

W1/4 CORNER
SECTION 20
T.32N., R.6E.
(PER TIES)

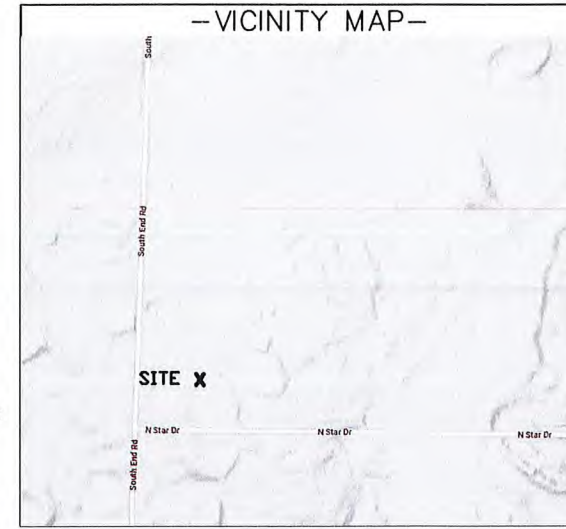
PARCEL NO.:
01832062039998
PROPERTY OWNER:
NORTHERN WHITETAIL EXPOSURE

NW1/4 SW1/4
NE1/4 SW1/4

SW1/4 SW1/4

SE1/4 SW1/4

BEARINGS REFERENCED TO THE
LINCOLN COUNTY COORDINATE SYSTEM
AND THE WEST LINE OF THE SW1/4
SECTION 20, T.32N., R.6E., WHICH
BEARS: N01°-47'-38"E



TOWER BASE

LATITUDE: N45°-14'-11.63"
LONGITUDE: W89°-46'-26.50"
(Per North American Datum of 83/2011)

Ground Elevation: 1398.6'
(Per North American Vertical Datum of 1988)

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. 20231514029.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55069C0507D, DATED AUGUST 16 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".
- WETLAND AREAS HAVE BEEN INVESTIGATED, DELINEATED AND FIELD LOCATED BY OLSON ECOLOGICAL SOLUTIONS, LLC.
- 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 SOUTH END ROAD RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

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



PARCEL NO.:
01832062039996
PROPERTY OWNER:
MARK E. AND STAR L. BLUM

PARCEL NO.:
01832062039995
PROPERTY OWNER:
MARK E. AND STAR L. BLUM

WETLAND DELINEATION
PERFORMED BY OLSON
ECOLOGICAL SOLUTIONS, LLC
DATED: 5-19-2023

TOWER

S 1/4 CORNER
SECTION 20
T.32N., R.6E.

SOUTH END ROAD
(PUBLIC ROADWAY)

SW CORNER
SECTION 20
T.32N., R.6E.
(FND. PK NAIL)

POINT OF COMMENCEMENT
(LEASE AREA PREMISES AND
30' WIDE ACCESS & UTILITY EASEMENT)

