

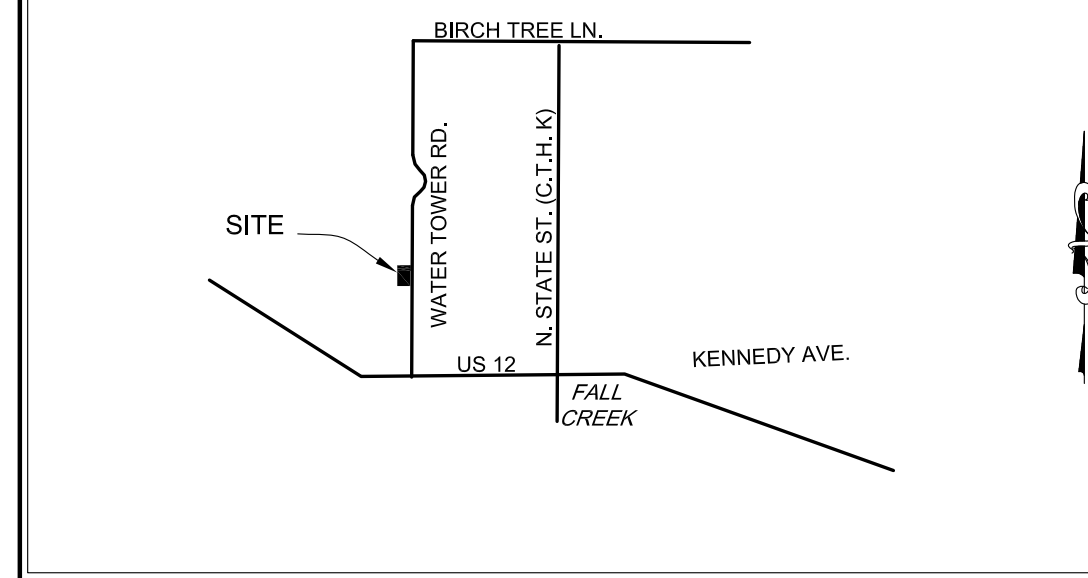
ITEMS CORRESPONDING TO SCHEDULE B-II

- 13 Terms and Conditions of Memorandum of Lease by and between Julie E. Campbell ("Landlord") and Minnesota Towers, Inc., a Delaware corporation ("Tenant") dated October 15, 2006 and recorded October 27, 2006 as Document No. 958775. Terms and Conditions of Master Bill of Sale, Assignment and Assumption Agreement by and between Minnesota Towers, Inc., a Delaware corporation ("Seller") and Towerco LLC, a Delaware limited liability company ("Purchaser") dated December 15, 2006 and recorded February 9, 2007 as Document No. 964001. Terms and Conditions of Assignment and Assumption of Ground Lease by and between Towerco LLC, a Delaware limited liability company ("Assignor") and SBA Acquisition 2008 LLC, a Delaware limited liability company ("Assignee") dated May 30, 2008 and recorded July 7, 2008 as Document No. 993777. Terms and Conditions of Memorandum of Assignment by and between SBA Towers V LLC, a Florida limited liability company ("Assignor") and SBA Towers VII, LLC, a Delaware limited liability company ("Assignee") dated August 31, 2014 and recorded May 15, 2015 as Document No. 1114488. It is shown on the map.
- 14 Right of First Refusal in Memorandum of Lease dated October 15, 2006 and recorded October 27, 2006 as Document No. 958775. It is shown on the map.
- 15 Rights of others for ingress and egress in Memorandum of Lease dated October 15, 2006 and recorded October 27, 2006 as Document No. 958775. It is shown on the map.
- 16 Utility easement in Memorandum of Lease dated October 15, 2006 and recorded October 27, 2006 as Document No. 958775. It is shown on the map.
- 17 Easement granted to Eau Claire Energy Cooperative dated September 21, 2006 and recorded January 3, 2007 as Document No. 962102. The location cannot be determined without underground utility location - see MNE. It is not shown on the map.
- 18 Rights of the public, State of Wisconsin, and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways. It is shown on the map.

