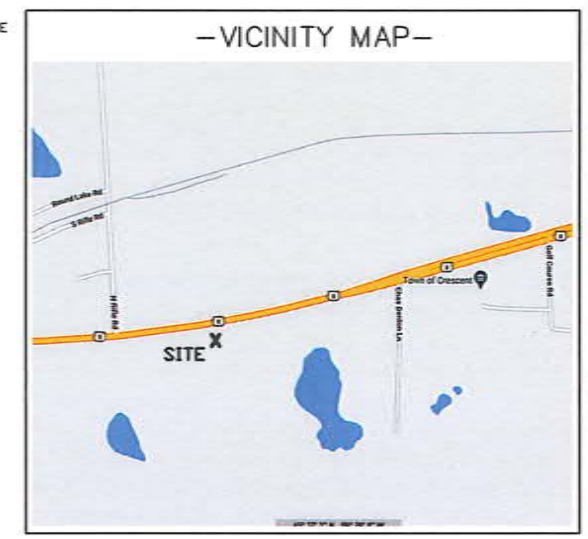
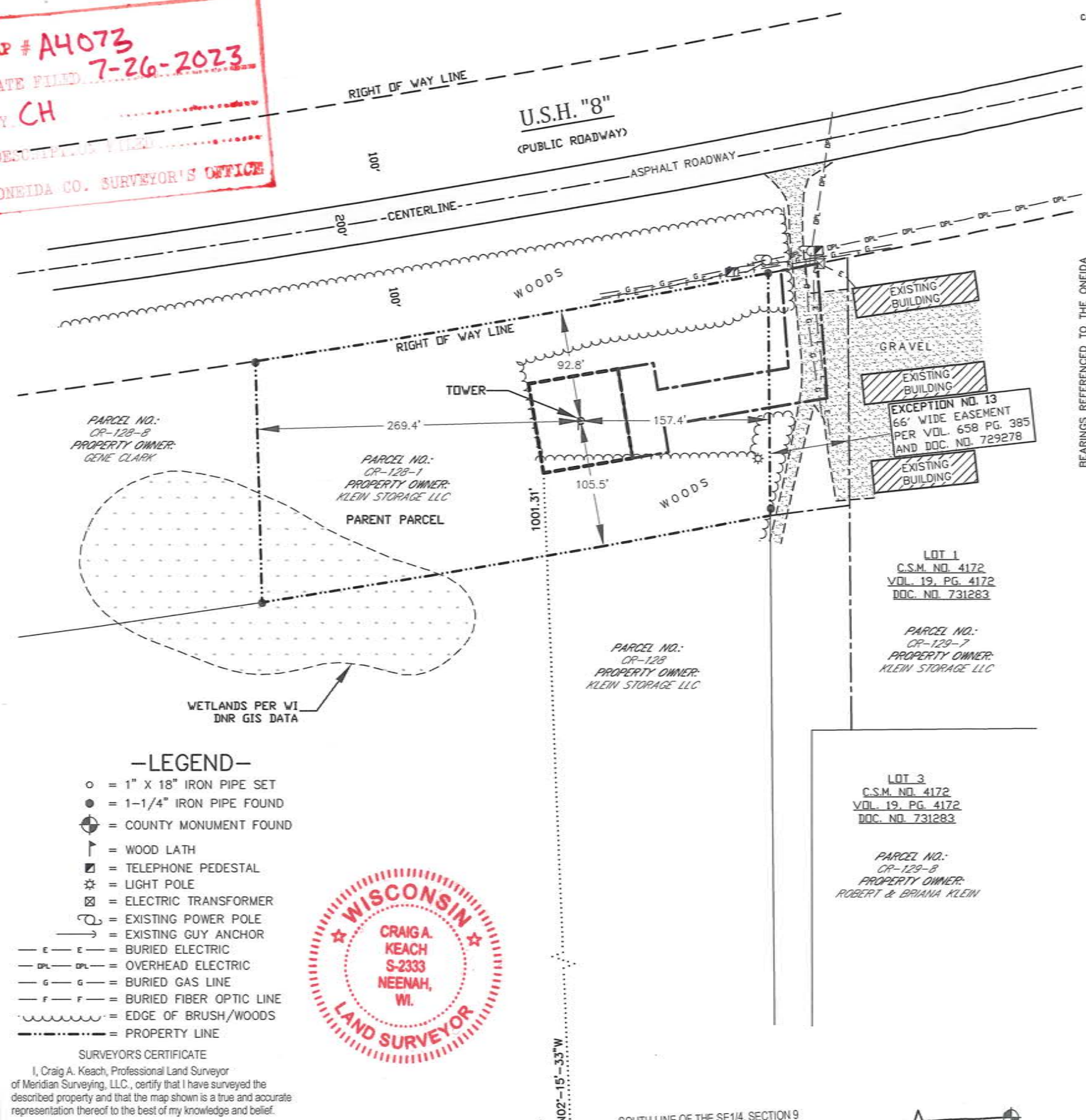


