(0)

VICINITY MAP

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 20203216515.

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 FASEMENTS

8) THE VBHV LEASE LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.

9) THE VBHV 30 WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF

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: 1150119. COMMITMENT DATE: 07/23/2020.

12) BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 14 OF GOVERNMENT LOT 3 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T36N, RGE, MEASURED TO BEAR 50° 21' 07"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, ONEIDA COUNTY, U.S. FOOT.

13) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF

14) F.E.M.A. FLOOD PANEL MAP NUMBER 55085C0315C. ZONE X AREA OF MINIMAL FLOOD HAZARD



A PARCEL OF LAND IN THE NW 1/4 OF THE SW 1/4, SECTION 22, TOWNSHIP 36 NORTH, RANGE 6 EAST, IN THE TOWN OF HAZELHURST, ONEIDA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 22, MARKED BY AN IRON PIPE; THENCE SOUTH O* 56.0" WEST, 807.43 FEET ALONG THE WEST LINE OF SECTION 22 TO THE PLACE OF BEGINNING, MARKED BY AN IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY "Y"; THENCE CONTINUING SOUTH O" 56.0" WEST, 513.61 FEET ALONG THE WEST LINE OF SECTION 22 TO THE ONE-EIGHTH CORNER AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4, MARKED BY AN IRON ROD, WITNESSED BY A 9 INCH WHITE BIRCH BEARING SOUTH 48° EAST, 113.7 FEET AND BY A 20 INCH WHITE PINE BEARING SOUTH 23° EAST, 153.1 FEET; THENCE SOUTH 89° 29.71 EAST, 591.96 FEET ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 TO AN IRON ROD; THENCE NORTH 1º 11.3' EAST, 488.32 FEET TO AN IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY "Y"; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY "Y: SOUTH 76" 00.0" WEST 54.27 FEET TO AN IRON ROD; SOUTH 84" 20.0" WEST, 181.84 FEET TO AN IRON ROD; NORTH 83" 30.0" WEST, 160.33 FEET TO AN IRON ROD AND NORTH 77" 46.7' WEST 205.45 FEET TO THE PLACE OF BEGINNING.

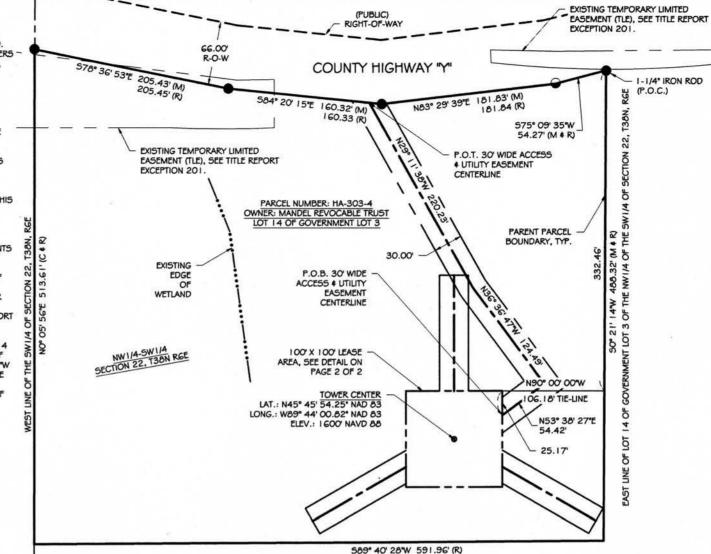
30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN LOT 14 OF GOVERNMENT LOT 3 OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SWI/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, TOWN OF HAZELHURST, ONEIDA COUNTY, WISCONSIN, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-1/4* IRON ROD LOCATING THE NORTHEAST CORNER OF LOT 14 OF GOVERNMENT LOT 3 OF THE NW1/4 OF THE SWI/4 OF SAID SECTION 22; THENCE SO* 21' 07"W, 332.46 FEET ALONG THE EAST LINE OF SAID LOT 14; THENCE N90" OO OO"W, 106.18 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE SO* OO' OO"E, 25.17 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N53° 38' 27"E, 54.42 FEET; THENCE N36° 36' 47"W, 124.49 FEET; THENCE N29° 11' 38'W, 220.23 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 'N AND THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 399. I 4 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED, SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO TERMINATE AT THE SOUTHERLY RIGHT-OF-WAY OF COUNTY HIGHWAY TO AND TO BEGIN AT THE EAST LINE OF THE AFOREMENTIONED LEASE AREA.