ZONING INFORMATION

AS OF THE DATE OF THIS SURVEY, ZONING INFORMATION HAS NOT BEEN SUPPLIED TO THE SURVEYOR.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1 SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- MN2 AS PER TABLE A NO. 2, THE SITE ADDRESS IS 625-639 WATER TOWER ROAD, FALL CREEK, WISCONSIN 54742 COUNTY RECORDS
- MN3 AS PER TABLE A NO. 9, THERE WERE NO STRIPED PARKING SPACES, OBSERVED DURING FIELD WORK ON 12/20/2019.
- MN4 AS PER TABLE A NO. 10(a) THERE WERE NO PARTY WALLS OBSERVED DURING FIELD WORK ON 12/20/2019.
- MN5 AS PER TABLE A NO. 11, UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. UTILITY LOCATIONS WERE NOT MARKED ON SITE ACCORDING TO DIGGERS HOTLINE TICKET NUMBER 20195102387 AS OF DECEMBER 20, 2019.
- MN6 AS PER TABLE A NO. 16, THERE WAS NO BUILDING CONSTRUCTION OR EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 12/20/2019.
- MN7 AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 12/20/2019.
- MN8 AS PER TABLE A NO. 19, ALL PLOTTABLE OFFSITE EASEMENTS ARE SHOWN HEREON.
- MN9 THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 12/17/2019.
- MN10 THE PROPERTY HAS DIRECT ACCESS TO WATER TOWER ROAD WHICH IS A PUBLIC RIGHT OF WAY.
- MN11 THE EASEMENTS DESCRIBED IN DOCUMENT NOS. 1114488 AND 958775 ALL COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1. ALL THREE EASEMENTS APPEAR TO BE DESCRIBED APPROXIMATELY 20' TOO FAR EAST. IT IS MY OPINION THAT THEY WERE INTENDED TO COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 AND THE WEST LINE OF WATER TOWER ROAD.
- MN12 THE UNDERGROUND ELECTRIC LINE IS SHOWN HEREON BY GRAPHIC PLOTTING ONLY FROM DIGITAL INFORMATION PROVIDED BY EAU CLAIRE ENERGY COOPERATIVE. THE LINE WAS NOT MARKED NOR LOCATED IN THE FIELD AND IS NOT INTENDED FOR CONSTRUCTION.

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND CAPPED IRON MONUMENT
- ⊕ SECTION CORNER PER CSM NO. 2209
- (xxx) RECORD DATA
- UTILITY POLE
- ⊞ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC METER
- ⊞ LIGHT POLE
- ⊞ COMMUNICATION PEDISTAL
- ⊞ WELL
- ⊞ YARD HYDRANT
- ⊞ LP GAS TANK
- OVERHEAD ELECTRIC
- FENCE
- ▨ CONCRETE SURFACE
- ▨ EXISTING BUILDING
- ⊞ BUILDING NUMBER
- ⊞ LOCATION OF BUILDING HEIGHT MEASUREMENT
- CELL PHONE TOWER