MAP # A4073
 DATE FILED 7-26-2023
 BY CH
 ONEIDA CO. SURVEYOR'S OFFICE

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



BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SE1/4, SECTION 9, T.36N., R.8E., WHICH BEARS: N87°-44'-27"E



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. 20231306938.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55085C0805C, 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 U.S.H. 8 RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

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.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-149762-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.

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 WEST

SITE NUMBER:
US-WI-5559

SITE ADDRESS:
6477 U.S.H. "8"
RHINELANDER, WI 54501

PROPERTY OWNER:
 KLEIN STORAGE LLC
 PO BOX 1183
 RHINELANDER, WI 54501

PARCEL NO.:
 CR-128-1 (LEASE/EASE.)
 CR-129-7 (EASE.)

ZONED: GENERAL USE

DEED REFERENCE: DOC. NO. 836493

SURVEY PLAT
 FOR
VB 500 II LLC.
 BEING A PART OF THE SW1/4 OF THE
 SE1/4, SECTION 9, T.36N., R.8E.,
 TOWN OF CRESCENT, ONEIDA COUNTY,
 WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	5-4-23	Added Lease & Easement	JB
1	4-10-23	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 4-6-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14465	SHEET 1 OF 3

-LEGEND-

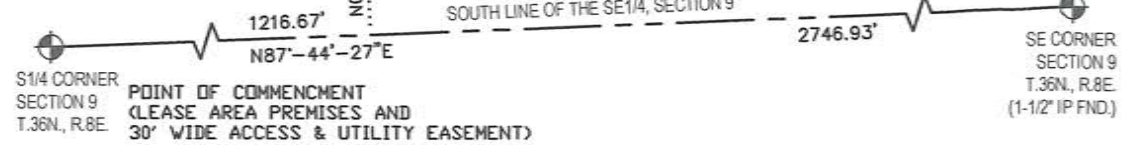
- = 1" X 18" IRON PIPE SET
- = 1-1/4" IRON PIPE FOUND
- ⊕ = COUNTY MONUMENT FOUND
- ┆ = WOOD LATH
- ⊠ = TELEPHONE PEDESTAL
- ⊛ = LIGHT POLE
- ⊞ = ELECTRIC TRANSFORMER
- ⊚ = EXISTING POWER POLE
- = EXISTING GUY ANCHOR
- E—E— = BURIED ELECTRIC
- DPL—DPL— = OVERHEAD ELECTRIC
- G—G— = BURIED GAS LINE
- F—F— = BURIED FIBER OPTIC LINE
- ~~~~~ = EDGE OF BRUSH/WOODS
- - - - - = PROPERTY LINE



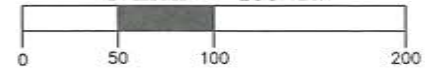
SURVEYOR'S CERTIFICATE

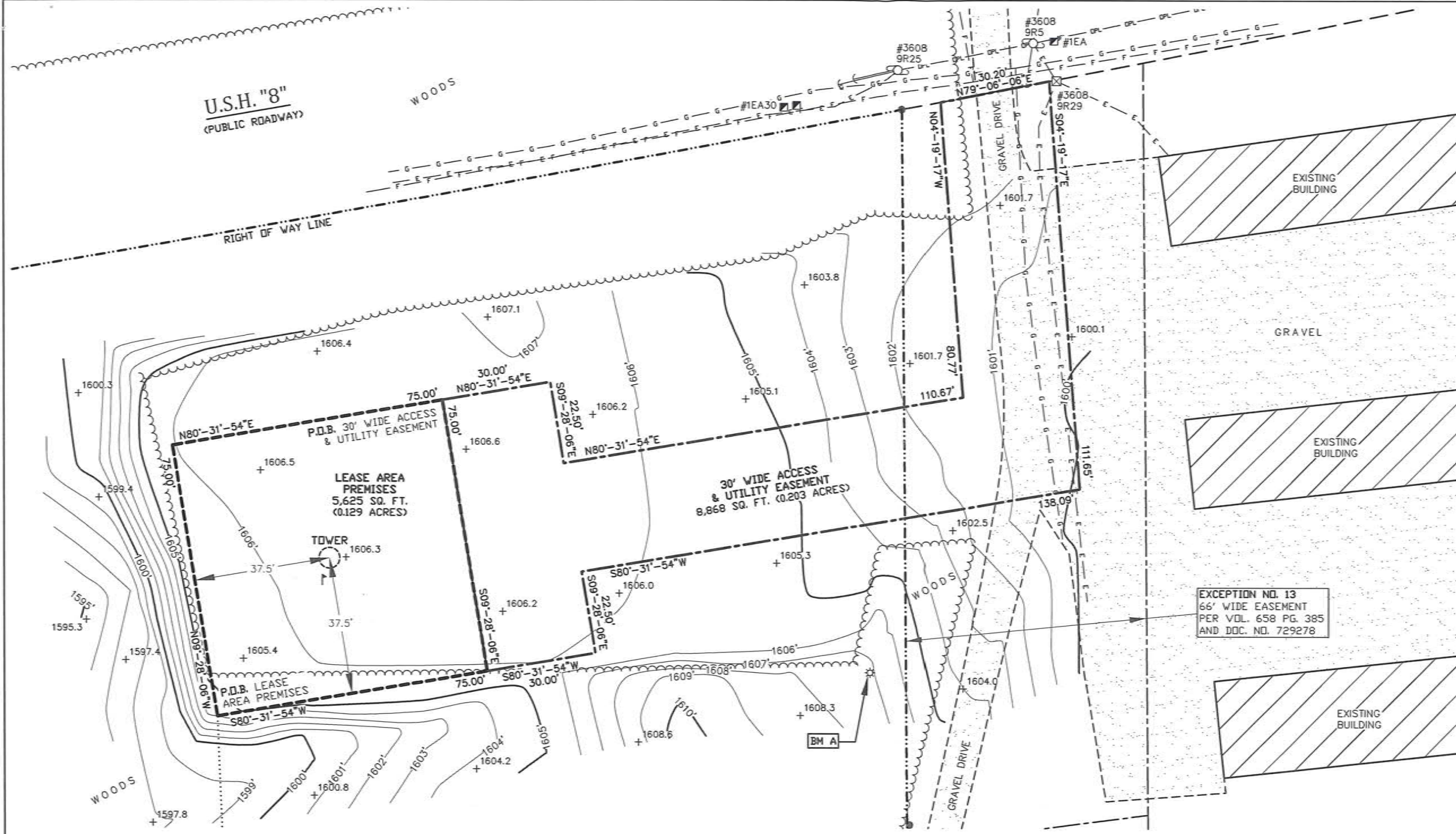
I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 4th day of MAY, 2023.
Craig A. Keach
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Craig A. Keach S-2333



GRAPHIC SCALE
 1 inch = 100 ft.





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 WEST

SITE NUMBER:
US-WI-5559

SITE ADDRESS:
**6477 U.S.H. "8"
RHINELANDER, WI 54501**

PROPERTY OWNER:
KLEIN STORAGE LLC
PO BOX 1183
RHINELANDER, WI 54501

PARCEL NO.:
CR-128-1 (LEASE/EASE.)
CR-129-7 (EASE.)

ZONED: GENERAL USE

DEED REFERENCE: DOC. NO. 836493

SURVEY PLAT
FOR
VB 500 II LLC.
