

Director's Report

Project Name: Vertical Bridge Cell Tower

Description: Special Land Use Approval, Preliminary and Final Site Plan Approval

Date on Agenda this packet pertains to: September 18, 2025

☒ Public Hearing

☒ Special Land Use

☒ Initial Submittal

☐ Rezoning

☐ Revised Plans

☐ Other:

☒ Preliminary Approval

☒ Final Approval

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on comments from staff & consultants
Mike Leuffgen	DLZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 09/10/2025
Matteo Passalacqua	Carlisle Wortman Associates, Inc	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 09/08/2025
Jason Hanifen	WLT Fire Marshal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 08/13/2025



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

September 10, 2025

Sean O' Neil, Director
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

RE: 3250 Eric Drive-New Cell Tower-Preliminary, Final Site Plan, and Final Engineering Plan Review – 2nd Review

Ref: DLZ No. 2545-7861-06

Design Professional: The Crossroads Group, LLC

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned revised plan dated August 26, 2025. These plans were reviewed for conformance with the Township Engineering Design Standards.

General Site Information

This 5.23-acre site is located at the northwest corner of Cooley Lake Road and Eric Drive.

Site Improvement Information:

- Construction of a cell tower and associated equipment pad on a currently occupied parcel of land.
- 20' wide gravel access drive.

We offer the following comments:

Note that comments from our August 19, 2025 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

General

1. *All plan sheets make references to the Site Name as being Commerce Township. Is this correct or should it be White Lake Township?* **Comment addressed. Per response letter, Commerce Township is the name of the site.**

2. *Sheet Z-1-Add White Lake Township Engineering Design Standards Notes (see below).* **Comment addressed. WLT Engineering Design Standards Notes are now shown on the plan.**
3. *Sheets Z-2 and Z-3- Scale shall be 1"=50' or better when printed on a 24"X36" sheet.* **Comment addressed. Scales for these sheets have been adjusted for clarity when printed on a 24"X36" sheet.**
4. *Sheet Z-6- Provide either 1"=10' or 1"=20' scale when printed on a 24"X36" sheet.* **Comment addressed. Scale has been adjusted to 1"=20'.**
5. *Provide one (1) site benchmark on NAVD88 datum.* **Comment addressed. A benchmark has now been provided.**
6. *Provide a metes and bounds legal description and sketch for the proposed 30' wide Access & Utility Easement.* **Comment addressed. A metes and bounds legal description and sketch for the proposed easement have now been provided.**
7. *Sheet Z-5 references 'the structural engineer' in several places. Please specify who the structural engineer is that is to be retained for services specified in the 'Structural Notes' section on this sheet.* **Comment addressed. The structural engineer will be the tower manufacturer's engineer per response letter. Determination of that engineer will be made once tower is ordered, per Structural Note 4 on Sheet Z-5.**

Grading/Paving

1. *Sheet Z-3-Show the floodplain on this property based on elevation and location. Please add note to plan that no grading/filling of the floodplain is proposed.* **Comment addressed. Floodplain is now shown. A note has been added to plan regarding grading/filling in the floodplain.**
 2. *Sheet Z-3-The access driveway is proposed to be 12' wide and gravel surfaced. Per Township Zoning Ordinance Sections 5.16 C ii and 5.16 C v, the driveway is required to have two points of access to the adjacent public road (currently there is one point proposed) and the drive is required to be 20' wide hard surfaced (currently proposed as 12' and gravel surfaced). We defer to the Township regarding these items. Please note RCOC Utility Driveway width allows for dimensions down to 12' wide per Rule 6.6.* **Comment addressed and remains. The driveway width is now shown as 20'. Response letter author defers to WLT Zoning Ordinance 4.51N which allows access driveways for cellular towers to be gravel. We continue to defer to the Township regarding the requirement for a secondary point of access.**
 3. *Provide a cross section for the proposed drive, including materials, and depth of materials proposed.* **Comment partially addressed. A drive cross section is now shown indicating pavement but this does not seem consistent with the intent for a gravel surface, please clarify.**
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4. *Provide proposed driveway grades in plan view. We note there is a hole (951.00 contour) shown where a portion of the driveway is proposed. This area has no positive outlet for drainage as currently shown.* **Comment addressed. A driveway profile has now been shown on the plan. The proposed grades for the driveway now show positive drainage for the driveway.**
5. *Sheet Z-6- Show proposed berm on this plan and proposed berm grades.* **Comment rescinded. The berm has been eliminated as the Township slope requirements for the berm could not be met.**
6. *Sheet Z-6-Planting Schedule-Note 1- Change 'maximum 3:1 slope' to 'maximum 1:3 slope,' as 3:1 infers a delta y of 3 over a delta x of 1 which would be too steep.* **Comment rescinded. The berm has been eliminated as the Township slope requirements for the berm could not be met.**

Required Permits and Approvals

The following permits and approvals will be required:

1. Permit from the Road Commission for all work within the Cooley Lake Road right of way.
2. An SESC permit from OCWRC may be required.

Recommendation

We are now recommending approval of the plan subject to any remaining outstanding comments being addressed prior to a preconstruction meeting, and Township Planning Department concurrence that a secondary access is not required. Please contact our office should you have any questions.

Sincerely,
DLZ Michigan



Michael Leuffgen, P.E.
Department Manager



Victoria Loemker, P.E.
Senior Engineer

Cc: Hannah Kennedy- Galley, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Nick Spencer, Building Official, White Lake Township *via email*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*
Matteo Passalacqua, Carlisle Wortman, *via email*

X:\Projects\2025\2545\786106 WLT 3250 Eric Dr Cell Tower\3250 Eric Drive-New Cell Tower-PSP,FSP,&FEP Review.02\PSP,FSP, and FEP Review.02.docx



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

September 8, 2025

**Site Plan and Plat Review
for
White Lake Charter Township, Michigan**

Applicant:	Vertical Bridge c/o Haley Law Firm, PLC
Project Name:	Wireless Telecommunications Facility / US-MI-5377
Plan Date:	March 19, 2025
First Revision:	August 26, 2025
Location:	North of Cooley Lake Road and East of Eric Drive Parcel ID: 12-32-300-021
Action Requested:	Special Land Use, and Site Plan Review

PROJECT NARRATIVE

The applicant is requesting a Special Land Use, and Site Plan Review for a wireless communications tower north of Cooley Lake Road, east of Eric Drive, and west of Waldon Cove. The site is five point three (5.3) acres in size and is currently being used as a horse pasture with a detached single-family home, and a detached garage.

The owner of the property will lease a portion of their property to Vertical Bridge to build a fifty by fifty (50'x50'), two thousand five hundred (2,500) square foot compound that will include a one hundred sixty (160) foot tall wireless communications tower. The lease will be for an initial term of five years with six-five year renewal options. The proposed tower will be used by T-Mobile to expand coverage to the surrounding residents of the Township and Commerce Township. The tower will have space for a minimum of two (2) additional companies to collocate on the tower.

The owner and the horse pasture will continue to operate on site in addition to the wireless communication tower. The tower is subject to a Special Land Use review and must comply with the standards set forth in Sections 4.51 and 6.10 of the Zoning Ordinance for Wireless Communication Antennas.

Items to be Address: None

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

SITE DESCRIPTION

Lot Area:	5.3 acres
Frontage:	633.55 feet along Cooley Lake Road, approximately 360 feet along Eric Drive and approximately 360 feet along Waldon Cove.
Address:	3250 Eric Drive
Current Use:	Single Family Home / Horse Pasture

Aerial image of the site



Source: NearMap July 23, 2025

Wireless Telecommunications Facility

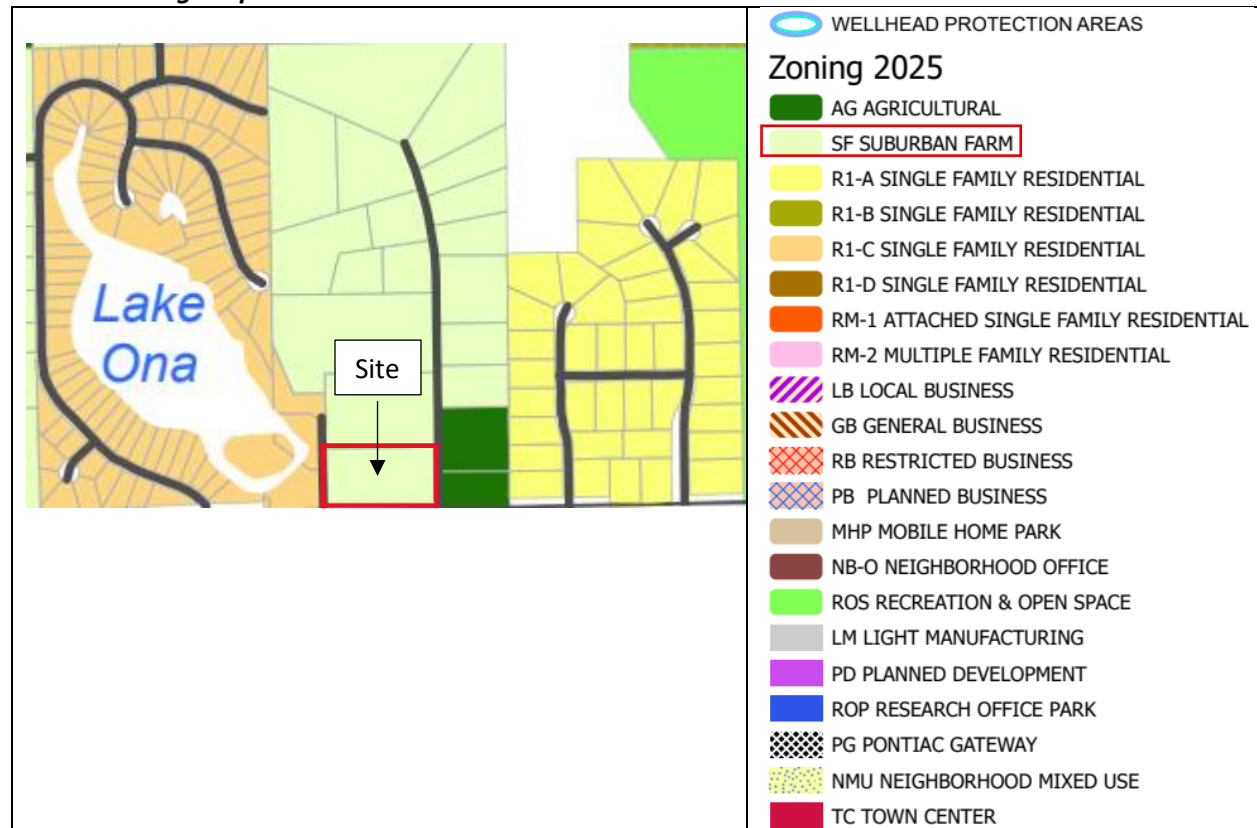
Special Land Use and Site Plan Review

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	North	East	South	West
Surrounding Zoning	<i>SF, Suburban Farm</i>	<i>AG, Agricultural</i>	<i>R-1A, Large Lot One Family Residential (Commerce Township)</i>	<i>R1-C Single Family Residential</i>
Surrounding Land Uses	<i>Farm operation</i>	<i>Detached single Family Homes</i>	<i>Fields and attached single-family homes (Commerce Township)</i>	<i>Detached single family homes and Lake Ona</i>
Future Land-Use Map	<i>Agriculture/Rural Residential</i>	<i>Agriculture/Rural Residential</i>	<i>Neighborhood Residential (Commerce Township)</i>	<i>Agriculture/Rural Residential</i>

Current Zoning	SF, Suburban Farm <i>The Suburban Farms District is created to establish areas of the Township for single family residences in a rural environment characterized by low densities and significant open spaces.</i>
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Current Zoning Map



