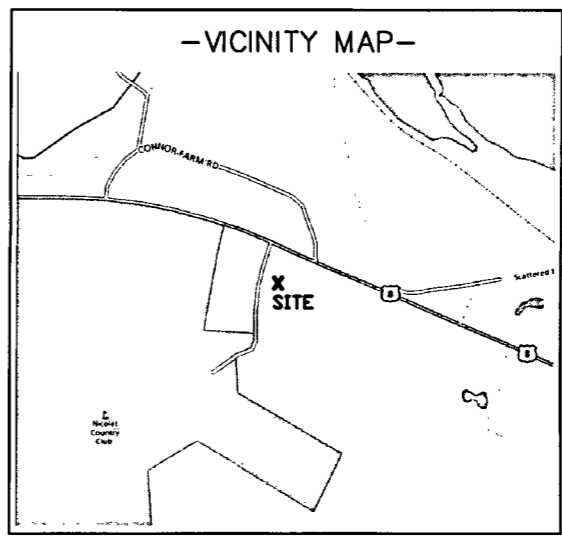


CALL DIGGERS HOTLINE TOLL FREE
1(800)242-8511
OPERATES 24 HOURS A DAY 365 DAYS A YEAR

WARNING
CALL BEFORE YOU DIG
48 HOURS BEFORE YOU DIG

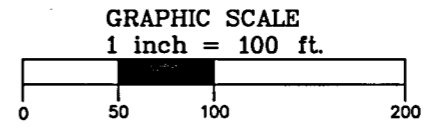
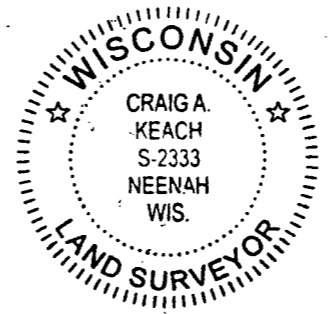
BEARINGS REFERENCED TO THE FOREST COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NW1/4 SECTION 36, T.36N., R.14E., WHICH BEARS N89°-41'-29"E



PROPOSED TOWER BASE
 LATITUDE: 45°-33'-45.29"
 LONGITUDE: 88°-41'-28.47"
 (Per North American Datum of 83/2011)
 Ground Elevation: 1582.3'
 (Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - = 6" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊗ = ELECTRIC TRANSFORMER
 - ⊙ = EXISTING POWER POLE
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 - E — E = BURIED ELECTRIC
 - T/E — T/E = BURIED ELEC. & TELE.
 - G — G = BURIED GAS LINE
 - — — = PROPERTY LINE
 - 🌳 = EXISTING TREE

FOREST CO SURVEYOR
 FILE # 361436-20180314
 DATE _____ BY _____



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 17th day of OCTOBER, 2018.
Craig A. Keach
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Craig A. Keach, S-2333

RECEIVED
 NOV 02 18
Edge
 Consulting Engineers, Inc.
 624 Water Street
 Prairie du Sac, WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com
 CO. TREASURER

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: LAONA
SITE NUMBER: US-WI-5256
SITE ADDRESS: FAIRWAY COURT LAONA, WI 54541