BEING A PART OF THE SW1/4 OF THE
SE1/4, SECTION 9, T.36N., R.8E.,
TOWN OF CRESCENT, ONEIDA COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	5-4-23	Added Lease & Easement	JB
1	4-10-23	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 4-6-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14465	SHEET 2 OF 3

-LEGEND-

- = 1" X 18" IRON PIPE SET
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- ~~~~~ = EDGE OF BRUSH/WOODS
- = PROPERTY LINE

BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SET/4, SECTION 9, T.36N., R.8E., WHICH BEARS: N87°-44'-27"E

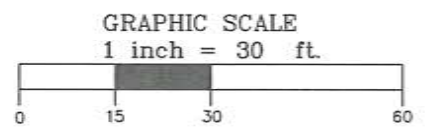


PROPOSED TOWER BASE

LATITUDE: N45°-36'-58.49"
LONGITUDE: W89°-29'-48.22"
(Per North American Datum of 83/2011)

Ground Elevation: 1606.2'
(Per North American Vertical Datum of 1988)

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
SET 6" NAIL IN WEST FACE OF LIGHT POLE
#F2-1; ±1' ABOVE GROUND LEVEL
ELEVATION: 1609.27'



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 4th day of MAY, 2023.

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

A4073

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LEASE AREA PREMISES

Being a part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Nine (9), Township Thirty-Six (36) North, Range Eight (8) East, Town of Crescent, Oneida County, Wisconsin containing 5,625 square feet (0.129 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 9; thence N87°-44'-27"E 1216.67 feet along the South line of the SE ¼ of said Section 9; thence N02°-15'-33"W 1001.31 feet to the point of beginning; thence N09°-28'-06"W 75.00 feet; thence N80°-31'-54"E 75.00 feet; thence S09°-28'-06"E 75.00 feet; thence S80°-31'-54"W 75.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

30 FOOT WIDE ACCESS AND UTILITY EASEMENT

Being a part of Lot One (1) of Certified Survey Map No. 4172 Recorded in Volume 19 on Page 4172 as Document No. 731283 of Oneida County Records and being a part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Nine (9), Township Thirty-Six (36) North, Range Eight (8) East, Town of Crescent, Oneida County, Wisconsin containing 8,868 square feet (0.203 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 9; thence N87°-44'-27"E 1216.67 feet along the South line of the SE ¼ of said Section 9; thence N02°-15'-33"W 1001.31 feet; thence N09°-28'-06"W 75.00 feet; thence N80°-31'-54"E 75.00 feet to the point of beginning; thence continue N80°-31'-54"E 30.00 