

PARENT PARCEL DESCRIPTION PER TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC (PARCEL NUMBER: 006-00986-0000)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 16 EAST, IN THE TOWN OF ARMSTRONG CREEK, FOREST COUNTY, WISCONSIN. EXCEPT THAT PART CONVEYED FOR RAILROAD PURPOSES.

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 DIGGER'S HOTLINE UTILITY LOCATE NUMBER 20202212778.
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY CHARLES G. LOVELL, WISCONSIN SURVEYOR NUMBER 5-3206-8.
- 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) AT TIME OF SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE VBHV LEASE AREA OR ASSOCIATED EASEMENTS.
- 8) THE VBHV LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 9) THE VBHV 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE WESTERLY PUBLIC RIGHT-OF-WAY OF FATLA ROAD.
- 10) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
 - 11) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC, FILE NUMBER: 1100985, DOCUMENT DATE: 02/20/2020.
 - 12) BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 29, T37N, R16E, MEASURED TO BEAR 50° 16' 36"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, FOREST COUNTY, U.S. FOOT.
 - 13) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
 - 14) F.E.M.A. FLOOD PANEL MAP NUMBER 55041C0395C, ZONE X, AREA OF MINIMAL FLOOD HAZARD.

TITLE REVIEW

REPORT PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC
 FILE NUMBER: 1100985
 DOCUMENT DATE: 02/20/2020

SCHEDULE B - PART 2 EXCEPTIONS:

001. - 008.: (GENERAL EXCEPTIONS.)

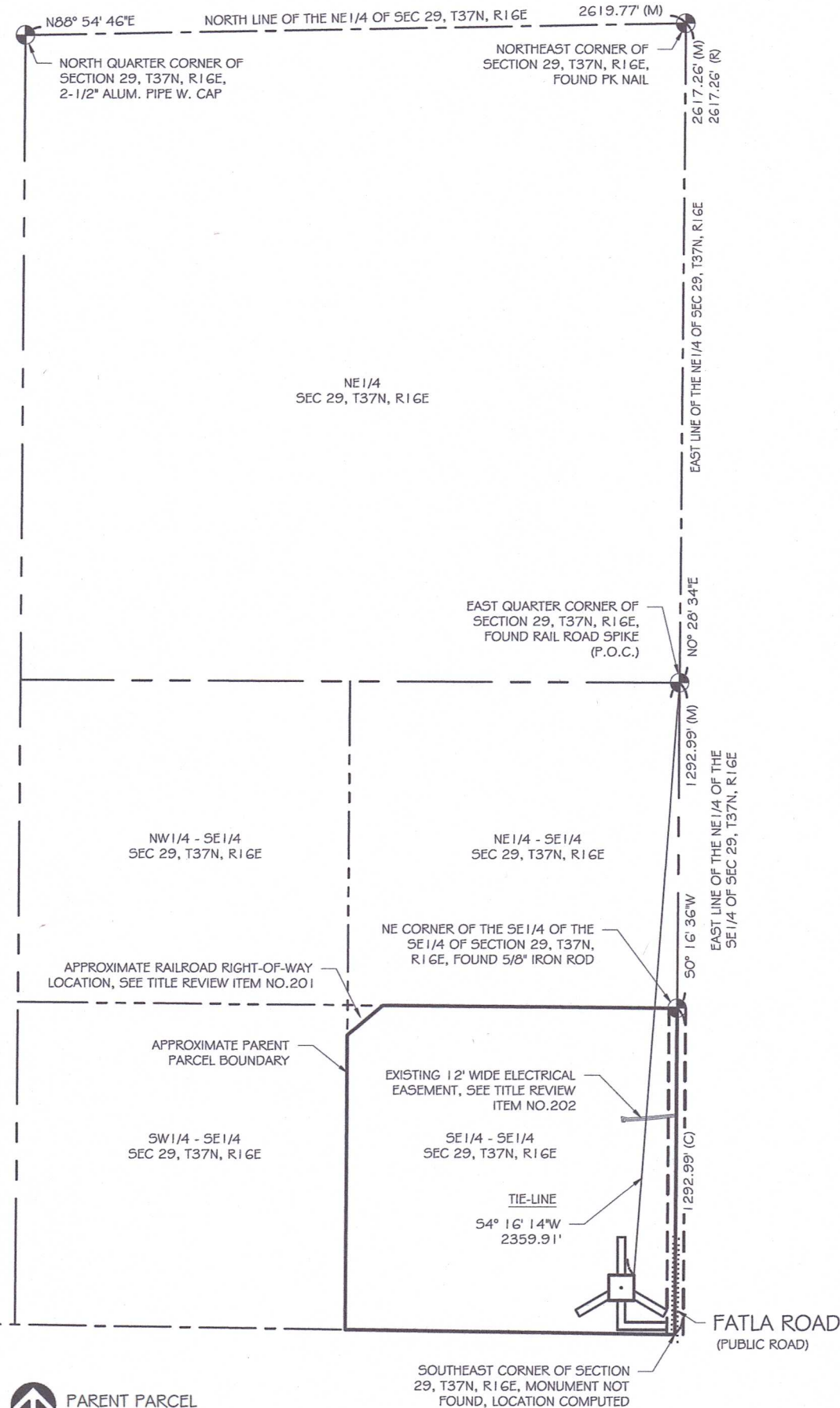
100.: (NON SURVEY RELATED EXCEPTION.)

