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DRAWN BY: JAS CHECKED BY: TDN

RECEIVED & FILED # **A4359**
Oneida County Surveyor's Office
Date **6-18-2025**
By **CH**
OCS Area #

SITE



PARENT PARCEL DESCRIPTIONS PER TITLE REPORT

TRACT I

THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 9 EAST, TOWN OF PELICAN, ONEIDA COUNTY, WISCONSIN, EXCEPT THAT PART DESCRIBED IN VOLUME 11 CERTIFIED SURVEY MAPS, PAGE 2807, RECORDED AS DOCUMENT NO. 569073, EXCEPT THAT PART OF LOT 1 IN VOLUME 11 CERTIFIED SURVEY MAPS, PAGE 2808, RECORDED AS DOCUMENT NO. 569074, EXCEPT THAT PART DESCRIBED IN DOCUMENT NO. 740736, AND EXCEPT THAT PART DESCRIBED IN VOLUME 24 CERTIFIED SURVEY MAP, PAGE 5038, RECORDED AS DOCUMENT NO. 811656.

ALSO

A PART OF THE SE 1/4 OF THE NW 1/4, SECTION 23, TOWNSHIP 36 NORTH, RANGE 9 EAST, TOWN OF PELICAN, ONEIDA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND P.K. NAIL MARKING THE NORTH ONE-QUARTER CORNER OF SAID SECTION 23, THENCE ALONG THE NORTH-SOUTH ONE-QUARTER LINE OF SAID SECTION 23, S. 02°21'42" E., 2610.91 FEET TO A FOUND 1-1/2" IRON PIPE MARKING THE CENTER OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE NW 1/4, S. 86°55'12" W., 589.68 FEET TO A SET 3/4" BY 24" IRON REBAR MARKING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID ONE-QUARTER LINE, S. 86°55'12" W. 234.21 FEET TO A SET 3/4" BY 24" IRON REBAR, THENCE N. 01°10'44" W., 9.35 FEET TO A SET 3/4" BY 24" IRON REBAR, THENCE N79°50'21" E., 136.36 FEET TO A SET 3/4" BY 24" IRON REBAR, THENCE N. 85°27'32" E., 67.40 FEET TO A SET 3/4" BY 24" IRON REBAR; THENCE S. 51°18'18" E., 41.84 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL SHALL BE IRREVOCABLY ATTACHED TO ADJOINING LANDS OWNED BY THE GRANTEE.

PARCEL ID: PE-312 (TOWER)

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TINA M. HATLEVIG, IN A DEED FROM JEFFERY S. TUCCI, DATED 12/11/2020 AND RECORDED 12/21/2020 AS INSTRUMENT NO. 814678.

