

ALTA/NSPS Land Title Survey

of

A parcel of land described in Title Commitment No. 21800153, prepared by Chicago Title Insurance Company, dated January 26, 2018, and revised February 27, 2018, as shown below:

PARCEL 1:

Lot 2 of Certified Survey Map No. 3765 recorded February 8, 2005 in Volume 22 or Certified Surveys on Page 297 as Document No. 630804, and being a redivision of Lot 1 of Certified Survey Map No. 1150 and located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Town 3 North, Range 15 East, Town of Richmond, Walworth County, Wisconsin.

EXCEPTING THEREFROM all that portion thereof as is defined as the "Tower Premises" as set forth in Article 1, Section 1.01 of a Ground Lease Agreement CCGI Site #/Name: 00678-EI-00001 Whitewater, dated October 17, 2011, wherein WPW Broadcasting, Inc., is landlord, and CCGI Development, LLC, is tenant.

Tax Key No. CA376500002
Address: N6545 State Highway "89"

PARCEL 2

A LEASE AREA situated in the Town of Richmond, County of Walworth, State of Wisconsin, known as being a 5,625 sq. ft. lease area over and upon the lands described in deed to WPW Broadcasting, Inc., by Vol. 666, Page 1419 of the aforesaid County Records of Deeds and being more particularly described by metes and bounds as follows:

Commencing at a Disk found at the centerline intersection of Lake Lorraine Road and State Highway 89; thence, along said State Highway 89 centerline, North 02° 21' 15" West, a distance of 561.18 feet; thence, leaving said centerline, North 90° 00' 00" East, a distance of 221.60 feet to the Place of Beginning. Thence North 00° 00' 00" East, a distance of 75.00 feet; Thence North 90° 00' 00" East, a distance of 75.00 feet; Thence South 00° 00' 00" West, a distance of 75.00 feet; Thence South 90° 00' 00" West, a distance of 75.00 feet to the Place of Beginning.

ACCESS & UTILITY EASEMENT:

An access easement situated in the Town of Richmond, County of Walworth, State of Wisconsin, known as being a 3,952 sq. ft. easement over and upon the lands described in deed to WPW Broadcasting, Inc., by Vol. 666, Page 1419 of the aforesaid County Records of Deeds and being 12.5 feet left and right of the following described centerline:

Commencing at a Disk found at the centerline intersection of Lake Lorraine Road and State Highway 89; thence, along said State Highway 89 centerline, North 02° 21' 15" West, a distance of 561.18 feet; thence, leaving said centerline, North 90° 00' 00" East, a distance of 221.60 feet; thence, North 00° 00' 00" East, a distance of 61.38 feet to the Place of Beginning of said 25 foot wide easement, lying 12.5 feet on either side of the following described centerline: Thence South 88° 30' 45" West, a distance of 158.09 feet to the Point of Terminus.

GUY WIRE EASEMENT #1:

A guy wire easement situated in the Town of Richmond, County of Walworth, State of Wisconsin, known as being a 2,114 sq. ft. easement over and upon the lands described in deed to WPW Broadcasting, Inc., by Vol. 666, Page 1419 of the aforesaid County Records of Deeds and being 15 feet left and right of the following described centerline:

Commencing at a Disk found at the centerline intersection of Lake Lorraine Road and State Highway 89; thence, along said State Highway 89 centerline, North 02° 21' 15" West, a distance of 561.18 feet; thence, leaving said centerline, North 90° 00' 00" East, a distance of 221.60 feet; thence, North 90° 00' 00" East, a distance of 75.00 feet; thence, North 00° 00' 00" East, 35.07 feet to the Place of Beginning of said 30 foot wide easement, lying 15 feet on either side of the following described centerline: Thence North 75° 14' 40" East, a distance of 70.47 feet to the Point of Terminus.

