

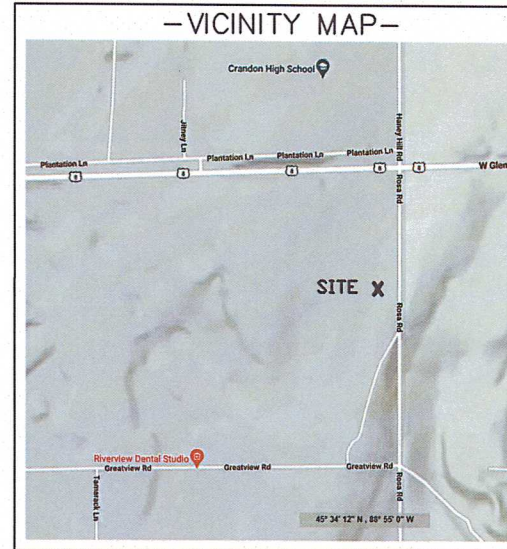
RECEIVED
APR 28 23
CO. TREASURER

FOREST CO SURVEYOR
FILE # 361225-2023042
DATE 05/05/2023 BY JA

POINT OF COMMENCEMENT
(LEASE AREA PREMISES AND
30' WIDE ACCESS & UTILITY EASEMENT)
E1/4 CORNER
SECTION 25
T.36N., R.12E.
(MAG NAIL FND.)

U.S.H. "8"
(PUBLIC ROADWAY)
(WIDTH VARIES)

BEARINGS REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM (NAD83/2011) - NORTH
ZONE AND THE EAST LINE OF THE
SE1/4, SECTION 25, T.36N., R.12E.,
WHICH BEARS: S00°-49'-51"E



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



PROPOSED TOWER BASE

LATITUDE: N45°-34'-08.18"
LONGITUDE: W88°-55'-24.86"
(Per North American Datum of 83/2011)

Ground Elevation: 1731.6'
(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, 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-143100-C ISSUED BY TOWER TITLE, LLC. WITH AN EFFECTIVE DATE OF DECEMBER 27, 2022 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

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. 20230301923.

-PRIVATE UTILITIES MARKED ON 1-23-2023.

-ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55041C0458C, DATED DECEMBER 16 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

-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 ROSA ROAD RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

PARCEL NO.:
012-00665-0000
PROPERTY OWNER:
DENNIS ROSA

PARCEL NO.:
012-00665-0000
PROPERTY OWNER:
DENNIS ROSA ET UX AND
HOMER ROSA ET UX

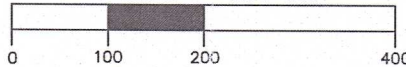
PARCEL NO.:
012-00665-0000
PROPERTY OWNER:
DENNIS ROSA ET UX

