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VICINITY MAP
NOT TO SCALE

TITLE REVIEW

REPORT PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC
FILE NUMBER: 1145651
DOCUMENT DATE: 07/10/2020

SCHEDULE B - PART 2 EXCEPTIONS:

- 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. (RIVER ROAD PUBLIC RIGHT-OF-WAY IS SHOWN ON SURVEY.)
- 500.: ANY UNRECORDED USE OF AN INTEREST IN MINERALS IN OR ON THE LAND WITHIN THE LAST TWENTY YEARS, AS DEFINED BY SECTION 706.057, WIS. STATS. (NON-SURVEY RELATED EXCEPTION.)

100' X 100' LEASE AREA DESCRIPTION

A PORTION OF LAND LOCATED IN LOT ONE (1) OF CERTIFIED SURVEY MAP (C.S.M.) NUMBER 3248, RECORDED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 625228, ALSO BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION NINETEEN (19), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE NINE (9) EAST, TOWN OF PINE LAKE, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE LOCATING THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N2° 10' 00"E, 272.39 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 19; THENCE N90° 00' 00"E, 163.94 FEET TO THE POINT OF BEGINNING; THENCE S10° 04' 53"E, 100.00 FEET; THENCE N79° 55' 07"E, 100.00 FEET; THENCE N10° 04' 53"W, 100.00 FEET; THENCE N17° 55' 07"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 OR UNRECORDED.

40' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN LOT ONE (1) OF CERTIFIED SURVEY MAP (C.S.M.) NUMBER 3248, RECORDED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 625228, ALSO BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION NINETEEN (19), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE NINE (9) EAST, TOWN OF PINE LAKE, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE LOCATING THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N2° 10' 00"E, 272.39 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 19; THENCE N90° 00' 00"E, 163.94 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N79° 55' 07"W, 87.70 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N24° 47' 28"E, 137.52 FEET; THENCE N72° 48' 51"E, 114.45 FEET; THENCE N7° 17' 45"E, 217.26 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY OF RIVER ROAD AND THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 469.23 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 BEGIN AT THE NORTH AND EAST LINES OF THE AFOREMENTIONED LEASE AREA AND TERMINATE AT THE SOUTHERLY RIGHT-OF-WAY OF RIVER ROAD.

10' WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN LOT ONE (1) OF CERTIFIED SURVEY MAP (C.S.M.) NUMBER 3248, RECORDED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 625228, ALSO BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION NINETEEN (19), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE NINE (9) EAST, TOWN OF PINE LAKE, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

