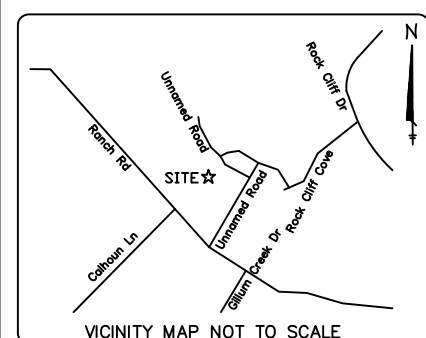


RAWLAND SURVEY

CALLED 21.79 ACRES
ROBERT B MOORE SURVEY,
ABSTRACT NO. 547
TRAVIS COUNTY, TEXAS



TOWER LEASE		
Line #	Direction	Length
L1	S 59°54'44" E	20.25'
L2	S 30°05'16" W	2.64'
L3	S 59°56'31" E	100.00'
L4	S 30°03'29" W	100.00'
L5	N 59°56'31" W	100.00'
L6	N 30°03'29" E	100.00'

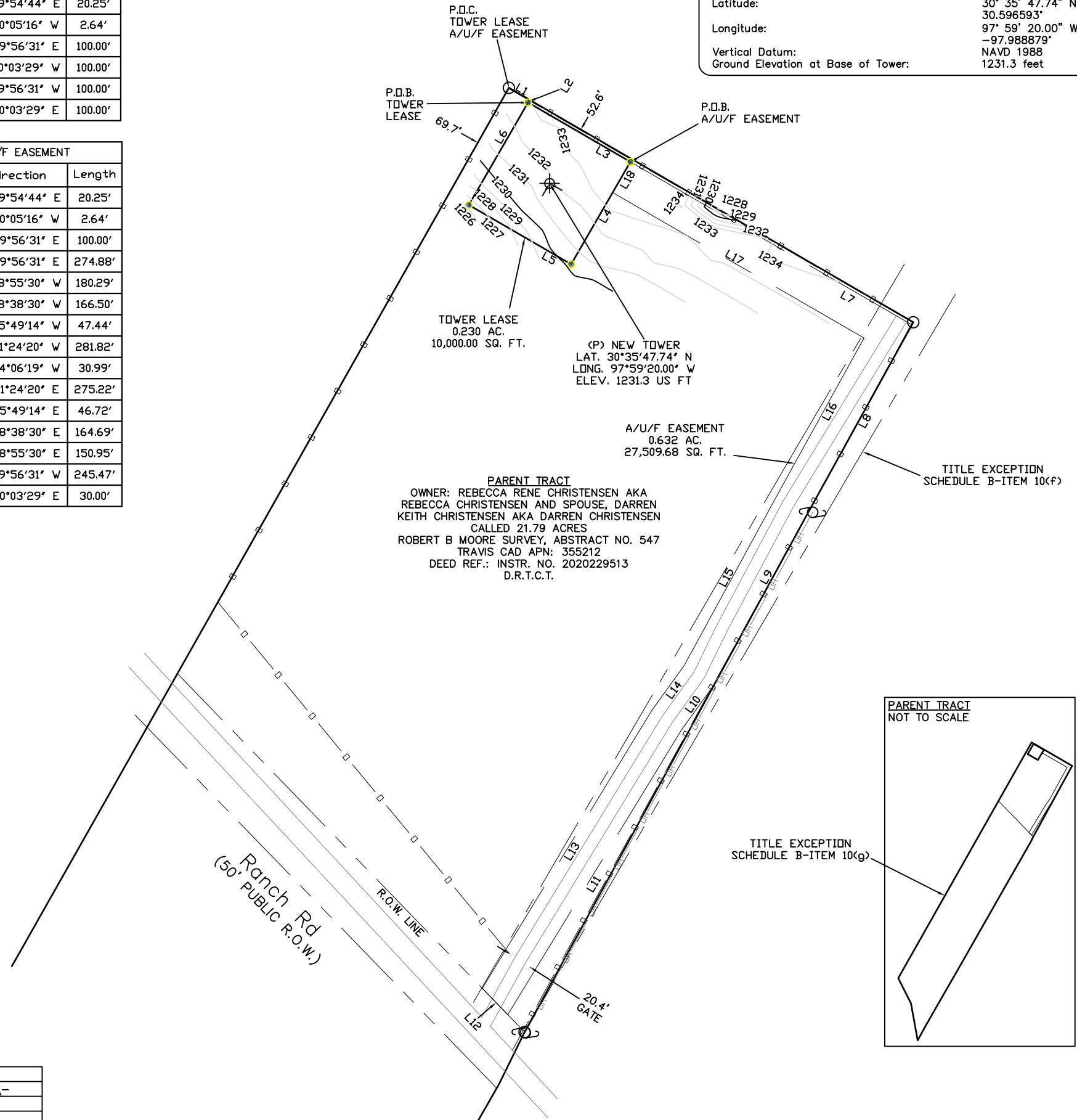
A/U/F EASEMENT		
Line #	Direction	Length
L1	S 59°54'44" E	20.25'
L2	S 30°05'16" W	2.64'
L3	S 59°56'31" E	100.00'
L7	S 59°56'31" E	274.88'
L8	S 28°55'30" W	180.29'
L9	S 28°38'30" W	166.50'
L10	S 35°49'14" W	47.44'
L11	S 31°24'20" W	281.82'
L12	N 44°06'19" W	30.99'
L13	N 31°24'20" E	275.22'
L14	N 35°49'14" E	46.72'
L15	N 28°38'30" E	164.69'
L16	N 28°55'30" E	150.95'
L17	N 59°56'31" W	245.47'
L18	N 30°03'29" E	30.00'

