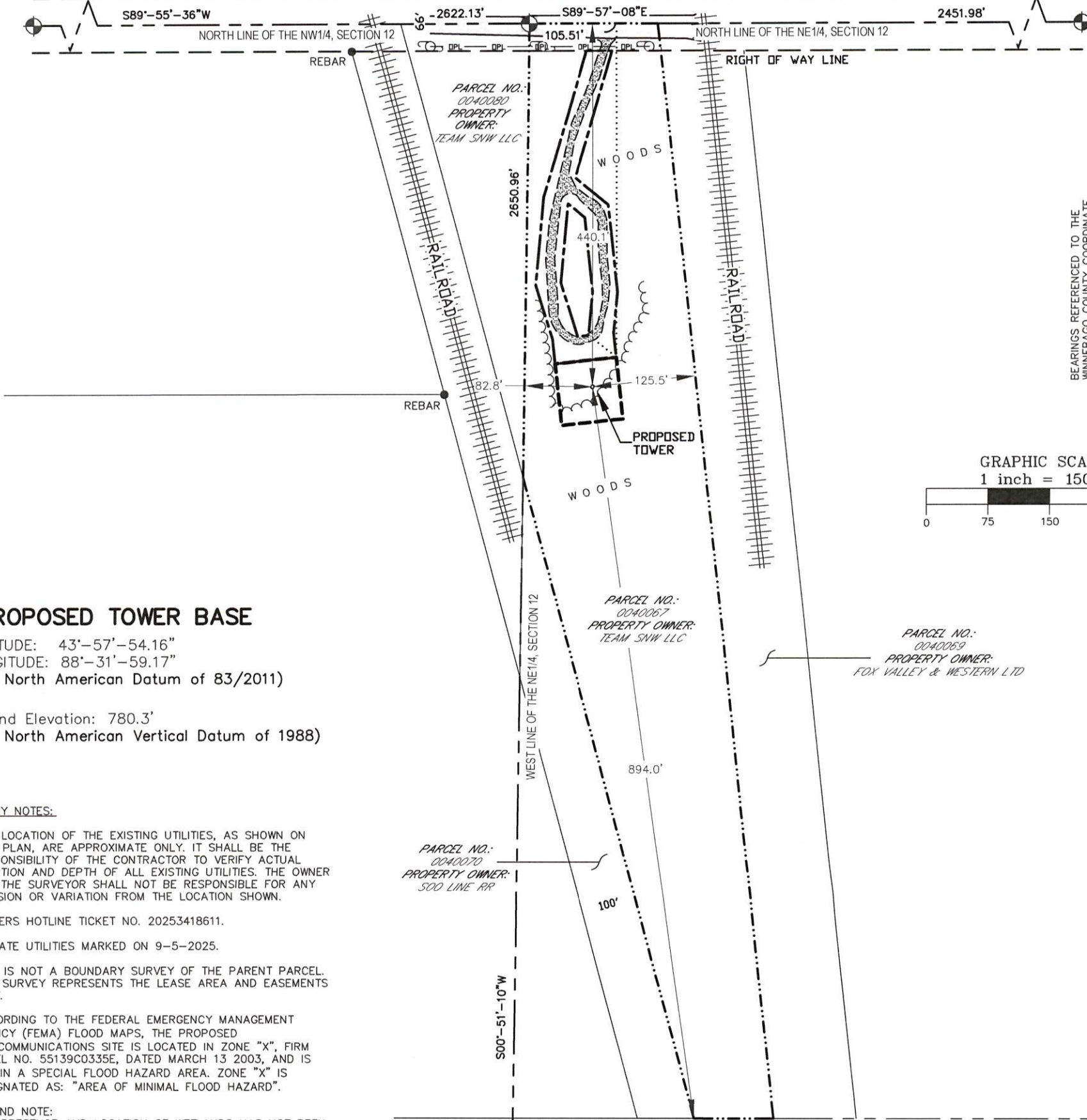


NW CORNER
SECTION 12
T.17N., R.16E.

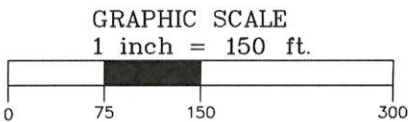
(PUBLIC ROADWAY)
W. RIPPLE AVE.

N1/4 CORNER
SECTION 12
T.17N., R.16E.
(MON. FND.)