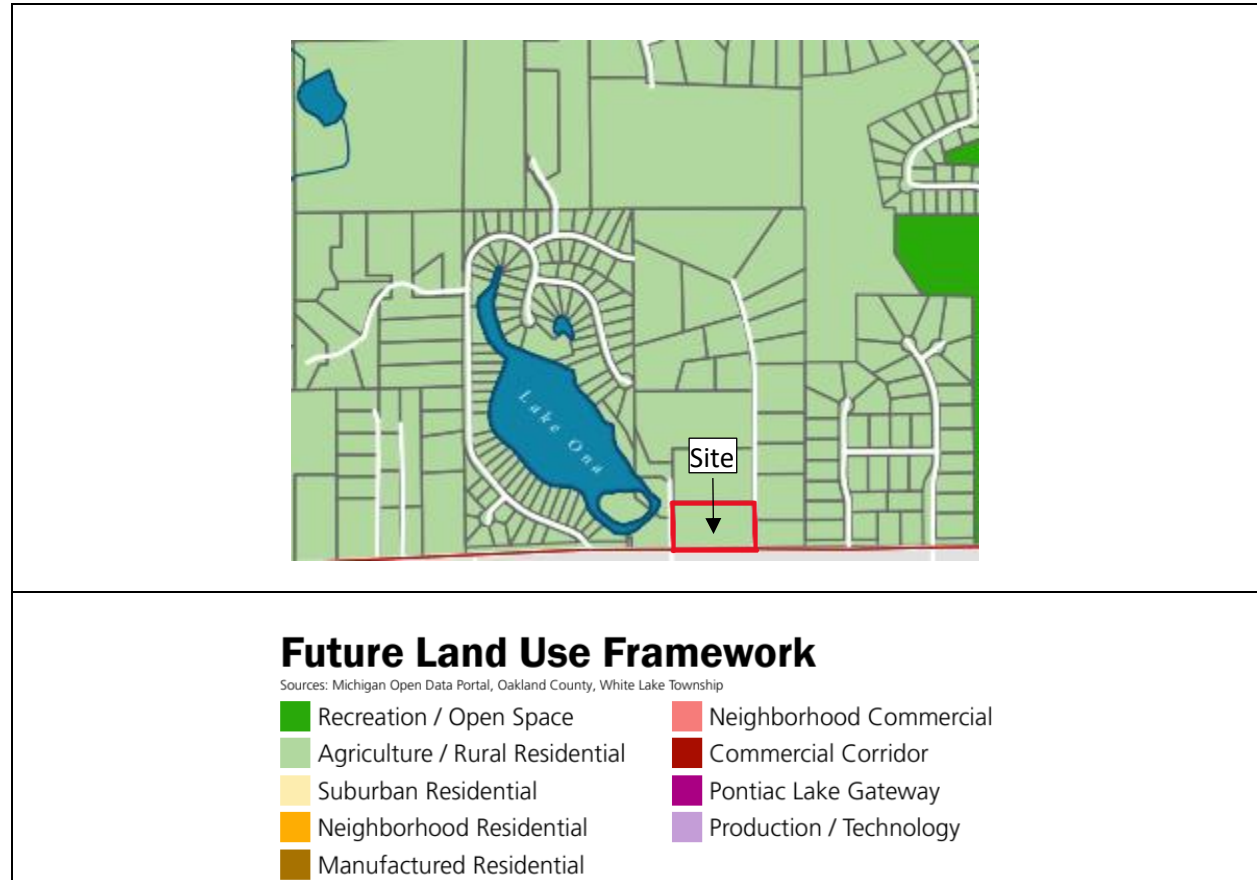
Wireless Telecommunications Facility

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Future Land Use	Agriculture / Rural Residential <i>Agriculture / Rural Residential: Maintains agricultural land and rural living through large lots and limited residential development. Subdivision residential development is discouraged.</i>
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Future Land Use Map



A wireless communications tower is a Special Land Use for the SF, Suburban Farm zoning district. The Future Land Use map has this site classified as agriculture / rural residential which corresponds to AG, Agriculture, and SF, Suburban Farm districts which allows wireless communication towers as a Special Land Use.

Items to be Addressed: None.

SPECIAL LAND USE

Section 6.10 in the Zoning Ordinance lays out the standards for Special Land Uses.

The applicant has provided site plans, elevations, and a landscape plan for the proposed tower.

Wireless Telecommunications Facility

Special Land Use and Site Plan Review

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- I. *The proposed special land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/ or vicinity and applicable regulations of the zoning district in which it is to be located.*

Applicant Response: The proposed telecommunications facility is on a parcel zoned SF – Suburban Farm. Communications towers are permitted as a Special Land Use in the SF districts. The site meets the township requirements of height, setbacks, and minimal parcel size. These criteria were established by the Township to insure harmony with neighboring land uses. The proposed site meets these standards.

CWA Comment: Wireless communication towers are permitted as a Special Land Use in the SF, Suburban Farms Zoning District. The five point three (5.3) acre site is mostly a field that is currently being used as a horse pasture. There are detached single-family homes on large lots comparable to the site to the north, detached single-family homes on large lots to the east, a field and detached and attached single-family homes in a subdivision to the south in Commerce Township, and Lake Ona with single-family detached homes to the west. Notice of the public hearing must be provided to all properties within three hundred (300) feet of the site regardless of jurisdiction.

- II. *The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relation to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.*

Applicant Response: The proposed wireless facility is in an open area with ample space on the gravel driveway for any routine maintenance traffic to park and turn around. The facility will pose no hazard to the vehicular and pedestrian traffic in the area.

CWA Comment: There is a proposed access drive made with gravel on the south end of the site along Cooley Lake Road. The access drive will only be used to access the compound for maintenance of the tower. There are no sidewalks along Cooley Lake Road and no increase to road traffic is anticipated.

- III. *The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.*

Applicant Response: The wireless facility produces no dust, noise, fumes, vibration, smoke, or lights.

CWA Comment: The maximum height allowed for wireless communication towers is two hundred (200) feet tall, and the proposed tower will be one hundred sixty (160) feet tall. The proposed tower complies with the Zoning Ordinance. The tower is not anticipated to create any dust, fume, smoke, noise or vibration after construction is completed. The application states no lighting will be used however it is common for these facilities to have ground and pole lighting. If these types of lighting are proposed, they must meet Township standards.

Wireless Telecommunications Facility

Special Land Use and Site Plan Review

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- IV. *The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

Applicant Response: As discussed above, the proposed site meets the township criteria established to protect surrounding development.

CWA Comment: The proposed tower does comply with the standards of Section 4.51 in the Zoning Ordinance in terms of height, setbacks, and lot sizes. Fencing and landscaping are proposed around the perimeter of the installation as means of screening ground equipment.

- V. *The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.*

Applicant Response: Wireless service in this area is critical for residents and visitors to the Township. That service not only includes traditional voice and data but also protects the public safety by providing wireless access to emergency services.

CWA Comment: As the popularity and necessity of cellular devices increases, the need for such infrastructure increases as well. The applicant states a long vetting process was undertaken to identify collocation opportunities, however no feasible options were identified. The applicant will be providing additional space for other companies to collocate on their pole as well thus potentially reducing the need for new towers in the future.

- VI. *The standards of density and required open spaces for the proposed special land use shall be at least equal to those required by this Ordinance in the Zoning District in which the proposed special land use is to be located.*

Applicant Response: The 50'x50' wireless facility on the 5.23 acre parcel does not impact the density and open space requirements of the underlying 30% maximum lot coverage required for the Suburban Farms Districts.

CWA Comment: The proposed use will not change the density of the area, and the fifty by fifty (50'x50') foot compound area will have a minimal affect on existing open space. The lot coverage of the tower including the single-family detached dwelling and the garage is approximately 19.6%. This is below the 30% maximum.

- VII. *The public services and facilities affected by a proposed special land use or activity shall be capable of accommodating increased service and facility loads caused by the land use or activity.*

Applicant Response: The wireless facility does not require any supplemental public facilities.

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CWA Comment: We defer to any service concerns noted by Township Engineering and Public Safety however there do not appear to be any unreasonable demands on public services.

VIII. Protection of the natural environment and conservation of natural resources and energy.

Applicant Response: The 50'x50' fenced compound is in an open field currently used as a horse pasture. This existing use will continue, and the wireless facility will have no effect on natural resources or energy.

CWA Comment: The compound for the tower will be two thousand five hundred (2,500) square feet with the an access drive. The relatively small footprint of the compound and low site activity are not anticipated to threaten natural resources or energy.

IX. The proposed use is necessary for the public convenience at the proposed location.

Applicant Response: As discussed in greater detail below, T-Mobile has a significant gap in coverage in this area of the township and the proposed use will fill that gap. By providing service to this area, emergency wireless services coverages will also be enhanced.

CWA Comment: The applicant provides information that there is a significant gap in coverage for cellular users in the area per the maps in Exhibit B of the affidavit dated June 18, 2025. The tower will fill most gaps, and improve indoor coverage.

X. The proposed use is so designed, located, planned and to be operated that the public health, safety and welfare will be protected.

Applicant Response: Cellular service benefits the safety and welfare of the communities that use it. Communication is vital in an emergency. This facility will provide those services in the surrounding area. Cellphones are necessary to the livelihood of the general public and to the public health, safety, and welfare of the White Lake Township Community.

CWA Comment: The expansion of cellular service in the area will improve cellular device usage. Both vital and recreational information is shared through cellular communication.

XI. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

Applicant Response: As discussed above, the Township wireless ordinance sets the criteria to protect other property and/or permitted land uses in the neighborhood. The proposed facility meets these criteria.

CWA Comment: With the increased use in cellular devices and communication over the decades, wireless towers are more commonplace than in the past and coexist within communities throughout the country.

Wireless Telecommunications Facility

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Items to be Addressed:

- 1) *Notice of the public hearing must be provided to all properties within three hundred (300) feet of the site regardless of jurisdiction*
- 2) *The application states no lighting will be used however it is common for these facilities to have ground and pole lighting. If these types of lighting are proposed, they must meet Township standards.*

SECTION 4.51

Section 4.51 in the Zoning Ordinance lays out the standards for Wireless Communication Antennas. Those standards are reviewed below.

- A. Operational requirements necessitate locating within the zoning district, and co-location on or joint use of any existing tower or antenna is not feasible.*

Applicant Response: As discussed in the Vertical Bridge letter/project summary there are no viable antenna support structures that would meet the carriers needs in the surrounding area.

CWA Comment: In the letter the applicant states that attempts were made to convert outdated Sprint equipment located on DTE/ITC transmission towers. Approximately four (4) years were spent trying to convert the site, however no mutual agreement between the applicant, DTE, and ITC could be reached. The applicant sites numerous requested revisions and an inability to develop a feasible maintenance schedule given transmission line load would need to be transferred when the applicant was performing service. For these, and geographic, reasons. The Eric road site was chosen as the site meets all the requirements of the Zoning Ordinance.

- B. The minimum setback to any exterior property line for the wireless communication tower or antenna shall be equal to the height of the tower. The Planning Commission may reduce the required setback of a tower or antenna from an exterior property line which is not adjacent to residentially zoned property or a public right-of way or a private street, as provided herein.*

Applicant Response: The tower has an overall height of 160'. The tower is setback from the nearest parcel line or Right of Way by the following:

- North – 164.66'
- East – 452.84'
- South – 194.34'
- West – 182'

CWA Comment: The setbacks from property lines and existing onsite structures exceed the height of the tower.

- C. The tower or antenna shall not be unreasonably injurious to the safety or aesthetics of any nearby properties, and the design and appearance of the tower or antenna shall minimize distraction,*

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maximize aesthetic appearance, and insure compatibility with any existing structure(s) and other surrounding structures and properties.

Applicant Response: The proposed tower meets the township established criteria for protecting nearby properties. It is on a 5.32 acre site (3 acres minimum required), is set back from all neighboring property at least the height of the tower, is a monopole design, and has significant landscaping along the fenced compound. The site is also located along a major traffic artery in the Township.

