

TILLMAN INFRASTRUCTURE LLC AT&T MOBILITY



APPLICATION FOR CONDITIONAL USE PERMIT AND VARIANCE FOR THE PROPOSED WIRELESS COMMUNICATIONS FACILITY IN THE CITY OF WHITEWATER

ΑT

312 ELKHORN RD, WHITEWATER, WI 53190
TILLMAN INFRASTRUCTURE SITE # TI-OPP-23028

Table of Contents

- 1. Letter of Application
- 2. Application Materials
- 3. Project Narrative
- 4. Site Data Sheet
- 5. Completed Land Use Application
- 6. Legal Description
- 7. Statement of Compliance with WI State Statute §66.0404
- 8. Statement of Compliance with Whitewater Ordinances Chapters 19.55 & 19.66
- 9. Request for Variance from Whitewater Ordinance Section 19.55.070(F)
- 10. Site Plan
- 11. Sworn Statement of Carrier Wis. Stat. § 66.0404(2)(2)(b)(5)
- 12. Propagation Maps
- 13. Purchase Agreement
- 14. Tower Removal Bond
- 15. Certification of Insurance

Letter of Application

2/16/2024

City of Whitewater Plan Commission 312 W. Whitewater Street P.O. Box 178 Whitewater, WI 53190

RE: Conditional Use and Variance Approval Applications

Tillman Infrastructure Site Number TI-OPP-23028

312 Elkhorn Road, Whitewater, WI 53190 (Parcel ID A91900003)

Dear Commissioners:

Tillman Infrastructure LLC has partnered with AT&T Mobility to construct a new wireless communications facility at the above-referenced location, to be used by AT&T and other wireless carriers. This is an application for a Conditional Use Permit for this telecommunications facility under Wisconsin State Statute section 66.0404 and Chapter 19.55 of the City of Whitewater Code of Ordinances. Additionally, this application requests, if deemed necessary, that the Board of Zoning Appeals grant a variance from Section 19.55.070(F) of the City of Whitewater Code of Ordinances.

The proposed mobile service support structure is intended to fill in coverage gaps and improve AT&T wireless internet service in the eastern area of the City of Whitewater provide adequate space for AT&T to deploy FirstNet, the first nationwide communications network dedicated for first responders. The proposed structure will consist of a 195′-0″ self-support tower, to be located within a 70-0″ x 70′-0″ fenced compound located within a 100′-0″ x 100′-0″ lease area. The proposed tower will be erected, owned, and managed by Tillman Infrastructure, and AT&T Mobility will locate its antennas on the tower and its equipment in the compound upon completion. The facility is unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month after the facility is completed.

On behalf of Tillman Infrastructure LLC and AT&T Mobility, LCC Telecom Services has submitted all required documentation for the proposed tower in accordance with the City of Whitewater Code of Ordinances and Wisconsin State Statute section 66.0404 for this application to be deemed complete. Should you have any questions, please feel free to contact me. I look forward to working with you during the approval process to provide the residents of Whitewater.

Sincerely,

John Burchfield, Zoning Project Manager, LCC Telecom Services Phone: 224-803-6451

Email: jburchfield@lcctelecom.com

Application Materials

Project Narrative

As an agent for Tillman Infrastructure LLC and AT&T Mobility, LCC Telecom Services, LLC seeks approval for a Conditional Use Permit and any other permits or approvals necessary to install a new wireless communications facility on property located at 312 Elkhorn Rd in Whitewater. Tillman Infrastructure LLC has an agreement with AT&T Mobility to develop this site for its carrier services. In addition to this carrier, the site will be offered as a shared facility to any other communication carriers that have a need for a facility in this area. AT&T Mobility has acquired the necessary licenses from the Federal Communications Commission ("FCC") to provide Personal Communications Services ("PCS") coverage throughout the United States. These licenses include the City of Whitewater

The property on which the telecommunications facility is proposed is zoned Community Business (B-1). Per Section19.27.030(P) of the Code of Ordinances, a Conditional Use Permit, subject to the requirements of Chapter 19.55, is required for the siting and construction of any new wireless communications facility in the B-1 District.

The proposed mobile service facility that Tillman Infrastructure LLC would install for AT&T Mobility services is necessary to provide uninterrupted PCS services to the residents of Whitewater, including wireless phone service, voice paging, messaging, and wireless internet and broadband data. All registered wireless providers' technology operates at various radio frequency bands allocated by the FCC as part of their license.

PCS systems operate on a grid system where overlapping cells mesh together, forming a seamless network. No single site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. The proposed site at 312 Elkhorn Rd within the geographic area deemed necessary for AT&T Mobility and various other wireless telecommunications providers to provide uninterrupted services. The propagation maps included with this application show the area of coverage need and the coverage provided by this proposed tower.

The proposed mobile service facility will consist of a 195'-0'' tall self-supporting tower within a 100'-0'' x 100-0'' lease area. The proposed facility's designated location is within

a vacant lot southwest of the traffic circle at Clay St and Elkhorn Road. The proposed access to the facility will be through an existing curb cut on the property at Clay road.

The facility is unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. There is no need for additional police or fire support. Additionally, there is no impact on town utilities such as water or sanitation as they are not used at the site. The only utilities used in connection with the mobile service facility are power, fiber optic cable, and land-line telephone.

In accordance with FCC regulations, the mobile service facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. PCS technology has become a vital part of emergency services, aiding residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare.

The proposed mobile service facility will be designed and constructed to meet all applicable governmental and industry safety standards, such as National Environmental Protection Act ("NEPA") and National Historic Preservation Act ("NHPA"). Tillman Infrastructure LLC and AT&T Mobility will also comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting, or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of Tillman Infrastructure LLC and AT&T Mobility, looks forward to working with the City of Whitewater to bring the benefits of the proposed service to the area. The addition of the facility will ensure the best uninterrupted wireless services for the City. This application addresses all standards and satisfies the requirements of the City of Whitewater Zoning Ordinance and follows Wisconsin state statutes.

Site Data Sheet

Applicant: Tillman Infrastructure LLC

152 West 57th Street

27th Floor

New York, NY 10019

AT&T Mobility

930 National Parkway Schaumburg, IL 60173

Agent: John Burchfield

LCC Telecom Services 10700 Higgins Road

Suite 240

Rosemont, IL 60018

Tower Owner: Tillman Infrastructure

152 West 57th Street

27th Floor

New York, NY 10019

Applicant's Interest in the

Property:

Leasehold

Property Owner: Stritzel Rental Properties, LLC

Address of Property: 312 Elkhorn Road, Whitewater, WI 53190

Parcel Number: A91900003

Request: Application for a Conditional Use Permit, Variance, and any other

approvals or permits necessary to erect a 195'-0" self-support communications tower to be located within a 100'-0" x 100'-0"

lease parcel.

Legal Description

PARENT PARCEL, LEGAL DESCRIPTION (NOT FIELD SURVEYED) PER TITLE

THE FOLLOWING DESCRIBED REAL ESTATE, TOGETHER WITH THE RENTS, PROFITS, FIXTURES AND OTHER APPURTENANT INTERESTS, IN WALWORTH COUNTY, STATE OF WISCONSIN:

LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALMORTH COUNTY REGISTER OF DEEDS, BEING PART OF THE SE % SW % OF SECTION 3, T4N, R15E, CITY OF WHITEWATER, WISCONSIN. EXCEPT PARCEL CONVEYED FOR STREET PURPOSES AS CONTAINED IN DEED RECORDED AS DOCUMENT NO. 710998. FURTHER EXCEPTING A PARCEL CONVEYED TO THE STATE OF WISCONSIN FOR HIGHWAY PURPOSES AS CONTAINED IN PARCEL 22 IN TPP 3110-02-21-4.03.

PARCEL ID: /A 91900003

THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM TERRENCE L. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO. 939063.

FURTHER BEING DESCRIBED IN: THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM DANIEL J. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939062.

FURTHER BEING DESCRIBED IN: THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM STEVEN J. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939061.

FURTHER BEING DESCRIBED IN: THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM JANICE R STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939060.

PROPOSED LEASE AREA:

PROPOSED ACCESS/UTILITY EASEMENT:

A PART OF LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALMORTH COUNTY REGISTER OF DEEDS, CITY OF WHITEWATER, WALMORTH COUNTY, MISCONSIN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 3; THENCE NOO'30'32'E, ALONG THE WEST LINE OF SAID LOT 3, 117.86 FEET TO THE SOUTH LINE OF E. CLAY STREET; THENCE SBB'07'22"E, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 7.55 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT AREA HEREIN INTENDED TO BE DESCRIBED; THENCE SOO'00'00'W, 112.74 FEET; THENCE NOO'00'00'E, 49.67 FEET; THENCE NOO'00'00'E, 100.00 FEET; THENCE NOO'00'0E, 49.67 FEET; THENCE NOO'00'01'E, ALONG THE SAID SOUTH LINE OF E. CLAY STREET; THENCE SOUTHWESTERLY, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, BEING THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 231.50 FEET, AN ARC LENGTH OF 52.95 FEET, CHORD OF SAID ARC BEARS S77'31'49'W, 52.83 FEET; THENCE WESTERLY, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, BEING THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 103.00 FEET, AN ARC LENGTH OF 13.80 FEET, CHORD OF SAID ARC BEARS S77'55'13'W, 13.79 FEET; THENCE NBB'07'22'W, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, BEING THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 103.00 FEET, AN ARC LENGTH OF 13.80 FEET, CHORD OF SAID ARC BEARS S87'55'13'W, 13.79 FEET; THENCE NBB'07'22'W, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 13.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4,250 SOUARE FEET.

Statement of Compliance with Wisconsin Statute § 66.0404

Wis. Stat. § 66.0404(2)(2)(b) sets out specific requirements and timelines for applications to construct a new mobile service support structure. Wis. Stat. § 66.0404(2)(2)(b) (1-6) outlines six categories of information that may be required to constitute a complete application for a substantial modification or new site. Here, five of the six categories are required, as the present application is for a new mobile service facility and support structure.

The five categories of information required by Wis. Stat. § 66.0404(2)(2)(b) (1-6) are described below, with the statutory requirement listed in bold, and the required document or information identified or outlined below the requirement.

1. The name and business address of, and the contact individual for, the applicant. Wis. Stat. § 66.0404(2)(2)(b)(1);

The applicant is Tillman Infrastructure. John Burchfield of LCC Telecom Services is the agent of and contact individual for Tillman Infrastructure. His business address is 10700 W Higgins Rd. Suite 240 Rosemont, IL 60018.

The location of the proposed or affected support structure. Wis. Stat. § 66.0404(2)(2)(b)(2):

A support structure is defined in Wis. Stat. §66.0404(1)(I) as "a freestanding structure that is designed to support a mobile service facility. In this case, the proposed support structure is a 195'-0" tall self-support lattice tower. The support structure is proposed to be located at 312 Elkhorn Rd, Whitewater, WI 53190. The support structure will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This 70'-0" x 70'-0" fenced area is located within a 100'-0" x 100'-0" lease parcel that is part of a larger parent parcel at the above address. The location of the support structure is depicted on the site plans that have been submitted as part of this application.

3. The location of the proposed mobile service facility. Wis. Stat. § 66.0404(2)(2)(b)(3);

A mobile service facility is defined in Wis. Stat. §66.0404(1)(I) as "a set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discreet geographic area." In this case, the equipment consists of base station

equipment cabinets and generator within a 24'-0" x 16'-0" area, along with antennas, transmitters, receivers, power supplies, cabling and associated equipment. All of the equipment is necessary to operate the facility.

4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling and related equipment associated with the proposed modifications. Wis. Stat. § 66.0404(2)(2)(b)(4).

Wis. Stat. §66.0404(2)(2)(b)(4) applies only to substantial modification applications as defined in Wis. Stat. §66.0404(1)(s). This section applies only to modification of existing sites and not to the construction of a new site. Accordingly, this information is not required for the Tillman's application.

5. A construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure. Wis. Stat. § 66.0404(2)(2)(b)(5);

The construction plan required for a new mobile service support structure and facility under Wis. Stat. §66.0404(2)(2)(b)(4) has been submitted as part of this application. The construction plan includes all of the elements required under the state statute.

6. An explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider. Wis. Stat. § 66.0404(2)(2)(b)(6).

Wis. Stat. § 66.0404(2)(2)(b)(5) requires a sworn statement in instances where a carrier is unable to collocate its facilities and must construct a new mobile support structure. A sworn statement has been submitted with the attached application attesting that no other structure within the area would result in the same functionality, coverage, or capacity as the proposed mobile support structure.

Statement of Compliance with City of Whitewater Ordinance Chapters 19.55 & 19.66

Per Section 19.55.040 of the City of Whitewater's Wireless Telecommunications Facilities Ordinance, all new freestanding wireless communication facilities shall require a conditional use permit and meet the standards in Chapters 19.55 and 19.66 in order to obtain approval.

19.55.050 - Required application submittal information.

With the application for plan review or conditional use permit for a wireless telecommunications facility, the petitioner shall submit all information required under <u>Section 19.63.020</u>, along with the following additional information:

A. The identity, legal status, signature and contact information of the carrier, service provider, petitioner, and landowner.

Please see attached site data sheet.

B. FCC license and registration numbers if applicable.

Please see FCC Antenna Registration page below:



C. A report prepared by a Wisconsin licensed engineer certifying the structural design of the telecommunications facility of a new freestanding wireless telecommunications facility as proposed and its physical ability to accommodate, either initially or at some time in the future, a total of at least three antenna arrays for separate providers.

Please refer to attached site plan showing multiple carrier tower. Applicant is in the business of leasing space on shared towers and all towers constructed are for at least three arrays barring extenuating circumstances. If necessary, Applicant requests that provision of an engineer certified structural design showing capacity for 3 carriers be made a condition of approval.

D. In the case of a leased site, a lease agreement, option or binding lease instrument which does not preclude the lessee from entering into sub-leases on the site at market rates with another co-locating provider(s) and includes the legal description and amount of property lease.

Please find Purchase Agreement attached with protected business information redacted.

E. For a proposed wireless telecommunications facility within a one-mile radius of an airport, copies of an affidavit of notification indicating that the airport operator and airport property owner have been notified via certified mail, along with copies of the determination of no hazard from the FAA or any other finds of the Wisconsin State Bureau of Aeronautics, such as they may apply.

The nearest airport is approximately 1.5 miles SW of proposed facility, so no notices were necessary.

F. Proof of a satisfactory level of liability insurance coverage, with the city of Whitewater listed as an additional named insured party.

Please find a Certificate of Insurance attached.

G. Certified statement and map prepared by a licensed radio frequency engineer showing the coverage area of the proposed facility.

Please see attached Propagation Maps.

H. For a wireless telecommunications facility that requires a conditional use permit, a feasibility analysis that identifies at least three alternative sites, pre-existing freestanding wireless telecommunications facilities, and/or alternative support structures that could technically support a comparable level of service. The intent of this analysis is to present options to minimize the number, size, and adverse environmental impacts of wireless telecommunications facilities. The analysis shall specifically address the potential for co-location on pre-existing freestanding wireless telecommunications facilities and the use of alternative support structures. It shall also explain the rationale for selection of the proposed site in view of the relative merits of the alternatives. Approval of the project is subject to the plan and architectural review commission's determination that the chosen site is more advantageous than any other alternative site that is both technically feasible and available for use. The plan and architectural review commission may choose to independently verify the findings of the analysis at the applicant's expense.

There are no structures of similar height within a 1-mile radius of the proposed facility. No alternative site would technically support a comparable level of service. Three nearby site locations are identified on the attached propagation maps.

I. For a wireless telecommunications facility that requires a conditional use permit, a performance bond in the amount of \$20,000.00 naming the city as obligee, as security for the potential future removal of abandoned or inactivated facilities.

Please see attached Tower Removal Bond.

J. For a wireless telecommunications facility that would be set back from any property line or, principal building a distance less than the height of the facility, including the height of any alternative support structure, an analysis prepared by a licensed structural engineer demonstrating that the facility would not pose a threat to the public, existing principal buildings or adjacent properties in the event of failure.

Please see attached Engineer's Fall Zone Letter

K. The amount and location of any fuel proposed to be stored on site.

Any fuel stored on site will be located in the tank of AT&T's emergency power backup generator and will be approximately 350 gal of diesel fuel, subject to generator specifications.

19.66.050 - Standards for review and approval.

The plan commission shall use the following standards when reviewing applications for conditional use:

A. That the establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of other property.

With such a small footprint and location in a Community Business (B-1) zoned area, this facility will have little impact on the use and enjoyment of property in the immediate vicinity for the purposes already permitted, nor will there be an adverse effect on property values within the neighborhood. To the contrary, enhanced wireless communications will have a positive influence on the development and values of businesses in this area.

B. That adequate utilities, access roads, parking drainage, landscaping and other necessary site improvements are being provided.

The proposed wireless communications facility is located in an area that will adequately served by existing utilities, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property. The proposed facility only needs power and fiber which are readily available at this site. Access will be from a private driveway and adequate drainage is available on site. No other public services will be necessary for the proposed facility.

C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this chapter. Where a variance is required, the plan commission may condition its approval on the subsequent approval of the variance.

The application on behalf of Tillman Infrastructure conforms to the applicable regulations of the B-1 Community Business District. Pursuant to the Whitewater Zoning Ordinance, Section 19.27.030(P), wireless telecommunications facilities are listed as a Conditional Use. The proposed wireless telecommunications facility is designed to conform to all federal, state and local regulations.

D. That the conditional use conforms to the purpose and intent of the city comprehensive plan.

The future land use of the property upon which the proposed facility is to be built is designated as "Mixed-Use" and is surrounded to the north and east by Community Business, and to the south by Two Family/Townhouse Residential. The provision of wireless services to these locations will be a benefit to future development and are in conformity with the comprehensive plan.

E. The conditional use and structures are consistent with sound planning and zoning principles.

Tillman Infrastructure has been sensitive in selecting a site that will minimize the impact on the surrounding property. Its facility will be located on a small unused parcel in a non-residential district and will not disrupt any future development of the area. Due to its location at 312 Elkhorn Rd, it will not impede the normal and orderly development and improvements of surrounding property for uses permitted in this district. To the contrary, enhanced wireless communications will have a positive influence on the development of this area. Wireless telecommunications is a critical system in the current world, both for economic and communications use as well as emergency services; therefore, having robust wireless services is essential for the normal and orderly development of the area.

Request for Variance from Whitewater Ordinance Section 19.55.070(F)

Section 19.55.070 of the City of Whitewater Code of Ordinances lists "structural, design, and aesthetic standards" for wireless telecommunications facilities. Applicant respectfully requests a variance from subsection 19.55.070(f):

"Wireless Telecommunications Support Facilities. All wireless telecommunications support facilities shall be located within enclosed buildings or fully screened rooftop locations. Such accessory buildings shall not exceed fifteen feet in height and twelve hundred square feet in area, unless otherwise permitted by the plan and architectural review commission to facilitate co-location. The design and exterior surfacing of all such buildings or rooftop screening structures shall be in harmony with the existing or desired architecture for the area. The exterior walls of all such buildings shall be masonry, stone, stucco, pre-cast, concrete or other similar surface."

Applicant's proposed support structures are not designed to be enclosed within a solid structure as required by ordinance. Applicant proposes that, along with the standard required landscaping, the standard equipment cabinets shown in the Site Plan will be in harmony with the existing or desired architecture of the area.

Per Whitewater Ordinance Section 19.72.080, no variance shall be granted unless the Board of Zoning Appeals finds beyond a reasonable doubt that all the following facts and conditions exist:

A. The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;

The supporting equipment used by applicant and their sub-lessor AT&T is designed to be located in an all-weather cabinet. An enclosed building is not necessary and would require special design, construction, and potential permitting concerns that the standard cabinet does not. Additionally, Applicant's business is leasing space on their tower and within the lease area at the base of the tower for various carriers. An enclosed building would take up additional space within the lease parcel as compared to the standard all-weather cabinet, creating a hardship on Applicant's use of the parcel and may interfere with future colocation.

B. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification;

Properties within the B-1 zoning classification do not generally have wireless telecommunications facilities; therefore, the conditions upon which this variance is based would not be generally applicable to them.

C. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner;

In addition to significantly higher costs of construction, construction of Applicant's equipment within an enclosed structure potentially limits the ability of Applicant or its sub-lessors to modify or replace their equipment in the future in order to keep up with technological upgrades. Inability to make such upgrades would result in poorer telecommunications service to residents and others in the area.

D. The hardship is not one that is self-created;

Wireless telecommunications technology is constantly evolving; systems that may have previously been necessary to locate inside of enclosed structures are not necessary to be enclosed. The vast majority of AT&T's sites around the region include the standard all-weather cabinet in this installation, and a custom-built enclosure could slow or prevent future upgrades. Such upgrades in technology are necessary to provide the continuous, high-quality, competitive telecommunications services demanded by the general public.

E. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhoods;

The proposed equipment cabinet is approximately 72" tall, smaller and shorter than an enclosed building and will not impair an adequate supply of light and air to adjacent property, increase the danger of fire, nor will it substantially diminish or impair property values within the neighborhood.

F. The proposed variance will not have the effect of permitting a use which is not otherwise permitted in the district;

Wireless telecommunications facilities are permitted by CUP in the B-1 district, along with their supporting equipment. Allowing this variance is a cosmetic variance from an existing use and does not permit a use not otherwise permitted.

G. No variance shall be granted in a floodland district where not in compliance with Section 19.46.070C.4. of this title.

The property is not located in a floodplain.

Site Plan

TILLMAN OPP NUMBER: TI-OPP-23028 SITE NAME: STRITZEL RENTAL **SITE ADDRESS: 312 ELKHORN ROAD** WHITEWATER, WI 53190

> PID: A91900003 FA#: 15887152

SCAN FOR DRIVING DIRECTIONS



SITE INFORMATION

312 ELKHORN ROAD WHITEWATER, WI 53190 SITE ADDRESS:

LONGITUDE (NAD 83): -88°42'39.2480" (-88.71090223)

GROUND ELEVATION: 829.94' (AMSL) JURISDICTION: CITY OF WHITEWATER

JURISDICTION CONTACT: CHRIS BENNETT

EMAIL: CBENNETT@WHITEWATER-WI.GOV

PARCEL/MAP NUMBER:

PARCEL OWNER: STRITZEL RENTAL PROPERTIES LLC

TILLMAN INFRASTRUCTURE

A91900003

NEW YORK NEW YORK 10019

STRUCTURE TYPE: SELF SUPPORT TOWER STRUCTURE HEIGHT 195'-0" (AGL)

POWER SUPPLIER: WE ENERGIES

800-242-9137

FIBER SUPPLIER

TOWER OWNER:

PROJECT TEAM

APPLICANT: TILLMAN INFRASTRUCTURE

NEW YORK NEW YORK 10019

PROJECT MANAGEMENT FIRM: LCC TELECOM SERVICES

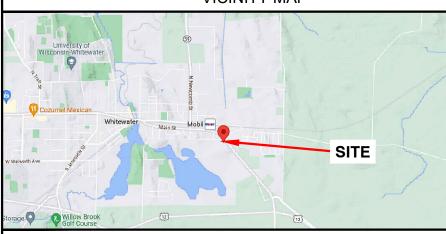
10700 HIGGINS ROAD, SUITE 240

ROSEMONT, IL 60018

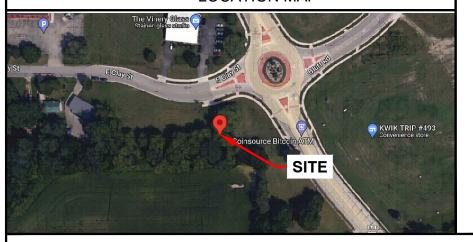
ARCHITECT ENGINEERING:

604 FOX GLEN BARRINGTON, IL 60010 CONTACT: JOHN M. BANKS PHONE: (847) 277-0070 EMAIL: JBANKS@WESTCHESTERSERVICES.COM

VICINITY MAP



LOCATION MAP



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2023 WISCONSIN STATE BUILDING CODE 2023 WISCONSIN STATE ELECTRICAL CODE
- 2023 WISCONSIN STATE MECHANICAL CODE 2023 WISCONSIN UNIFORM PLUMBING CODE
- 2023 WISCONSIN STATE FIRE CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION

- INSTITUTE FOR ELECTRICAL & ELECTRONICS
- ENGINEERING 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE
- LATEST EDITION
- TELECORDIA GR-1275

DRAWING INDEX

- TITLE SHEET
- SITE SURVEY
- C-1 OVERALL SITE PLAN
- ENLARGED SITE PLAN
- ELEVATION C-3
- CONSTRUCTION DETAILS
- FENCE DETAILS C-5
- FENCE DETAILS
- C-6 SITE SIGNAGE
- C-7 GRADING PLAN
- **EROSION CONTROL DETAILS** C-8
- C-9 LANDSCAPE PLAN
- ENLARGED UTILITY PLAN E-2
- ELECTRICAL DIAGRAM
- GROUNDING PLAN & DETAILS
- GROUNDING PLAN AND RISER DIAGRAM

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"X34" AND HALF SIZE AT 11"X17 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES REFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

SCOPE OF WORK

- CONSTRUCTION OF A NEW UNMANNED TELECOMMUNICATIONS FACILITY
- SITE WORK: NEW TOWER, UNMANNED EQUIPMENT CABINET ON PLATFORM, AND UTILITY



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL LOCAL STATE ONE CALL

TOLL FREE: 1-800-242-8511 OR www.diggershotline.com

WISCONSIN STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE Call before you dig. BEFORE YOU EXCAVATE





JOHN M. BANKS **ARCHITECT**

604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
FAX: 847-277-0080
NL: JBANKS@WESTCHESTERSERVICES.COM



604 FOX GLEN BARRINGTON, IL 60010 PHONE: 847-277-0070 EMAIL: AE@Westchesterservices.com

CHECKED BY:

MC

REV DESCRIPTION DATE 08/29/23 PRELIMINARY CD

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSII

TILLMAN OPP# TI-OPP-23028 FA# : 15887152 SITE NAME: STRITZEL RENTAL SITE ADDRESS: 312 ELKHORN ROAD WHITEWATER, WI 53190

SHEET TITLE

TITLE SHEET

SHEET NUMBER



VICINITY MAP NOT TO SCALE

★ FAA COORDINATE POINT

NAD 83

LATITUDE: 42'49'50.10234" (42.83056204) LONGITUDE: -88'42'39.2480" (-88.71090223)

ELEVATIONS: 829.94'± AMSL

TEMPORARY BENCHMARK

LATITUDE: 42'49'50.7028" (42.83075077)
LONGITUDE: -88'42'39.6899" (-88.71102498)
ELEVATION: 832.784'

LOCATION: 632.784

LOCATION: CUT 'X' IN SIDEWALK

GLOBAL POSITIONING SYSTEMS NOTE

- 1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
- 2. THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED REAL TIME KINEMATIC (TOPCON VRS NETWORK), NAD 83 WISCONSIN STATE PLANE (SOUTH).
- 3. TOPCON HIPER SR RECEIVERS WERE USED TO PERFORM THE SURVEY.

