

PROPOSED TOWER BASE
 LATITUDE: N45°-06'-46.39"
 LONGITUDE: W89°-08'-35.32"
 (Per North American Datum of 83/2011)
 Ground Elevation: 1487.5'
 (Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 6" NAIL SET
 - ⊙ = COUNTY MONUMENT FOUND
 - ⊕ = EXISTING POWER POLE
 - ⊞ = TELEPHONE PEDESTAL
 - ⊠ = CABLE BOX
 - ⊕ = FIBER OPTIC POST
 - ⊖ = WOOD LATH
 - DPL — DPL = OVERHEAD ELECTRIC
 - F — F = BURIED FIBER OPTIC LINE
 - T — T = BURIED TELEPHONE
 - TV — TV = BURIED CABLE TELEVISION
 - - - - - = PROPERTY LINE

RECORD #: 20560
 LANGLADE COUNTY SURVEYORS OFFICE
 DATE FILED: 7/26/23 BY: D.T.

BEARINGS REFERENCED TO THE LANGLADE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF GOVERNMENT LOT 3 WHICH BEARS N00°-04'-26"W



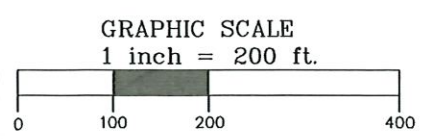
CALL DIGGERS HOTLINE TOLL FREE (800)242-8511
 OPERATES 24 HOURS A DAY 365 DAYS A YEAR



SURVEYOR'S CERTIFICATE
 I, Steven C. DeJong, 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 18TH day of MAY, 2023.

Steven C. DeJong
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Steven C. DeJong, S-2791



SURVEYED FOR: CONCORDIA WIRELESS

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

SURVEYED FOR:

