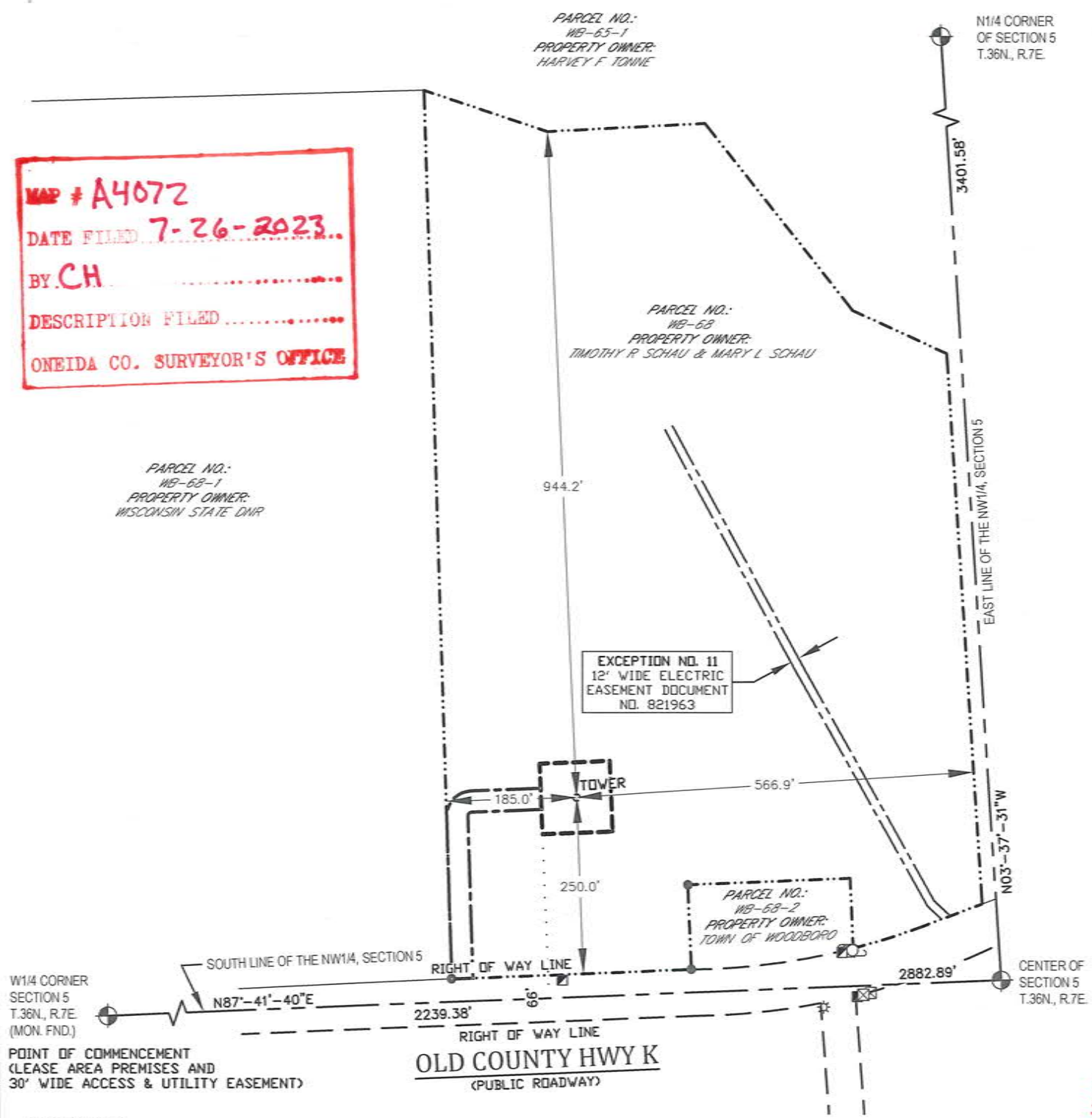


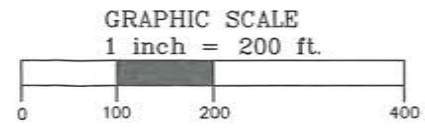
MAP # A4072
DATE FILED 7-26-2023
BY CH
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE



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. 20231207664.
- PRIVATE UTILITIES MARKED ON 3-27-2023.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55085C0545C, 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.