LEGEND I-1/14" IRON ROD
I" IRON PIN WITH CAP
POINT OF BEGINNING
POINT OF COMMENCEMENT
POINT OF TERMINATION
MEASURED DISTANCE
RECORDED DISTANCE
PARENT PARCEL BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING EASEMENT SIDELINE
EXISTING EASEMENT SIDELINE
EXISTING WATERS EDGE
LEASE AREA
EASEMENT SIDELINE

MAP # A 4029 DATE FILED 6-5-2023 ву СН DESCRIPTION FILED ONEIDA CO. SURVEYOR'S OFFICE



PARENT PARCEL & PROPOSED 30FT WIDE ACCESS/UTILITY EASEMENT

TITLE REVIEW

REPORT PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC FILE NUMBER: 1150119 DOCUMENT DATE: 07/23/2020

SCHEDULE B - PART 2 EXCEPTIONS:

EXCEPTIONS 001-099 : GENERAL ITEMS.

EXCEPTIONS 100-199: NOT A SURVEY RELATED ITEM.

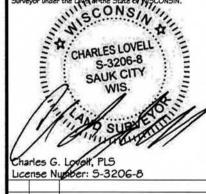
200. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE LAND AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. THE PUBLIC RIGHT-OF-WAY OF COUNTY HIGHWAY "Y" IS SHOWN ON SURVEY.

201. EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MAY 11, 2017 AS DOCUMENT NO. 771559. EXISTING EASEMENT IS SHOWN ON THE SURVEY AND DOES AFFECT THE PARENT PARCEL. EXISTING EASEMENT WILL NOT AFFECT THE LEASE AREA. ASSOCIATED GUY EASEMENTS OR THE 30' WIDE ACCESS & UTILITY EASEMENT.





etilization \$ Seal: hereby certify to Vertical Bridge REIT, LLC, a Delaware limited ompany, its subsidiaries, and their respectivesigns; Toronto Dominion (Texas) L.C., as Adi Agent, for itself and on behalf of the lenders parties from time 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, the 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 threct personal supervision and that I am a duly Licensed Land surveyor under the Lavel article State of MSCONSIN.



REV DATE DESCRIPTION DATE 10/02/2020

PHASE FINAL PROJECT TITLE:

HAZELHURST VBHV, LLC US-WI-5314

PROJECT ADDRESS COUNTY HIGHWAY "Y" HAZELHURST, WI 54531 **ONEIDA COUNTY**

SHEET TITLE

SITE SURVEY

SCALE:

NONE

PROJECT 47781 SHEET OF 2

A4029

A4029

EASEMENT SIDELINE EASEMENT CENTERLINE

LEGEND I-I/I4" IRON ROD
I" IRON PIN WITH CAP
POINT OF BEGINNING
POINT OF COMMENCEMENT
POINT OF TERMINATION
MEASURED DISTANCE
RECORDED DISTANCE
RECORDED DISTANCE
PAPENT PAPENT BAD IN INDRESS. 0 (M) (R) RECORDED DISTANCE
PARENT PARCEL BOUNDARY
LEASE AREA
EASEMENT SIDELINE
EASEMENT CENTERLINE
EXISTING DIRT PATH EXISTING GATE, TYP. P.O.T. 30' WIDE ACCESS 4 UTILITY EASEMENT CENTERLINE 0 FXISTING FDGF PARENT PARCEL OI OF WETLAND BOUNDARY, TYP. P.O.T. 30' WIDE ACCESS # GUY EASEMENT #3 CENTERLINE PROPOSED 30' WIDE ACCESS/UTILITY EASEMENT CENTERLINE, SEE DETAIL ON PAGE 1 OF 2 **EXISTING DIRT** PATH, TYP. P.O.B. 30' WIDE ACCESS **4 GUY EASEMENT #3** CENTERLINE 0 B 100'X 100' LEASE AREA 50.00 190° 00' 00"W N90° 00' 00"E 100.00" 106.18' TIE-LINE LAT .: N45° 45' 54.25' NAD 83 LONG .: W89° 44' 00.82" NAD 83 ELEV .: 1600' NAVD 88 P.O.B. 30' WIDE ACCESS 100' X 100' GUY EASEMENT #2 CENTERLINE O.B. 30 WIDE ACCESS **\$ GUY EASEMENT #1** CENTERLINE N90° 00' 00'W 100.00' P.O.T. 30' WIDE 0 ACCESS & GUY EASEMENT #1 P.O.T. 30' WIDE ACCESS # GUY EASEMENT #2 / CENTERLINE CENTERLINE PARENT PARCEL BOUNDARY, TYP PROPOSED LEASE AREA & PROPOSED 30FT WIDE ACCESS/GUY EASEMENT SCALE: AS NOTED