CWA Comment: The monopole design has become more common over former lattice tripod steel towers. Sheet Z-5 shows an elevation of the proposed tower. The applicant states lowering the tower does not allow for coverage objectives to be met. It also states lower heights do not promote collection opportunities.

D. In order to maximize the efficiency of the provision of telecommunication services, while also minimizing the impact of such facilities on the township, co-location, or the provision of more than one antenna on a single tower at a single location, shall be strongly encouraged. In this regard, an applicant seeking to establish a new tower or antenna shall provide information regarding feasibility of co-location at existing sites. Before approval is granted for a new facility, the applicant shall demonstrate that it is not feasible to co-locate at an existing site.

Applicant Response: Please see the Vertical Bridge letter/project summary, the Affidavit of Heidi Zimmer, T-Mobile Site Development Manager, and Exhibit B, the affidavit of T-Mobile RF Engineer Richard Nkosu, which confirms there are no existing support structures in the area that can fill T-Mobile coverage objectives. The proposed facility will be constructed for a minimum of 2 additional collocations.

CWA Comment: The applicant has provided information regarding the challenges co-locating on existing DTE/ITC transmission towers in the area. The application provides the location of other towers in the region. Other towers appear to be out of range to offer coverage in the desired area.

E. Should a new antenna co-locate on an existing wireless tower or existing electric transmission tower, Special Land Use Approval shall not be necessary and Site Plan Approval for a new antenna and any related equipment building, may be granted administratively, pursuant to the provisions of Section 6.8.J of this ordinance. Where a new antenna is collocated on a structure other than an existing wireless tower or electric transmission tower, Special Land Use Approval shall not be necessary and Site Plan Approval for a new antenna and any related equipment building may be granted by the Planning Commission and Township Board pursuant to the provisions of this ordinance.

Applicant Response: Collocation on the DTE electric transmission towers to the east is specifically addressed in the other documents submitted with the application.

CWA Comment: The project proposes a new tower however the applicant will also provide room for a minimum of two (2) additional companies to collocate on.

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- F. Co-location shall be deemed to be “feasible” for the purposes of this section where all of the following are met:*

Applicant Response: N/A

CWA Comment: Collocation is not proposed in this application however the applicant is proposed space for at least two (2) other providers to install telecommunication equipment in the future.

- G. In furtherance of the township’s objective of strongly encouraging co-location, where feasible, should it be necessary to erect a new tower or antenna, the applicant shall provide a letter of intent to lease excess space on a facility and commit itself to:*

- I. Respond to any requests for information from another potential shared use applicant;*

Applicant Response: As discussed in the Vertical Bridge letter/project summary, Vertical Bridge’s market mission is to lease space on its towers. In this case, Vertical Bridge is constructing this tower for T-Mobile as the first carrier. The proposed monopole is constructed for additional carriers and the ground space is sufficient size for other carriers to house their base station equipment without exceeding the fenced area. Vertical Bridge is in the business of providing tower infrastructure for carriers to collocate on, and it is in Vertical Bridge’s best interest to provide information to any potential applicants.

CWA Comment: The applicant is building the tower for T-Mobile but is proposing space for a minimum of two (2) additional carriers to collocate on this tower. When leases for additional equipment are proposed for collocation, a site plan providing information allowing the Township to assess if the criteria from Section 4.51 has been met shall be required.

- II. Negotiate in good faith and allow for leased shared use, provided it can be demonstrated that it is technically practicable, and*

Applicant Response: Vertical Bridge has experience in leasing space on wireless carriers. Vertical Bridge has Master Lease Agreements with the major wireless carriers which streamline collocation on its assets. Vertical Bridge will continue existing negotiation practices for this new site.

CWA Comment: The applicant states the company is well versed in leasing collocation space on its towers and is likely to pursue such opportunities for the proposed tower.

- III. Make no more than a reasonable charge, based upon fair market value, for a shared use lease.*

Applicant Response: Vertical Bridge rates are governed by the Master Lease Agreements with the wireless carriers and are competitive with rates in the industry.

CWA Comment: The applicant states collocation leases are based on industry standards.

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- H. A condition of every approval of a wireless communication antenna shall be adequate provision for the removal of all or part of the facility by users and/or owners upon the determination that the antenna has not been used for 180 days or more. Removal includes the proper receipt of a demolition permit from the Building Official and proper restoration of the site to the satisfaction of the Building Official.*

Applicant Response: In the event that the tower has not been used for 180 days or more, Vertical Bridge will remove the tower.

CWA Comment: Permits for removal will be required. Deconstruction should be the required means for removal over demolition.

- I. To insure proper removal of the tower and/or antenna when it is abandoned, any application for a new antenna shall include a description of security to be posted at the time of receiving a Building Permit for the facility. In this regard, the security shall, at the election of the applicant, be in the form of (i) cash; (ii) bank letter of credit; or (iii) an agreement in a form approved by the Township Attorney and recordable at the office of the Register of Deeds, establishing a promise of the applicant and the owner of the property to remove the facility in a timely manner with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorney's fees incurred by the Township in securing removal. In the event the applicant is proposing to place its facilities on an existing tower, then the agreement referred to above may be signed by the applicant only, and 4-51 1 Introduction Purpose and Definitions 2 Districts Zoning 3 Standards Use 4 Standards Site 5 Procedures Development 6 Enforcement Admin and 7 White Lake Township Zoning Ordinance shall contain provisions satisfactory to the Township Attorney to assure the timely removal of the facilities including adequate remedies.*

Applicant Response: Vertical Bridge elects to enter into a tower removal agreement similar to the form attached as Exhibit C.

CWA Comment: Exhibit C outlines the applicant proposed method for removal. The Exhibit provides for the use of liens in the event the applicant does not remove the tower in a timely manner. These terms must be acceptable to the Township.

- J. All tower bases and related equipment shall be screened from view from any major arterial and any adjoining residential areas, consistent with Section 5.19, Landscape and Screening Requirements.*

Applicant Response: As seen on page Z-4 of the site plans, the proposed landscaping will include a berm on the South side by a berm (Cooley Lake Road side) with arborvitae on top, and form the North, East, and West directions by a double row of arborvitae.

CWA Comment: The applicant is proposing a berm along Cooley Lake Road with eight (8) Arborvitaes on the west side of the access drive and three (3) Arborvitaes on the east of the drive. According to Section 5.19, the berm must be a width of twenty (20) feet. There is a note that the berm will comply with the

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required height and slope. The applicant will also be providing fifty-six (56) Arborvitae on the north, east, and west sides of the compound staggered in two (2) rows to provide adequate year-round visual obscuring. Proposed fence elevations are provided on Sheet Z-5, however specific dimensions and materials will need to be provided in the application. Additional details about the Landscape Plan are provided in the landscape section of this review.

- K. Monopole antenna structures shall be encouraged in all areas where technologically feasible. "Web" or "lattice" type towers shall be discouraged, unless absolutely necessary for structural reasons.*

Applicant Response: The support structure that Vertical Bridge is proposing at this site is a monopole.

CWA Comment: The applicant is proposing a monopole antenna structure.

- L. All towers and related equipment shall be designed to be compatible and harmonious in terms of style and building materials to the surrounding area. When necessary to insure compatibility with the surrounding area, a visual simulation may be required of the applicant. A visual simulation consists of an artist's or architect's rendering of how the tower will appear in the area proposed, taking into account existing buildings and natural features.*

Applicant Response: The proposed monopole is in an open field. To maintain compatibility with the field, the compound will be screened with a berm and two rows of arborvitae. The Township is very familiar with this type of tower and height as a similar site is located at the Township hall.

CWA Comment: Landscaping and fencing will aid in screening ground equipment. The tower will be visible from nearby residences. Monopoles are typically considered more aesthetically acceptable than tripod lattice towers however this can be a subjective observation.

- M. The maximum height of any new wireless communication tower or antenna shall as determined by the Planning Commission through the granting of Special Land Use Approval. The height permitted shall be the minimum height necessary to meet the applicant's engineering requirements for the site being considered, but in no instance shall exceed a maximum height of 200 feet. It is understood that the height of a wireless communication tower or antenna may exceed the maximum permitted height specified in Section 3.0 Zoning Districts of this ordinance. Should co-location be proposed upon an existing structure, thereby qualifying for administrative approval, the height proposed may be approved by the administrative official approving the site plan.*

Applicant Response: The newly proposed tower is 155 feet tall (160 feet including the lightening rod). As discussed in Exhibit B of the Vertical Bridge letter to the township, this height is necessary to meet T-Mobile's requirements while also allowing for additional collocation and is substantially lower than the maximum 200 feet allowed.

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CWA Comment: The maximum height allowed for wireless communication towers is two hundred (200) feet tall. The proposed tower is one hundred sixty (160) feet tall which complies with Section 4.51 in the Zoning Ordinance. The applicant has stated a shorter tower would not meet coverage objectives.

N. Cell Tower Site Access

All trees and brush shall be kept cleared for a minimum width of fourteen (14) feet for the full length of all cell tower site access drives.

All topsoil, stumps, and unstable soil shall be removed and backfilled with appropriate granular material and surfaced with gravel, crushed limestone, finely crushed concrete or similar material approved by the Township, for a minimum width of twelve (12) feet for the full length of the driveway.

An appropriate area shall be provided for vehicles to turn around to exit the site. The turnaround area may be incorporated as part of the parking area for service personnel.

Applicant Response: The proposed access drive is a 12-foot-wide gravel driveway. Vertical Bridge will ensure that the drive is kept clear of trees and brush, with the additional foot to either side of the drive. There is an adequate turn-around space at the entrance of the compound.

CWA Comment: The proposed drive and clearview area meet standards but require approval from the Township.

- O. Prior to and as a condition of granting Special Land Use Approval for a new wireless communication tower, it shall be necessary for the applicant to demonstrate that it is not feasible to (a) locate the tower on any publicly-owned land within the Township upon which the public entity reasonably anticipates the need or desirability of a future wireless communication tower for public purposes; and (b) locate the tower on publicly-owned land not owned by the Township where such location would minimize the impact on other properties by providing a setback larger than the minimum requirements of the ordinance, while meeting all of the other requirements contained in this Section.*

Applicant Response: A representative for the applicant has met with the township planning staff who has opined that there are no township or other municipal land in this area of the Township.

CWA Comment: No public land appears available to consider this option.

- P. Applicants who erect a new wireless communication tower shall design the tower and site to accommodate future colocation of at least two (2) additional antennae and associated accessory buildings, and shall make the tower available for use by public service agencies, provided that public service agency equipment mounted on the tower does not adversely affect any existing equipment and mounting the public service agency equipment is technologically feasible.*

Wireless Telecommunications Facility

Special Land Use and Site Plan Review

September 8, 2025

Applicant Response: Shown on page Z-3 of the site plans, the proposed monopole is designed to accommodate a minimum of 2 additional carriers. Although mandating collocation of municipal equipment on non-municipal would be an illegal condition, Vertical Bridge has worked with and will continue to work with any public service agencies that are looking to collocate onto the tower.

CWA Comment: There applicant will be providing lease space that can accommodate two (2) additional tenants shown on Sheet Z-5 and has stated a willingness to work with public agencies if such equipment is needed.

Q. If the Planning Commission determines that the applicant has adequately demonstrated that it is not feasible to locate a new wireless communication tower in any of the zoning districts or publicly-owned areas noted in paragraph (b) above, Special Land Use Approval may be granted by the Planning Commission for a new wireless communication tower in the AG, SF, R1-A, R1-B, R1-C, R1-D, RM-1, and RM-2 Districts provided that Applicant has demonstrated compliance with each standard set forth in this Section and with each of the following requirements:

I. The applicant shall furnish maps which note the location of all wireless communication tower locations within the Township and within six (6) miles of the Township boundaries which have the capacity to accommodate additional wireless antennae systems. The map shall also contain the locations of any other existing structures capable of supporting a wireless antenna system.

Applicant Response: Please see attached RF coverage maps given in Exhibit B showing T-Mobile's existing locations surrounding the proposed site.

