

Copyright 2023 - Ramaker & Associates, Inc. - All Rights Reserved
 DRAWN BY: POV CHECKED BY: TDN



PARENT PARCEL DESCRIPTION PER TITLE REPORT
 (PARCEL NUMBER: 034-00152-0000)

THAT PART OF THE S.W. 1/4 OF SECTION 7, T 7 N, R 3 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID S.W. 1/4; THENCE NORTH 00° 55' 00" EAST 1678.30 FEET ALONG THE EAST LINE THEREOF TO THE SOUTH RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY #133; THENCE SOUTH 85° 31' 32" WEST 1323.37 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF THE N.E. 1/4 OF SAID S.W. 1/4; THENCE SOUTH 01° 02' 26" WEST 228.32 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID N.E. 1/4 OF S.W. 1/4; THENCE NORTH 89° 14' 34" WEST 65.52 FEET ALONG THE NORTH LINE OF THE S.W. 1/4 OF S.W. 1/4 TO THE CENTERLINE OF DUTCH HILL ROAD; THENCE ALONG SAID CENTERLINE SOUTH 04° 40' 02" EAST 248.88 FEET TO THE BEGINNING OF A 181.69 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 22° 12' 44"; THENCESOUTHWESTERLY ALONG THE ARC OF SAID CURVE 70.44 FEET, MAKING A LONG CHORD OF 70.00 FEET THAT BEARS SOUTH 06° 26' 20" WEST; THENCE NORTH 84° 54' 48" EAST 469.96 FEET; THENCE SOUTH 49° 40' 02" EAST 268.24 FEET; THENCE SOUTH 10° 31' 35" EAST 72.36 FEET; THENCE SOUTH 29° 57' 04" EAST 945.71 FEET TO THE SOUTH LINE OF THE SAID S.W. 1/4; THENCE SOUTH 89° 14' 37" EAST ALONG SAID SOUTH LINE 191.41 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE PROPERTY CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION FROM BEN G. NEUMANN AND JEAN A. NEUMANN, HUSBAND AND WIFE, IN A DEED DATED APRIL 15, 2010 AND RECORDED MAY 19, 2010, IN BOOK 1241 PAGE 637, IN GRANT COUNTY, WISCONSIN, AS FURTHER DESCRIBED AS FOLLOWS:

PARCEL 5 OF TRANSPORTATION PROJECT PLAT 5589-01-22-4.03, RECORDED IN CABINET C OF TRANSPORTATION PROJECT PLATS, PAGE 14E, AS DOCUMENT 724812, RECORDED IN GRANT COUNTY, WISCONSIN

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 20231302729.
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WISCONSIN SURVEYOR NUMBER 3132-8.
- 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS FOR TELECOMMUNICATIONS EQUIPMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL & THEREFORE RESETTING MISSING PROPERTY IRONS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- 7) AT TIME OF SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE VBTS LEASE AREA OR ASSOCIATED EASEMENTS.
- 8) THE VBTS LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 9) THE VBTS 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF S.T.H. "133".
- 10) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- 11) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY TOWER TITLE, LLC, FILE NUMBER: VTB-149516-C, DOCUMENT DATE: 03/13/2023.
- 12) BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW1/4 OF SECTION 7, T7N, R3W, MEASURED TO BEAR N89° 49' 25"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, GRANT COUNTY, U.S. FOOT.
- 13) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 14) F.E.M.A. FLOOD PANEL MAP NUMBER 55043C0132F, ZONE X, AREA OF MINIMAL FLOOD HAZARD.