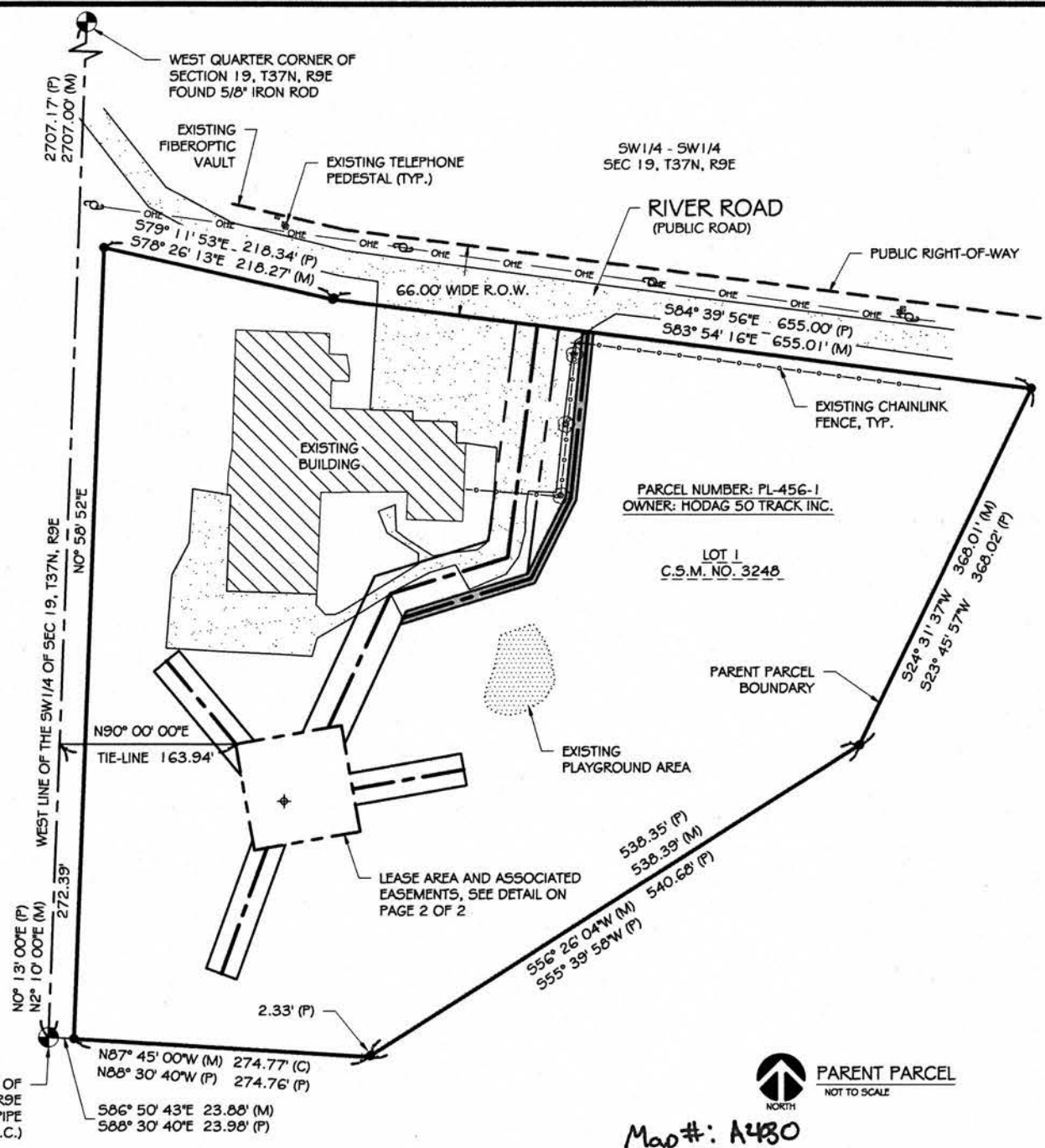
COMMENCING AT A FOUND 2" IRON PIPE LOCATING THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N2° 10' 00"E, 272.39 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 19; THENCE N90° 00' 00"E, 163.94 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N79° 55' 07"W, 87.70 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N24° 47' 28"E, 137.52 FEET; THENCE S27° 12' 15"E, 25.38 FEET TO THE POINT OF BEGINNING; THENCE N72° 52' 41"E, 124.93 FEET; THENCE N26° 23' 52"E, 83.18 FEET; THENCE N5° 52' 34"E, 155.41 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY OF RIVER ROAD AND THE POINT OF TERMINATION. SAID UTILITY EASEMENT CENTERLINE CONTAINS 363.52 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 RIVER ROAD.

PARENT PARCEL DESCRIPTION PER TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC (PARCEL NUMBER: PL-456-1)

LOT 1 OF CERTIFIED SURVEY MAP NO. 3248, RECORDED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE ON NOVEMBER 17, 2005 IN VOLUME 14 OF CERTIFIED SURVEY MAPS ON PAGE 3248 AS DOCUMENT NO. 625228, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 9 EAST, TOWN OF PINE LAKE, ONEIDA COUNTY, WISCONSIN.

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 2020905895.
- 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. 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 SOUTHERLY PUBLIC RIGHT-OF-WAY OF RIVER 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: 1145651, DOCUMENT DATE: 07/10/2020.
- 12) BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW1/4 OF SECTION 19, T37N, R9E, MEASURED TO BEAR N2° 10' 00"E 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 55085C0591C, ZONE X, AREA OF MINIMAL FLOOD HAZARD.



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 fieldwork was performed by me or under my direct supervision and supervision by a duly Licensed Land Surveyor, TRENT D. NELSON, WISCONSIN.