CWA Comment: The Comparison Coverage in Exhibit B shows the difference with in-building and outdoor coverage within the cellular equipment range. The applicant states there are no collocation options present within 1 mile of the proposed tower.

II. The map(s) provided by the applicant shall also contain the locations of any publicly owned sites within the primary search area together with any developed sites containing nonresidential land uses. Eligible sites must consist of at least three (3) acres of land and be of such size and shape that they could host a tower location with minimal impact on the surrounding areas. Publicly owned sites and larger non-residential uses, such as churches, schools or other nonresidential uses permitted within residential districts, are preferred. Sites which are part of a recorded subdivision or condominium development shall only be considered when located within a common open area of at least three (3) acres set aside for residents of the development or for use by a public utility.

Applicant Response: N/A – There are no publicly owned parcels within the primary search area.

CWA Comment: As provided by the Township, no feasible public land is within the search area.

Wireless Telecommunications Facility

Special Land Use and Site Plan Review

September 8, 2025

- R. *New wireless communication towers must be setback a distance of at least one (1) foot for each one (1) foot of overall tower and antennae height. The setback is measured from the base of the tower to the nearest property line or unit boundary line, in the case of a site condominium development. The applicant shall seek to provide a greater setback to exterior property lines which abut lands developed or potentially developed for any residential living units on adjoining properties. The minimum setback distance may be reduced, but not less than the minimum setback required in the zoning district at issue, when it is clearly demonstrated by applicant that the adjacent property is unbuildable; surface areas occupied by lakes, streams or ponds having other riparian owners/users shall not be considered as unbuildable areas. Antennae located on electric transmission towers, existing wireless communication towers, or other tall structures shall be considered to have complied with the setback and height requirements. The setback to adjacent properties which are zoned for non-residential uses, and not including any setbacks from a public right of-way or public or private street, may be reduced to one-half (1/2) the height of the tower.*

Applicant Response: The proposed monopole and equipment are a total of 160 feet high. The proposed location setbacks, listed below, all meet the above 1 foot setback for 1 foot of tower height.

- North – 164.66’
- East – 452.84’
- South – 194.34’
- West – 182’

CWA Comment: The proposed monopole tower meets the required setback of one hundred sixty (160) feet for the north, east, south, and west side of the site. The distance to the nearest resident is two hundred eighty-nine point two four (289.24) feet.

Items to be Addressed:

- 1) *When the applicant leases space to an additional carrier, all equipment must be stored within the fence of the compound. No equipment of any sort shall be outside of the fence.*
- 2) *Permits for removal will be required. Deconstruction should be the required means for removal over demolition.*
- 3) *The terms of Exhibit C must be acceptable to the Township.*

NATURAL RESOURCES

Topography: Sheets Z-2 and Z-3 show the topography of the site. The site is relatively flat with its lowest end being on the east side at nine hundred forty-nine (949) feet, and the highest end being on the northeast side at nine hundred sixty (960) feet.

Wetlands: There are no wetlands present on site. Lake Ona is on the east side of Waldon Cove from the site.

Woodland: There are no woodlands present on site.

Soils: Fine Sandy Loam soils are found on site.

Wireless Telecommunications Facility

Special Land Use and Site Plan Review

September 8, 2025

Water: The site does not contain any natural bodies of water.**General Notes:** None**Items to be Addressed:** Any cited concerns from Township Engineering.**AREA, WIDTH, HEIGHT, SETBACKS**

Lot area, height, and setbacks are provided on Sheet Z-3. Standard regulations for wireless communication antennas are set forth in Section 4.51.

Wireless Communication Antennas Development Standards

	Required:	Proposed:	Complies
Tower Setbacks			
Front	160 feet (same as the height of the tower)	161.34 feet	Yes
Side	160 feet (same as the height of the tower)	East: 450.84 feet West: 182 feet	Yes
Rear	160 feet (same as the height of the tower)	164.66 feet	Yes
Distance to Nearest Residence (non-owner)	160 feet (Same as the height of the tower)	289.24 feet	Yes
Wetland	N/A	N/A	N/A
Between Buildings	N/A	N/A	N/A
Back of Sidewalk / Curb	N/A	N/A	N/A
Tower Height			
	200 feet (max. height)	160 feet	Yes
Lot Standards			
Maximum Lot Area	3 acres	5.3 acres	Yes
Minimum Lot Width	N/A	N/A	N/A
Maximum Lot Coverage	N/A	N/A	N/A
Depth to Width	N/A	N/A	N/A

The site meets the required lot area, height, and setback. The distance to the nearest residential structure is two hundred eighty-nine point two four (289.24) feet.

Items to be Addressed: None.

ACCESS & CIRCULATION

Vehicle Access & Circulation

The applicant is proposing a twenty (20) foot gravel driveway that will be accessed from Cooley Lake Road. There will be a fence with a screen installed to ensure that the driveway stays clear of trees and brush. Gates will be installed as a means to control access. Township approval is needed for the twenty (20) foot access drive according to Section 4.51.N. of the Zoning Ordinance.

Non-Motorized Access and Circulation

There is no non-motorized access to the site being proposed.

Items to be Addressed:

- 1) *Township approval is needed for twenty (20) foot gravel access drive.*
- 2) *Township Engineering concerns.*
- 3) *Township Public Safety concerns.*

PARKING & LOADING

There will be enough space for service personnel to park by the entrance of the compound.

Items to be Addressed: None.

ESSENTIAL SERVICES & UTILITIES

The applicant will be working with DTE to get electricity to the tower. The tower will not require services or utilities from the Township.

Items to be Addressed:

- 1) *Any cited concerns of Township Engineering.*
- 2) *Any cited concerns of Township Public Safety.*

LANDSCAPING & SCREENING

The applicant has provided a landscape plan on Sheet Z-6. The proposed landscaping will surround the compound with fifty-six (56) arborvitae. According to Section 4.51.J. all tower bases and related equipment shall be screened from view from any major arterial and any adjoining residential areas, consistent with section 5.19, Landscape and Screening Requirements.

Section 5.19 outlines the screening of mechanical equipment; however, it does not outline screening requirements between cell towers and the surrounding single-family zones or between single-family zones. The screening for ground equipment requires the equipment to be obscured from view of any street or adjacent property, and the planting should not be less than the height of the equipment. Along

Wireless Telecommunications Facility

Special Land Use and Site Plan Review

September 8, 2025

Cooley Lake Road, the applicant is proposing a three (3) foot tall berm with eight (8) arborvitaes on the west side of the access drive, and an additional three (3) arborvitaes on the east side.

According to the Zoning Ordinance, the berm must be a width of twenty (20) feet. On the north, east, and west sides of the site, the applicant is proposing forty-five (45) arborvitaes staggered in two (2) rows. The use of fifty-six (56) evergreens and a three (3) foot tall berm are proposed to provide adequate year-round visual obscuring from all sides of the compound. The applicant needs to provide the height of the ground equipment and arborvitaes at planting to confirm screening will be adequate.

Parking Lot Landscaping

There are no off-street parking areas containing ten (10) or more spaces.

Minimum Plant Size

The applicant proposes fifty-six (56) arborvitaes around the compound which shall be approximately four (4) to five (5) feet tall at maturity.

Trash Receptacles

None.

Mechanical Equipment Screening

In addition to the wireless communication tower, there will also be a concrete pad with a generator inside a twelve (12) by thirty (30) foot lease area, and an H-frame utility in the southeast corner of the site. These will be screened by a chain linked fence with a privacy screen and a double row of arborvitaes on the north, east, and west sides of the site. Sheet Z-5 states ground equipment will be approximately seven (7) feet tall.

Fencing

The applicant is proposing a chain-linked fence that will surround the compound. Sheet Z-5 shows an elevation detail of the fence. There is a note stating that the fence will include a privacy screen. The applicant is proposing a six (6) foot tall obscuring fences.

Items to be Addressed: The Planning Commission must determine if proposed six (6) foot obscuring fence, five (5) foot tall arborvitae (mature) are sufficient to screen seven (7) foot tall ground equipment.

PERFORMANCE STANDARDS

Section 5.18 outlines performance standards relating to site development. The requirements set forth in Section 4.51 provide sufficient review of any concerns relating to the proposed development. During and after construction, site operations will need to conform to these regulations.

Items to be Addressed: None.

SIGNAGE

There is no signage being proposed.

Items to be Addressed: None.

ARCHITECTURE & LAYOUT

An elevation of the tower is provided on Sheet Z-5. The applicant states that the monopole is similar to the one near the Township Hall. The tower will be one hundred sixty (160) feet, which will be significantly taller than the residential structures surrounding it. However, the tower is compliant with the Zoning Ordinance.

Items to be Addressed: None.

SUMMARY

The Special Land use and Site Plan is substantially complete. We recommend the site plan and special land use be set for a public hearing for the Planning Commission to review.

Waivers / Modifications / Determinations

- 1) *The Planning Commission must determine if proposed six (6) foot obscuring fence, five (5) foot tall arborvitae (mature) are sufficient to screen seven (7) foot tall ground equipment.*

Potential Conditions

Below is a list of conditions the Planning Commission may consider if approving the preliminary site plan and special land use permit:

- 1) *Any issues cited by Township Engineering.*
- 2) *Any issues cited by Township Public Safety.*
- 3) *When the applicant leases space to an additional carrier, all equipment must be stored within the fence of the compound. No equipment of any sort shall be outside of the fence.*
- 4) *Township approval is needed for twenty (20) foot gravel access drive.*
- 5) *The terms of Exhibit C must be acceptable to the Township.*

Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner



Fire Department
Charter Township of White Lake

7420 Highland Road
White Lake, MI 48383
Office (248) 698-3993
www.whitelaketwp.com/fire

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 08-13-2025

Project: Commerce Township (T-Mobile Cell Tower)

Job/Project #:6382

Date on Plans: 03-19-2025

The Fire Department has the following comments with regards to the 1th review of preliminary site plans for the project known as Commerce Township (T-Mobile Cell Tower).

1. The access drive shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. The minimum width for access drive is 20 Ft with a minimum vertical clearance of 13 ft 6 In.
2. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with a width and turnaround provisions in accordance with Table D103.4.
3. The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.
4. Electrical/Emergency disconnects shall be clearly labeled and accessible
5. No vegetation within 10 ft. of generator/Fuel
6. Emergency contact information posted at gate

Jason Hanifen
Fire Marshal
Charter Township of White Lake
(248)698-3993
jhanifen@whitelaketwp.com

Plans are reviewed using the International Fire Code (IFC), 2021 Edition and Referenced NFPA Standards.

SITE INFORMATION

SITE NAME:

SITE IDENTIFIER:

SITE ADDRESS:

COUNTY:

JURISDICTION:

PARCEL #:

ZONING:

OCCUPANCY:

CONSTRUCTION TYPE:

PROPERTY OWNER:

PROPERTY OWNER ADDRESS:

COMMERCE TOWNSHIP

US-MI-5377

3250 ERIC DR

WHITE LAKE, MI 48383

OAKLAND COUNTY

WHITE LAKE TOWNSHIP

12-32-300-021

SUBURBAN FARM

UNMANNED

RAW LAND

ROBERT L WAGNER

3250 ERIC DR

WHITE LAKE, MI 48383

SITE COORDINATES:

LATITUDE:

LONGITUDE:

ELEVATION:

SITE ACCESS COORDINATES:

LATITUDE:

LONGITUDE:

1A DATE:

GOOGLE EARTH

42.612525° (GOOGLE EARTH)

-83.538694° (GOOGLE EARTH)

954' (GOOGLE EARTH)

42.612015° (GOOGLE EARTH)

-83.538286° (GOOGLE EARTH)

TBD

PROJECT SUMMARY

APPLICANT:

APPLICANT ADDRESS:

APPLICANT PHONE #:

TENANT:

TENANT PROJECT #:

TENANT MDG LOCATION #:

TENANT CONSTRUCTION ENGINEER CONTACT:

TENANT REAL ESTATE SPECIALIST CONTACT:

THE TOWERS, LLC

750 PARK OF COMMERCE DR, SUITE 200

BOCA RATON, FL 33487

(561) 948-6367

T-MOBILE

EMERGENCY SERVICES

FIRE DEPARTMENT:

WHITE LAKE TOWNSHIP FIRE DEPARTMENT

7420 HIGHLAND RD

WHITE LAKE, MI 48383

(248) 698-3335

POLICE DEPARTMENT:

WHITE LAKE TOWNSHIP POLICE DEPARTMENT

7525 HIGHLAND RD

WHITE LAKE, MI 48383

(248) 698-4400

CONSULTING TEAM

ENGINEERING FIRM:

THE CROSSROADS GROUP, LLC

769 STATE ST

HAMBURG, PA 19526

PHONE: (484) 660-3055 FAX: (484) 660-3742

SURVEYING FIRM:

WILLIAMS & WORKS

549 OTTAWA AVE NW

GRAND RAPIDS, MI 49503

(616) 224-1500

UTILITY INFORMATION

POWER COMPANY:

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA

DETROIT, MI 48226

CONTACT: CUSTOMER SERVICE

POWER COMPANY CONTACT #: (800) 477-4747

WORK ORDER #: TBD

APPROVALS

LANDLORD SIGNATURE

DATE

verticalbridge

SITE NAME

COMMERCE TOWNSHIP

SITE I.D.