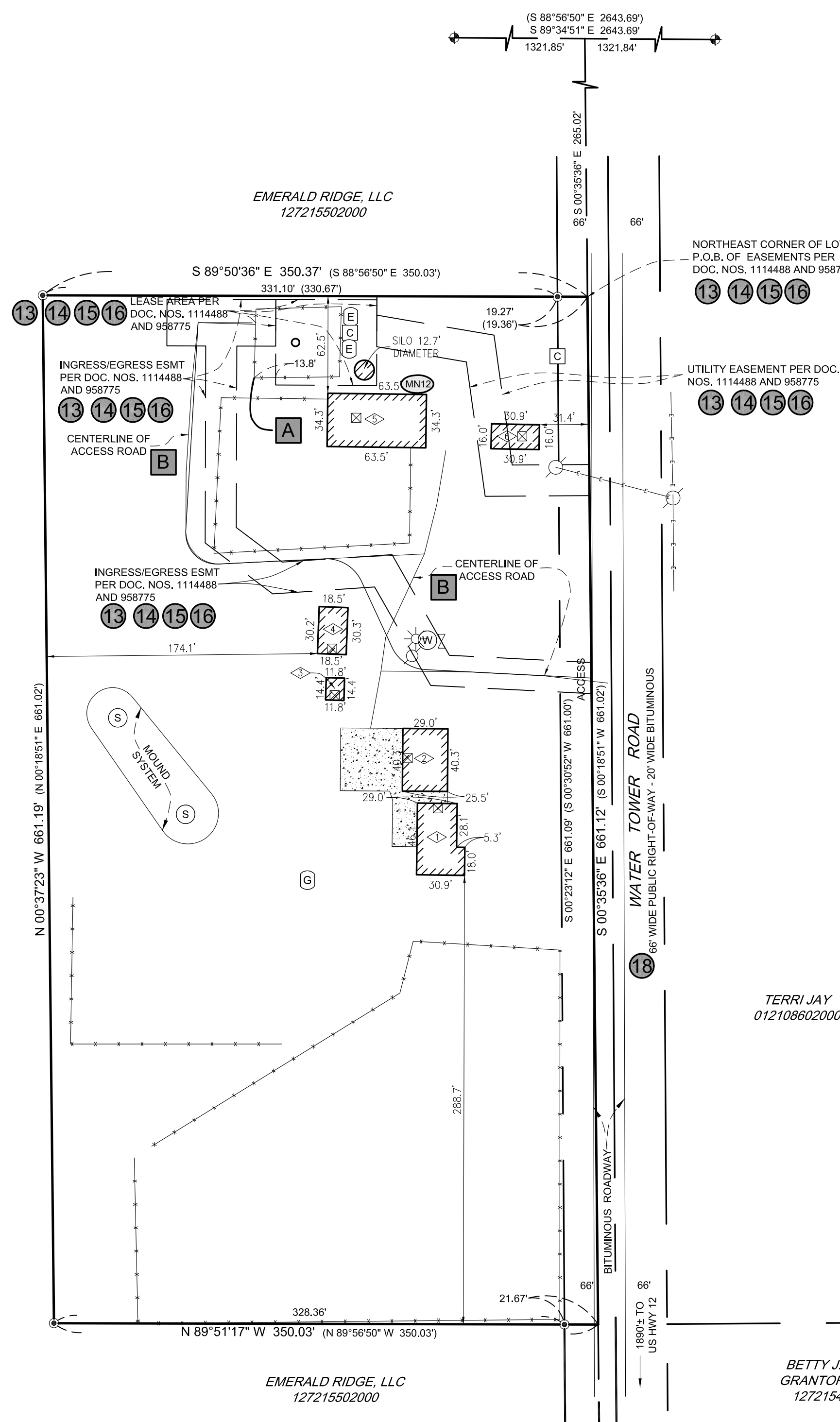
BUILDING DATA

NO.	AREA	HEIGHT
1	1274 S.F.	28.2
2	1170 S.F.	21.0
3	169 S.F.	15.1
4	560 S.F.	20.6
5	2176 S.F.	43.7
6	493 S.F.	14.2
TOWER		193±

625-639 WATER TOWER ROAD,
FALL CREEK, WISCONSIN 54742

AREA INCLUDING R-O-W
5.32 ACRES (231,555 S.F.)

AREA EXCLUDING R-O-W
5.00 ACRES (217,987 S.F.)



FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 555552, Map No. 55035C0100E which bears an effective date of 2/18/2009 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 12/16/2019 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/26/2019	FIRST DRAFT		
12/27/2019	CLIENT COMMENTS		
1/13/2020	CLIENT COMMENTS		
2/6/2020	CLIENT COMMENTS		
FIELD WORK: PJH	DRAFTED: TMH	CHECKED BY: TMH	FB & PG: 19/49

SIGNIFICANT OBSERVATIONS

- A FENCING UP TO 13.8' WEST OF LEASE AREA - SEE MN11
- B ACCESS ROAD OUTSIDE INGRESS/EGRESS EASEMENT - SEE MN11

LEGAL

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© 2020 BOCK AND CLARK CORPORATION, AN NV5 COMPANY
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

Lot 1 of Certified Survey Map No. 2209 as recorded in Volume 12 of Certified Survey Maps on Page 70 as Document No. 911454; being a part of the NW 1/4 of the NE 1/4 of Section 1, Township 26 North, Range 8 West, Village of Fall Creek, Eau Claire County, Wisconsin.

The lands surveyed, shown and described hereon are the same lands as described in the title commitment provided by Attorneys' Title Guaranty Fund, Inc., Commitment No. 19-11561, dated November 19, 2019 at 08:00 AM.

ALTA/NSPS LAND TITLE SURVEY

for
Water Tower
NV5 Project No. 201906112, 001
325 N Water Tower, Fall Creek, WI

Based upon Title Commitment No. 19-11561
of Attorneys' Title Guaranty Fund, Inc.
bearing an effective date of November 19, 2019 at 8:00 A.M.

Surveyor's Certification

To: Landmark Infrastructure Holding Company, LLC, a Delaware limited liability company; TC198554 - Genesis Fall Creek WI, LLC, an Arizona limited liability company; SBA TOWERS VII, LLC; Attorneys' Title Guaranty Fund, Inc.; and Bock & Clark Corporation, an NV5 Company.

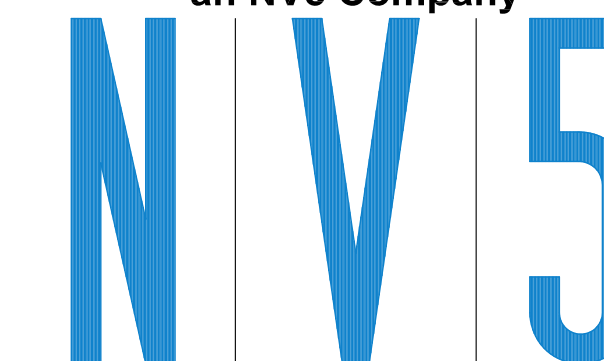
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10a, 11, 13, 16, 18, 19, 20 and 21 of table A thereof. The field work was completed on December 20, 2019.

THOMAS M. HEALY
REGISTRATION NO. S-2546
IN THE STATE OF WISCONSIN
DATE OF FIELD SURVEY: DECEMBER 20, 2019
DATE OF LAST REVISION: FEBRUARY 6, 2020
NETWORK PROJECT NO. 201906112-001 RLS



SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

PROPOSED EASEMENT DESCRIPTION

An ingress and egress easement over, under and across that part of Lot 1 of Certified Survey Map No. 2209 as recorded in Volume 12 of Certified Survey Maps on Page 70 as Document No. 911454; being a part of the NW 1/4 of the NE 1/4 of Section 1, Township 26 North, Range 8 West, Village of Fall Creek, Eau Claire County, Wisconsin described as follows:
 Commencing at the northeast corner of said Lot 1; thence North 89°50'36" West, assumed bearing along the north line of said Lot 1, a distance of 150.59 feet; thence South 00°09'24" West a distance of 2.30 feet; thence North 89°50'36" West a distance of 65.00 feet to the Point of Beginning of said easement; thence South 00°09'24" West a distance of 30.00 feet; thence North 89°50'36" West a distance of 30.00 feet; thence South 00°09'29" West a distance of 129.62 feet; thence South 52°57'45" East a distance of 11.23 feet; thence North 86°06'38" East a distance of 89.40 feet; thence South 29°38'37" East a distance of 78.62 feet; thence South 87°04'24" East a distance of 91.43 feet to the west right of way line of Water Tower Road; thence South 00°23'12" East, along said line, a distance of 20.03 feet; thence North 87°04'24" West a distance of 103.54 feet; thence North 29°38'37" West a distance of 77.02 feet; thence South 86°06'38" West a distance of 84.31 feet; thence North 52°57'45" West a distance of 28.69 feet; thence North 00°09'29" East a distance of 139.61 feet; thence North 89°50'36" West a distance of 20.00 feet; thence North 00°09'24" East a distance of 30.00 feet to a line which bears North 89°50'35" West from the Point of Beginning; thence South 89°50'36" East, along said line, a distance of 70.00 feet to the Point of Beginning.