ZONING: Outside City Limits

FLOOD NOTE:
ACCORDING TO FLOOD PANEL MAP NO. 48453C0080J, DATED JANUARY 22, 2020, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AREA.

- LEGEND:**
- : SET 1/2" IRON ROD.
 - : FOUND 1/2" IRON ROD.
 - ⊕ : TOWER CENTER.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - : FENCE AS NOTED.
 - OH— : OVER HEAD UTILITY LINES.
 - ⊖ : WOOD UTILITY POLE.
 - R.O.W. : RIGHT-OF-WAY.
 - A/U/F : ACCESS/UTILITY/FIBER
 - D.R.T.C.T. : DEED RECORDS TRAVIS COUNTY TEXAS

PROPOSED NEW TOWER LOCATION INFORMATION	
Horizontal Datum:	NAD83
Latitude:	30° 35' 47.74" N +/-20' 30.5965933°
Longitude:	97° 59' 20.00" W +/-20' -97.988879°
Vertical Datum:	NAVD 1988
Ground Elevation at Base of Tower:	1231.3 feet



PARENT TRACT
OWNER: REBECCA RENE CHRISTENSEN AKA REBECCA CHRISTENSEN AND SPOUSE, DARREN KEITH CHRISTENSEN AKA DARREN CHRISTENSEN CALLED 21.79 ACRES
ROBERT B MOORE SURVEY, ABSTRACT NO. 547
TRAVIS CAD APN: 355212
DEED REF.: INSTR. NO. 2020229513
D.R.T.C.T.

TOWER LEASE
0.230 AC.
10,000.00 SQ. FT.

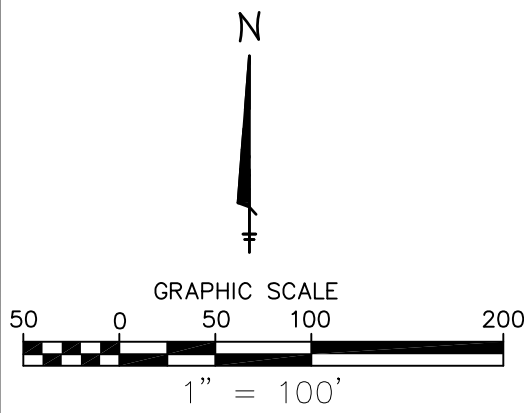
(P) NEW TOWER
LAT. 30°35'47.74" N
LONG. 97°59'20.00" W
ELEV. 1231.3 US FT

A/U/F EASEMENT
0.632 AC.
27,509.68 SQ. FT.