PROPERTY OWNER:
 JAMES AMBROSIOUS
 5103 U.S.H. "8"
 LAONA, WI 54541

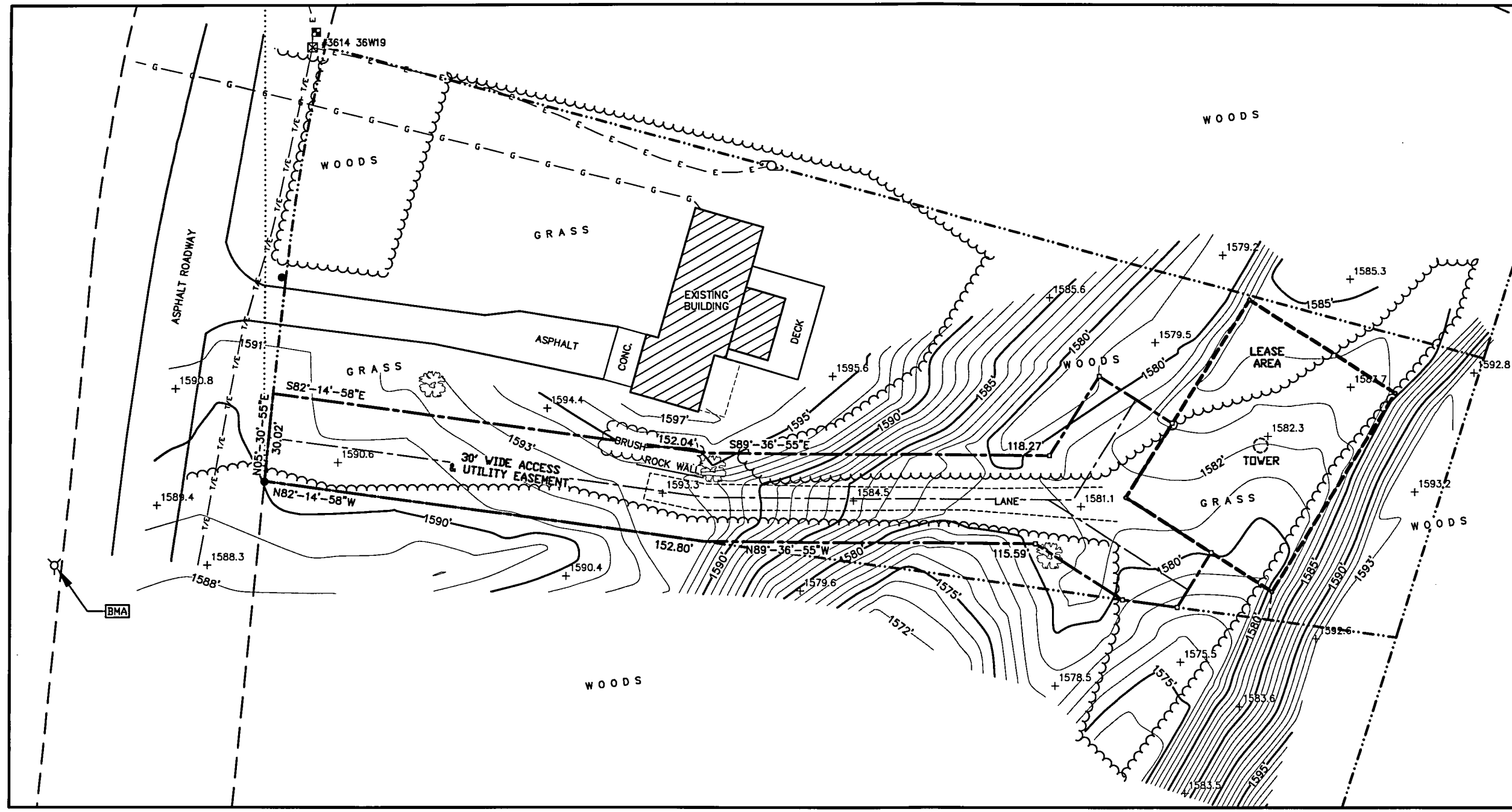
PARCEL NO.: 018-00263-0000 &
 018-01772-0000

DEED REFERENCE: DOCUMENT NO. 226172
 & BOOK 147 PAGE 469

SURVEY PLAT
 FOR
 VERTICAL BRIDGE DEVELOPMENT, LLC
 BEING A PART OF THE NW1/4 OF THE
 NW1/4, SECTION 36, T.36N., R.14E.,
 TOWN OF LAONA, FOREST COUNTY,
 WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	10/11/18	Added Tower, Lease, & Ease.	JB
2	8/31/18	Added Utilities	JB
1	8/16/18	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 8-14-18
CHECKED BY: C.A.K.	FIELD BOOK: M-45, PG.66
JOB NO.: 10500	SHEET 1 OF 3



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. 20183402101.

-ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55041C0505C, DATED DECEMBER 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 AND 30' WIDE ACCESS & UTILITY EASEMENT ONLY.

-THE LEASE AREA AND 30' WIDE ACCESS & UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

-THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA OR ACCESS & UTILITY EASEMENT.

-THE ACCESS & UTILITY EASEMENT RUNS TO FAIRWAY COURT RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

CERTIFICATION:

I, CRAIG A. KEACH, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2333, HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY.