200.: 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. (FATLA ROAD PUBLIC RIGHT-OF-WAY IS SHOWN ON THE SURVEY.)

201.: 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 RAILROAD DOCUMENTS WERE PROVIDED IN THE TITLE REPORT. THE EXISTING RAILROAD TRACK DOES AFFECT THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING RAILROAD TRACK DOES NOT AFFECT THE LEASE AREA OR ASSOCIATED EASEMENTS.)

202.: ELECTRIC DISTRIBUTION SYSTEM EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 27, 2015 AS DOCUMENT NO. 216667. (EXISTING EASEMENT DOES AFFECT THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING EASEMENT DOES NOT AFFECT THE LEASE AREA OR ASSOCIATED EASEMENTS.)

LEGEND	
	SECTION CORNER
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	POINT OF TERMINATION
	MEASURED DISTANCE
	RECORDED DISTANCE
	COMPUTED DISTANCE
	PARENT PARCEL BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING WIRE FENCE
	EXISTING TREE LINE
	EXISTING TELEPHONE PEDESTAL
	LEASE AREA
	EASEMENT SIDELINE
	EASEMENT CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE



FOREST CO SURVEYOR
 FILE # 371629-20200612
 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.



Charles G. Lovell, PLS
 License Number: 5-3206-8

MARK	DATE	DESCRIPTION
ISSUE	FINAL	DATE ISSUED 06/12/2020

PROJECT TITLE:
**ARMSTRONG CREEK
 VBHV, LLC
 US-WI-5309**

PROJECT ADDRESS:
 FATLA ROAD
 ARMSTRONG CREEK, WI 54103
 FOREST COUNTY

SHEET TITLE:
SITE SURVEY

SCALE:
 AS NOTED

PROJECT NUMBER	47053
SHEET NUMBER	1 OF 2

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 DRAWN BY: POV CHECKED BY: JAS
 C:\Users\pongay\AppData\LocalTemp\AcPublish_3040447053 Armstrong Creek Survey.dwg Printed by: pongay on Jun 12, 2020 - 11:42am

