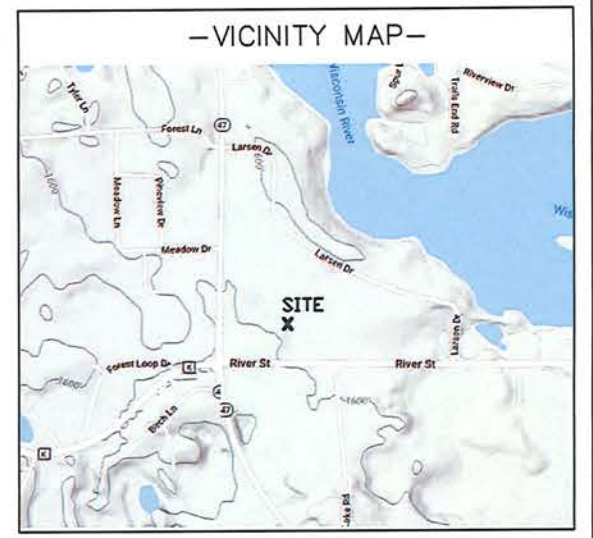


RECEIVED & FILED # **A4165**
 Oneida County Surveyor's Office
 Date **4-1-2024**
 By **CH**
 OCS Area #.....



BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SW1/4, SECTION 36, T.37N., R.8E., WHICH BEARS S89°-30'-34"E

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

TOWER BASE
 LATITUDE: 45°-38'-52.88"
 LONGITUDE: 89°-26'-53.74"
 (Per North American Datum of 83/2011)
 Ground Elevation: 1597.2'
 (Per North American Vertical Datum of 1988)