GENERAL NOTES

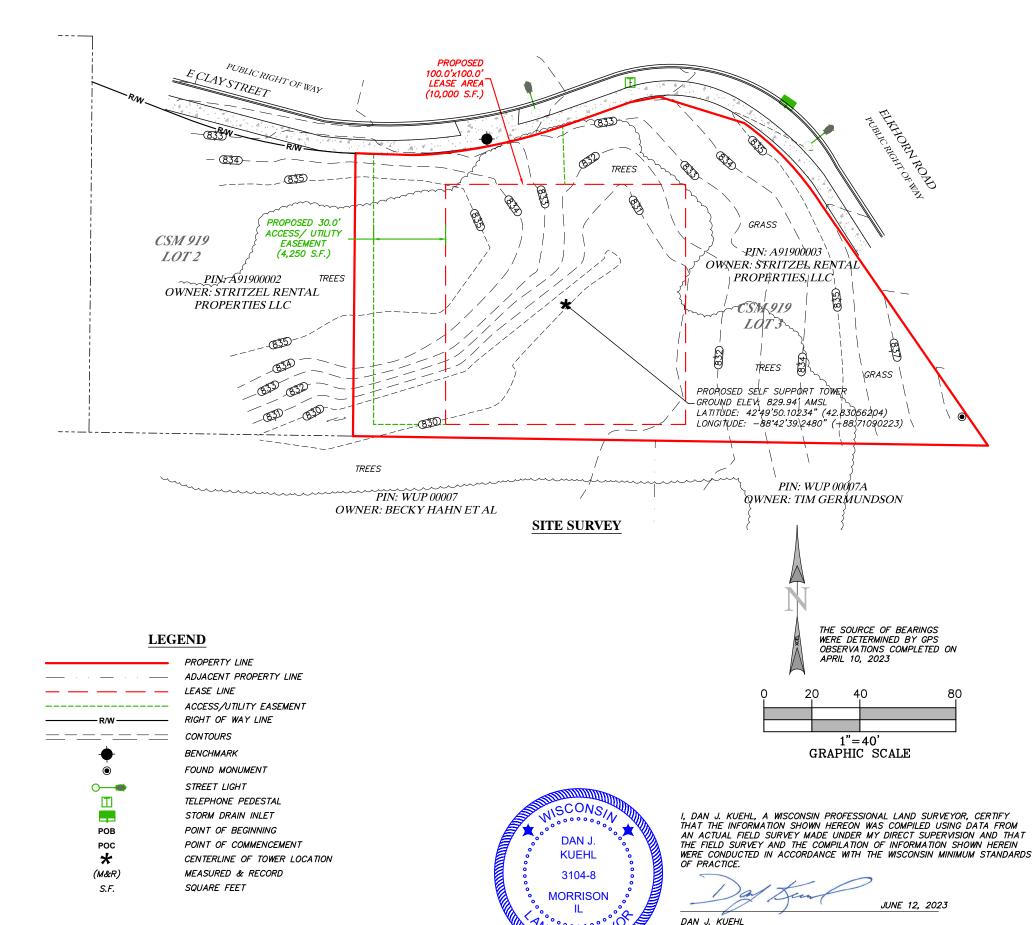
NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.

THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED EASEMENTS ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT DATE OF MARCH 10, 2023, BEING COMMITMENT NO. TIL-149417-C, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.



SURVE

LICENSE NUMBER 3104-8

MY LICENSE RENEWAL DATE IS JANUARY 31, 2024 SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2



PREPARED FOR:

SURVEYED BY:



XCEL

Consultants

8300 42ND STREET WEST

ROCK ISLAND, IL 61201

(0) 309-787-9988

(f) 309-786-5540

(F) VEE BAYGE CONSULTANTSING CO

XCEL PROJECT NUMBER: 234614

SITE SURVEY

REV.	DATE	DESCRIPTION
Α	6/12/23	FINAL ISSUE WITH TITLE

SITE INFORMATION:

STRITZEL RENTAL

312 ELKHORN ROAD

WHITEWATER, WI 53190 WALWORTH COUNTY

TAX PARCEL NUMBER: A91900003

PROPERTY OWNER: STRITZEL RENTAL PROPERTIES LLC 530 S JANESVILLE AVE WHITEWATER, WI 53190

> SITE NUMBER: TI-OPP-23028

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 4/10/2023
PLAT DATE: 6/12/2023

SHEET TITLE:

SITE SURVEY

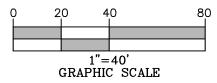
THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL

SHEET NUMBER:

B-1

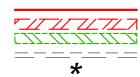


THE SOURCE OF BEARINGS WERE DETERMINED BY GPS OBSERVATIONS COMPLETED ON APRIL 10, 2023

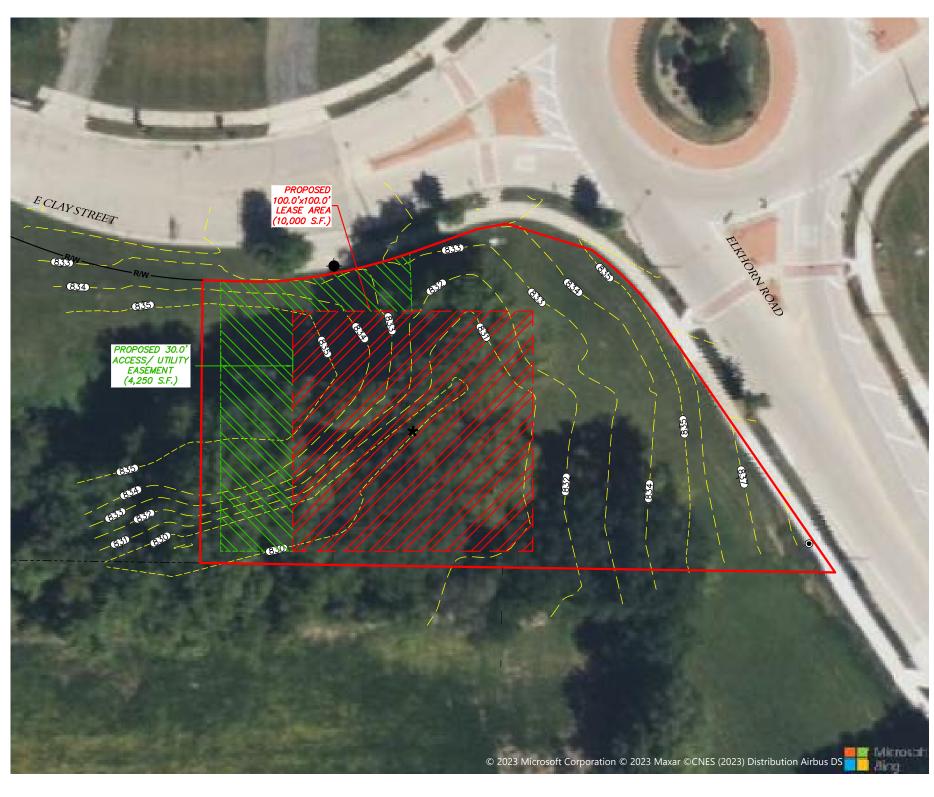


AERIAL PER MICROSOFT BING MAPS ON APRIL 12, 2013

LEGEND



PROPERTY LINE LEASE AREA ACCESS/UTILITY EASEMENT CONTOURS CENTERLINE OF TOWER LOCATION





I, DAN J. KUEHL, A WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE WISCONSIN MINIMUM STANDARDS OF PRACTICE.

JUNE 12, 2023

DAN J. KUEHL LICENSE NUMBER 3104-8

MY LICENSE RENEWAL DATE IS JANUARY 31, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2

AERIAL SURVEY



BARRINGTON, IL 60010 TELEPHONE: 847.277.0070 FAX: 847.277.0080 ae@westchesterservices.com

PREPARED FOR:

SURVEYED BY:



XCEL Consultants ROO 42ND STREET WEST
ROCK ISLAND, IL 61201
(0) 309-787-9988
(F) 309-756-5540
(E) XCEL®XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 234614

SITE SURVEY

REV.	DATE	DESCRIPTION
Α	6/12/23	FINAL ISSUE WITH TITLE

SITE INFORMATION:

STRITZEL RENTAL

312 ELKHORN ROAD WHITEWATER, WI 53190 WALWORTH COUNTY

TAX PARCEL NUMBER: A91900003

PROPERTY OWNER: STRITZEL RENTAL PROPERTIES LLC 530 S JANESVILLE AVE WHITEWATER, WI 53190

SITE NUMBER: TI-OPP-23028

DRAWN BY: KJM CHECKED BY: SURVEY DATE: 4/10/2023 PLAT DATE: 6/12/2023

SHEET TITLE:

SITE SURVEY

THIS DOES NOT REPRESENT A **BOUNDARY SURVEY OF THE** PARENT PARCEL

SHEET NUMBER:

B-1.1

REPORT OF TITLE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY XCEL CONSULTANTS, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD FNCUMBRANCES RESTRICTIVE COVENANTS OWNERSHIP TITLE EVIDENCE. UNRECORDED EASEMENT, AUGMENTING EASEMENT, IMPLIES OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT DATE OF MARCH 10, 2023, BEING COMMITMENT NO. TIL-149417-C, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE

SURVEY MATTERS OR EASEMENTS LISTED IN SCHEDULE 'B':

- 11. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "SURVEY MAP" DATED FEBRUARY 28, 1979 AND RECORDED APRIL 9, 1979 IN (BOOK) 4 (PAGE) 152, (INSTRUMENT) 46392 IN WALWORTH COUNTY, WISCONSIN. REFERS TO PARENT TRACT - NOTHING TO
- 12. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT" DATED JANUARY 6, 2016 AND RECORDED JANUARY 7, 2016 IN (BOOK) D (PAGE) 191, (INSTRUMENT) 918305 IN WALWORTH COUNTY, WISCONSIN. REFERS TO PARENT TRACT - NOTHING TO

PARENT PARCEL, LEGAL DESCRIPTION (NOT FIELD SURVEYED) PER TITLE

THE FOLLOWING DESCRIBED REAL ESTATE, TOGETHER WITH THE RENTS, PROFITS, FIXTURES AND OTHER APPURTENANT INTERESTS, IN WALWORTH COUNTY, STATE OF WISCONSIN:

LOT 3. CERTIFIED SURVEY NO. 919. RECORDED IN VOL. 4 CS. PAGE 152. WALWORTH COUNTY REGISTER OF DEEDS, BEING PART OF THE SE 1/4 SW 1/4 OF SECTION 3, TAN, R15E, CITY OF WHITEWATER, WISCONSIN. EXCEPT PARCEL CONVEYED FOR STREET PURPOSES AS CONTAINED IN DEED RECORDED AS DOCUMENT NO. 710998. FURTHER EXCEPTING A PARCEL CONVEYED TO THE STATE OF WISCONSIN FOR HICHWAY PURPOSES AS CONTAINED IN PARCEL 22 IN TPP 3110-02-21-4.03.

PARCEL ID: /A 91900003

THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM TERRENCE L. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO. 939063.

FURTHER BEING DESCRIBED IN:

THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM DANIEL J. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939062.

FURTHER BEING DESCRIBED IN:

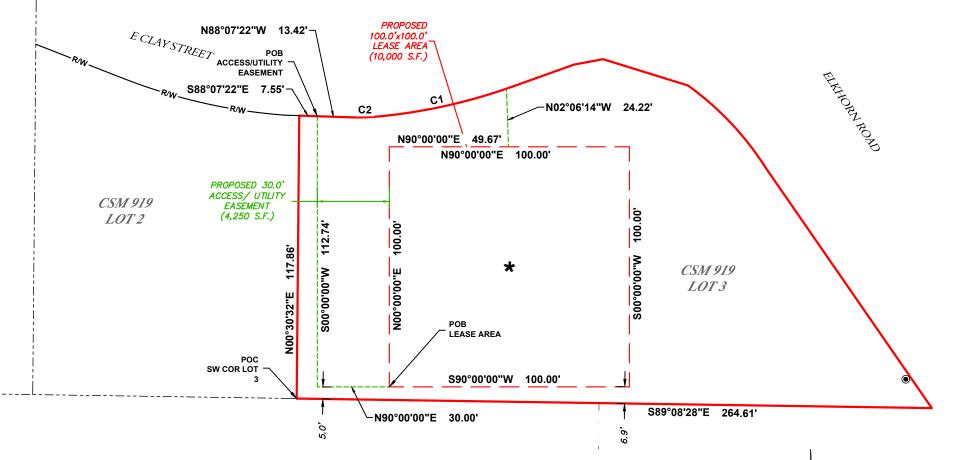
THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM STEVEN J. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939061.

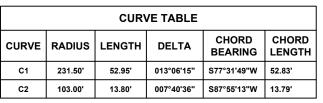
FURTHER BEING DESCRIBED IN:

THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM JANICE R STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939060.

PROPOSED LEASE AREA:

A PART OF LOT 3. CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS. PAGE 152, WALWORTH COUNTY REGISTER OF DEEDS, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 3; THENCE NOO'30'32"E, ALONG THE WEST LINE OF SAID LOT 3, 117.86 FEET TO THE SOUTH LINE OF E. CLAY STREET; THENCE S88'07'22"E, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 7.55 FEET; THENCE S00'00'00"W, 112.74 FEET; THENCE N90°00'00"E, 30.00 FEET TO THE POINT OF BEGINNING FOR THE LEASE AREA HEREIN INTENDED TO BE DESCRIBED; THENCE NOO'00'00"E, 100.00 FEET; THENCE N90"00'00"E, 100.00 FEET; THENCE S00"00'00"W, 100.00 FEET; THENCE S90°00'00"W, 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.000 SQUARE FEET.





OBSERVATIONS COMPLETED ON APRIL 10, 2023 80 1"=40'GRAPHIC SCALE

THE SOURCE OF BEARINGS

WERE DETERMINED BY GPS

PROPOSED ACCESS/UTILITY EASEMENT:

A PART OF LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALWORTH COUNTY REGISTER OF DEEDS, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 3; THENCE NOO'30'32"E, ALONG THE WEST LINE OF SAID LOT 3, 117.86 FEET TO THE SOUTH LINE OF E. CLAY STREET; THENCE S88'07'22"E, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 7.55 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT AREA HEREIN INTENDED TO BE DESCRIBED; THENCE S00'00'00"W, 112.74 FEET; THENCE N90°00'00"E. 30.00 FEET: THENCE N00°00'00"E. 100.00 FEET: THENCE N90°00'00"E. 49.67 FEET: THENCE NO2'06'14"W. 24.22 FEET TO THE SAID SOUTH LINE OF E. CLAY STREET: THENCE SOUTHWESTERLY, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, BEING THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 231.50 FEET, AN ARC LENGTH OF 52.95 FEET, CHORD OF SAID ARC BEARS S77'31'49"W, 52.83 FEET; THENCE WESTERLY, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, BEING THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 103.00 FEET, AN ARC LENGTH OF 13.80 FEET, CHORD OF SAID ARC BEARS S87°55'13"W, 13.79 FEET; THENCE N88°07'22"W, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 13.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4,250 SQUARE FEET.



I, DAN J. KUEHL, A WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE WISCONSIN MINIMUM STANDARDS

JUNE 12, 2023

DAN J. KUEHL LICENSE NUMBER 3104-8 MY LICENSE RENEWAL DATE IS JANUARY 31, 2024 SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2



PREPARED FOR:



SURVEYED BY CEI Consultants 8300 42ND STREET WEST ROCK ISLAND, IL 61201 (O) 309-787-9988 (F) 309-756-5540 XCFI @XCFI CONSULTANTSING COM

XCEL PROJECT NUMBER: 234614

SITE SURVEY

REV.	DATE	DESCRIPTION		
Α	6/12/23	FINAL ISSUE WITH TITLE		

SITE INFORMATION: STRITZEL RENTAL

312 ELKHORN ROAD WHITEWATER, WI 53190

WALWORTH COUNTY TAX PARCEL NUMBER: A91900003

PROPERTY OWNER: STRITZEL RENTAL PROPERTIES LLC 530 S JANESVILLE AVE WHITEWATER, WI 53190

> SITE NUMBER: TI-OPP-23028

DRAWN BY: KJM CHECKED BY: SURVEY DATE: 4/10/2023 PLAT DATE: 6/12/2023

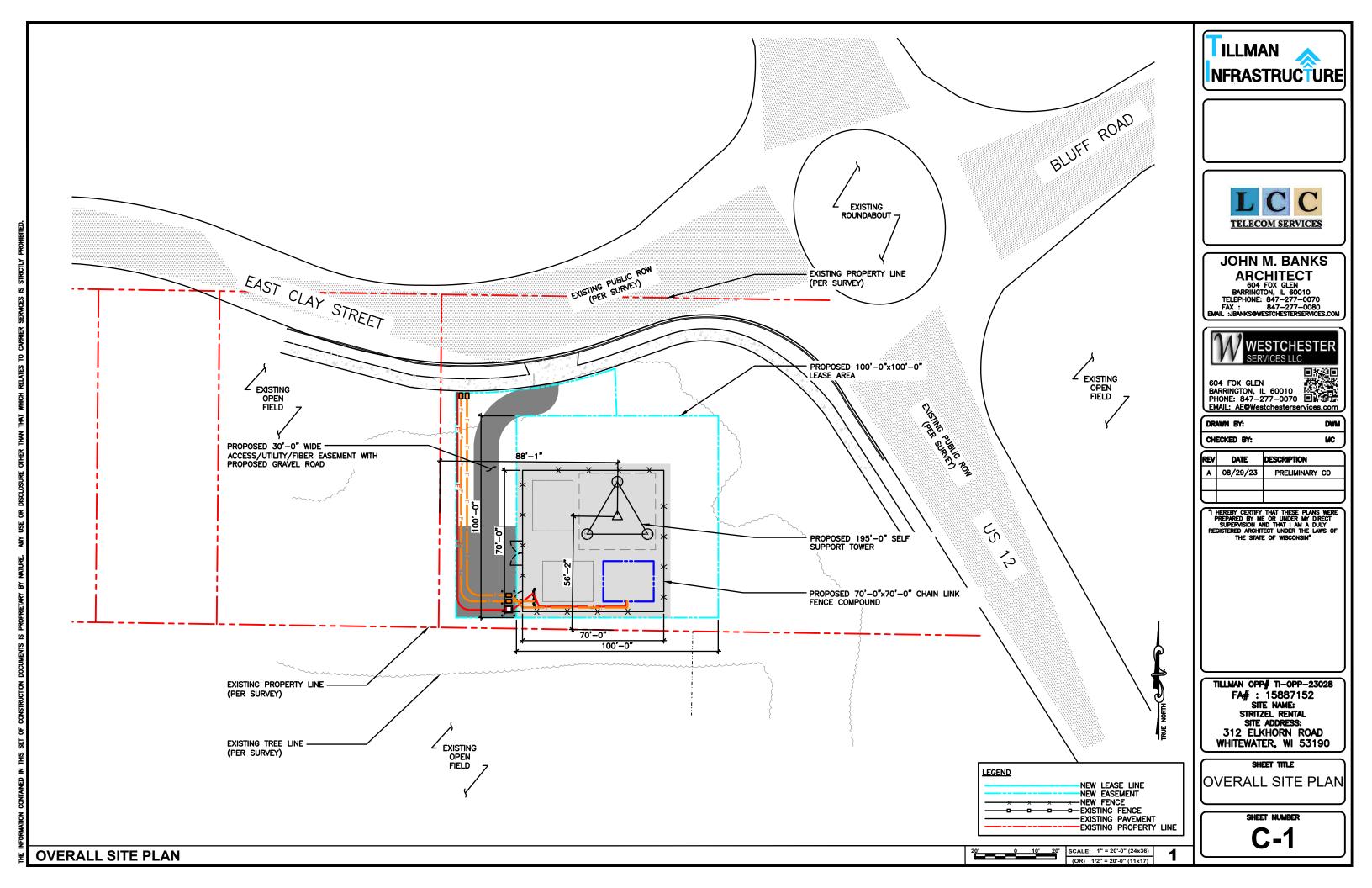
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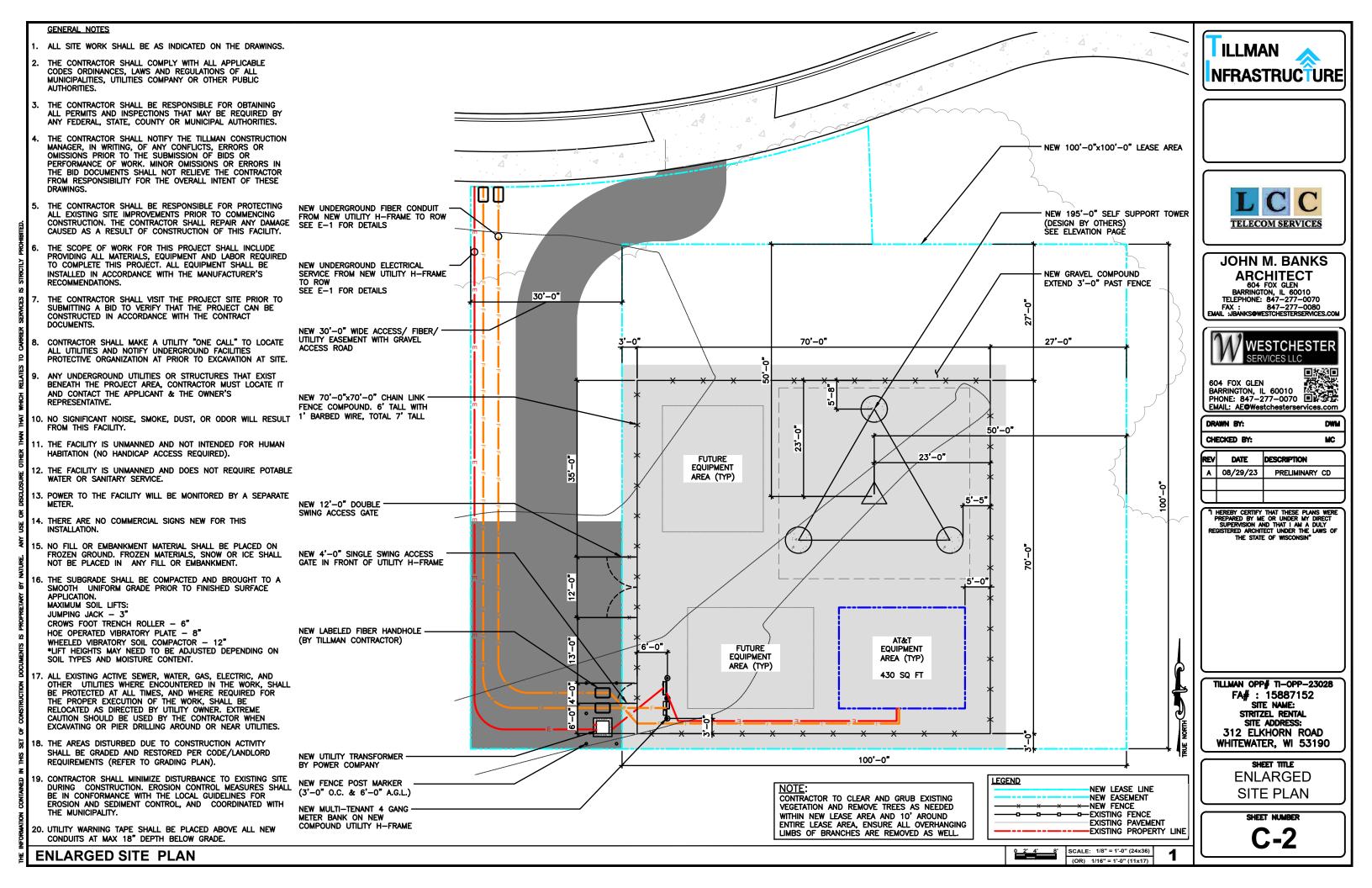
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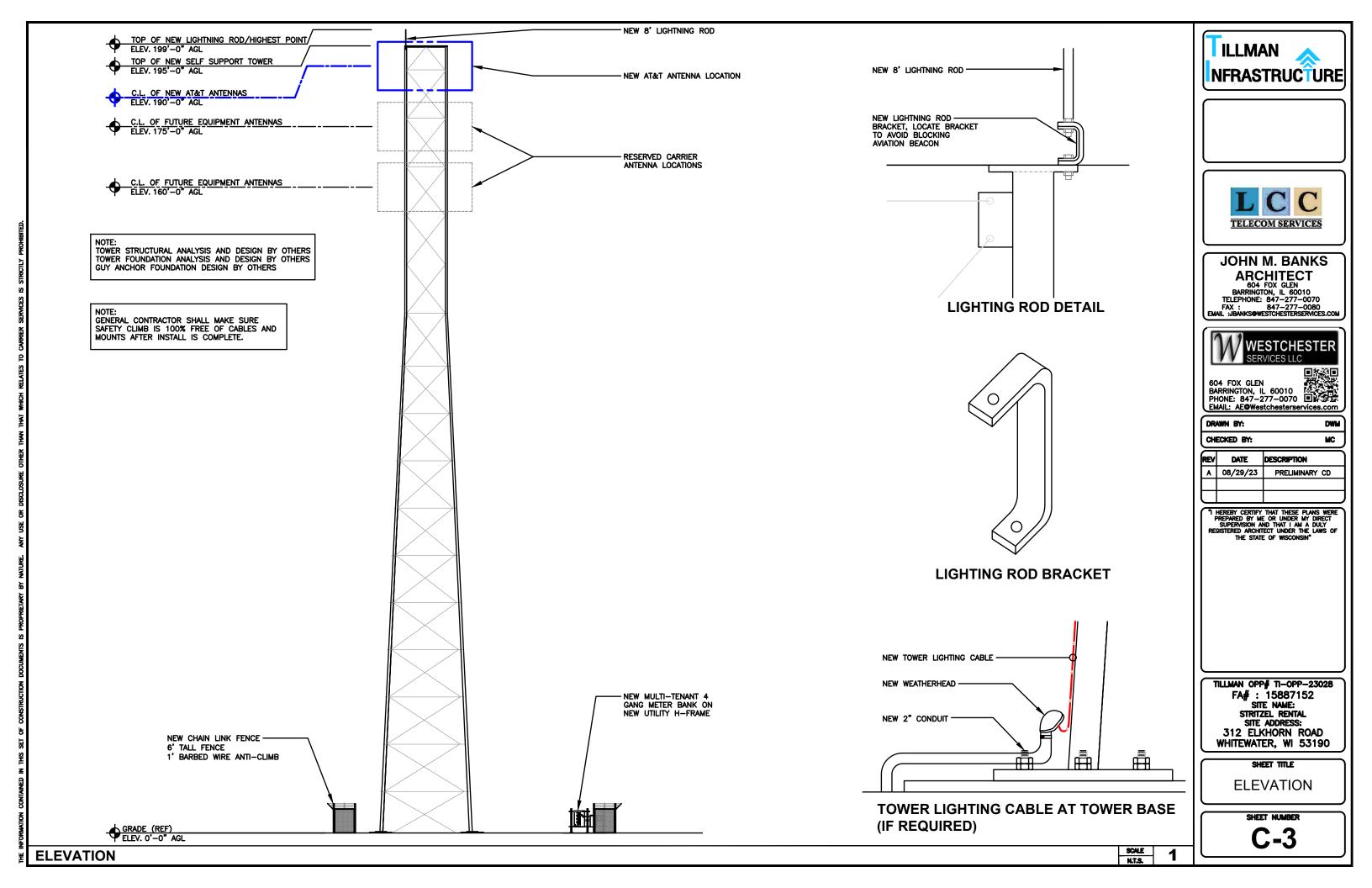
THIS DOES NOT REPRESENT A **BOUNDARY SURVEY OF THE** PARENT PARCEL

