



**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 20233804370.
- 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 FOR TELECOMMUNICATIONS EQUIPMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL & THEREFORE RESETTING MISSING PROPERTY IRONS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- 7) THE TOWERS, LLC LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 8) AT TIME OF SURVEY, THERE WERE NOT VISIBLE ENCROACHMENTS LOCATED WITHIN THE TOWERS, LLC LEASE AREA OR ASSOCIATED EASEMENTS.
- 9) THE TOWERS, LLC 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE EASTERLY PUBLIC RIGHT-OF-WAY OF SWAMP MIST ROAD.
- 10) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- 11) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY TOWER TITLE, LLC, FILE NUMBER: VTB-155864-C, DOCUMENT DATE: 06/29/2023.
- 12) BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW1/4 OF SECTION 29, T38N, R11E, MEASURED TO BEAR S2° 25' 10"W 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 55085C0635C, ZONE X (AREA OF MINIMAL FLOOD HAZARD).

**TITLE REVIEW**

PREPARED BY: TOWER TITLE, LLC  
COMMITMENT NUMBER: VTB-155864-C  
COMMITMENT DATE: 06/29/2023

**SCHEDULE B - PART 2 EXCEPTIONS:**

1-9. (THE EXCEPTIONS ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED HEREON.)

10. GRANT OF EASEMENT BETWEEN ONEIDA COUNTY, A MUNICIPAL CORPORATION; AND EIDEN GLOCK, SCHMIDT, MARTIN AND DEER FARM, DATED JULY 1, 2012 AND RECORDED AUGUST 9, 2012 IN (INSTRUMENT) 717743, IN ONEIDA COUNTY, WISCONSIN. (EXISTING EASEMENT DOES AFFECT THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING EASEMENT DOES NOT AFFECT THE LEASE AREA BUT AFFECT THE ACCESS AND UTILITY EASEMENT AS THEY INTERSECT.)

**LEGEND**

	SECTION CORNER
	POINT OF COMMENCEMENT
	PARENT PARCEL BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	LEASE AREA
	EASEMENT SIDELINE
	EASEMENT CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE

**PARENT PARCEL DESCRIPTION PER TITLE REPORT (PARCEL NUMBER: TL-757)**

PARCEL 1

THE NW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST, EXCEPT THOSE PARTS USED FOR TOWN ROAD PURPOSES.

PARCEL 2

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITY SERVICE FOR THE BENEFIT OF PARCEL 1 AS CREATED IN GRANT OF EASEMENT DATED JULY 1, 2012 AND RECORDED AUGUST 9, 2012 AS DOCUMENT NO. 17743 ONEIDA COUNTY, WISCONSIN.