GUY WIRE EASEMENT #2:

A guy wire easement situated in the Town of Richmond, County of Walworth, State of Wisconsin, known as being a 2,278 sq. ft. easement over and upon the lands described in deed to WPW Broadcasting, Inc., by Vol. 666, Page 1419 of the aforesaid County Records of Deeds and being 15 feet left and right of the following described centerline:

Commencing at a Disk found at the centerline intersection of Lake Lorraine Road and State Highway 89; thence, along said State Highway 89 centerline, North 02° 21' 15" West, a distance of 561.18 feet; thence, leaving said centerline, North 90° 00' 00" East, a distance of 221.60 feet; thence, North 90° 00' 00" East, a distance of 25.07 feet to the Place of Beginning of said 30 foot wide easement, lying 15 feet on either side of the following described centerline: Thence South 14° 25' 10" West, a distance of 75.95 feet to the Point of Terminus.

GUY WIRE EASEMENT #3:

A guy wire easement situated in the Town of Richmond, County of Walworth, State of Wisconsin, known as being a 2,029 sq. ft. easement over and upon the lands described in deed to WPW Broadcasting, Inc., by Vol. 666, Page 1419 of the aforesaid County Records of Deeds and being 15 feet left and right of the following described centerline:

Commencing at a Disk found at the centerline intersection of Lake Lorraine Road and State Highway 89; thence, along said State Highway 89 centerline, North 02° 21' 15" West, a distance of 561.18 feet; thence, leaving said centerline, North 90° 00' 00" East, a distance of 221.60 feet; thence, North 00° 00' 00" East, a distance of 58.03 feet to the Place of Beginning of said 30 foot wide easement, lying 15 feet on either side of the following described centerline: Thence North 42° 02' 01" West, a distance of 67.20 feet to the Point of Terminus.

UTILITY EASEMENT:

A utility easement situated in the Town of Richmond, County of Walworth, State of Wisconsin, known as being a 1,001 sq. ft. easement over and upon the lands described in deed to WPW Broadcasting, Inc., by Vol. 666, Page 1419 of the aforesaid County Records of Deeds and being 2.5 feet left and right of the following described centerline:

Commencing at a Disk found at the centerline intersection of Lake Lorraine Road and State Highway 89; thence, along said State Highway 89 centerline, North 02° 21' 15" West, a distance of 561.18 feet; thence, leaving said centerline, North 90° 00' 00" East, a distance of 221.60 feet; thence, North 90° 00' 00" East, a distance of 25.07 feet to the Place of Beginning of said 5 foot wide easement, lying 2.5 feet on either side of the following described centerline: Thence South 49° 53' 11" West, a distance of 118.37 feet; Thence South 84° 45' 38" West, a distance of 81.78 feet to the Point of Terminus.

Tax Key No. CR 1700020
Address: N6214 Highway 89

Schedule B - II of Title Commitment No. 21800153, prepared by Chicago Title Insurance Company, dated January 26, 2018, and revised February 27, 2018, lists the following easements and restrictions:

- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on March 11, 1993, as Document No. 253102. - NOT PLOTTABLE
- Memorandum of PCS Site Agreement recorded July 13, 1999 as Document No. 421088. - NOT PLOTTABLE
- A Memorandum of Ground Lease with terms, covenants, conditions and provisions set forth therein, dated October 17, 2011, WPW Broadcasting, Inc., landlord, CCGI Development, LLC, tenant, recorded on November 22, 2011, as Document No. 826644 and unrecorded Ground Lease Agreement CCGI Site #/Name: 0078-WI-00001 Whitewater, dated October 17, 2011, WPW Broadcasting, Inc., landlord, and CCGI Development, LLC, tenant. - LEASE & EASEMENTS SHOWN
- Assignment of the Lessee's interest under said lease, GCI Development, LLC, assignor, Grain Communications III, LLC, assignee, recorded on January 4, 2012, as Document No. 829586.
- A Mortgage to secure an indebtedness as shown herein, in the amount of \$, dated October 15, 2014, SBA GC Towers, LLC, mortgagor, Deutsch Bank Trust Company Americas, as Trustee, mortgagee, recorded on May 29, 2015, as Document No. 905330.
- Possible rights of Spring Spectrum LP, Milwaukee SMSA Limited Partnership and Netwrx, Inc., under unrecorded leases and/or month to month rents, as disclosed in the Assignment more fully set forth at Exception 13 above. - SEE 13. ABOVE
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to CCGI Development, LLC, in the Memorandum of Ground Lease more fully set forth at Exception 13 above. - SEE 13. ABOVE
- Possible rights of Sprint/PCS, AT&T (New Cingular Wireless) and Netwrx Inc. under unrecorded leases and/or month to month rents, as disclosed in an Assignment recorded November 22, 2011 as Document No. 826645. - NOT PLOTTABLE
- Possible rights of Praire Communications Inc., under unrecorded leases and/or month to month rents, as disclosed in an Assignment recorded November 22, 2011 as Document No. 826646. - NOT PLOTTABLE
- Recitals as shown on that certain map/plat recorded on February 8, 2005, as Document No. 630804. Reference is hereby made to said document for full particulars. - NOT PLOTTABLE

