

30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-EIGHT (36) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF ROSS, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM PIPE LOCATING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S1° 42' 01"W, 188.07 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 26; THENCE N90° 00' 00"W, 33.21 FEET TO THE WESTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. 139 AND THE POINT OF BEGINNING; THENCE CONTINUING N90° 00' 00"W, 194.39 FEET TO THE EAST LINE OF THE AFOREMENTIONED LEASE AREA AND THE POINT OF BEGINNING. SAID ACCESS & UTILITY EASEMENT CONTAINS 194.39 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

30' WIDE ACCESS & GUY EASEMENT #1 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-EIGHT (36) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF ROSS, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM PIPE LOCATING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S1° 42' 01"W, 188.07 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 26; THENCE N90° 00' 00"W, 33.21 FEET TO THE WESTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. 139; THENCE CONTINUING N90° 00' 00"W, 194.39 FEET TO THE EAST LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N0° 00' 00"E, 35.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00"W, 78.87 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N30° 00' 00"W, 82.26 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #1 CENTERLINE CONTAINS 82.26 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA.

30' WIDE ACCESS & GUY EASEMENT #2 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-EIGHT (36) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF ROSS, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM PIPE LOCATING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S1° 42' 01"W, 188.07 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 26; THENCE N90° 00' 00"W, 33.21 FEET TO THE WESTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. 139; THENCE CONTINUING N90° 00' 00"W, 194.39 FEET TO THE EAST LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N0° 00' 00"E, 35.00 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, 21.13 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S30° 00' 00"W, 82.26 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #2 CENTERLINE CONTAINS 82.26 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA.

30' WIDE ACCESS & GUY EASEMENT #3 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-EIGHT (36) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF ROSS, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM PIPE LOCATING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S1° 42' 01"W, 188.07 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 26; THENCE N90° 00' 00"W, 33.21 FEET TO THE WESTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. 139; THENCE CONTINUING N90° 00' 00"W, 194.39 FEET TO THE EAST LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N0° 00' 00"E, 35.00 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, 100.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N0° 00' 00"E, 50.00 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N90° 00' 00"E, 90.00 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #3 CENTERLINE CONTAINS 90.00 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

LEGEND

- FOUND 1/2" IRON PIPE
- FOUND R.O.W. MARKER
- P.O.S.
- P.O.C.
- PLAT OF SURVEY
- INDICATES PLATTED DATA
- PARENT PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- LEASE AREA
- EASEMENT SIDELINE
- EASEMENT CENTERLINE
- SECTION LINE

PARENT PARCEL DESCRIPTION PER TITLE REPORT (PARCEL NUMBER: 026-00493-0000)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST, IN THE TOWN OF ROSS, FOREST COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 NE 1/4 ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 139; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY 139 A DISTANCE OF 365 FEET; THENCE WEST PARALLEL WITH THE NORTH SECTION LINE A DISTANCE OF 330 FEET; THENCE NORTH PARALLEL WITH STATE HIGHWAY 139, 365 FEET; THENCE EAST ALONG THE NORTH SECTION LINE 330 FEET TO THE POINT OF BEGINNING.