PARCEL NO.:
012-00669-0000
PROPERTY OWNER:
DENNIS ROSA ET UX

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 6" NAIL SET
- = 1" IRON PIPE FOUND
- ⊙ = COUNTY MONUMENT FOUND
- ┆ = WOOD LATH
- ⊞ = FIBER OPTIC PEDESTAL
- ⊞ = ELECTRIC TRANSFORMER
- ⊞ = EXISTING POWER POLE
- OPL — OPL = OVERHEAD ELECTRIC
- * * * * * = FENCE LINE
- ~~~~~ = EDGE OF BRUSH/WOODS
- - - - - = PROPERTY LINE

GRAPHIC SCALE
1 inch = 200 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 12th day of APRIL, 2023.

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

12-665

SURVEYED FOR: CONCORDIA WIRELESS



SURVEYED FOR:



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



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

SITE NAME:
CRANDON WEST

SITE NUMBER:
US-WI-5527

SITE ADDRESS:
9743 US HIGHWAY 8,
CRANDON, WI 54520

PROPERTY OWNER:
DENNIS ROSA ET UX &
HOMER ROSA ET UX
1137 TESCHNER ROAD
CRANDON, WI 54520

PARCEL NO.: 012-00665-0000

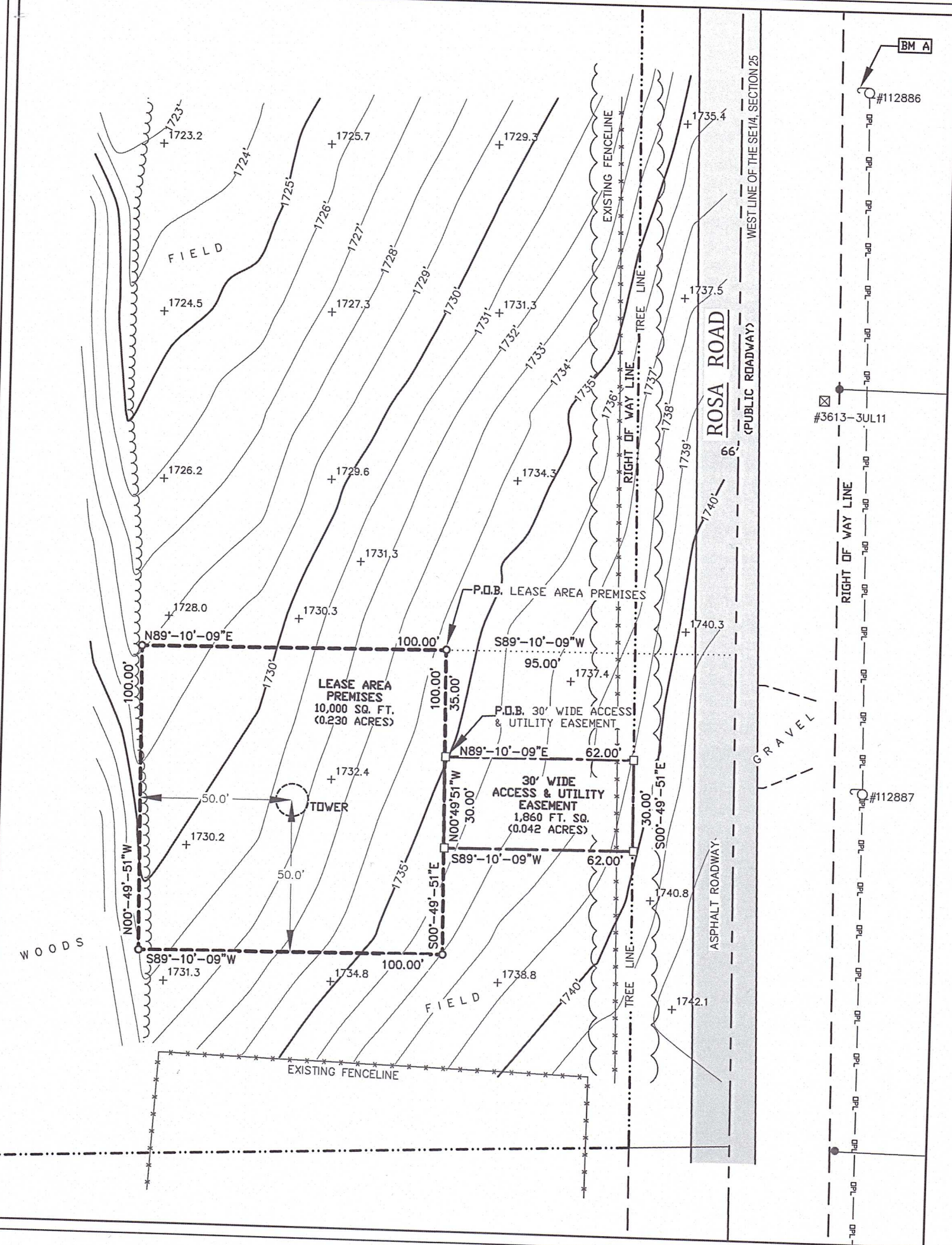
DEED REFERENCE: VOL. 168, PG. 567
DOC. NO. 141168

SURVEY PLAT

FOR
VERTICAL BRIDGE VBTS, LLC.
BEING A PART OF THE NE1/4 OF THE
SE1/4, SECTION 25, T.36N., R.12E.,
TOWN OF CRANDON, FOREST COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	3-1-23	Added Lease and Easement	KR
1	2-2-23	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 1-23-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14328	SHEET 1 OF 3

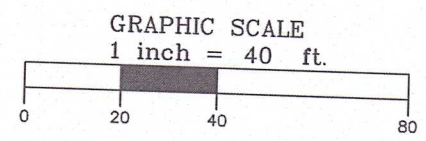


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 - *—*—*— = FENCE LINE
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 - - - - - = PROPERTY LINE

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - NORTH ZONE AND THE EAST LINE OF THE SE1/4, SECTION 25, T.36N., R.12E., WHICH BEARS: S00°-49'-51"E



BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET 6" NAIL IN SOUTH FACE OF POWER POLE #112886; ±1' ABOVE GROUND LEVEL
 ELEVATION: 1739.79'



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 12th day of APRIL, 2023.

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

SURVEYED FOR: CONCORDIA WIRELESS

361 RANDY RD, UNIT 101
 CAROL STREAM, IL 60188
 MAIN: (847) 981-0801

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:
CRANDON WEST

SITE NUMBER:
US-WI-5527

SITE ADDRESS:
9743 US HIGHWAY 8,
CRANDON, WI 54520

PROPERTY OWNER:
DENNIS ROSA ET UX &
HOMER ROSA ET UX
1137 TESCHNER ROAD
CRANDON, WI 54520

PARCEL NO.: 012-00665-0000

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NO.	DATE	DESCRIPTION	BY