1701 GOLF ROAD
 TOWER 2, SUITE 400
 ROLLING MEADOW, IL 60008

MERIDIAN
 SURVEYING, LLC

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

SITE NAME:
ANTIGO SUNNYSIDE

SITE NUMBER:
782006

SITE ADDRESS:
**N2437 SUNNYSIDE RD.
 ANTIGO, WI 54409**

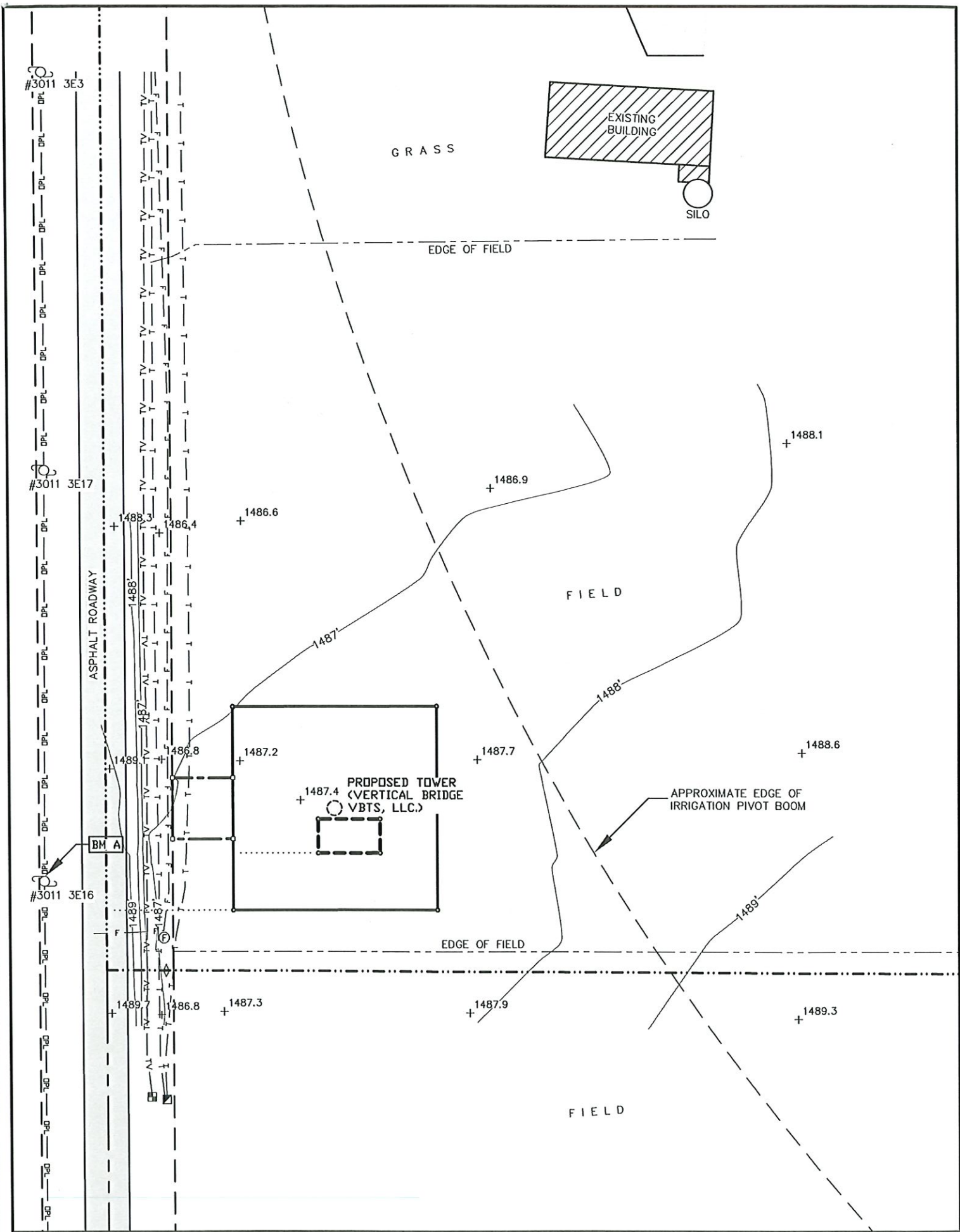
PROPERTY OWNER:
 ELIZABETH NOSKOWIAK TRUST
 N2437 SUNNYSIDE RD.
 ANTIGO, WI 54409

PARCEL NO.: 0260021.001
 ZONED: A-1 EXCLUSIVE AGRICULTURE
 DEED REFERENCE: DOCUMENT NO. 393996

LEASE EXHIBIT
 FOR
 ALTEL CORPORATION
 d/b/a VERIZON WIRELESS
 BEING A PART OF GOVERNMENT LOT
 3, SECTION 2, T.30N., R.11E., TOWN
 OF ROLLING, LANGLADE COUNTY,
 WISCONSIN

NO.	DATE	DESCRIPTION	BY
1	5/9/23	Preliminary Survey	KR

DRAWN BY: J.B.	FIELD WORK DATE: 5-1-23
CHECKED BY: S.C.D.	FIELD BOOK: X
JOB NO.: 14536	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. 20231706721.

-PRIVATE UTILITIES MARKED ON 5-1-2023.

-ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 5505760165B, DATED SEPTEMBER 28 1990, 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 SUNNYSIDE ROAD RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

CERTIFICATION:

I, STEVEN C. DEJONG, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2791, 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. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-143114-C ISSUED BY TOWER TITLE, LLC. WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2022 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

BENCHMARK INFORMATION

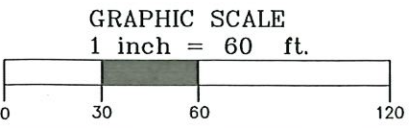
SITE BENCHMARK: (BM A)
SET RAILROAD SPIKE IN NORTH FACE OF POWER POLE #3011 3E16; ±1' ABOVE GROUND LEVEL.
ELEVATION: 1489.39'

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LANGLADE COUNTY COORDINATE SYSTEM
AND THE WEST LINE OF GOVERNMENT
LOT 3 WHICH BEARS N00°-04'-26"W



