

MEANDER CORNER  
SECTION 33  
T.35N., R.6E.  
(MON. FND.)

2525.20'

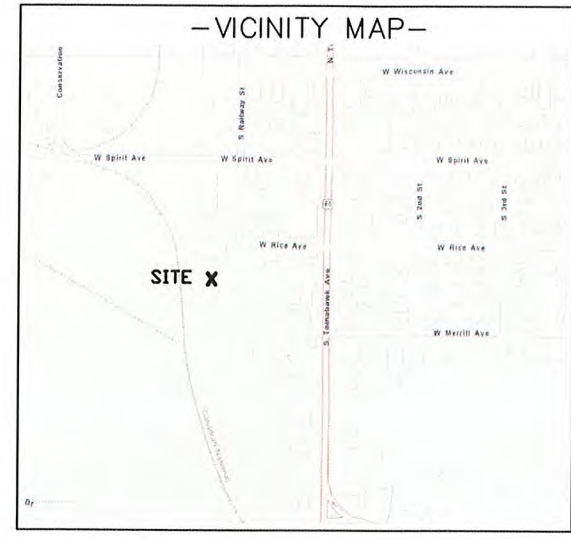
EAST LINE OF THE SE1/4, SECTION 33

435.69'

SE CORNER  
SECTION 33  
T.35N., R.6E.  
(MON. FND.)

NOO'-04'-10"W

- LEGEND-**
- = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - = 6" NAIL SET
  - ⊕ = COUNTY MONUMENT FOUND
  - ⊙ = METAL POST
  - ⊛ = WOOD POST
  - ◇ = TRAFFIC SIGN
  - ⊕ = WATER VALVE
  - ⊗ = STORM INLET (ROUND)
  - ⊕ = SANITARY MANHOLE
  - ⊕ = EXISTING POWER POLE
  - ST — ST — = STORM SEWER MAIN
  - OPL — OPL — = OVERHEAD ELECTRIC
  - \* \* \* \* \* = FENCE LINE
  - — — — — = PROPERTY LINE
  - + + + + + = EXISTING RAILROAD
  - 🌳 = EXISTING TREE



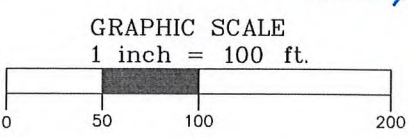
**TOWER BASE**  
 LATITUDE: N45°-28'-06.92"  
 LONGITUDE: W89°-44'-08.55"  
 (Per North American Datum of 83/2011)

Ground Elevation: 1446.9'  
 (Per North American Vertical Datum of 1988)

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



RECEIVED BY LINCOLN COUNTY  
 SURVEYOR THIS 22<sup>ND</sup> DAY  
 OF July 2024  
*Tony Dake*  
 COUNTY SURVEYOR



BEARINGS REFERENCED TO THE  
 LINCOLN COUNTY COORDINATE SYSTEM  
 AND THE EAST LINE OF THE SE1/4,  
 SECTION 33, T.35N., R.6E., WHICH  
 BEARS: N00°-04'-10"W

**CERTIFICATION:**

I, STEVEN C. DEJONG, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2791, 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 & CLOSING, LLC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-139000-C ISSUED BY TOWER TITLE, LLC. WITH AN EFFECTIVE DATE OF OCTOBER 2, 2022 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.



**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 2<sup>ND</sup> day of JULY, 2024.

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

SURVEYED FOR:

**Edge**  
 Consulting Engineers, Inc.  
 624 Water Street  
 Prairie du Sac, WI 53578  
 608.644.1449 voice  
 608.644.1549 fax  
 www.edgeconsult.com