US-MI-5377

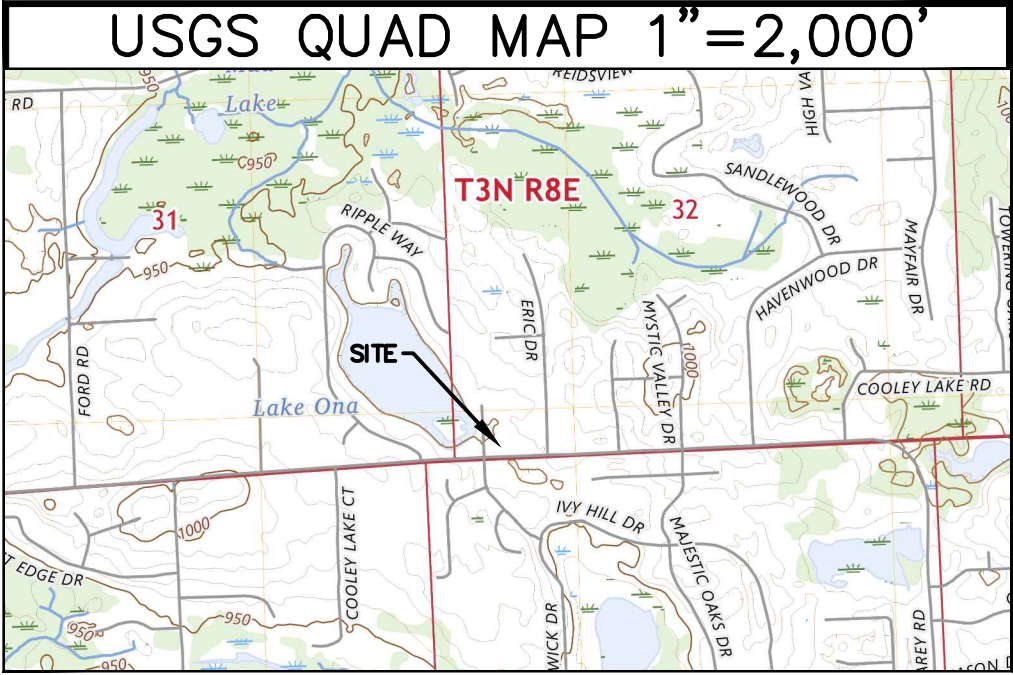
E911 ADDRESS

TBD

TBD

PROJECT TYPE

155' MONOPOLE



FROM CITY OR NEAREST MAJOR INTERSECTION: (DIRECTIONS FROM PONTIAC, MI)
DIRECTIONS:
HEAD NORTH ON PERRY ST TOWARD E HURON ST. CONTINUE ON E HURON ST TO WHITE LAKE TOWNSHIP. TURN LEFT ONTO COOLEY LAKE RD. TURN RIGHT TO STAY ON COOLEY LAKE RD. CONTINUE FOR ABOUT 0.7 MILES AND TURN RIGHT ONTO ACCESS DRIVE. CONTINUE STRAIGHT AND YOU WILL ARRIVE AT THE COMPOUND.

THE APPLICANT INTENDS TO RECEIVE PERMITS FROM RCOC AND SESC PRIOR TO BUILDING PERMIT ISSUANCE.

ENGINEER OF RECORD:
JOSHUA D. HOAGLAND
1956 READING TURNPIKE
ELYSBURG, PA 17824
MI PE#6201310657

1 (800) 482-7171

WWW.MISSDIG811.ORG

CONTRACTOR TO CALL MICHIGAN ONE-CALL SYSTEMS AT LEAST (3) WORKING DAYS PRIOR TO CONSTRUCTION

Sheet List Table	
Sheet Number	Sheet Title
Z-1	TITLE SHEET ZONING
Z-2	OVERALL ZONING (1)
Z-3	ZONING PLAN (2)
Z-4	ENLARGED ZONING PLAN
Z-5	TOWER ELEVATION PLAN
Z-6	LANDSCAPING PLAN
WILLIAMS & WORKS SURVEY PLANS	
Sheet Number	Sheet Title
S1	SURVEY PLAN
S2	SURVEY PLAN

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE CHARTER TOWNSHIP.
- THE DEVELOPER SHALL CONTACT THE TOWNSHIP PLANNING DEPARTMENT AT (248) 698-3300 TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE DEVELOPER'S PRIME SITE CONTRACTOR SHALL ATTEND. A COPY OF ALL PERMITS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO SCHEDULING THE MEETING.
- THE CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER AT (248) 681-7800 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL KEEP THE INSPECTOR APPRISED OF THE NEED FOR INSPECTION ON A DAY BY DAY BASIS. LACKING SPECIFIC SCHEDULING WITH THE INSPECTOR, THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE TOWNSHIP ENGINEER PRIOR TO RE-COMMENCING WORK REQUIRING INSPECTION. FAILURE TO INFORM THE INSPECTOR OF THE TOWNSHIP ENGINEER OF A WORK CANCELLATION MAY RESULT IN A ONE HALF DAY INSPECTION CHARGE TO THE DEVELOPER.
- ALL WATERMAIN OR SANITARY SEWER WORK WILL REQUIRE FULL TIME INSPECTION. FULL TIME INSPECTION WILL GENERALLY BE REQUIRED FOR UNDERGROUND STORM SEWER CONSTRUCTION WITH INTERMITTENT INSPECTION FOR RETAINING WALLS, CONCRETE CURBING AND PAVING OPERATIONS. SITE GRADING AND DETENTION BASIN CONSTRUCTION WILL GENERALLY BE INSPECTED ON ON INFREQUENT BASIS.
- THE CONTRACTOR SHALL CONTACT MISS DIG AT (800) 482-7171 72 HOURS IN ADVANCE OF CONSTRUCTION TO HAVE EXISTING UNDERGROUND FACILITIES LOCATED. CONTRACTOR SHALL CONTACT THE WHITE LAKE TOWNSHIP WATER DEPARTMENT AT (248) 693-7700 A MINIMUM OF 72 HOURS IN ADVANCE OF CONSTRUCTION TO HAVE WATER UTILITIES LOCATED.



verticalbridge

THE TOWERS, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487
(561) 948-6367

THE CROSSROADS GROUP, LLC
www.thecrossroadsgroupllc.com

769 State St
Hamburg, PA 19526
Ph: 484-660-3055

454 W Valley Ave
Elysburg, PA 17824
Ph: 570-672-2317

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

SCALE:

N.T.S.

DRAWN BY:

GYG

PLAN ORIG. DATE:

3/19/25

REVISIONS

NO.	DATE	DESCRIPTION
A	08-26-25	PER ZONING COMMENTS

STATE OF MICHIGAN

JOSHUA D. HOAGLAND

HOAGLAND ENGINEER

No. 6201310657

8-28-25

PROJECT No.

6382

SITE NAME:

COMMERCE TOWNSHIP

SITE NUMBER:

US-MI-5377

SITE ADDRESS:

3250 ERIC DR

WHITE LAKE, MI 48383

OAKLAND COUNTY

FILE NAME:

ZONING-PLAN.DWG

SHEET TITLE:

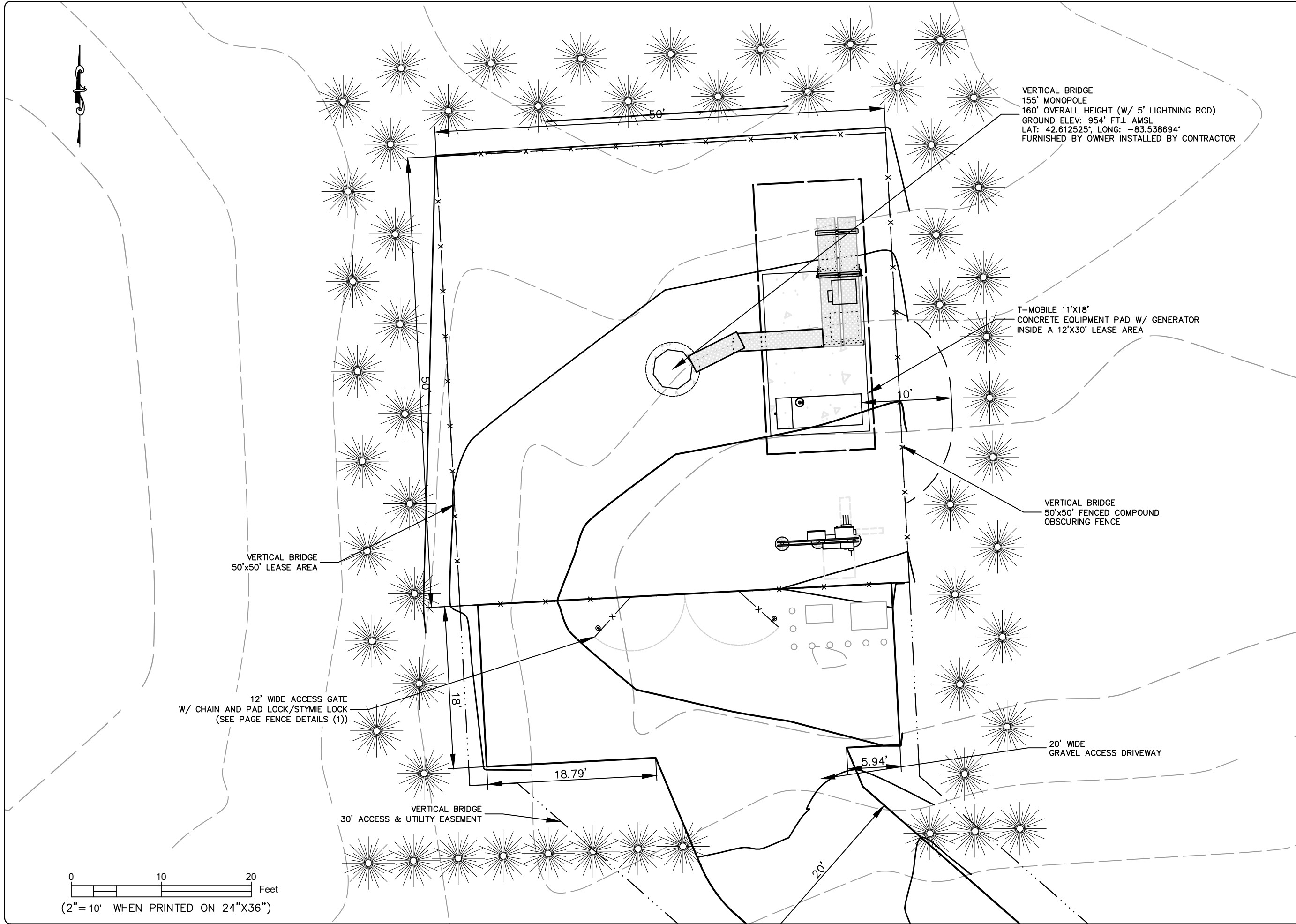
TITLE SHEET ZONING

DRAWING NO.