Notes:

- According to the Walworth County FEMA Floodplain Map Index which shows Flood Insurance Rate Maps for Walworth County with an effective date of October 2, 2009, this site falls in an area which has not been mapped and is labeled "No Flood Hazard Areas".
- There are no marked parking spaces on this site.
- In regards to Table A item 11, visible utilities are shown. No plans were requested or provided and no diggers hotline marking was requested.

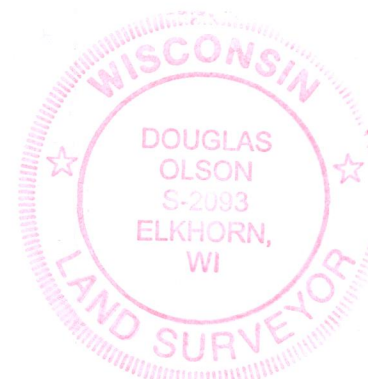
To: U.S. Bank
Jeffrey T. Karbach
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 11 and 16 of Table A thereof.

The field work was completed on March 1, 2018.

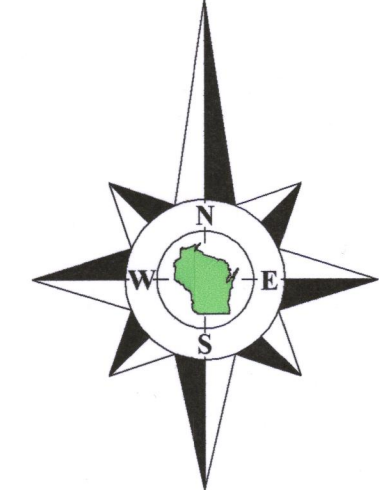
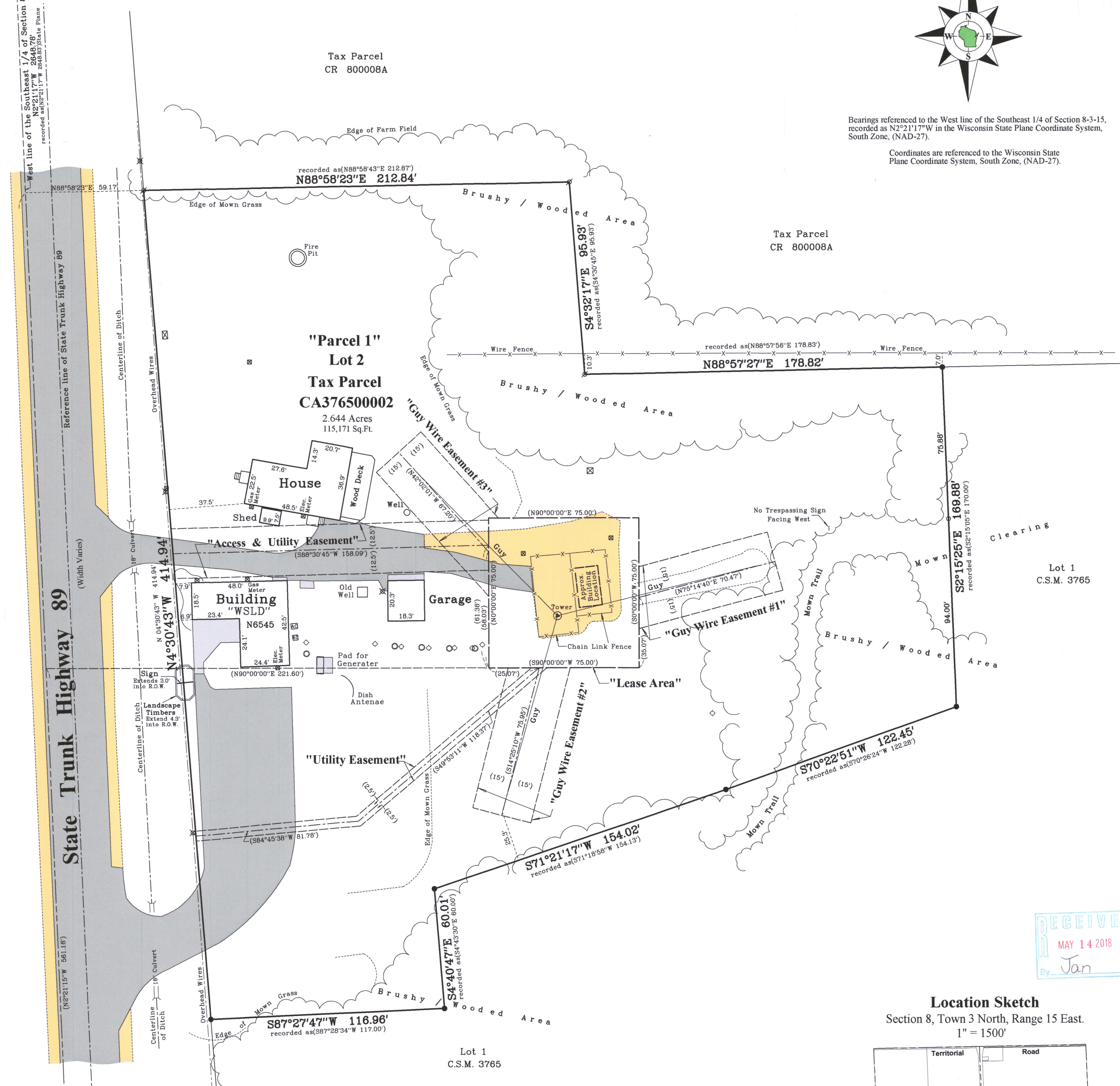
March 5, 2018.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093