TITLE EXCEPTION
SCHEDULE B-ITEM 10(f)

PARENT TRACT
NOT TO SCALE

TITLE EXCEPTION
SCHEDULE B-ITEM 10(g)



AREA TABLE	SQUARE FEET	ACREAGE
Ⓐ PARENT PARCEL	949,172.40 +/-	21.79 +/-
Ⓑ TOWER LEASE	10,000.00	0.230
Ⓒ ACCESS/UTILITY/FIBER EASEMENT	27,509.68	0.632

- SURVEYOR'S NOTES**
1. BASIS OF BEARING IS GPS OBSERVATIONS.
 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
 5. AT THE TIME OF THIS SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY VB EASEMENTS AND ALL ARE CONTAINED WHOLLY WITHIN THE PARENT TRACT PARCEL.
 6. ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.
 7. THE ACCESS AND UTILITY EASEMENT BEGINNING AT THE LEASE AREA CONTINUES TO THE PUBLIC RIGHT OF WAY OF RANCH RD.
 8. ALL SYMBOLS SHOWN ARE NOT TO SCALE.
 9. BURIED UTILITIES DEPICTED HEREON WERE DETECTED AND MARKED BY OTHERS USING INDIRECT METHODS. NO SUBSURFACE EXCAVATION WAS PERFORMED TO VERIFY THE TYPE AND LOCATION OF THE BURIED UTILITIES DEPICTED HEREON. IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE EXIST THAT WENT UNDETECTED AS A PART OF THIS SURVEY.

SURVEYOR'S CERTIFICATION
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 PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND WESTCOR LAND TITLE INSURANCE COMPANY, THAT THIS SURVEY WAS MADE ON THE GROUND ON DECEMBER 22, 2022, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OVERLAPPING OR IMPROVEMENTS OR EASEMENTS EXCEPT AS SHOWN.

WIMBERLEY SURVEYING PROFESSIONALS

RONALD D. WIMBERLEY
LAND SURVEYOR - TEXAS # 6005
Date: December 30, 2022
Revision: # XX/XX/20XX



SITE NAME: LEANDER CHRISTENSEN SITE
SITE NUMBER: US-TX-5539
ADDRESS: 25802 RANCH RD
LEANDER, TX 78641
TRAVIS COUNTY

SURVEY WORK PERFORMED BY:
WIMBERLEY SURVEYING PROFESSIONALS

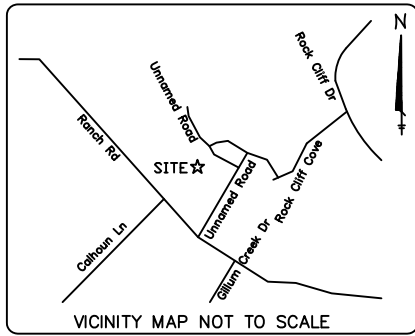
PO BOX 9237
GREENVILLE, TEXAS 75404
PHONE: (903) 450-8100
FAX: (903) 455-2902

DRAWN BY: DJ | CHECKED BY: RW | JOB #: 22224

NATIONAL SURVEY SERVICES COORDINATION BY:
GEOLINE SURVEYING, INC.
13430 NW 104th Terrace, Suite A
Alachua, FL 32615
Office: (386) 418-0500
Fax: (386) 462-9986
WWW.GEOLINEINC.COM