Z-1

REVISION:

A



THE TOWERS, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487
(561) 948-6367



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SCALE:	1" = 10'
DRAWN BY:	GYG
PLAN ORIG. DATE:	3/19/25

REVISIONS		
A	08-26-25	PER ZONING COMMENTS
NO.	DATE	DESCRIPTION

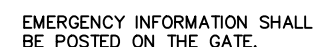
PROJECT No.	6382
SITE NAME:	COMMERCE TOWNSHIP
SITE NUMBER:	US-MI-5377
SITE ADDRESS:	3250 ERIC DR WHITE LAKE, MI 48383 OAKLAND COUNTY
FILE NAME:	ZONING-PLAN.DWG

SHEET TITLE:
ENLARGED ZONING PLAN

DRAWING NO.	REVISION:
Z-4	A




- ② ELEVATION VIEW @ TOP OF TOWER
7-5 SCALE = N.T.S.



PLANTING SCHEDULE

LANDSCAPE REQUIREMENTS ARE PER ARTICLE 5.19 OF THE ZONING ORDINANCE OF WHITE LAKE TOWNSHIP. PER SAID ORDINANCE, ALL REQUIRED LANDSCAPED AREAS SHALL BE COVERED WITH GRASS OR OTHER LIVING, NATURAL GROUND COVER. ALL REQUIRED LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS AND THOSE WHICH ARE DISEASED OR DEAD MUST BE REPLACED IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.

TREE LANDSCAPING

	PROPOSED PLANT SPECIES	BOTANICAL NAME	PROPOSED PLANTINGS
	ARB — ARBORVITAE	THUJA OCCIDENTALIS	56
ARBORVITAE PLANTING HEIGHT: 4' ARBORVITAE MATURE HEIGHT: 45'–60'			TOTAL TREES PROPOSED: 56



THE TOWERS, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487
(561) 948-6367



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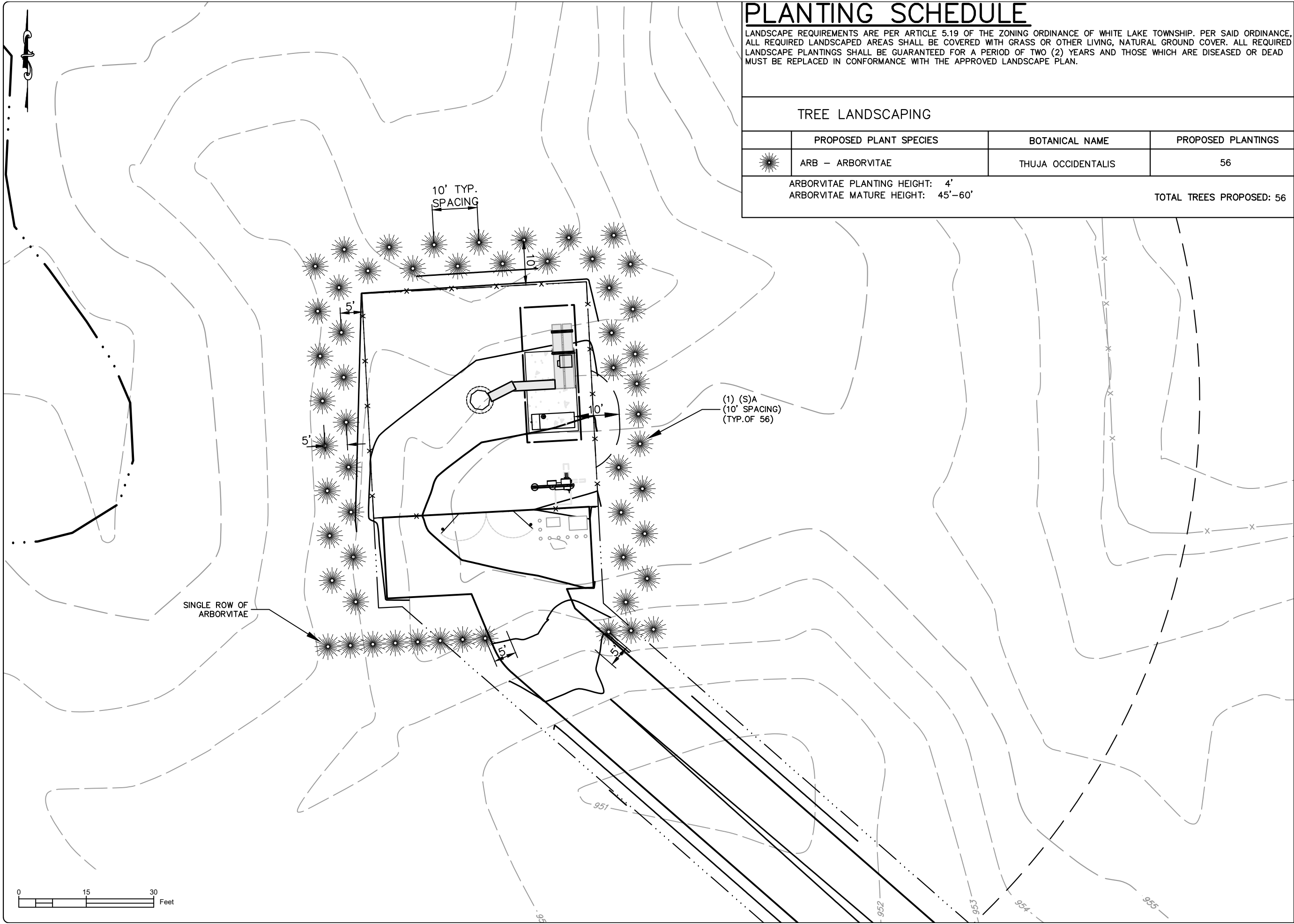
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DRAWN BY:	GYG
PLAN ORIG. DATE:	3/19/25

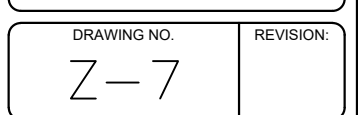
REVISIONS		
A	08-26-25	PER ZONING COMMENTS
NO.	DATE	DESCRIPTION

PROJECT No.	6382
SITE NAME:	COMMERCE TOWNSHIP
SITE NUMBER:	US-MI-5377
SITE ADDRESS:	3250 ERIC DR WHITE LAKE, MI 48383 OAKLAND COUNTY
FILE NAME:	ZONING-PLAN.DWG

SHEET TITLE:	LANDSCAPING PLAN
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DRAWING NO.	REVISION:
Z-6	A





SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE. THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON DECEMBER 19, 2024. NOT TO BE USED AS CONSTRUCTION DRAWINGS.

UNDERGROUND UTILITY MARKING WAS REQUESTED OF MISSDIG 811 AS TICKET NUMBER 2024121002362 DATED DECEMBER 10, 2024 VERTICAL BRIDGE 30.00' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT TERMINATES AT THE NORTHERLY RIGHT OF WAY LINE OF COOLEY LAKE ROAD ROAD (A PUBLIC RIGHT OF WAY).

VERTICAL BRIDGE 30.00' WIDE NON-EXCLUSIVE ACCESS & UTILITY AND 50'X50' LAND SPACE LIE WITHIN THE PARENT PARCEL.

OVERHEAD UTILITIES CROSS THE ACCESS AND UTILITY EASEMENT AS SHOWN. THERE ARE NO OTHER VISIBLE ENCROACHMENTS LOCATED ON THE LEASE OR EASEMENT AREAS.

GUY ANCHOR EXTENDS BEYOND THE LIMITS OF THE 12' WIDE OVERHEAD EASEMENT. DOES NOT AFFECT LEASE OR NON-EXCLUSIVE ACCESS/UTILITY EASEMENT.

EXTENTS OF FLOOD PLAIN ZONE A ONTO THE SUBJECT PROPERTY IS UNKNOWN AS NO ELEVATION IS GIVEN.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 953.52

R.R. SPIKE NORTH SIDE OF POWER POLE COOLEY LAKE RD, 3RD POLE EAST OF WALDEN COVE

ZONING DATA

ACCORDING TO THE PROVIDED SITE CANDIDATE INFORMATION PACKAGE, THE SUBJECT SITE ZONING IS:

SF - SUBURBAN FARM

SETBACKS:

FRONT: HEIGHT OF TOWER

REAR: HEIGHT OF TOWER

SIDE: HEIGHT OF TOWER

PROPRIETOR

ROBERT LOUIS WAGNER

3250 ERIC DRIVE

WHITE LAKE, MI

48383

US-MI-5377
COMMERCE
TOWNSHIP



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

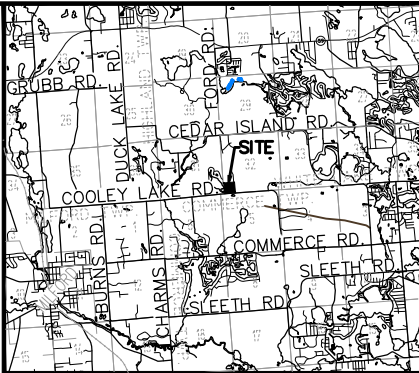
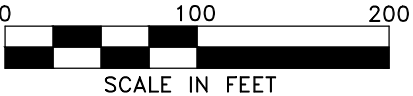
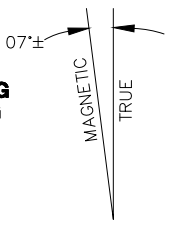
FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, COMMUNITY PANEL NUMBER 26125C0456F DATED SEPTEMBER 29, 2006, AND FIND THAT THE PROJECT SITE IS ZONE X (UNSHADED) AND ZONE A.

BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON NAD83(2011)

BEARINGS ARE BASED ON MICHIGAN STATE PLANE, SOUTH TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°33'49.98".



VICINITY MAP

N.T.S.

LEGEND

- ▲ - TRAVERSE POINT
- ▲ - WELL
- ⬭ - HIGHWAY
- ⊕ - MONUMENT
- ⊞ - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOODSTAKE
- +CUT - XCUT
- - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ★ - LIGHT POLE
- ☆ - ORNAMENTAL LIGHT POLE
- - POST
- - U.G. UTILITY MARKER
- XX - SOIL BORING
- MB - MAILBOX
- - SATELLITE DISH
- - HAND HOLE
- AC - AC UNIT
- - U.G. UTILITY MARKER
- ⊕ - FIRE HYDRANT
- ⊙ - PIV - POST INDICATOR VALVE
- ⊕ - WATER VALVE
- ⊕ - GAS VALVE
- ⊕ - UST FILL PORT
- ⊕ - GAS PUMP
- ⊕ - GAS METER
- ⊕ - WATER METER
- ⊕ - TELEPHONE RISER
- ⊕ - ELECTRIC METER
- ⊕ - CABLE TV RISER
- ⊕ - CATCH BASIN
- ⊕ - ROUND CATCH BASIN
- ⊕ - UTILITY MANHOLE
- ⊕ - STORM MANHOLE
- ⊕ - SANITARY MANHOLE
- ⊕ - ELECTRIC MANHOLE
- ⊕ - TELEPHONE MANHOLE
- ⊕ - WATER MANHOLE
- ⊕ - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE
- - EXISTING CONTOURS
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- X - FENCE LINE
- - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

Surveyor 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, 2017 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. Given under my hand and seal this 4th day of February, 2025.