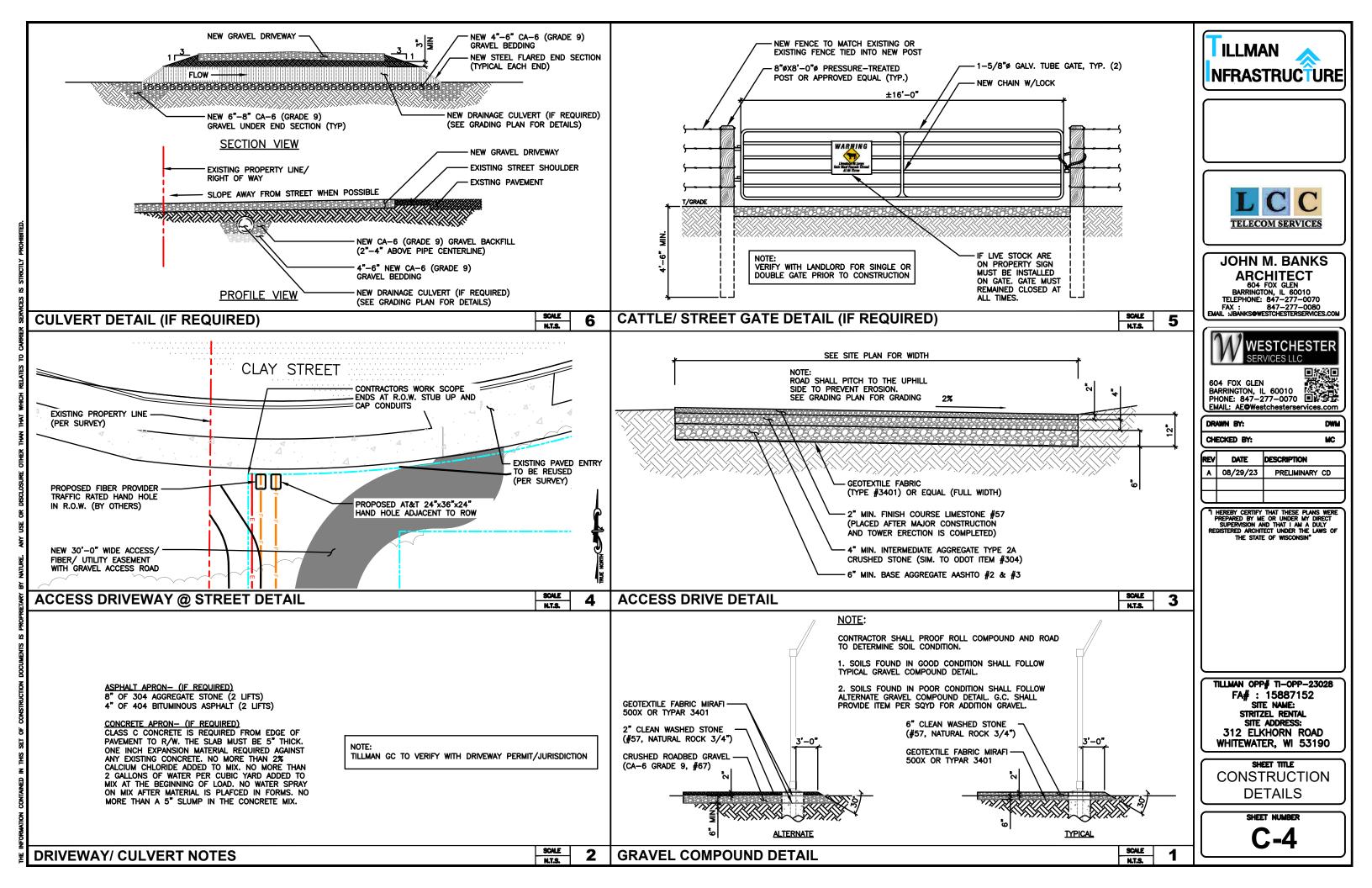
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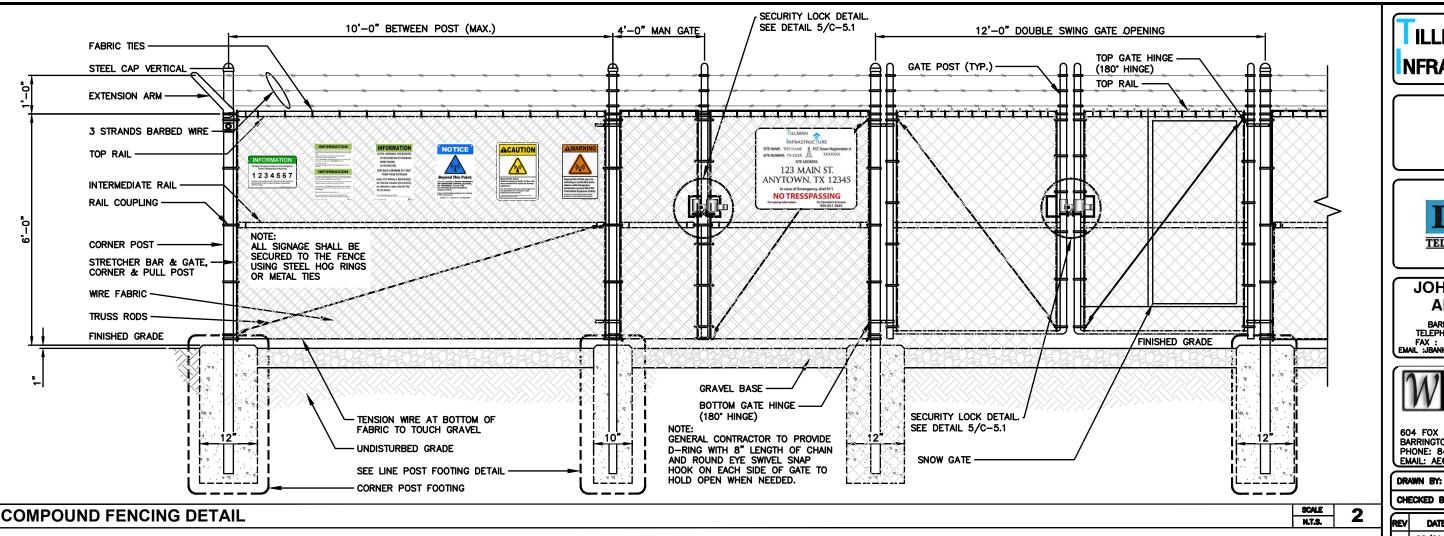
B-1.2















JOHN M. BANKS

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DWM

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BARRINGTON, IL 60010
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EMAIL: AE©Westchesterservices.com

CHECKED BY: MC REV DATE DESCRIPTION A 08/29/23 PRELIMINARY CD

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN"

TILLMAN OPP# TI-OPP-23028 FA# : 15887152 SITE NAME: STRITZEL RENTAL SITE ADDRESS: 312 ELKHORN ROAD WHITEWATER, WI 53190

> SHEET TITLE **FENCE DETAILS**

SHEET NUMBER

SCALE

NOT USED

N.T.S.

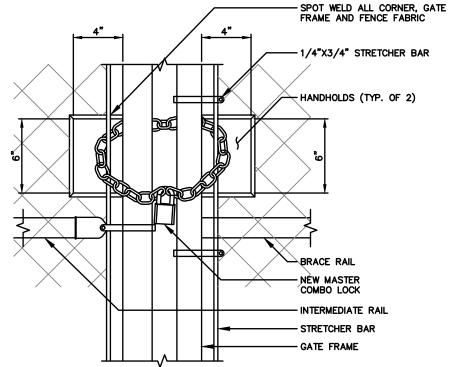
WOVEN WIRE FENCE NOTES:

(INSTALL FENCING PER ASTM F-567) (SWING GATES PER ASTM F-900)

- GATE POSTS, CORNER, TERMINAL OR PULL POSTS SHALL BE 2 7/8" DIA. SCHEDULE 40 FOR GATE WIDTHS UP THROUGH 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
- 2. LINE POSTS: 2 3/8" DIA. SCHEDULE 40 PIPE PER ASTM-F1083
- 3. GATE FRAME: 1 1/2" DIA. SCHEDULE 40 PIPE PER ASTM-F1083
- 4. TOP RAIL AND BRACE RAIL: 1 1/4" SCHEDULE 40 PIPE PER ASTM-F1083
- 5. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392 CLASS 1
- TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL. INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" **INTERVALS**
- 7. TENSION WIRE: 7 GA. GALVANIZED STEEL
- 8. BARBED WIRE: 3 STRANDS OF DOUBLE STRAND 12-1/2 GAUGE TWISTED WIRE. 4 POINT BARBS SPACED ON APPROXIMATELY 5" CENTERS
- 9. LOCAL ORDINANCE FORR BARB WIRE PERMIT SHALL **GOVERN INSTALLATION**
- 10. HEIGHT = 6' VERTICAL + 1' BARBED WIRE VERTICAL **DIMENSION**
- 11. ALL WORK SHALL CONFORM WITH THE PROJECT **SPECIFICATIONS**

FENCING NOTES

GENERAL CONTRACTOR TO PROVIDE
(2) NEW LOCKS FOR MAIN GATE COMBINATION WITH TILLMAN CONSTRUCTION MANAGER.





ARCHITECT
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
FAX: 847-277-0080
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

ILLMAN

NFRASTRUCTURE



604 FOX GLEN
BARRINGTON, IL 60010
PHONE: 847-277-0070
EMAIL: AE©Westchesterservices.com

\dashv	CH	CHECKED BY:		
	REV	DATE	DESCRIPTION	
- 1	A	08/29/23	PRELIMINARY CD	
- 1				

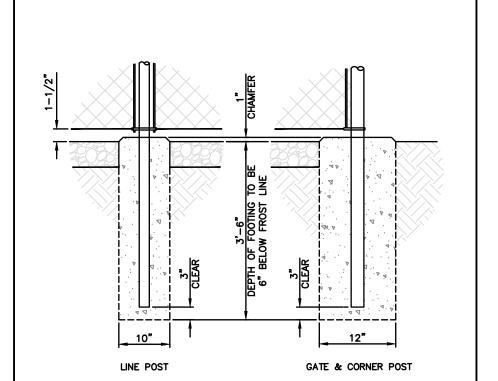
"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF

BARBED WIRE (TYP.) 45° TOP RAIL BARBED WIRE DETAIL

TILLMAN OPP# TI-OPP-23028 FA# : 15887152 SITE NAME: STRITZEL RENTAL SITE ADDRESS: 312 ELKHORN ROAD WHITEWATER, WI 53190

> SHEET TITLE **FENCE DETAILS**

C-5.1



SCALE 3

SCALE

SCALE

2

5

NOT USED

POST FOOTING DETAIL

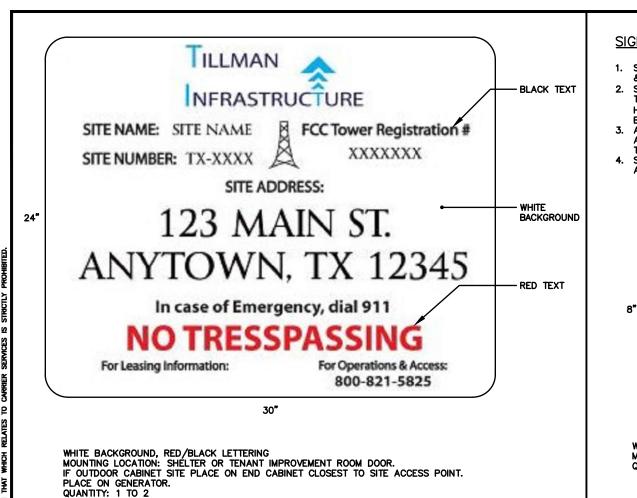
STRONGHOLD LATCH DETAIL

DETAILS

SCALE

SCALE

N.T.S.



BLACK TEXT

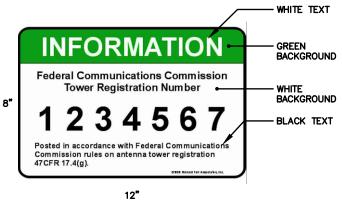
BACKGROUND

BACKGROUND

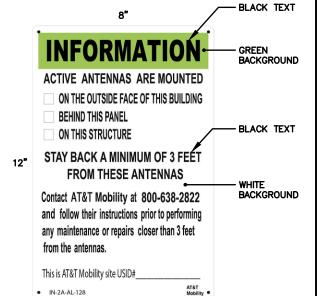
GREEN

SIGNAGE NOTES:

- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED WITH LONG LASTING UV RESISTANT COATING.
- 2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE & FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
- ADDITIONAL E911 ADDRESS & FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS THE COMPOUND GATE ITSELF.
- SIGNS NEED NOT BE PLACED IF ACCURATE AND APPROPRIATE SIGNAGE ALREADY EXISTS.



WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER



WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER

WARNING

RF EXPOSURE INFORMATION SIGN





JOHN M. BANKS **ARCHITECT**

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BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
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NL: JBANKS@WESTCHESTERSERVICES.COM



604 FOX GLEN BARRINGTON, IL 60010 PHONE: 847-277-0070 EMAIL: AE@Westchesterservices.com

CHECKED BY: MC scale n.t.s. 5 REV DATE DESCRIPTION 08/29/23 PRELIMINARY CD

BLACK TEXT

BACKGROUND

BACKGROUND

BACKGROUND

BLACK TEXT

WHITE

DWM

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERMISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

TILLMAN OPP# TI-OPP-23028 FA# : 15887152 SITE NAME: STRITZEL RENTAL SITE ADDRESS: 312 ELKHORN ROAD WHITEWATER, WI 53190

SHEET TITLE

SITE SIGNAGE

SHEET NUMBER



FCC REGISTRATION SIGN

NOTICE BACKGROUND BACKGROUND BACKGROUND

En esta propiedad se ubican antenas de telecomunicaciones operadas por AT&T Mobility. Favor mantener una distancia de no menos de 3 pies y obedecer todos los avisos

INFORMATION

Contact the owner(s) of the antenna(s) before working closer than 3 feet from the antenna(s).

This is Site USID #

Contact AT&T Mobility at 800-638-2822 prior to performing any maintenance or repairs near AT&T Mobility antennas.

Contact the management office if this door/hatch/gate is found

INFORMACION

Comuniquese con el propietario o los propietarios de las antes de trabajar o caminar de menos de 3 pies de la antena Comuniquese con AT&T Mobility 800-638-2822 antes de realizar

cualquier mantenimiento o reparaciones cerca de las antenas de AT&T Mobility. Esta es la estacion base numero USID #___

Favor comunicarse con la oficina de la administracion del

See 1 INSI-1A-AL-128

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER

WHITE TEXT BLACK TEXT **Beyond This Point:** You are entering a RADIO FREQUENCY (RF) EMISSIONS CONTROLLED AREA. RF EMISSIONS exceed FCC **Uncontrolled General Population** Follow all FCC/OSHA guidelines for working

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER

BLACK TEXT YELLOW **ACAUTIÓI** BACKGROUND WHITE BACKGROUND YELLOW BACKGROUND 12" BLACK TEXT **Beyond this point:** Radio frequency fields at this sit may exceed FCC rules for human For your safety, obey all posted signs and site guidelines for working in radio

WHITE/YELOW BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER

WHITE/ORANGE BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER

Beyond this Point you are

entering a controlled area

emissions exceed the FCC

Failure to obey all posted signs and site

guidelines could result in serious injury.

Controlled Exposure Limits.

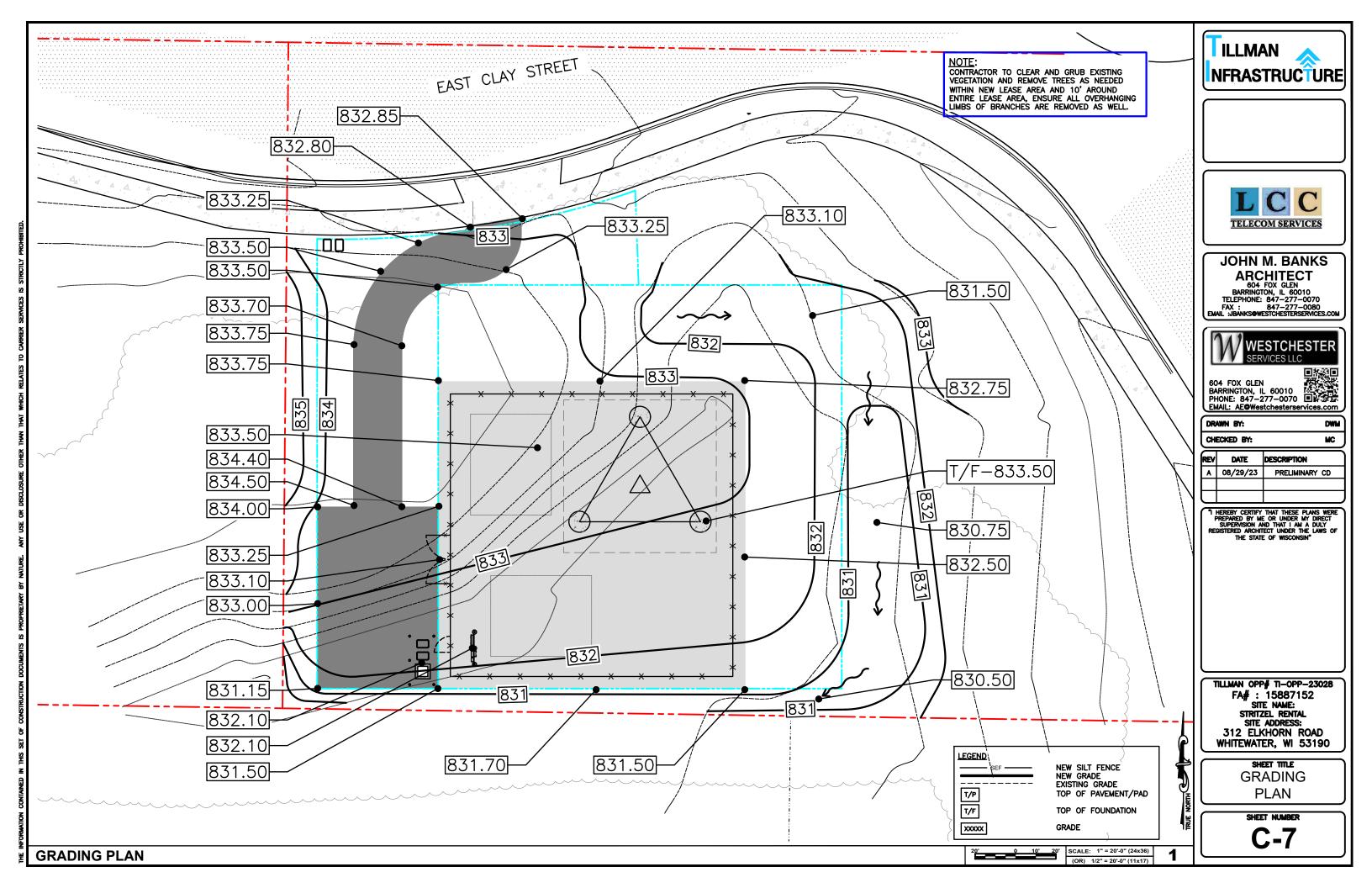
where radio frequency

RF EXPOSURE INFORMATION SIGN | SCALE | 4 | RF EXPOSURE NOTICE SIGN

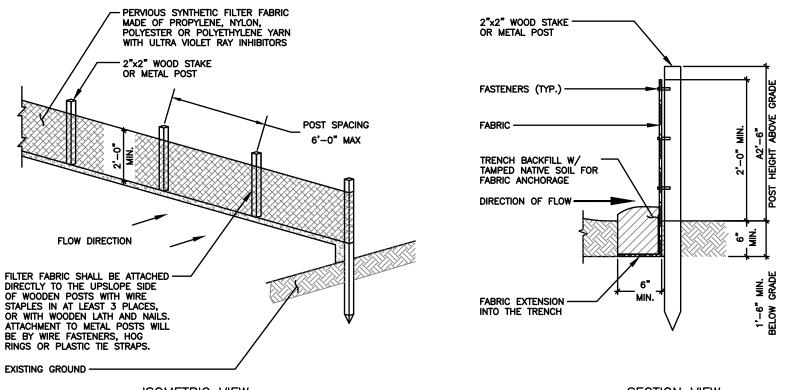
RF EXPOSURE CAUTION SIGN

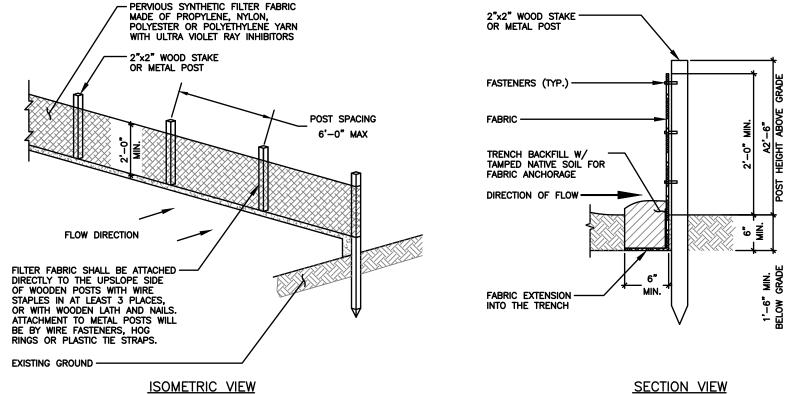
2 RF EXPOSURE WARNING SIGN

12"



- 1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STATE ADOPTED "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE STATE ENVIRONMENTAL PROTECTION AGENCY.
- 2. A SOIL EROSION CONTROL FENCE SHALL BE INSTALLED BEFORE DISTURBING THE GROUND AND SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE CONDITION OF THE FENCE SHALL BE INSPECTED REGULARLY AND AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE
- 3. SOIL EROSION CONTROL MEASURES SHALL BE INCLUDED IN CONTRACTOR BID AND PRICING
- THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE
- 5. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT
- MAINTAIN SOIL EROSION CONTROL MEASURES THROUGH THE DURATION OF THIS PROJECT
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF THE
- ALL SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED
- ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN 14 DAYS SHALL BE SEEDED WITH AN APPROPRIATE **GROUND COVER**
- 10. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, TEMPORARY GRAVEL ROADS AT WORK ENTRANCES SHALL BE CONSTRUCTED AND SHALL EXTEND INTO JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY
- 11. REPLACE SOIL EROSION CONTROL MEASURES WITH SEED, SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT
- 12. SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN PROJECT IS COMPLETED









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SCALE

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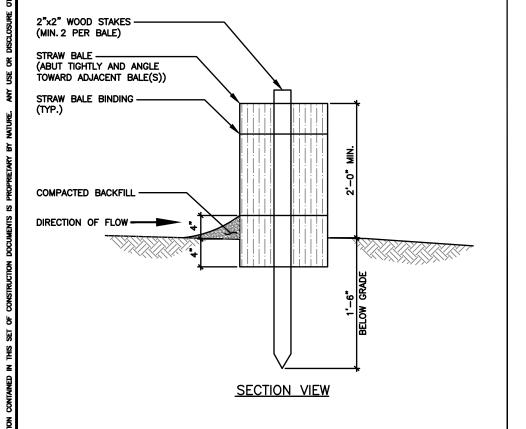
TILLMAN OPP# TI-OPP-23028 FA#: 15887152 SITE NAME: STRITZEL RENTAL SITE ADDRESS: 312 ELKHORN ROAD WHITEWATER, WI 53190