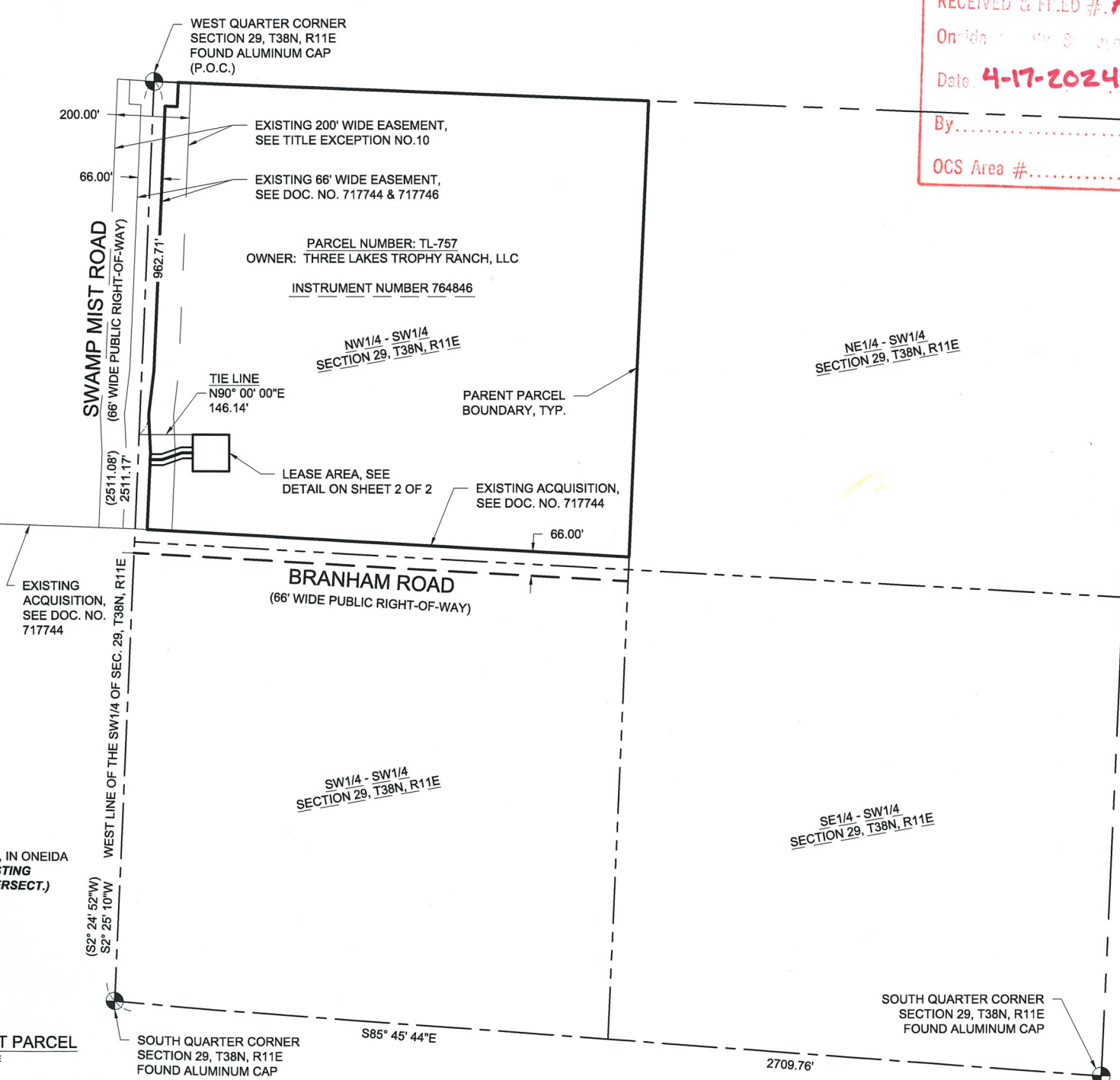
LESS AND EXCEPT

A PARCEL OF LAND BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 AND ALL IN TOWNSHIP 38 NORTH, RANGE 11 EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 29 & 30 AND BEING MARKED BY AN ONEIDA CO. ALUMINUM CAP MONUMENT AND BEING THE PLACE OF BEGINNING; THENCE S87° 32'48"E AND ALONG THE EAST-WEST 1/4 LINE OF SECTION 29 A DISTANCE OF 66.00 FEET TO A POINT, THENCE S2°40'35"W A DISTANCE OF 66.00 FEET TO A POINT, THENCE N87°32'48"W A DISTANCE OF 33.01 FEET TO A POINT, THENCE S2°40'35"W A DISTANCE OF 720.72 FEET TO A POINT, THENCE S7°01'07"W A DISTANCE OF 121.36 FEET TO A POINT, THENCE S2°24'53"E A DISTANCE OF 103.58 FEET TO A POINT, THENCE S2°40'35"W A DISTANCE OF 209.67 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A TOWN ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE N86°33'29"W A DISTANCE OF 33.00 FEET TO A POINT, THENCE N87°40'59"W A DISTANCE OF 33.00 FEET TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY LINE N2°40'35"E A DISTANCE OF 206.50 FEET TO A POINT, THENCE N2°24'53"W A DISTANCE OF 106.09 FEET TO A POINT, THENCE N7°01'07"E A DISTANCE OF 124.31 FEET TO A POINT, THENCE N2°40'35"E A DISTANCE OF 718.73 FEET TO A POINT, THENCE N86°11'31"W A DISTANCE OF 33.00 FEET TO A POINT, THENCE N2°40'35"E A DISTANCE OF 66.01 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SECTION 30, THENCE S86°11'31"E AND ALONG THE EAST-WEST 1/4 LINE A DISTANCE OF 66.01 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 29 & 30 AND BEING THE PLACE OF BEGINNING.