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:**  
TOMAHAWK

**SITE NUMBER:**  
US-WI-5385

**SITE ADDRESS:**  
415 W. SPIRIT AVE  
TOMAHAWK, WI 54487

**PROPERTY OWNER:**  
CITY OF TOMAHAWK  
P.O. BOX 469  
TOMAHAWK, WI 54487

**PARCEL NO.:** 286-3506-331-0083

**ZONED:** B-1 BUSINESS

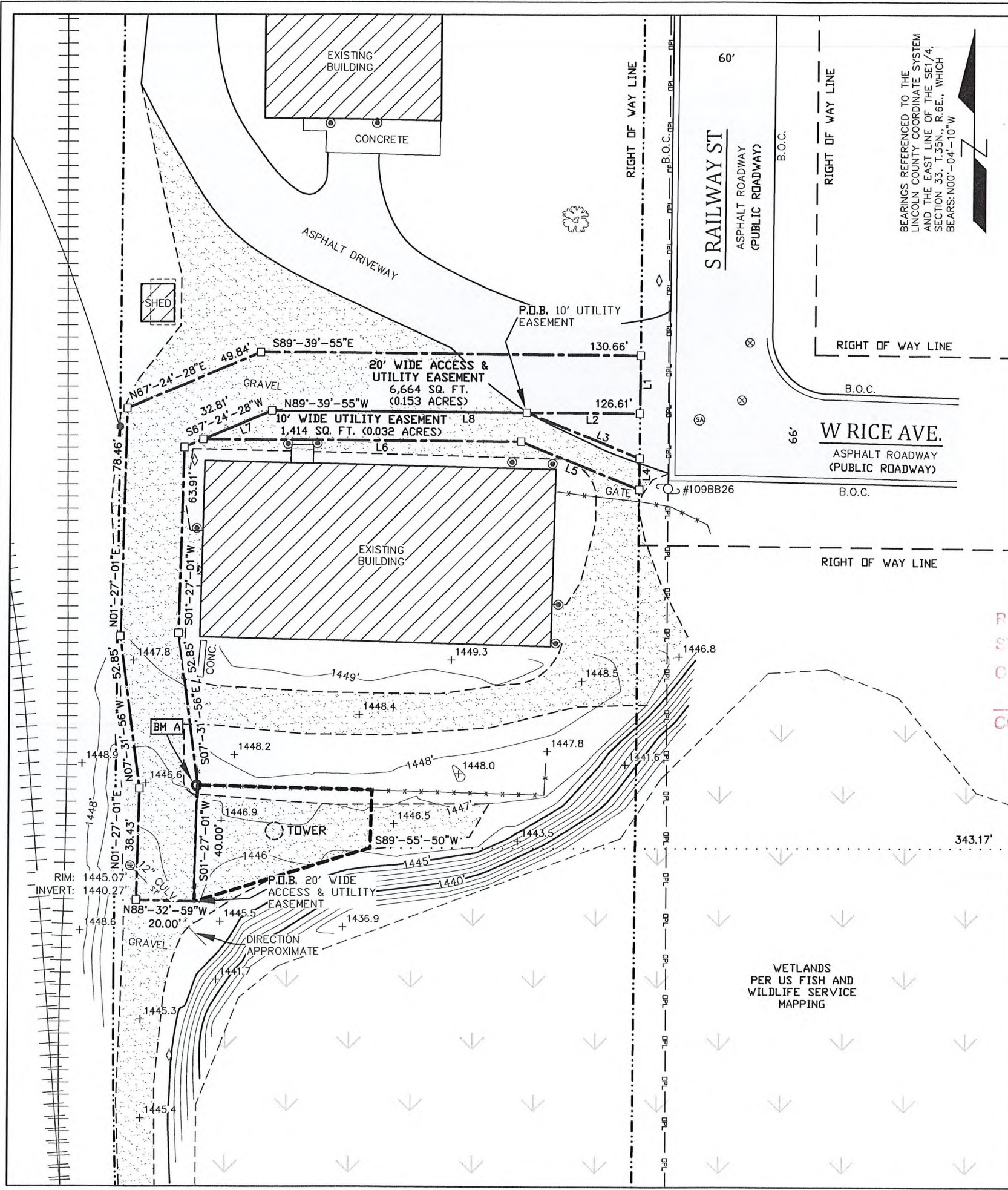
**DEED REFERENCE:** DOC. NO. 257187  
VOL. 358 PAGE 177-179 AND DOC. NO. 126325 VOL. 127, PG. 530

**SURVEY PLAT**  
 FOR  
**VERTICAL BRIDGE DEVELOPMENT**  
 BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 33, T.35N., R.6E., CITY OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	6-21-24	Added Title	KR
2	2-28-24	Added Lease & Easement	KR
1	2-8-24	Preliminary Survey	KR