NE CORNER
SECTION 12
T.17N., R.16E.
(MON. FND.)



BEARINGS REFERENCED TO THE
WINNEBAGO COUNTY COORDINATE
SYSTEM AND THE NORTH LINE OF THE
NE1/4, SECTION 12, T.17N., R.16E.,
WHICH BEARS: S89°-57'-08\"/>



PROPOSED TOWER BASE

LATITUDE: 43°-57'-54.16"
LONGITUDE: 88°-31'-59.17"
(Per North American Datum of 83/2011)

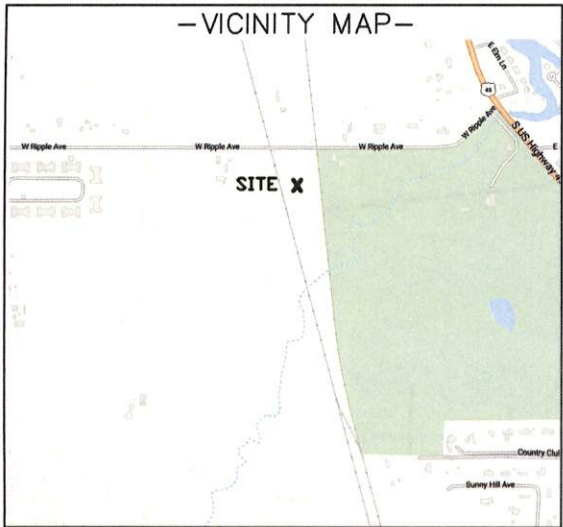
Ground Elevation: 780.3'
(Per North American Vertical Datum of 1988)

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. 20253418611.
- PRIVATE UTILITIES MARKED ON 9-5-2025.
- 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. 55139C0335E, DATED MARCH 13 2003, 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.



CENTER OF
SECTION 12
T.17N., R.16E.



