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DRAWN BY: JAS
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1:62900062948\CAD\Survey\62948 Rolling Stone Survey.dwg Printed by: jayrud on Aug 29, 2025 - 6:55am

TITLE REPORT REVIEW

PREPARED BY: TOWER TITLE, LLC
COMMITMENT NUMBER: VTB-212895-C
COMMITMENT DATE: 07/10/2025

SCHEDULE B, PART II - EXCEPTIONS:

1. - 9. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON.)

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "CERTIFIED SURVEY MAP" DATED DECEMBER 28, 2005 AND RECORDED JANUARY 31, 2006 IN (BOOK) 13 (PAGE) 036, (INSTRUMENT) 385903 IN LANGLADE COUNTY, WISCONSIN. (THE EXCEPTION AFFECTS THE PARENT PARCEL SHOWN HERE WITHIN.)

11. A(N) OPTION TO PURCHASE RESERVED IN THE WARRANTY DEED DATED APRIL 9, 2004 AND RECORDED APRIL 15, 2004 IN (INSTRUMENT) 373642 IN LANGLADE COUNTY, WISCONSIN. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON.)

100' X 100' LEASE AREA METES & BOUNDS DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST (NW1/4-SE1/4), SECTION THIRTY-FIVE (35), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE TWELVE (12) EAST, TOWN OF AINSWORTH, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE WITH A BRASS CAP LOCATING THE E1/4 CORNER OF SAID SECTION 35; THENCE S0°25'56"E, 202.25 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 35; THENCE N90°00'00"W, 1352.18 FEET TO A POINT ON THE WESTERLY PUBLIC RIGHT-OF-WAY OF HOLLISTER LAKE ROAD; THENCE S77°16'25"W, 58.18 FEET; THENCE N90°00'00"W, 69.07 FEET; THENCE S30°00'00"W, 16.91 FEET TO THE POINT OF BEGINNING; THENCE S80°00'00"E, 50.00 FEET; THENCE S30°00'00"W, 100.00 FEET; THENCE N60°00'00"W, 100.00 FEET; THENCE N30°00'00"E, 100.00 FEET; THENCE S60°00'00"E, 50.00 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 UNRECORDED.

30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST (NW1/4-SE1/4), SECTION THIRTY-FIVE (35), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE TWELVE (12) EAST, TOWN OF AINSWORTH, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE WITH A BRASS CAP LOCATING THE E1/4 CORNER OF SAID SECTION 35; THENCE S0°25'56"E, 202.25 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 35; THENCE N90°00'00"W, 1352.18 FEET TO A POINT ON THE WESTERLY PUBLIC RIGHT-OF-WAY OF HOLLISTER LAKE ROAD AND THE POINT OF BEGINNING; THENCE S77°16'25"W, 58.18 FEET; THENCE N90°00'00"W, 69.07 FEET; THENCE S30°00'00"W, 16.91 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE AFOREMENTIONED LEASE AREA AND THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 144.16 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE PARALLEL WITH & OFFSET 15 FEET ON EITHER SIDE OF DESCRIBED CENTERLINE AND SHALL TERMINATE AT THE WESTERLY PUBLIC RIGHT-OF-WAY OF HOLLISTER LAKE ROAD.

12' WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST (NW1/4-SE1/4), SECTION THIRTY-FIVE (35), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE TWELVE (12) EAST, TOWN OF AINSWORTH, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE WITH A BRASS CAP LOCATING THE E1/4 CORNER OF SAID SECTION 35; THENCE S0°25'56"E, 202.25 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 35; THENCE N90°00'00"W, 1352.18 FEET TO A POINT ON THE WESTERLY PUBLIC RIGHT-OF-WAY OF HOLLISTER LAKE ROAD; THENCE S77°16'25"W, 58.18 FEET; THENCE N90°00'00"W, 69.07 FEET; THENCE S30°00'00"W, 16.91 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE AFOREMENTIONED LEASE AREA; THENCE S60°00'00"E, 44.00 FEET ALONG THE NORTHEASTERLY LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N30°00'00"E, 24.99 FEET TO A POINT ON THE SOUTH SIDELINE OF THE 30' WIDE ACCESS & UTILITY EASEMENT TO THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 24.99 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 6 FEET ON EITHER SIDE OF DESCRIBED CENTERLINE AND SHALL TERMINATE AT THE SOUTH SIDELINE OF THE 30' WIDE ACCESS & UTILITY EASEMENT.