Curtis Raymond Zack
Michigan Professional Land Surveyor No. 4001069464
Expires: September 23, 2025



LEGAL DESCRIPTION

PARENT PARCEL (per title)
SEE SHEET 2 OF 2

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

LEGAL DESCRIPTION

VERTICAL BRIDGE 50'X50' LAND SPACE TO BE RECORDED

All that part of the Southwest 1/4 of Section 32, Township 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, described as; Commencing at the Southwest corner of said Section 32; thence North 87°00'51" East 454.25 feet along the south line of said section; thence North 03°01'37" West 168.98 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence continuing North 03°01'37" West 50.00 feet; thence North 86°58'23" East 50.00 feet; thence South 03°01'37" East 50.00 feet; thence South 86°58'23" West 50.00 feet to the place of beginning of this description. Containing 2,500 square feet or 0.06 acres more or less.

EASEMENTS, COVENANTS, CONDITIONS,
AND RESTRICTIONS

SEE SHEET 2 OF 2

LEGAL DESCRIPTION

VERTICAL BRIDGE NON-EXCLUSIVE ACCESS/UTILITY EASEMENT
SEE SHEET 2 OF 2



US-MI-5377
COMMERCE
TOWNSHIP

Survey Prepared for:

VB BTS II, LLC,
750 PARK OF COMMERCE
SUITE 200
BOCA RATON, FL 33487
PHONE: 914-258-2784

REVISIONS

NO.	DESCRIPTION	DATE
3	FINALIZE	01/13/25
4	UPDATED TITLE, CLIENT COMMENTS	01/22/25
5	REVISED ACCESS & UTIL EASEMENT	01/24/25
6	CLIENT COMMENTS	02/04/25

williams&works
engineers | surveyors | planners
616.224.1500 phone
549 Ottawa Ave NW
Grand Rapids, MI 49503
http://williams-works.com

SURVEYED BY:

SITE NAME

COMMERCE TOWNSHIP

SITE NUMBER

US-MI-5377

SITE ADDRESS

3250 ERIC DR.
WHITE LAKE, MI
48383

SHEET TITLE

S1

SHEET 1 OF 2

DATE: 12/19/24	DWG. BY: W.B.M.
SCALE: 1"=100'	SURVEYED: D.S./N.S.
UPDATE: ECVO20425	CHKD BY: C.R.Z.
PROJECT NO.: 216277.047	

SURVEYOR’S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON DECEMBER 19, 2024.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

THE DESCRIPTION PROVIDED IN TITLE AS WRITTEN, HAS AN ERROR OF CLOSURE OF 1.00 FEET. CORRECTIONS NOTED BELOW THE TITLE DESCRIPTION REFLECT BEARINGS AND DISTANCES FOUND IN THE QUIT CLAIM DEED RECORDED IN LIBER 40080, PAGE 652 AND CREATE A MATHEMATICALLY CLOSED FIGURE.

LEGAL DESCRIPTION

PARENT PARCEL (per title)

Land in the Township of White Lake, County of Oakland, State of Michigan, described as:

Part of the West ½ of the Southwest ¼ of Section 32, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, described as follows: Beginning at a point which is South 89 degrees *28 minutes 19 seconds East 297.00 feet from the Southwest corner of Section 32; thence North 00 degrees 27 minutes 17 seconds East 358.99 feet; thence South 89 degrees 26 minutes 19 seconds East 636.19 feet; thence South 00 degrees 55 minutes 28 seconds West 359.00 feet to the South line of Section 32; thence along the South line of Section 32, North 89 degrees 26 minutes 19 seconds West **632.25 feet to the place of beginning.

Together with a 66 foot wide ingress, egress and public utilities easement the centerline of which is described as follows: Beginning at a point on the South line of Section 32 which bears South 89 degrees 26 minutes 19 seconds East 930.25 feet from the Southwest corner of said Section 32; thence North 00 degrees ***53 minutes 28 seconds East 1237.00 feet; thence 871.74 feet along a curve to the left having a radius of 2,134.49 feet to a central angle of 23 degrees 24 minutes 00 seconds and a chord bearing North 10 degrees 46 minutes 32 seconds West 865.69 feet to the center of a turn-a-round having a radius of 60.0 feet and being in the Northerly terminus thereof.

Parcel ID: 12-32-300-021

This being the same property as conveyed to Robert G. Wagner and Ina L. Wagner, husband and wife, and Robert Louis Wagner, as joint tenants with full rights of survivorship from Robert G. Wagner and Ina L. Wagner, husband and wife in a deed dated September 23, 2010 and recorded October 11, 2010 in Book 42448 and Page 27 in Oakland County, MI.

* Should read 26 minutes.

** Distance is noted as 633.25 in Quit Claim Deed in Liber 40080, Page 652.

*** Should read 55 minutes.

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY TOWER TITLE, LLC, ISSUING AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS COMMITMENT NO. VTB-169230-C, DATED FEBRUARY 14, 2024 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B, PART II EXCEPTIONS":

10. ROAD MAINTENANCE AGREEMENT DATED MAY 24, 1985 AND RECORDED JULY 8, 1985 IN (BOOK) 9034 (PAGE) 503 (INSTRUMENT) 85 75139, IN OAKLAND COUNTY, MICHIGAN. AFFECTS THE PARENT PARCEL. DOES NOT AFFECT 50'X50' LEASE AREA OR NON-EXCLUSIVE ACCESS & UTILITY EASEMENT.

11. ROAD MAINTENANCE AGREEMENT DATED FEBRUARY 12, 1991 AND RECORDED NOVEMBER 21, 1991 IN (BOOK) 12193 (PAGE) 340 (INSTRUMENT) 91 197131, IN OAKLAND COUNTY, MICHIGAN. AFFECTS THE PARENT PARCEL. DOES NOT AFFECT 50'X50' LEASE AREA OR NON-EXCLUSIVE ACCESS & UTILITY EASEMENT.

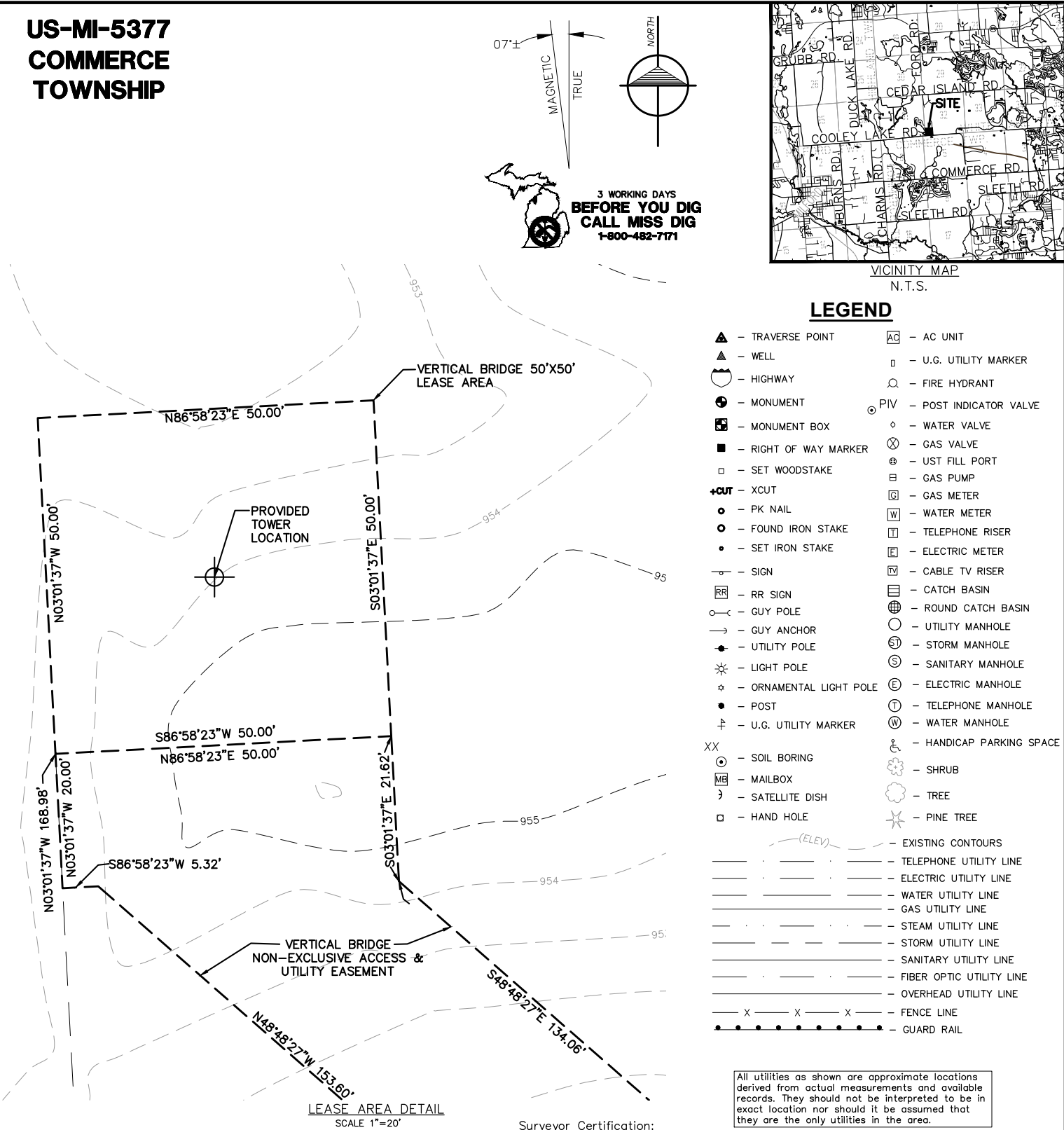
12. OVERHEAD EASEMENT (RIGHT OF WAY) BETWEEN ROBERT G. WAGNER AND INA L. WAGNER, HUSBAND & WIFE; AND THE DETROIT EDISON COMPANY, A MICHIGAN CORPORATION, DATED FEBRUARY 23, 1993 AND RECORDED APRIL 20, 1993 IN (BOOK) 13504 (PAGE) 022 (INSTRUMENT) 93 105763, IN OAKLAND COUNTY, MICHIGAN. AFFECTS THE PARENT PARCEL. DOES NOT AFFECT THE 50'X50' LEASE AREA. DOES AFFECT THE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT.

LEGAL DESCRIPTION

VERTICAL BRIDGE NON-EXCLUSIVE ACCESS/UTILITY EASEMENT

A non-exclusive easement for access and utilities in that part of the Southwest 1/4 of Section 32, Township 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, described as; Commencing at the Southwest corner of said Section 32; thence North 87°00'51" East 454.25 feet along the south line of said section; thence North 03°01'37" West 168.98 feet to the southwest corner of a 50 foot by 50 foot lease area FOR THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 86°58'23" East 50.00 feet along the south line of said lease area; thence South 03°01'37" East 21.62 feet; thence South 48°48'27" East 134.06 feet; thence South 00°00'00" East 21.00 feet to the northerly right of way line of Cooley Lake Road (33 foot half right of way); thence South 87°00'51" West 30.04 feet along said right of way; thence North 00°00'00" West 8.95 feet; thence North 48°48'27" West 153.60 feet; thence South 86°58'23" West 5.32 feet; thence North 03°01'37" West 20.00 feet to the place of beginning of this description. Containing 5,800 square feet or 0.13 acres more or less.