EROSION CONTROL DETAILS

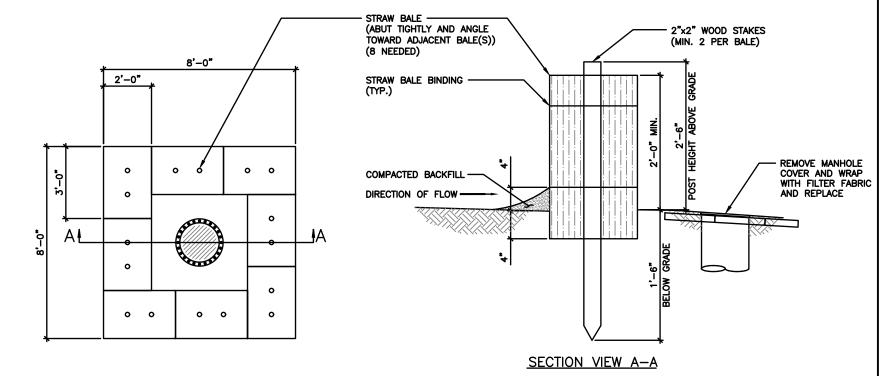
SOIL EROSION & SEDIMENT CONTROL NOTES

SCALE

EROSION CONTROL - SILT FENCE

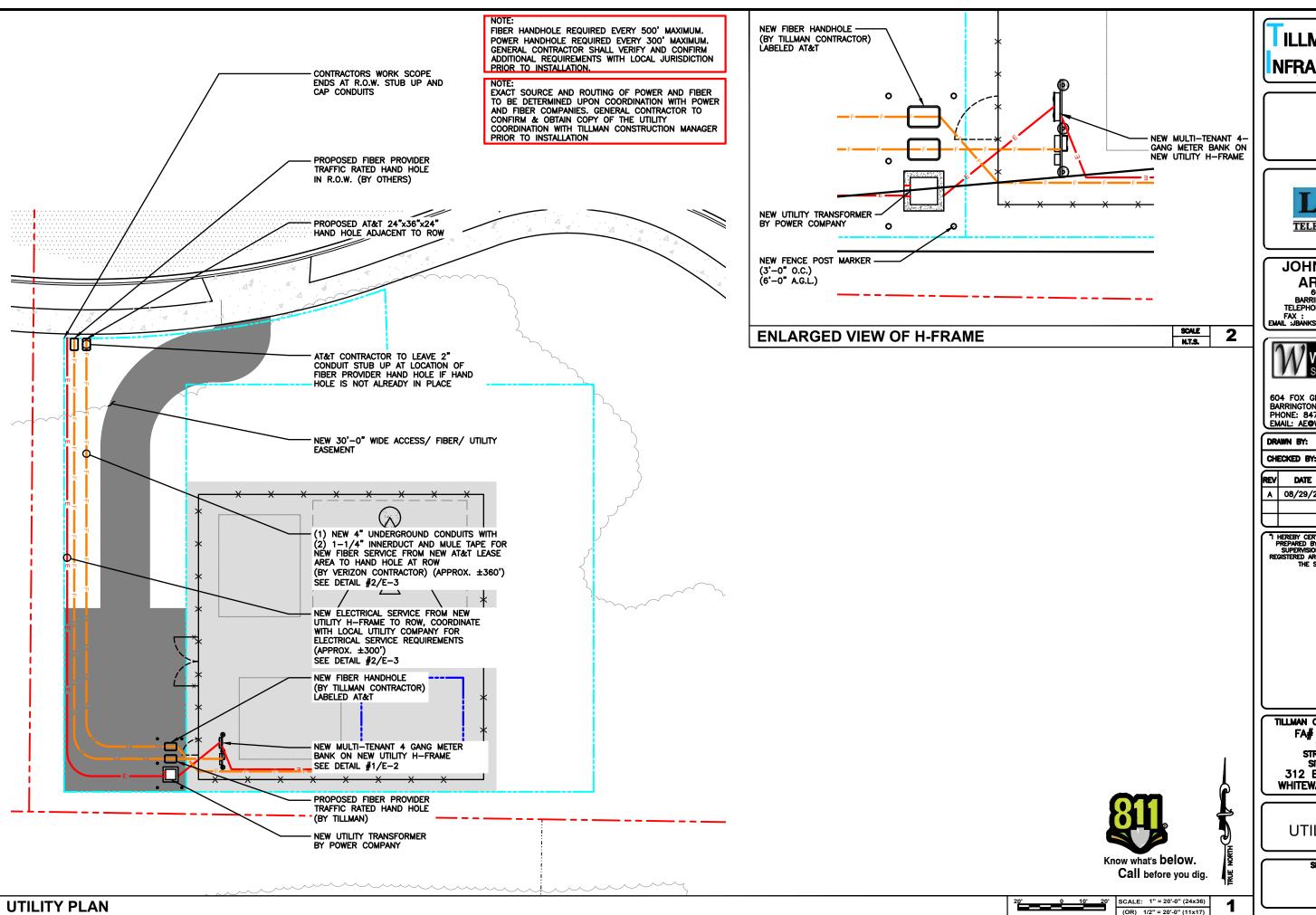


EROSION CONTROL - STRAW BALE (OPTIONAL) SOLE



EROSION CONTROL - STRAW BALE AT STORM INLET MANHOLE (IF NEEDED SEE PLANS)

SCALE







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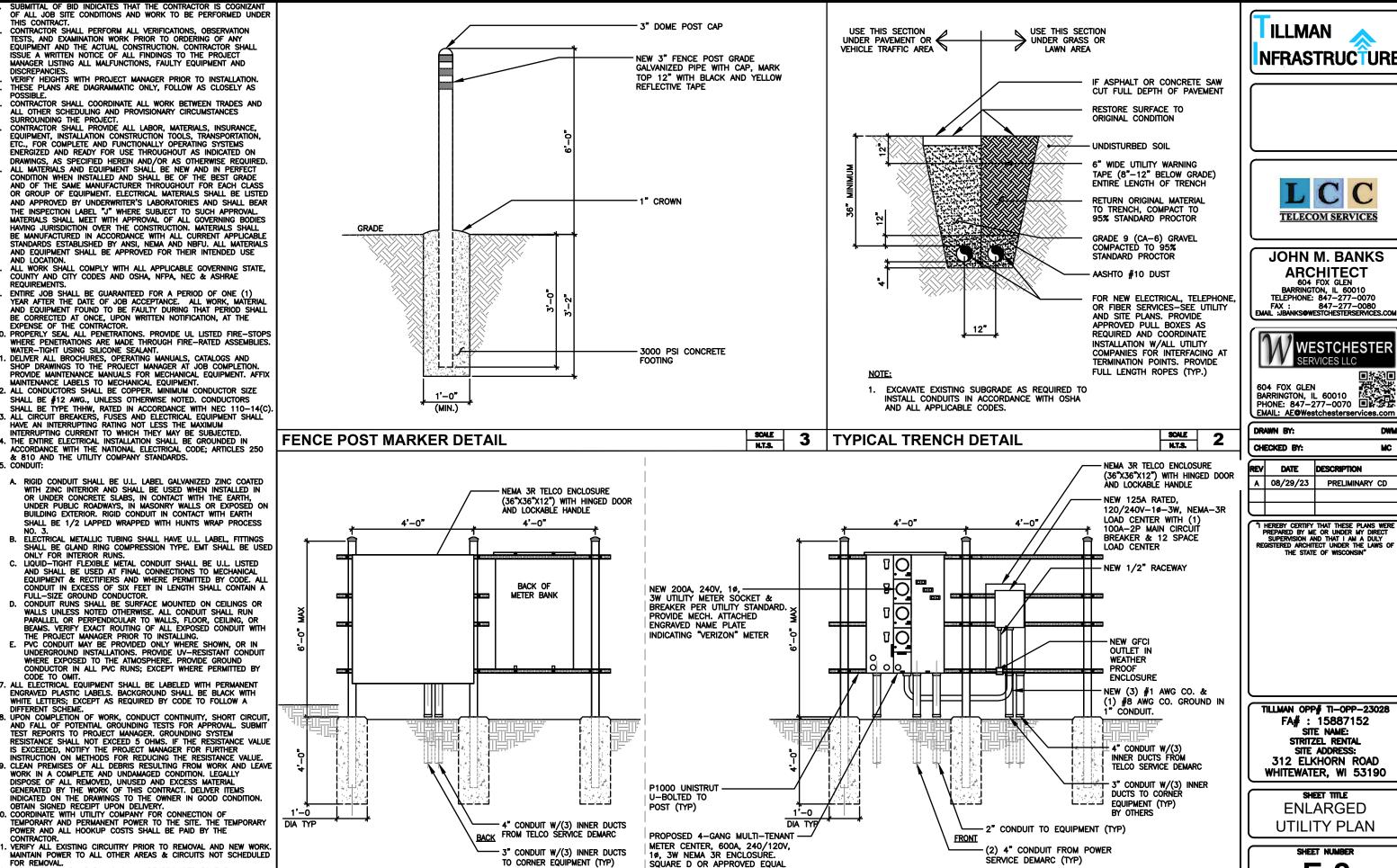
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SHEET TITLE

UTILITY PLAN

SHEET NUMBER



BY OTHERS

2. RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE

4

UTILITY FRAME DETAIL

CONSTRUCTION MANAGER

ELECTRICAL NOTES

ILLMAN NFRASTRUCTURE



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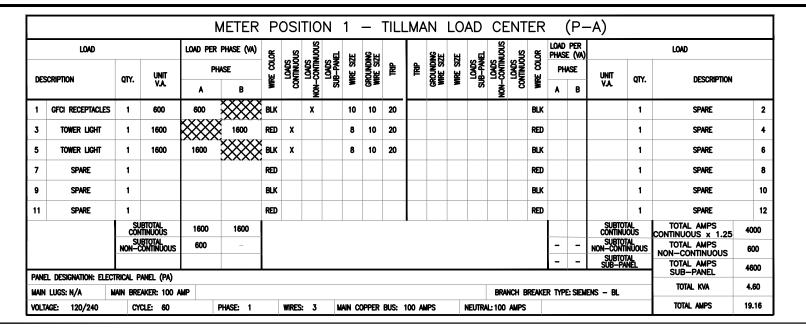
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SHEET TITLE **ENLARGED** UTILITY PLAN

SCALE

E-2







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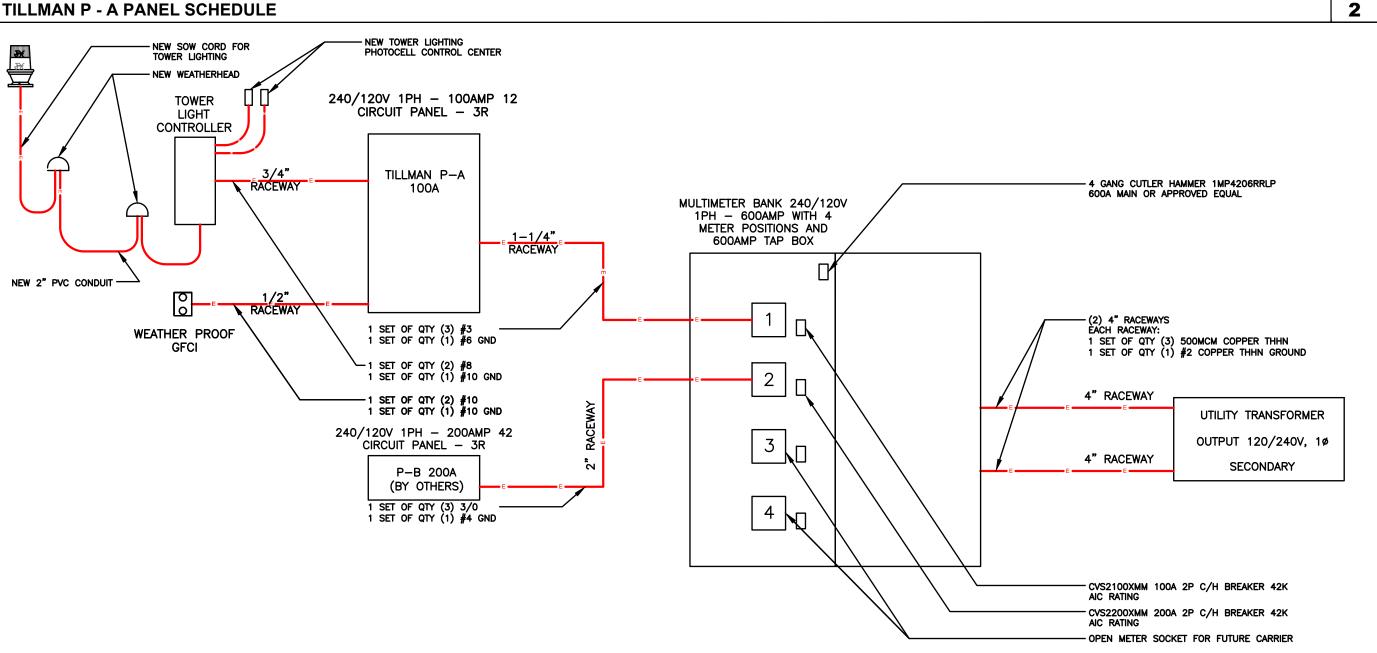
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TILLMAN OPP# TI-OPP-23028 FA# : 15887152 SITE NAME: STRITZEL RENTAL SITE ADDRESS: 312 ELKHORN ROAD WHITEWATER, WI 53190

> SHEET TITLE **ELECTRICAL** DIAGRAM

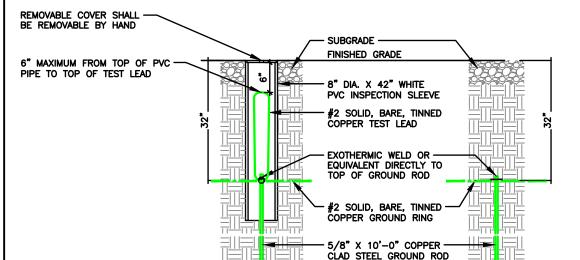
1



ELECTRICAL SINGLE LINE DIAGRAM

GROUNDING NOTES:

- GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
- ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
- GROUNDING CONNECTIONS TO GROUND RODS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL. WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZING PAINT.
- GROUNDING CONNECTIONS TO GROUND BARS ARE TO STAINLESS STEEL HARDWARE (INCLUDING SCREW SET)
 CLEAN GROUND BAR TO SHINY METAL AFTER
 MECHANICAL CONNECTION, TREAT WITH PROTECTIVE
 ANTIOXIDANT COATING.
- GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
- ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
- INSTALL #2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS
- REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
- 10. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"X10"-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 BARE TINNED COPPER WIRE BURIED 36" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF
- 1. IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBLIQUE ANGLE NOT TO EXCEED 45°.
- 12. EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
- 13. CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE VERIZON WIRELESS CONSTRUCTION MANAGER.
- ALL GROUND LEADS EXCEPT THOSE TO THE EQUIPMENT ARE TO BE #2 BARE TINNED COPPER WIRE. ALL EXTERIOR GROUND BARS TINNED COPPER.
- 5. PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.). PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR EQUAL.
- 6. ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY A METROPCS REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
- 17. WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH SILICONE MATERIAL
- PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION, APPLY APPROPRIATE ANTI-OXIDIZATION PAINT.
- 9. ANY SITE WHERE THE EQUIPMENT (BTS, CABLE BRIDGE, PPC, GENERATOR, ETC.) IS LOCATED WITHIN 6 FEET OF METAL FENCING, THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST USING (3) RUNS OF #2 BARE TINNED COPPER WIRE.



A LARGER CONDUCTOR SHALL BE REQUIRED IN AREAS HIGHLY PRONE TO LIGHTNING AND/OR AREAS W/HIGHLY ACIDIC SOIL

GROUND RODS MAY BE COPPER CLAD STEEL OR SOLID COPPER

GROUND RODS SHALL HAVE A RECOMMENDED SPACING TWICE THE LENGTH OF THE ROD

SEE RESISTIVITY REPORT FOR VERIFICATION AS AVAILABLE

GROUND RODS INSTALLED WITHIN CLOSE PROXIMITY TO TOWER OR WHEN SOIL IS AT OR BELOW 2,000 OHM-CM, SHALL BE GALVANIZED TO PREVENT GALVANIC CORROSION OF TOWER





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2

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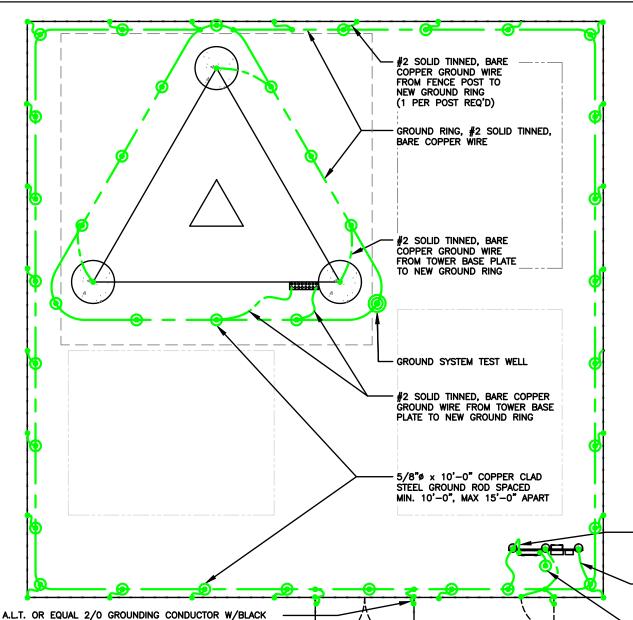
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TILLMAN OPP# TI-OPP-23028 FA# : 15887152 SITE NAME: STRITZEL RENTAL SITE ADDRESS: 312 ELKHORN ROAD WHITEWATER, WI 53190

GROUNDING PLAN & DETAILS

GROUND WELL, ROD, AND TEST WELL DETAIL



MECHANICAL CONNECTION COMPRESSION FITTING CONNECTION

()

GROUNDING TO BE INSTALLED WITHIN 2'-0' OF FENCE LINE WHENEVER POSSIBLE

NEW GROUND WIRING

MAIN GROUND BAR

WITH INSPECTION WELL

EXOTHERMIC WELD CONNECTION

5/8"X10' COPPER-CLAD STEEL GROUND ROD

5/8"X10' COPPER-CLAD STEEL GROUND ROD

GROUNDING LEGEND

EXISTING GROUND WIRING TINNED COPPER GROUND BAR

1/4"X4"X12" OR 1/4"X4"X20" COLLECTOR GROUND BAR

SEE COMPOUND PLAN FOR COMPOUND ORIENTATION, UTILITY H-FRAME, GATE AND TOWER LOCATION.

REFER TO SPECIFIC CARRIER EQUIPMENT GROUNDING PLAN FOR NEW CARRIER EQUIPMENT GROUNDING.

OBJECTIVE:

- RING AROUND TOWER WITH ALL TOWER LEGS GROUNDED, MONOPOLE SHALL HAVE AT LEAST TWO GROUNDS TO EARTH.
- CONNECTION TO FENCE POSTS AT ALL CORNERS OR CHANGES IN FENCE DIRECTION GREATER THE 45°.
- CONNECTIONS TO EACH SIDE OF ANY GATE
- CONNECTIONS TO UTILITY H-FRAME.
- INSTALL ENOUGH GROUND RODS TO ENSURE 5 OHMS OR LESS RESISTANCE.

#2 SOLID TINNED, BARE COPPER GROUND WIRE FROM ELECTRICAL SERVICE GROUND TO LIGHTNING PROTECTION GROUND RING

#2 SOLID TINNED, BARE COPPER GROUND WIRE, BOND UTILITY POST W/ VS TYPE CADWELD. (1 PER POST REQ'D)

5/8" x 10'-0" COPPER CLAD STEEL GROUND ROD FOR ELECTRICAL SERVICE GROUND

GROUNDING PLAN AND DETAILS

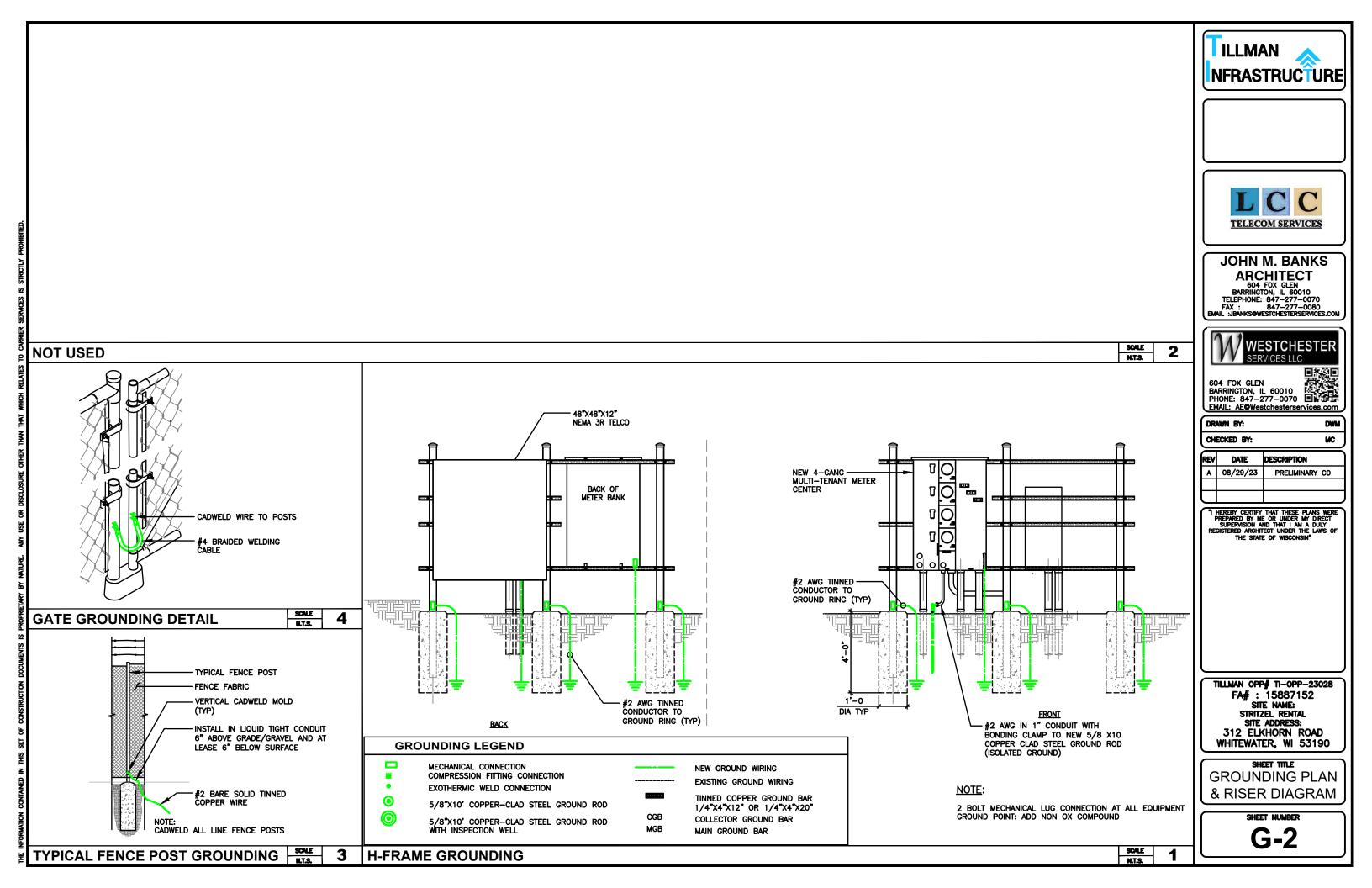
GATE POST AND GATE FRAME W/ VS TYPE EXOTHERMIC.

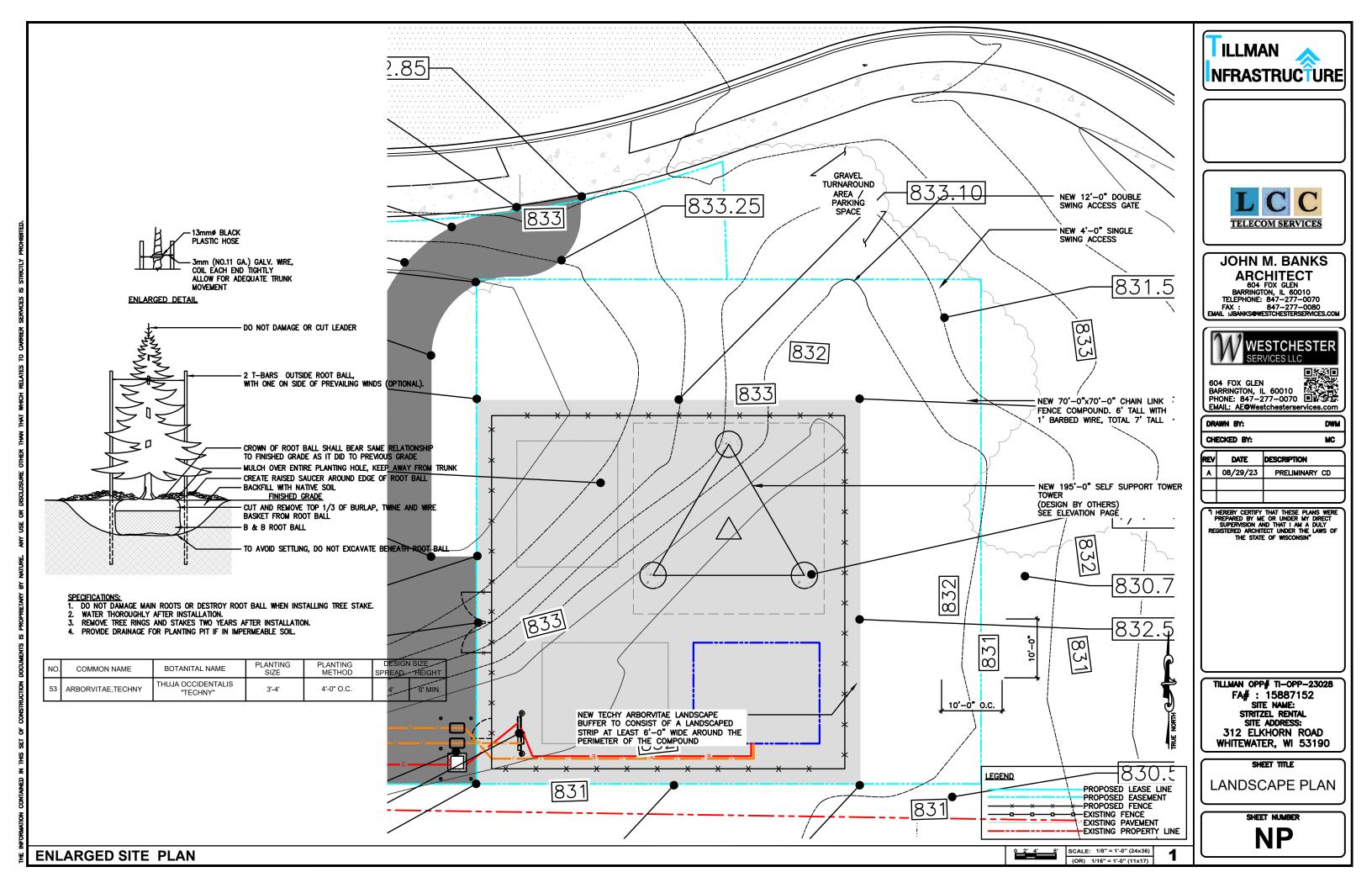
INSTALL W/ WELDS 18" ABOVE FINISH GRADE

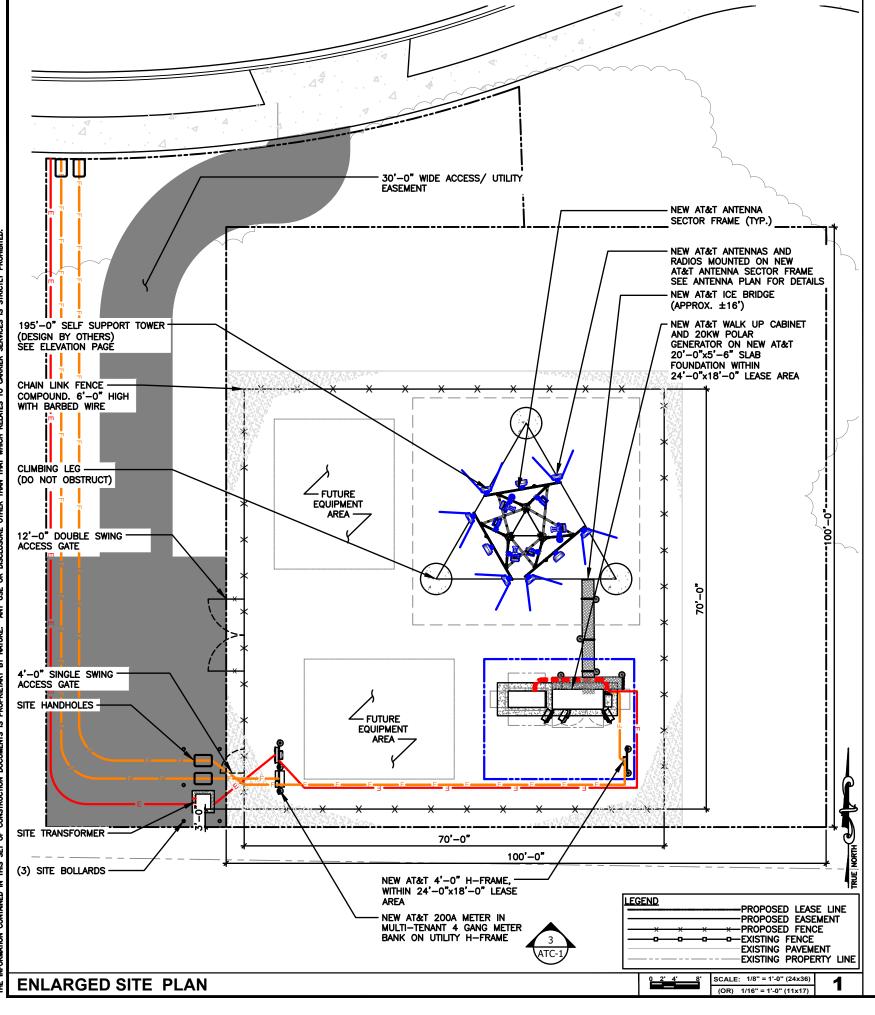
NEOPRENE INSULATION & PRE-CAPPED ENDS ATTACHED TO

SCALE

GROUNDING NOTES









AT&T SITE NUMBER: TI-OPP-23028 AT&T SITE NAME: STRITZEL RENTAL **FA CODE: 15887152 SITE ADDRESS: 312 ELKHORN ROAD** WHITEWATER, WI 53190 **TILLMAN SITE # TI-OPP-23028**