feet; thence S09°-28'-06"E 22.50 feet; thence N80°-31'-54"E 110.67 feet; thence N04°-19'-17"W 80.77 feet to a point on the South Right-of-Way line of U.S.H.8; thence N79°-06'-06"E 30.20 feet along said South Right-of-Way line; thence S04°-19'-17"E 111.65 feet; thence S80°-31'-54"W 138.09 feet; thence S09°-28'-06"E 22.50 feet; thence S80°-31'-54"W 30.00 feet; thence N09°-28'-06"W 75.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

PARENT PARCEL

The following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Oneida County, State of Wisconsin:

Parcel 2 (CR-128-1)

Parcel A:

A parcel of land in the SW ¼ SE ¼, Section 9, Township 36 North, Range 8 East, Town of Crescent, Oneida County, Wisconsin, more particularly described as follows: Commencing at the South ¼ corner of said Section 9; thence N. 85° 10' 56" E., a distance of 1375.15 feet to the 1/8 corner, thence N. 03° 06' 58" W., a distance of 1161.15 feet to an iron pipe on the Southerly boundary of US HWY 8 marking the Point of Beginning; thence Westerly along the Southerly boundary of US HWY 8 a distance of 433.75 feet to an iron pipe; thence S. 4°33'56" E., a distance of 200 feet to an iron pipe; thence Easterly parallel with US HWY 8 a distance of 428.69 feet to an iron pipe on the West line of the SW ¼ SE ¼; thence N 03° 06' 58" W., a distance of 200 feet to the Point of Beginning.

Parcel B:

Easement for road purposes for the benefit of Parcel 1 created in Easement dated June 25, 2013, and recorded June 26, 2013, at 1:28 PM as Document No. 729278 and described as follows:

A 66 foot wide nonexclusive easement for road purposes for access to Parcel CR 128-1, in the SW ¼ of the SE ¼, Section 9, Township 36 North, Range 8 East. Said easement is along the Westerly 66 feet of the SE ¼ of the SE ¼, Section 9, Township 36 North, Range 8 East, and extending from U.S. Highway 8 South right of way line approximately 200 feet.

Parcel No. CR-128-1

This being a portion of the property conveyed to Klein Storage LLC from Pleasure Point Storage LLC in deed dated August 16, 2022 and recorded August 17, 2022 as Instrument No. 836493.

TITLE REPORT REVIEW

Title Report: Fidelity National Title Insurance Company and Tower Title & Closing

Commitment No. VTB-149762-C

Effective Date: 16th day of March, 2023

Fee Simple Title Vested In: Klein Storage LLC

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

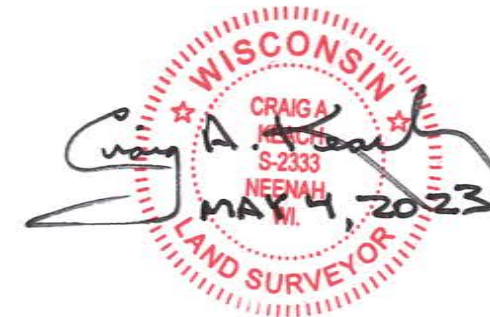