<b>DRAWN BY:</b> K.R.	<b>FIELD WORK DATE:</b> 2-7-24
<b>CHECKED BY:</b> S.C.D.	<b>FIELD BOOK:</b> x
<b>JOB NO.:</b> 15149	<b>SHEET</b> 1 OF 3

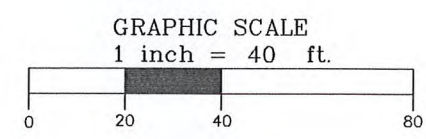
S923A



**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. 20240502879.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55069C0228D, 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".
- 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 10' WIDE UTILITY EASEMENT ONLY.
- THE LEASE AREA PREMISES, 20' WIDE ACCESS & UTILITY EASEMENT AND 10' WIDE UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.
- THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA PREMISES, ACCESS & UTILITY EASEMENT OR UTILITY EASEMENT.
- THE ACCESS & UTILITY EASEMENT RUNS TO S. RAILWAY ST (A PUBLIC RIGHT OF WAY).

**BENCHMARK INFORMATION**  
 SITE BENCHMARK: (BM A)  
 FOUND NAIL IN SOUTHWEST  
 FACE OF WOOD FENCE POST  
 ELEVATION: 1448.17'



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  - ⊙ = EXISTING TREE

RECEIVED BY LINCOLN COUNTY  
 SURVEYOR THIS 22<sup>ND</sup> DAY  
 OF July 20 24  
 Steven C. DeJong  
 COUNTY SURVEYOR

LINE	BEARING	DISTANCE
L1	S00°-20'-05"W	20.00'
L2	N89°-39'-55"W	38.99'
L3	S68°-06'-14"E	41.93'
L4	S00°-20'-05"W	10.75'
L5	N68°-06'-14"W	43.98'
L6	N89°-39'-55"W	109.35'
L7	N67°-24'-28"E	25.67'
L8	S89°-39'-55"E	87.61'



**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 2<sup>ND</sup> day of July, 2024.

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

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**MERIDIAN**  
 SURVEYING, LLC  
 N9637 Friendship Drive Office: 920-993-0881  
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**SITE NAME:**  
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**SITE NUMBER:**  
 US-WI-5385

**SITE ADDRESS:**  
 415 W. SPIRIT AVE  
 TOMAHAWK, WI 54487

**PROPERTY OWNER:**  
 CITY OF TOMAHAWK  
 P.O. BOX 469  
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**PARCEL NO.:** 286-3506-331-0083