PARCEL NUMBER: 0041116
OWNER: JEREMY J. JANSEN

TOWER CENTER (1A)
LAT.: 45° 23' 05.21" N NAD83
LONG.: 88° 57' 09.72" W NAD83
ELEV.: 1557' AMSL NAVD88

100' X 100' LEASE AREA

P.O.T. 30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE / P.O.B. 100' X 100' LEASE AREA

EXISTING TREE LINE, TYP.

EXISTING CONTOUR, TYP.

LEGEND

C.S.M.
P.O.B.
P.O.C.
P.O.T.
()

CERTIFIED SURVEY MAP
POINT OF BEGINNING
POINT OF COMMENCEMENT
POINT OF TERMINATION
RECORDED DATA
PARENT PARCEL BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING TREELINE
EXISTING STREET CENTERLINE
EXISTING OVERHEAD ELECTRIC
EXISTING BURIED TELEPHONE
EXISTING UTILITY POLE
EXISTING GRAVEL
LEASE AREA
EASEMENT SIDELINE
EASEMENT CENTERLINE
SECTION LINE
QUARTER SECTION LINE
QUARTER-QUARTER SECTION LINE


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(608) 643-4100 www.ramaker.com

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, and (b) 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, 2018 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	DATE ISSUED
1	08/29/2025	FINAL	08/29/2025

PROJECT TITLE:
**ROLLING STONE
THE TOWERS, LLC
US-WI-5860**

PROJECT ADDRESS:
HOLLISTER LAKE ROAD
PEARSON, WI 54462
LANGLADE COUNTY

SHEET TITLE:
LEASE SURVEY

SCALE:
0 15' 30' 60'
11" x 17" - 1" = 30'
22" x 34" - 1" = 15'

PROJECT NUMBER: 62948
SHEET NUMBER: 2 OF 2



PARENT PARCEL DESCRIPTION PER TITLE REPORT BY TOWER TITLE, LLC

THE FOLLOWING DESCRIBED REAL ESTATE IN LANGLADE COUNTY, STATE OF WISCONSIN:

THE NORTHWEST QUARTER OF THE SOUTHEAST (NW1/4 SE1/4) EXCEPTING THAT PART LYING SOUTHEAST OF THE HOLLISTER LAKE TOWN ROAD AS NOW LAID OUT AND EXISTING AND EXCEPTING THAT PART CONVEYED TO TOWNSHIP OF AINSWORTH FOR TOWN ROAD PURPOSES, IN SECTION THIRTY-FIVE (35), TOWNSHIP THIRTY-FOUR (34) NORTH OF RANGE TWELVE (12) EAST.