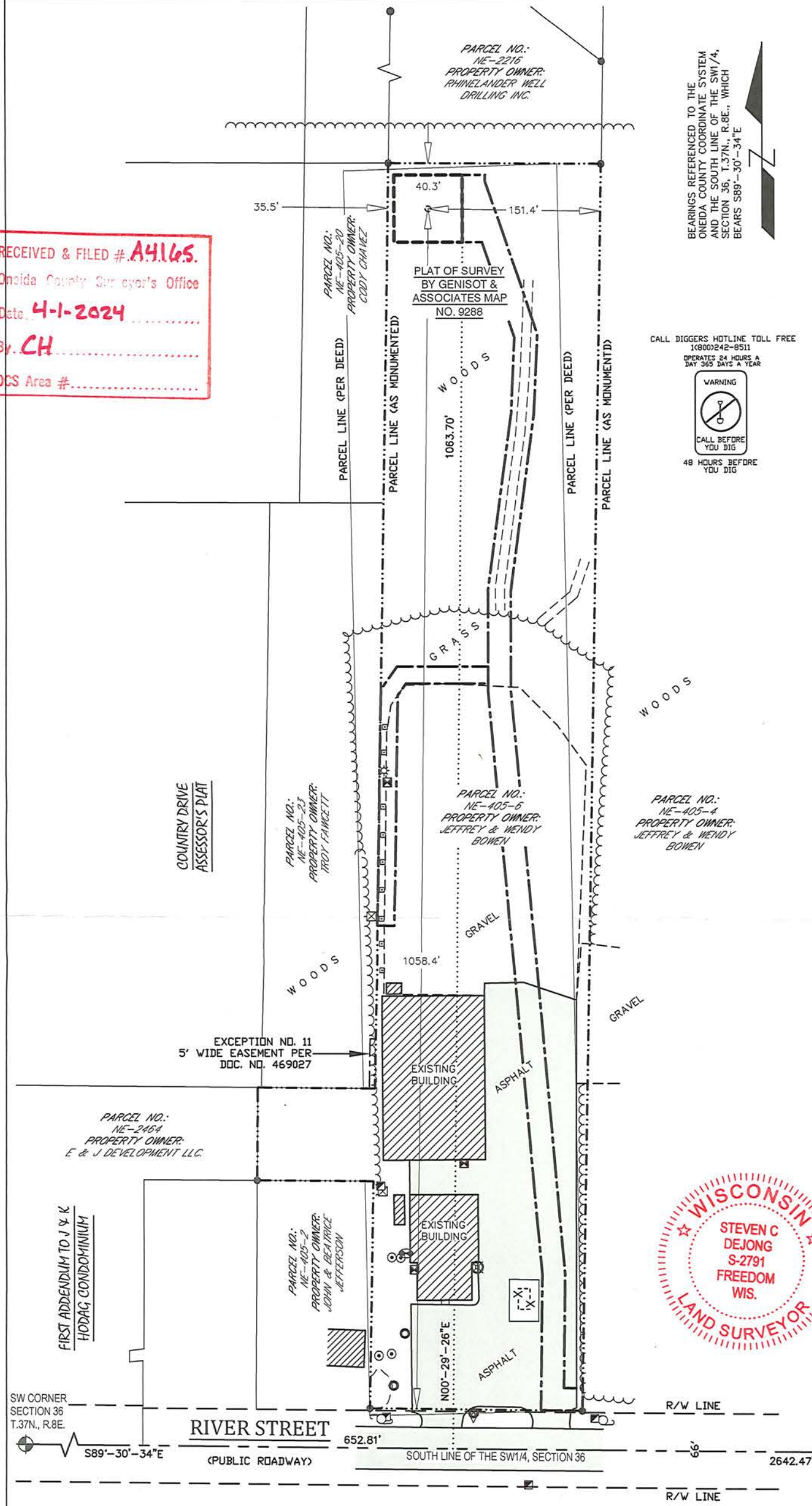
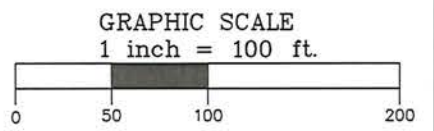
CERTIFICATION:
 I, CRAIG A. KEACH, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2333, I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE 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, 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-160031-C ISSUED BY TOWER TITLE, LLC, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- () = RECORDED INFORMATION
- ⊕ = COUNTY MONUMENT FOUND
- ⊗ = EXISTING POWER POLE
- ⊠ = ELECTRIC TRANSFORMER
- ⊞ = ELECTRIC METER
- ⊡ = TELEPHONE PEDESTAL
- ⊚ = GAS METER
- ⊙ = WELL HEAD
- ⊕ = ELECTRIC OUTLETS
- ⊖ = SEPTIC VENT
- = PVC PIPE
- ⊙ = LIGHT POLE
- ⊚ = TRAFFIC SIGN
- DPL — DPL — OVERHEAD ELECTRIC
- E — E — BURIED ELECTRIC
- T — T — BURIED TELEPHONE
- G — G — BURIED GAS LINE
- - - - - PROPERTY LINE
- ⊗ = EXISTING TREE

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 15TH day of MARCH, 2024.
Steven C. DeJong
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Steven C. DeJong, S-2791



DRAWN BY: J.B.	FIELD WORK DATE: 10-25-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14954	SHEET 1 OF 4

SURVEY PLAT
 FOR
VB BTS II, LLC.
 BEING A PART OF THE SW1/4 OF THE SW1/4, SECTION 36, T.37N., R.8E., TOWN OF NEWBOLD, ONEIDA COUNTY, WISCONSIN