-LEGEND-

- o = 1" X 18" IRON PIPE SET
- ⊕ = COUNTY MONUMENT FOUND
- = 6" NAIL SET
- ⊠ = TELEPHONE PEDESTAL
- ⊙ = EXISTING POWER POLE
- - - - - = OVERHEAD ELECTRIC
- ~~~~~ = EDGE OF BRUSH/WOODS
- = PROPERTY LINE

PARCEL NO.:
01432062929984
PROPERTY OWNER:
JANET E. ALVIN

RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 25TH DAY
OF July 2023
Janet E. Alvin
COUNTY SURVEYOR



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 30th day of JUNE, 2023.

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

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:
ALEXANDER LAKE

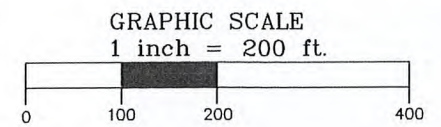
SITE NUMBER:
US-WI-5556

SITE ADDRESS:
**N3446 SOUTH END ROAD
MERRILL, WI 54452**

PROPERTY OWNER:
MARK E. AND STAR L. BLUM
N2736 STATE RD 107
MERRILL, WI 54452

PARCEL NO.: 01832062039996

DEED REFERENCE: DOC. NO. 301762
VOL. 448 PAGE 344



SURVEY PLAT
FOR
VB 500 II, LLC
BEING A PART OF THE SW1/4 OF THE
SECTION 20, T.32N., R.6E.,
TOWN OF ROCK FALLS, LINCOLN
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	5-24-23	Added Wetland Delineation	JD
2	5-4-23	Added Lease & Easement	JB
1	4-12-23	Preliminary Survey	KR

DRAWN BY: K.R.	FIELD WORK DATE: 4-11-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14462	SHEET 1 OF 3

S 849 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:
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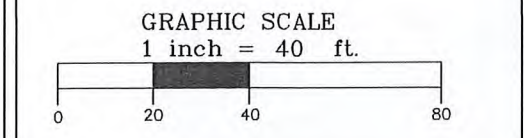