100' X 100' LEASE AREA DESCRIPTION

A PORTION OF LAND LOCATED IN LOT 14 OF GOVERNMENT LOT 3 OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, TOWN OF HAZELHURST, ONEIDA COUNTY, WISCONSIN, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-1/4* IRON ROD LOCATING THE NORTHEAST CORNER OF LOT 14 OF GOVERNMENT LOT 3 OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 22; THENCE 50° 21' 07"W, 332.46 FEET ALONG THE EAST LINE OF SAID LOT 14; THENCE N90° OO' OO'W, 106.18 FEET TO THE POINT OF BEGINNING; THENCE SO' OO' OO'E, 100.00 FEET; THENCE N90° OO' OO'W, 100.00 FEET; THENCE NO° 00' 00°E, 100.00 FEET; THENCE N90° 00' 00°E, 100.00 FFFT 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 & GUY EASEMENT #1 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN LOT 14 OF GOVERNMENT LOT 3 OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (5W1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, TOWN OF HAZELHURST, ONEIDA COUNTY, WISCONSIN, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-1/4" IRON ROD LOCATING THE NORTHEAST CORNER OF LOT 14 OF GOVERNMENT LOT 3 OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 22; THENCE 50° 21' 07"W. 332.46 FEET ALONG THE EAST LINE OF SAID LOT 14; THENCE N90° 00' 00"W, 106.18 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE 50° 00' 00"E, 78.87 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LEASE AREA AND TO THE POINT OF BEGINNING; THENCE SGO® OO OOE, 112.26 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #1 CENTERLINE CONTAINS 1 12.26 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 EAST LINE OF THE AFOREMENTIONED

30' WIDE ACCESS & GUY EASEMENT #2 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN LOT 14 OF GOVERNMENT LOT 3 OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SWI/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, TOWN OF HAZELHURST, ONEIDA COUNTY, WISCONSIN, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-1/4" IRON ROD LOCATING THE NORTHEAST CORNER OF LOT 14 OF GOVERNMENT LOT 3 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22: THENCE 50° 21' 07"W. 332.46 FEET ALONG THE EAST LINE OF SAID LOT 14; THENCE N90° 00' 00"W, 106.18 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA: THENCE SO" 00' 00"E, 100.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00'W, 100.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE NOº OO' OO'E. 21.13 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA AND TO THE POINT OF BEGINNING; THENCE 560° 00' 00"W, 112.26
FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT
#2 CENTERLINE CONTAINS 112.26 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 WEST LINE OF THE AFOREMENTIONED LEASE AREA.

30' WIDE ACCESS & GUY EASEMENT #3 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN LOT 14 OF GOVERNMENT LOT 3 OF THE NORTHWEST QUARTER (NW I/4) OF THE SOUTHWEST QUARTER (SW I/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, TOWN OF HAZELHURST, ONEIDA COUNTY, WISCONSIN, AND BEING FURTHER DESCRIBED AS FOLLOWS:

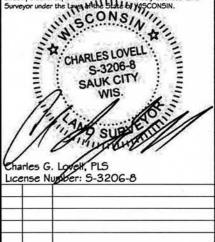
COMMENCING AT A FOUND 1-1/4" IRON ROD LOCATING THE NORTHEAST CORNER OF LOT 14 OF GOVERNMENT LOT 3 OF THE NWI/4 OF THE SWI/4 OF SAID SECTION 22: THENCE SO" 21' 07"W. 332.46 FEET ALONG THE EAST LINE OF SAID LOT 14; THENCE N90° 00' 00"W, 106.18 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE SO OO OO'E, 100.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00'W, 100.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE NO OO OO'E, LEASE AREA; THENCE N90° OO; OO'E, 50.00 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA AND TO THE POINT OF BEGINNING; THENCE NO OO OO'E, I 20.00 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #3 CENTERLINE CONTAINS I 20.00 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



VBHV, LLC



Microon \$ Seat: ereby certify to Vertical Bridge REIT, LLC, a Delaware limited bility company, its subsidianes, and their respective such Toronto Dominion (Texas) LLC. as Adm ligent, 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, th uccessors and assigns as their interests may appear; and Knigl arry Title Services LLC; that this Survey Document was prepare Darry Intic Services ILC; that this Survey Document was prepar 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 Lava of the State of WISCONSIN.



REV DATE DESCRIPTION PHASE FINAL DATE 10/02/2020 HAZELHURST

VBHV, LLC US-WI-5314 ROJECT ADDRESS

COUNTY HIGHWAY "Y" HAZELHURST, WI 54531 ONEIDA COUNTY

ROJECT TITLE

SITE SURVEY

0 2	25' 50'	100,
11" x 17" 22" x 34"	- !" = 50' - !" = 25'	
PROJECT NUMBER	47781	
SHEET NUMBER	2 OF 2	

A4029