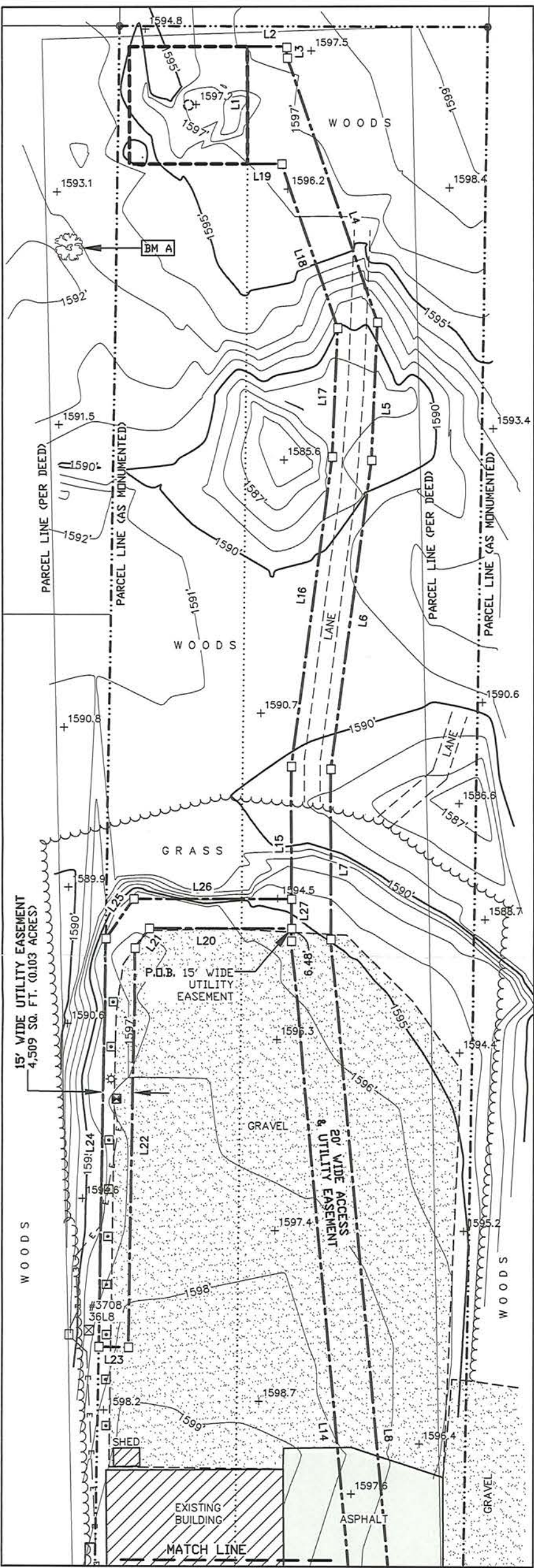
PROPERTY OWNER:
 JEFFREY & WENDY BOWEN
 PO BOX 4343
 MCNAUGHTON, WI 54543
 PARCEL NO.: NE-405-6
 ZONED: B-3 GENERAL BUSINESS
 DEED REFERENCE: DOCUMENT NO. 727667

