrument No. 684668, records of Walworth County, Wisconsin.



PARENT PARCEL

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

Lot 1 of Certified Survey Map No. 3965, recorded June 30, 2006 in Volume 24 of Certified Surveys on Page 208 as Document No. 681074 and located in the North half of the Southwest quarter of Section 25, Township 1 North, Range 17 East, Township of Linn, Walworth County, Wisconsin.

AND BEING the same property conveyed to TriGreen, LLC from Steve A. Snudden and Sharon Snudden by Warranty Deed dated July 28, 2006 and recorded August 08, 2006 in Instrument No. 684668.

Tax Parcel No. 1A396500001

TITLE REPORT REVIEW

Meridian Surveying, LLC has received and reviewed the Title Commitment prepared by Fidelity National Title Insurance Company, dated effective September 9, 2016, being Commitment No. 23814951 for the subject property, to determine the impacts of existing title exceptions.

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

SCHEDULE B-II

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

- (8) Electric Line Easement in favor of Wisconsin Power and Light Company, a Wisconsin corporation, set forth in instrument recorded on 04/05/1974 in Deed Book 112, Page 225. **Does apply and is plotted and shown. Affects Parent Parcel and 30' Access & Utility Easement. Does not affect Lease Premises.**
- (9) Electric Line Easement in favor of Wisconsin Power and Light Company, a Wisconsin corporation, set forth in instrument recorded on 10/10/1974 in Deed Book 123, Page 680; Easement Assignment from Wisconsin Power and Light Company, a Wisconsin corporation to American Transmission Company LLC, a Wisconsin limited liability company, dated 01/01/2001 and recorded 01/26/2001 in Deed Book 676, Page 4223; Affidavit of Correction recorded on 05/12/2004 in Instrument No. 0603004. **Does apply and is plotted and shown. Affects Parent Parcel and 30' Access & Utility Easement. Does not affect Lease Premises.**
- (10) Easement in favor of The State of Wisconsin, Department of Transportation, set forth in instrument recorded on 10/26/1983 in Instrument No. 96013. **Does not affect Parent Parcel, Lease Premises, or 30' Access & Utility Easement**
- (11) Certified Survey Map No. 1691 recorded on 03/08/1988 in Instrument No. 161693. **Any and all easements and restrictions, if any, are plotted and shown. Affects Parent Parcel, Lease Premises, and 30' Access & Utility Easement.**
- (12) Certified Survey Map No. 3965 recorded on 06/30/2006 in Instrument No. 681074. **Any and all easements and restrictions, if any, are plotted and shown. Affects Parent Parcel, Lease Premises, and 30' Access & Utility Easement.**
- (13) Mortgage from Trigreen, LLC, Grantor(s), in favor of M&I Marshall & Ilsley Bank, dated 07/28/2006, and recorded 08/08/2006 in Instrument No. 684669, in the original amount of \$150,000.00. **Applies. Affects Parent Parcel, Lease Premises, and 30' Access & Utility Easement.**
- (14) Mortgage from Trigreen, LLC, Grantor(s), in favor of M&I Marshall Ilsley Bank, dated 10/13/2006, and recorded 10/24/2006 in Instrument No. 691685, in the original amount of \$167,000.00. **Applies. Affects Parent Parcel, Lease Premises, and 30' Access & Utility Easement.**

SURVEYED FOR:



SURVEYED FOR:



7411 FULLERTON STREET, SUITE 110  
JACKSONVILLE, FL 32256

MERIDIAN

SURVEYING, LLC

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

SITE NAME: GENEVA HWY 120

SITE NUMBER: PIW038

SITE ADDRESS: W2823 C.T.H. "B"  
LAKE GENEVA, WI 53147

PROPERTY OWNER:  
TRIGREEN, LLC  
W2823 C.T.H. "B"  
LAKE GENEVA, WI 53147

PARCEL NO.: 1A396500001

ZONED: A1

VESTING DEED: NO. 684668

SURVEY PLAT  
FOR  
PARALLEL INFRASTRUCTURE  
BEING A PART OF THE N1/2 OF THE  
SW1/4, SECTION 25, T.1N., R.17E.,  
TOWNSHIP OF LINN, WALWORTH COUNTY,  
WISCONSIN

5	2/15/17	Revised Text	J.B.
4	11/4/16	Revised Easement	J.B.
3	10/25/16	Added Locates	J.B.
2	10/11/16	Added Lease and Easement	J.D.
1	9/9/16	Preliminary Survey	J.B.
NO.	DATE	DESCRIPTION	BY

DRAWN BY:	J.B.	FIELD WORK DATE:	9-7-16
CHECKED BY:	C.A.K.	FIELD BOOK:	M-37, PG.45
JOB NO.:	9044	SHEET	3 OF 3