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

Map #: A430
Date Filed: 6-5-2023
By: CH

REV	DATE	DESCRIPTION

ISSUE PHASE: FINAL DATE ISSUED: 02/15/2021

PROJECT TITLE: NORTH RHINELANDER VBHV, LLC US-WI-5326

PROJECT ADDRESS: 4293 RIVER ROAD RHINELANDER, WI 54501 ONEIDA COUNTY

SHEET TITLE: SITE SURVEY

SCALE: AS NOTED

PROJECT NUMBER: 49761
SHEET NUMBER: 1 OF 2

1:\49700\49761\CAD\Survey\49761 North Rhineland Survey.dwg Printed by: pongay on Feb 15, 2021 - 9:54am

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Pongay on Feb 15, 2021 - 9:54am
1:4970049761 CAD Survey 149761 North Rhinelander Survey.dwg

30' WIDE ACCESS & GUY EASEMENT #1 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN LOT ONE (1) OF CERTIFIED SURVEY MAP (C.S.M.) NUMBER 3248, RECORDED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 625228, ALSO BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION NINETEEN (19), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE NINE (9) EAST, TOWN OF PINE LAKE, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE LOCATING THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N2° 10' 00"E, 272.39 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 19; THENCE N90° 00' 00"E, 163.94 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S10° 04' 53"E, 100.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N79° 55' 07"E, 11.91 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S19° 55' 07"W, 123.01 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #1 CENTERLINE CONTAINS 123.01 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 AND SOUTH LINES OF THE AFOREMENTIONED LEASE AREA.

30' WIDE ACCESS & GUY EASEMENT #2 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN LOT ONE (1) OF CERTIFIED SURVEY MAP (C.S.M.) NUMBER 3248, RECORDED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 625228, ALSO BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION NINETEEN (19), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE NINE (9) EAST, TOWN OF PINE LAKE, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