SITE NAME:
 RHINELANDER
 SITE NUMBER:
 US-W-5490
 SITE ADDRESS:
 1940 RIVER STREET
 RHINELANDER, WI 54501

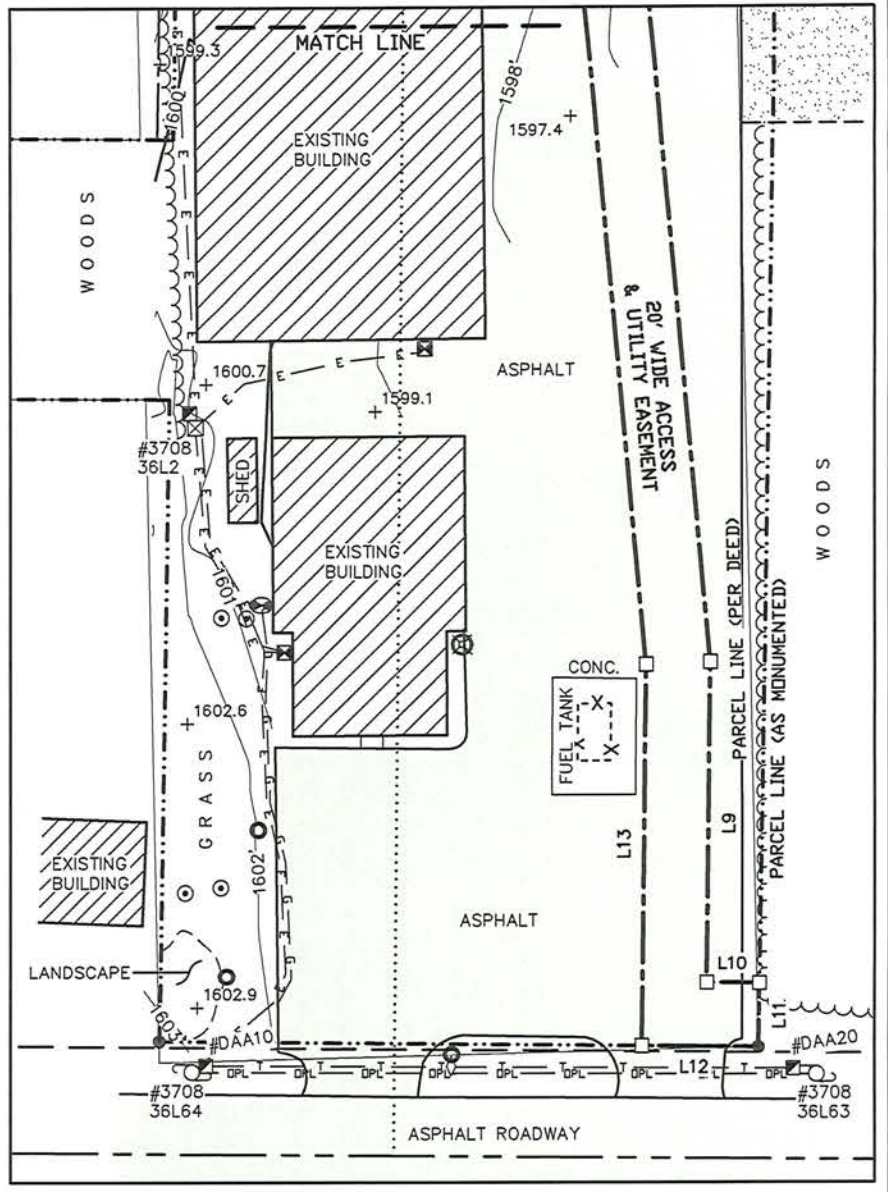
MERIDIAN SURVEYING, LLC
 9637 Friendship Drive Office: 920-993-0881
 Kaukauna, WI 54130 Fax: 920-273-6037

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

Edge Consulting Engineers, Inc.
 624 Water Street
 Profile du Soc, WI 53878
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com



BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SW1/4, SECTION 36, T.37N., R.8E., WHICH BEARS S89°-30'-34"E



BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
SET RAILROAD SPIKE IN NORTH FACE OF 12" POPLAR TREE; ±1' ABOVE GROUND LEVEL
ELEVATION: 1594.07'

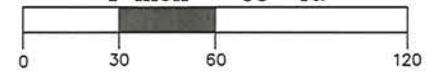
SURVEY NOTES:

- 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. 20234207267.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55085C0589C, DATED MAY 16 2013, AND IS NOT IN A SPECIAL FLOOD HAZARDOUS 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, 20' WIDE ACCESS & UTILITY EASEMENT AND 15' WIDE UTILITY EASEMENT ONLY.
- THE LEASE AREA PREMISES, 20' WIDE ACCESS & UTILITY EASEMENT AND 15' WIDE UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.
- THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA PREMISES OR ACCESS & UTILITY EASEMENTS.
- THE ACCESS & UTILITY EASEMENT RUNS TO RIVER STREET RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- (with dot) = RECORDED INFORMATION
- ⊕ = COUNTY MONUMENT FOUND
- ⊕ (with dot) = EXISTING POWER POLE
- ⊕ (with cross) = ELECTRIC TRANSFORMER
- ⊕ (with circle) = ELECTRIC METER
- ⊕ (with square) = TELEPHONE PEDESTAL
- ⊕ (with diamond) = GAS METER
- ⊕ (with triangle) = WELL HEAD
- ⊕ (with circle and cross) = ELECTRIC OUTLETS
- ⊕ (with circle and dot) = SEPTIC VENT
- ⊕ (with circle and cross) = PVC PIPE
- ⊕ (with circle and dot) = LIGHT POLE
- ⊕ (with circle and cross) = TRAFFIC SIGN
- (with circle) = OVERHEAD ELECTRIC
- (with square) = BURIED ELECTRIC
- (with triangle) = BURIED TELEPHONE
- (with diamond) = BURIED GAS LINE
- (dashed) = PROPERTY LINE
- ⊕ (with circle) = EXISTING TREE

GRAPHIC SCALE
1 inch = 60 ft.