RAWLAND SURVEY

CALLED 21.79 ACRES
ROBERT B MOORE SURVEY,
ABSTRACT NO. 547
TRAVIS COUNTY, TEXAS



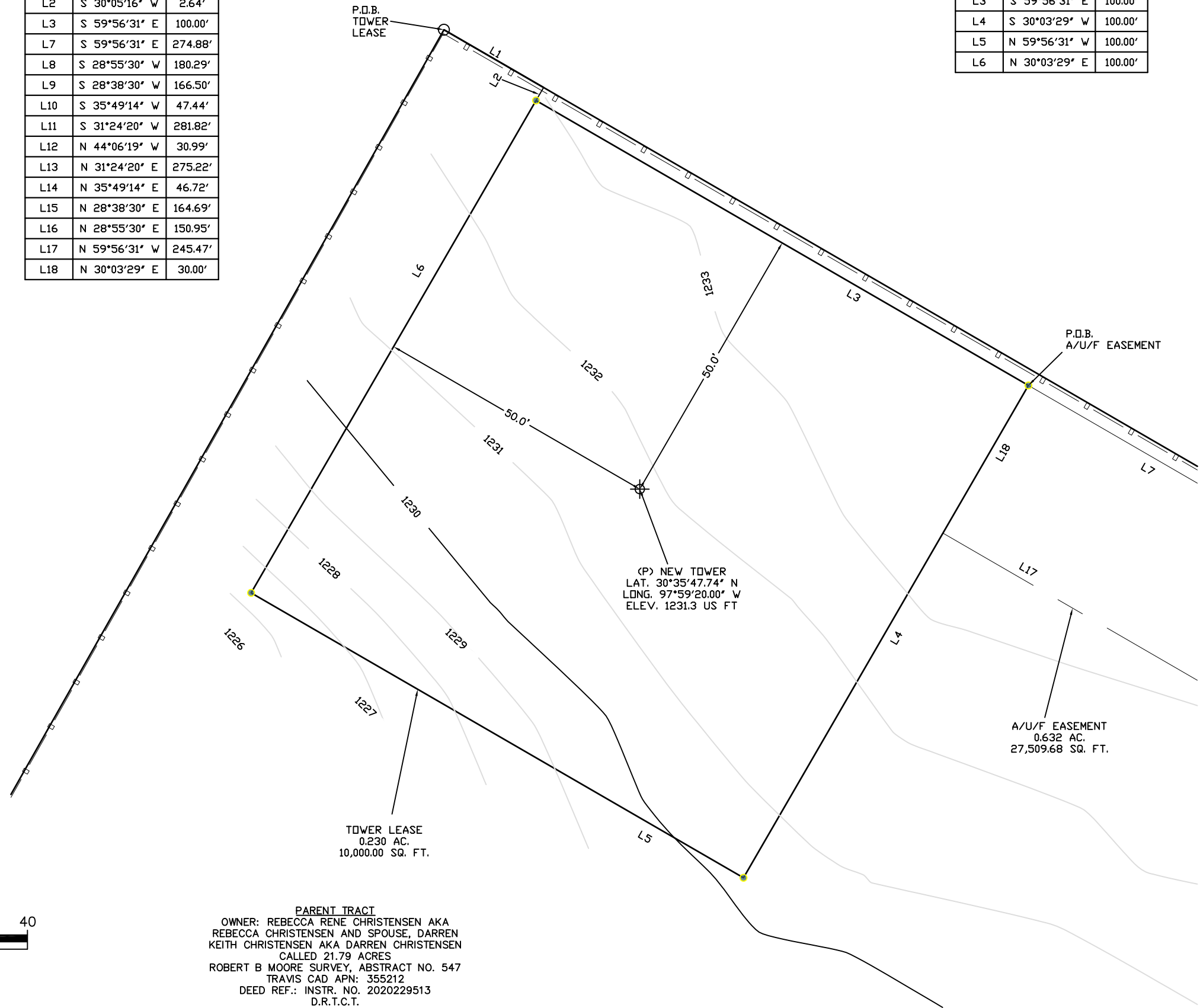
ZONING: Outside City Limits

FLOOD NOTE:
ACCORDING TO FLOOD PANEL MAP NO. 48453C0080J, DATED JANUARY 22, 2020, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AREA.

- LEGEND:**
- : SET 1/2" IRON ROD.
 - : FOUND 1/2" IRON ROD.
 - ⊕ : TOWER CENTER.
 - P.O.B. : POINT OF BEGINNING.
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 - R.O.W. : RIGHT-OF-WAY.
 - A/U/F : ACCESS/UTILITY/FIBER
 - D.R.T.C.T. : DEED RECORDS TRAVIS COUNTY TEXAS

A/U/F EASEMENT		
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TOWER LEASE		
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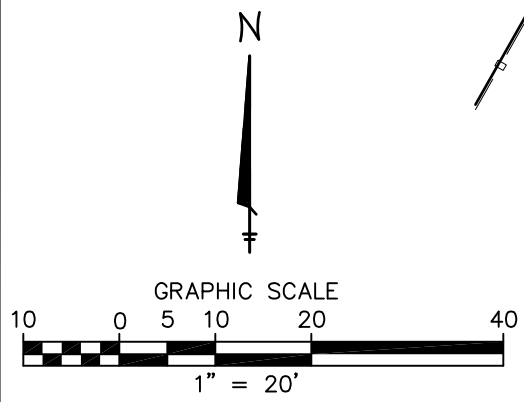


