

**PARENT PARCEL DESCRIPTION PER TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC (PARCEL NUMBER: 016-00074-0000)**

THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION NINE (9), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE TWELVE (12) EAST, IN THE TOWN OF HILES, FOREST COUNTY, WISCONSIN, EXCEPTING ANY PART THEREOF USED FOR ROADWAY PURPOSES; EXCEPTING THEREFROM THE PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 15, 1986, IN VOLUME 154 OF RECORDS, PAGE 368, AS DOCUMENT NO. 131726; FURTHER EXCEPTING A 100 FOOT STRIP OF LAND, FORMER RAILWAY RIGHT OF WAY;

ALSO

A 100 FOOT WIDE STRIP OF LAND EXTENDING ACROSS SAID NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 12 EAST;

ALSO

THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION NINE (9), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE TWELVE (12) EAST, IN THE TOWN OF HILES, FOREST COUNTY, WISCONSIN; EXCEPTING THEREFROM THAT PART PREVIOUSLY CONVEYED IN VOLUME 155 OF RECORDS, PAGE 217, AS DOCUMENT NO. 132242.

**SURVEYOR'S NOTES**

- 1) ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
- 2) AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED AND/OR FILED DOCUMENTS.
- 3) NOT TO BE USED AS CONSTRUCTION DRAWINGS.
- 4) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE, EVIDENCE FROM PLANS PROVIDED TO THE SURVEYOR OR MARKINGS PURSUANT TO A UTILITY LOCATE REQUESTED BY THE SURVEYOR. WISCONSIN DIGGERS' HOTLINE UTILITY LOCATE NUMBER 20204905774.
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY CHARLES G. LOVELL, WISCONSIN SURVEYOR NUMBER S-3206-8.
- 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- 7) THE VBHV LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 8) THE VBHV 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE SOUTH PUBLIC RIGHT-OF-WAY OF YELLOW BIRCH ROAD.
- 9) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- 10) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC, FILE NUMBER: 1178268, DOCUMENT DATE: 11/24/2020.
- 11) BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SW1/4 OF SECTION 9, T37N, R12E, MEASURED TO BEAR S85° 16' 27"E BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, FOREST COUNTY, U.S. FOOT.
- 12) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 13) F.E.M.A. FLOOD PANEL MAP NUMBER 55041C0305C, ZONE X, AREAS OF MINIMAL FLOOD HAZARD, EFFECTIVE DATE, 12/16/2011.

**LEGEND**

C.S.M.	CERTIFIED SURVEY MAP
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINATION
(M)	MEASURED DISTANCE
(P)	PLATTED DISTANCE
---	PARENT PARCEL BOUNDARY
---	EXISTING RIGHT-OF-WAY
---	EXISTING LOT LINE
---	EXISTING TREELINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING BURIED ELECTRIC
---	EXISTING BURIED TELEPHONE
---	EXISTING UTILITY POLE
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING ASPHALT
---	EXISTING GRAVEL
---	LEASE AREA
---	EASEMENT SIDELINE
---	EASEMENT CENTERLINE
---	SECTION LINE
---	QUARTER SECTION LINE
---	QUARTER-QUARTER SECTION LINE

**TITLE REVIEW**

REPORT PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC  
 FILE NUMBER: 1178268  
 DOCUMENT DATE: 11/24/2020  
 LAST REVISION DATE: 2/24/2021

