

MAP # A3990
DATE FILED: 1-4-2023
BY: CH
DESCRIPTION FILED: Page 1 of 3
ONEIDA CO. SURVEYOR'S OFFICE

LOT 2
C.S.M. VOL. 8 PG. 2176

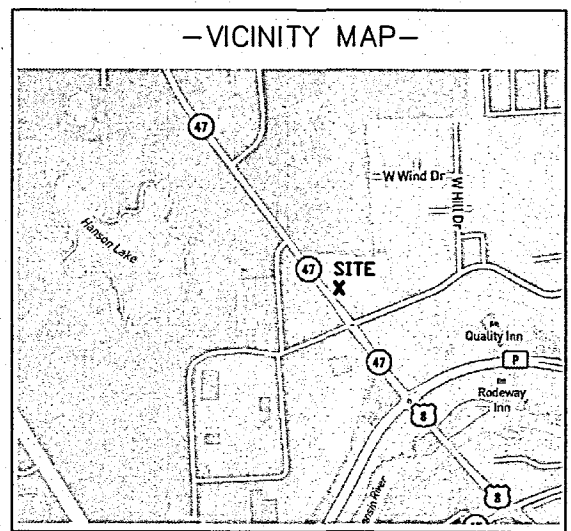
PARCEL NO.: CR-8
PROPERTY OWNER: RAMSDEN OPPORTUNITY INVESTMENTS LLC

PARCEL NO.: CR-9-1
PROPERTY OWNER: BADGER METALS INC.

PARCEL NO.: RH-9001-1405
PROPERTY OWNER: PREMIER DAVENPORT RHINELANDER LLC

LOT 1
C.S.M. VOL. 4 PG. 1181

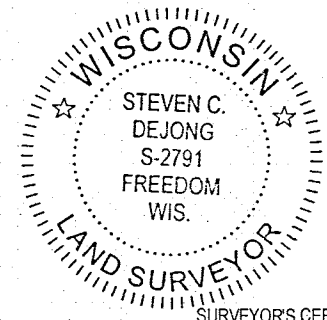
PARCEL NO.: CR-9
PROPERTY OWNER: SHIMKUS REVOCABLE TRUST



PROPOSED TOWER BASE
 LATITUDE: 45°-38'-06.67"
 LONGITUDE: 89°-26'-27.52"
 (Per North American Datum of 83/2011)
 Ground Elevation: 1581.7'
 (Per North American Vertical Datum of 1988)

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = CONCRETE MONUMENT FOUND
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ⊙ = EXISTING POWER POLE
- ⊚ = TELEPHONE PEDESTAL
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- DPL — = OVERHEAD ELECTRIC
- G — = BURIED GAS LINE
- SAN — = SANITARY SEWER MAIN
- W — = WATER MAIN
- - - - = PROPERTY LINE



SURVEYOR'S CERTIFICATE
 I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this **25th** day of **OCTOBER**, 2022.
Steven C. DeJong
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Steven C. DeJong, S-2791

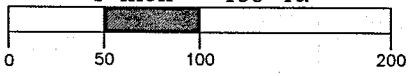
BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE NW1/4 OF SECTION 1, T.36N., R.8E., WHICH BEARS S03°-09'-09"E

EXCEPTION NO. 11
HIGHWAY ACCESS
 PER BOOK 756, PAGE 811,
 INSTRUMENT NO. 440219

CALL DIGGERS HOTLINE TOLL FREE
 1(800)242-8511
 OPERATES 24 HOURS A DAY 365 DAYS A YEAR



GRAPHIC SCALE
 1 inch = 100 ft.