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MERRILL, WI 54452**

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VOL. 448 PAGE 344

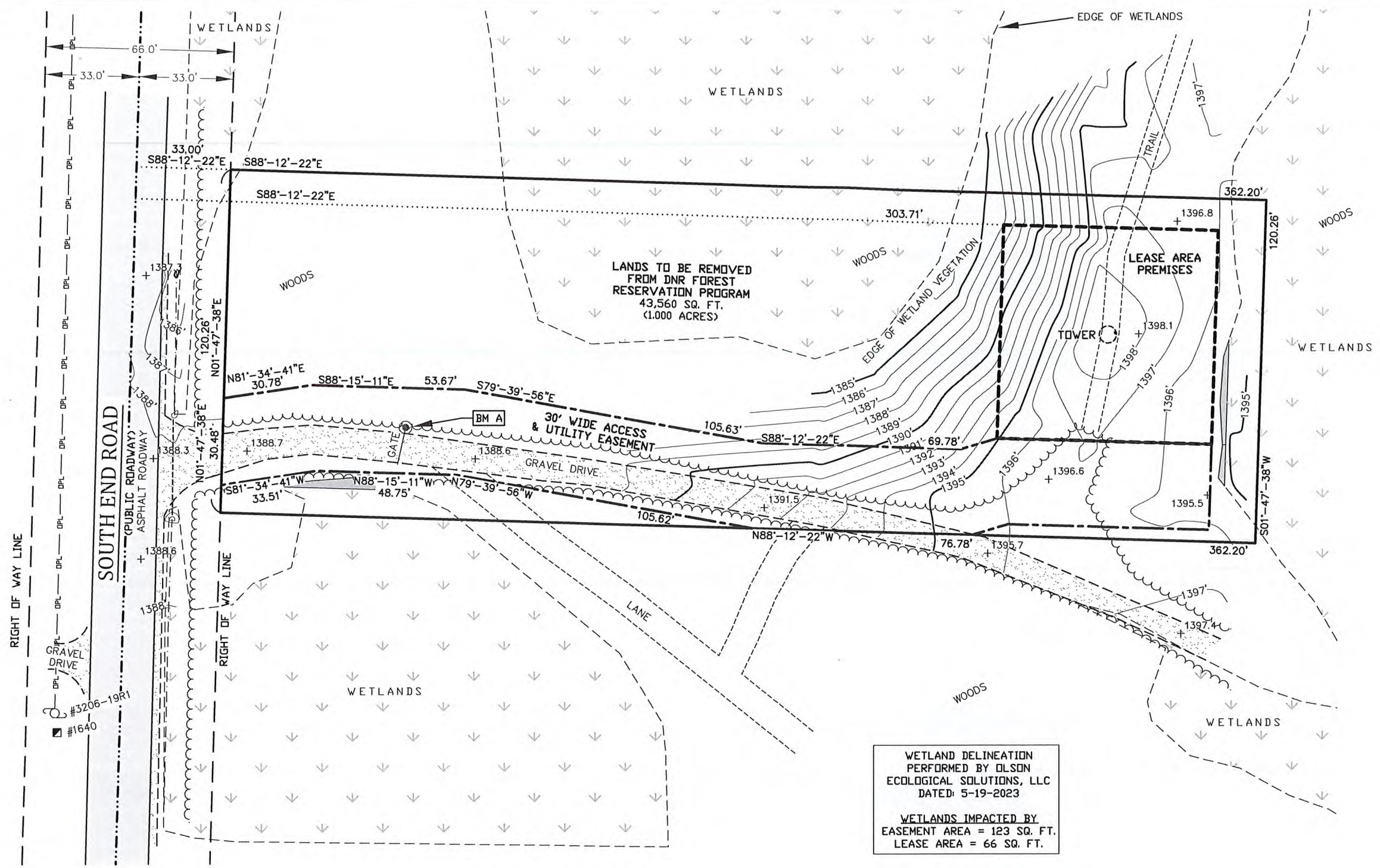


SURVEY PLAT
FOR
VB 500 II, LLC

BEING A PART OF THE SW1/4 OF THE
SW1/4, SECTION 20, T.32N., R.6E.,
TOWN OF ROCK FALLS, LINCOLN
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
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DRAWN BY:	K.R.	FIELD WORK DATE:	4-11-23
CHECKED BY:	C.A.K.	FIELD BOOK:	x
JOB NO.:	14462	SHEET	2 OF 3



WETLAND DELINEATION
PERFORMED BY DLSON
ECOLOGICAL SOLUTIONS, LLC
DATED: 5-19-2023

WETLANDS IMPACTED BY
EASEMENT AREA = 123 SQ. FT.
LEASE AREA = 66 SQ. FT.



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 30th day of JUNE, 2023.

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

BEARINGS REFERENCED TO THE LINCOLN COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SW1/4 SECTION 20, T.32N., R.6E., WHICH BEARS: N01°-47'-38"E

BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
TOP OF NORTHERN I-BEAM GATE POST
ELEVATION: 1393.07'

-LEGEND-

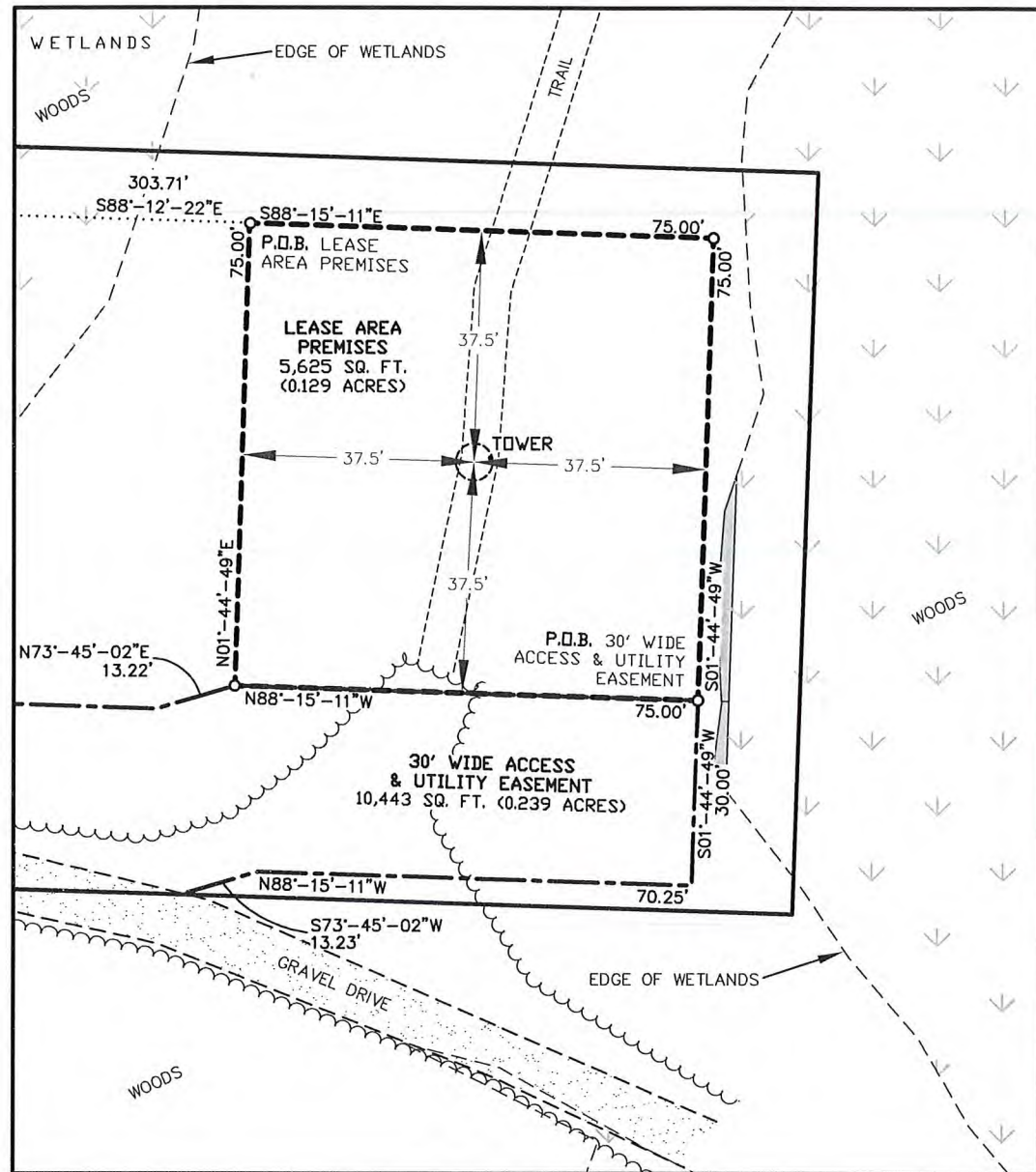
- = 1" X 18" IRON PIPE SET
- ⊕ = COUNTY MONUMENT FOUND
- = 6" NAIL SET
- = TELEPHONE PEDESTAL
- ⊕ = EXISTING POWER POLE
- DPL — DPL — = OVERHEAD ELECTRIC
- ~~~~~ = EDGE OF BRUSH/WOODS
- = PROPERTY LINE