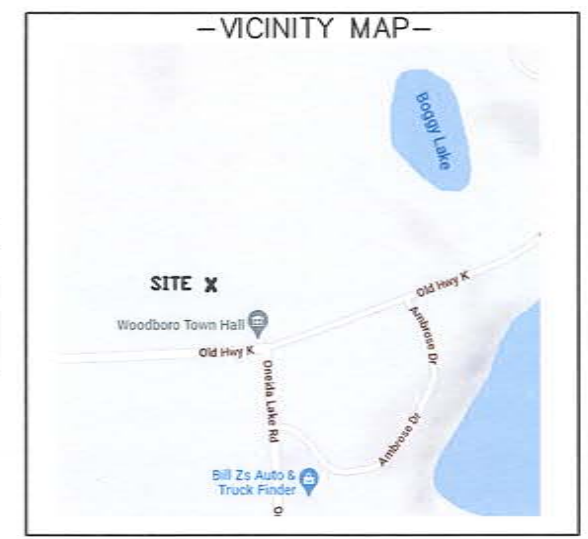
- THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA PREMISES AND 30' WIDE ACCESS & UTILITY EASEMENT ONLY.
- THE LEASE AREA PREMISES AND 30' WIDE ACCESS & UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.
- THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA PREMISES OR ACCESS & UTILITY EASEMENT.
- THE ACCESS & UTILITY EASEMENT RUNS TO OLD COUNTY HIGHWAY K RIGHT OF WAY (A PUBLIC RIGHT OF WAY).



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

WARNING
 CALL BEFORE YOU DIG
 48 HOURS BEFORE YOU DIG

BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE SOUTH LINE T.36N., R.7E., WHICH BEARS: N87°-41'-40"E



TOWER BASE
 LATITUDE: N45°-38'-11.28"
 LONGITUDE: W89°-38'-35.57"
 (Per North American Datum of 83/2011)
 Ground Elevation: 1572.3'
 (Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" IRON PIPE FOUND
 - ⊙ = COUNTY MONUMENT FOUND
 - ⌵ = WOOD LATH
 - ⊙ = LIGHT POLE
 - ⊠ = TELEPHONE PEDESTAL
 - ⊠ = ELECTRIC TRANSFORMER
 - ⊙ = EXISTING POWER POLE
 - T - T = BURIED TELEPHONE
 - F - F = BURIED FIBER OPTIC LINE
 - - - = FENCE LINE
 - - - = PROPERTY LINE
 - ⊙ = EXISTING TREE

CERTIFICATION:

I, CRAIG A. KEACH, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2333, 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 AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-149747-C ISSUED BY TOWER TITLE, LLC. WITH AN EFFECTIVE DATE OF MARCH 16, 2023 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, 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 2ND day of JUNE, 2023.

Craig A. Keach
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Craig A. Keach, S-2333

SURVEYED FOR: CONCORDIA WIRELESS

361 RANDY RD, UNIT 101
 CAROL STREAM, IL 60188
 MAIN: (847) 981-0801

SURVEYED FOR:

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:
HARSHAW

SITE NUMBER:
US-W-5532

SITE ADDRESS:
8668 OLD COUNTY K
HARSHAW, WI 54529

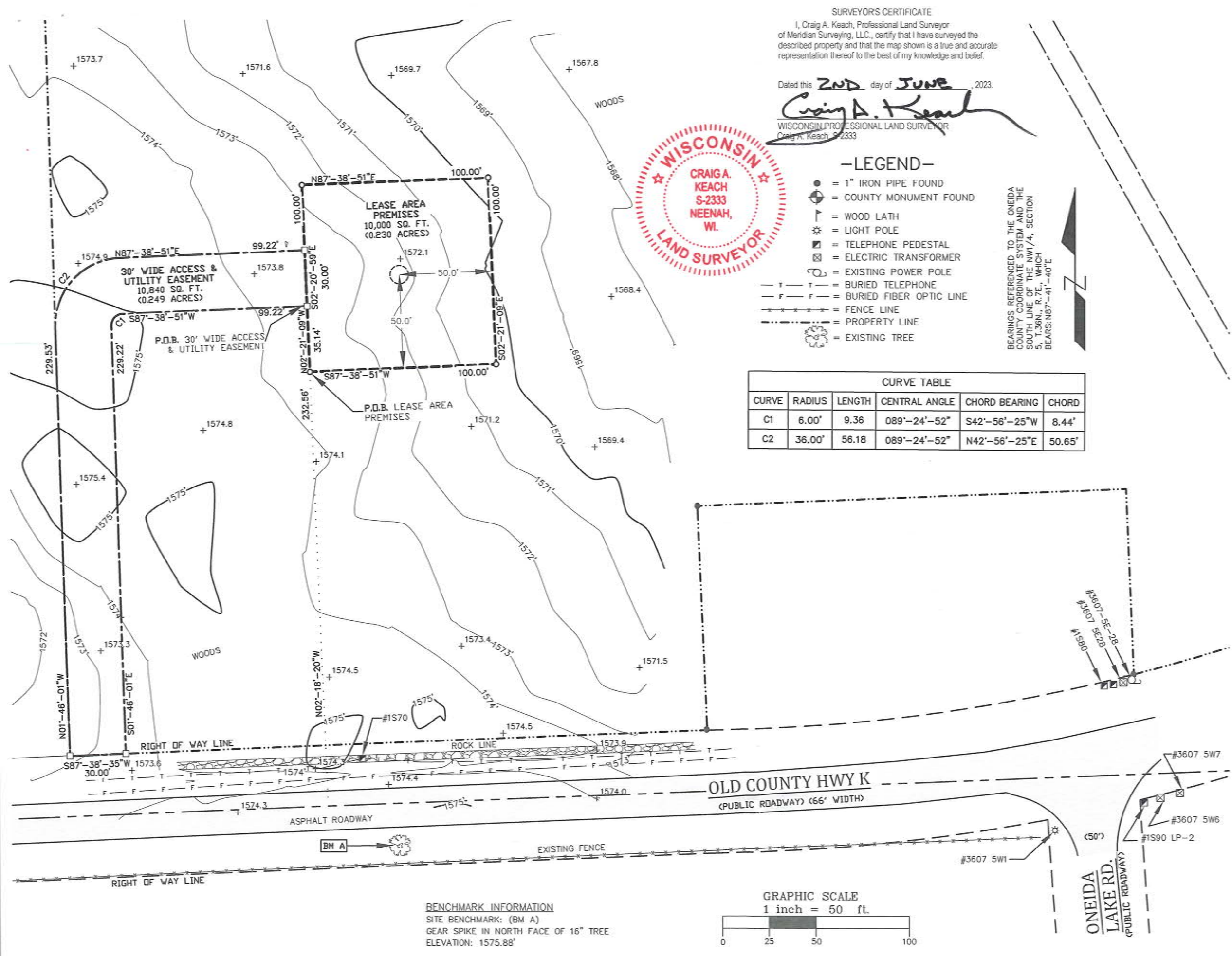
PROPERTY OWNER:
TIMOTHY R SCHAU & MARY L SCHAU
8668 OLD COUNTY K
HARSHAW, WI 54529

PARCEL NO.: WB-68
ZONED: RESIDENTIAL AND FARMING
DEED REFERENCE: DOC. 828610

SURVEY PLAT
 FOR
VERTICAL BRIDGE VBTS, LLC.
 BEING A PART OF THE SE1/4 OF THE
 NW1/4, SECTION 5, T.36N., R.7E., TOWN
 OF WOODBORO, ONEIDA COUNTY,
 WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	5-23-23	Added Lease & Easement	KR
2	5-18-23	Additional Locates	JB
1	3-28-23	Preliminary Survey	KR

DRAWN BY: K.R.	FIELD WORK DATE: 3-27-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14470	SHEET 1 OF 3



SURVEYOR'S CERTIFICATE
 I, Craig A. Keach, 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 2ND day of JUNE, 2023.

Craig A. Keach
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Craig A. Keach, S-2333

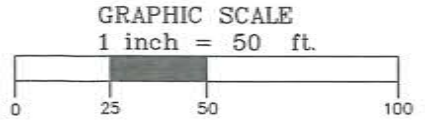


- LEGEND-**
- = 1" IRON PIPE FOUND
 - ⊕ = COUNTY MONUMENT FOUND
 - ⌵ = WOOD LATH
 - ⊙ = LIGHT POLE
 - ⊠ = TELEPHONE PEDESTAL
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 - - - = BURIED TELEPHONE
 - - - = BURIED FIBER OPTIC LINE
 - * - * - = FENCE LINE
 - - - - - = PROPERTY LINE
 - ⊕ = EXISTING TREE

