



SURVEYOR'S NOTES

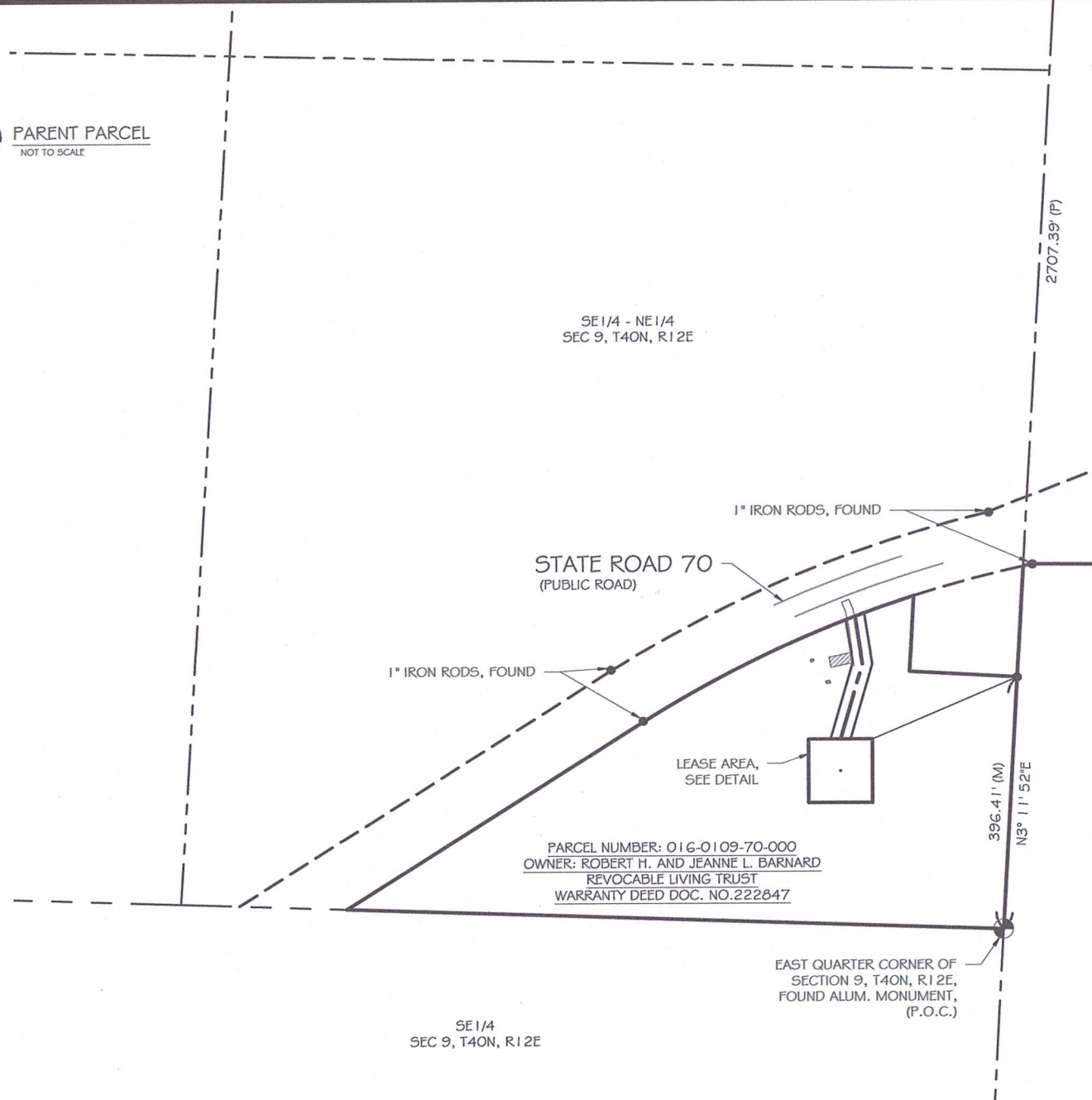
- 1) ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
- 2) AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED AND/OR FILED DOCUMENTS.
- 3) NOT TO BE USED AS CONSTRUCTION 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 20202404508.
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY CHARLES G. LOVELL, WISCONSIN SURVEYOR NUMBER S-3206-8.
- 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- 7) AT TIME OF SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE VBHV LEASE AREA OR ASSOCIATED EASEMENTS.
- 8) THE VBHV LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 9) THE VBHV 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF STATE ROAD 70.
- 10) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- 11) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC, FILE NUMBER: 1128839, DOCUMENT DATE: 05/19/2020.
- 12) BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 9, T40N, R12E, MEASURED TO BEAR N3° 11' 52"E BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, FOREST COUNTY, U.S. FOOT.
- 13) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 14) F.E.M.A. FLOOD PANEL MAP NUMBER 55041C0105C, ZONE X, AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TITLE REVIEW