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 15TH day of MARCH, 2024.

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



DRAWN BY: J.B.	FIELD WORK DATE: 10-25-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14954	SHEET 2 OF 4

NO.	DATE	DESCRIPTION	BY
3	11/20/23	Added Title Report Review	JB
2	11/1/23	Added Tower, Lease, & Easement	JB
1	10/27/23	Preliminary Survey	JB

SURVEY PLAT
FOR
VB BTS II, LLC.
BEING A PART OF THE SW1/4 OF THE SW1/4, SECTION 36, T.37N., R.8E., TOWN OF NEWBOLD, ONEIDA COUNTY, WISCONSIN

PROPERTY OWNER:
JEFFREY & WENDY BOWEN
PO BOX 4343
MCNAUGHTON, WI 54543

PARCEL NO.: NE-405-6

ZONED: B-3 GENERAL BUSINESS

DEED REFERENCE: DOCUMENT NO. 727667

SITE NAME:
BOWEN'S BUS

SITE NUMBER:
RHINELANDER

SITE ADDRESS:
1940 RIVER STREET
RHINELANDER, WI 54501

MERIDIAN SURVEYING, LLC

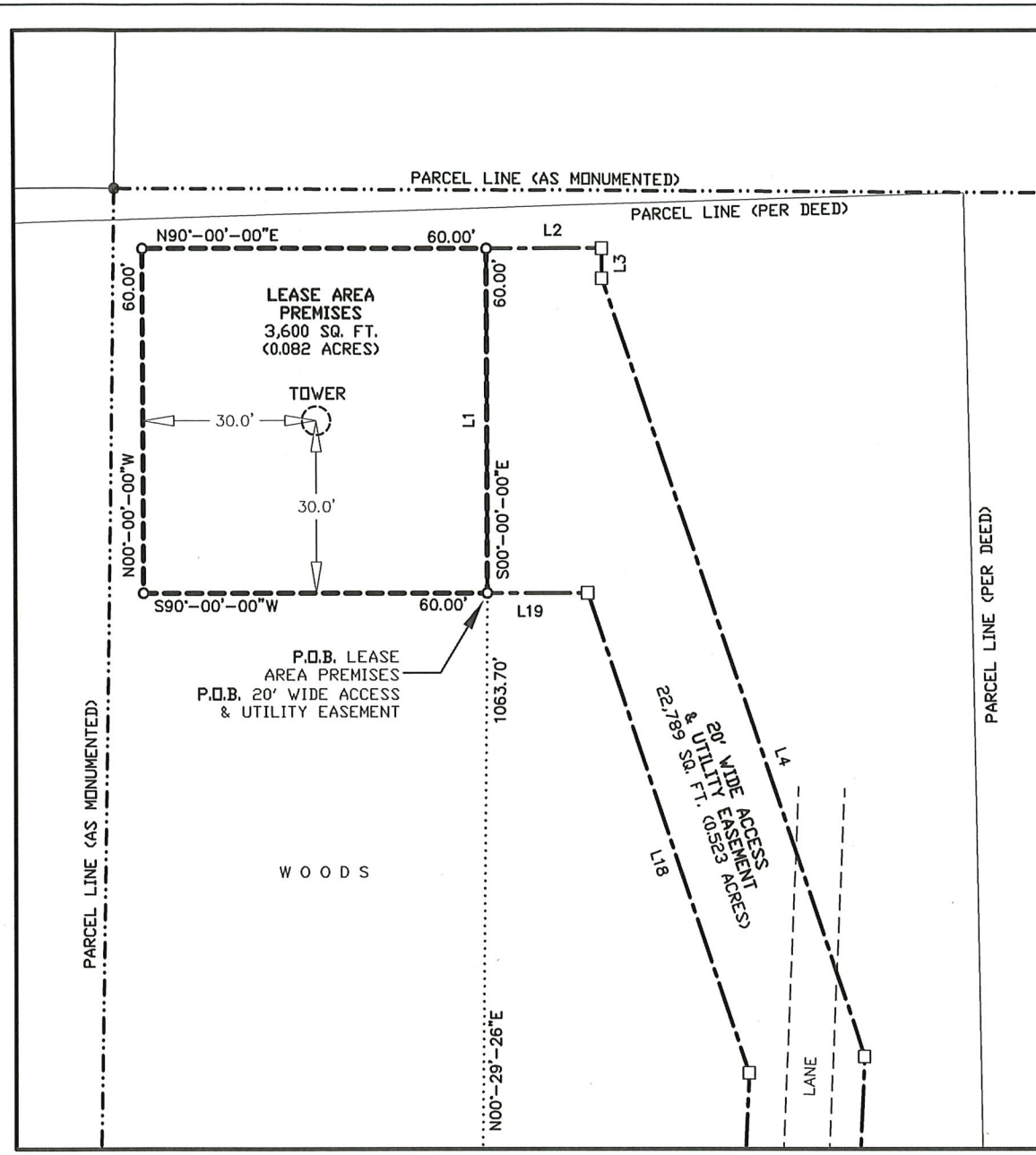
19637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