CURVE TABLE

CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	6.00'	9.36	089°-24'-52"	S42°-56'-25"W	8.44'
C2	36.00'	56.18	089°-24'-52"	N42°-56'-25"E	50.65'

BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 GEAR SPIKE IN NORTH FACE OF 16" TREE
 ELEVATION: 1575.88'



SURVEYED FOR: CONCORDIA WIRELESS

361 RANDY RD, UNIT 101
 CAROL STREAM, IL 60188
 MAIN: (847) 981-0801

SURVEYED FOR:

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:
HARSHAW

SITE NUMBER:
US-WI-5532

SITE ADDRESS:
8668 OLD COUNTY K
HARSHAW, WI 54529

PROPERTY OWNER:
 TIMOTHY R SCHAU & MARY L SCHAU
 8668 OLD COUNTY K
 HARSHAW, WI 54529

PARCEL NO.: WB-68
ZONED: RESIDENTIAL AND FARMING
DEED REFERENCE: DOC. 828610

SURVEY PLAT
 FOR
VERTICAL BRIDGE VBTS, LLC.
 BEING A PART OF THE SE1/4 OF THE
 NW1/4, SECTION 5, T.36N., R.7E., TOWN
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 WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	5-23-23	Added Lease & Easement	KR
2	5-18-23	Additional Locates	JB
1	3-28-23	Preliminary Survey	KR

DRAWN BY: K.R. **FIELD WORK DATE:** 3-27-23

CHECKED BY: C.A.K. **FIELD BOOK:** X

JOB NO.: 14470 **SHEET 2 OF 3**

LEASE AREA PREMISES

Part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Five (5), Township Thirty-Six (36) North; Range Seven (7) East, Town of Woodboro, Oneida County, Wisconsin, containing 10,000 square feet (0.230 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 5; thence N87°-41'-40"E 2239.38 feet along the South line of the NW1/4 of said Section 5; thence N02°-18'-20"W 232.56 feet to the point of beginning; thence N02°-21'-09"W 100.00 feet; thence N87°-38'-51"E 100.00 feet; thence S02°-21'-09"E 100.00 feet; thence S87°-38'-51"W 100.00 feet to the point of beginning; Being subject to any and all easements and restrictions of record.

30 FOOT WIDE ACCESS AND UTILITY EASEMENT

Part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Five (5), Township Thirty-Six (36) North; Range Seven (7) East, Town of Woodboro, Oneida County, Wisconsin, containing 10,840 square feet (0.249 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 5; thence N87°-41'-40"E 2239.38 feet along the South line of the NW1/4 of said Section 5; thence N02°-18'-20"W 232.56 feet; thence N02°-21'-09"W 35.14 feet to the point of beginning; thence S87°-38'-51"W 99.22 feet; thence 9.36 feet along the arc of a curve to the left having a radius of 6.00 feet and a chord which bears S42°-56'-25"W 8.44 feet; thence S01°-46'-01"E 229.22 feet to a point on the North Right of Way line of Old County Hwy K; thence S87°-38'-35"W 30.00 feet along said North Right of Way line; thence N01°-46'-01"W 229.53 feet; thence 56.18 feet along the arc of a curve to the right having a radius of 36.00 feet and a chord which bears N42°-56'-25"E 50.65 feet; thence N87°-38'-51"E 99.22 feet; thence S02°-20'-59"E 30.00 feet to the point of beginning; Being subject to any and all easements and restrictions of record.

PARENT PARCEL

All that tract or parcel of land located in the County of Oneida, State of Wisconsin, being more particularly described as follows:

The Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼), Section Five (5), Township Thirty-six (36) North, Range Seven (7) East, Town of Woodboro, Oneida County, Wisconsin. Excepting therefrom the West 660 feet thereof;

Excepting therefrom lands described in Volume 481 records, Page 775;

Excepting therefrom lands described in Volume 159 records, Page 430;

Also excepting therefrom Parcel A described as follows:

A parcel of land located in part of the Southeast ¼ of the Northwest ¼ Section 5, Township 36 North, Range 7 East, Town of Woodboro, Oneida County, Wisconsin and more particularly described as follows:

Commencing at the West ¼ corner of said Section 5, thence along the East-West ¼ line North 87° 38' 06" East, 2882.883 feet to the C ¼ corner; thence North 03° 40' 52" West, 115.30 feet to an iron pipe on the Northerly right of way of Old County "K" and the Point of Beginning. thence continuing along the same bearing 1168.06 feet to the C-N 1/16 corner; thence South 88° 20' 03" West, 739.37 feet to an iron pipe; thence South 71° 49' 34" East, 185.07 feet to an iron pipe; thence North 87° 01' 55" East, 225.79 feet to an iron pipe; thence South 38° 14' 13" East, 337.14 feet to an iron pipe; thence South 65° 36' 52" East, 147.49 feet to an iron pipe; thence South 03° 40' 52" East, 781.36 feet to an iron pipe on the Northerly right of way of said Old County "K" thence along said right of way North 69° 29' 01" East, 20.89 feet to the place of beginning.

Parcel ID: WB-68

This being the same property conveyed to Timothy R. Schau and Mary L. Schau, husband and wife, as survivorship marital property from Harshaw Ventures, LLC, a Wisconsin limited liability company in a warranty deed dated December 7, 2021 and recorded December 7, 2021 as instrument 828610 in Oneida County, Wisconsin.

TITLE REPORT REVIEW

TITLE REPORT: TOWER TITEL AND CLOSING AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. VTB-149747-C

EFFECTIVE DATE: March 16, 2023

FEE SIMPLE TITLE VESTED IN: Timothy R. Schau and Mary L. Schau, husband and wife, as survivorship marital property

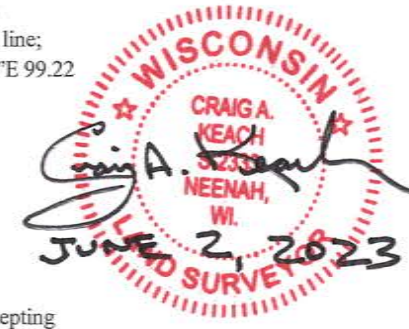
NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE SITE AND ANY EASEMENTS PERTINENT THEREUNTO WHERE SPECIFIC ENCUMBRANCES AFFECT THE LEASE SITE AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS SUCH.

SCHEDULE B-II

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

(10) Utility Easement/Individual between Harvey F Tonne, Sandra L. Tonne; and Wisconsin Public Service Corporation, a Wisconsin corporation and Frontier, dated November 23, 2009 and recorded December 7, 2009 in (instrument) 684871, in Oneida County, Wisconsin. Does not apply.

(11) Electric Distribution Easement between Kevin A. Kuehlman & Helen A. Kuehlman, husband and wife; and Wisconsin Public Service Corporation, a Wisconsin corporation, dated June 11, 2021 and recorded June 21, 2021 in (instrument) 821963, in Oneida County, Wisconsin. Does apply and is plotted and shown. Affects the Parent Parcel but not the Lease Area Premises or 30 Foot Wide Access and Utility Easement.



SURVEYED FOR: CONCORDIA WIRELESS



SURVEYED FOR:



750 PARK OF COMMERCE DRIVE, SUITE 200, BOCA RATON, FL 33487

MERIDIAN SURVEYING, LLC logo and contact info: N9637 Friendship Drive, Kaukauna, WI 54130; Office: 920-993-0881, Fax: 920-273-6037

SITE NAME: HARSHAW; SITE NUMBER: US-WI-5532; SITE ADDRESS: 8668 OLD COUNTY K, HARSHAW, WI 54529

PROPERTY OWNER: TIMOTHY R SCHAU & MARY L SCHAU, 8668 OLD COUNTY K, HARSHAW, WI 54529

PARCEL NO.: WB-68; ZONED: RESIDENTIAL AND FARMING; DEED REFERENCE: DOC. 828610

SURVEY PLAT FOR VERTICAL BRIDGE VBTS, LLC. BEING A PART OF THE SE1/4 OF THE NW1/4, SECTION 5, T.36N., R.7E., TOWN OF WOODBORO, ONEIDA COUNTY, WISCONSIN

Table with 4 columns: NO., DATE, DESCRIPTION, BY. Rows include: 3 5-23-23 Added Lease & Easement KR, 2 5-18-23 Additional Locates JB, 1 3-28-23 Preliminary Survey KR

Table with 2 columns: DRAWN BY, FIELD WORK DATE; CHECKED BY, FIELD BOOK; JOB NO., SHEET OF. Values: K.R., 3-27-23; C.A.K., X; 14470, 3 OF 3