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-149150-C ISSUED BY TOWER TITLE, LLC. WITH AN EFFECTIVE DATE OF MARCH 17, 2023 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

5849B



-LEGEND-

- = 1" X 18" IRON PIPE SET
- ⊕ = COUNTY MONUMENT FOUND
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- = TELEPHONE PEDESTAL
- ⤿ = EXISTING POWER POLE
- OPL — OPL — = OVERHEAD ELECTRIC
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BEARINGS REFERENCED TO THE LINCOLN COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SW1/4 SECTION 20, T.32N., R.6E., WHICH BEARS: N01°-47'-38"E

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 30th day of JUNE, 2023.

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



LEASE AREA PREMISES

Being a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Thirty-Two (32) North, Range Six (6) East, Town of Rock Falls, Lincoln County, Wisconsin containing 5,625 square feet (0.129 acres) of land and being described by:

Commencing at the Southwest Corner of said Section 20; thence N01°-47'-38"E 348.48 feet along the West line of the SW1/4 of said Section 20; thence S88°-12'-22"E 303.71 feet to the point of beginning; thence S88°-15'-11"E 75.00 feet; thence S01°-44'-49"W 75.00 feet; thence N88°-15'-11"W 75.00 feet; thence N01°-44'-49"E 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 the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Thirty-Two (32) North, Range Six (6) East, Town of Rock Falls, Lincoln County, Wisconsin containing 10,443 square feet (0.239 acres) of land and being described by:

Commencing at the Southwest Corner of said Section 20; thence N01°-47'-38"E 348.48 feet along the West line of the SW1/4 of said Section 20; thence S88°-12'-22"E 303.71 feet; thence S88°-15'-11"E 75.00 feet; thence S01°-44'-49"W 75.00 feet to the point of beginning; thence continue S01°44'-49"W 30.00 feet; thence N88°-15'-11"W 70.25 feet; thence S73°-45'-02"W 13.23 feet; thence N88°-12'-22"W 76.78 feet; thence N79°-39'-56"W 105.62 feet; thence N88°-15'-11"W 48.75 feet; thence S81°-34'-41"W 33.51 feet to a point on the East Right of Way line of South End Road; thence N01°-47'-38"E 30.48 feet along said East Right of Way line; N81°-34'-41"E 30.78 feet; thence S88°-15'-11"E 53.67 feet; thence S79°-39'-56"E 105.63 feet; thence S88°-12'-22"E 69.78 feet; thence N73°-45'-02"E 13.22 feet; thence S88°-15'-11"E 75.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

LANDS TO BE REMOVED FROM DNR FOREST RESERVATION PROGRAM

Being a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Thirty-Two (32) North, Range Six (6) East, Town of Rock Falls, Lincoln County, Wisconsin containing 43,560 square feet (1.000 acres) of land and being described by:

Commencing at the Southwest Corner of said Section 20; thence N01°-47'-38"E 359.66 feet along the West line of the SW1/4 of said Section 20; thence S88°-12'-22"E 33.00 feet to a point on the East Right of Way line of South End Road and the point of beginning; thence continue S88°-12'-22"E 362.20 feet; thence S01°-47'-38"W 120.26 feet; thence N88°-12'-22"W 362.20 feet to a point on the East Right of Way line of South End Road; thence N01°-47'-38"E 120.26 feet along said East Right of Way line to the point of beginning. Being subject to any and all easements and restrictions of record.

PARENT PARCEL

The following described real estate in Lincoln County, State of Wisconsin:

The Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Twenty (20), Township Thirty two (32) North, of Range Six (6) East.

Parcel ID#: 018-3206-203-9996

This being a portion of the property conveyed to Mark E. Blum and Star L. Blum, husband and wife, as survivorship marital property from Kenneth C. Gilles and Kenneth J. Gilles, in a deed dated March 11, 1989 and recorded March 15, 1989, in Book 448 Page 344, in Lincoln County, Wisconsin.

TITLE REPORT REVIEW

Title Report: Tower Title, LLC

Commitment No. VTB-149150-C

Effective Date: 17th day of March, 2023

Fee Simple Title Vested In: Mark E. Blum and Star L. Blum, husband and wife, as survivorship marital property

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) Terms and conditions of an unrecorded agreement, as evidenced by a(n) Order and Approval between Marathon, Division of American Can Company and State of Wisconsin, dated February 12, 1965 and recorded March 17, 1965 in (book) 242 (page) 143 (instrument) 198244, in Lincoln County, Wisconsin. **Does apply but is blank in nature and cannot be plotted. Affects the Parent Parcel and therefore the Lease Area Premises, and 30 Foot wide Access and Utility Easement.**

(11) Order of Designation dated November 18, 2014 and recorded November 18, 2014 in (instrument) 510631, in Lincoln County, Wisconsin. **Does apply but is blank in nature and cannot be plotted. Affects the Parent Parcel and therefore the Lease Area Premises, and 30 Foot wide Access and Utility Easement.**

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:
 ALEXANDER LAKE**

**SITE NUMBER:
 US-WI-5556**

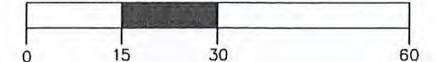
**SITE ADDRESS:
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**PROPERTY OWNER:
 MARK E. AND STAR L. BLUM
 N2736 STATE RD 107
 MERRILL, WI 54452**

PARCEL NO.: 01832062039996

DEED REFERENCE: DOC. NO. 301762
 VOL. 448 PAGE 344

**GRAPHIC SCALE
 1 inch = 30 ft.**



**SURVEY PLAT
 FOR
 VB 500 II, LLC**

BEING A PART OF THE SW1/4 OF THE SW1/4, SECTION 20, T.32N., R.6E., TOWN OF ROCK FALLS, LINCOLN COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	5-24-23	Added Wetland Delineation	JD
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1	4-12-23	Preliminary Survey	KR

DRAWN BY: K.R.	FIELD WORK DATE: 4-11-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14462	SHEET 3 OF 3

5849C