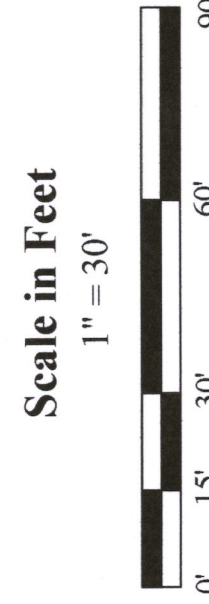
Center 1/4 Corner
Section 8-3-15
N. 269,631.26
E. 2,335,958.95

South 1/4 Corner
Section 8-3-15
N. 268,984.79
E. 2,336,067.78



Bearings referenced to the West line of the Southeast 1/4 of Section 8-3-15, recorded as N2°21'17"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).
Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

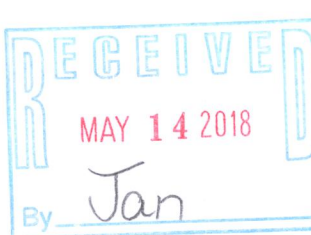
Survey date: March 1, 2018.
Revisions:



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Legend of Symbol & Abbreviations:
Found Iron Pipe
Cast Iron Pipe
Steel Iron Pipe
Utility Pole
Utility Pole or Pedestal
Septic Vent
Concrete Surface
Driveway Surface
Ditch



Location Sketch
Section 8, Town 3 North, Range 15 East.
1" = 1500'



Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number
2017.018

2017.018

CA3765-2 315-1328