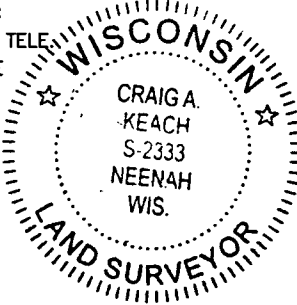
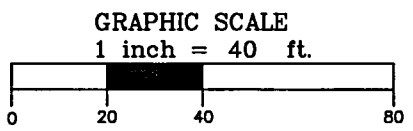
THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. 27576940 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF SEPTEMBER 7, 2018 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

BEARINGS REFERENCED TO THE FOREST COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NW1/4 SECTION 36, T.36N., R.14E., WHICH BEARS N89°-41'-29\"/>

-LEGEND-

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- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
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- E-E- = BURIED ELECTRIC
- T/E-T/E- = BURIED ELEC. & TELE.
- G-G- = BURIED GAS LINE
- - - = PROPERTY LINE
- ⊞ = EXISTING TREE

BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 TOP OF FIRE HYDRANT
 ELEVATION: 1589.75'



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 17th day of OCTOBER, 2018.

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

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:
LAONA

SITE NUMBER:
US-WI-5256

SITE ADDRESS:
FAIRWAY COURT
LAONA, WI 54541

PROPERTY OWNER:
 JAMES AMBROSIUS
 5103 U.S.H. "B"
 LAONA, WI 54541

PARCEL NO.: 018-00263-0000 & 018-01772-0000

DEED REFERENCE: DOCUMENT NO. 226172 & BOOK 147 PAGE 469

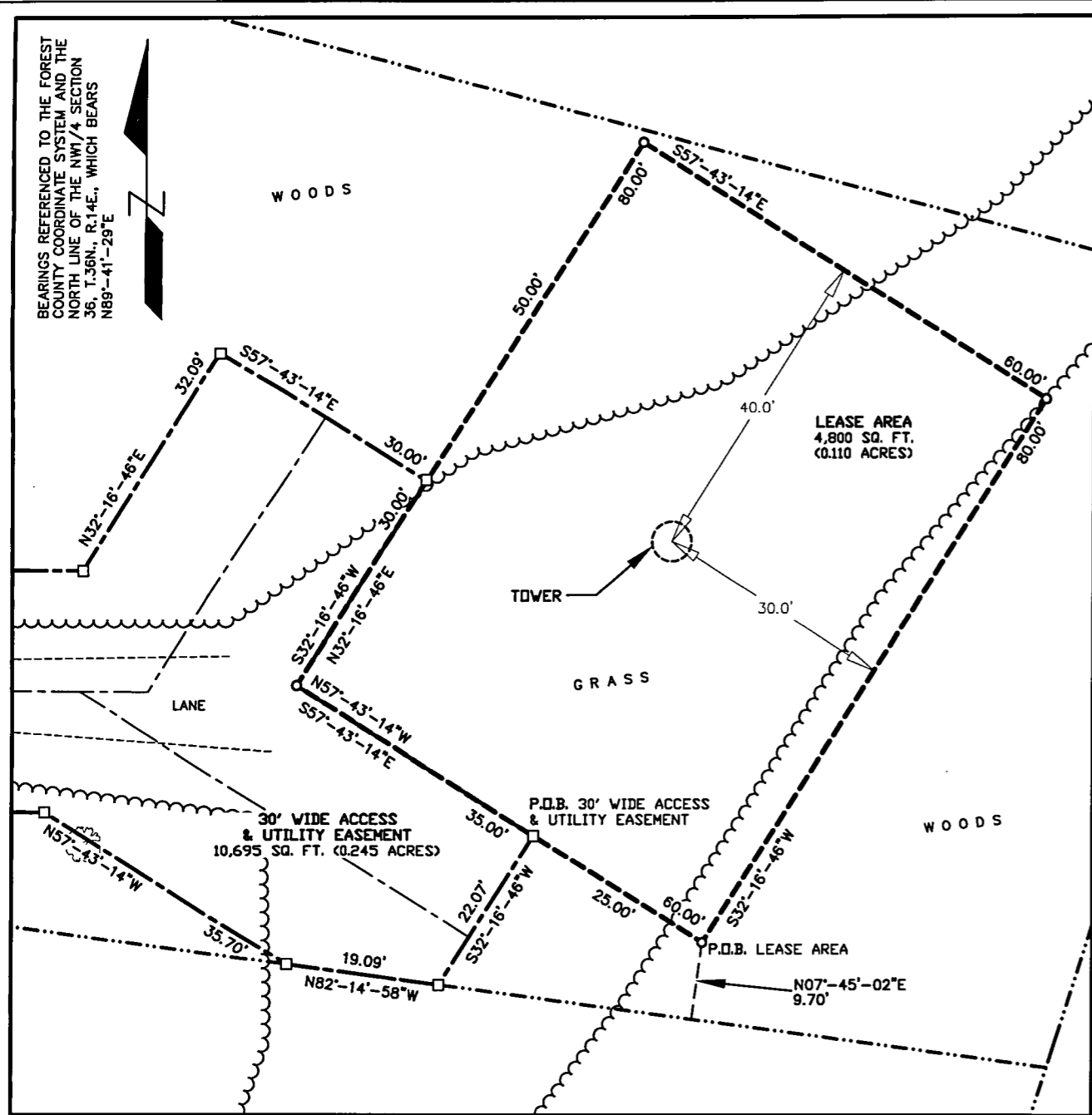
SURVEY PLAT
 FOR
 VERTICAL BRIDGE DEVELOPMENT, LLC
 BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 36, T.36N., R.14E., TOWN OF LAONA, FOREST COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	10/11/18	Added Tower, Lease, & Ease.	JB
2	8/31/18	Added Utilities	JB
1	8/16/18	Preliminary Survey	JB
			BY