SURVEYED FOR:
Edge Consulting Engineers, Inc.
 624 Water Street
 Prairie du Sac, WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com

SURVEYED FOR:
verticalbridge
 750 PARK OF COMMERCE DRIVE
 SUITE 200
 BOCA RATON, FL 33487

MERIDIAN SURVEYING, LLC
 N9637 Friendship Drive Office: 920-993-0881
 Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME: RHINELANDER
SITE NUMBER: US-W-5490
SITE ADDRESS: 3510 S.T.H. "47" RHINELANDER, WI 54501

PROPERTY OWNER: BADGER METALS INC.
 PO BOX 1034
 APPLETON, WI 54912
PARCEL NO.: CR-9-1
ZONED: COMMERCIAL
DEED REFERENCE: DOCUMENT NO. 294226

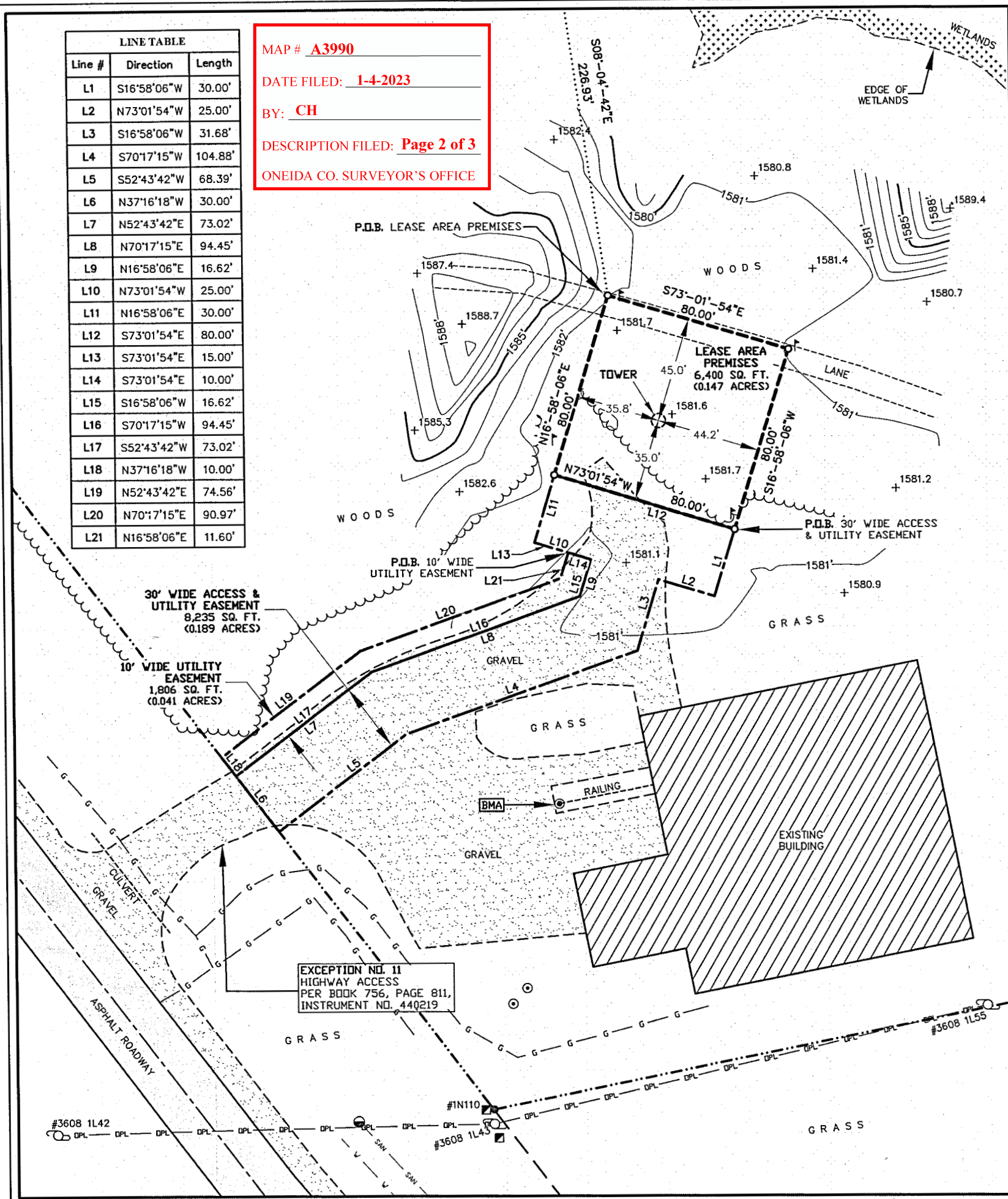
SURVEY PLAT FOR VB BTS II, LLC.
 BEING A PART OF THE NE1/4 OF THE SW1/4, SECTION 1, T.36N., R.8E., TOWN OF CRESCENT, ONEIDA COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	10/20/22	Revised Misc. Items	JD
3	10/11/22	Added Title Report	JD
2	9/19/22	Added Lease and Easements	JD
1	9/16/22	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 9-7-22
CHECKED BY: S.C.D.	FIELD BOOK: M-68, PG.2
JOB NO.: 14027	SHEET 1 OF 3