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Steven C. DeJong, S-2791

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ANTIGO, WI 54409

PROPERTY OWNER:
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PARCEL NO.: 0260021.001

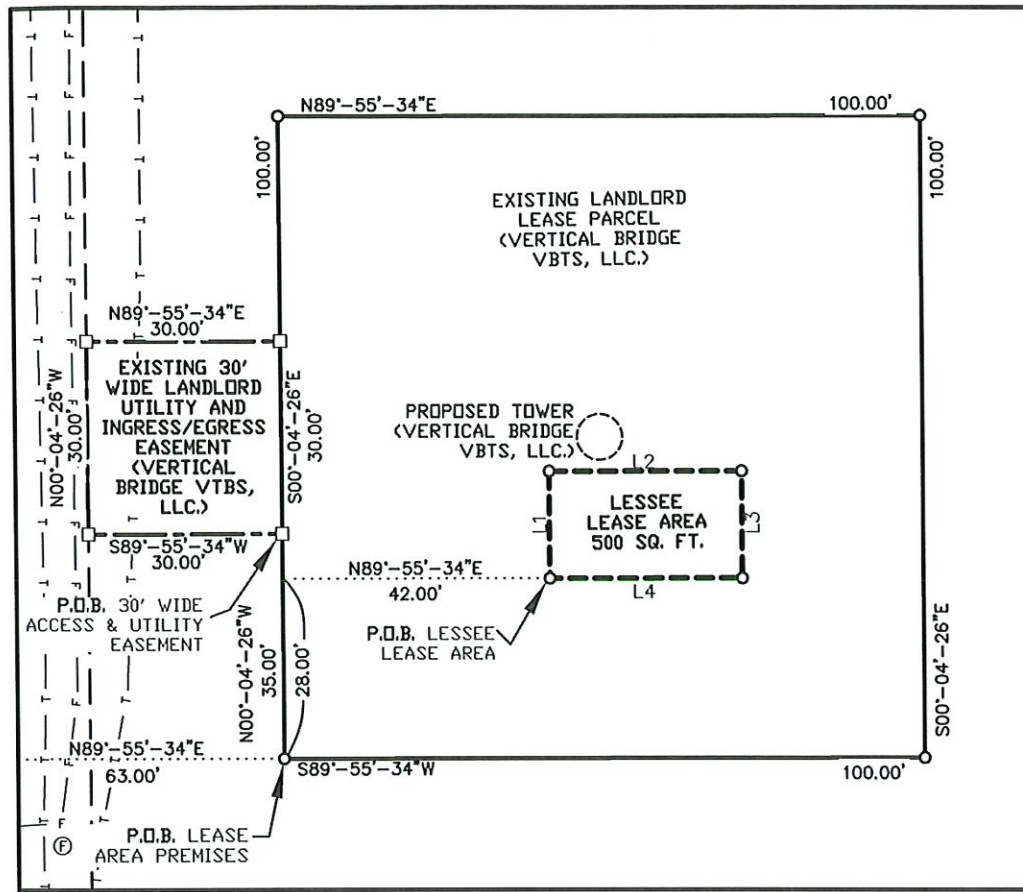
ZONED: A-1 EXCLUSIVE AGRICULTURE

DEED REFERENCE: DOCUMENT NO. 393996

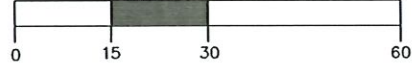
LEASE EXHIBIT
FOR
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d/b/a VERIZON WIRELESS
BEING A PART OF GOVERNMENT LOT
3, SECTION 2, T.30N., R.11E., TOWN
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NO.	DATE	DESCRIPTION	BY
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JOB NO.: 14536	SHEET 2 OF 3



GRAPHIC SCALE
1 inch = 30 ft.