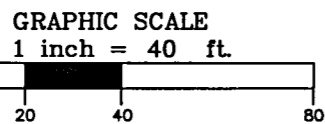
DRAWN BY: J.B. **FIELD WORK DATE:** 8-14-18

CHECKED BY: C.A.K. **FIELD BOOK:** M-45, PG.66

JOB NO.: 10500 **SHEET 2 OF 3**



BEARINGS REFERENCED TO THE FOREST COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NW 1/4 SECTION 36, T.36N., R.14E., WHICH BEARS N89°-41'-29"E



—LEGEND—

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- = 1" IRON PIPE FOUND
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- · — · — = PROPERTY LINE
- ⊗ = EXISTING TREE



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 17th day of OCTOBER, 2018.

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

LEASE AREA

A part of Lot Twelve (12), Golf Hills Subdivision, being located in the Northwest Quarter (NW1/4) of the Northwest (NW1/4) of Section Thirty-Six (36), Township Thirty-Six (36) North, Range Fourteen (14) East, Town of Laona, Forest County, Wisconsin containing 4,800 square feet (0.110 acres) and being described by:

Commencing at the Northwest Corner of said Section 36; thence N89°-41'-29"E 662.55 feet along the north line of the NW1/4 of said Section 36; thence S00°-18'-31"E 682.57 feet to the southwest corner of said Lot 12; thence S82°-14'-58"E 350.91 feet along the south line of said Lot 12; thence N07°-45'-02"E 9.70 feet to the point of beginning; thence N57°-43'-14"W 60.00 feet; thence N32°-16'-46"E 80.00 feet; thence S57°-43'-14"E 60.00 feet; thence S32°-16'-46"W 80.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

30' WIDE ACCESS & UTILITY EASEMENT

A part of Lot Twelve (12), Golf Hills Subdivision, being located in the Northwest Quarter (NW1/4) of the Northwest (NW1/4) of Section Thirty-Six (36), Township Thirty-Six (36) North, Range Fourteen (14) East, Town of Laona, Forest County, Wisconsin containing 10,695 square feet (0.245 acres) and being described by:

Commencing at the Northwest Corner of said Section 36; thence N89°-41'-29"E 662.55 feet along the north line of the NW1/4 of said Section 36; thence S00°-18'-31"E 682.57 feet to the southwest corner of said Lot 12; thence S82°-14'-58"E 350.91 feet along the south line of said Lot 12; thence N07°-45'-02"E 9.70 feet; thence N57°-43'-14"W 25.00 feet to the point of beginning; thence S32°-16'-46"W 22.07 feet to a point on the south line of said Lot 12; thence N82°-14'-58"W 19.09 feet along said south line of Lot 12; thence N57°-43'-14"W 35.70 feet; thence N89°-36'-55"W 115.59 feet to a point on the south line of said Lot 12; thence N82°-14'-58"W 152.80 feet along said south line of Lot 12 to a point on the east line of Fairway Court; thence N05°-30'-55"E 30.02 feet along said east line of Fairway Court; thence S82°-14'-58"E 152.04 feet; thence S89°-36'-55"E 118.27 feet; thence N32°-16'-46"E 32.09 feet; thence S57°-43'-14"E 30.00 feet; thence S32°-16'-46"W 30.00 feet; thence S57°-43'-14"E 35.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

PARENT PARCEL

Parcel 1:

The following tract of land in Forest County, State of Wisconsin:

That part of the Northwest quarter of the Northwest quarter of Section 36, lying south of U.S. Highway 8 except the West 426 feet thereof and except the plat of Golf Hills AND BEING a portion of the same property conveyed to James A. Ambrosius, Jr. and Patricia Ambrosius from Wisconsin Timber Associates, Limited Partnership by Quit Claim Deed dated August 23, 1984 and recorded December 13, 1984 in Deed Book 147, Page 469.