100' X 100' LEASE AREA DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4-SE1/4) OF SECTION TWENTY-NINE (SEC.29), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SIXTEEN (16) EAST, IN THE TOWN OF ARMSTRONG CREEK, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE EAST QUARTER CORNER OF SAID SEC.29; THENCE S4° 16' 14"W, 2359.91 FEET TO THE POINT OF BEGINNING; THENCE N90° 00' 00"W, 100.00 FEET; THENCE S0° 00' 00"E, 100.00 FEET; THENCE N90° 00' 00"E, 100.00 FEET; THENCE N0° 00' 00"E, 100.00 FEET TO THE POINT OF BEGINNING. SAID LEASE AREA CONTAINS 10,000 SQUARE FEET (0.23 ACRES) AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4-SE1/4) OF SECTION TWENTY-NINE (SEC.29), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SIXTEEN (16) EAST, IN THE TOWN OF ARMSTRONG CREEK, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE EAST QUARTER CORNER OF SAID SEC.29; THENCE S4° 16' 14"W, 2359.91 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00"W, 100.00 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0° 00' 00"E, 100.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00"E, 50.00 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S0° 00' 00"E, 99.97 FEET; THENCE N90° 00' 00"E, 180.40 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FATLA ROAD AND THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 280.37 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ALL AND ANY EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO TERMINATE AT THE WESTERLY RIGHT-OF-WAY OF FATLA ROAD.

30' WIDE ACCESS & GUY EASEMENT #1 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4-SE1/4) OF SECTION TWENTY-NINE (SEC.29), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SIXTEEN (16) EAST, IN THE TOWN OF ARMSTRONG CREEK, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE EAST QUARTER CORNER OF SAID SEC.29; THENCE S4° 16' 14"W, 2359.91 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00"W, 50.00 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N0° 00' 00"E, 150.00 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #1 CENTERLINE CONTAINS 150.00 LINEAR FEET AND IS SUBJECT TO ALL AND ANY EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

30' WIDE ACCESS & GUY EASEMENT #2 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4-SE1/4) OF SECTION TWENTY-NINE (SEC.29), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SIXTEEN (16) EAST, IN THE TOWN OF ARMSTRONG CREEK, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE EAST QUARTER CORNER OF SAID SEC.29; THENCE S4° 16' 14"W, 2359.91 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00"W, 100.00 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0° 00' 00"E, 78.87 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S60° 00' 00"W, 142.26 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #2 CENTERLINE CONTAINS 142.26 LINEAR FEET AND IS SUBJECT TO ALL AND ANY EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE WEST LINE OF THE AFOREMENTIONED LEASE AREA.