Line #	Direction	Length
L1	S16°58'06"W	30.00'
L2	N73°01'54"W	25.00'
L3	S16°58'06"W	31.68'
L4	S70°17'15"W	104.88'
L5	S52°43'42"W	68.39'
L6	N37°16'18"W	30.00'
L7	N52°43'42"E	73.02'
L8	N70°17'15"E	94.45'
L9	N16°58'06"E	16.62'
L10	N73°01'54"W	25.00'
L11	N16°58'06"E	30.00'
L12	S73°01'54"E	80.00'
L13	S73°01'54"E	15.00'
L14	S73°01'54"E	10.00'
L15	S16°58'06"W	16.62'
L16	S70°17'15"W	94.45'
L17	S52°43'42"W	73.02'
L18	N37°16'18"W	10.00'
L19	N52°43'42"E	74.56'
L20	N70°17'15"E	90.97'
L21	N16°58'06"E	11.60'

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 ONEIDA CO. SURVEYOR'S OFFICE



SURVEY NOTES:

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-DIGGERS HOTLINE TICKET NO. 20223618410.

-ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55085C0589C, DATED MAY 16 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

-NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA PREMISES, 30' WIDE ACCESS & UTILITY EASEMENT AND 10' WIDE UTILITY EASEMENT ONLY.

-THE LEASE AREA PREMISES, 30' WIDE ACCESS & UTILITY EASEMENT AND 10' WIDE UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

-THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA PREMISES OR ACCESS & UTILITY EASEMENT.

-THE ACCESS & UTILITY EASEMENTS RUN TO S.T.H. "47" RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

CERTIFICATION:

I, STEVEN C. DEJONG, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2791, 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 AURO SOLUTIONS, LLC DBA TOWER TITLE & CLOSING.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-134827-C ISSUED BY AURO SOLUTIONS, LLC DBA TOWER TITLE & CLOSING WITH AN EFFECTIVE DATE OF JULY 6, 2022 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

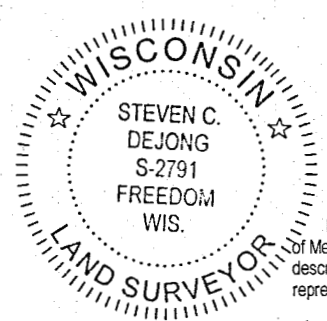
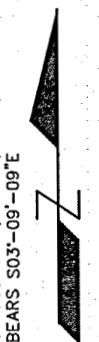
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BENCHMARK INFORMATION

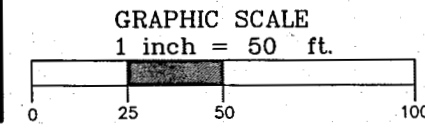
SITE BENCHMARK: (BM A)
 TOP OF CONCRETE FILLED METAL POST @
 WEST END OF RAILING OF LOADING DOCK
 ELEVATION: 1583.82'

BEARINGS REFERENCED TO THE
 ONEIDA COUNTY COORDINATE SYSTEM
 AND THE EAST LINE OF THE NW1/4
 OF SECTION 1, T.36N., R.8E., WHICH
 BEARS S03°09'-09"E



SURVEYOR'S CERTIFICATE
 I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 25th day of OCTOBER, 2022.