REPORT PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC
 FILE NUMBER: 1128839
 DOCUMENT DATE: 05/19/2020

SCHEDULE B - PART 2 EXCEPTIONS:

- 001. - 008.: (GENERAL EXCEPTIONS.)
- 100.: (NON-SURVEY RELATED EXCEPTION.)
- 101.: STORM, SEWER, DRAINAGE, WATER UTILITY AND/OR SANITARY DISTRICT ASSESSMENTS, IF ANY. (NO DOCUMENT PROVIDED OR UTILITIES MARKED DURING FIELDWORK. UNABLE TO DETERMINE IF IT WILL AFFECT THE PARENT PARCEL BOUNDARY.)
- 200.: PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE LAND AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. (STATE HIGHWAY 70 PUBLIC RIGHT-OF-WAY IS SHOWN ON THE SURVEY.)
- 201.: PERMIT TO CUT TIMBER AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED SEPTEMBER 13, 1905 IN VOLUME 3 OF MISCELLANEOUS RECORDS ON PAGE 195 AS DOCUMENT NO. 11827. (NON-SURVEY RELATED EXCEPTION.)
- 202.: TIMBER RIGHTS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED SEPTEMBER 25, 1905 IN VOLUME 3 OF MISCELLANEOUS RECORDS ON PAGE 201 AS DOCUMENT NO. 1184. (NON-SURVEY RELATED EXCEPTION.)
- 203.: EASEMENT, SHARED WELL AND SEPTIC AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED OCTOBER 7, 2003 IN VOLUME 273 OF RECORDS ON PAGE 469 AS DOCUMENT NO. 181477. (EXISTING EASEMENT DOES AFFECT THE PARENT PARCEL. EXISTING EASEMENT IS BLANKET IN NATURE THEREFORE NOT SHOWN ON THE SURVEY. THE APPROXIMATE LOCATION OF THE EXISTING WELL IS SHOWN ON THE SURVEY & THERE IS NO EVIDENCE OF AN EXISTING SEPTIC SYSTEM. THE EXISTING WELL IS NOT LOCATED WITHIN AND WILL NOT AFFECT THE LEASE AREA OR ASSOCIATED ACCESS & UTILITY EASEMENT.)
- 300.: (NON-SURVEY RELATED EXCEPTION.)
- 500.: (NON-SURVEY RELATED EXCEPTION.)



PARCEL NUMBER: 016-0109-70-000
 OWNER: ROBERT H. AND JEANNE L. BARNARD
 REVOCABLE LIVING TRUST
 WARRANTY DEED DOC. NO. 222847

PARENT PARCEL DESCRIPTION PER TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC (PARCEL NUMBER: 016-0109-70-000)

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 12 EAST, TOWN OF HILES, FOREST COUNTY, WISCONSIN, LYING SOUTH OF HIGHWAY "A", EXCEPTING THEREFROM THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 12 EAST, TOWN OF HILES, FOREST COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 9 AND 10, WHERE THE SOUTH EDGE OF COUNTY TRUNK "A" CROSSES THE ABOVE DESCRIBED SECTION LINE; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERN EDGE OF HIGHWAY "A", A DISTANCE OF 178 FEET TO A STAKE; THENCE DIRECTLY SOUTH, 138 FEET; THENCE EAST APPROXIMATELY 178 FEET TO THE ABOVE MENTIONED SECTION LINE; THENCE NORTH ALONG THE ABOVE MENTIONED SECTION LINE TO THE PLACE OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN VOLUME 157 OF RECORDS ON PAGE 81, AS DOCUMENT NO. 133701.

