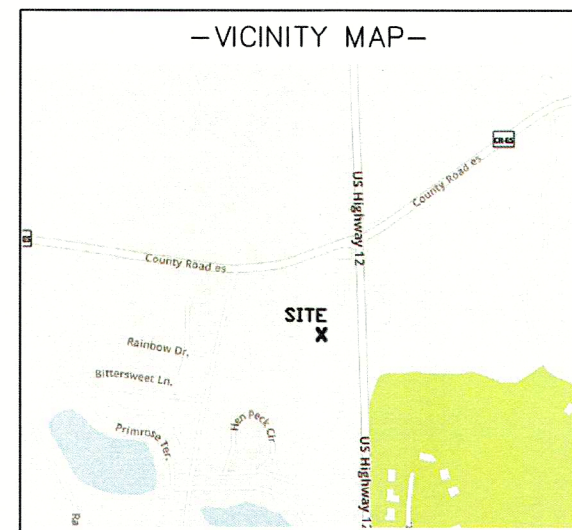


BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - SOUTH ZONE AND THE EAST LINE OF THE NE1/4 OF SECTION 13, T.3N., R.16E., WHICH BEARS N02°-29'-01"W

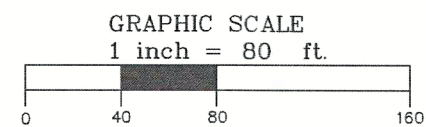
CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511 OPERATES 24 HOURS A DAY 365 DAYS A YEAR

WARNING CALL BEFORE YOU DIG 48 HOURS BEFORE YOU DIG



**TOWER BASE**  
LATITUDE: N42°-43'-27.02"  
LONGITUDE: W88°-32'-39.10"  
(Per North American Datum of 83/2011)  
Ground Elevation: 879.3'  
(Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - = 6" NAIL SET
  - ⊙ = COUNTY MONUMENT FOUND
  - ⊕ = EXISTING POWER POLE
  - ⊞ = ELECTRIC METER
  - ⊟ = TELEPHONE PEDESTAL
  - ⊠ = FIBER OPTIC VAULT
  - ⊡ = GAS METER
  - ⊢ = WELL HEAD
  - ⊣ = SEPTIC COVER
  - ⊤ = STORM INLET
  - ⊥ = OVERHEAD ELECTRIC
  - ⊦ = BURIED TELEPHONE
  - ⊧ = BURIED GAS LINE
  - ⊨ = 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 **2ND** day of **APRIL**, 2024.  
*Craig A. Keach*  
WISCONSIN PROFESSIONAL LAND SURVEYOR  
Craig A. Keach, S-2333

**RECEIVED**  
JUL 22 2024  
By *B*  
316-2581

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:**  
WALWORTH

**SITE NUMBER:**  
VB WI-5489

**SITE ADDRESS:**  
N6397 U.S.H. "12"  
ELKHORN, WI 53121

**PROPERTY OWNER:**  
ACCESS ENTERPRISES LLC  
W6365 PIERCE RD.  
ELKHORN, WI 53121

**PARCEL NO.:** GA 88100002

**ZONED:** B-2 GENERAL BUSINESS

**DEED REFERENCE:** DOCUMENT NO. 1041302

**SURVEY PLAT**  
FOR  
VB BTS II, LLC.  
BEING A PART OF THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4, SECTION 13, T.3N., R.16E., TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN

7	3/1/24	Revised Lease & Easement	JB
6	2/7/24	Added Lease, Tower, & Ease.	JB
5	2/1/24	Added Additional Locates	KR
4	9/8/23	Revised Tower Location	JD
3	3/21/23	Revised Text	JD
NO.	DATE	DESCRIPTION	BY