verticalbridge

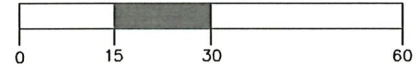
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

Edge Consulting Engineers, Inc.

424 Water Street
Profile du Soc, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com



GRAPHIC SCALE
1 inch = 30 ft.



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 15TH day of MARCH, 2024.

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

LINE TABLE			
Line #	Direction	Length	
L1	N00°00'00"W	60.00'	
L2	N90°00'00"E	20.00'	
L3	S00°00'00"E	5.23'	
L4	S18°37'51"E	143.00'	
L5	S02°25'54"W	70.20'	
L6	S07°28'45"W	158.25'	
L7	S00°00'00"E	86.64'	
L8	S05°16'17"E	517.02'	
L9	S00°35'33"W	100.42'	
L10	S89°24'27"E	16.49'	
L11	S00°53'56"W	20.00'	
L12	N89°24'27"W	36.39'	
L13	N00°35'33"E	119.40'	
L14	N05°16'17"W	516.91'	
L15	N00°00'00"E	88.86'	
L16	N07°28'45"E	158.68'	
L17	N02°25'54"E	65.60'	
L18	N18°37'51"W	88.23'	
L19	N90°00'00"W	17.36'	
L20	N90°00'00"W	72.31'	
L21	S35°03'44"W	12.32'	
L22	S00°53'57"W	203.53'	
L23	N89°06'27"W	15.00'	
L24	N00°53'57"E	208.14'	
L25	N35°03'44"E	24.72'	
L26	N90°00'00"E	80.11'	
L27	S00°00'00"E	15.00'	

LEASE AREA PREMISES

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-Six (36), Township Thirty-Seven (37) North, Range Eight (8) East, Town of Newbold, Oneida County, Wisconsin containing 3,600 square feet (0.082 acres) of land and being described by:
Commencing at the Southwest Corner of said Section 36; thence S89°-30'-34"E 652.81 feet along the South line of the SW1/4 of said Section 36; thence N00°-29'-26"E 1063.70 feet to the point of beginning; thence S90°-00'-00"W 60.00 feet; thence N00°-00'-00"W 60.00 feet; thence N90°-00'-00"E 60.00 feet; thence S00°-00'-00"E 60.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

20' WIDE ACCESS & UTILITY EASEMENT

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-Six (36), Township Thirty-Seven (37) North, Range Eight (8) East, Town of Newbold, Oneida County, Wisconsin containing 22,789 square feet (0.523 acres) of land and being described by:
Commencing at the Southwest Corner of said Section 36; thence S89°-30'-34"E 652.81 feet along the South line of the SW1/4 of said Section 36; thence N00°-29'-26"E 1063.70 feet to the point of beginning; thence N00°-00'-00"W 60.00 feet; thence N90°-00'-00"E 20.00 feet; thence S00°-00'-00"E 5.23 feet; thence S18°-37'-51"E 143.00 feet; thence S02°-25'-54"W 70.20 feet; thence S07°-28'-45"W 158.25 feet; thence S00°-00'-00"E 86.64 feet; thence S05°-16'-17"E 517.02 feet; thence S00°-35'-33"W 100.42 feet; thence S89°-24'-27"E 16.49 feet; thence S00°-53'-56"W 20.00 feet to a point on the North line of River Street; thence N89°-24'-27"W 36.39 feet along said North line of River Street; thence N00°-35'-33"E 119.40 feet; thence N05°-16'-17"W 516.91 feet; thence N00°-00'-00"E 88.86 feet; thence N07°-28'-45"E 158.68 feet; thence N02°-25'-54"E 65.60 feet; thence N18°-37'-51"W 88.23 feet; thence N90°-00'-00"W 17.36 feet to the point of beginning, being subject to any and all easements and restrictions of record.