SITE INFORMATION

SITE ADDRESS: 312 ELKHORN ROAD LANDLORD OWNER: CITY OF ASHLEY PARCEL 011427400026 LATITUDE (NAD 83): 38°19'09.7530" N (42.83056204°) TILLMAN INFRASTRUCTURE LONGITUDE (NAD 83): 89°11'01.3798" W (-88.71090223°) TOWER OWNER: 152 W. 57TH STREET NEW YORK, NEW YORK 10019

GROUND ELEVATION: 829.94' (AMSL)

JURISDICTION: CITY OF WHITEWATER STRUCTURE TYPE:

PARCEL/MAP NUMBER: STRUCTURE HEIGHT: 195'-0" (AGL)

TILLMAN SITE #:

PROJECT TEAM DRAWING INDEX

APPLICANT TILL MAN INFRASTRUCTURE NEW YORK, NEW YORK 10019

PROJECT MANAGEMENT FIRM:

ARCHITECT

LCC TELECOM SERVICES 10700 HIGGINS ROAD, SUITE 240 ROSEMONT, IL 60018

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TITLE SHEET & OVERALL SITE PLAN AT-C-1

SELF SUPPORT TOWER TOWER

ELEVATION. ANTENNA PLAN & SCHEDULE WALK UP CABINET PAD DETAILS

AT-C-2.1 WALK UP CABINET PAD DETAILS CONSTRUCTION DETAILS

AT-C-3 1 CONSTRUCTION DETAILS CONSTRUCTION DETAILS

RRH, ANTENNA & EQUIPMENT SPECIFICATIONS AT-C-4

AT-E-1 ENLARGED UTILITY PLAN

ELECTRICAL PANEL SCHEDULE, DIAGRAM & NOTES AT-E-2

AT-E-4 DC WIRING DIAGRAM

AT-G-1 GROUNDING PLAN & RISER DIAGRAM

DC/FIBER SYSTEM DIAGRAM

AT-G-2 GROUNDING DETAILS & NOTES

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES

- 2023 WISCONSIN STATE BUILDING CODE
- 2023 WISCONSIN STATE ELECTRICAL CODE
- 2023 WISCONSIN STATE MECHANICAL CODE 2023 WISCONSIN UNIFORM PLUMBING CODE
- 2023 WISCONSIN STATE FIRE CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION

AT-E-3

- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEERING 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE
- LATEST EDITION TELECORDIA GR-1275







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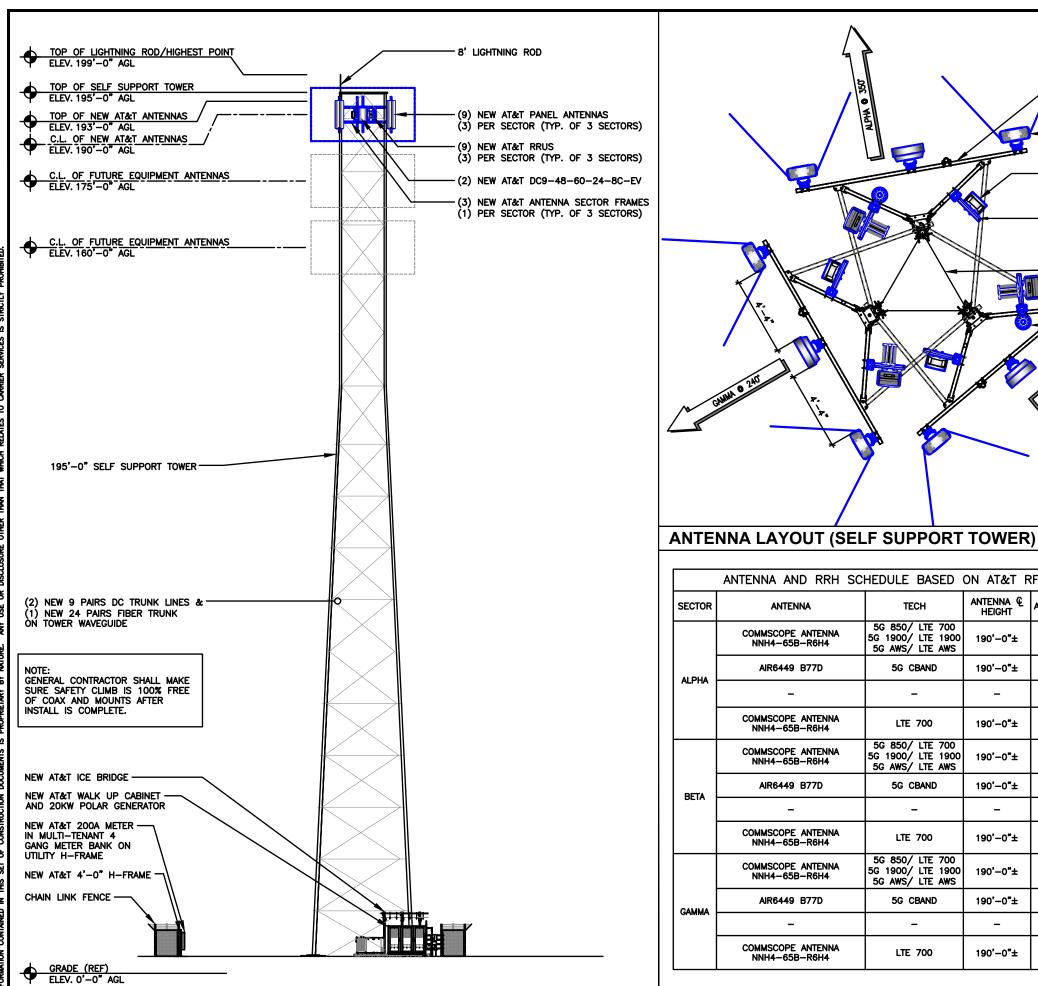
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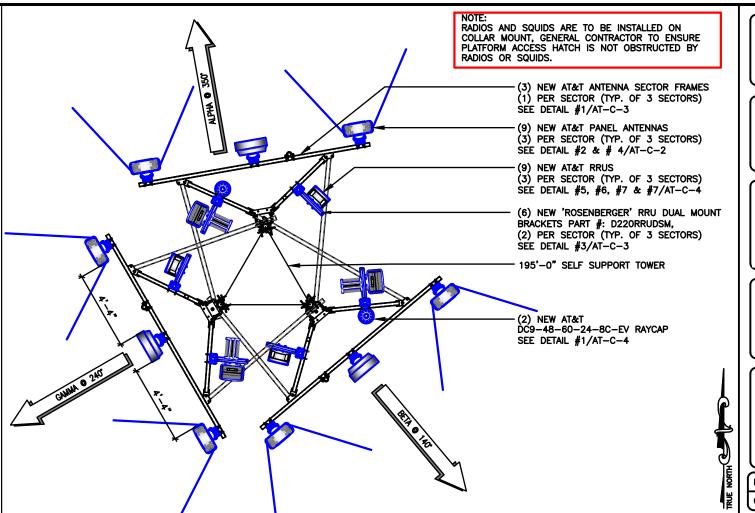
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SHEET TITLE TITLE SHEET & OVERALL SITE PLAN



ELEVATION



		ANTENNA AND RRH SCHEDULE BASED ON AT&T RFDS DATED: 01/31/23						١E
s	ECTOR	ANTENNA	TECH	ANTENNA © HEIGHT	AZIMUTH	RRU MODEL	QUANTITY	Ī
		COMMSCOPE ANTENNA NNH4-65B-R6H4	5G 850/ LTE 700 5G 1900/ LTE 1900 5G AWS/ LTE AWS	190'-0"±	350°	RRUS 4449 B5/B12 RRUS 8843 B2/B66A	2	t
	ALPHA	AIR6449 B77D	5G CBAND	190'-0 " ±	350°	-	1	ł
'	ALFIIA	-	_	-	-	-	2	ł
		COMMSCOPE ANTENNA NNH4-65B-R6H4	LTE 700	190'-0"±	350°	RRUS 4478 B14		L
		COMMSCOPE ANTENNA NNH4-65B-R6H4	5G 850/ LTE 700 5G 1900/ LTE 1900 5G AWS/ LTE AWS	190'-0"±	140°	RRUS 4449 B5/B12 RRUS 8843 B2/B66A	1	
	BETA	AIR6449 B77D	5G CBAND	190'-0"±	140°	-	İ	
		-	_	-	-	-	İ	
		COMMSCOPE ANTENNA NNH4-65B-R6H4	LTE 700	190'-0"±	140°	RRUS 4478 B14	l	
		COMMSCOPE ANTENNA NNH4-65B-R6H4	5G 850/ LTE 700 5G 1900/ LTE 1900 5G AWS/ LTE AWS	190'-0"±	240°	RRUS 4449 B5/B12 RRUS 8843 B2/B66A	1	
	GAMMA	AIR6449 B77D	5G CBAND	190'-0"±	240°	-	l	
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LTE 700

240°

190'-0"±

RRUS 4478 B14







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SHEET TITLE **ELEVATION, ANT.** PLAN & SCHEDULE

AT-C-

ANTENNA AND RRH SCHEDULE

SCALE

COMMSCOPE ANTENNA

NNH4-65B-R6H4

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SCALE

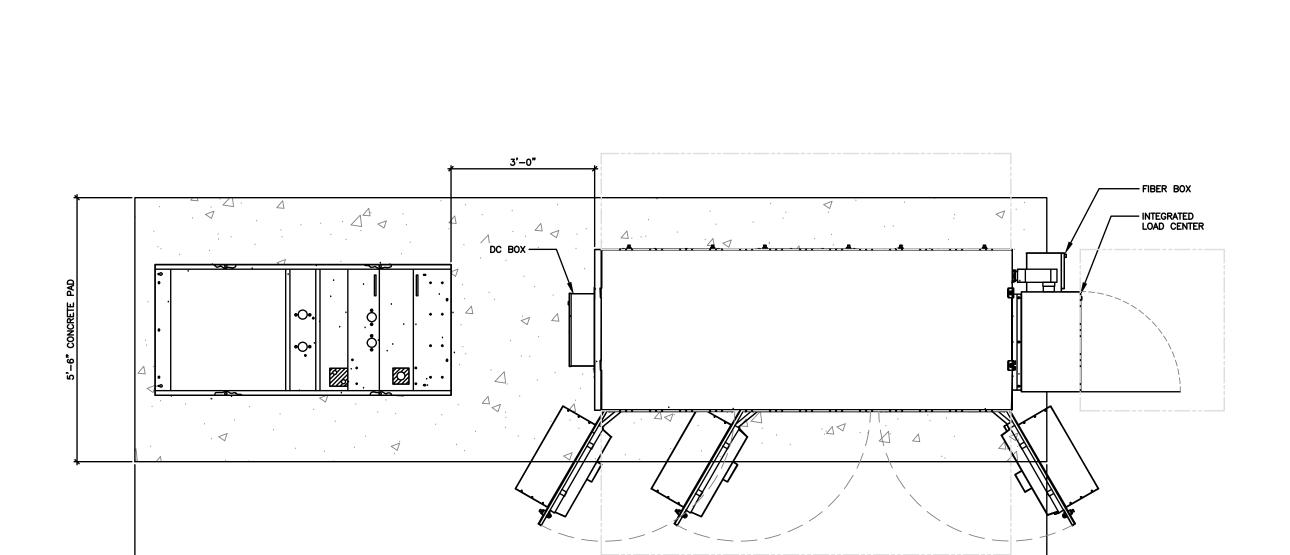
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CABLE TYPE

4 CONDUCTOR (9 PR) 3/4" DC CABLE 36 FIBER (24 PR) 10MM FIBER

DC9 SQUIDS

CABLE COUNT



19'-0" CONCRETE PAD







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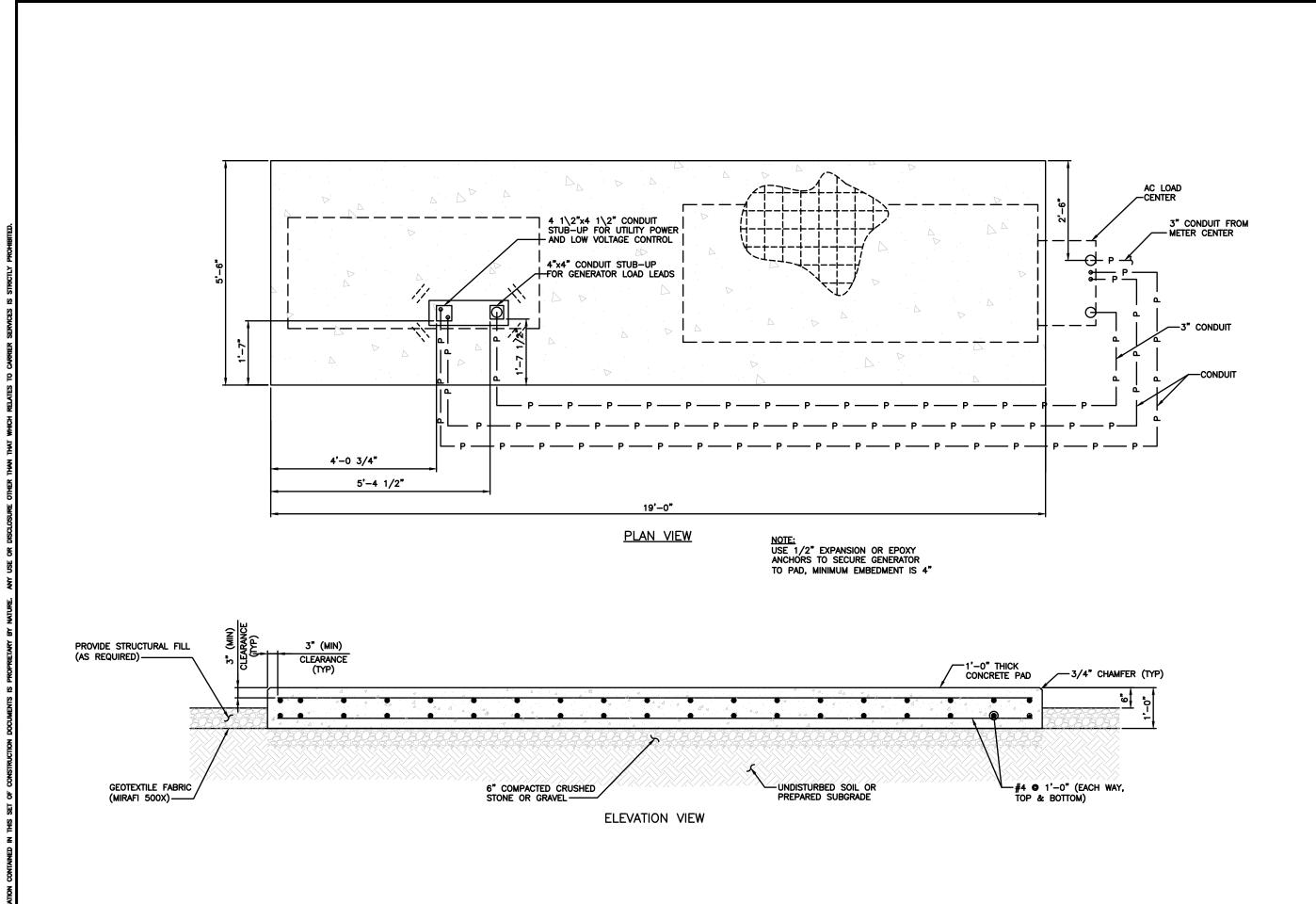
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AT&T SITE NAME: STRITZEL RENTAL
FA # 15887152
SITE ADDRESS:
312 ELKHORN ROAD
WHITEWATER, WI 53190

SHEET TITLE
WALK UP CABINET PAD DETAILS

AT-C-2

AT&T EQUIPMENT LAYOUT

SCALE N.T.S.



CONCRETE PAD DETAILS







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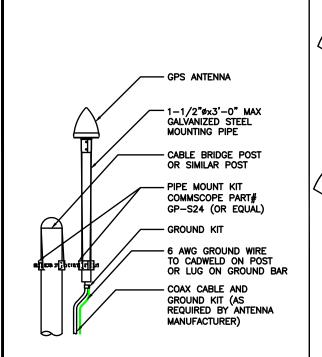
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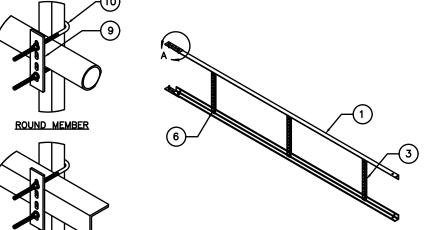
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SHEET TITLE WALK UP CABINET PAD DETAILS

SCALE N.T.S.



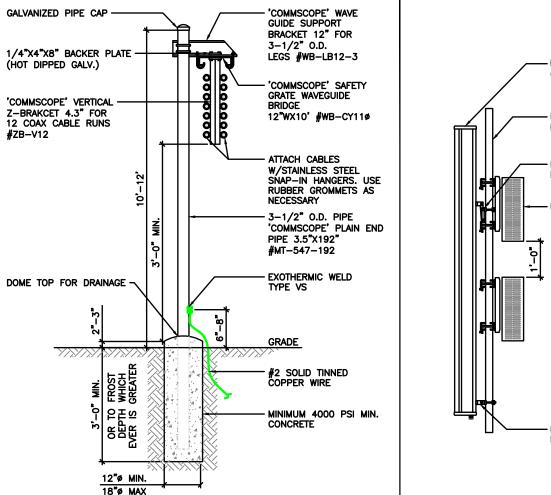
ICE BRIDGE DETAIL



ITEM	PART NO.	DESCRIPTION	QTY.	WEIGHT
1	CL20.01	20' ANGLE SIDE RAIL	2	49.38 LB
2	CL0620UH	HARDWARE KIT (ITEMS 3-10)	1	-
3	CL06R.01	20" LADDER RUNG	6	1.69 LBS
4	CL20H	HARDWARE KIT (ITEMS 5-7)	1	-
5	HKCLU.02	BACKING PLATE	2	0.95 LBS
6	GB-03145	3/8" X 1-1/2" GALV BOLT KIT	16	0.07 LBS
7	GWF-03	3/8" GALV FLAT WASHER	4	0.01 LBS
8	HKCLU	LADDER HARDWARE KIT (ITEMS 9-10)	2	_
9	HKCLU.02	BACKING PLATE	4	0.95 LBS
10	JB-8K	8" GALV J-BOLT	8	0.36 LBS

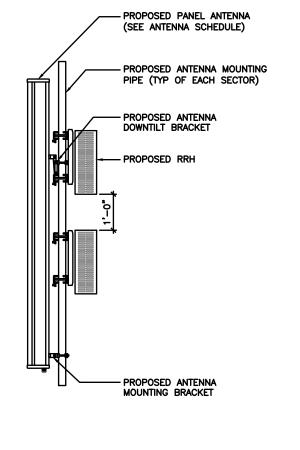
DETAIL A SCALE 3 **GPS ANTENNA DETAIL** 5 CABLE LADDER DETAIL N.T.S.

ANGLE MEMBER



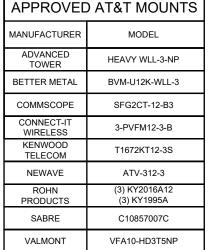
SCALE

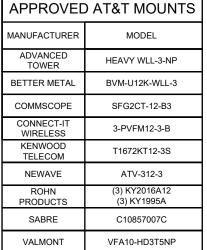
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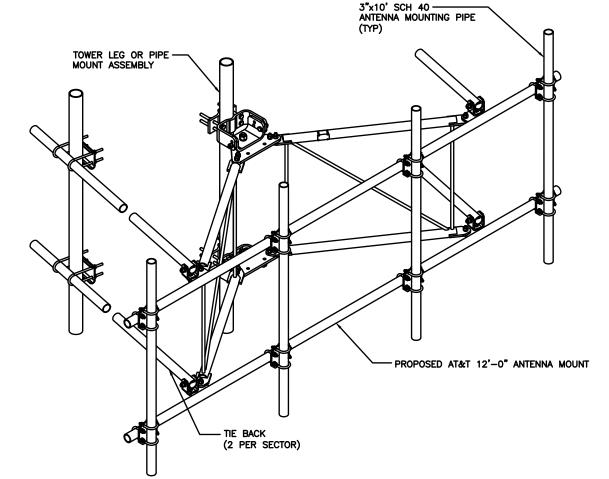
RRH MOUNTING DETAIL

SCALE















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REV	DATE	DESCRIPTION
Α	08/29/23	PRELIMINARY CD

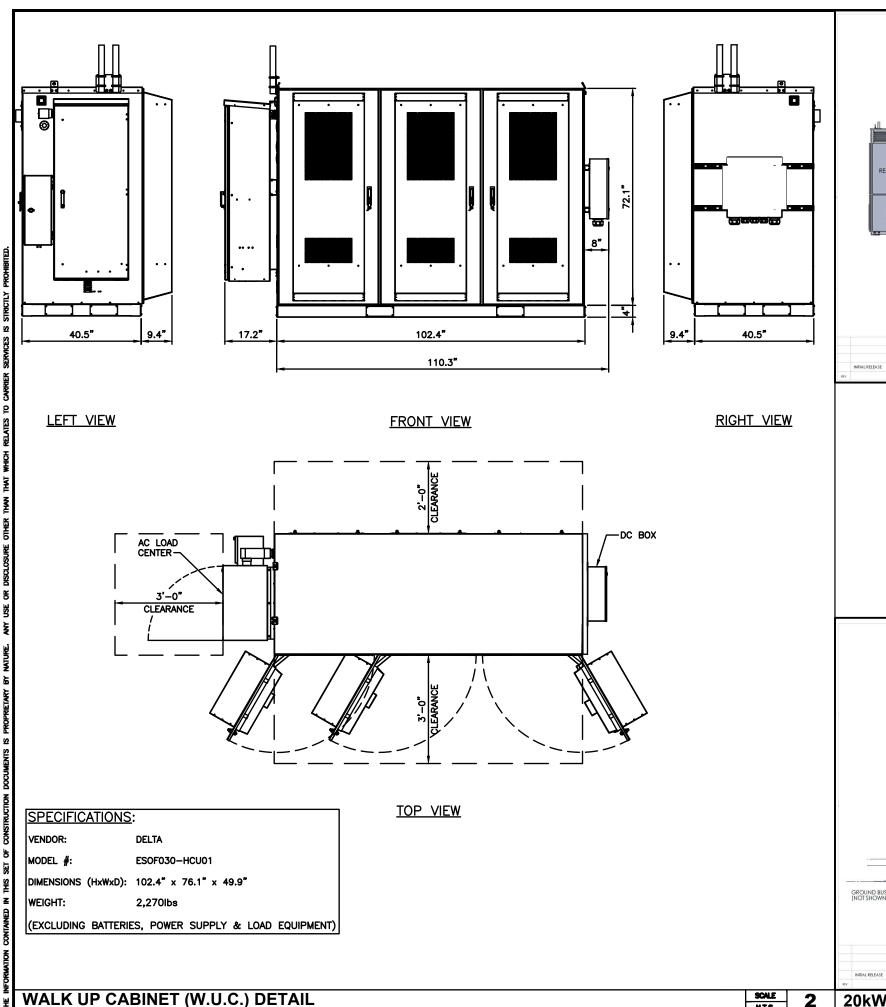
HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERMISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

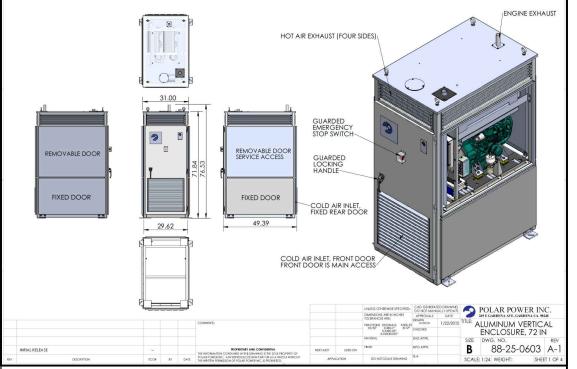
AT&T SITE# TI-OPP-23028
AT&T SITE NAME: STRITZEL RENTAL
FA # 15887152 SITE ADDRESS: 312 ELKHORN ROAD WHITEWATER, WI 53190

SHEET TITLE CONSTRUCTION **DETAILS**

ANTENNA FRAME DETAIL

SCALE N.T.S.