- SURVEYOR'S NOTES**
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 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
 5. AT THE TIME OF THIS SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY VB EASEMENTS AND ALL ARE CONTAINED WHOLLY WITHIN THE PARENT TRACT PARCEL.
 6. ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.
 7. THE ACCESS AND UTILITY EASEMENT BEGINNING AT THE LEASE AREA CONTINUES TO THE PUBLIC RIGHT OF WAY OF RANCH RD.
 8. ALL SYMBOLS SHOWN ARE NOT TO SCALE.
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SURVEYOR'S CERTIFICATION
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 PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND WESTCOR LAND TITLE INSURANCE COMPANY, THAT THIS SURVEY WAS MADE ON THE GROUND ON DECEMBER 22, 2022, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OVERLAPPING OR IMPROVEMENTS OR EASEMENTS EXCEPT AS SHOWN.

WIMBERLEY SURVEYING PROFESSIONALS

RONALD D. WIMBERLEY
LAND SURVEYOR - TEXAS # 6005
Date: December 30, 2022
Revision: # XX/XX/20XX



PARENT TRACT
OWNER: REBECCA RENE CHRISTENSEN AKA REBECCA CHRISTENSEN AND SPOUSE, DARREN KEITH CHRISTENSEN AKA DARREN CHRISTENSEN
CALLED 21.79 ACRES
ROBERT B MOORE SURVEY, ABSTRACT NO. 547
TRAVIS CAD APN: 355212
DEED REF.: INSTR. NO. 2020229513
D.R.T.C.T.

TOWER SITE PLAN

SITE NAME: LEANDER CHRISTENSEN SITE
SITE NUMBER: US-TX-5539
ADDRESS: 25802 RANCH RD
LEANDER, TX 78641
TRAVIS COUNTY

SURVEY WORK PERFORMED BY:
WIMBERLEY SURVEYING PROFESSIONALS

PO BOX 9237
GREENVILLE, TEXAS 75404
PHONE: (903) 450-8100
FAX: (903) 455-2902

DRAWN BY: DJ CHECKED BY: RW JOB #: 22224

NATIONAL SURVEY SERVICES COORDINATION BY:
GEOLINE SURVEYING, INC.
13430 NW 104th Terrace, Suite A
Alachua, FL 32615
Office: (386) 418-0500
Fax: (386) 462-9986
WWW.GEOLINEINC.COM

TOWER LEASE (created by this office)

BEING a 0.230 acre (10,000.00 square feet) tract of land situated in the Robert B Moore Survey, Section No. 30, Abstract No. 547, being out of a called 21.79 acres, described in deed to Rebecca Rene Christensen aka Rebecca Christensen and spouse, Darren Keith Christensen aka Darren Christensen, recorded in Instrument No. 2020229513, Deed Records, Travis County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2" iron rod at the northwest corner of said 21.79 acres;

THENCE South 59° 54' 44" East for a distance of 20.25 feet to a point for corner;

THENCE South 30° 05' 16" West for a distance of 2.64 feet to a set 1/2" iron rod for the POINT OF BEGINNING;

THENCE South 59° 56' 31" East for a distance of 100.00 feet to a set 1/2" iron rod for corner;

THENCE South 30° 03' 29" West for a distance of 100.00 feet to a set 1/2" iron rod for corner;

THENCE North 59° 56' 31" West for a distance of 100.00 feet to a set 1/2" iron rod for corner;

THENCE North 30° 03' 29" East a distance of 100.00 feet to the POINT OF BEGINNING, and containing 0.230 acre (10,000.00 square feet) of land, more or less.