—LEGEND—

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND (OR AS NOTED)
- ⊙ = COUNTY MONUMENT FOUND
- ⊕ = EXISTING POWER POLE
- DPL — = OVERHEAD ELECTRIC
- ~~~~~ = EDGE OF BRUSH/WOODS
- - - - - = PROPERTY LINE
- ⊗ = EXISTING TREE

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 16th day of FEBRUARY, 2026.

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

DRAWN BY: K.R.	FIELD WORK: 9-5-25
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 16617	SHEET 1 OF 3

NO.	DATE	DESCRIPTION	BY
2	10-3-25	Added Lease and Easement	JD
1	9-10-25	Preliminary Survey	KR

LEASE EXHIBIT
FOR
TOWER NORTH
BEING A PART OF THE NE1/4 OF THE NW1/4, AND THE NW1/4 OF THE NE1/4 OF SECTION 12, T.17N., R.16E., TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN

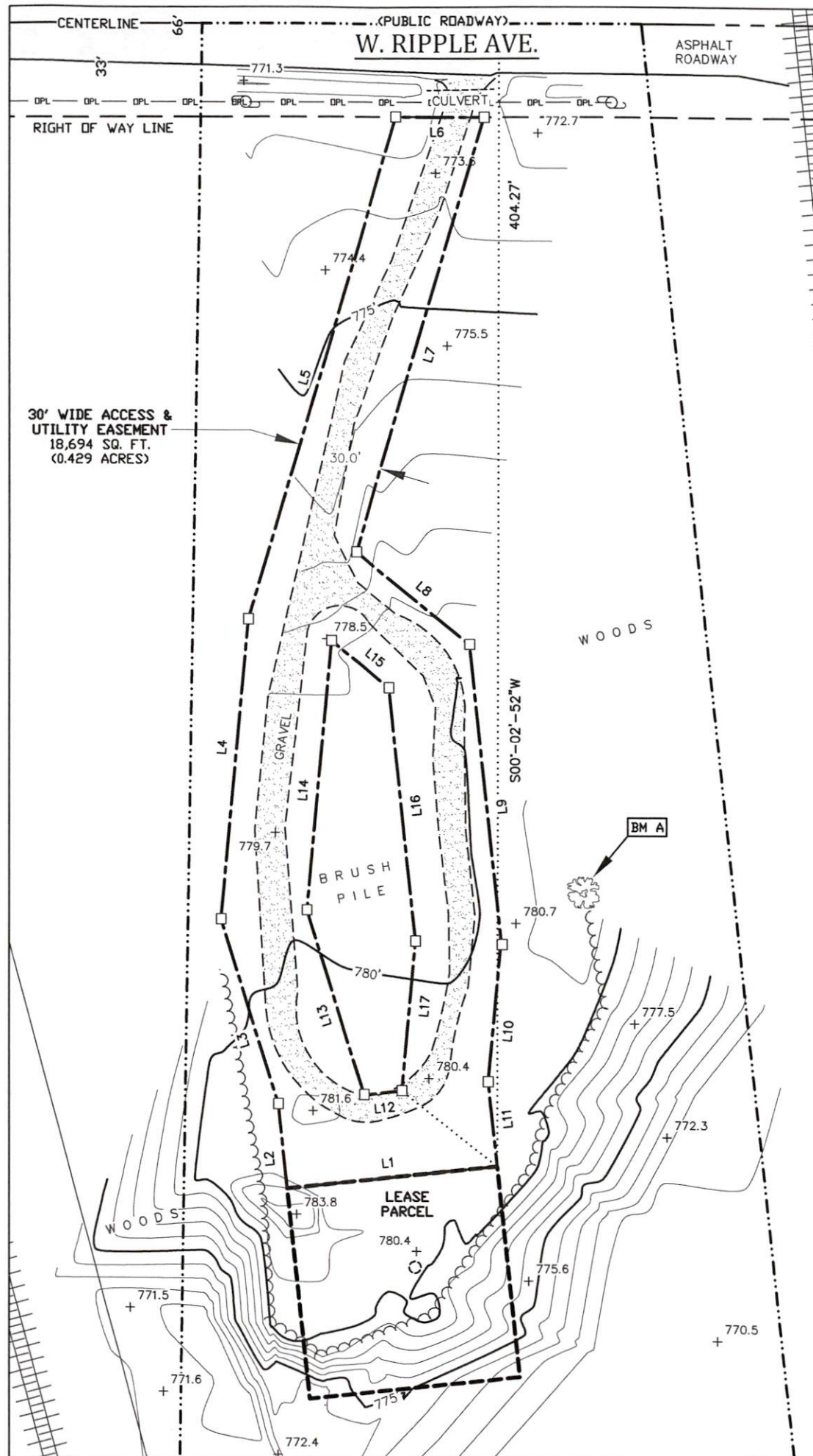
PROPERTY OWNER:
TEAM SNW LLC
11 W RIPPLE AVE.
OSHKOSH, WI 54902
PARCEL NO.: 0040067
ZONED: P-1 (INDUSTRIAL & RECREATIONAL PARK DISTRICT)
DEED REFERENCE: DOC. NO. 1730931

SITE NAME:
ARROWHEAD
SITE NUMBER:
W1416-A
SITE ADDRESS:
63 W RIPPLE AVE.
OSHKOSH, WI 54902

SURVEYED FOR:
TowerNorth
750 W. Center St. Floor 3
West Bridgewater, MA 02379
1-800-821-5825 x2

SURVEYED FOR:
Edge Consulting Engineers, Inc.
624 Water Street
Proville du Soc, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

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



- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - ⊙ = COUNTY MONUMENT FOUND
 - = EXISTING POWER POLE
 - = OVERHEAD ELECTRIC
 - = EDGE OF BRUSH/WOODS
 - - - = PROPERTY LINE
 - ⊙ = EXISTING TREE

BEARINGS REFERENCED TO THE
WINNEBAGO COUNTY COORDINATE
SYSTEM AND THE NORTH LINE OF THE
NE1/4, SECTION 12, T.17N., R.16E.,
WHICH BEARS: S89°-57'-08"E

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

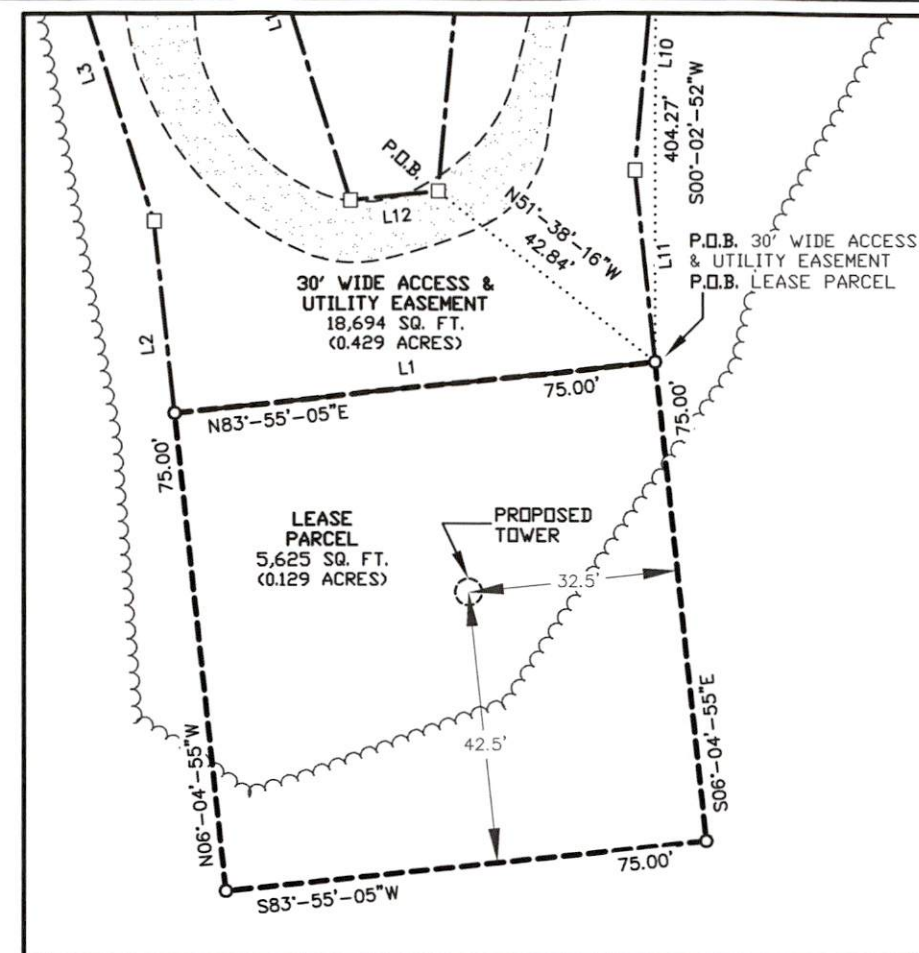


BENCHMARK INFORMATION

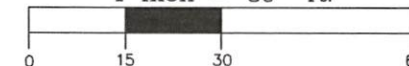
SITE BENCHMARK: (BM A)
SET 6" NAIL IN WEST FACE OF TREE
ELEVATION: 782.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83°-55'-05"W	75.00'
L2	N06°-04'-55"W	30.00'
L3	N17°-19'-55"W	68.51'
L4	N05°-10'-05"E	106.89'
L5	N16°-25'-05"E	185.12'
L6	S89°-57'-08"E	31.27'
L7	S16°-25'-05"W	160.28'
L8	S51°-04'-55"E	51.86'
L9	S06°-04'-55"E	105.92'
L10	S05°-10'-05"W	50.00'
L11	S06°-04'-55"E	30.00'
L12	S83°-55'-05"W	13.82'
L13	N17°-19'-55"W	68.51'
L14	N05°-10'-05"E	95.99'
L15	S51°-04'-55"E	26.59'
L16	S06°-04'-55"E	90.54'
L17	S05°-10'-05"W	53.01'

GRAPHIC SCALE
1 inch = 50 ft.