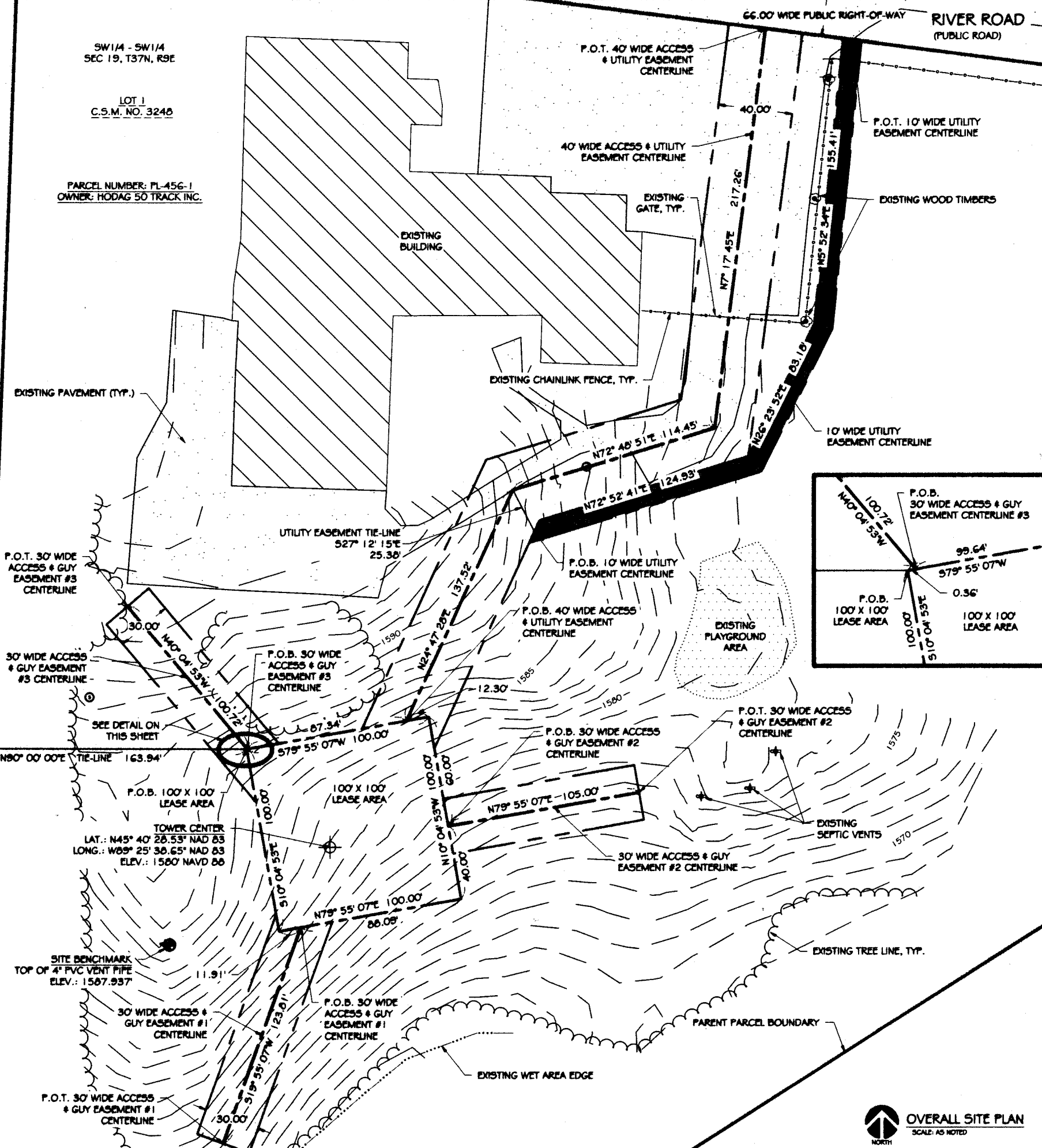
COMMENCING AT A FOUND 2" IRON PIPE LOCATING THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N2° 10' 00"E, 272.39 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 19; THENCE N90° 00' 00"E, 163.94 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S10° 04' 53"E, 100.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N79° 55' 07"E, 100.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N10° 04' 53"W, 40.00 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N79° 55' 07"E, 105.00 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #2 CENTERLINE CONTAINS 105.00 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 EAST LINE OF THE AFOREMENTIONED LEASE AREA.

30' WIDE ACCESS & GUY EASEMENT #3 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN LOT ONE (1) OF CERTIFIED SURVEY MAP (C.S.M.) NUMBER 3248, RECORDED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 625228, ALSO BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION NINETEEN (19), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE NINE (9) EAST, TOWN OF PINE LAKE, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE LOCATING THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N2° 10' 00"E, 272.39 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 19; THENCE N90° 00' 00"E, 163.94 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N79° 55' 07"E, 0.36 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N40° 04' 53"W, 100.72 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #3 CENTERLINE CONTAINS 100.72 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 AND NORTH LINES OF THE AFOREMENTIONED LEASE AREA.

2707.17 (F)
2707.00 (M)
N2° 10' 00"E WEST LINE OF THE SW1/4 OF SEC 19, T37N, R9E
272.39



LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- PARENT PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING CHAINLINK FENCE
- EXISTING TREELINE
- EXISTING WATERS EDGE
- EXISTING SIGN
- EXISTING SEPTIC MANHOLE
- EXISTING ASPHALT
- EXISTING GRAVEL
- LEASE AREA
- EASEMENT SIDELINE
- EASEMENT CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER-QUARTER SECTION LINE

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

VBHV, LLC

NORTH

Wisconsin
TRENT D NELSON
3132-B
WAUTOMA, WI
LAND SURVEYOR

Trent D. Nelson, PL5
License Number: 3132-B

REV	DATE	DESCRIPTION

ISSUE PHASE: FINAL DATE ISSUED: 02/15/2021
PROJECT TITLE: NORTH RHINELANDER VBHV, LLC US-WI-5326
PROJECT ADDRESS: 4293 RIVER ROAD RHINELANDER, WI 54501 ONEIDA COUNTY
SHEET TITLE: SITE SURVEY
SCALE: AS NOTED
SHEET NUMBER: 2 OF 2