DRAWN BY:	JB	FIELD WORK DATE:	1-17-23
CHECKED BY:	C.A.K.	FIELD BOOK:	X
JOB NO.:	14305	SHEET	1 OF 3

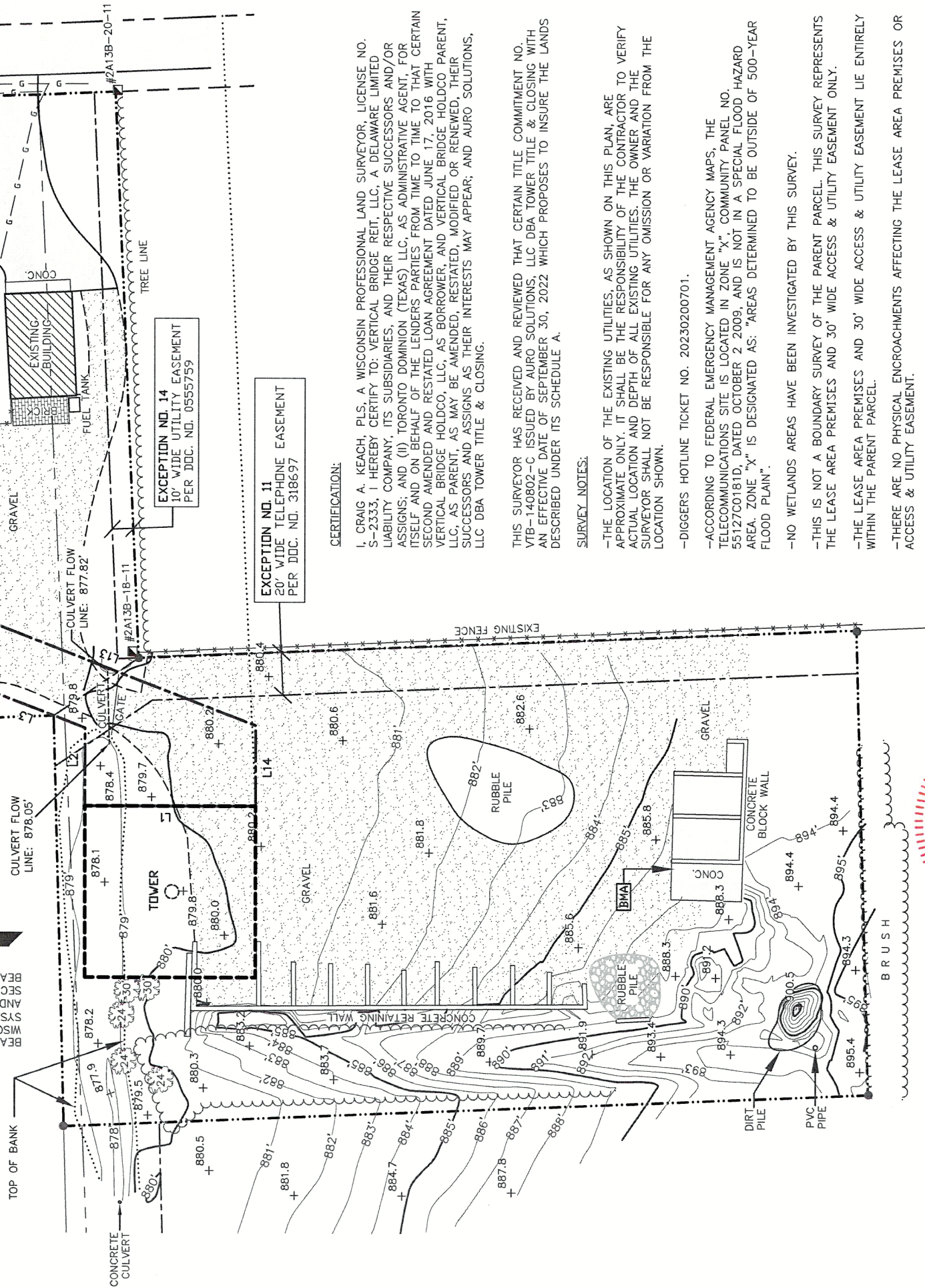


—LEGEND—

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- 1" IRON PIPE FOUND
- 6" NAIL SET
- COUNTY MONUMENT FOUND
- EXISTING POWER POLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
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- WELL HEAD
- SEPTIC COVER
- STORM INLET
- OVERHEAD ELECTRIC
- BURIED TELEPHONE
- BURIED GAS LINE
- PROPERTY LINE
- EXISTING TREE