TITLE REVIEW

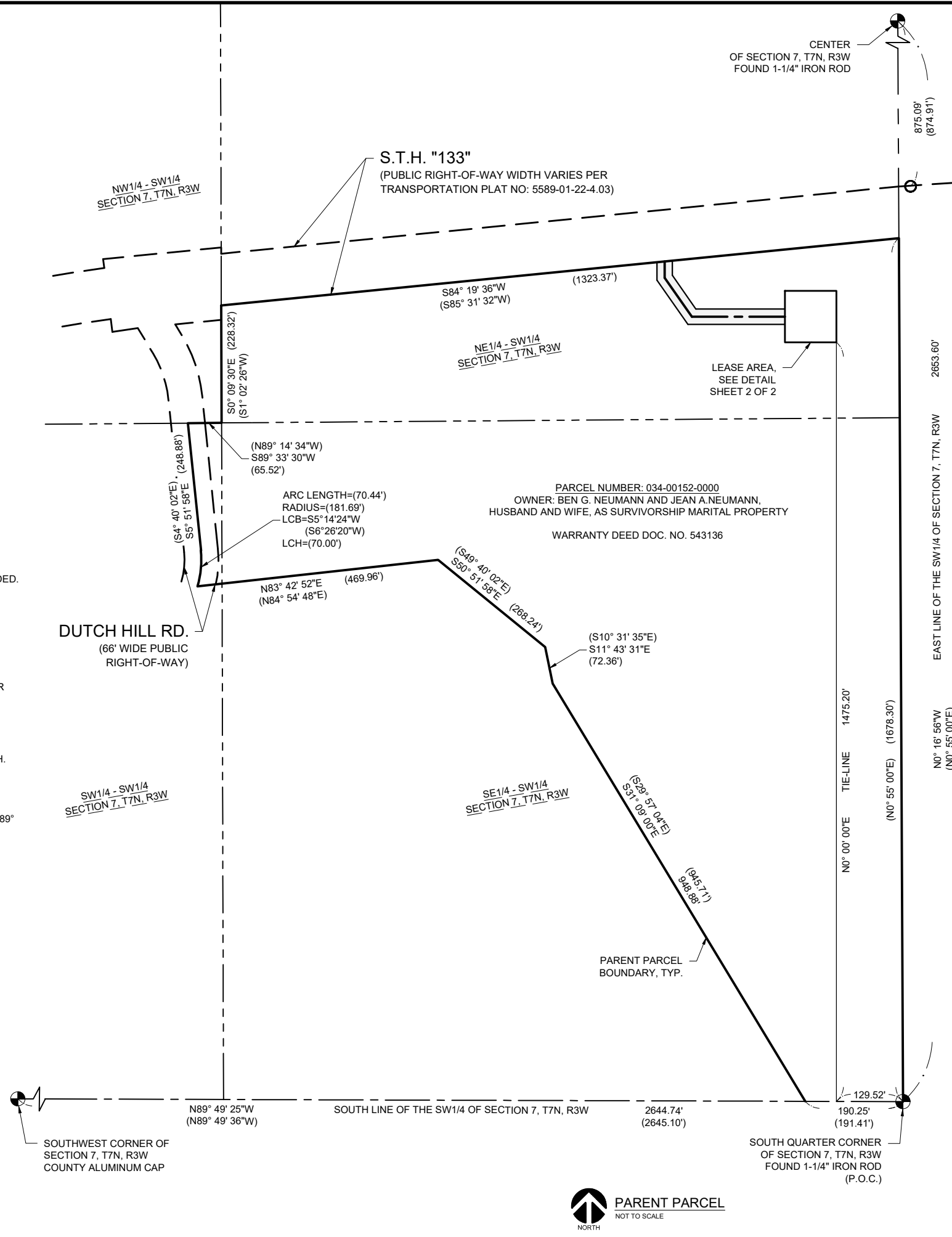
PREPARED BY: TOWER TITLE, LLC
 DOCUMENT NUMBER: VTB-149516-C
 COMMITMENT DATE: 03/13/2023

SCHEDULE B - PART 2 EXCEPTIONS:

1. - 9. (THE EXCEPTIONS ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED HEREON.)