**SCHEDULE B - PART 2 EXCEPTIONS:**

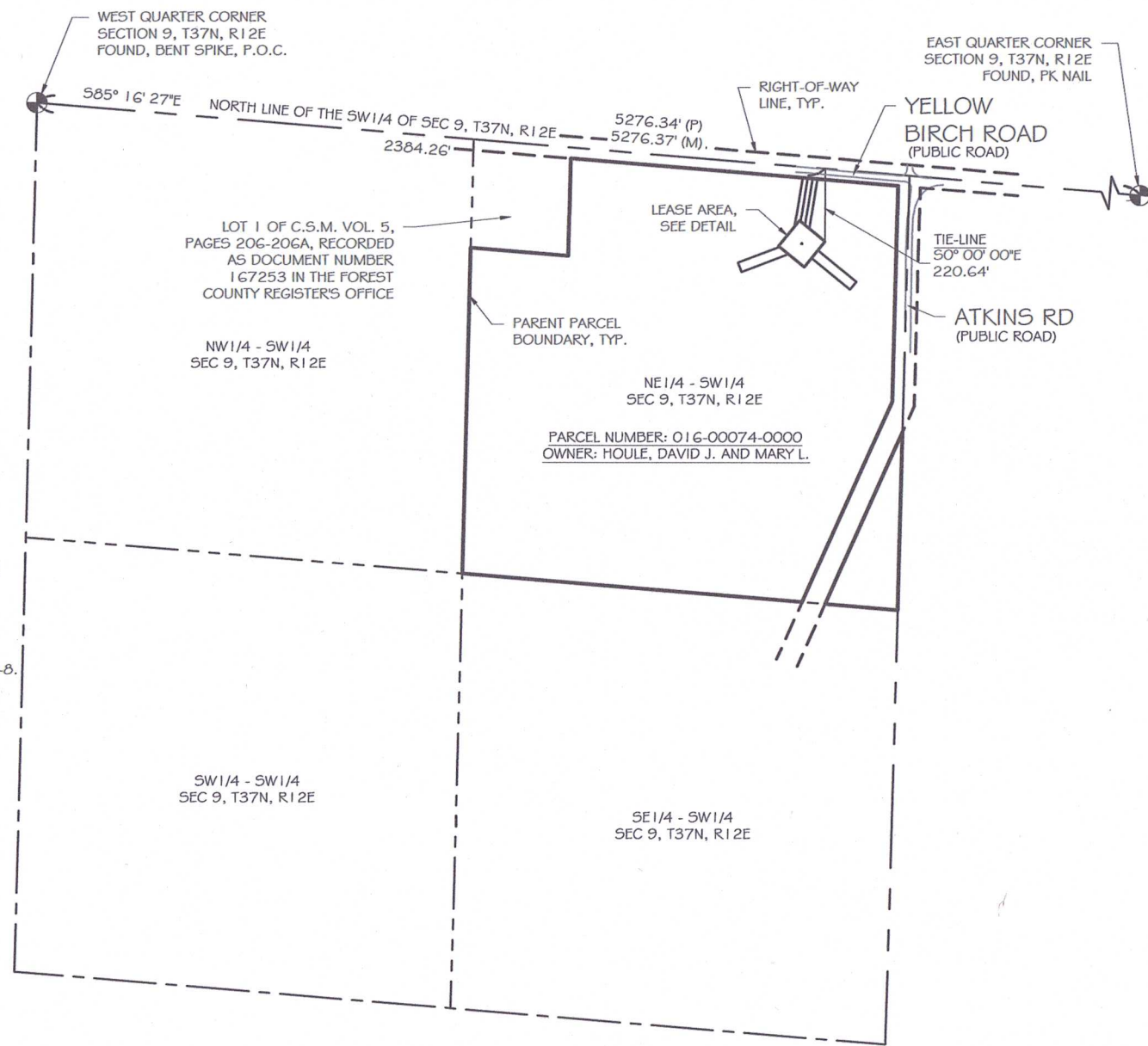
001. TO 008.: **GENERAL EXCEPTIONS.**

100. AND 101.: **NON-SURVEY RELATED ITEMS.**

200. MINERAL RIGHTS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JULY 22, 1926 IN VOLUME 53 OF RECORDS, PAGE 319 AS DOCUMENT NO. 40335.  
**(NON-SURVEY EXCEPTION)**

201. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE LAND AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES.  
**(YELLOW BIRCH ROAD AND ATKINS ROAD PUBLIC RIGHT-OF-WAY IS SHOWN ON SURVEY.)**

202. RIGHTS AND EASEMENTS (IF ANY) IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE LAND.  
**(NO EVIDENCE OF RAILROAD TRACKS EXIST WITHIN THE PARENT PARCEL.)**



**FOREST CO SURVEYOR**  
 FILE # 37209-20210302  
 DATE 05/05/2023 BY JA



**VBHV, LLC**



**Certification & Seal:**  
 I hereby certify to Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as a parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and KNIGHT BARRY TITLE SERVICES LLC; that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of WISCONSIN.

**WISCONSIN**  
 CHARLES LOVELL  
 S-3206-8  
 SAUK CITY  
 WIS.  
 LAND SURVEYOR

Charles G. Lovell, PLS  
 License Number: S-3206-8

REV	DATE	DESCRIPTION

ISSUE PHASE: FINAL  
 DATE ISSUED: 3/2/2021

PROJECT TITLE:  
**HILES  
 VBHV, LLC  
 US-WI-5315**

PROJECT ADDRESS:  
 YELLOW BIRCH ROAD  
 ARGONNE, WI 54511  
 FOREST COUNTY

SHEET TITLE:  
**SITE SURVEY**

SCALE:  
 NONE

PROJECT NUMBER: 47056  
 SHEET NUMBER: 1 OF 2