ACCESS/UTILITY/FIBER EASEMENT (created by this office)

BEING a 0.632 acre (27,509.68 square feet) tract of land situated in the Robert B Moore Survey, Section No. 30, Abstract No. 547, being out of a called 21.79 acres, described in deed to Rebecca Rene Christensen aka Rebecca Christensen and spouse, Darren Keith Christensen aka Darren Christensen, recorded in Instrument No. 2020229513, Deed Records, Travis County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2" iron rod at the northwest corner of said 21.79 acres;

THENCE South 59° 54' 44" East for a distance of 20.25 feet to a point for corner;

THENCE South 30° 05' 16" West for a distance of 2.64 feet to a set 1/2" iron rod for corner;

THENCE South 59° 56' 31" East for a distance of 100.00 feet to a set 1/2" iron rod for the POINT OF BEGINNING;

THENCE South 59° 56' 31" East for a distance of 274.88 feet to a point for corner;

THENCE South 28° 55' 30" West for a distance of 180.29 feet to a point for corner;

THENCE South 28° 38' 30" West for a distance of 166.50 feet to a point for corner;

THENCE South 35° 49' 14" West for a distance of 47.44 feet to a point for corner;

THENCE South 31° 24' 20" West for a distance of 281.82 feet to a point for corner, situated on the north right-of-way line of Ranch Road (50' public right-of-way);

THENCE North 44° 06' 19" West, along said right-of-way, for a distance of 30.99 feet to a point for corner;

THENCE North 31° 24' 20" East, leaving said right-of-way, for a distance of 275.22 feet to a point for corner;

THENCE North 35° 49' 14" East for a distance of 46.72 feet to a point for corner;

THENCE North 28° 38' 30" East for a distance of 164.69 feet to a point for corner;

THENCE North 28° 55' 30" East for a distance of 150.95 feet to a point for corner;

THENCE North 59° 56' 31" West for a distance of 245.47 feet to a point for corner;

THENCE North 30° 03' 29" East a distance of 30.00 feet to the POINT OF BEGINNING, and containing 0.632 acre (27,509.68 square feet) of land, more or less.

PARENT PARCEL (as provided)

Being 21.79 acres of land, more or less, out of the Robert Moore Survey, Abstract No. 547, Travis County, Texas, being that tract conveyed to frank Cimino, by Deed recorded in Document No. 2011138954, Official Public Records, Travis County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on February 28, 2020, and further described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found in the West line of the Leander Hills, said plat recorded in Volume 83, Page 109A, Plat Records, Travis County, Texas, marking the Southeast corner of a tract conveyed to Roxanne C. Mulse, by deed recorded in Document No. 2012032104, of said Official Public Records, for the Northeast corner of said Cimino tract and this tract;

Thence: with the West line of said Leander Hills and the East line of said Cimino tract the following seven (7) calls:

1. S 27°43'35"W, 182.73 feet to a 1/2 inch iron rod with pink cap stamped "TLS" set, for an angle point of said Cimino tract and this tract;

2. S 27°26'35"W, 501.12 feet to a 1/2 inch iron rod found, for an angle point of said Cimino tract and this tract;

3. S 24°54'13"W, 49.08 feet to a 1/2 inch iron rod found, for an angle point of said Cimino tract and this tract;

4. S 28°35'00"W, 301.28 feet to a 1/2 inch iron rod with pink cap stamped "TSL" set, for an angle point of said Cimino tract and this tract;

5. S 28°28'50"W, 794.83 feet to a 1/2 inch iron rod found, for an angle point of said Cimino tract and this tract;

6. S 28°43'11"W, 460.05 feet to a 1/2 inch iron rod found, for an angle point of said Cimino tract and this tract;

7. S 28°21'20"W, 166.80 feet to a 1/2 inch iron rod found, marking an angle point of said Leander Hills, for an angle point of said Cimino tract and this tract;

Thence: S 27°19'02"W, 116.16 feet with the West line of a tract said to be owned by Eleanor Calhoun by the Travis County Central Appraisal District and the East line of said Cimino tract to a calculated point in a creek and in the North line of a tract conveyed Jerri Garner, by deed recorded in Document No. 2004015629, of said Official Public Records, for the Southeast corner of said Cimino tract and this tract;

Thence: with the North line of said Garner tract, the South line of said Cimino tract and with said creek the following two (2) calls:

1. N 11°31'58"W, 318.32 feet to a calculated point, marking an angle point of said Garner tract, for an angle point of said Cimino tract and this tract;

2. N 26°02'58"W, 244.28 feet to a calculated point, marking the Southeast corner of a tract conveyed to Peggy Coker, et al, by deed recorded in Document No. 2016069096, of said Official Public Records, for the Southwest corner of said Cimino tract and this tract;

Thence: N 28°19'02"E, 2169.13 feet with eh East lien of said Coker tract and the West line of said Cimino tract to a 1/2 inch iron pin found, in the South line of said Mulse tract, marking the Northeast corner of said Coker tract, for the Northwest corner of said Cimino tract and this tract, from which a 1/2 inch iron pin found, marking the Northwest corner of said Coker tract, bears N 61°03'21"W, 476.60 feet.