US-MI-5377
COMMERCE
TOWNSHIP



- LEGEND**
- ▲ - TRAVERSE POINT
 - ▲ - WELL
 - ⬢ - HIGHWAY
 - ⦿ - MONUMENT
 - ▣ - MONUMENT BOX
 - - RIGHT OF WAY MARKER
 - - SET WOODSTAKE
 - +CUT - XCUT
 - - PK NAIL
 - - FOUND IRON STAKE
 - - SET IRON STAKE
 - - SIGN
 - RR - RR SIGN
 - - GUY POLE
 - - GUY ANCHOR
 - - UTILITY POLE
 - ✱ - LIGHT POLE
 - ✱ - ORNAMENTAL LIGHT POLE
 - - POST
 - † - U.G. UTILITY MARKER
 - XX - SOIL BORING
 - MB - MAILBOX
 - ⌋ - SATELLITE DISH
 - - HAND HOLE
 - AC - AC UNIT
 - - U.G. UTILITY MARKER
 - ⊗ - FIRE HYDRANT
 - ⦿ - PIV - POST INDICATOR VALVE
 - ◇ - WATER VALVE
 - ⊗ - GAS VALVE
 - ⊕ - UST FILL PORT
 - ⊞ - GAS PUMP
 - ⊞ - GAS METER
 - W - WATER METER
 - T - TELEPHONE RISER
 - E - ELECTRIC METER
 - TV - CABLE TV RISER
 - ⊞ - CATCH BASIN
 - ⊞ - ROUND CATCH BASIN
 - - UTILITY MANHOLE
 - ⊞ - STORM MANHOLE
 - ⊞ - SANITARY MANHOLE
 - ⊞ - ELECTRIC MANHOLE
 - ⊞ - TELEPHONE MANHOLE
 - W - WATER MANHOLE
 - ♿ - HANDICAP PARKING SPACE
 - (ELEV) - EXISTING CONTOURS
 - - TELEPHONE UTILITY LINE
 - - ELECTRIC UTILITY LINE
 - - WATER UTILITY LINE
 - - GAS UTILITY LINE
 - - STEAM UTILITY LINE
 - - STORM UTILITY LINE
 - - SANITARY UTILITY LINE
 - - FIBER OPTIC UTILITY LINE
 - - OVERHEAD UTILITY LINE
 - X — X — X - FENCE LINE
 - - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



Surveyor 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, 2017 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. Given under my hand and seal this 30th day of January, 2025.

Curtis Zack
Michigan Professional Land Surveyor No. 4001069464
Expires: September 23, 2025

DATE: 12/19/24	DWG. BY: W.B.M.
SCALE: 1"=20'	SURVEYED: D.S./N.S.
UPDATE: ECV020425	CHKD BY: C.R.Z.
PROJECT NO.: 216277.047	



US-MI-5377
COMMERCE
TOWNSHIP

Survey Prepared for:
VB BTS II, LLC.
750 PARK OF COMMERCE
SUITE 200
BOCA RATON, FL. 33487
PHONE: 914-258-2784

NO.	DESCRIPTION	DATE
3	FINALIZE	01/13/25
4	UPDATED TITLE; CLIENT COMMENTS	01/22/25
5	REVISED ACCESS & UTIL EASEMENT	01/24/25
6	CLIENT COMMENTS	02/04/25

SURVEYED BY:

williams&works
engineers | surveyors | planners
http://williams-works.com
616.224.1500 phone
548 Ottawa Ave NW
Grand Rapids, MI 49503

SITE NAME

COMMERCE TOWNSHIP

SITE NUMBER

US-MI-5377

SITE ADDRESS

3250 ERIC DR.
WHITE LAKE, MI
48383

SHEET TITLE

S2

SHEET 2 OF 2

Prepared by and Return to:

Wallace R. Haley
Haley Law Firm, PLC
10059 Bergin Road
Howell, MI 48843

Re: Cell Site #:
Cell Site Name:
State:
County:
Parcel:

AGREEMENT TO REMOVE WIRELESS COMMUNICATION FACILITIES

Pursuant to the White Lake Township Zoning Ordinance, this AGREEMENT TO REMOVE WIRELESS COMMUNICATION FACILITIES ("**Agreement**"), dated as of the latter of the signature dates below (the "**Effective Date**"), is entered into by White Lake Township, a Michigan municipal corporation, having a mailing address of 7525 Highland Road, White Lake, MI 48383 ("**Township**"), and Vertical Bridge, having a mailing address of 750 Park of Commerce Drive, Boca Raton, FL 33487 ("**Owner**").

Owner agrees to the following terms and conditions for removal of the wireless communications facility located on the real property attached as Exhibit A ("the Premises") located in the Township.

1. Owner agrees to remove the wireless communication facility when the facility has not been operated for a continuous period of one hundred and eighty (180) days. The removal of the antennas or other equipment from the facility, or the cessation of transmission and/or reception of signals, shall be considered the beginning of the period of non-use. The above situations may be applied to limited portions of the facility.
2. If the required removal of a facility or a portion thereof has not been lawfully completed within sixty (60) days after the applicable deadline, and after at least thirty (30) days written notice to Owner, the Township may remove or secure the removal of the wireless communication facilities or required portions thereof. Any and all costs incident to the removal of the facility, including, but not limited to administrative charges, legal fees, court costs, construction costs, or expenses shall be the responsibility of Owner and the Township may record a lien against the Premises for any and all costs it incurs incident to the removal of the wireless communication facilities or any portion thereof. An application for reuse is subject to the review procedures and standards outlined in the Township's zoning ordinance, as amended.
3. The above Agreement and its obligations contained therein, shall be binding on all heirs, successors and assigns of Owner.

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

Vertical Bridge

By: _____
Name: _____
It's: _____
Date: _____

White Lake Township

Supervisor

Name: _____
Date: _____

Clerk

Name: _____
Date: _____

[acknowledgments on following page]

OWNER ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

I CERTIFY that on _____, 2025, _____
personally came before me and acknowledged under oath that he is the Owner of the above
property and is authorized to execute this instrument.

Notary Public: _____
My Commission Expires: _____

TOWNSHIP ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

I CERTIFY that on _____, 2025, _____,
personally came before me and acknowledged under oath that he is the Supervisor of
White Lake Township and is authorized to execute this instrument.

Notary Public: _____
My Commission Expires: _____

STATE OF _____)
) ss:
COUNTY OF _____)

I CERTIFY that on _____, 2024, _____,
personally came before me and acknowledged under oath that he is the Clerk of White
Lake Township and is authorized to execute this instrument.

Notary Public: _____
My Commission Expires: _____

Exhibit A

The Premises

(Insert Legal Descriptions)

DRAFT

MEMORANDUM OF LEASE

Upon Recording Return to:

VB BTS III, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attn: General Counsel

Site Name: Commerce Township

Site Number: US-MI-5377

Commitment #: _____

This Memorandum of Lease (this "**Memorandum**") evidences a Lease Agreement (the "**Lease**") between **Robert Louis Wagner** ("**Landlord**"), whose address is 3250 Eric Dr, White Lake, Michigan 48383, and **VB BTS III, LLC**, a Delaware limited liability company ("**Tenant**"), whose address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487, dated the 1st day of December, 2024 (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

The Commencement Date of the Lease is _____. The Lease provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with six (6) renewal option(s) of an additional five (5) years each, and further provides:

iii. Tenant (and persons deriving rights by, through, or under Tenant) have the exclusive right to install and operate the Communications Facilities during the term of the Lease (such restriction shall run with the land and be binding on the successors and assigns of Landlord);

iv. The Premises are leased to Tenant for the purpose of erecting, installing, operating, maintaining, repairing and replacing radio or communications towers, transmitting and receiving equipment, antennas, dishes, satellite dishes, mounting structures, equipment shelters and buildings, solar energy conversion and electrical power generation system, fencing and other supporting structures and related equipment;

v. Tenant is entitled to sublease and/or license the Premises, including any Communications Facilities located thereon, subject to the terms and conditions contained in the Lease;

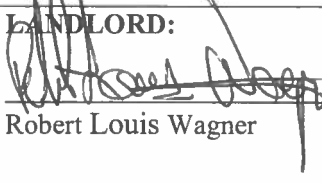
vi. Under certain limited circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord; and

- vii. Landlord may assign the Lease only in its entirety.

This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES
BEGIN ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.


	LANDLORD:  Robert Louis Wagner Date: <u>11-29-24</u>
--	--

STATE OF MI)
COUNTY OF Oakland) ss.

The foregoing instrument was acknowledged before me this 29 day of Nov, 2024, by Robert Louis Wagner.


Name: TERRANCE XAVIER HODGES
Notary Public, _____ County, _____
My commission expires: _____
Acting in TERRANCE XAVIER HODGES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires July 26, 2028
Acting in the County of Oakland

(Tenant's Signature Page to Memorandum of Lease)

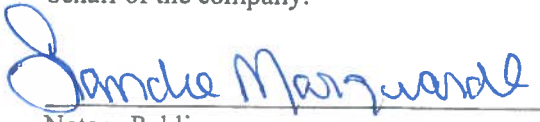
	TENANT:
	VB BTS III, LLC a Delaware limited liability company
	By: 
	Name: Randy Wilson Vice President Development
	Title:
Date: 12/11/2024	

STATE OF FLORIDA

COUNTY OF PALM BEACH

Leasing Ops ^{DS} 

The foregoing instrument was acknowledged before me this December
11th, 2024, by Randy Wilson (name of signatory), VP
Development (title of signatory) of VB BTS III, LLC, a Delaware limited liability company, on
behalf of the company.


Notary Public

Print Name: Sandra Marquardt

My Commission Expires: 10/17/2028

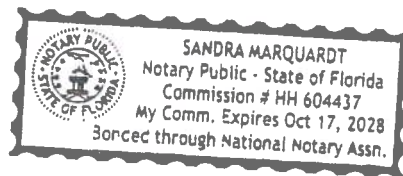


EXHIBIT A
(TO MEMORANDUM OF LEASE)

The Property

(may be updated by Tenant upon Landlord's prior written consent and receipt of final legal description from title)

Land in the Township of White Lake, County of Oakland, State of Michigan, described as:

Part of the West 1/2 of the Southwest 1/4 of Section 32, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, described as follows: Beginning at a point which is South 89 degrees 26 minutes 19 seconds East 297.00 feet from the Southwest corner of Section 32; thence North 00 degrees 27 minutes 17 seconds East 358.99 feet; thence South 89 degrees 26 minutes 19 seconds East 636.19 feet; thence South 00 degrees 55 minutes 20 seconds West 359.00 feet to the South line of Section 32; thence along the South line of Section 32, North 89 degrees 26 minutes 19 seconds West 632.25 feet to the point of beginning.

Together with a 66 foot wide ingress, egress and public utilities easement the center line of which is described as follows: Beginning at a point on the South line of Section 32 which bears South 89 degrees 26 minutes 19 seconds East 930.25 feet from the Southwest corner of said Section 32; thence North 0 degrees 55 minutes 28 seconds East 1237.00 feet; thence 871.74 feet along a curve to the left having a radius of 2,134.49 feet to a central angle of 23 degrees 24 minutes 00 seconds and a chord bearing North 10 degrees 46 minutes 32 seconds West 865.69 feet to the center of a turn-around having a radius of 60.0 feet and being in the Northerly terminus thereof.

Parcel ID: 12-32-300-021

Access and utilities serving the Premises (as defined in the Agreement) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, subtenants, licensees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.

WHITE LAKE TOWNSHIP

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the Charter Township of White Lake will hold a public hearing on **Thursday, September 18, 2025**, at 6:30 P.M. at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following request for Special Land Use Approval, under Zoning Ordinance No. 58 – Section 4.51, Wireless Communication Antennas.

Property is located at 3250 Eric Drive, described under parcel number 12-32-300-021, located on the north side of Cooley Lake Road, west of Eric Drive, consisting of approximately 5.3 acres, and currently zoned (SF) Suburban Farm.

Applicant is Vertical Bridge, c/o Haley Law Firm, PLC (Representing Vertical Bridge) Deed Holder is Robert L. Wagner

Applicant is requesting to construct a Wireless Communications Antenna

Persons interested are requested to be present. Pertinent information relative to this special land use request is on file at the Community Development Department and may be examined at any time during the summer business hours of 8:00 a.m. to 5:00 p.m., Monday through Thursday, and 8:00 a.m. to 12:00 p.m. on Friday (excluding holidays). Persons interested may visit the White Lake Community Development Department, contact the White Lake Community Development Department by telephone at 248-698-3300, ext. 5, or attend the Public Hearing on the date specified. Written comments are also welcome at 7525 Highland Road, White Lake, MI 48383. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office at least 5 days before the hearing.

Sean O'Neil, AICP
Community Development Director