AND TRACT II

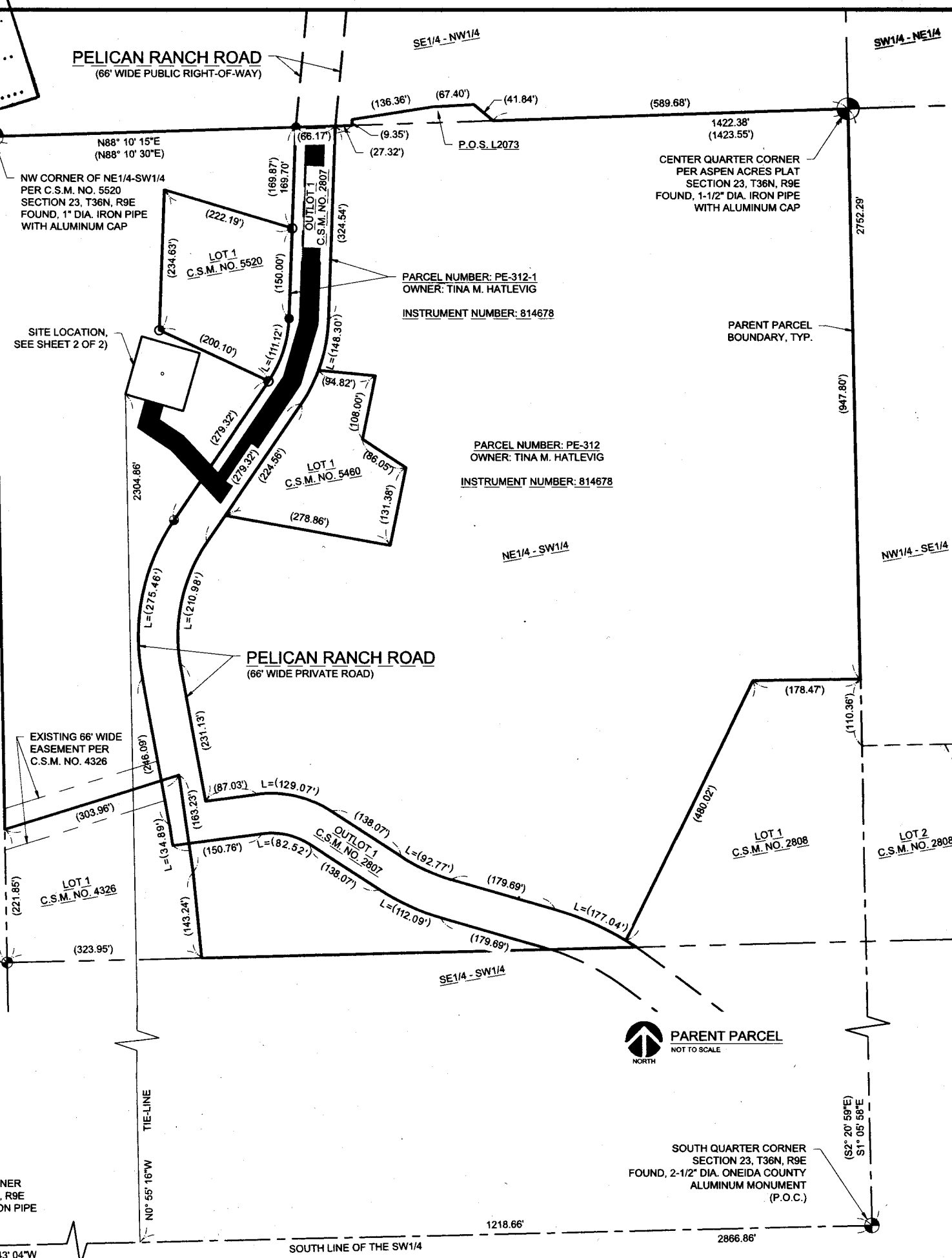
PARCEL 3 (TAX PARCEL PE-312-1)
THAT PART OF OUTLOT 1 OF VOLUME 11 CERTIFIED SURVEY MAPS, PAGE 2807 RECORDED AS DOCUMENT NO. 569073, LOCATED IN THE NE 1/4 OF THE SW 1/4, SECTION 23, TOWNSHIP 36 NORTH, RANGE 9 EAST, TOWN OF PELICAN, ONEIDA COUNTY, WISCONSIN,

EXCEPT THAT PART DESCRIBED IN DOCUMENT NO. 740736.
PARCEL ID: PE-312-1 (ACCESS)

LEGEND

| | |
|--------|------------------------------|
| ● | 3/4" DIA. IRON REBAR, FOUND |
| ○ | 1-1/4" DIA. IRON PIPE, FOUND |
| C.S.M. | CERTIFIED SURVEY MAP |
| P.O.C. | POINT OF COMMENCEMENT |
| () | RECORDED DATA |
| --- | PARENT PARCEL BOUNDARY |
| --- | EXISTING RIGHT-OF-WAY |
| --- | EXISTING LOT LINE |
| --- | EXISTING EASEMENT SIDELINE |
| --- | LEASE AREA |
| --- | SECTION LINE |
| --- | QUARTER SECTION LINE |
| --- | QUARTER-QUARTER SECTION LINE |

SW CORNER OF NE1/4-SW1/4
PER C.S.M. NO. 4326
SECTION 23, T36N, R9E
FOUND, 3/4" DIA. IRON PIPE
WITH ALUMINUM CAP



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THE TOWERS, LLC

NORTH

Certification & Seal:
I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; and (ii) 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 parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear, and TOWER TITLE, 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 |
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PROJECT TITLE:
**GEORGE LAKE
THE TOWERS, LLC
US-WI-5531**