Together with:

A utility easement over, under and across that part of Lot 1 of Certified Survey Map No. 2209 as recorded in Volume 12 of Certified Survey Maps on Page 70 as Document No. 911454; being a part of the NW 1/4 of the NE 1/4 of Section 1, Township 26 North, Range 8 West, Village of Fall Creek, Eau Claire County, Wisconsin described as follows:

Commencing at the northeast corner of said Lot 1; thence North 89°50'36" West, assumed bearing along the north line of said Lot 1, a distance of 150.59 feet; thence South 00°09'24" West a distance of 2.30 feet to the Point of Beginning of said easement; thence South 80°18'52" East a distance of 76.47 feet; thence South 07°58'24" East a distance of 84.36 feet; thence North 89°37'06" East a distance of 45.00 feet to the west right of way line of Water Tower Road; thence South 00°23'12" East, along said line, a distance of 20.00 feet; thence South 89°37'06" West a distance of 62.51 feet; thence North 07°58'24" West a distance of 87.25 feet; thence North 80°18'52" West a distance of 58.49 feet to a line which bears South 00°09'24" West from the Point of Beginning; thence North 00°09'24" East, along said line, a distance of 20.28 feet to the Point of Beginning.

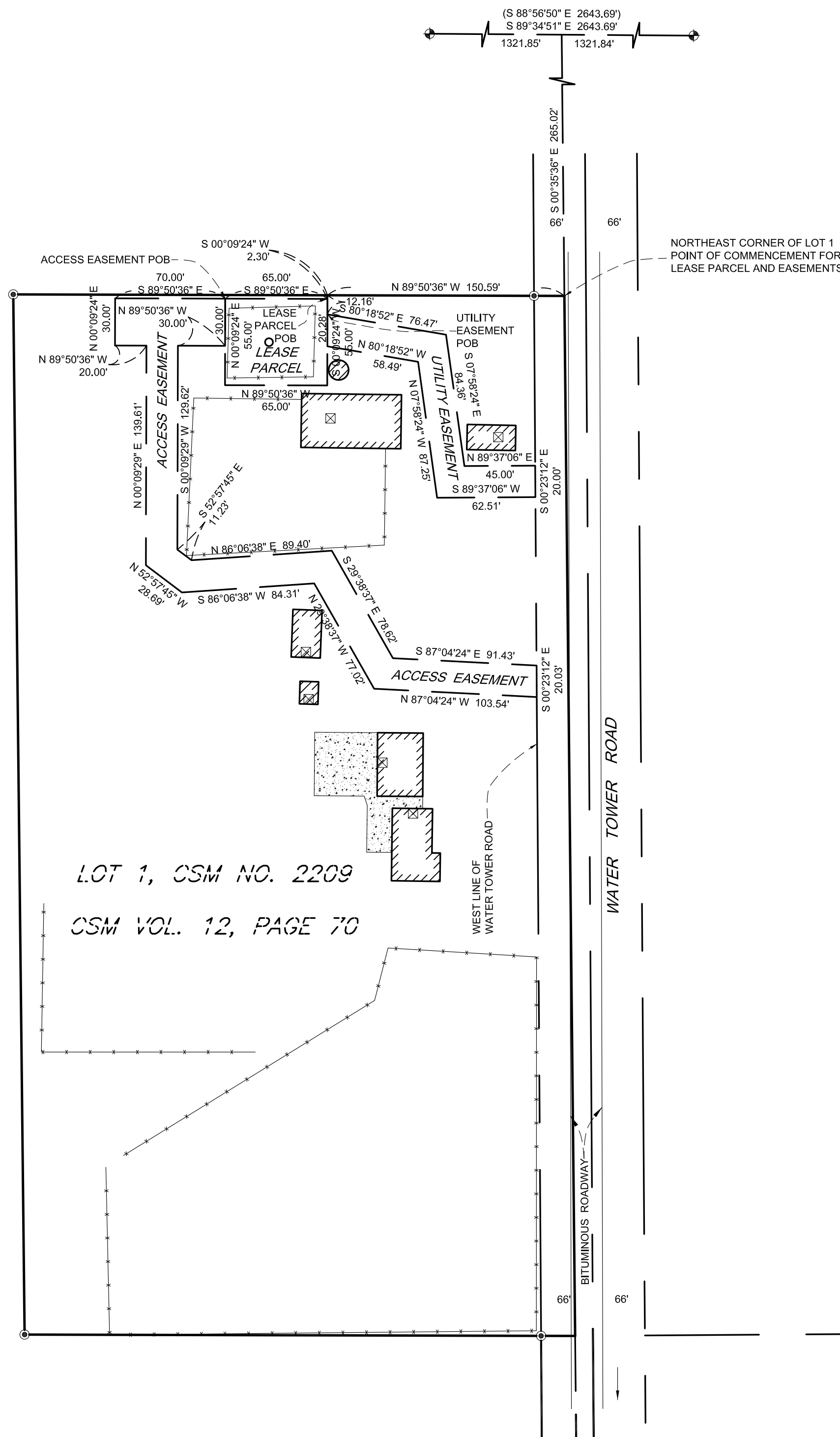
PROPOSED LEASE PARCEL DESCRIPTION

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LEGEND OF SYMBOLS & ABBREVIATIONS