LEGEND

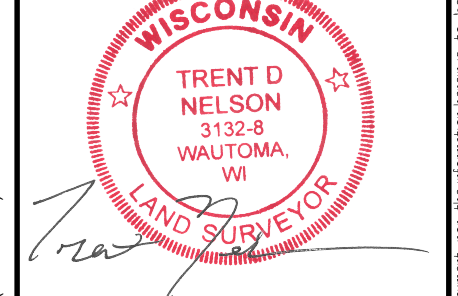
- SECTION CORNER
- 1" IRON PIPE, FOUND
- POINT OF COMMENCEMENT
- PREVIOUS SURVEY OR RECORD INFO.
- PARENT PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY
- LEASE AREA
- EASEMENT SIDELINE
- EASEMENT CENTERLINE
- SECTION LINE
- QUARTER-QUARTER SECTION LINE



VERTICAL BRIDGE VBTS, 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; 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; 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.



Trent D. Nelson, PLS
 License Number: 3132-8

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

ISSUE DATE: 05/08/2023
 PHASE: FINAL

PROJECT TITLE:
WOODMAN VERTICAL BRIDGE VBTS, LLC US-WI-5552

PROJECT ADDRESS:
 7125 STATE ROAD 133
 BOSCOBEL, WI 53805
 GRANT COUNTY

LEASE SURVEY

SCALE:
 NONE

PROJECT NUMBER: 57247
 SHEET NUMBER: 1 OF 2



i:\57200157247\CAD\Survey\57247 Woodman Survey.dwg Printed by: pongay on May 08, 2023 - 5:06pm

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.

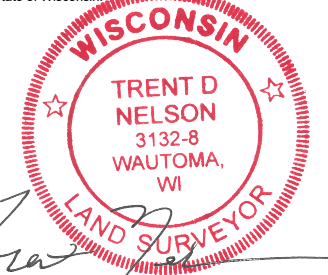


RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

**VERTICAL BRIDGE
VBTS, 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; 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; 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.



Trent D. Nelson, PLS
License Number: 3132-8

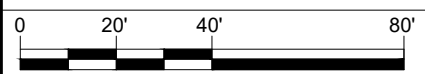
| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