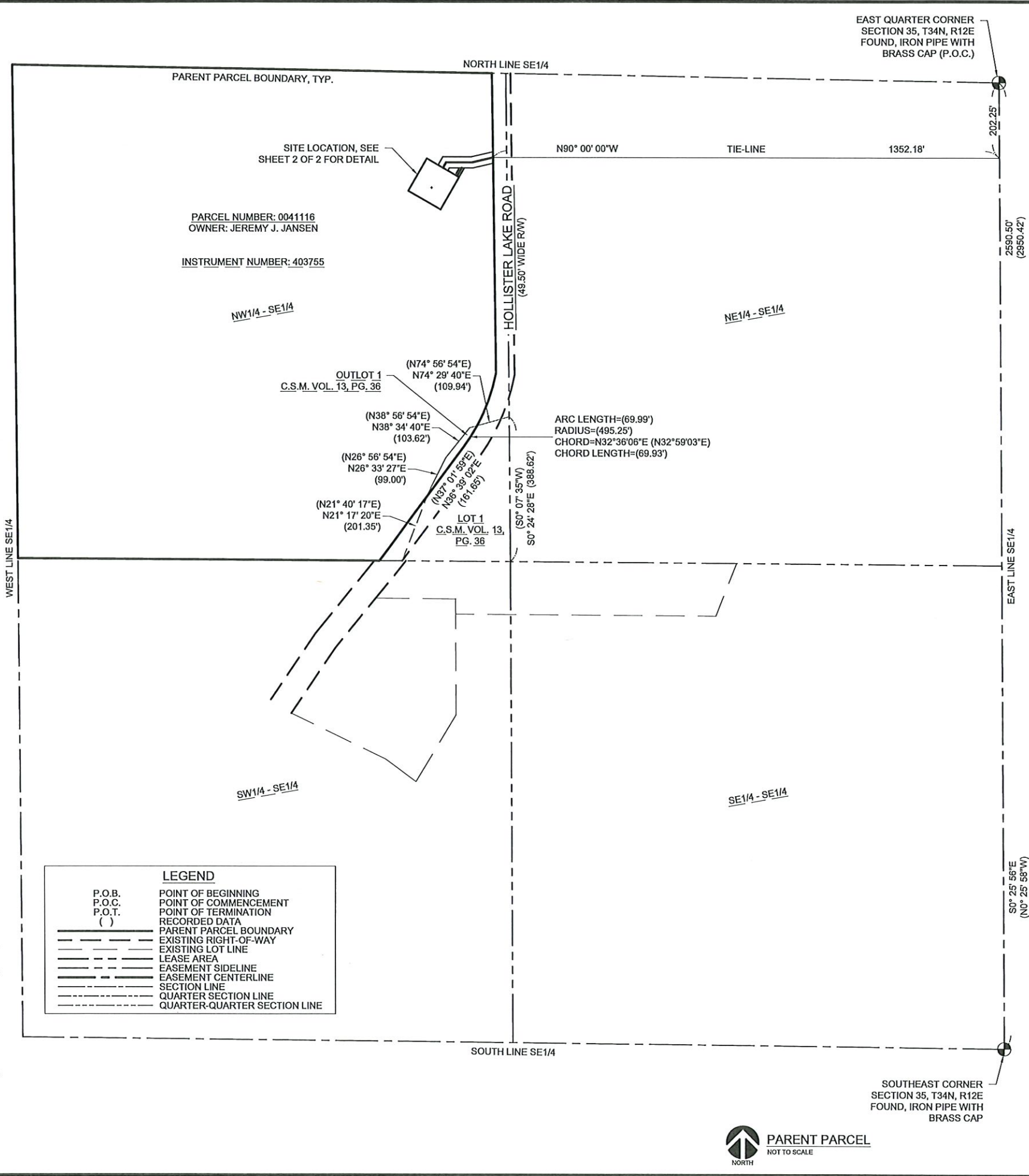
ALSO

OUTLOT ONE (1) OF THE CERTIFIED SURVEY MAP RECORDED ON JANUARY 31, 2006 AT 3:05 P.M. IN THE OFFICE OF THE REGISTER OF DEEDS FOR LANGLADE COUNTY, WISCONSIN IN VOLUME 13 OF CERTIFIED SURVEYS AT PAGE 36 AS DOCUMENT NO. 385903 BEING FURTHER DESCRIBED AS BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE TWELVE (12) EAST. (TOWN OF AINSWORTH, LANGLADE COUNTY, WISCONSIN). (SHOWN ON SURVEY.)

PARCEL ID: 0041116

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 20252903899 & 20252904310.
- 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. SETTING MISSING PROPERTY CORNER MONUMENTS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- 7) AT TIME OF SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE 'THE TOWERS, LLC' LEASE AREA OR ASSOCIATED EASEMENTS.
- 8) THE 'THE TOWERS, LLC' LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 9) THE 'THE TOWERS, LLC' 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE PUBLIC RIGHT-OF-WAY OF HOLLISTER LAKE ROAD.
- 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, COMMITMENT NUMBER: VTB-212895-C, COMMITMENT DATE: 07/10/2025.
- 12) BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE1/4 OF SECTION 35, T34N, R12E, MEASURED TO BEAR S0°25'56"E BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, LANGLADE COUNTY, U.S. FOOT.
- 13) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 14) F.E.M.A. FLOOD PANEL MAP NUMBER 5505760100B, ZONE X, OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).




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SCALE:
NONE

PROJECT NUMBER: 62948
SHEET NUMBER: 1 OF 2