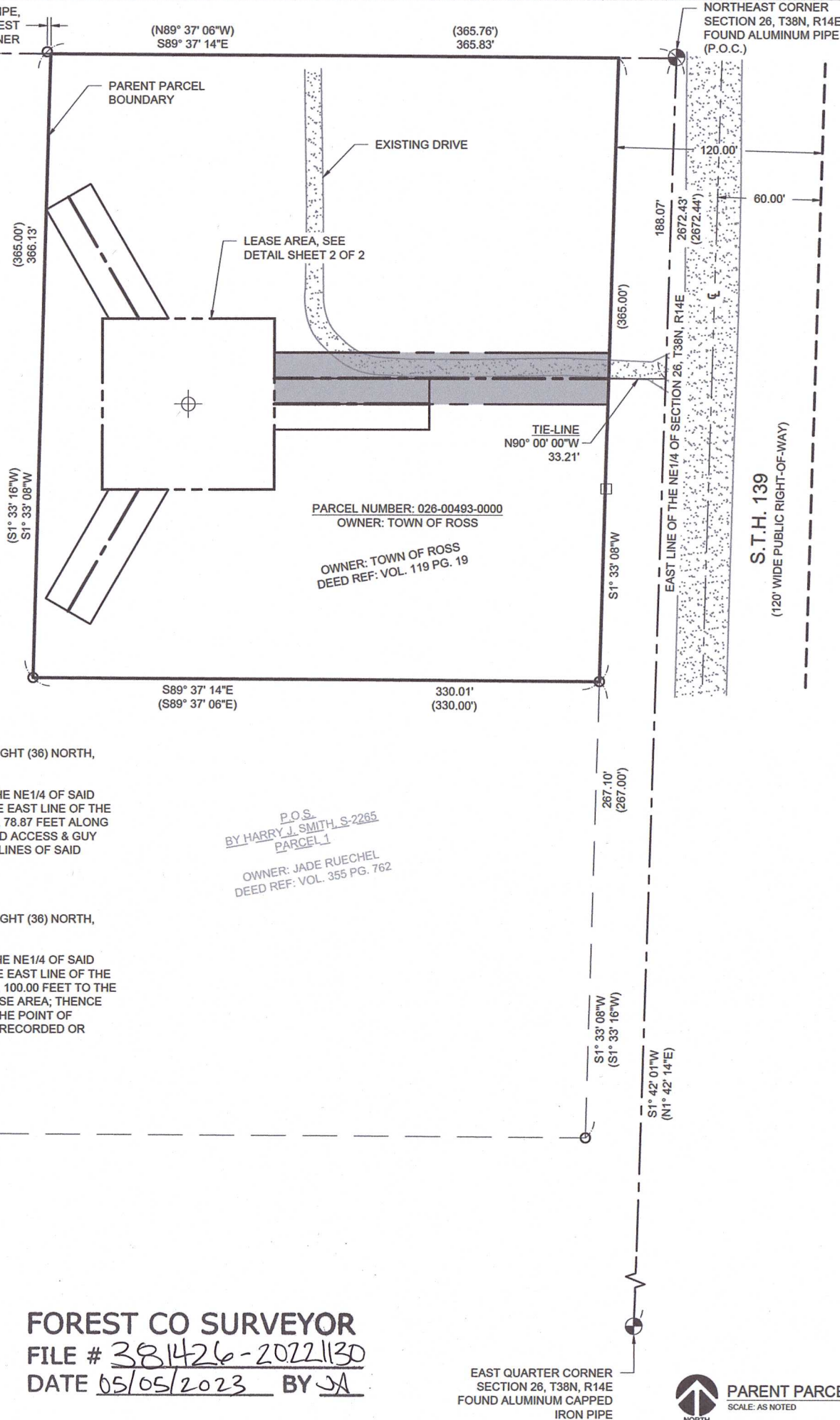
100' X 100' LEASE AREA DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-EIGHT (36) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF ROSS, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM PIPE LOCATING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S1° 42' 01"W, 188.07 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 26; THENCE N90° 00' 00"W, 33.21 FEET TO THE WESTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. 139; THENCE CONTINUING N90° 00' 00"W, 194.39 FEET TO THE POINT OF BEGINNING; THENCE N0° 00' 00"E, 35.00 FEET; 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, 65.00 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.

NE1/4- NE1/4
SECTION 26, T38N, R14E

FOUND 1" IRON PIPE,
± 2.15' NORTHWEST
OF ACTUAL CORNER



P.O.S.
BY HARRY J. SMITH, S-2265
PARCEL 1

OWNER: JADE RUECHEL
DEED REF: VOL. 355 PG. 762

FOREST CO SURVEYOR

FILE # 381426-20221130

DATE 05/05/2023 BY JA

EAST QUARTER CORNER
SECTION 26, T38N, R14E
FOUND ALUMINUM CAPPED
IRON PIPE



PARENT PARCEL
SCALE: AS NOTED

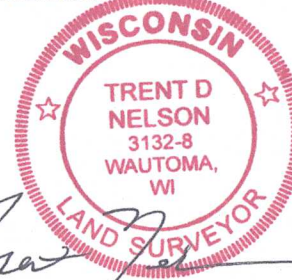

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

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.



Trent D. Nelson, PLS
License Number: 3132-8

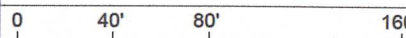
| REV | DATE | DESCRIPTION |
|-----|------------|-------------|
| 1 | 11/30/2022 | FINAL |

PROJECT TITLE:
**NEWALD
VBHV, LLC
US-WI-5469**

PROJECT ADDRESS:
STATE HIGHWAY 139
NEWALD, WI 54511
FOREST COUNTY

SHEET TITLE:

LEASE SURVEY



11" x 17" - 1" = 80'
22" x 34" - 1" = 40'

| | |
|----------------|--------|
| PROJECT NUMBER | 55092 |
| SHEET NUMBER | 1 OF 2 |

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 20224114755.
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WISCONSIN SURVEYOR NUMBER 3132-8.
- 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS FOR TELECOMMUNICATIONS EQUIPMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL & THEREFORE RESETTING MISSING PROPERTY IRONS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- 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 PUBLIC RIGHT-OF-WAY OF S.T.H. 139.
- 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: 2146626, DOCUMENT DATE: 05/09/2022.
- 12) BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE1/4 OF SECTION 26, T38N, R14E, MEASURED TO BEAR S1° 42' 01"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 55041C0265C, ZONE X (AREA OF MINIMAL FLOOD HAZARD).

TITLE REVIEW

PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC
DOCUMENT NUMBER: 2146626
COMMITMENT DATE: 05/09/2022
LAST REVISED DATE: 05/16/2022

SCHEDULE B - PART 2 EXCEPTIONS:

1-8. (THE EXCEPTIONS ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED HEREON.)

9-10. (THE EXCEPTIONS ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED HEREON.)