2	3-1-23	Added Lease and Easement	KR
1	2-2-23	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 1-23-23
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 14328	SHEET 2 OF 3

LEASE AREA PREMISES

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TWELVE (12) EAST, TOWN OF CRANDON, FOREST COUNTY, WISCONSIN CONTAINING 10,000 SQUARE FEET (0.230 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE S00°-49'-51"E 1153.21 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 25; THENCE S89°-10'-09"W 95.00 FEET TO THE POINT OF BEGINNING; THENCE S00°-49'-51"E 100.00 FEET; THENCE S89°-10'-09"W 100.00 FEET; THENCE N00°-49'-51"W 100.00 FEET; THENCE N89°-10'-09"E 100.00 FEET TO THE POINT OF BEGINNING; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

30 FOOT WIDE ACCESS AND UTILITY EASEMENT

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TWELVE (12) EAST, TOWN OF CRANDON, FOREST COUNTY, WISCONSIN CONTAINING 1,860 SQUARE FEET (0.042 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE S00°-49'-51"E 1153.21 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 25; THENCE S89°-10'-09"W 95.00 FEET; THENCE S00°-49'-51"E 35.00 FEET TO THE POINT OF BEGINNING; THENCE N89°-10'-09"E 62.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROSA ROAD; THENCE S00°-49'-51"E 30.00 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE S89°-10'-09"W 62.00 FEET; THENCE N00°-49'-51"W 30.00 TO THE POINT OF BEGINNING; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARENT PARCEL

The Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), Section Twenty-five (25), Township Thirty-six (36) North, Range Twelve (12) East

Parcel No. 012-00665-0000

This being a portion of the property conveyed to Dennis Rosa and Pamela Rosa, his wife, as joint tenants, from Homer D. Rosa and Marcella I. Rosa, his wife in the following deeds: Recorded January 15, 1991 in Book 168 Page 567; recorded December 31, 1991 in Book 168 Page 429; recorded March 6, 1979 in Book 130 Page 22 and recorded May 24, 1977 in Book 124 Page 307.

TITLE REPORT REVIEW

Title Report: Tower Title, LLC

Commitment No. VTB-143100-C

Effective Date: December 27, 2022

Fee Simple Title Vested In: Dennis Rosa and Pamela Rosa, his wife, as joint tenants

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.



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SURVEYED FOR:



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