LINE	BEARING	DISTANCE
L1	N00°-04'-26"W	16.67'
L2	N89°-55'-34"E	30.00'
L3	S00°-04'-26"E	16.67'
L4	S89°-55'-34"W	30.00'

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Steven C. DeJong, S-2791



PARENT PARCEL

Part of Government Lot Three (3), Section Two (2), Township Thirty (30) North of Range Eleven (11) East, being the South Thirty-five (35) Acres thereof; Except that parcel conveyed in Volume 244 at Page 521 of Langlade County Records. Township of Rolling, Langlade County, Wisconsin

PARCEL ID: 0260021.001

This being a portion of the same property conveyed to The Noskowiak Trust, dated May 22, 2007, Elizabeth M. Noskowiak, Trustor and/or Trustee, In a deed from Elizabeth Noskowiak dated 5/22/2007 and recorded 5/29/2007 as Instrument No. 393996.

TITLE REPORT REVIEW

Title Report: Tower Title and Closing LLC

Commitment No. VTB-143114-C

Effective Date: November 29, 2022

Fee Simple Title Vested In: The Noskowiak Trust, dated May 22, 2007 Elizabeth M. Noskowiak, Trustor and/or Trustee

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) Easement between Daniel S. Noskowiak and Elizabeth Noskowiak, husband and wife; and City Gas Company, a Wisconsin corporation, dated May 9, 1997 and recorded May 9, 1997 in (instrument) 324505, in Langlade County, Wisconsin. Does not affect Parent Parcel.

LESSEE LEASE AREA

A part of Government Lot 3 of Section Two (2), Township Thirty (30) North; Range Eleven (11) East, Town of Rolling, Langlade County, Wisconsin, containing 500 square feet (0.011 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 2; thence N00°-04'-26"W 1348.67 feet along the West line of Government Lot 10 and Government Lot 3 of said Section 2; thence N89°-55'-34"E 63.00 feet; thence N00°-04'-26"W 28.00 feet; thence N89°-55'-34"E 42.00 feet; to the point of beginning; thence N00°-04'-26"W 16.67 feet; thence N89°-55'-34"E 30.00 feet; thence S00°-04'-26"E 16.67 feet; thence S89°-55'-34"W 30.00 feet; to the point of beginning; Being subject to any and all easements and restrictions of record.

LEASE AREA PREMISES (VERTICAL BRIDGE VBTS, LLC.)

A part of Government Lot 3 of Section Two (2), Township Thirty (30) North; Range Eleven (11) East, Town of Rolling, Langlade County, Wisconsin, containing 10,000 square feet (0.230 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 2; thence N00°-04'-26"W 1348.67 feet along the West line of Government Lot 10 and Government Lot 3 of said Section 2; thence N89°-55'-34"E 63.00 feet; to the point of beginning; thence N00°-04'-26"W 100.00 feet; thence N89°-55'-34"E 100.00 feet; thence S00°-04'-26"E 100.00 feet; thence S89°-55'-34"W 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 (VERTICAL BRIDGE VBTS, LLC.)

A part of Government Lot 3 of Section Two (2), Township Thirty (30) North; Range Eleven (11) East, Town of Rolling, Langlade County, Wisconsin, containing 900 square feet (0.021 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 2; thence N00°-04'-26"W 1348.67 feet along the West line of Government Lot 10 and Government Lot 3 of said Section 2; thence N89°-55'-34"E 63.00 feet; thence N00°-04'-26"W 35.00 feet; to the point of beginning; thence S89°-55'-34"W 30.00 feet to a point on the East Right of Way line of Sunnyside Road; thence N00°-04'-26"W 30.00 feet along said East Right of Way line; thence N89°-55'-34"E 30.00 feet; thence S00°-04'-26"E 30.00 feet; to the point of beginning; Being subject to any and all easements and restrictions of record.

SURVEYED FOR: CONCORDIA WIRELESS



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SURVEYED FOR:



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ZONED: A-1 EXCLUSIVE AGRICULTURE

DEED REFERENCE: DOCUMENT NO. 393996

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