



PARENT PARCEL DESCRIPTION PER TITLE REPORT BY TOWER TITLE, LLC

LOT 1 CERTIFIED SURVEY MAP NO. 2737 ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN VOLUME 14 OF CERTIFIED SURVEYS ON PAGE 90 AS DOCUMENT NO. 336588 AND CORRECTED BY AFFIDAVIT RECORDED IN VOLUME 653 OF RECORDS PAGE 1716 AS DOCUMENT NO. 338660 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 36, T4N, R16E, WALWORTH COUNTY, WISCONSIN.

PARCEL ID: HA273700001

100' X 100' LEASE AREA METES & BOUNDS DESCRIPTION

A PORTION OF LAND LOCATED IN LOT ONE (1) OF CERTIFIED SURVEY MAP (C.S.M.) NUMBER 2737, ALSO BEING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP FOUR (4) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS CAP LOCATING THE E1/4 CORNER OF SAID SECTION 36; THENCE N0°27'13"E, 869.18 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 36; THENCE N90°00'00"W, 32.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY PLEASANT LAKE ROAD; THENCE CONTINUING N90°00'00"W, 100.00 FEET; THENCE S0°00'00"E, 15.00 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 64.40 FEET; THENCE S0°00'00"E, 100.00 FEET; THENCE N90°00'00"W, 100.00 FEET; THENCE N0°00'00"E, 100.00 FEET; THENCE N90°00'00"E, 35.60 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 LOT ONE (1) OF CERTIFIED SURVEY MAP (C.S.M.) NUMBER 2737, ALSO BEING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP FOUR (4) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS CAP LOCATING THE E1/4 CORNER OF SAID SECTION 36; THENCE N0°27'13"E, 869.18 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 36; THENCE N90°00'00"W, 32.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY PLEASANT LAKE ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING N90°00'00"W, 100.00 FEET TO THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 100.00 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE PARALLEL WITH & OFFSET 15 FEET EACH SIDE OF DESCRIBED CENTERLINE AND SHALL BEGIN AT THE WESTERLY RIGHT-OF-WAY OF PLEASANT LAKE ROAD.

TITLE REPORT REVIEW

PREPARED BY: TOWER TITLE, LLC
 FILE NUMBER: VTB-205022-C
 COMMITMENT DATE: 02/06/2025

SCHEDULE B, PART II - EXCEPTIONS

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

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "FARRIS, HANSEN & ASSOC. INC." DATED AUGUST 19, 1996 AND RECORDED AUGUST 20, 1996 IN (BOOK) 14 (PAGE) 90, (INSTRUMENT) 336588 IN WALWORTH COUNTY, WISCONSIN. (THE EXCEPTION DESCRIBES THE PARENT PARCEL SHOWN HERE WITHIN.)

AFFECTED BY ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "AFFIDAVIT OF CORRECTION" DATED SEPTEMBER 19, 1996 AND RECORDED SEPTEMBER 19, 1996 IN (BOOK) 643 (PAGE) 1716, (INSTRUMENT) 338660 IN WALWORTH COUNTY, WISCONSIN. (REFERENCES ERRORS ON C.S.M. 2737. THE EXCEPTION DESCRIBES THE PARENT PARCEL SHOWN HERE WITHIN.)

NORTHEAST CORNER
 SECTION 36, T4N, R16E
 FOUND, CONCRETE
 MONUMENT WITH BRASS CAP

2618.82' (2618.85')
 EAST LINE OF THE NE1/4
 PLEASANT LAKE ROAD (66' WIDE RW)
 PUBLIC RW, TYP.
 869.18'
 401.34' (401.33')
 33'
 66'
 869.18'
 11" x 17" - 1" = 40"
 22" x 34" - 1" = 20'

THE TOWERS, 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; its lenders, and administrative agents and each of their respective successors and/or assigns, 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 PHASE: FINAL DATE ISSUED: 10/09/2025