(1-9) These are general statements and not specific encumbrances.

(10) Warranty Deed between Robert C. Oldenburg and Jean L. Oldenburg, in joint tenancy; and the State of Wisconsin, Department of Transportation, dated November 2, 2000 and recorded December 1, 2000 in (book) 1001 (page) 725 (instrument) 525509, in Oneida County, Wisconsin. **Does apply and affects the Parent Parcel. Will not affect the Lease Area Premises or 30 Foot wide Access and Utility Easement. This is a controlled access declaration. Since there is an existing driveway being utilized, it will not apply.**

(11) Conveyance of Rights in Land between Wisconsin Public Service Corporation; and the State of Wisconsin, Department of Transportation, dated June 5, 2001 and recorded September 6, 2001 in (book) 1059 (page) 234 (instrument) 538686, in Oneida County, Wisconsin. **This is a conveyance of rights which resides in the present day road right of way of U.S.H. 8 and therefore does not apply.**

(12) Conveyance of Rights in Land between Citizens Communications; and the State of Wisconsin, Department of Transportation, dated September 5, 2001 and recorded September 6, 2001 in (book) 1059 (page) 235 (instrument) 538687, in Oneida County, Wisconsin. **This is a conveyance of rights which resides in the present day road right of way of U.S.H. 8 and therefore does not apply.**

(13) Easement between Steven A. Denton, a single man; and SAD Properties, LLC, dated June 25, 2013 and recorded June 26, 2013 in (instrument) 729278, in Oneida County, Wisconsin. **Does apply and is plotted and shown. Affects the 30 Foot wide Access and Utility Easement but not the Lease Area Premises.**



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

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

SITE NAME: RHINELANDER WEST SITE NUMBER: US-WI-5559 SITE ADDRESS: 6477 U.S.H. "8" RHINELANDER, WI 54501

PROPERTY OWNER: KLEIN STORAGE LLC PO BOX 1183 RHINELANDER, WI 54501 PARCEL NO.: CR-128-1 (LEASE/EASE.) CR-129-7 (EASE.) ZONED: GENERAL USE DEED REFERENCE: DOC. NO. 836493

SURVEY PLAT FOR VB 500 II LLC. BEING A PART OF THE SW1/4 OF THE SE1/4, SECTION 9, T.36N., R.8E., TOWN OF CRESCENT, ONEIDA COUNTY, WISCONSIN

Table with columns: NO., DATE, DESCRIPTION, BY. Rows: 2 5-4-23 Added Lease & Easement JB, 1 4-10-23 Preliminary Survey JD

Table with columns: DRAWN BY, CHECKED BY, JOB NO., FIELD WORK DATE, FIELD BOOK, SHEET OF. Values: J.D., C.A.K., 14465, 4-6-23, X, 3 OF 3

A4073

A4073