Line #	Direction	Length
L1	N00°00'00"W	80.00'
L2	N90°00'00"E	36.58'
L3	N21°05'01"E	49.63'
L4	N02°25'18"W	114.53'
L5	N73°01'47"E	105.76'
L6	N34°49'38"E	53.48'
L7	N87°32'33"E	141.50'
L8	S02°31'53"E	30.00'
L9	S87°32'33"W	126.67'
L10	S34°49'38"W	49.00'
L11	S73°01'47"W	92.94'
L12	S02°25'18"E	97.57'
L13	S21°05'01"W	130.05'
L14	S90°00'00"W	37.89'

BEARINGS REFERENCED TO THE  
WISCONSIN STATE PLANE COORDINATE  
SYSTEM (NAD83/2011) - SOUTH ZONE  
AND THE EAST LINE OF THE NE1/4 OF  
SECTION 13, T.3N., R.16E., WHICH  
BEARS N02°-29'-01"W



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 AURO SOLUTIONS, LLC DBA TOWER TITLE & CLOSING.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-140802-C ISSUED BY AURO SOLUTIONS, LLC DBA TOWER TITLE & CLOSING WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 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. 20230200701.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55127C0181D, DATED OCTOBER 2 2009, 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 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 U.S.H. "12" RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

GRAPHIC SCALE  
1 inch = 60 ft.

BENCHMARK INFORMATION  
SITE BENCHMARK: (BM A)  
SET CHISELED X ±3' WEST OF CONCRETE BLOCK WALL  
ELEVATION: 886.76'



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 **2nd** day of **APRIL**, 2024.

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

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

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**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:  
**WALWORTH**