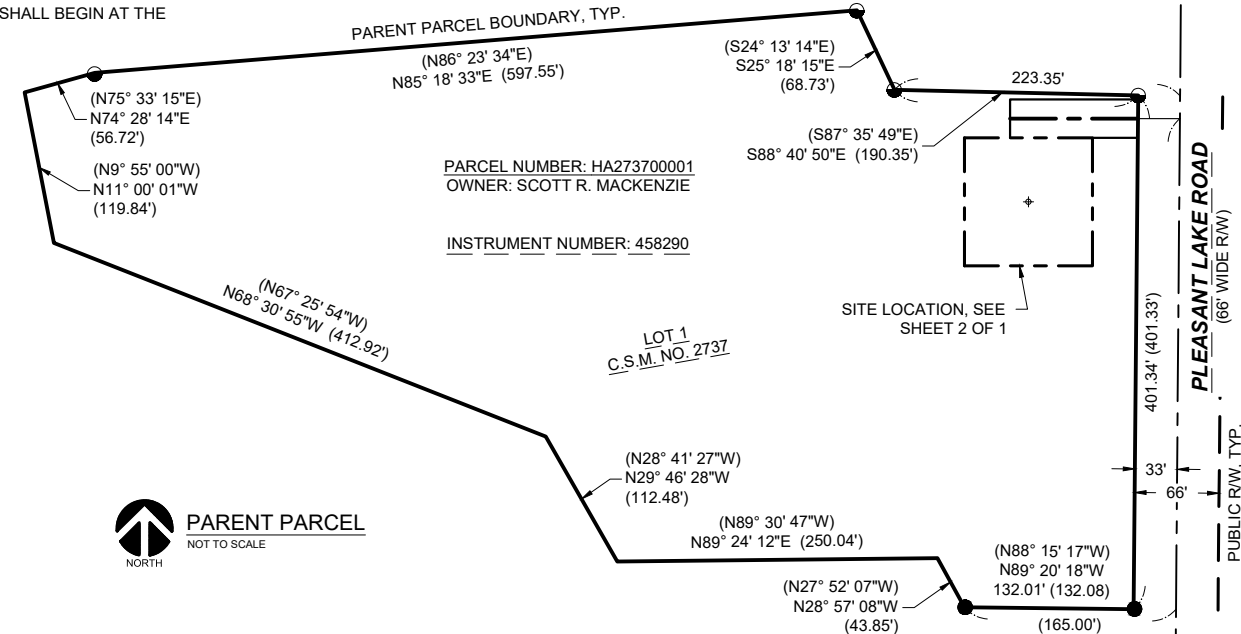
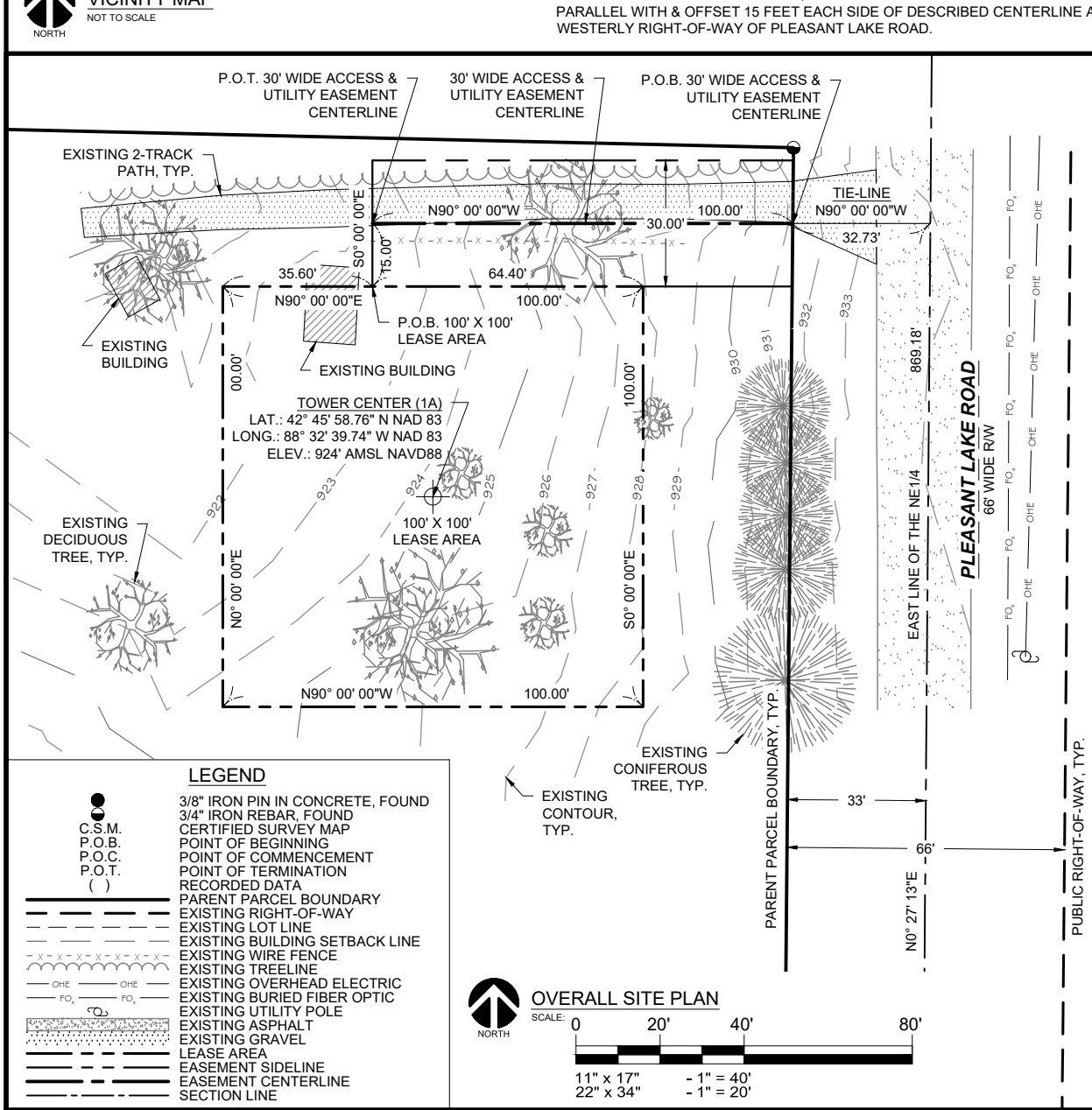
PROJECT TITLE:
**LAUDERDALE LAKES
 THE TOWERS, LLC
 US-WI-5804**