LEGEND

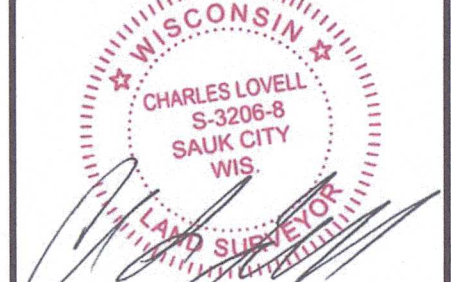
	SECTION CORNER
	1" IRON PIPE, FOUND
	P.O.C.
	P.O.B.
	P.O.T.
	(M)
	(F)
	EXISTING RIGHT-OF-WAY
	EXISTING BURIED ELECTRIC
	EXISTING BURIED FIBER OPTIC
	EXISTING SIGN
	EXISTING TREE LINE
	EXISTING ASPHALT
	EXISTING DIRT PATH
	LEASE AREA
	EASEMENT SIDELINE
	EASEMENT CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE

FOREST CO SURVEYOR
 FILE # 401209-20200707
 DATE 05/05/2023 BY JA

VBHV, 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; 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 a parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and KNIGHT BARRY TITLE SERVICES 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.



Charles G. Lovell, PLS
 License Number: S-3206-8

MARK	DATE	DESCRIPTION

ISSUE PHASE	FINAL	DATE ISSUED	07/07/2020

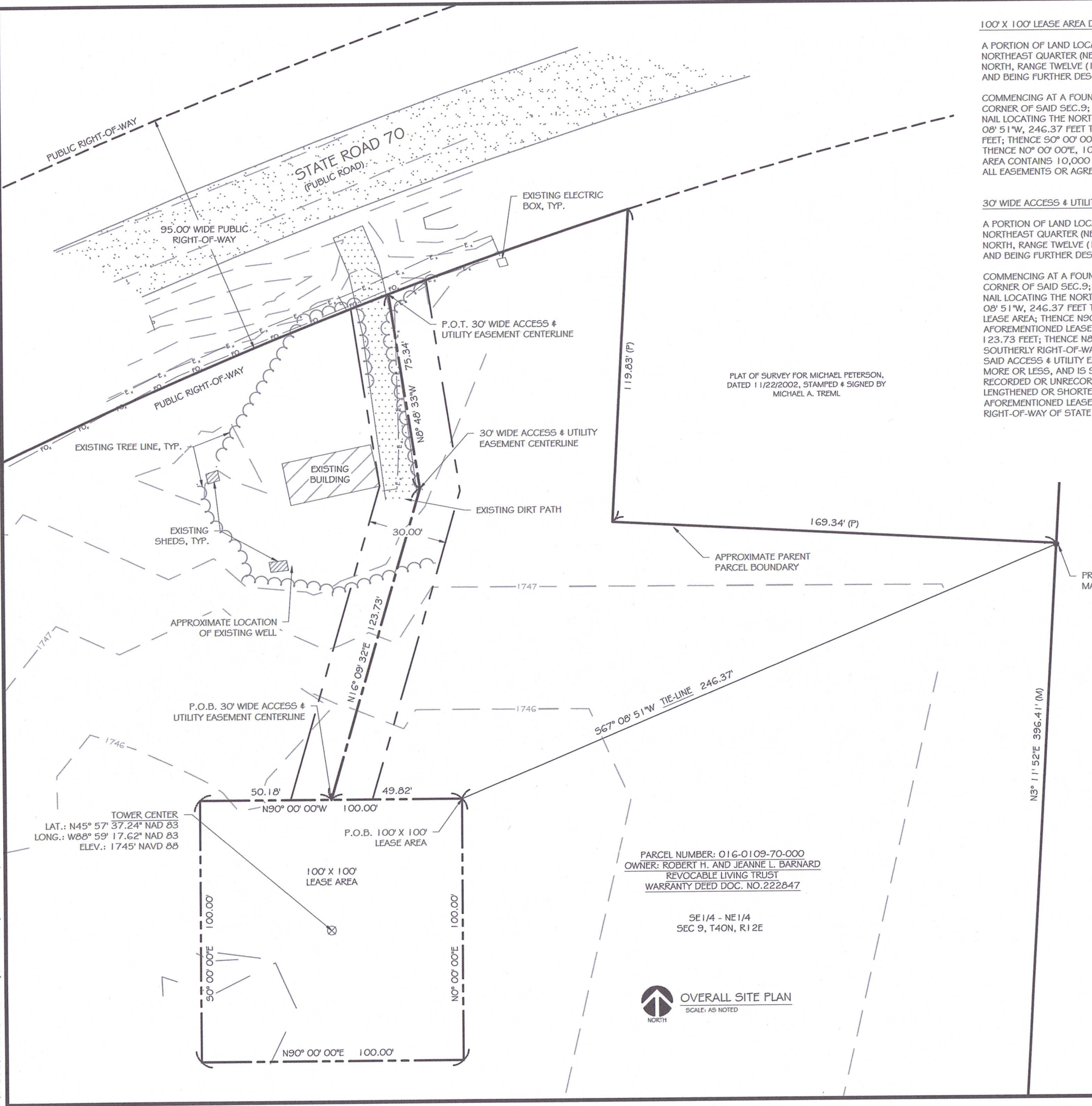
PROJECT TITLE:
 HWY 70 & CAMP NICOLET
 VBHV, LLC
 US-WI-5317