PROJECT ADDRESS:
2593 PELICAN RANCH ROAD
RHINELANDER, WI 54501
ONEIDA COUNTY

SHEET TITLE:
LEASE SURVEY

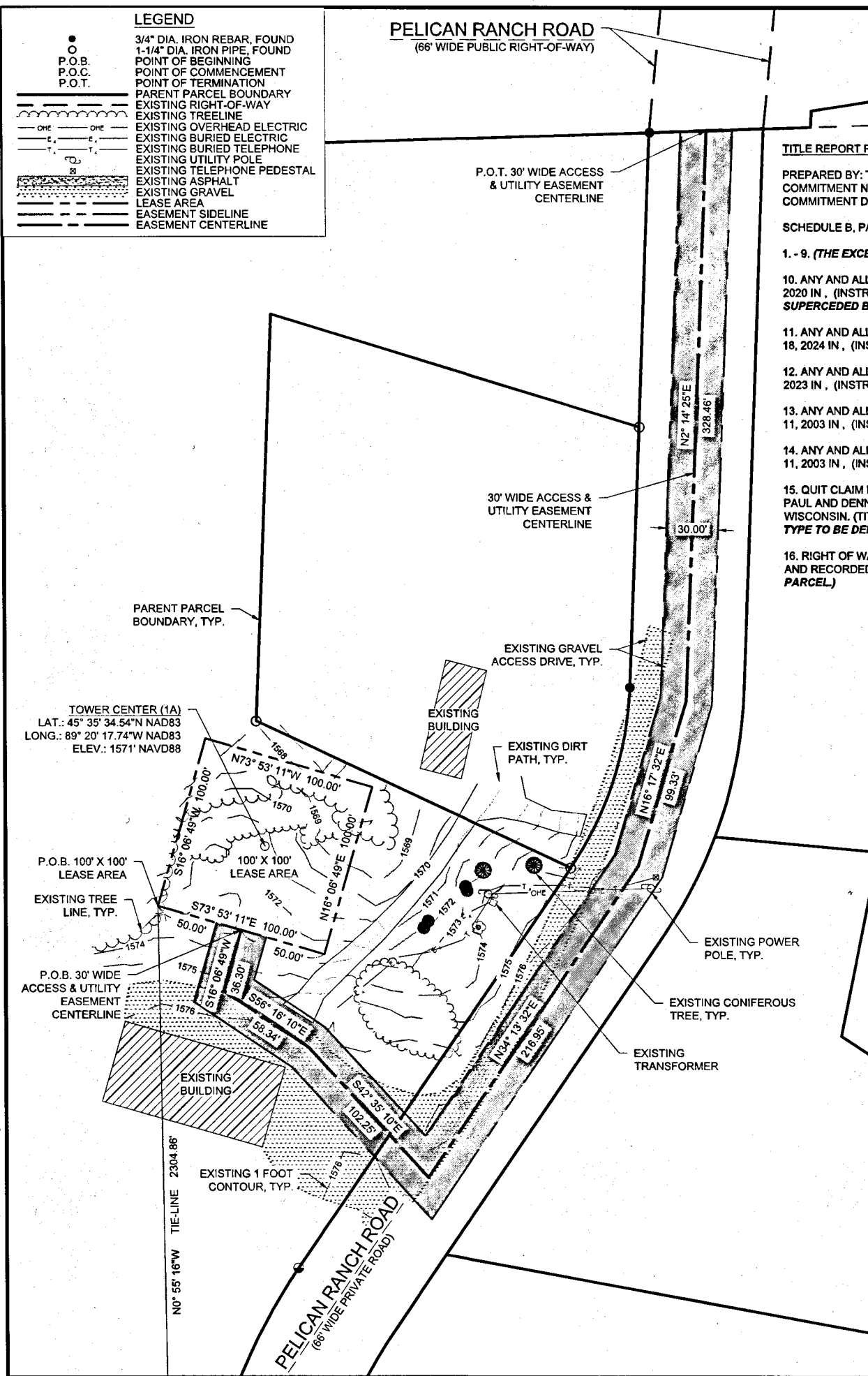
SCALE:
NONE

PROJECT NUMBER:
58112

SHEET NUMBER:
1 OF 2

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 DRAWN BY: JAS
 CHECKED BY: TDN
 15810058112CADSurvey58112 George Lake Survey.dwg
 Printed by: jaymud on May 12, 2025 - 8:21 am



TITLE REPORT REVIEW

PREPARED BY: TOWER TITLE, LLC
 COMMITMENT NUMBER: VTB-204203-C
 COMMITMENT DATE: 01/30/2025

SCHEDULE B, PART II EXCEPTIONS:

- 1 - 9. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON.)
10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "ONEIDA COUNTY CERTIFIED SURVEY MAP #005038" DATED OCTOBER 9, 2020 AND RECORDED OCTOBER 12, 2020 IN , (INSTRUMENT) 811656 IN ONEIDA COUNTY, WISCONSIN. (THE EXCEPTION DESCRIBES AN EXCEPTION TO THE PARENT PARCEL SHOWN HERE WITHIN. CSM 5038 SUPERCEDED BY CSM 5460.)
11. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 005520" DATED JANUARY 18, 2024 AND RECORDED JANUARY 18, 2024 IN , (INSTRUMENT) 849593 IN ONEIDA COUNTY, WISCONSIN. (THE EXCEPTION DESCRIBES AN EXCEPTION TO THE PARENT PARCEL SHOWN HERE WITHIN.)
12. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 005460" DATED AUGUST 15, 2023 AND RECORDED AUGUST 15, 2023 IN , (INSTRUMENT) 845444 IN ONEIDA COUNTY, WISCONSIN. (THE EXCEPTION DESCRIBES AN EXCEPTION TO THE PARENT PARCEL SHOWN HERE WITHIN.)
13. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "ONEIDA COUNTY CERTIFIED SURVEY MAP # 002808" DATED FEBRUARY 7, 2003 AND RECORDED FEBRUARY 11, 2003 IN , (INSTRUMENT) 569074 IN ONEIDA COUNTY, WISCONSIN. (THE EXCEPTION DESCRIBES AN EXCEPTION TO THE PARENT PARCEL SHOWN HERE WITHIN.)
14. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "ONEIDA COUNTY CERTIFIED SURVEY MAP # 002807" DATED FEBRUARY 7, 2003 AND RECORDED FEBRUARY 11, 2003 IN , (INSTRUMENT) 569073 IN ONEIDA COUNTY, WISCONSIN. (THE EXCEPTION DESCRIBES AN EXCEPTION TO THE PARENT PARCEL SHOWN HERE WITHIN.)
15. QUIT CLAIM MINERAL DEED BETWEEN AGRIBANK, FCB, A FEDERALLY CHARTERED CORPORATION, SUCCESSOR IN INTEREST TO THE FEDERAL LAND BANK OF SAINT PAUL AND DENNIS R. SWANSON, DATED OCTOBER 16, 1995 AND RECORDED OCTOBER 20, 1995 IN (BOOK) 2 (PAGE) 839 (INSTRUMENT) 449370, IN ONEIDA COUNTY, WISCONSIN. (TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT). (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON.)
16. RIGHT OF WAY GRANT BETWEEN LOUIS HAMPEL, TYNE HAMPEL; AND MICHIGAN WISCONSIN PIPE LINE COMPANY, A DELAWARE CORPORATION, DATED JUNE 7, 1968 AND RECORDED JUNE 27, 1968 IN (BOOK) 296 (PAGE) 435 (INSTRUMENT) 219331, IN ONEIDA COUNTY, WISCONSIN. (THE EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.)

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 20251218298.
- 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. SETTING MISSING PROPERTY CORNER MONUMENTS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- 7) AT TIME OF SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE 'THE TOWERS, LLC' LEASE AREA OR ASSOCIATED EASEMENTS.
- 8) THE 'THE TOWERS, LLC' LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 9) THE 'THE TOWERS, LLC' 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE PUBLIC RIGHT-OF-WAY OF PELICAN RANCH ROAD.
- 10) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- 11) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY TOWER TITLE, LLC, FILE NUMBER: VTB-204203-C, DOCUMENT DATE: 01/30/2025.
- 12) BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW1/4 OF SECTION 23, T36N, R9E, MEASURED TO BEAR S88°43'04"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, ONEIDA COUNTY, U.S. FOOT.
- 13) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 14) F.E.M.A. FLOOD PANEL MAP NUMBER 55085C0830C ZONE X, OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

100' X 100' LEASE AREA METES & BOUNDS DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE NINE (9) EAST, TOWN OF PELICAN, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2-1/2" DIAMETER ONEIDA COUNTY ALUMINUM MONUMENT LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE S88°43'04"W, 1218.66 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 23; THENCE N0°55'16"W, 2304.86 FEET TO THE POINT OF BEGINNING; THENCE S73°53'11"E, 100.00 FEET; THENCE N16°06'49"E, 100.00 FEET; THENCE N73°53'11"W, 100.00 FEET; THENCE S16°06'49"W, 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 UNRECORDED.

30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE NINE (9) EAST, TOWN OF PELICAN, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2-1/2" DIAMETER ONEIDA COUNTY ALUMINUM MONUMENT LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE S88°43'04"W, 1218.66 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 23; THENCE N0°55'16"W, 2304.86 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S73°53'11"E, 50.00 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S16°06'49"W, 36.30 FEET; THENCE S56°16'10"E, 58.34 FEET; THENCE S42°35'10"E, 102.25 FEET; THENCE N34°13'32"E, 216.95 FEET; THENCE N16°17'32"E, 99.33 FEET; THENCE N2°14'25"E, 328.46 FEET TO THE SOUTH LINE OF PELICAN RANCH ROAD PUBLIC RIGHT-OF-WAY AND THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 841.63 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED UNRECORDED. SIDELINES OF SAID EASEMENT SHALL TERMINATE AT THE SOUTH LINE OF PELICAN RANCH ROAD PUBLIC RIGHT-OF-WAY.

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THE TOWERS, LLC

NORTH

Certification # 564:
 I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns, and (ii) 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 parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and TOWER TITLE, 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 | 05/12/2025 | FINAL |

PROJECT TITLE: **GEORGE LAKE THE TOWERS, LLC US-WI-5531**

PROJECT ADDRESS: **2593 PELICAN RANCH ROAD RHINELANDER, WI 54501 ONEIDA COUNTY**

SHEET TITLE: **LEASE SURVEY**

SCALE: 0 37.5' 75' 150'

11" x 17" 1" = 75'
 22" x 34" 1" = 37.5'

PROJECT NUMBER: **58112**
 SHEET NUMBER: **2 OF 2**

OVERALL SITE PLAN
 SCALE: AS NOTED

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