**ZONED:** B-1 BUSINESS

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**SURVEY PLAT**  
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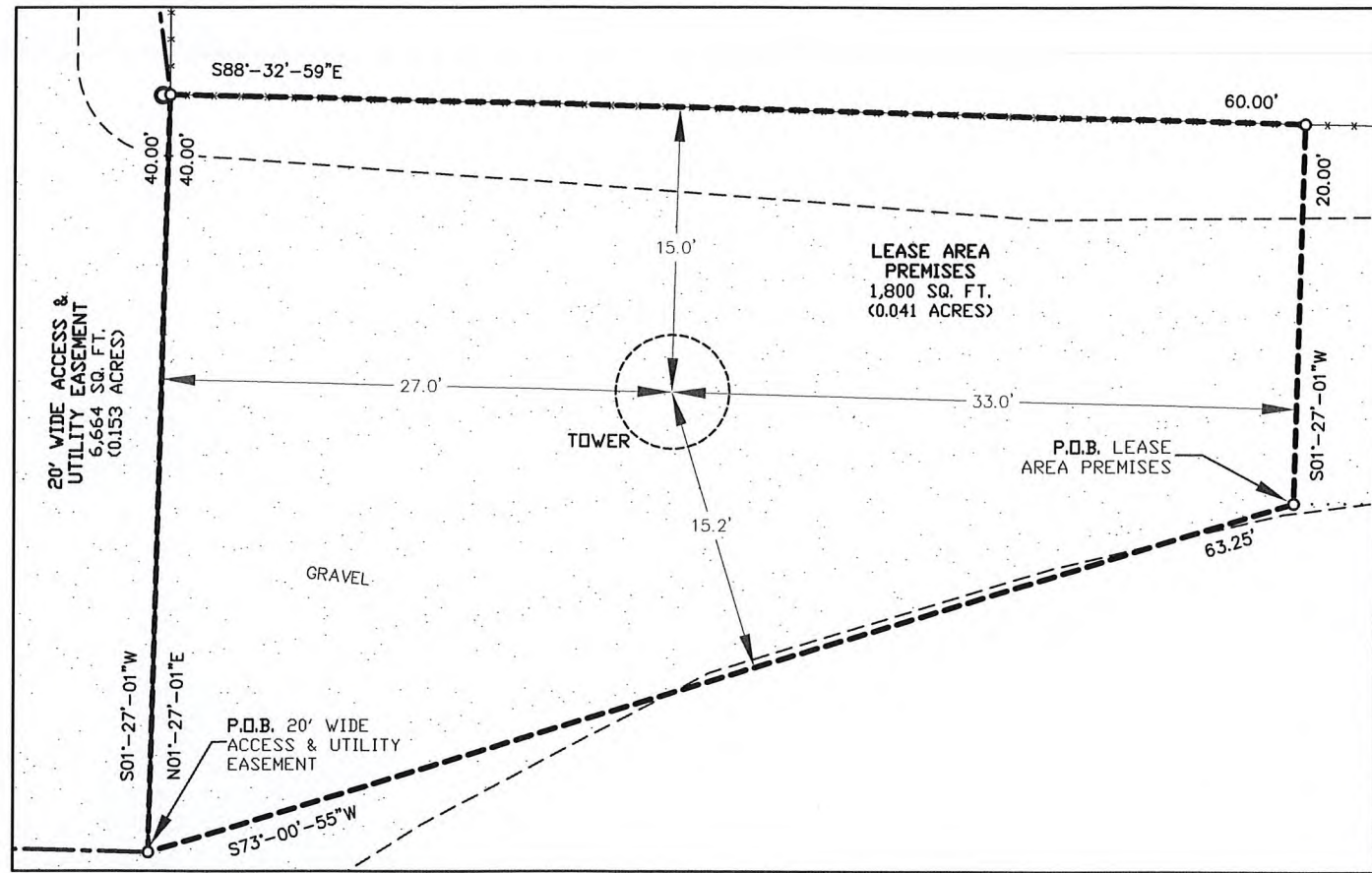
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**DRAWN BY:** K.R. **FIELD WORK DATE:** 2-7-24

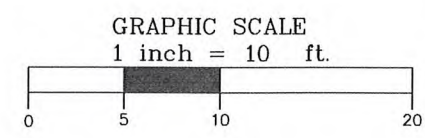
**CHECKED BY:** S.C.D. **FIELD BOOK:** X

**JOB NO.:** 15149 **SHEET** 2 **OF** 3

S923B



- BEARINGS REFERENCED TO THE LINCOLN COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE SE1/4, SECTION 33, T.35N., R.6E., WHICH BEARS: N00°-04'-10"W
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  - x — x — x — FENCE LINE
  - · · · — · · · — PROPERTY LINE
  - + + + — + + + — EXISTING RAILROAD
  - ⊕ = EXISTING TREE



RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 22ND DAY OF July 20 24  
*Steven DeJong*  
 COUNTY SURVEYOR

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 22nd day of July, 2024.  
*Steven DeJong*  
 WISCONSIN PROFESSIONAL LAND SURVEYOR  
 Steven C. DeJong, S-2791

**LEASE AREA PREMISES**

Being a part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Three (33), Township Thirty-Five (35) North, Range Six (6) East, City of Tomahawk, Lincoln County, Wisconsin containing 1,800 square feet (0.041 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 33; thence N00°-04'-10"W 435.69 feet along the East line of the SE1/4 of said Section 33; thence S89°-55'-50"W 343.17 feet to the point of beginning; thence S73°-00'-55"W 63.25 feet; thence N01°-27'-01"E 40.00 feet; thence S88°-32'-59"E 60.00 feet; thence S01°-27'-01"W 20.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