Tax Parcel No 018-01772-0000

Parcel 2:

Lots Twelve (12) of Golf Hills Subdivision, said plat being part of the NW 1/4 NW 1/4 of Section 36, Township 36 North, Range 14 East, in Forest County, Wisconsin.

AND BEING A PORTION OF the same property conveyed to James A. Ambrosius and Patricia L. Ambrosius from Judith A. Monte by Warranty Deed dated August 29, 2018 and recorded September 7, 2018 in Instrument No. 226172.

Tax Parcel No. 018-00263-0000

TITLE REPORT REVIEW

Title Report: Fidelity National Title Insurance Company

Commitment No. 27576940

Effective Date: September 7, 2018

Fee Simple Title Vested In: James A. Ambrosius, Jr. and Patricia Ambrosius

NOTE: The Statement of Applicability refers to the Lease Site and any Easements pertinent Thereunto Where Specific Encumbrances affect the Lease Site and/or a Pertinent Easement, they are identified as such.

Schedule B-II

(1-7) These are general statements and not specific encumbrances.

(8) Except the coal, oil, gas and other minerals underlying the surface of said land and all rights and easements in favor of the estate of said coal, oil, gas and other minerals; including, but not limited to, express or implied easements in, over and under that estate for the entry and removal of minerals. This policy should not be construed as insuring against loss or damage resulting to the surface of the land or any improvements thereon caused by surface entry or by the removal of the oil, gas, and other minerals lying thereunder. See instrument recorded on 08/06/1982 in Deed Book 2, Page 365. (AS to Parcels 1 and 2) **Subsurface mineral rights affect the entire parent parcel.**

(9) Gas Main Easement in favor of Wisconsin Public Service Corporation, a Wisconsin corporation, set forth in instrument recorded on 08/30/1968 in Deed Book 102, Page 337. (As To Parcel 1) **Does not affect parent parcel, lease or easements.**

(10) Right of Way Grant in favor of Michigan Wisconsin Pipe Line Company, a Delaware corporation, set forth in instrument recorded on 11/12/1968 in Deed Book 102, Page 829. (As to Parcels 1 and 2) **This document provides an ambiguous description and cannot be retraced. Any subsurface utilities have been made a part of this survey. Affect parent parcel, but cannot be accurately mapped.**

(11) Terms, provisions, covenants, conditions, restrictions, reservations, easements, charges, assessments and liens provided in a Deed or Covenants, Conditions and Restrictions recorded in Deed Book 116, Page 130, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (As to Parcels 1 and 2) **Vehicular access restricted from U.S.H. 8. Affects parent parcel.**

(12) Real Estate Mortgage from James A Ambrosius Jr. and Patricia Ambrosius, Grantor(s), in favor of Associated Bank North, dated 01/23/1998, and recorded 01/29/1998 in Deed Book 206, Page 775, in the original amount of \$50,000.00. (As to Parcel 1) **This is not a survey related item.**

(13) Managed Forest Law - Order of Designation issued by Wisconsin Department of Natural Resources recorded on 12/29/2011 in Deed Book 368, Page 810. (As to Parcel 1) **This is not a survey related item.**

(14) Possible rollback taxes. (As to Parcel 1) **This is not a survey related item.**

(15) Except the coal, oil, gas and other minerals underlying the surface of said land and all rights and easements in favor of the estate of said coal, oil, gas and other minerals; including, but not limited to, express or implied easements in, over and under that estate for the entry and removal of minerals. This policy should not be construed as insuring against loss or damage resulting to the surface of the land or any improvements thereon caused by surface entry or by the removal of the oil, gas, and other minerals lying thereunder. See instrument recorded in Deed Book 119, Page 106. (As to Parcel 2) **Subsurface mineral rights affect the entire parent parcel.**

(16) Access Covenant recorded on 10/16/1986 and recorded in Deed Book 153, Page 770. (As to Parcel 2) **Vehicular access restricted from U.S.H. 8. Affects parent parcel.**

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
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SITE NAME:
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PARCEL NO.: 018-00263-0000 &
018-01772-0000

DEED REFERENCE: DOCUMENT NO. 226172
& BOOK 147 PAGE 469

SURVEY PLAT

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VERTICAL BRIDGE DEVELOPMENT, LLC
BEING A PART OF THE NW1/4 OF THE
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NO.	DATE	DESCRIPTION	BY
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