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SHEET TITLE CONSTRUCTION **DETAILS**

POLAR POWER INC.
249 E GARDENA AVE, GARDENA CA 90248

ALUMINUM VERTICAL ENCLOSURE, 72 IN **B** 88-25-0603 A-1 SCALE 20kW POLAR DC GENERATOR DETAIL N.T.S.

DETAIL A SCALE 1:4

TYP ELECTRICAL PENETRATION

INSTALLATION FOOTPRINT, BOTTOM VIEW

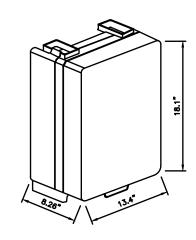
SERVICE ACCESS

BOTTOM

ERICSSON RRH RRUS-4478 B14 18.1"X13.4"X8.26" DIMENSIONS, HXWXD: WEIGHT, WITHOUT MOUNTING: 59.4 LBS.

FREQ: 700

CONNECTORS: 4.3-10 FEMALE



ISOMETRIC VIEW

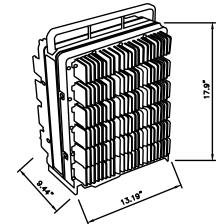
7

6

REMOTE RADIO HEAD DETAIL

ERICSSON RRH RRUS-4449 B5/B12 17.9"X13.19"X9.44" DIMENSIONS, HXWXD:

WEIGHT, WITHOUT MOUNTING: 71 LBS. 700/850 FREQ: CONNECTORS: 4.3-10 FEMALE



ISOMETRIC VIEW

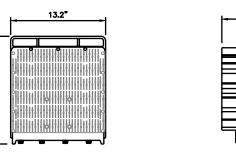
REMOTE RADIO HEAD DETAIL

ERICSSON RRH RRUS-8843 B2/B66

REMOTE RADIO HEAD DETAIL

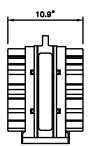
WEIGHT, WITHOUT MOUNTING: 72 LBS.

DIMENSIONS, HXWXD:



14.9"X13.2"X10.9"

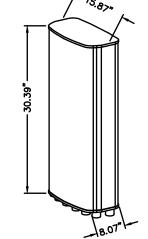
SIDE VIEW



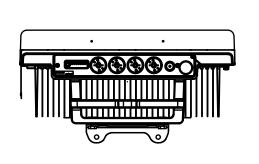
GROUND EQUIPMENT AND MOUNTS PER MANUFACTURER RECOMMENDATIONS AND ATACT STANDARDS.

CONFIRM REQUIRED EQUIPMENT WITH LATEST RFDS.

MANUFACTURER: ERICSSON MODEL NO.: AIR 6449 WEIGHT: 81.6 LBS BAND: MULTI-BAND POLARIZATION: DUAL FREQUENCIES: 3700-3980MHz



ISOMETRIC VIEW

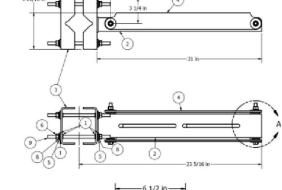


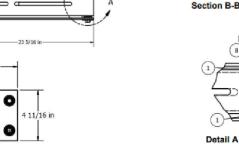
BOTTOM VIEW

NOT USED

Rosenberger Rosenberger Site Solutions, LLC **Product Installation**







		PAKI	S LIST
ITEM	QUANTITY PER BRACKET	TOTAL QUANTITY REQUIRED *	DESCRIPTION
1	16	32	NYLON SHOULDER WASHER
2	1	2	MOUNTING ARM WELDMENT
3	1	2	BENT CLAMP PLATE
4	1	2	SWIVEL MOUNT PLATE
5	8	16	3/8" DIA. GALVANIZED WASHER
6	10	20	3/8" DIA. GALVANIZED NUT
7	2	4	3/8" DIA. X 5" LONG A-307 GRADE C GALVANIZED BOLT
8	10	20	3/8" DIA. GALVANIZED SPRING WASHER
9	4	8	3/8" DIA. X 8" LONG A-36 THREADED ROD
10	12	24	3/8" DIA. F436 GALVANIZED WASHER

ISOMETRIC VIEW

9.70"

MANUFACTURER: COMMSCOPE MODEL NO.: 82 LBS POLARIZATION: FREQUENCIES: 1695-2360MHz CONNECTOR: 12 X 4.3-10 DIN-

NFRASTRUCTURE

TILLMAN



JOHN M. BANKS

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DWM CHECKED BY: MC DATE DESCRIPTION PRELIMINARY CD 08/29/23

2 **ANTENNA DETAIL**

RAYCAP DC9 OVER VOLTAGE PROTECTOR WITH DOME COVER

CLIP FOR ATTACHING DC6 (OVP)

RAYCAP SUPPLIED BASE ASSEMBLY

POWER CABLE INGRESS PORTS

RAYCAP SUPPLIED MOUNTING BRACKETS

DOME SECURING BAND

TO BASE ASSEMBLY (TYP)

CABLE TIE BAR

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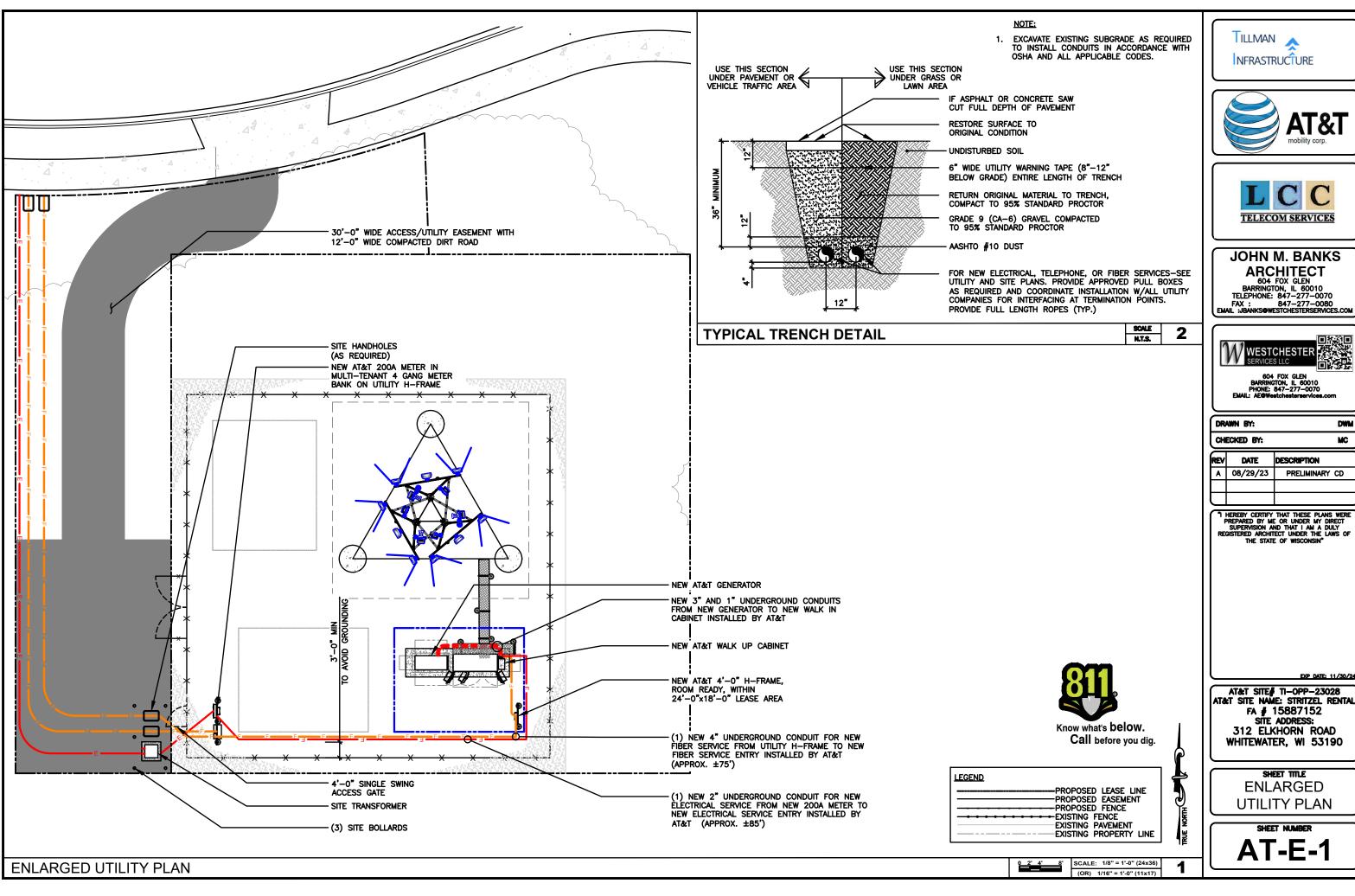
SHEET TITLE RRH, ANTENNA & **EQUIPMENT SPECS**

3 RAYCAP DC9-48-60-24-8C-EV (SQUID) 1

SIDE VIEW

DUAL RRUS MOUNTING DETAIL

4







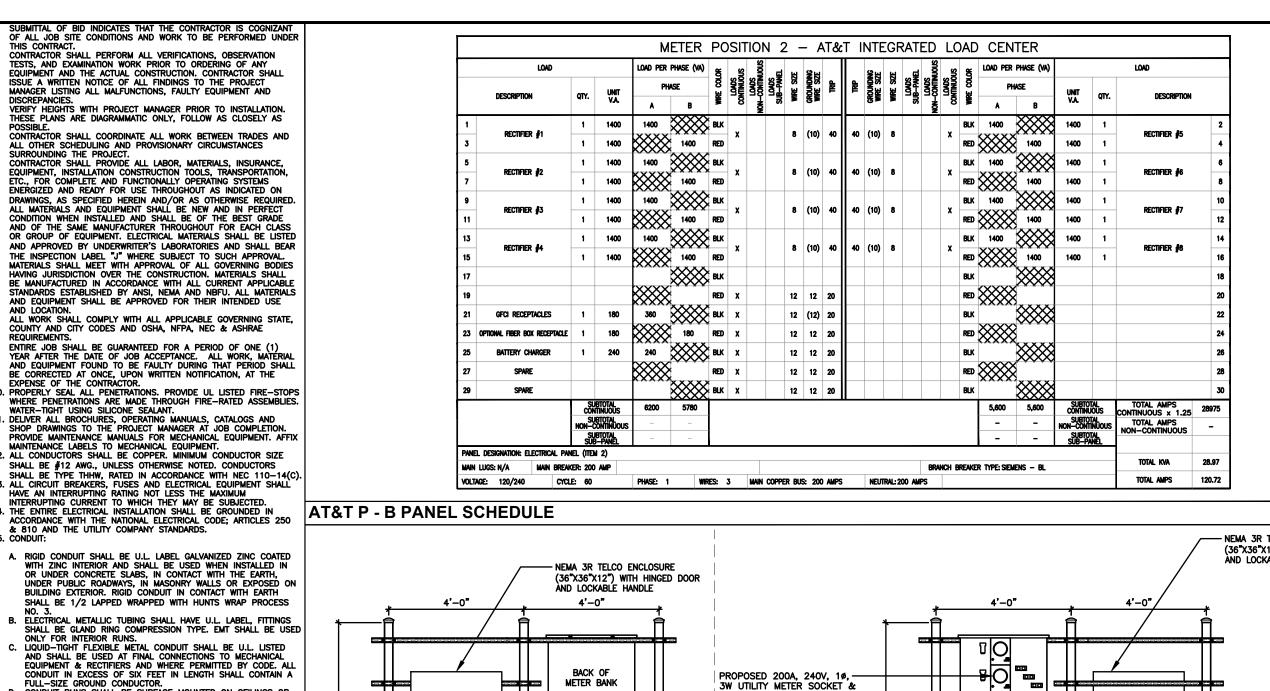
JOHN M. BANKS



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BACK OF

METER BANK

4" CONDUIT W/(3) INNER DUCTS

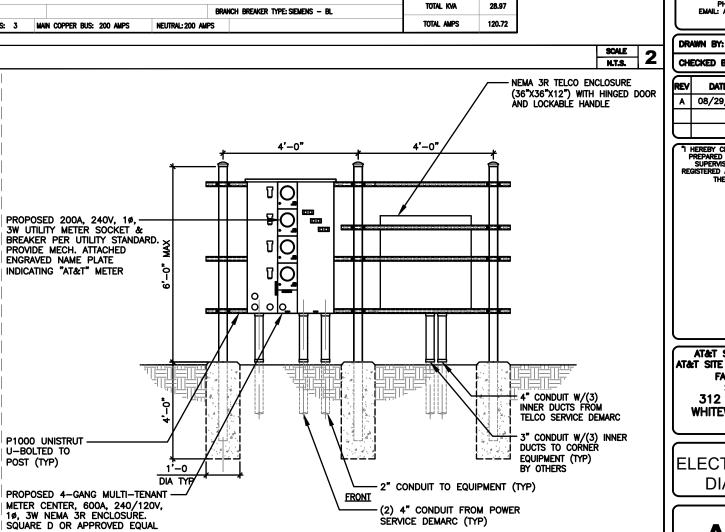
3" CONDUIT W/(3) INNER DUCTS

FROM TELCO SERVICE DEMARC

TO CORNER EQUIPMENT (TYP)

BY OTHERS

BACK









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DWM

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SHEET TITLE ELECTRICAL SCHD **DIA & NOTES**

22. RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER **ELECTRICAL NOTES**

4 N.T.S.

DIA TYP

UTILITY FRAME DETAIL

SCALE N.T.S.

IS EXCEEDED, NOTIFY THE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION, LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL
GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS
INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION.

OBTAIN SIGNED RECEIPT UPON DELIVERY.

D. COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY THE

CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILINGS OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN

PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING, OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH

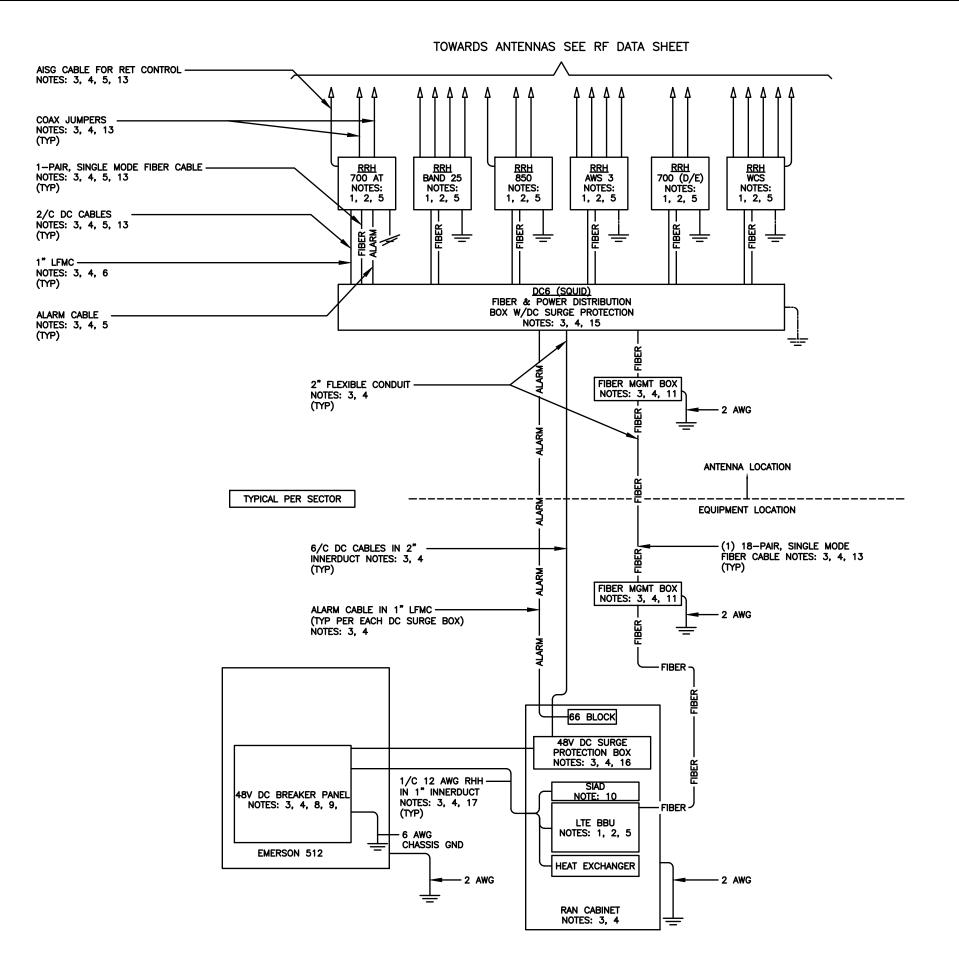
BEAMS. VERTY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS. PROVIDE UY-RESISTANT CONDUIT WHERE EXPOSED TO THE ATMOSPHERE. PROVIDE GROUND CONDUCTOR IN ALL PVC RUNS; EXCEPT WHERE PERMITTED BY

CODE TO OMIT.

ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAYED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A

UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE

VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK.
MAINTAIN POWER TO ALL OTHER AREAS & CIRCUITS NOT SCHEDULED FOR REMOVAL.



NOTES:

- 1. FURNISHED BY OEM/AT&T.
- 2. INSTALLED BY OEM OR AS SCOPED BY MARKET.
- 3. FURNISHED BY OTHERS
- 4. INSTALLED BY OTHERS
- 5. FINAL CONNECTION BY OEM OR AS SCOPED BY MARKET.
- 6. OPEN END OF LFMC TO BE LEFT WEATHERPROOFED UNTIL
- 7. DELETED.
- 8. BREAKERS SPECIFIED SOLD SEPERATELY.
- 9. BREAKERS TO BE TAGGED AND LOCKED OUT.
- 10. SIAD IS FURNISHED AND INSTALLED BY OTHERS AND INCLUDES POWER CONNECTIONS AND FIBER TO THE UNIT OR AS SCOPED BY MARKET. INSTALL 10 AWG CHASSIS GROUND, PROVIDE (2) 10A BREAKERS FROM A 24V DC POWER SOURCE OR (2) 5A BREAKERS FROM A 48V DC POWER SOURCE AND CONNECT USING MFR POWER CABLE WITH SPECIAL CONNECTOR.
- 11.FIBER MANAGEMENT BOX IS J-SOURCE MODEL 12126FM4SEC.
- 12.LEC TO FURNISH AND INSTALL NETWORK INTERFACE DEVICE.
- 13.LEAVE COILED AND PROTECTED UNTIL TERMINATED.
- 14.SEE DETAIL 1408 FOR DC POWER CABLE SIZES.
- 15.FIBER AND POWER DISTRIBUTION BOX 4/48V SURGE SHALL BE RAYCAP MODEL DC6-48-60-18-8F.
- 16.POWER DISTRIBUTION W/DC SURGE PROTECTION BOX SHALL BE RAYCAP MODEL DC6-48-60-0-18.
- 17.SINGLE-CONDUCTOR DC POWER CABLES SHALL BE TELCOFLEX OR KS24194, COPPER, UL LISTED RHH NON-HALOGEN, LOW SMOKE WITH BRAIDED COVER, TYPE TC (1/0 AND LARGER). UNLESS OTHERWISE NOTED, STRANDING SHALL BE CLASS B (TYPE III) FOR CABLES SIZES 14, 12 & 10 AWG AND CLASS 1 (TYPE IV) FOR SIZES 8 AWG AND LARGER. CABLES SHALL BE COLOR CODED RED FOR +244, BLUE FOR -48V AND GRAY FOR 24V AND 48V RETURN CONDUCTORS. MULTI-CONDUCTOR DC POWER CABLES SHALL COPPER, CLASS B STRANDED WITH FLAME RETARDANT PVC JACKET, TYPE TC, UL LISTED FOR 90°C DRY/ 75°C WET INSTALLATION.
- 18.10A FUSE FOR HEAT EXCHANGER FURNISHED AND INSTALLED BY OTHERS.
- 19.DELETED
- 20.GROUNDING WIRES SHALL BE COPPER, GREEN THHN/THWN UL LISTED FOR 90°C DRY/75°C WET INSTALLATION. MINIMUM SIZE IS 6 AWG UNLESS NOTED OTHERWISE.
- 21.RET CONTROL FROM THE RRH IS AN OPTIONAL METHOD OF CONNECTION. REFER TO RF DATA SHEET FOR APPLICABILITY.
- 22.DELETED.
- 23.FIBER AND POWER DISTRIBUTION BOX 4/48V SURGE SHALL BE RAYCAP MODEL DC6-48-60-0-1E.
- 24.FIBER MANAGEMENT BOX IS COMMSCOPE MODEL FB 18188.
- 25.FIBER AND POWER DISTRIBUTION BOX 4/48V SURGE SHALL BE RAYCAP MODEL DC12-48-60-0-25E.







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EXP DATE: 11/30/

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FA # 15887152
SITE ADDRESS:
312 ELKHORN ROAD
WHITEWATER, WI 53190

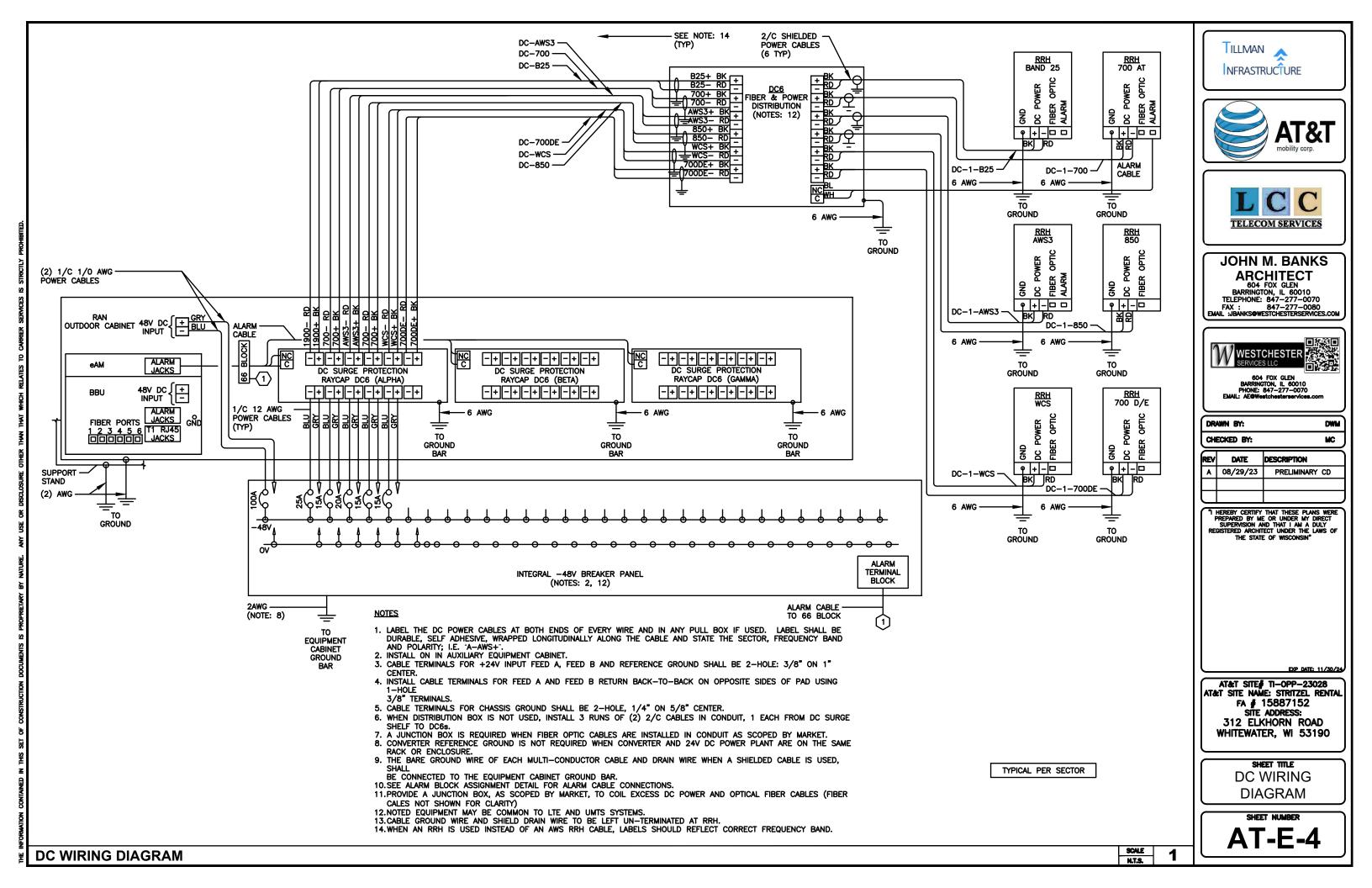
SHEET TITLE
DC/FIBER SYSTEM
DIAGRAM

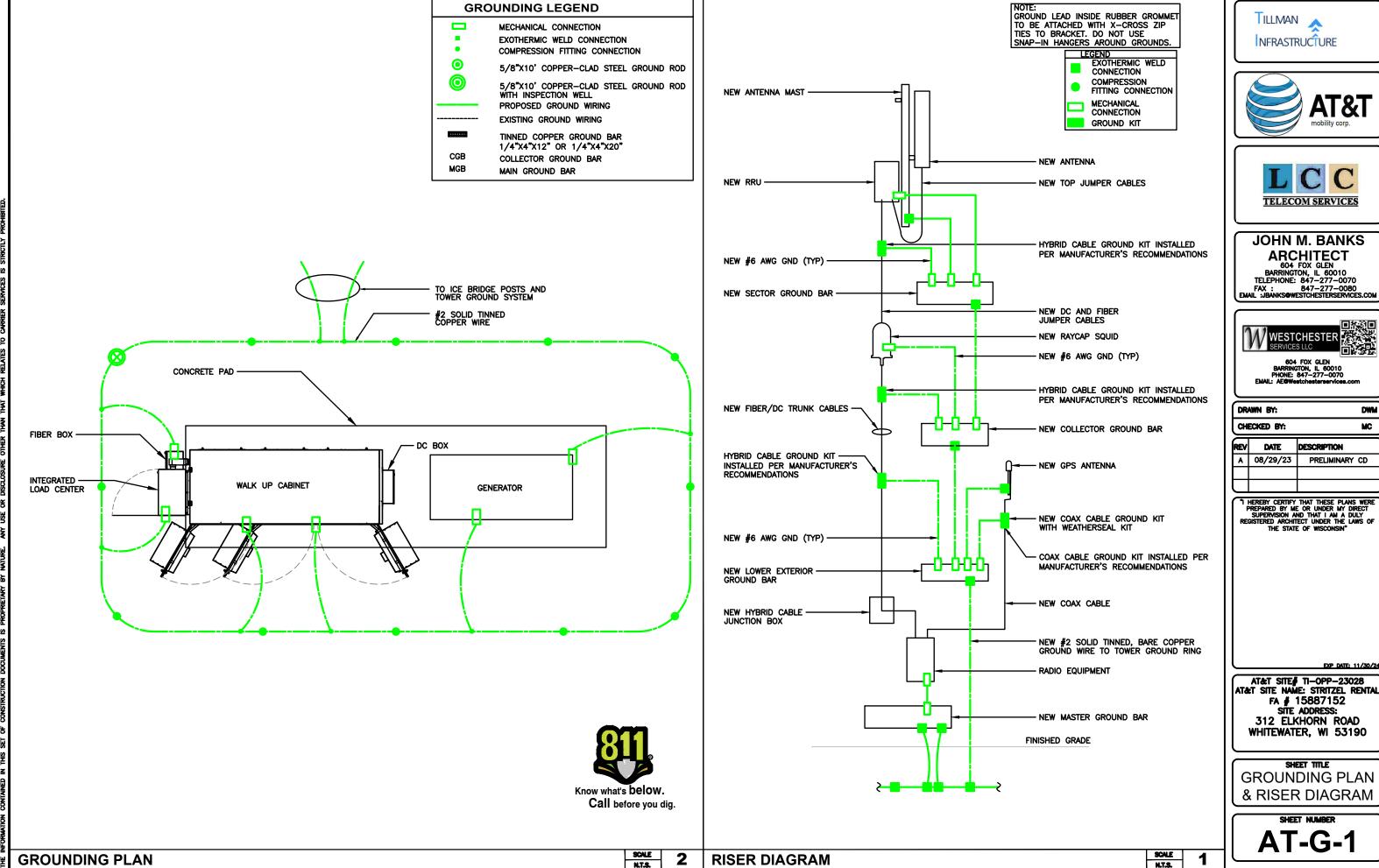
SHEET NUMBER

DC/FIBER SYSTEM DIAGRAM

SCALE N.T.S.