PROJECT ADDRESS:
 N7543 PLEASANT LAKE ROAD
 ELKHORN, WI 53121
 WALWORTH COUNTY

SHEET TITLE:
LEASE SURVEY

SCALE:
 AS NOTED

PROJECT NUMBER: 61752
 SHEET NUMBER: 1 OF 1



- ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
- 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.
- NOT TO BE USED AS CONSTRUCTION DRAWINGS.
- 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 20253518812.
- FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WISCONSIN SURVEYOR NUMBER 3132-8.
- 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. SETTING MISSING PROPERTY CORNER MONUMENTS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- AT TIME OF SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE 'THE TOWERS, LLC' LEASE AREA OR ASSOCIATED EASEMENTS.
- THE 'THE TOWERS, LLC' LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- THE 'THE TOWERS, LLC' 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE PUBLIC RIGHT-OF-WAY OF PLEASANT LAKE ROAD.
- PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY TOWER TITLE, LLC, FILE NUMBER: VTB-205022-C, COMMITMENT DATE: 02/06/2025.
- BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE1/4 OF SECTION 36, T4N, R16E, MEASURED TO BEAR S0°27'13"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH COUNTY, U.S. FOOT.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- F.E.M.A. FLOOD PANEL MAP NUMBER 55127C0068E, ZONE X, OTHER AREAS (AREAS OF MINIMAL FLOOD HAZARD).