**10' WIDE ACCESS AND UTILITY EASEMENT**

Being a part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Three (33), Township Thirty-Five (35) North, Range Six (6) East, City of Tomahawk, Lincoln County, Wisconsin containing 1,414 square feet (0.032 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 33; thence N00°-04'-10"W 435.69 feet along the East line of the SE1/4 of said Section 33; thence S89°-55'-50"W 343.17 feet; thence S73°-00'-55"W 63.25 feet; thence N88°-32'-59"W 20.00 feet; thence N01°-27'-01"E 38.43 feet; thence N07°-31'-56"W 52.85 feet; thence N01°-27'-01"E 78.46 feet; thence N67°-24'-28"E 49.84 feet; thence S89°-39'-55"E 130.66 feet to a point on the west right of way line of S. Railway St.; thence S00°-20'-05"W 20.00 feet along said west right of way line; thence N89°-39'-55"W 38.99 feet to the point of beginning; thence S68°-06'-14"E 41.93 feet to a point on the west right of way line of S. Railway St.; thence S00°-20'-05"W 10.75 feet along said west right of way line; thence N68°-06'-14"W 43.98 feet; thence N89°-39'-55"W 109.35 feet; thence N67°-24'-28"E 25.67; thence S89°-39'-55"E 87.61 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

**20' WIDE ACCESS AND UTILITY EASEMENT**

Being a part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Three (33), Township Thirty-Five (35) North, Range Six (6) East, City of Tomahawk, Lincoln County, Wisconsin containing 6,664 square feet (0.153 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 33; thence N00°-04'-10"W 435.69 feet along the East line of the SE1/4 of said Section 33; thence S89°-55'-50"W 343.17 feet; thence S73°-00'-55"W 63.25 feet to the point of beginning; thence N88°-32'-59"W 20.00 feet; thence N01°-27'-01"E 38.43 feet; thence N07°-31'-56"W 52.85 feet; thence N01°-27'-01"E 78.46 feet; thence N67°-24'-28"E 49.84 feet; thence S89°-39'-55"E 130.66 feet to a point on the west right of way line of S. Railway St.; thence S00°-20'-05"W 20.00 feet along said west right of way line; thence N89°-39'-55"W 126.61 feet; thence S67°-24'-28"W 32.81 feet; thence S01°-27'-01"W 63.91 feet; thence S07°-31'-56"E 52.85 feet; thence S01°-27'-01"W 40.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

**PARENT PARCEL**

Tract 1  
 A parcel of land in the Southeast Quarter of the Southeast Quarter, Section 33, Township 35 North, Range 6 East, in said City of Tomahawk, Lincoln County, Wisconsin, bounded on the North by the Westerly extension of the center line of Spirit Avenue; bounded on the East by the West line of Railway Street and the Southerly extension thereof; bounded on the South by the South line of Section 33; and bounded on the West by a line 20 feet Easterly of, measured at right angles to and parallel with, the centerline of Chicago, Milwaukee, St. Paul and Pacific Railroad Company's main track as now there laid (all references to above streets are as shown on the original Plat of the City of Tomahawk).

Tract 2  
 The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) Section Thirty three (33) Township Thirty five (35) North, Range Six (6) East, lying East of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railway, south of the right of way of the main line of the Marienette, Tomahawk and Western Railroad and West of the West line of the Tomahawk Avenue extended south, excepting and reserving therefrom the plat known as Pride's addition to Tomahawk, Lincoln County, Wisconsin.

Parcel ID No.: 286-3506-331-0083  
 This being the same property conveyed to City of Tomahawk, Wisconsin, as to Tract 1, from Stanley E.G. Hillman, not as an individual but solely as Trustee, and Pacific Railroad Company in a Quit Claim Deed dated June 4, 1979 and recorded July 9, 1979 in Book 358 Page 177 in Lincoln County, Wisconsin.  
 This being a portion of the same property conveyed to the City of Tomahawk, a municipal corporation, as to Tract 2, from Folke Becker, receiver, in a Deed of Conveyances dated February 26, 1937 and recorded June 15, 1937 in Book 127 Page 530 in Lincoln County, Wisconsin.

**TITLE REPORT REVIEW**

Title Report: Tower Title, LLC  
 Commitment No. VTB-139000-C  
 Effective Date: October 2, 2022  
 Fee Simple Title Vested In: City of Tomahawk, Wisconsin  
 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.

SURVEYED FOR:

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

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750 PARK OF COMMERCE DRIVE  
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SITE NAME:  
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SITE NUMBER:  
**US-WI-5385**

SITE ADDRESS:  
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S923C