SITE NUMBER:  
**VB WI-5489**

SITE ADDRESS:  
**N6397 U.S.H. "12"  
ELKHORN, WI 53121**

PROPERTY OWNER:  
ACCESS ENTERPRISES LLC  
W6365 PIERCE RD.  
ELKHORN, WI 53121

PARCEL NO.: GA 88100002

ZONED: B-2 GENERAL BUSINESS

DEED REFERENCE: DOCUMENT NO. 1041302

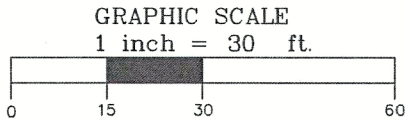
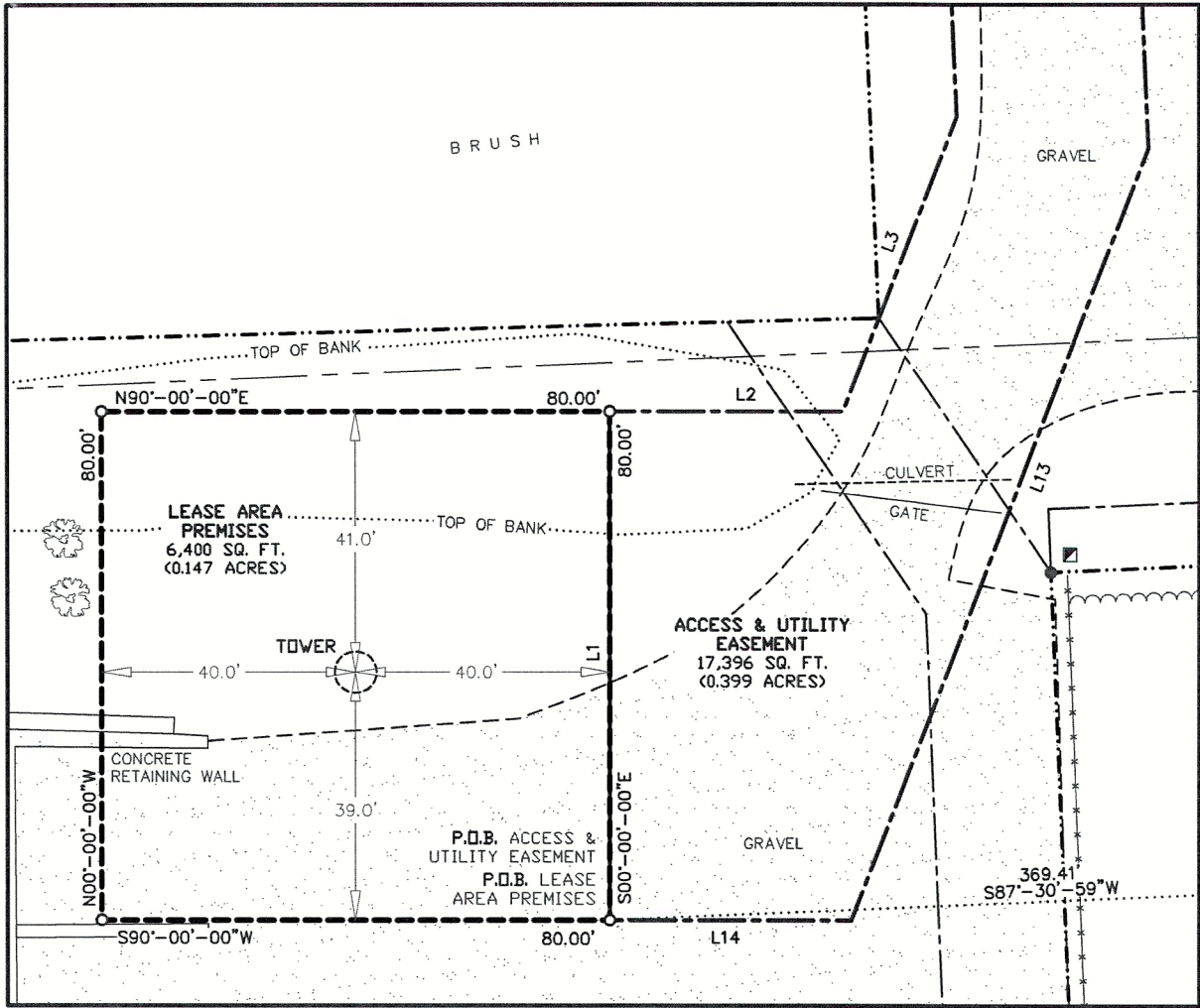
**SURVEY PLAT**  
FOR  
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BEING A PART OF THE NE1/4 OF THE  
NE1/4 AND THE SE1/4 OF THE NE1/4,  
SECTION 13, T.3N., R.16E., TOWN OF  
SUGAR CREEK, WALWORTH COUNTY,  
WISCONSIN

7	3/1/24	Revised Lease & Easement	JB
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4	9/8/23	Revised Tower Location	JD
3	3/21/23	Revised Text	JD
NO.	DATE	DESCRIPTION	BY

DRAWN BY: JB	FIELD WORK DATE: 1-17-23
CHECKED BY: C.A.K.	FIELD BOOK: x
JOB NO.: 14305	SHEET 2 OF 3





BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - SOUTH ZONE AND THE EAST LINE OF THE NE1/4 OF SECTION 13, T.3N., R.16E., WHICH BEARS N02°-29'-01"W



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 2ND day of APRIL, 2024.

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

#### LEASE AREA PREMISES

Being a part of Lot 2 of Certified Survey Map No. 881 as recorded in Volume 4 on Page 92 as Document No. 41736 in the Office of the Register of Deeds for Walworth County, located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Three (3) North, Range Sixteen (16) East, Town of Sugar Creek, Walworth County, Wisconsin containing 6,400 square feet (0.147 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 13; thence N02°-29'-01"W 1231.45 feet along the east line of the NE1/4 of said Section 13; thence S87°-30'-59"W 369.41 feet to the point of beginning; thence S90°-00'-00"W 80.00 feet; thence N00°-00'-00"W 80.00 feet; thence N90°-00'-00"E 80.00 feet; thence S00°-00'-00"E 80.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