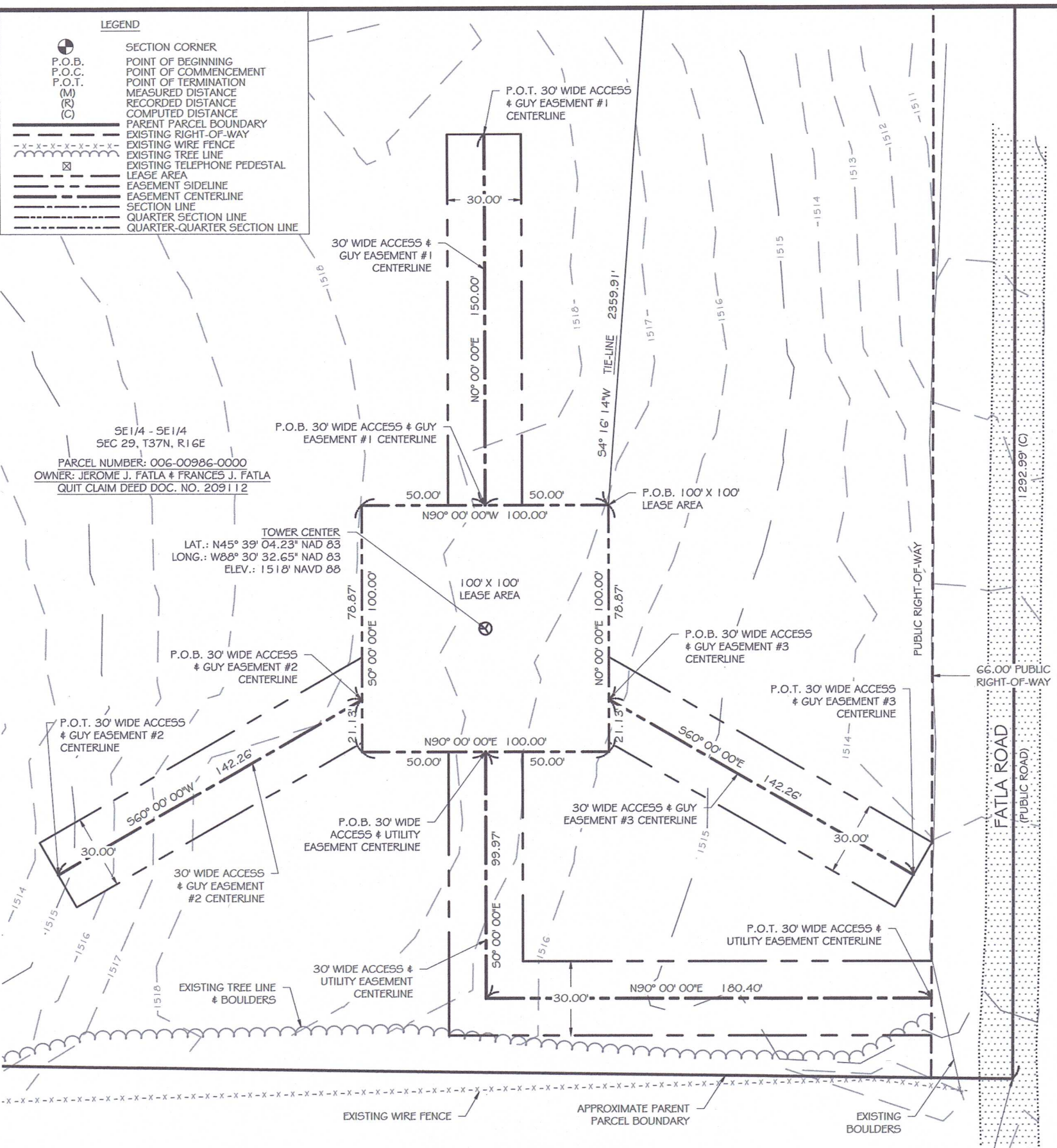
30' WIDE ACCESS & GUY EASEMENT #3 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4-SE1/4) OF SECTION TWENTY-NINE (SEC.29), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SIXTEEN (16) EAST, IN THE TOWN OF ARMSTRONG CREEK, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE EAST QUARTER CORNER OF SAID SEC.29; THENCE S4° 16' 14"W, 2359.91 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0° 00' 00"W, 78.87 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S60° 00' 00"E, 142.26 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #3 CENTERLINE CONTAINS 142.26 LINEAR FEET AND IS SUBJECT TO ALL AND ANY EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE EAST LINE OF THE AFOREMENTIONED LEASE AREA.

LEGEND

- P.O.B. SECTION CORNER
- P.O.C. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- (C) COMPUTED DISTANCE
- PARENT PARCEL BOUNDARY
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING WIRE FENCE
- - - EXISTING TREE LINE
- - - EXISTING TELEPHONE PEDESTAL
- - - LEASE AREA
- - - EASEMENT SIDELINE
- - - EASEMENT CENTERLINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - QUARTER-QUARTER SECTION LINE



OVERALL SITE PLAN
SCALE: AS NOTED

SOUTHEAST CORNER OF SECTION 29, T37N, R16E, MONUMENT NOT FOUND, LOCATION COMPUTED

VBHV, LLC



Certification & Seal:
I hereby certify to Vertical Bndge 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 Bndge Holdco, LLC, as borrower, and Vertical Bndge 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.



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

MARK	DATE	DESCRIPTION
ISSUE	FINAL	DATE ISSUED 06/12/2020

PROJECT TITLE:
ARMSTRONG CREEK
VBHV, LLC
US-WI-5309

PROJECT ADDRESS:
FATLA ROAD
ARMSTRONG CREEK, WI 54103
FOREST COUNTY

SHEET TITLE:
SITE SURVEY

1" = 17'
22" x 34" - 1" = 50'
- 1" = 25'

PROJECT NUMBER: 47053
SHEET NUMBER: 2 OF 2

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