PARCEL ID: TL-757

THIS BEING THE SAME PROPERTY CONVEYED TO THREE LAKES TROPHY RANCH, LLC BY A DEED FROM ELIZABETH A. MARTIN, SUCCESSOR TRUSTEE OF THE JAMES M. MARTIN TRUST AND ELIZABETH A. MARTIN, TRUSTEE OF THE ELIZABETH A. MARTIN TRUST DATED 10/12/2016 AND RECORDED 10/13/2016 IN INSTRUMENT 764846 IN THE COUNTY OF ONEIDA, STATE OF WISCONSIN.

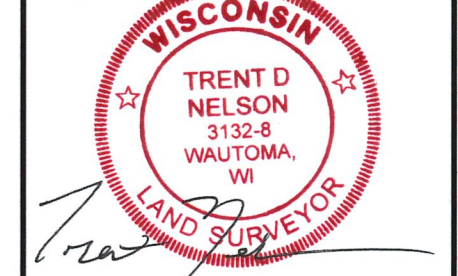


RECEIVED & FILED # A4168  
 Oneida County Survey Office  
 Date 4-17-2024  
 By..... CH  
 OCS Area #.....

**THE TOWERS, 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; 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; that this Survey Document was prepared 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 Laws of the State of Wisconsin.



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

REV	DATE	DESCRIPTION

ISSUE PHASE	FINAL	DATE ISSUED	11/08/2023
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PROJECT TITLE:  
**BIG LAKE S1T  
THE TOWERS, LLC  
US-WI-5526**

PROJECT ADDRESS:  
0 BRANHAM ROAD  
THREE LAKES, WI 54562  
ONEIDA COUNTY

**LEASE SURVEY**

SCALE:  
NONE

PROJECT NUMBER	58108
SHEET NUMBER	1 OF 2

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DRAWN BY: KJX CHECKED BY: TDN

i:\58100\58108\CAD\Survey\58108\_Big Lake S1T Survey.dwg Printed by: ehernandez on Nov 08, 2023 - 8:29am

100' X 100' LEASE AREA DESCRIPTION

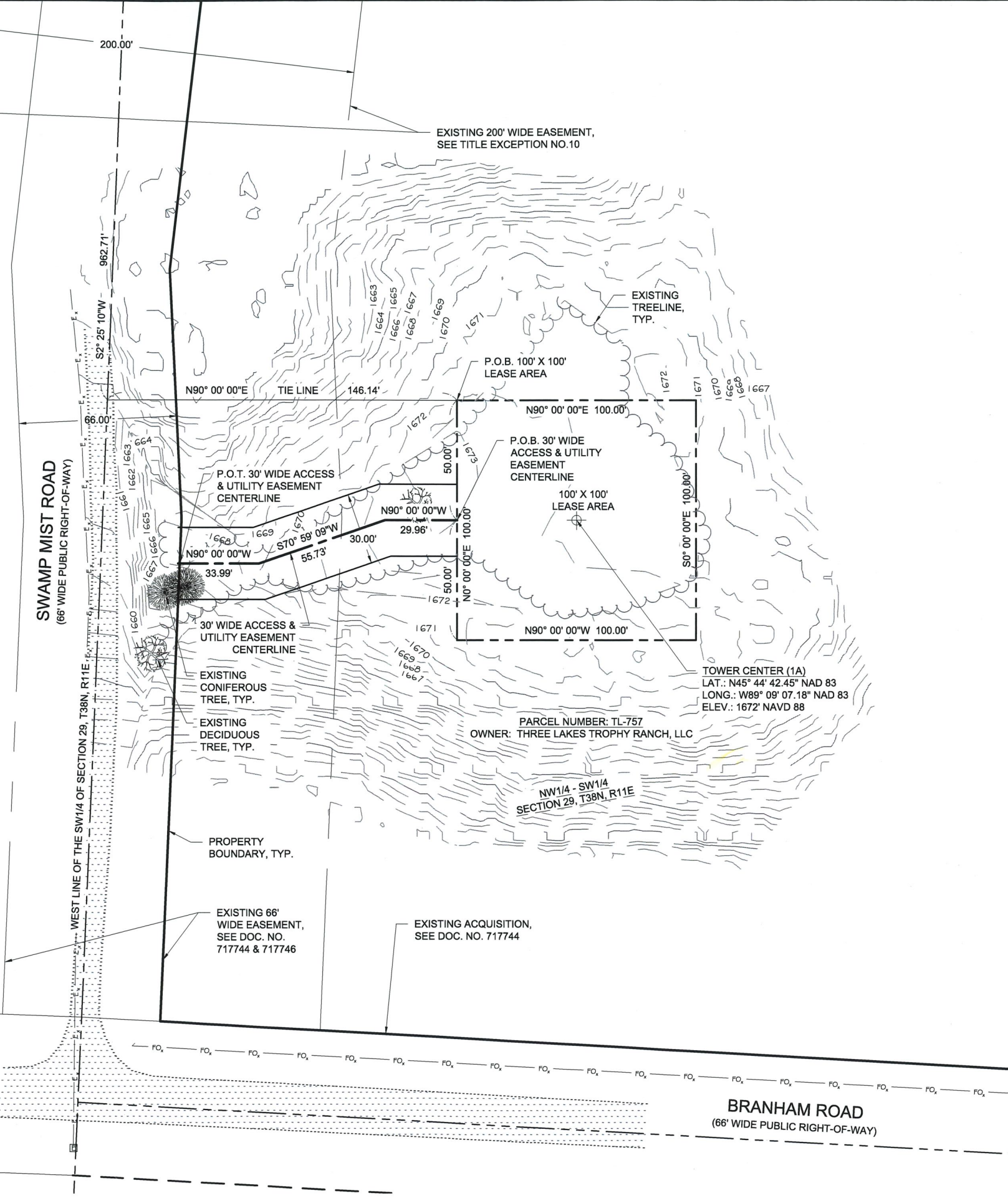
A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4-SW1/4) IN SECTION TWENTY-NINE (29), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP LOCATING THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE S2°25'10"W, 962.71 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 29; THENCE N90°00'00"E, 146.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N90°00'00"E, 100.00 FEET; THENCE S0°00'00"E, 100.00 FEET; THENCE N90°00'00"W, 100.00 FEET; THENCE N0°00'00"E, 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.