1 1











JOHN M. BANKS



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AT&T SITE# TI-OPP-23028
AT&T SITE NAME: STRITZEL RENTAL
FA # 15887152 312 ELKHORN ROAD WHITEWATER, WI 53190

GROUNDING PLAN & RISER DIAGRAM

GROUNDING NOTES:

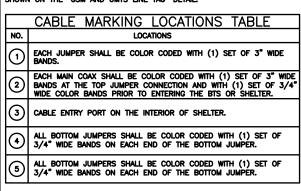
- GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
- ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
- GROUNDING CONNECTIONS TO GROUND RODS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL. WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZING PAINT.
- GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL. AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE
- GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
- ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
- INSTALL #2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
- REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING, REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS.
 CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO—HOLE
- 10. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"X10"-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 BARE TINNED COPPER WIRE BURIED 36" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART.
- IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AI OBLIQUE ANGLE NOT TO EXCEED 45°.
- 12. EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
- 13. CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE VERIZON WIRELESS CONSTRUCTION MANAGER.
- 4. ALL GROUND LEADS EXCEPT THOSE TO THE EQUIPMENT ARE TO BE #2 BARE TINNED COPPER WIRE. ALL EXTERIOR GROUND BARS TINNED COPPER.
- 5. PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.). PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR
- 16. ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY A METROPCS REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
- WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH
- 8. PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL FOLLOWING CONNECTION, APPLY APPROPRIATE ANTI-OXIDIZATION
- 9. ANY SITE WHERE THE EQUIPMENT (BTS, CABLE BRIDGE, PPC, GENERATOR, ETC.) IS LOCATED WITHIN 6 FEET OF METAL FENCING THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST USING (3) RUNS OF #2 BARE TINNED COPPER WIRE.

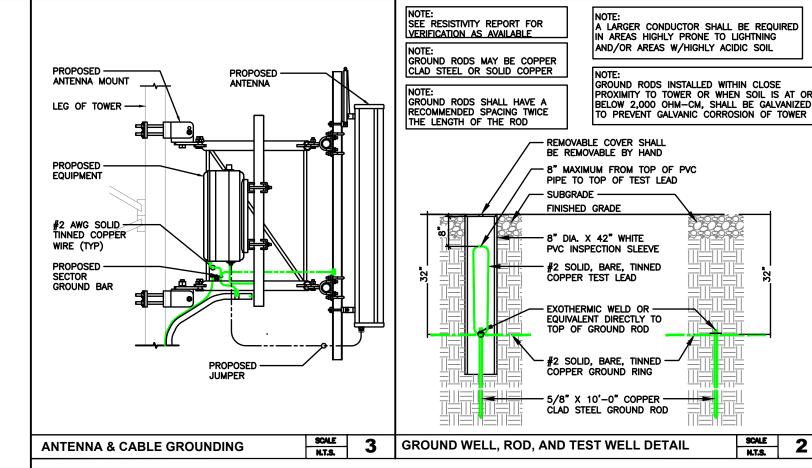
CABLE COLOR CODING NOTES:

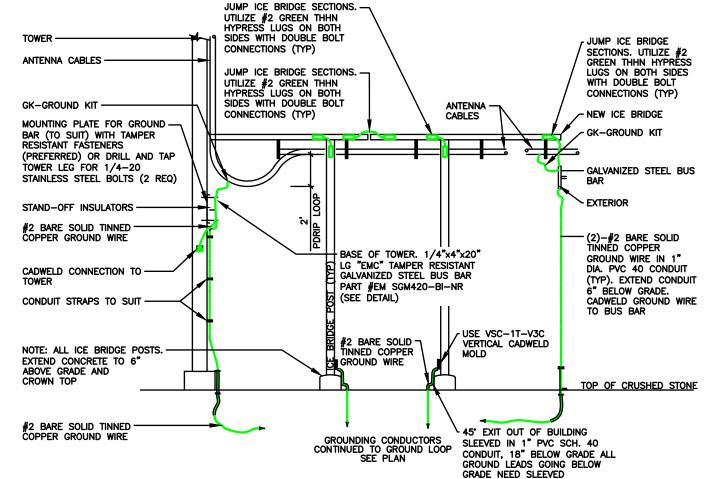
- SECTOR ORIENTATION/AZIMUTH WILL VARY FROM REGION AND IS SITE SPECIFIC. REFER TO RF REPORT FOR EACH SITE TO DETERMINE THE ANTENNA LOCATION AND FUNCTION OF EACH TOWER SECTOR FACE.
- THE ANTENNA SYSTEM CABLES SHALL BE LABELED WITH VINYL TAPE EXCEPT IN LOCATIONS WHERE ENVIRONMENTAL CONDITIONS CAUSE PHYSICAL DAMAGE, THEN PHYSICAL TAGS ARE PREFERRED.
- THE STANDARD IS BASED ON EIGHT COLORED TAPES RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE & VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR SUBCONTRACTOR ON SITE.
- USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLES BY SECTOR AND NUMBER AS SHOWN ON "CABLE MARKING COLOR CONVENTION TABLE".
- WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A SHARED LINE BETWEEN GSM/36 AND IS—136 TDMA IS ENCOUNTERED, THE SUBCONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING AND TAGGING STANDARD THAT IS OUTLINED IN THE CURRENT VERSION OF ND—00027. IN THE ABSENCE OF AN EXISTING COLOR CODING TAGGING SCHEME, OR WHEN INSTALLING PROPOSED COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE PEGARDIESS OF TECHNOLOGY.
- all color code tape shall be 3m-35 and shall be a minimum or (3) wraps of tape and shall be neatly trimmed and smoothed out so as to avoid unrayeling.
- ALL COLOR BANDS INSTALLED AT THE TOP OF TOWER SHALL BE A MINIMUM OF 3^{\ast} WIDE AND SHALL HAVE A MINIMUM OF $3/4^{\ast}$ OF SPACE IN BETWEEN EACH COLOR.
- ALL COLOR CODES SHALL BE INSTALLED AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE TO SIDE.
- IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE GSM TECHNOLOGY, THE EXISTING COLOR CODING SCHEME

CABLE MARKING TAGS:

When using the alternative labeling method, each RF cable shall be identified with a metal id tag made of stainless steel or brass. The tag shall be $1-1/2^{\circ}$ in diameter with $1/4^{\circ}$ stamped letters and numbers indication the sector, antenna position and cable number. Id marking locations should be as per "cable marking locations table". The tag should be ATTACHED WITH CORROSION PROOF WIRE AROUND THE CABLE AT THE SAME LOCATION AS DEFINED ABOVE. THE TAG SHOULD BE LABELED AS SHOWN ON THE "GSM AND UMTS LINE TAG" DETAIL.













JOHN M. BANKS **ARCHITECT** 604 FOX GLEN

BARRINGTON, IL 60010 TELEPHONE: 847-277-0070 FAX: 847-277-0080 EMAIL: JBANKSOWESTCHESTERSERVICES.COM



DWM CHECKED BY: MC REV DATE DESCRIPTION 08/29/23 PRELIMINARY CD

DRAWN BY:

SCALE

N.T.S.

SCALE

N.T.S.

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I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERMISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

AT&T SITE# TI-OPP-23028 AT&T SITE NAME: STRITZEL RENTAL FA # 15887152 SITE ADDRESS: 312 ELKHORN ROAD WHITEWATER, WI 53190

SHEET TITLE **GROUNDING** DETAILS & NOTES

GROUNDING NOTES

SCALE

CABLE COLOR CODING NOTES

SCALE

Sworn Statement of Carrier - Wis. Stat. § 66.0404(2)(2)(b)(5)

AFFIDAVIT SWORN STATEMENT OF NEED FOR A NEW MOBILE SERVICE SUPPORT STRUCTURE IN SUPPORT OF NEW TOWER CONSTRUCTION

STATE OF THE NOCK)
COUNTY OF Dulage)

The undersigned, Andrew T. Flowers, being first duly sworn on oath, deposes and states as follows:

- 1. My name is Andrew Flowers and I am employed by AT&T Mobility dba New Cingular Wireless PCS, LLC as its Sr. Real Estate Manager. My job duties include, among other things, responsibility, and oversight of AT&T Mobility's wireless network real estate. This includes oversight of the newly proposed mobile service support structure at the address of 312 Elkhorn Road, Whitewater, WI 53190, with a property parcel ID number of A91900003, and Lat/Long coordinates of 42.83056204, -88.71090223 (the "New Tower Location").
 - 2. This Sworn Statement is made pursuant to City of Whitewater.
- 3. I make and submit this Sworn Statement in support of the accompanying application and supplement documents for the request of zoning approval submitted by applicant LCC Telecom Services LLC, and pursuant to which Tillman Infrastructure LLC proposes to develop and construct a 195' tall Self Support Tower, overall structure height 199' with lightning rod attachment, and related telecommunications equipment at the New Tower Location as described above and depicted on the site plans submitted along with the application.
- 4. Tillman Infrastructure LLC is in the business of, among other things, developing, constructing, and operating mobile service support structures (a/k/a telecommunications towers or cell towers) and leasing space on those structures and facilities to wireless carriers such as AT&T Mobility. Relevant to the present application, AT&T Mobility and Tillman Infrastructure LLC desire that Tillman Infrastructure LLC develop and build the referenced tower and lease space thereupon to AT&T Mobility as part of improving AT&T Mobility's wireless telecommunications network in the area surrounding the New Tower Location.

- AT&T Mobility is improving and upgrading its network's wireless coverage and 5. capacity in the area surrounding New Tower Location to provide needed improvement to signal strength, in-building penetration, and reliable, high-speed wireless data capability. In order to accomplish these objectives, AT&T Mobility and Tillman Infrastructure LLC are proposing the new mobile support structure tower and related telecommunications site at the New Tower Location.
- 6. The proposed mobile service support structure at the New Tower Location is a necessary infrastructure addition and will become an integral part of AT&T Mobility's wireless network. The primary functions of the proposed site are to provide enhanced, reliable wireless coverage and additional capacity which will help ensure seamless wireless data capabilities and connectivity to AT&T Mobility 's customers in the area. Without this site, the signal strength and data capacity in the area will not be adequate for a reliable network. As consumption of data services surge, the importance of this site also surges. AT&T Mobility has evaluated the existing structure locations in the surrounding area, and there are no existing towers or other tall structures that could accommodate AT&T Mobility's equipment to achieve substantially similar network functionality, coverage, and capacity. Consequently, because co-locating on no other existing structure would provide the required wireless coverage, signal strength, or data speeds to the coverage objective and intended areas, the proposed new mobile service support structure is necessary to provide the coverage and capacity required for a fully functioning wireless network.

Dated this Lay of Date, 20 2 ?

(Affiant) Andrew T. Flowers (Affiant's job title) SR. Real Estate and Construction Manager IL/WI (Carrier) AT&T Mobility

Subscribed and sworn before me this

day of Dec

My commission expires:

(Affix notarial seal below)

Official Seal Kimberley Evans Notary Public State of Illinois

My Commission Expires 09/17/2024

Engineer's Fall Zone Letter

Per City of Whitewater Zoning Ordinance Section 19.55.070(D), wireless telecommunications towers must be set back from all property lines equal to the height of the support structure. A reduced setback may be considered on the basis of a structural engineering analysis, which has been attached to this application.

Wisconsin State Statute 66.0505(2)(g) additionally provides that:

g) If an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed.



November 10, 2023

Ms. Chelsea Iglesias Tillman Infrastructure, LLC 299 Market St, Suite 350 Saddle Brook, NJ 07663

RE: Proposed 195' Sabre Self-Supporting Tower for TI-OPP-23028, WI

Dear Ms. Iglesias,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 107 mph with no ice and 40 mph + 1.5" ice, Risk Category II, Exposure Category C, and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Supporting Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Industries. In the unlikely event of total separation, this would result in a fall radius less than or equal to 1/3 the tower height.

Sincerely,

Amy R. Herbst, P.E. Senior Design Engineer

Propagation Maps

Site WIL00671 Whitewater, WI

Comments

- This site is needed to improve both indoor and outdoor cell phone coverage in the Whitewater WI area. Building this site will improve download speeds in this area.
- This site will help improve coverage for the AT&T nationwide public safety network called FNET

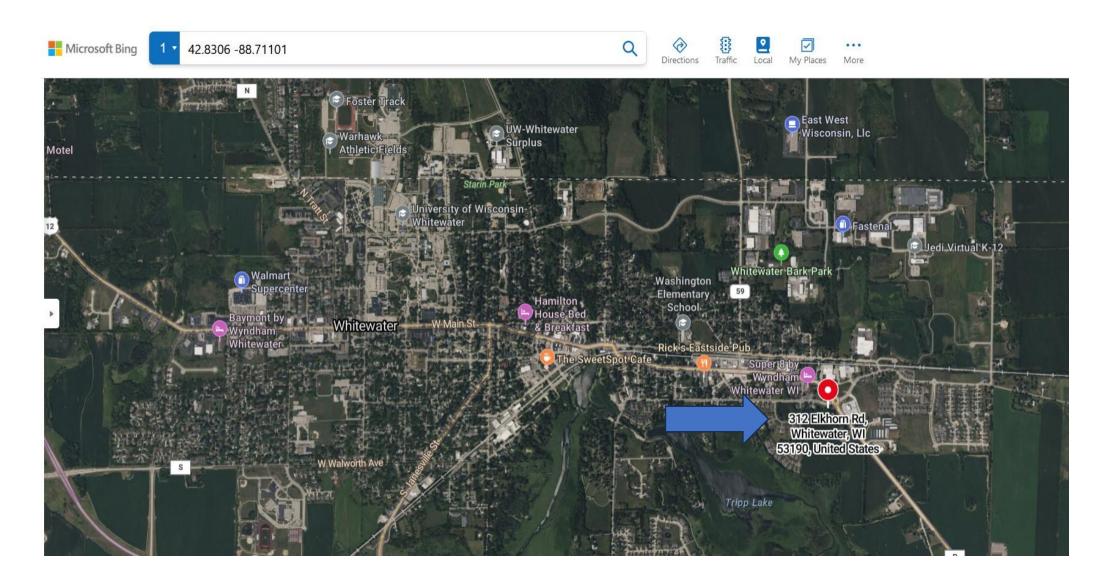
Existing towers on Whitewater WI

WIL02695 42.83823/ -88.74117--230 NORTH PRAIRIE STREET,53190

WIL01196 42.85906/ -88.70088--N555 HOWARD ROAD,53190

Proposed tower—WIL00671 42.8306/-88.71101--312 ELKHORN Road 53190

WIL00671 Area Map



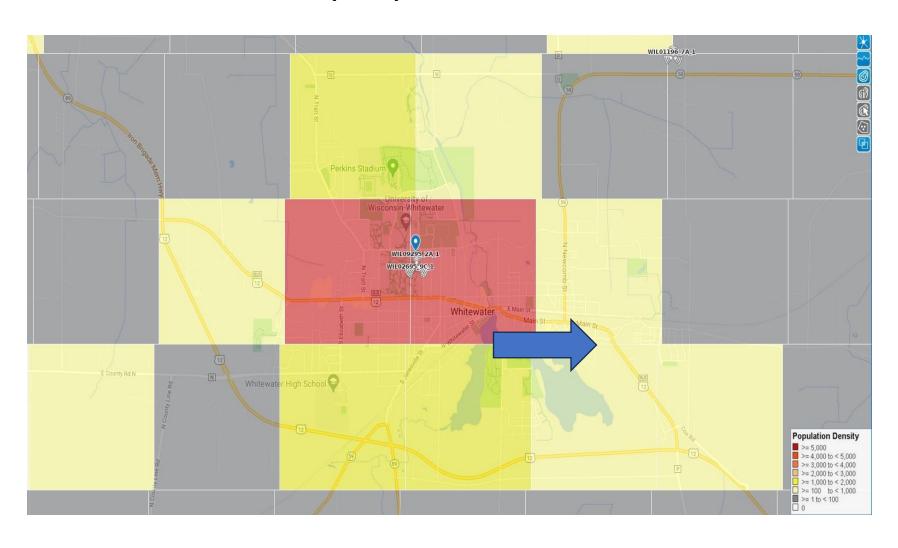
WIL00671 Existing Coverage Area-Plot



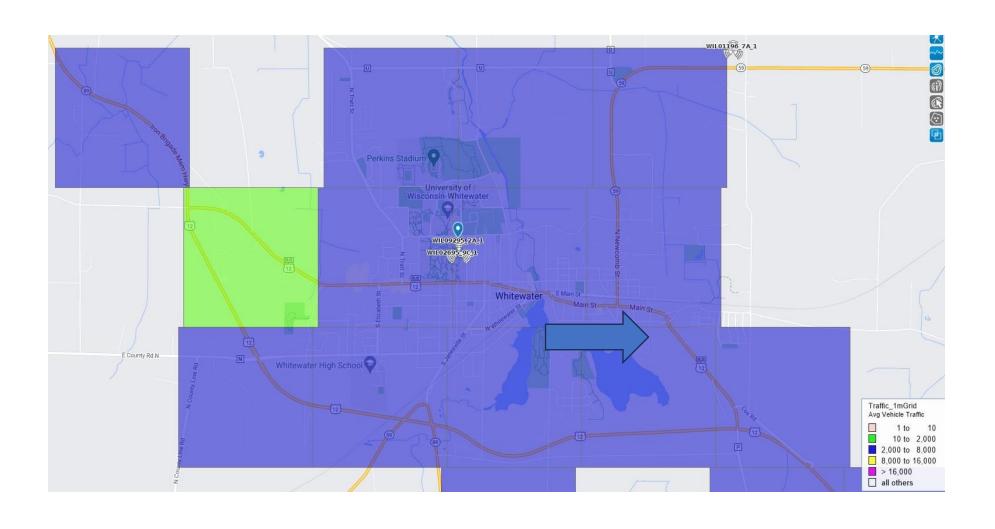
WIL00671 Proposed Coverage Area- Plot



Whitewater population data



Whitewater vehicle traffic map



Purchase Agreement

WB-13 VACANT LAND OFFER TO PURCHASE

1	LICENSEE DRAFTING THIS OFFER ON August 25, 2023 [DATE] IS (AGENT OF BUYER)
	(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE
	The Buyer, Tillman Infrastructure LLC, or its assigns
	offers to purchase the Property known as 312 E khorn Road (Tax Key Nos. /A 91900002 and /A 91900003)
5	
6	[e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 650-664, or
7	attach as an addendum per line 686] in the City of Whitewater ,
8	County of Walworth Wisconsin, on the following terms:
9	PURCHASE PRICE The purchase price is
10	Dollars (\$ Dollars (\$
11	INCLUDED IN PURCHASE PRICE Included in purchase price is the Property, all Fixtures on the Property as of the date
	stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: None.
13	stated on this i of the one (anness stolaged at this in 10), and the leneving additional terms.
	NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included
	or not included. Annual crops are not part of the purchase price unless otherwise agreed.
16	NOT INCLUDED IN PURCHASE PRICE Not included in purchase price is Seller's personal property (unless included at
	lines 12-13) and the following: None.
18	
	CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented
	and will continue to be owned by the lessor.
	"Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be
	treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage
	to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not
	limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations
	and docks/piers on permanent foundations. CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 650-664 or in
	an addendum per line 686.
	BINDING ACCEPTANCE This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer
	on or before August 31, 2023
	Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.
	CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.
	ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
	copies of the Offer.
	CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term
	Deadlines running from acceptance provide adequate time for <u>both</u> binding acceptance and performance.
	CLOSING This transaction is to be closed on See Addendum A
37	at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday,
	Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.
	CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently
	verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real
	estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money
	transfer instructions.
44	EARNEST MONEY
	■ EARNEST MONEY of \$ 0.00 accompanies this Offer.
	If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.
	■ EARNEST MONEY of \$ 5,000.00 will be mailed, or commercially, electronically
	or personally delivered within 10 days ("5" if left blank) after acceptance.
	All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as
	Tower Title, LLC STRIKE THOSE NOT APPLICABLE
	(listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).
	CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an
	attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special
	disbursement agreement. ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.
SC	■ THE DALANGE OF FUNCTIAGE FIXER WILDE PAID IN CASH OF EQUIVALENT AT CLOSING UNICESS OTHERWISE AGREED IN WHITING.

- <u>DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM</u>: If negotiations do not result in an accepted offer and the earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4) upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the earnest money any costs and reasonable attorneys' fees, not to exceed \$250, prior to disbursement.
- <u>LEGAL RIGHTS/ACTION</u>: The Firm's disbursement of earnest money does not determine the legal rights of the Parties in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

TIME IS OF THE ESSENCE "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3) occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in this Offer except: None.

80 _______. If "Time is of the Essence" applies to a date or Deadline,
81 failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date
82 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

VACANT LAND DISCLOSURE REPORT Wisconsin law requires owners of real property that does not include any buildings to provide Buyers with a Vacant Land Disclosure Report. Excluded from this requirement are sales exempt from the real estate transfer fee and sales by certain court-appointed fiduciaries, for example, personal representatives, who have never occupied the Property. The form of the Report is found in Wis. Stat. § 709.033. The law provides: "§ 709.02 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance of a contract of sale . . ., to the prospective buyer of the property a completed copy of the report . . . A prospective buyer who does not receive a report within the 10 days may, within 2 business days after the end of that 10-day period, rescind the contract of sale . . . by delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission rights if a Vacant Land Disclosure Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding rescission rights.

PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in seller's Vacant Land Disclosure Report dated , which was received by Buyer prior to Buyer signing this Offer and that is made a part of this Offer by reference COMPLETE DATE OR STRIKE AS APPLICABLE and Within ten (10) days of acceptance, Seller shall provide a Vacant Land Disclosure Report dated on or after the date of Seller's acceptance

INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT

"Conditions Affecting the Property or Transaction" are defined to include:

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of this Offer.

- 102 a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.
- b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 105 c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.
- Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.
- 114 e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.
- 115 f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in

116 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other 117 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission 118 lines located on but not directly serving the Property.

- 119 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic 120 substances on neighboring properties.
- 121 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the 122 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or 123 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but 124 that are not closed or abandoned according to applicable regulations.
- Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic system serving the Property not closed or abandoned according to applicable regulations.
- 127 j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or 128 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel 129 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may 130 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; 131 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department 132 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use 133 or not. Department regulations may require closure or removal of unused tanks.)
- 134 k. Existing or abandoned manure storage facilities located on the property.
- Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment; remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special purpose district, such as a drainage district, that has authority to impose assessments on the Property.
- m. Proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division involving the Property without required state or local permits.
- 141 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit 142 and there are common areas associated with the Property that are co-owned with others.
- Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain, wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county.
- Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements other than recorded utility easements.
- q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment conversion charge; or payment of a use-value assessment conversion charge has been deferred.
- 158 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop 159 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.
- 160 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will 161 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or 162 similar group of which the Property owner is a member.
- No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the Property or to the use of the Property such as a joint driveway, liens, and licenses.
- Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an existing condition.
- A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.
- 172 w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.
- 173 x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.
- Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.
- Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other Defect or material condition.

178 aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property. 179 bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).

180 cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a

lease agreement or an extension of credit from an electric cooperative. 181 **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within days ("15" if left blank) after acceptance 182 of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs, 184 agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation 185 agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest, 186 Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice

payback obligation. CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not 194 continued after sale. The Parties agree this provision survives closing.

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terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or

MANAGED FOREST LAND: If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL) program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information call the local DNR forester or visit https://dnr.wisconsin.gov/topic/forestry.

USE VALUE ASSESSMENTS: The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Bureau or visit http://www.revenue.wi.gov/.

FARMLAND PRESERVATION: The early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or visit http://www.datcp.state.wi.us/ for more information.

CONSERVATION RESERVE PROGRAM (CRP): The CRP encourages farmers, through contracts with the U.S. Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover. Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service Agency office or visit http://www.fsa.usda.gov/.