Thence: S 61°06'39"E, 305.00 feet with the South line of said Mulse tract and the North line of said Cimino tract to the Point of Beginning.

Bearings cited herein based on Grid North Texas State Plane Coordinate System Central Zone; MAD85/93

Parcel ID 355212 (Geo ID: 0525870121)

RAWLAND SURVEY

CALLED 21.79 ACRES
ROBERT B MOORE SURVEY,
ABSTRACT NO. 547
TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES

- 1. BASIS OF BEARING IS GPS OBSERVATIONS.
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. AT THE TIME OF THIS SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY VB EASEMENTS AND ALL ARE CONTAINED WHOLLY WITHIN THE PARENT TRACT PARCEL.
6. ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.
7. THE ACCESS AND UTILITY EASEMENT BEGINNING AT THE LEASE AREA CONTINUES TO THE PUBLIC RIGHT OF WAY OF RANCH RD.
8. ALL SYMBOLS SHOWN ARE NOT TO SCALE.
9. BURIED UTILITIES DEPICTED HEREON WERE DETECTED AND MARKED BY OTHERS USING INDIRECT METHODS. NO SUBSURFACE EXCAVATION WAS PERFORMED TO VERIFY THE TYPE AND LOCATION OF THE BURIED UTILITIES DEPICTED HEREON. IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE EXIST THAT WENT UNDETECTED AS A PART OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

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 PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND WESTCOR LAND TITLE INSURANCE COMPANY, THAT THIS SURVEY WAS MADE ON THE GROUND ON DECEMBER 22, 2022, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OVERLAPPING OR IMPROVEMENTS OR EASEMENTS EXCEPT AS SHOWN.

WIMBERLEY SURVEYING PROFESSIONALS

RONALD D. WIMBERLEY
LAND SURVEYOR - TEXAS # 6005

Date: December 30, 2022

Revision: # XX/XX/20XX



SITE NAME: LEANDER CHRISTENSEN SITE
SITE NUMBER: US-TX-5539
ADDRESS: 25802 RANCH RD
LEANDER, TX 78641
TRAVIS COUNTY

SURVEY WORK PERFORMED BY:
WIMBERLEY SURVEYING PROFESSIONALS



PO BOX 9237
GREENVILLE, TEXAS 75404
PHONE: (903) 450-8100
FAX: (903) 455-2902

DRAWN BY: DJ CHECKED BY: RW JOB #: 22224

NATIONAL SURVEY SERVICES COORDINATION BY:

13430 NW 104th Terrace, Suite A
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Office: (386) 418-0500
Fax: (386) 462-9986
WWW.GEOLINEINC.COM

TITLE INSURANCE COMMITMENT NOTE

I HAVE REVIEWED COMMITMENT FOR TITLE INSURANCE, UNDERWRITTEN BY TOWER TITLE OF TEXAS, LLC AND WESTCOR LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 21, 2022, GF. NO. VTB-141349-C, ISSUED DECEMBER 5, 2022, AND FIND AS FOLLOWS WITH RESPECT TO THE EXCEPTIONS LISTED IN SCHEDULE B OF SAID COMMITMENT:

SCHEDULE B EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

This exception is hereby deleted.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.) GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities, a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or c. to filled-in lands, or artificial islands, or d. to statutory water rights, including riparian rights, or e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

(Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.") GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

6. The terms and conditions of the documents creating your interest in the land. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.) GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

(Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

10. The following matters and all terms of the documents creating or offering evidence of the matters. (We must insert matters or delete this exception.):

a) Any and all easements and/or rights of way, visible or otherwise, over and across the property. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

b) Any portion of the property herein described which falls within the boundaries of any roadway. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of land. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

d) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

e) Right of Way and Easement Deed between Georgia Ella Calhoun; and Walter Miller, dated October 15, 1973 and recorded October 16, 1973 in , in Travis County, Texas. NO SPECIFIC LOCATIVE INFORMATION GIVEN.

f) Right of Way and Easement Deed between Georgia Ella Calhoun; and Doris Calhoun Hurst, C. Clifton Calhoun, Richard Beverly Calhoun, Mary Calhoun Knight, James Albert Calhoun, Jackie Cecil Calhoun, Eleanor M. Calhoun and John H. Calhoun, dated February 27, 1981 and recorded March 3, 1981 in (book) 7326 (page) 308, in Travis County, Texas. DOES NOT AFFECT TOWER LEASE. DOES AFFECT A/U/F EASEMENT AND PARENT PARCEL.

g) Oil and Gas Lease between Richard B. Calhoun, a single man and Allen, Kirmse & Gremillion, LTD., dated April 7, 1992 and recorded May 8, 1992 in (book) 11682 (page) 0999 (instrument) 92042918, in Travis County, Texas. DOES AFFECT TOWER LEASE, A/U/F EASEMENT, AND PARENT PARCEL. DESCRIBES PARENT PARCEL. APPEARS TO BE BLANKET IN NATURE

h) Easement Agreement for Access between Jackie Cecil Calhoun, aka Jack C. Calhoun and wife, Jean M. Calhoun; and Ronnie Arbuckle, dated August 23, 2005 and recorded August 25, 2005 in (instrument) 2005156974, in Travis County, Texas. DOES NOT AFFECT TOWER LEASE, A/U/F EASEMENT, OR PARENT PARCEL.

RAWLAND SURVEY

CALLED 21.79 ACRES ROBERT B MOORE SURVEY, ABSTRACT NO. 547 TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES

- 1. BASIS OF BEARING IS GPS OBSERVATIONS.
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. AT THE TIME OF THIS SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY VB EASEMENTS AND ALL ARE CONTAINED WHOLLY WITHIN THE PARENT TRACT PARCEL.
6. ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.
7. THE ACCESS AND UTILITY EASEMENT BEGINNING AT THE LEASE AREA CONTINUES TO THE PUBLIC RIGHT OF WAY OF RANCH RD.
8. ALL SYMBOLS SHOWN ARE NOT TO SCALE.
9. BURIED UTILITIES DEPICTED HEREON WERE DETECTED AND MARKED BY OTHERS USING INDIRECT METHODS. NO SUBSURFACE EXCAVATION WAS PERFORMED TO VERIFY THE TYPE AND LOCATION OF THE BURIED UTILITIES DEPICTED HEREON. IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE EXIST THAT WENT UNDETECTED AS A PART OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

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 PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND WESTCOR LAND TITLE INSURANCE COMPANY, THAT THIS SURVEY WAS MADE ON THE GROUND ON DECEMBER 22, 2022, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OVERLAPPING OR IMPROVEMENTS OR EASEMENTS EXCEPT AS SHOWN.

WIMBERLEY SURVEYING PROFESSIONALS

RONALD D. WIMBERLEY LAND SURVEYOR - TEXAS # 6005 Date: December 30, 2022 Revision: # XX/XX/20XX



Site information box containing: SITE NAME: LEANDER CHRISTENSEN SITE, SITE NUMBER: US-TX-5539, ADDRESS: 25802 RANCH RD, LEANDER, TX 78641, TRAVIS COUNTY. SURVEY WORK PERFORMED BY: WIMBERLEY SURVEYING PROFESSIONALS. Contact info: PO BOX 9237, GREENVILLE, TEXAS 75404, PHONE: (903) 450-8100, FAX: (903) 455-2902. DRAWN BY: DJ, CHECKED BY: RW, JOB #: 22224. NATIONAL SURVEY SERVICES COORDINATION BY: GEOLINE SURVEYING, INC. 13430 NW 104th Terrace, Suite A, Alachua, FL 32615, Office: (386) 418-0500, Fax: (386) 462-9986, WWW.GEOLINEINC.COM. SHEET 4 OF 4