WISCONSIN PROFESSIONAL LAND SURVEYOR
 Steven C. DeJong, S-2791

SURVEYED FOR:

 Consulting Engineers, Inc.
 624 Water Street
 Prairie du Sac, WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com

SURVEYED FOR:

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 SUITE 200
 BOCA RATON, FL 33487

MERIDIAN
 SURVEYING, LLC
 N9637 Friendship Drive Office: 920-993-0881
 Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
RHINELANDER

SITE NUMBER:
US-WI-5490

SITE ADDRESS:
3510 S.T.H. "47"
RHINELANDER, WI 54501

PROPERTY OWNER:
 BADGER METALS INC.
 PO BOX 1034
 APPLETON, WI 54912

PARCEL NO.: CR-9-1

ZONED: COMMERCIAL

DEED REFERENCE: DOCUMENT NO. 294226

SURVEY PLAT
 FOR
VB BTS II, LLC.
 BEING A PART OF THE NE1/4 OF THE
 SW1/4, SECTION 1, T.36N., R.8E., TOWN
 OF CRESCENT, ONEIDA COUNTY,
 WISCONSIN

NO.	DATE	DESCRIPTION	BY
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3	10/11/22	Added Title Report	JD
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1	9/16/22	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 9-7-22
CHECKED BY: S.C.D.	FIELD BOOK: M-68, PG.2
JOB NO.: 14027	SHEET 2 OF 3

PARENT PARCEL

The following described real estate, situated in the County of Oneida, State of Wisconsin, to-wit:

A parcel of land located in the NE1/4 SW1/4, Section 1, Township 36 N., R. 8 E., being more particularly described as follows:

Commencing at the Northeast corner of the NE1/4 SW1/4, Section 1, T. 36 N., R. 8 E. marked by a capped iron pipe and the point of beginning, thence S. 3° 02' 20" E. 540.00' to an iron pipe, thence S. 78° 48' W. 432.48' to an iron pipe on the Northeasterly right of way line of S.T.H. 47, thence along the Northeasterly right of way line of S.T.H. 47 N. 37° 05' W. 643.76' to an iron pipe, thence leaving said right of way line N. 82° 02' 30" E. 791.21' to the point of beginning.

Parcel No. CR-9-1

This being the same property conveyed to Badger Metals, Inc. from Milton G. Schumann, Inc. in deed dated September 15, 1978 in Book 428 Page 656 as Instrument No. 294226.

TITLE REPORT REVIEW

Title Report: Auro Solutions, LLC dba Tower Title & Closing

Commitment No. VTB-134827-C

Effective Date: July 6, 2022

Fee Simple Title Vested In: Badger Metals, Inc.

NOTE: The Statement of Applicability refers to the Tower Easement Premises and any Easement Premises pertinent Thereunto Where Specific Encumbrances affect the Tower Easement Premises and/or a Pertinent Easement Premises, they are identified as such.

Schedule B-II

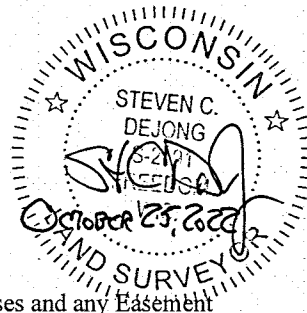
(1-9) These are general statements and not specific encumbrances.

(10) Terms and conditions of an unrecorded agreement, as evidenced by a(n) Holding Tank Agreement between Badger Metals, Inc. and Oneida County, dated June 4, 2001 and recorded June 6, 2001 in (book) 1036 (page) 753 (instrument) 5333637, in Oneida County, Wisconsin. **This is not a survey related item. Holding tank for property is located in the southwest corner of parcel as plotted and shown.**

(11) State of Wisconsin Department of Transportation Division of Highways Finding Determination and Declaration dated August 26, 1993 and recorded August 31, 1993 in (book) 0708 (page) 500 (instrument) 421814, in Oneida County, Wisconsin. **Document declaring State Highway 47 as a controlled access roadway. Not a survey related item.**

Authorization for Access to or Across a Controlled-Access Highway between Badger Metals, Inc. and the Department of Transportation, dated November 28, 1994 and recorded February 14, 1995 in (book) 756 (page) 811 (instrument) 440219, in Oneida County, Wisconsin. **Access granted to roadway via existing drive to site. Plotted and shown.**