SHORELAND ZONING ORDINANCES: All counties must adopt uniform shoreland zoning ordinances in compliance with Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must conform to any existing mitigation plans. For more information call the county zoning office or visit https://dnr.wi.gov/. Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland zoning restrictions, if any

229 FENCES: Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares where one or both of the properties is used and occupied for farming or grazing purposes.

CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and occupied for farming or grazing purposes.

233 PROPERTY DEVELOPMENT WARNING: If Buyer contemplates developing Property for a use other than the current use, 234 there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely 235 responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning 236 ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals, 238 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental 239 audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the 240 feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain 241 of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 686).

	Property Address: 312 Eikflorn Road (Tax Key Nos. /A 91900002 and /A 91900003), whitewater, WI 53190 Page 5 of 12, WB-13
	Buyer should review any plans for development or use changes to determine what issues should be addressed in these contingencies.
	PROPOSED USE CONTINGENCIES: This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or
245	documentation required by any optional provisions checked on lines 256-281 below. The optional provisions checked on
246	lines 256-281 shall be deemed satisfied unless Buyer, within days ("30" if left blank) after acceptance, delivers: (1)
247	written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence
248	substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,
	this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions
	checked at lines 256-281.
	Proposed Use: Buyer is purchasing the Property for the purpose of:
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253	
254	and type or style of building(s), size and proposed building location(s), if a requirement of Buyer's condition to
	purchase, e.g.1400-1600 sq. ft. three-bedroom single family ranch home in northwest corner of lot].
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257	054.055
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260	PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY: Written evidence from a
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	APPROVALS/PERMITS: Permits, approvals and licenses, as appropriate, or the final discretionary action by the
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271 272	
272	related to Buyer's proposed use:
272 273	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at
272 273 274	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at
272 273 274 275	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE: electricity
272 273 274 275 276	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE: electricity; gas; sewer;
272 273 274 275 276 277	related to Buyer's proposed use:
272 273 274 275 276 277 278	related to Buyer's proposed use:
272 273 274 275 276 277 278 279	related to Buyer's proposed use:
272 273 274 275 276 277 278 279 280	related to Buyer's proposed use:
272 273 274 275 276 277 278 279 280 281 282	related to Buyer's proposed use:
272 273 274 275 276 277 278 279 280 281 282 283	related to Buyer's proposed use:
272 273 274 275 276 277 278 279 280 281 282 283	related to Buyer's proposed use:
272 273 274 275 276 277 278 279 280 281 282 283 284 285	related to Buyer's proposed use:
272 273 274 275 276 277 278 279 280 281 282 283 284 285 286	related to Buyer's proposed use:
272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287	related to Buyer's proposed use:
272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287	related to Buyer's proposed use:
272 273 274 275 276 277 278 280 281 282 283 284 285 286 287 288	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE electricity ; gas ; sewer ; cable ; other ACCESS TO PROPERTY: Written verification that there is legal vehicular access to the Property from public roads. AND USE APPROVAL/PERMITS: This Offer is contingent upon (Buyer)(Seller) STRIKE ONE ("Buyer" if neither stricken) obtaining the following, including all costs: a CHECK ALL THAT APPLY rezoning; conditional use permit; variance; other for the Property for its proposed use described at lines 251-255. Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within days of acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void. MAP OF THE PROPERTY: This Offer is contingent upon (Buyer obtaining) (Seller providing) STRIKE ONE ("Seller providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by a registered land surveyor, within days ("30" if left blank) after acceptance, at (Buyer's) (Seller's) STRIKE ONE
272 273 274 275 276 277 278 280 281 282 283 284 285 286 287 288 289 290	related to Buyer's proposed use:
272 273 274 275 276 277 280 281 282 283 284 285 286 287 288 290 291	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE electricity ; gas ; sewer ; cable ; other other ACCESS TO PROPERTY: Written verification that there is legal vehicular access to the Property from public roads. LAND USE APPROVAL/PERMITS: This Offer is contingent upon (Buyer)(Seller) STRIKE ONE ("Buyer" if neither stricken) obtaining the following, including all costs: a CHECK ALL THAT APPLY rezoning; conditional use permit; variance; other for the Property for its proposed use described at lines 251-255. Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within days of acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void. MAP OF THE PROPERTY: This Offer is contingent upon (Buyer obtaining) (Seller providing) STRIKE ONE ("Seller providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by a registered land surveyor, within days ("30" if left blank) after acceptance, at (Buyer's) (Seller's) STRIKE ONE ("Seller's" if neither is stricken) expense. The map shall show minimum of acres, maximum of acres, maximum of acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon the
272 273 274 275 276 277 280 281 282 283 284 285 286 287 288 290 291 292	UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE electricity gas sewer sewer cable sewer cable sewer sewer cable sewer se
272 273 274 275 276 277 280 281 282 283 284 285 286 287 288 290 291 292 293	UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE electricity gas sewer water cable cabl
272 273 274 275 276 277 280 281 282 283 284 285 286 287 288 290 291 292 293 294	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE electricity gas sewer sever cable sewer sewer cable sewer sewer cable sewer sewer sewer sewer sewer sewer sewer cable sewer s
272 273 274 275 276 277 280 281 282 283 284 285 286 287 288 290 291 292 293 294 295	related to Buyer's proposed use:
272 273 274 275 276 277 280 281 282 283 284 285 286 287 288 290 291 292 293 294 295 296	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE electricity gas sewer sewer cable sewer cable sewer sewer sewer cable sewer s
272 273 274 275 276 277 280 281 282 283 284 285 287 298 290 291 292 293 294 295 296 297	Telated to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE electricity
272 273 274 275 276 277 280 281 282 283 284 285 287 298 290 291 292 293 294 295 296 297 298	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE electricity
272 273 274 275 276 277 280 281 282 283 284 285 286 287 290 291 292 293 294 295 296 297 298 299	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE electricity gas sewer cable delectricity delectricity gas delectricity d
272 273 274 275 276 277 280 281 282 283 284 285 286 297 291 292 293 294 295 296 297 298 299 300	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE electricity gas sewer cable cable water cable cable water cable water cable
272 273 274 275 276 277 280 281 282 283 284 285 286 287 298 290 291 292 293 294 295 296 297 298 299 300 301	related to Buyer's proposed use: UTILITIES: Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE electricity gas sewer cable delectricity delectricity gas delectricity d

(b) Seller does not timely deliver the written notice of election to cure. 353 IF LINE 355 IS NOT MARKED OR IS MARKED N/A LINES 403-414 APPLY. 354 FINANCING COMMITMENT CONTINGENCY: This Offer is contingent upon Buyer being able to obtain a written 355 [loan type or specific lender, if any] first mortgage loan commitment as described 356 days after acceptance of this Offer. The financing selected shall be in an amount of not less than \$ 357 years, amortized over not less than for a term of not less than years. Initial 358 . Buyer acknowledges that lender's 359 monthly payments of principal and interest shall not exceed \$ 360 required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees 362 to pay discount points in an amount not to exceed ___ % ("0" if left blank) of the loan. If Buyer is using multiple loan

	Property Address: 312 Elkhorn Road (Tax Key Nos. /A 91900002 and /A 91900003), Whitewater, WI 53190 Page 7 of 12, WB-13
363	sources or obtaining a construction loan or land contract financing, describe at lines 650-664 or in an addendum attached
	per line 686. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly
	apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow
	lender's appraiser access to the Property.
	■ LOAN AMOUNT ADJUSTMENT: If the purchase price under this Offer is modified, any financed amount, unless otherwise
	provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments
	shall be adjusted as necessary to maintain the term and amortization stated above.
	CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 371 or 372.
371	FIXED RATE FINANCING: The annual rate of interest shall not exceed%.
372	ADJUSTABLE RATE FINANCING: The initial interest rate shall not exceed%. The initial interest rate
373	shall be fixed for months, at which time the interest rate may be increased not more than% ("2" if
374	left blank) at the first adjustment and by not more than% ("1" if left blank) at each subsequent adjustment.
375	The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus% ("6" if
376	left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.
37 7	■ <u>SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:</u> If Buyer qualifies for the loan described in this Offer
378	or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.
379	This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment
	(even if subject to conditions) that is:
381	(1) signed by Buyer; or,
382	(2) accompanied by Buyer's written direction for delivery.
	Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy
	this contingency.
	CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to
	provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment
	Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.
	■ <u>SELLER TERMINATION RIGHTS:</u> If Buyer does not deliver a loan commitment on or before the Deadline on line 357.
	Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of
	written loan commitment from Buyer.
	■ <u>FINANCING COMMITMENT UNAVAILABILITY:</u> If a financing commitment is not available on the terms stated in this
392	Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall
393	promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of
394	unavailability.
394	
394	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of:
394 395	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394; or
394 395 396 397	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or (2) the Deadline for delivery of the loan commitment on line 357,
394 395 396 397 398	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394; or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same
394 395 396 397 398 399	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.
394 395 396 397 398 399 400	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to
394 395 396 397 398 399 400 401	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit
394 395 396 397 398 399 400 401 402	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.
394 395 396 397 398 399 400 401 402 4 03	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing. [F-THIS-OFFER-IS-NOT-CONTINGENT-ON-FINANCING-COMMITMENT] Withindays ("7" if left-blank) after
394 395 396 397 398 399 400 401 402 4 03	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing. IF-THIS-OFFER-IS-NOT-CONTINGENT-ON-FINANCING-COMMITMENT Within days ("7" if left blank) after acceptance, Buyer shall deliver to Seller either:
394 395 396 397 398 399 400 401 402 4 03	SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing. [F-THIS-OFFER-IS-NOT-CONTINGENT-ON-FINANCING-COMMITMENT] Within days ("7" if left-blank) after acceptance, Buyer shall deliver to Seller either: (1) reasonable written-verification from a financial institution or third-party in-control of Buyer's funds that Buyer has, at
394 395 396 397 398 399 400 401 402 403	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing. IF-THIS-OFFER-IS-NOT-CONTINGENT-ON-FINANCING-COMMITMENT Within days ("7" if left blank) after acceptance, Buyer shall deliver to Seller either:
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394 395 396 397 398 399 400 401 402 403 404 405 406 407 408	unavailability. SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing. FTHIS-OFFER IS-NOT-CONTINGENT-ON-FINANCING-COMMITMENT Within days ("7" if left-blank) after acceptance, Buyer shall deliver to Seller either: (1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time-of-verification, sufficient funds to close; or [Specify documentation Buyer agrees to deliver to Seller].
394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409	SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing. [FTHIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT] Within
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394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 410 411 412 413 414	SELLER FINANCING: Seller shall have 10 days after the earlier of: (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394; or (2) the Deadline for delivery of the loan commitment on line 357, to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing. IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT Within
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	Property Address: 312 Elkhorn Road (Tax Key Nos. /A 91900002 and /A 91900003), Whitewater, WI 53190 Page 8 of 12, WB-13
425	report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated
	by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.
427	This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written
428	appraisal report and:
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433	NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.
425	CLOSING OF BLIVED'S PROPERTY CONTINGENCY. This Offer is contingent upon the closing of the sale of
436	Buyer's property located at (the Deadline). If closing does not occur by the Deadline, this Offer shall become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a
437	no later than (the Deadline). If closing does not occur by the Deadline, this Offer shall
	· · · · · · · · · · · · · · · · · · ·
	financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close
	or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of
	bridge loan shall not extend the closing date for this Offer.
	BUMP CLAUSE: If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another
	offer has been accepted. If Buyer does not deliver to Seller the documentation listed below withinhours ("72" if left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:
444 445	
445	(0) 144 14
447	(
448	
449	Proof of bridge loan financing.
450	Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide
451	Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.
452	Other:
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	[insert other requirements, if any (e.g., payment of additional earnest money, etc.)]
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	delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer
	notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to
	delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than days ("7"
455 460	if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this
	Offer becomes primary.
	HOMEOWNERS ASSOCIATION If this Property is subject to a homeowners association, Buyer is aware the Property may
	be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time
	fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) STRIKE ONE ("Buyer" if neither is
	stricken).
	CLOSING PRORATIONS The following items, if applicable, shall be prorated at closing, based upon date of closing values:
	real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners
	association assessments, fuel and none other
	CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.
	Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.
471	Real estate taxes shall be prorated at closing based on CHECK BOX FOR APPLICABLE PRORATION FORMULA:
472	X The net general real estate taxes for the preceding year, or the current year if available (Net general real estate
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475	Current assessment times current mill rate (current means as of the date of closing).

CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be substantially different than the amount used for proration especially in transactions involving new construction, extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor regarding possible tax changes.

<u>year,</u> or current year if known, multiplied by current mill rate (current means as of the date of closing).

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Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5

days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

488 TITLE EVIDENCE

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489 CONVEYANCE OF TITLE: Upon payment of the purchase price, Seller shall convey the Property by warranty deed
490 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
491 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
492 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
493 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land
494 Disclosure Report and in this Offer, general taxes levied in the year of closing and none other.

496 _______ (insert other allowable exceptions from title, if 497 any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute 498 the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements
 may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates
 making improvements to Property or a use other than the current use.

- <u>TITLE EVIDENCE</u>: Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's lender and recording the deed or other conveyance.
- <u>GAP ENDORSEMENT</u>: Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's) STRIKE ONE ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-511 523).
- 512 <u>DELIVERY OF MERCHANTABLE TITLE</u>: The required title insurance commitment shall be delivered to Buyer's attorney 513 or Buyer not more than _____ days after acceptance ("15" if left blank), showing title to the Property as of a date no more 514 than 15 days before delivery of such title evidence to be merchantable per lines 489 498, subject only to liens which will be 515 paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.
- TITLE NOT ACCEPTABLE FOR CLOSING: If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title within ______days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In such event, Seller shall have _____ days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable title to Buyer. *See Addendum A
- 524 <u>SPECIAL ASSESSMENTS/OTHER EXPENSES</u>: Special assessments, if any, levied or for work actually commenced 525 prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments 526 shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution 527 describing the planned improvements and the assessment of benefits.

CAUTION: Consider a special agreement if area assessments, property owners association assessments, special charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

LEASED PROPERTY If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written) (oral) STRIKE ONE lease(s), if any, are ______

. Insert additional terms, if any, at lines 650-664 or attach as an addendum per line 686.

DEFINITIONS

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- 540 ACTUAL RECEIPT: "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.
- <u>BUSINESS DAY</u>: "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

545 registered mail or make regular deliveries on that day.

- <u>DEADLINES</u>: "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.
- DEFECT: "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
 significantly shorten or adversely affect the expected normal life of the premises.
- 556 FIRM: "Firm" means a licensed sole proprietor broker or a licensed broker business entity.
 - 7 PARTY: "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.
- 58 PROPERTY: Unless otherwise stated, "Property" means the real estate described at lines 4-8.

INCLUSION OF OPTIONAL PROVISIONS Terms of this Offer that are preceded by an OPEN BOX () are part of this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

PROPERTY DIMENSIONS AND SURVEYS Buyer acknowledges that any land dimensions, or total acreage or square footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas used or other reasons, unless verified by survey or other means.

564 CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land 565 dimensions, if material.

DISTRIBUTION OF INFORMATION Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this Offer to the seller or seller's agent of another property that Seller intends on purchasing.

MAINTENANCE Seller shall maintain the Property and all personal property included in the purchase price until the earlier of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for ordinary wear and tear.

PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING If, prior to closing, the Property is damaged in an amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring the Property.

BUYER'S PRE-CLOSING WALK-THROUGH Within three days prior to closing, at a reasonable time pre-approved by Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

OCCUPANCY Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this Offer at lines 534-538 or in an addendum attached per line 686, or lines 650-664 if the Property is leased. At time of Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

DEFAULT Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting party to liability for damages or other legal remedies.

If Buyer defaults, Seller may:

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- (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
- (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.
- If Seller defaults, Buyer may:
- (1) sue for specific performance; or
- (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

604 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability 605 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party 606 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. 607 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the 608 arbitration agreement.

609 NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES 610 SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL 611 EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR 612 OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT 613 CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.

ENTIRE CONTRACT This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties to this Offer and their successors in interest.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at (608) 240-5830.

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)
Section 1445 of the Internal Revenue Code (IRC)
provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the
total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding
applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign
estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the
amount of any liability assumed by Buyer.

626 CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer 627 may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed 628 upon the Property.

629 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a 630 condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers 631 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

1632 **IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status, Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this Offer and proceed under lines 601-608.

1637 **IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

640 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, 641 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC 642 §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall 643 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also 644 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms, 645 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

646 Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.

647 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption 648 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding 649 FIRPTA.

650	ADDITIONAL PROVISIONS/CONTINGENCIES Buyer may assign this offer.
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	Property Address: 312 Elkhorn Road (Tax Key Nos. /A 91900002 and /A 91900003), Whitewater, WI 53190 Page 12 of 12, WB-13					
665	DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Offer, delivery of documents and					
666	written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines 668-683.					
	(1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at					
669	9 line 670 or 671.					
670	Name of Seller's recipient for delivery, if any:					
671	Name of Buyer's recipient for delivery, if any:					
672	(2) Fax: fax transmission of the document or written notice to the following number:					
673	Seller: ()Buyer: ()					
674	(3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial					
675	delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address a					
676	line 679 or 680.					
677						
678	Party, or to the Party's recipient for delivery, for delivery to the Party's address.					
679	Address for Seller:					
680	Address for Buyer:					
681	(5) Email: electronically transmitting the document or written notice to the email address.					
682	Email Address for Seller: jonmarshall@hotmail.com					
683	Email Address for Buyer: cMularadelis@tillmaninfrastructure.com with copy to haley.stepanek@huschblackwell.com					
684	PERSONAL DELIVERY/ACTUAL RECEIPT Personal delivery to, or Actual Receipt by, any named Buyer or Seller					
685	constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.					
686	ADDENDA: The attached Addendum A is/are made part of this Offer.					
	X ADDENDA: The attached Addendum A is/are made part of this Offer. This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP					
687	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP					
687 688	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP					
687 688	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP					
687 688 689 690	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP (x) Buyer's Signature ▲ Print Name Here ► Tillman Infrastructure, LLC Date ▲					
687 688 689 690 691	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP (x) Buyer's Signature ▲ Print Name Here ► Tillman Infrastructure, LLC Date ▲					
687 688 689 690 691 692	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP (x) Buyer's Signature ▲ Print Name Here ► Tillman Infrastructure, LLC (x) By: Buyer's Signature ▲ Print Name Here ► Title:					
687 688 689 690 691 692 693	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP (x) Buyer's Signature ▲ Print Name Here ▶ Tillman Infrastructure, LLC (x) By: Buyer's Signature ▲ Print Name Here ▶ Title: Date ▲ SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS					
687 688 689 690 691 692 693 694	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP (x) Buyer's Signature ▲ Print Name Here ▶ Tillman Infrastructure, LLC (x) By: Buyer's Signature ▲ Print Name Here ▶ Title: Date ▲ SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE					
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687 688 689 690 691 692 693 694 695 696	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP (X) Buyer's Signature A Print Name Here ▶ Tillman infrastructure, L'LC (X) By: Buyer's Signature A Print Name Here ▶ Title: Date A SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.					
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687 688 689 690 691 692 693 694 695 696	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP (x) Buyer's Signature ▲ Print Name Here ▶ Tillman Infrastructure, LLC (x) By: Buyer's Signature ▲ Print Name Here ▶ Title: Date ▲ SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER. (x) Seller's Signature ▲ Print Name Here ▶ Stritzel Rental Properties LLC Date ▲					
688 689 690 691 692 693 694 695 696 697 698 699 700	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP (X) Buyer's Signature Print Name Here Tillman infrastructure, LLC (X) By: Buyer's Signature Print Name Here Title: Date SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER. (X) Seller's Signature Print Name Here Stritzel Rental Properties LLC By: Terry Stritzel Date Seller's Signature Print Name Here Title: Date Dete Date Dete Dete Dete Dete Dete					
688 689 690 691 692 693 694 695 696 697 698 699 700	This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP (x) Buyer's Signature ▲ Print Name Here ▶ Tillman Infrastructure, LLC (x) By: Buyer's Signature ▲ Print Name Here ▶ Title: Date ▲ SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER. (x) Seller's Signature ▲ Print Name Here ▶ Stritzel Rental Properties LLC Date ▲					

703 This Offer is rejected _____ This Offer is countered [See attached counter] This Offer is countered [See attached counter] Seller Initials A

Tower Removal Bond

Tower Removal Bond

KNOW ALL PERSONS BY THESE PRESENTS: That a corporation duly organized under the laws of the The Ohio Casualty Insurance Company City of Whitewater, WI Twenty Thousand Dollars and 00/100 payment of which, well and truly to be made, we bit successors and assigns, jointly and severally, firmly be limited to the penal sum of this bond regardless of the number of a wireless communication tower located at Rental/TI-O Now, therefore if the principal well and truly complied relocation of the tower from the aforementioned address obligation is void otherwise to remain in full force and cooling to the control of the tower from the aforementioned address obligation is void otherwise to remain in full force and cooling the control of the tower from the main in full force and cooling the control of the tower from the obligation is void otherwise to remain in full force and control of the control of the tower from the aforement one and the obligation is void otherwise to remain in full force and control of the control of the tower from the aforement in full force and control of the control of the control of the tower from the aforement in full force and control of the	e State of
be, within Thirty (30) days, delivered to Surety 175 Berkeley Street, Boston, MA 02116 by registered mail to the Surety and the Su obligation until sixty (60) days after Surety's re 2. The surety may cancel this bond at any time by or overnight courier service to City Administration Bu (Obligee). Such termination shall not affect effective date of such termination. 3. No action, suit, or proceeding shall be maint action is brought within twelve (12) months of 4. Regardless of the number of years this bond ma Surety exceed the penal sum of this bond. 5. It is understood that the non-renewal of this	attement of the particular facts of such default shall at it Home Office located at a urety shall not be obligated to perform Principals accipt of such statement. To giving Thirty (30) days notice, by registered mail adding, 312 W. Whitewater St. P.O. Box 178, Whitewater, WI 53190 liability incurred under this obligation prior to the ained against the Surety on this bond unless the
Signed, sealed, and witnessed this5th day of	October , 2023 .
	Tillman Infrastructure LLC Principal
Witness Chins Mularaduha	By: Many a.
HOLL THE THE PARTY INSURATE THE	The Ohio Casualty Insurance Company Surety By: Christine M. Hickson , Attorney-In-Fact

Surety Phone No. 617-357-9500

Certification of Insurance



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

> Liberty Mutual Insurance Company The Ohio Casualty Insurance Company West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that
Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly
organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint
Christine M. Hickson all of the city of Columbia, state of MD its true and lawful attorney-in-fact, with full power and authority hereby conferred to sign, execute and
acknowledge the following surety bond:

Principal Name:	Tillman Infrastructure LLC	
Obligee Name:	City of Whitewater, WI	
Surety Bond Number:	017256179	Bond Amount: See Bond Form
IN WITNESS WHEREOF, this Power of	Attorney has been subscribed by an authorized officer or of	icial of the Companies and the corporate seals of the Companies have been affixe

thereto this 5th day of October 2023 Liberty Mutual Insurance Company The Ohio Casualty Insurance Company INSUR



West American Insurance Company

David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA 33 COUNTY OF MONTGOMERY

_, 2023, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual On this 5th day of October Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal Teresa Pastella, Notary Public Monigomery County My commission expires March 28, 2025 Commission number 1126044 Member, Pennsylvania Association of Notaries

bond and/or Power of Attorney (POA) verification inquiries, use call 610-832-8240 or email HOSUR@libertymutual.com

For bon please (

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney. shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings. bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneysinfact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surely any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _5th_ day of _



Renee C. Llewellyn, Assistant Secretary

Client#: 1876954 140TILLMINF

ACORD...

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/05/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT Jennifer M. Burton	
McGriff Insurance Services	PHONE (A/C, No, Ext): 410 480-4400 FAX (A/C, No): 8	366-548-4197
5850 Waterloo Road, Suite 240	E-MAIL ADDRESS: jennifer.burton@mcgriff.com	
Columbia, MD 21045	INSURER(S) AFFORDING COVERAGE	NAIC#
410 480-4400	INSURER A: Hanover Insurance Company	22292
INSURED	INSURER B : Massachusetts Bay Ins. Co.	22306
Tillman Infrastructure Holdings LLC	INSURER C : Allmerica Financial Benefits	41840
Tillman Infrastructure, LLC	INSURER D:	
152 W 57th Street, 27th Floor	INSURER E:	
New York, NY 10019-3386	INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. TYPE OF INSURANCE ADDL SUBR POLICY NUMBER POLICY EFF POLICY EXP POLICY EXP MINDD/YYYY) LIMITS						MITO		
				INSR W					1
Α	Х	COMMERCIAL GENERA	L LIABILITY		LHQD18401006	03/01/2023	03/01/2024	EACH OCCURRENCE	\$2,000,000
		CLAIMS-MADE	X OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000
								MED EXP (Any one person)	\$10,000
								PERSONAL & ADV INJURY	\$2,000,000
	GEN	I'L AGGRE <u>GAT</u> E LIMIT AF	PPLIES PER:					GENERAL AGGREGATE	\$2,000,000
		POLICY X PRO- JECT	X LOC					PRODUCTS - COMP/OP AG	\$ 2,000,000
		OTHER:							\$
С	AU1	OMOBILE LIABILITY			AWQD44545807	03/01/2023	03/01/2024	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
	X	ANY AUTO						BODILY INJURY (Per person	n) \$
			SCHEDULED AUTOS					BODILY INJURY (Per accide	ent) \$
	Χ	HIRED 🔻	NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$
									\$
Α	Χ	UMBRELLA LIAB	OCCUR		UHQD18401306	03/01/2023	03/01/2024	EACH OCCURRENCE	\$10,000,000
		EXCESS LIAB	CLAIMS-MADE					AGGREGATE	\$10,000,000
		DED X RETENTION	N \$ 0						\$
В		RKERS COMPENSATION	,		WDQJ223786	01/08/2023	01/08/2024	X PER O	TH-
	AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE						E.L. EACH ACCIDENT	\$1,000,000	
		OFFICER/MEMBER EXCLUDED? N (Mandatory in NH)					E.L. DISEASE - EA EMPLO	/FF \$1.000.000	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIN	4 000 000	
Α					LHQD18371306	03/01/2023	03/01/2024		
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								z,000,000 Aggreg	aic
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

FOR INFORMATIONAL PURPOSES ONLY

CERTIFICATE HOLDER

Tillman Infrastructure Holdings LLC
Tillman Infrastructure, LLC
152 W 57th Street, 27th Floor
New York, NY 10019

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Dariel J. Kaul

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