| | | | |
|-------|-------|-------------|------------|
| ISSUE | FINAL | DATE ISSUED | 05/08/2023 |
| PHASE | | | |

PROJECT TITLE:
**WOODMAN
VERTICAL BRIDGE VBTS, LLC
US-WI-5552**

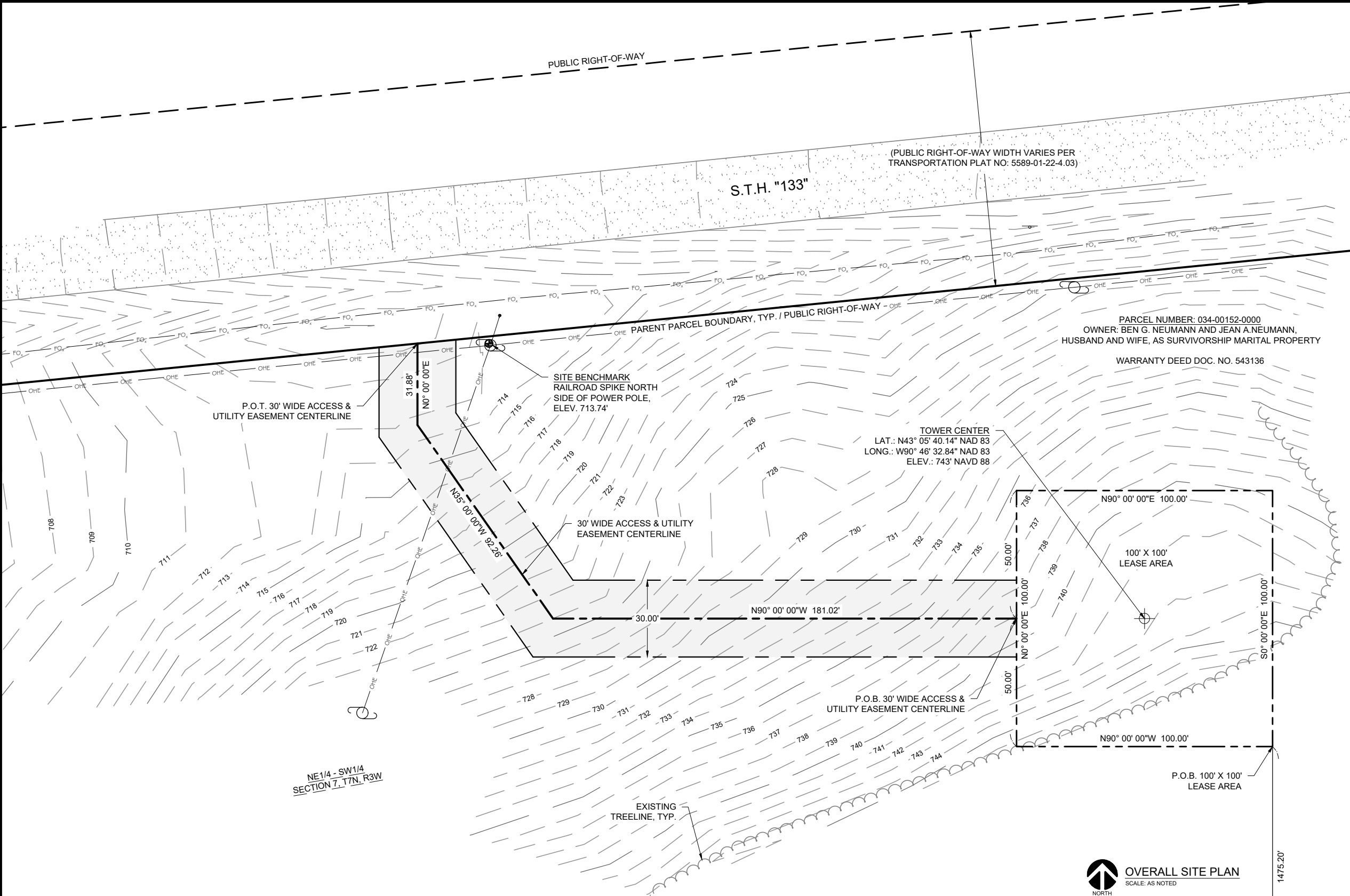
PROJECT ADDRESS:
7125 STATE ROAD 133
BOSCOBEL, WI 53805
GRANT COUNTY

SHEET TITLE:
LEASE SURVEY



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

PROJECT NUMBER: 57247
SHEET NUMBER: 2 OF 2



100' X 100' LEASE AREA DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4) OF SECTION SEVEN (7), TOWNSHIP SEVEN (7) NORTH, RANGE THREE (3) WEST, TOWN OF MARION, GRANT COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-1/4" IRON ROD LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 7; THENCE N89°49'25"W, 129.52 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 7; THENCE N0°00'00"E, 1475.20 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W, 100.00 FEET; THENCE N0°00'00"E, 100.00 FEET; THENCE N90°00'00"E, 100.00 FEET; THENCE S0°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 NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4) OF SECTION SEVEN (7), TOWNSHIP SEVEN (7) NORTH, RANGE THREE (3) WEST, TOWN OF MARION, GRANT COUNTY, WISCONSIN, WHOSE CENTERLINE BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-1/4" IRON ROD LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 7; THENCE N89°49'25"W, 129.52 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 7; THENCE N0°00'00"E, 1475.20 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"W, 100.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N0°00'00"E, 50.00 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N90°00'00"W, 181.02 FEET; THENCE N35°00'00"W, 92.26 FEET; THENCE N0°00'00"E, 31.88 FEET TO THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF S.T.H. "133" AND THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 305.16 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 TERMINATE AT THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF S.T.H. "133".

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- PARENT PARCEL BOUNDARY
- - - EXISTING RIGHT-OF-WAY
- ~ ~ ~ EXISTING TREELINE
- OHE — EXISTING OVERHEAD ELECTRIC
- FO — EXISTING BURIED FIBER OPTIC
- U — EXISTING UTILITY POLE
- G — EXISTING GUY LINE
- S — EXISTING SIGN
- A — EXISTING ASPHALT
- L — LEASE AREA
- - - EASEMENT SIDELINE
- — — EASEMENT CENTERLINE