GRAPHIC SCALE
1 inch = 30 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 16th day of FEBRUARY, 2026.

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

SURVEYED FOR:
Edge
Consulting Engineers, Inc.
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Prairie du Sac, WI 53578
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MERIDIAN
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N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
ARROWHEAD
SITE NUMBER:
W1416-A
SITE ADDRESS:
63 W RIPLE AVE.
OSHKOSH, WI 54902

PROPERTY OWNER:
TEAM SNW LLC
11 W RIPLE AVE.
OSHKOSH, WI 54902

PARCEL NO.: 0040067

ZONED: P-1 (INDUSTRIAL & RECREATIONAL
PARK DISTRICT)

DEED REFERENCE: DOC. NO. 1730931

LEASE EXHIBIT
FOR
TOWER NORTH
BEING A PART OF THE NE1/4 OF THE
NW1/4, AND THE NW1/4 OF THE NE1/4
OF SECTION 12, T.17N., R.16E., TOWN OF
BLACK WOLF, WINNEBAGO COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	10-3-25	Added Lease and Easement	JD
1	9-10-25	Preliminary Survey	KR

DRAWN BY: K,R,	FIELD WORK DATE: 9-5-25
CHECKED BY: C.A.K.	FIELD BOOK: x
JOB NO.: 16617	SHEET 2 OF 3

LEASE AREA

A part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), Section Twelve (12), Township Seventeen (17) North, Range Sixteen (16) East, Town of Black Wolf, Winnebago County, Wisconsin, containing 5,625 square feet (0.129 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 12; thence S89°-57'-08"E 105.51 feet along the north line of the NE1/4 of said Section 12; thence S00°-02'-52"W 404.27 feet to the point of beginning; thence S06°-04'-55"E 75.00 feet; thence S83°-55'-05"W 75.00 feet; thence N06°-04'-55"W 75.00 feet; thence N83°-55'-05"E 75.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

ACCESS & UTILITY EASEMENT

A part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), Section Twelve (12), Township Seventeen (17) North, Range Sixteen (16) East, Town of Black Wolf, Winnebago County, Wisconsin, containing 18,694 square feet (0.429 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 12; thence S89°-57'-08"E 105.51 feet along the north line of the NE1/4 of said Section 12; thence S00°-02'-52"W 404.27 feet to a point on the exterior of said easement and the point of beginning; thence S83°-55'-05"W 75.00 feet; thence N06°-04'-55"W 30.00 feet; thence N17°-19'-55"W 68.51 feet; thence N05°-10'-05"E 106.89 feet; thence N16°-25'-05"E 185.12 feet to a point on the south right of way line of W. Ripple