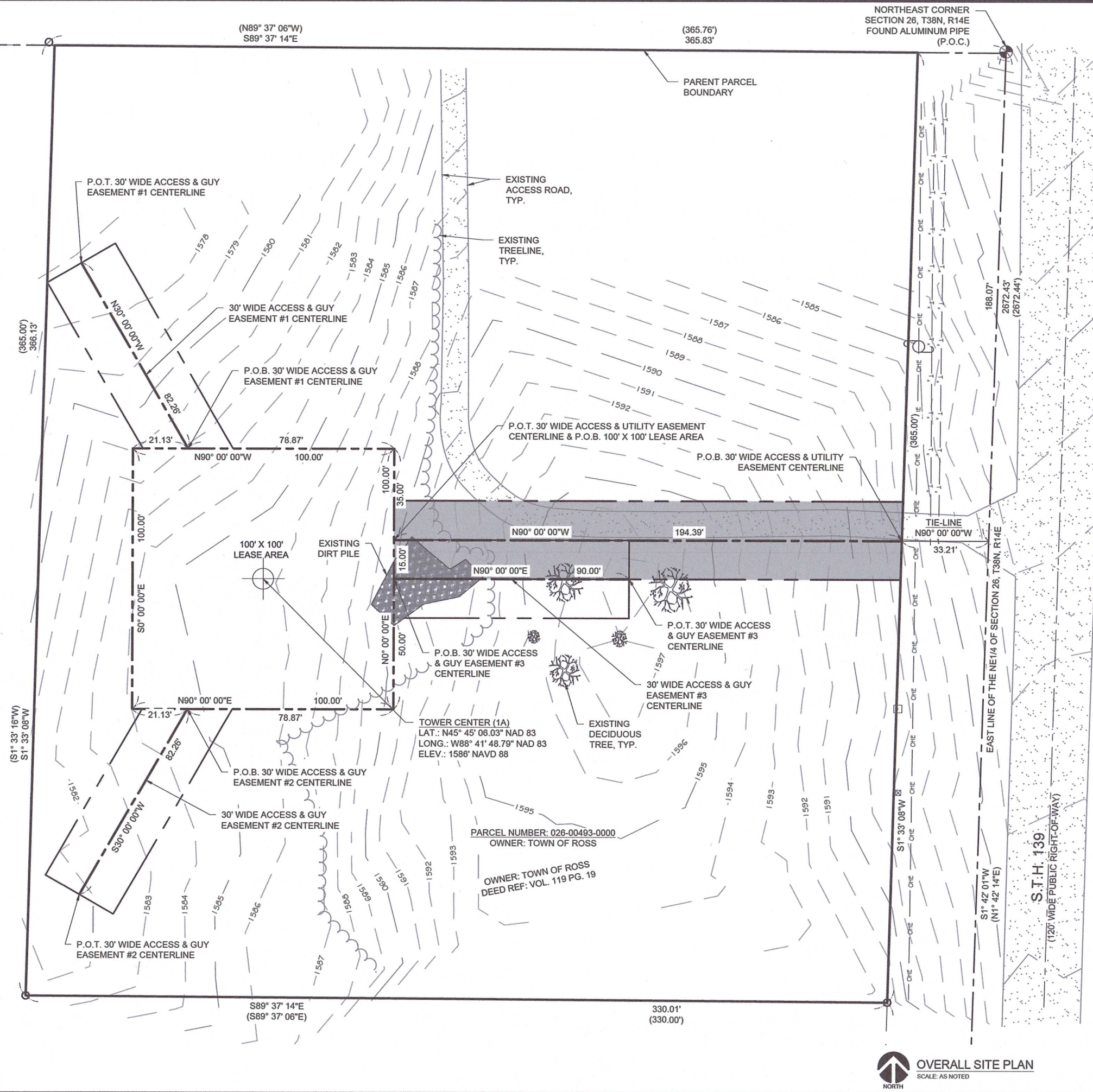
11. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE LAND AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. (S.T.H. 139 PUBLIC RIGHT OF WAY IS SHOWN ON SURVEY.)

12. CONDITIONS, RESTRICTIONS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 12, 1975 IN VOLUME 119 OF RECORDS, PAGE 19 AS DOCUMENT NO. 107197. (DEED IS SHOWN ON SURVEY)

13. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON.)

LEGEND

- FOUND 1 1/2" IRON PIPE
- FOUND R.O.W. MARKER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- (XXX) INDICATES PLATTED DATA
- PARENT PARCEL BOUNDARY
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING TREELINE
- - - EXISTING OVERHEAD ELECTRIC
- - - EXISTING BURIED TELEPHONE
- - - EXISTING UTILITY POLE
- - - EXISTING TELEPHONE PEDESTAL
- - - EXISTING ASPHALT
- - - EASEMENT SIDELINE
- - - EASEMENT CENTERLINE
- - - SECTION LINE



OVERALL SITE PLAN
SCALE: AS NOTED


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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.



Trent D. Nelson, PLS
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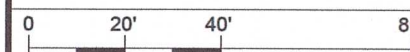
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VBHV, LLC
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PROJECT NUMBER: 55092
SHEET NUMBER: 2 OF 2