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LEASE AREA PREMISES

Being a part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section One (1), Township Thirty-Six (36) North, Range Eight (8) East, Town of Crescent, Oneida County, Wisconsin containing 6,400 square feet (0.147 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 1; thence S03°-09'-09"E 2912.11 feet along the east line of the NW1/4 of said Section 1; thence continuing along said east line of the NW1/4 of Section 1, S03°-18'-06"E 330.77 feet to the center quarter corner of said Section 1; said point also being the southeast corner of Lot 2 of Certified Survey Map No. 2176 as recorded in the Office of the Register of Deeds for Oneida County in Volume 8 of CSM's on Page 2176 as Document No. 495009; thence S81°-55'-18"W 377.22 feet along the south line of said Lot 2; thence S08°-04'-42"E 226.93 feet to the point of beginning; S73°-01'-54"E 80.00 feet; thence S16°-58'-06"W 80.00 feet; thence N73°-01'-54"W 80.00 feet; thence N16°-58'-06"E 80.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

30' WIDE ACCESS & UTILITY EASEMENT

Being a part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section One (1), Township Thirty-Six (36) North, Range Eight (8) East, Town of Crescent, Oneida County, Wisconsin containing 8,235 square feet (0.189 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 1; thence S03°-09'-09"E 2912.11 feet along the east line of the NW1/4 of said Section 1; thence continuing along said east line of the NW1/4 of Section 1, S03°-18'-06"E 330.77 feet to the center quarter corner of said Section 1; said point also being the southeast corner of Lot 2 of Certified Survey Map No. 2176 as recorded in the Office of the Register of Deeds for Oneida County in Volume 8 of CSM's on Page 2176 as Document No. 495009; thence S81°-55'-18"W 377.22 feet along the south line of said Lot 2; thence S08°-04'-42"E 226.93 feet; S73°-01'-54"E 80.00 feet; thence S16°-58'-06"W 80.00 feet to the point of beginning; thence continuing S16°-58'-06"W 30.00 feet; thence N73°-01'-54"W 25.00 feet; thence S16°-58'-06"W 31.68 feet; thence S70°-17'-15"W 104.88 feet; thence S52°-43'-42"W 68.39 feet to a point on the east line of State Highway 47; thence N37°-16'-18"W 30.00 feet along said east line of State Highway 47; thence N52°-43'-42"E 73.02 feet; thence N70°-17'-15"E 94.45 feet; thence N16°-58'-06"E 16.62 feet; thence N73°-01'-54"W 25.00 feet; thence N16°-58'-06"E 30.00 feet; thence S73°-01'-54"E 80.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

10' WIDE UTILITY EASEMENT

Being a part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section One (1), Township Thirty-Six (36) North, Range Eight (8) East, Town of Crescent, Oneida County, Wisconsin containing 1,806 square feet (0.042 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 1; thence S03°-09'-09"E 2912.11 feet along the east line of the NW1/4 of said Section 1; thence continuing along said east line of the NW1/4 of Section 1, S03°-18'-06"E 330.77 feet to the center quarter corner of said Section 1; said point also being the southeast corner of Lot 2 of Certified Survey Map No. 2176 as recorded in the Office of the Register of Deeds for Oneida County in Volume 8 of CSM's on Page 2176 as Document No. 495009; thence S81°-55'-18"W 377.22 feet along the south line of said Lot 2; thence S08°-04'-42"E 226.93 feet; S73°-01'-54"E 80.00 feet; thence S16°-58'-06"W 80.00 feet; thence N73°-01'-54"W 80.00 feet; thence S16°-58'-06"W 30.00 feet; thence S73°-01'-54"E 15.00 feet to the point of beginning; thence continuing S73°-01'-54"E 10.00 feet; thence S16°-58'-06"W 16.62 feet; thence S70°-17'-15"W 94.45 feet; thence S52°-43'-42"W 73.02 feet to a point on the east line of State Highway 47; thence N37°-16'-18"W 10.00 feet along said east line of State Highway 47; thence N52°-43'-42"E 74.56 feet; thence N70°-17'-15"E 90.97 feet; thence N16°-58'-06"E 11.60 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

SURVEYED FOR: **Edge Consulting Engineers, Inc.**
624 Water Street
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