#### ACCESS & UTILITY EASEMENT

Being a part of Lot 2 of Certified Survey Map No. 881 as recorded in Volume 4 on Page 92 as Document No. 41736 in the Office of the Register of Deeds for Walworth County, located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Three (3) North, Range Sixteen (16) East, Town of Sugar Creek, Walworth County, Wisconsin containing 17.396 square feet (0.399 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 13; thence N02°-29'-01"W 1231.45 feet along the east line of the NE1/4 of said Section 13; thence S87°-30'-59"W 369.41 feet to the point of beginning; thence N00°-00'-00"W 80.00 feet; thence N90°-00'-00"E 36.58 feet; thence N21°-05'-01"E 49.63 feet; thence N02°-25'-18"W 114.53 feet; thence N73°-01'-47"E 105.76 feet; thence N34°-49'-38"E 53.48 feet; thence N87°-32'-33"E 141.50 feet to a point on the west line of U.S. Highway 12; thence S02°-31'-53"E 30.00 feet along said west line of U.S. Highway 12; thence S87°-32'-33"W 126.67 feet; thence S34°-49'-38"W 49.00 feet; thence S73°-01'-47"W 92.94 feet; thence S02°-25'-18"E 97.57 feet; thence S21°-05'-01"W 130.05 feet; thence S90°-00'-00"W 37.89 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

#### PARENT PARCEL

The following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Walworth County, State of Wisconsin:

Lot 2 of Certified Survey Map No. 881, recorded in the Walworth County Register of Deeds office on December 7, 1978 in Volume 4 of Certified Survey Maps on Page 92, as Document No. 41736, being part of the Northeast ¼ of Section 13, Township 3 North, Range 16 East, in the Town of Sugar Creek, Walworth County, Wisconsin.

Parcel No. GA 88100002

This being the same property conveyed to David Flitcroft and Sharon Flitcroft, husband and wife from Prairie Tree Holdings, LLC, a Wisconsin limited liability company in deed dated June 22, 2021 and recorded July 7, 2021 as Instrument No. 1041302.

#### TITLE REPORT REVIEW

Title Report: Fidelity National Title Insurance Company

Commitment No. VTB-140802-C

Effective Date: September 30, 2022

Fee Simple Title Vested In: David Flitcroft and Sharon Flitcroft, husband and wife

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.

(10) Temporary Limited Easement between Wallace W. Abell and Claritta Abell, his wife and SS & B Investments, LLC, a Wisconsin limited liability company; and the Wisconsin Department of Transportation, dated October 5, 1995 and recorded November 22, 1995 in (book) 637 (page) 8890 (instrument) 317676, in Walworth County, Wisconsin. **This easement has been terminated and no longer applies.**

(11) Telephone Line Easement between James Brown and Steve Stilling; and the State Long Distance Telephone Company, dated October 24, 1995 and recorded December 11, 1995 in (book) 638 (page) 1366 (instrument) 318697, in Walworth County, Wisconsin. **Affects parent parcel and 30' wide access & utility easement. Plotted and shown.**

(12) Any and all matters disclosed on the map entitled "Certified Survey" dated December 2, 1978 and recorded December 7, 1978 in (book) 4 (page) 92, (instrument) 41736 in Walworth County, Wisconsin. **No specific encumbrances are disclosed on tis document. Does not apply.**

(13) Agreement to Modify Easement between Wallace W. Abell and Claritta Abell, his wife; and Mann Bros. Sand and Gravel, Inc., dated October 31, 1980 and recorded November 20, 1980 in (book) 261 (page) 215 (instrument) 64219, in Walworth County, Wisconsin. **On adjoining parcel, does not apply.**

(14) Corporate Easement between SS&B Investments, LLC; and the State Long Distance Telephone Company, dated April 30, 2003 and recorded May 8, 2003 in (instrument) 0555759, in Walworth County, Wisconsin. **Affects parent parcel and is plotted and shown.**

SURVEYED FOR:

**Edge**  
Consulting Engineers, Inc.  
624 Water Street  
Prairie du Sac, WI 53578  
608.644.1449 voice  
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