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- ⊕ SECTION CORNER PER CSM NO. 2209
- ⓧ RECORD DATA
- ▨ CONCRETE SURFACE
- ▧ EXISTING BUILDING
- CELL PHONE TOWER



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FIELD WORK: PJH	DRAFTED: TMH	CHECKED BY: TMH	FB & PG: 19/49

LEGAL

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ALTA/NSPS LAND TITLE SURVEY

for
Water Tower
 NV5 Project No. 201906112, 001
 325 N Water Tower, Fall Creek, WI

Based upon Title Commitment No. 19-11561
 of Attorneys' Title Guaranty Fund, Inc.
 bearing an effective date of November 19, 2019 at 8:00 A.M.

Surveyor's Certification

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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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10a, 11, 13, 16, 18, 19, 20 and 21 of table A thereof. The field work was completed on December 20, 2019.

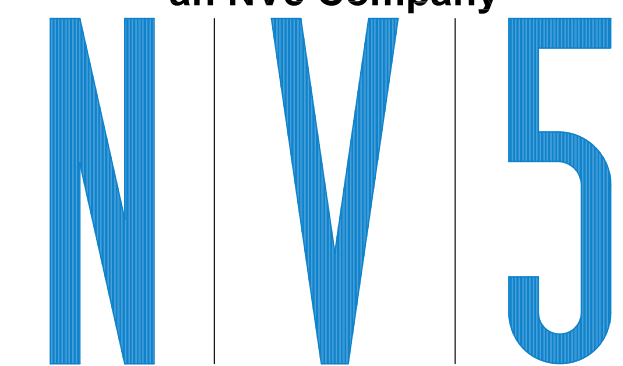
TMH
 THOMAS M. HEALY
 REGISTRATION NO. S-2546
 IN THE STATE OF WISCONSIN
 DATE OF FIELD SURVEY: DECEMBER 20, 2019
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2-6-2020
 DATE



SHEET 2 OF 2

Bock & Clark Corporation
 an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
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 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

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