PROJECT ADDRESS:
 HWY. 70 & FIRE RD. 2493
 HILES, WI 54511
 FOREST COUNTY

SHEET TITLE:
 SITE SURVEY

SCALE:
 AS NOTED

PROJECT NUMBER: 47058
SHEET NUMBER: 1 OF 2



100' X 100' LEASE AREA DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINE (SEC.9), TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12) EAST, TOWN OF HILES, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT LOCATING THE EAST QUARTER CORNER OF SAID SEC.9; THENCE N3° 11' 52"E, 396.41 FEET TO A FOUND MAG NAIL LOCATING THE NORTHEAST CORNER OF THE PARENT PARCEL; THENCE S67° 08' 51"W, 246.37 FEET TO THE POINT OF BEGINNING; N90° 00' 00"W, 100.00 FEET; THENCE S0° 00' 00"E, 100.00 FEET; THENCE N90° 00' 00"E, 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 SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINE (SEC.9), TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12) EAST, TOWN OF HILES, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MONUMENT THE EAST QUARTER CORNER OF SAID SEC.9; THENCE N3° 11' 52"E, 396.41 FEET TO A FOUND MAG NAIL LOCATING THE NORTHEAST CORNER OF THE PARENT PARCEL; THENCE S67° 08' 51"W, 246.37 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00"W, 49.82 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; N16° 09' 32"E, 123.73 FEET; THENCE N8° 48' 33"W, 75.34 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 70 AND THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 199.07 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 BEGIN AT THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA AND TO TERMINATE AT THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 70.

PARCEL NUMBER: 016-0109-70-000
 OWNER: ROBERT H. AND JEANNE L. BARNARD
 REVOCABLE LIVING TRUST
 WARRANTY DEED DOC. NO.222847

SE 1/4 - NE 1/4
 SEC 9, T40N, R12E

OVERALL SITE PLAN
 SCALE: AS NOTED

LEGEND

	SECTION CORNER
	1" IRON PIPE, FOUND
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	POINT OF TERMINATION
	MEASURED DISTANCE
	PLATTED DISTANCE
	PARENT PARCEL BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING BURIED ELECTRIC
	EXISTING BURIED FIBER OPTIC
	EXISTING SIGN
	EXISTING TREE LINE
	EXISTING ASPHALT
	EXISTING DIRT PATH
	LEASE AREA
	EASEMENT SIDELINE
	EASEMENT CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE

RAMAKER
 employee-owned
 (608) 643-4100 www.ramaker.com

VBHV, LLC

NORTH

Certification & Seal:
 I 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 a parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and KNIGHT BARRY TITLE SERVICES 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.

Charles G. Lovell, PLS
 License Number: S-3206-8

MARK	DATE	DESCRIPTION
ISSUE	FINAL	DATE ISSUED 07/07/2020
PHASE		

PROJECT TITLE:
**HWY 70 & CAMP NICOLET
 VBHV, LLC
 US-WI-5317**

PROJECT ADDRESS:
 HWY.70 & FIRE RD.2493
 HILES, WI 54511
 FOREST COUNTY

SHEET TITLE:
SITE SURVEY

0 20' 40' 80'

11" x 17" - 1" = 40'
 22" x 34" - 1" = 20'

PROJECT NUMBER: 47058
 SHEET NUMBER: 2 OF 2