Avenue; thence S89°-57'-08"E 31.27 feet along said north right of way line; thence S16°-25'-05"W 160.28 feet; thence S51°-04'-55"E 51.86 feet; thence S06°-04'-55"E 105.92 feet; thence S05°-10'-05"W 50.00 feet; thence S06°-04'-55"E 30.00 feet to the point of beginning. Also, beginning at said point of beginning of the exterior of said easement thence N51°-38'-16"W 42.84 feet to the point of beginning of the interior of said easement; thence S83°-55'-05"W 13.82 feet; thence N17°-19'-55"W 68.51 feet; thence N05°-10'-05"E 95.99 feet; thence S51°-04'-55"E 26.59 feet; thence S06°-04'-55"E 90.54 feet; thence S05°-10'-05"W 53.01 feet to the point of beginning; being subject to any and all easements and restrictions of record.

PARENT PARCEL

ALL THAT PARCEL OF LAND IN THE TOWN OF BLACK WOLF IN THE COUNTY OF WINNEBAGO AND STATE OF WISCONSIN AS MORE FULLY DESCRIBED IN DEED DOCUMENT NUMBER 1730931 AND PARCEL # 004 0067, BEING KNOWN AND DESIGNATED AS:

PARCEL NUMBER: 004 0067

BY FEE SIMPLE DEED FROM OCC EQUITY MEMBERS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY AS SET FORTH IN DEED DOCUMENT NUMBER : 1730931, DATED 12/27/2016 AND RECORDED 12/29/2016, WINNEBAGO COUNTY RECORDS, STATE OF WISCONSIN.

TITLE REPORT REVIEW

Title Report: AMC Settlement Services
Commitment No. 50038239
Effective Date: AUGUST 20, 2025
Fee Simple Title Vested In: TEAM SNW, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY

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) SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON CERTIFIED SURVEY MAP NO. 5504 AS SET FORTH IN DOCUMENT NO. 1312285, RECORDED 05/21/2004 IN WINNEBAGO COUNTY RECORDS. **DOES NOT APPLY.**
- (2) SUBJECT TO EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, CIVIL ACTION NO. 3:12-CV-00270-SLC AS SET FORTH IN DOCUMENT NO. 1653029, RECORDED 11/20/2013, WINNEBAGO COUNTY RECORDS. **DOES APPLY BUT IS NOT A SURVEY RELATED MATTER.**
- (3) SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON TRANSPORATATION PROJECT PLAT NO: 4110-32-21, AMENDMENT NO. 1, AS SET FORTH IN DOCUMENT NO. 1898238, RECORDED 01/20/2023, IN WINNEBAGO COUNTY RECORDS. **DOES NOT APPLY.**



SURVEYED FOR:



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

SURVEYED FOR:



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750 W. Center St. Floor 3
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MERIDIAN

SURVEYING, LLC

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