30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4-SW1/4) IN SECTION TWENTY-NINE (29), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN AND WHOSE CENTERLINE IS FURTHER DESCRIBED AS FOLLOWS:

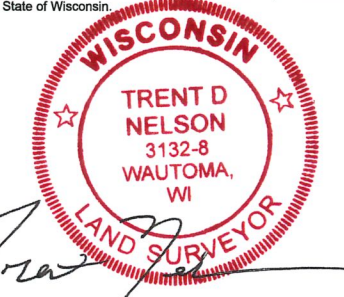
COMMENCING AT A FOUND ALUMINUM CAP LOCATING THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE S2°25'10"W, 962.71 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 29; THENCE N90°00'00"E, 146.14 TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0°00'00"E, 50.00 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N90°00'00"W, 29.96 FEET; THENCE S70°59'09"W, 55.73 FEET; THENCE N90°00'00"W, 33.99 FEET TO THE EASTERLY PUBLIC RIGHT-OF-WAY OF SWAMP MIST ROAD AND THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 119.68 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 EASTERLY PUBLIC RIGHT-OF-WAY OF SWAMP MIST ROAD.



THE TOWERS, 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; 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; that this Survey Document was prepared 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 Laws of the State of Wisconsin.



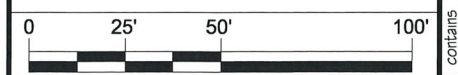
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REV	DATE	DESCRIPTION
ISSUE PHASE	FINAL	DATE ISSUED 11/08/2023

PROJECT TITLE:  
**BIG LAKE S1T  
THE TOWERS, LLC  
US-WI-5526**

PROJECT ADDRESS:  
0 BRANHAM ROAD  
THREE LAKES, WI 54562  
ONEIDA COUNTY

SHEET TITLE:  
**LEASE SURVEY**



PROJECT NUMBER: 58108  
SHEET NUMBER: 2 OF 2

LEGEND

	EXISTING TREELINE
	EXISTING BURIED ELECTRIC
	EXISTING BURIED FIBER OPTIC
	EXISTING GRAVEL
	PARENT PARCEL BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	LEASE AREA
	EASEMENT SIDELINE
	EASEMENT CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE

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