15' WIDE UTILITY EASEMENT

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-Six (36), Township Thirty-Seven (37) North, Range Eight (8) East, Town of Newbold, Oneida County, Wisconsin containing 4,509 square feet (0.103 acres) of land and being described by:
Commencing at the Southwest Corner of said Section 36; thence S89°-30'-34"E 652.81 feet along the South line of the SW1/4 of said Section 36; thence N00°-29'-26"E 1063.70 feet; thence N00°-00'-00"W 60.00 feet; thence N90°-00'-00"E 20.00 feet; thence S00°-00'-00"E 5.23 feet; thence S18°-37'-51"E 143.00 feet; thence S02°-25'-54"W 70.20 feet; thence S07°-28'-45"W 158.25 feet; thence S00°-00'-00"E 86.64 feet; thence S05°-16'-17"E 517.02 feet; thence S00°-35'-33"W 100.42 feet; thence S89°-24'-27"E 16.49 feet; thence S00°-53'-56"W 20.00 feet to a point on the North line of River Street; thence N89°-24'-27"W 36.39 feet along said North line of River Street; thence N00°-35'-33"E 119.40 feet; thence N05°-16'-17"W 516.91 feet; thence N00°-00'-00"E 6.48 feet to the point of beginning; thence N90°-00'-00"W 72.31 feet; thence S35°-03'-44"W 12.32 feet; thence S00°-53'-57"W 203.53 feet; thence N89°-06'-27"W 15.00 feet; thence N00°-53'-57"E 208.14 feet; thence N35°-03'-44"E 24.72 feet; thence N90°-00'-00"E 80.11 feet; thence S00°-00'-00"E 15.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- () = RECORDED INFORMATION
- ⊕ = COUNTY MONUMENT FOUND
- ⊕ = EXISTING POWER POLE
- ⊕ = ELECTRIC TRANSFORMER
- ⊕ = ELECTRIC METER
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = GAS METER
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- ⊕ = SEPTIC VENT
- ⊕ = PVC PIPE
- ⊕ = LIGHT POLE
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- T — T — = BURIED TELEPHONE
- G — G — = BURIED GAS LINE
- · · · — · · · — = PROPERTY LINE
- ⊕ = EXISTING TREE

BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SW1/4, SECTION 36, T.37N., R.8E., WHICH BEARS S89°-30'-34"E

SURVEYED FOR:

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

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:
RHINELANDER

SITE NUMBER:
US-WI-5490

SITE ADDRESS:
1940 RIVER STREET
RHINELANDER, WI 54501

PROPERTY OWNER:
JEFFREY & WENDY BOWEN
PO BOX 4343
MCNAUGHTON, WI 54543

PARCEL NO.: NE-405-6

ZONED: B-3 GENERAL BUSINESS

DEED REFERENCE: DOCUMENT NO. 727667

SURVEY PLAT
FOR
VB BTIS II, LLC.
BEING A PART OF THE SW1/4 OF THE SW1/4, SECTION 36, T.37N., R.8E., TOWN OF NEWBOLD, ONEIDA COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	11/20/23	Added Title Report Review	JB
2	11/1/23	Added Tower, Lease, & Ease.	JB
1	10/27/23	Preliminary Survey	JB

DRAWN BY: J.B. **FIELD WORK DATE:** 10-25-23

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

JOB NO.: 14954 **SHEET** 3 **OF** 4

PARENT PARCEL

A parcel of land located in the SW 1/4 of the SW 1/4, Section 36, Township 37 North, Range 8 East, Town of Newbold, Oneida County, Wisconsin, described as follows:

Commencing at the S 1/4 corner of said Section 36, thence N 89°12'02" W a distance of 1,876.20' to an iron pipe on the Northerly R/W line of River Street and also marking the point of beginning, thence along said R/W line S 87°47'29" W a distance of 187.00' to an iron pipe, thence leaving said R/W line N 01°54'11" W a distance of 1,098.54' to an iron pipe, thence N 87°25'29" E a distance of 187.49' to an iron pipe, thence S 01°52'40" E a distance of 1,099.74' to the point of beginning. (Description to accompany Genisot & Associates, Inc. Map #9288 for Parcel C)

Also, the South 81.55 feet of the following described parcel:
A parcel of land in the SW 1/4 of the SW 1/4, Section 36, Township 37 North, Range 8 East, described as follows:

Commencing at the Southwest corner of Section 36, Township 37 North, Range 8 East; thence N 88°15' E, 481.85 feet; thence N 01°45' W, 32.30 feet to an iron pipe on the North right-of-way line of Highway K; thence N 02°41'30" W, 200.85 feet to an iron pipe and the place of beginning; thence N 02°40'46" W, 81.55 feet to an iron pipe; thence N 01°59'31" W, 517.98 feet to an iron pipe; thence Easterly parallel with the North line of the forty approximately 100 feet to the West line described in deed recorded in Vol. 160, Page 72; thence Southerly parallel with the West line of said forty, approximately 599.53 feet to a point which is 200 feet North of the North right-of-way line of Highway K; thence Westerly to an iron pipe which was the point of beginning.

Parcel ID: NE-405-6

This being a portion of the same property conveyed to Jeffrey A. Bowen and Wendy L. Bowen, husband and wife by a Deed from Gregory A. Schilleman and Mary A. Schilleman as Co-Trustees of the Schilleman Revocable Trust dated August 13, 1998 dated April 26, 2013 and recorded May 8, 2013 in Instrument 727667 in the County of Oneida, State of Wisconsin.

TITLE REPORT REVIEW

Title Report: Tower Title and Closing LLC

Commitment No. VTB-160031-C

Effective Date: August 30, 2023

Fee Simple Title Vested In: Gregory A. Schilleman and Mary A. Schilleman as Co-Trustees of the Schilleman Revocable Trust dated August 13, 1998 as to a Fee Simple Interest; Jeffrey A. Bowen and Wendy L. Bowen, husband and wife as to a Land Contract Interest

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) Finding Determination and Declaration dated August 26, 1993 and recorded August 31, 1993 in (book) 0708 (page) 500 (instrument) 421814, in Oneida County, Wisconsin. **Does not apply.**
- (11) Easement between Dietz Construction, Inc., a Wisconsin corporation; and Gregory A. Schilleman and Mary Schilleman, his wife, dated May 20, 1997 and recorded May 21, 1997 in (book) 0832 (page) 470 (instrument) 469027, in Oneida County, Wisconsin. **Applies as a benefit to the parent parcel but does not reside on the parent parcel. Plotted and shown but does not affect the Parent Parcel.**



SURVEYED FOR:

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

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: RHINELANDER
SITE NUMBER: US-WI-5490
SITE ADDRESS: 1940 RIVER STREET RHINELANDER, WI 54501

PROPERTY OWNER:
JEFFREY & WENDY BOWEN
PO BOX 4343
MCNAUGHTON, WI 54543

PARCEL NO.: NE-405-6

ZONED: B-3 GENERAL BUSINESS

DEED REFERENCE: DOCUMENT NO. 727667

SURVEY PLAT
FOR
VB BTS II, LLC.

BEING A PART OF THE SW1/4 OF THE
SW1/4, SECTION 36, T.37N., R.8E.,
TOWN OF NEWBOLD, ONEIDA COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	11/20/23	Added Title Report Review	JB
2	11/1/23	Added Tower, Lease, & Ease.	JB
1	10/27/23	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 10-25-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14954	SHEET 4 OF 4