

Site ID: AL12656-B-04  
Site Name: Caldwell Mill Rd

Tenant Site ID:  
Tenant Site Name: Lullwater


**After recording return to:**

Thomas J. Buchanan  
Baker, Donelson, Bearman,  
Caldwell & Berkowitz, PC  
420 20th Street N., Suite 1400  
Birmingham, Alabama 35203

Shelby County, AL 02/26/2018  
State of Alabama  
Deed Tax: \$592.50

STATE OF ALABAMA

COUNTY OF SHELBY

  
20180226000058920 1/6 \$622.50  
Shelby Cnty Judge of Probate, AL  
02/26/2018 09:51:27 AM FILED/CERT

**MEMORANDUM OF ANTENNA SITE AGREEMENT**

This Memorandum made this 11 day of January, 201<sup>8</sup>, between **SBA TOWERS II LLC**, a limited liability company of the State of Florida, with its principal offices located at 8051 Congress Avenue, 2<sup>nd</sup> Floor, Boca Raton, Florida 33487-1307, Tax ID# 20-5388053, hereinafter designated Owner, and **CELLCO PARTNERSHIP**, a Delaware general partnership d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, NJ 07920, hereinafter designated Tenant.

1. Owner and Tenant entered into an Antenna Site Agreement on January 11, 201<sup>8</sup> for a term of five (5) years with the right to automatically renew for four (4) additional five (5) year terms unless terminated in accordance with the terms of the Antenna Site Agreement.

2. In consideration of the rental set forth in the Agreement, Owner hereby leases to Tenant a ground space area consisting of approximately 121 square feet, at that certain Property located in Shelby County, State of Alabama, and being described as a parcel containing 2,025 square feet as shown on the tax map of Shelby County, together with the non-exclusive right for ingress and egress. Being the same premises leased to Owner from Ground Lessor as reflected in Memorandum of Lease Instrument Number 20090929000369360, Pages 1-3.

3. The Antenna Site Agreement commences on the earlier of the date that Tenant begins installation of its Equipment at the Site or January 1, 2018 and a copy of the Antenna Site Agreement is on file in the office of the Owner and Tenant.

4. The terms, covenants and provisions of the Agreement of which this is a Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Owner and Tenant.

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### MEMORANDUM OF ANTENNA SITE AGREEMENT CONTINUED

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, Owner and Tenant have caused this Memorandum to be duly executed on January 8, 2017.

**TENANT: CELCO PARTNERSHIP** d/b/a Verizon Wireless

By: Frank Wise  
Title: Executive Director – Network Field Engineering  
Address: One Verizon Way, Mail Stop 4AW100  
Basking Ridge, NJ 07920  
Date: 1/8/18

Witness: Doris P. Roosen

Print Name: DORIS P. ROOSEN

Witness: Angelina Weller

Print Name: ANGELINA WELLER

### TENANT NOTARY BLOCK:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 8 day of January, 2017, by Frank Wise, Executive Director – Network Field Engineering of **Colco Partnership**, a Delaware general partnership d/b/a Verizon Wireless, who is personally known to me or produced \_\_\_\_\_ as identification.



My commission expires: March 1, 2021

Lauren McEmore  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC – STATE OF Florida  
Lauren McEmore  
(NAME OF NOTARY)  
COMMISSION NUMBER: GG 117130

**OWNER: SBA TOWERS II LLC**

By: Jason Silberstein  
Title: Executive Vice President, Site Leasing  
Tax No: 20-5388053  
Address: 8051 Congress Avenue  
2nd Floor  
Boca Raton, FL 33487-1307  
Date: 1.11.2018

Witness: Kelle Dawson

Print Name: Kelle Dawson

Witness: Vickie Krueger

Print Name: Vickie Krueger

### OWNER NOTARY BLOCK:

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of January, 2017, by Jason Silberstein, Executive Vice President, Site Leasing of **SBA Towers II LLC**, a Florida limited liability company, who is personally known to me.

My commission expires: 8/10/2020



Joan Shedlovsky  
NOTARY PUBLIC - STATE OF FLORIDA  
Printed Name of Notary Joan Shedlovsky

November 14, 2017

20180226000058920 2/6 \$622.50  
Shelby Cnty Judge of Probate, AL  
02/26/2018 09:51:27 AM FILED/CERT

Site ID: AL12656-B-04  
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Tenant Site ID:  
Tenant Site Name: Lullwater

## SITE DESCRIPTION

Site situated in: City of Birmingham, County of Shelby, State of Alabama  
commonly described as follows: 2628 Lullwater Road, Birmingham, AL 35242

Legal Description:

### **LEASE AREA (PER PRIOR SURVEY BY SMW ENGINEERING GROUP, INC. DATED JULY 18, 2008)**

A lease area being a portion of that certain tract of land as described in Instrument #2001-11912 in the Judge of Probate Office, Shelby County, Alabama lying in Section 3, Township 19 South, Range 2 West and being more particularly described as follows:

Commence at a 5/8" rebar found in place at the most easterly corner of Lot 2 Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1 in the Judge of Probate Office, Shelby County, Alabama, said 5/8" rebar on the westerly right-of-way line of Old Caldwell Mill Road; thence N 58°16'47" E a distance of 784.82 feet to a 5/8" capped rebar set (SMW LS 19753) and the Point of Beginning; thence N 17°42'16" W a distance of 45.00 feet to a 5/8" capped rebar set (SMW LS 19753); thence N 72°17'44" E a distance of 45.00 feet to a 5/8" capped rebar set (SMW LS 19753); thence S 17°42'16" E a distance of 45.00 feet to a 5/8" capped rebar set (SMW LS 19753); thence S 72°17'44" W a distance of 45.00 feet to the point of Beginning. Said above described parcel contains 0.05 acres, more or less.

### **20' INGRESS/EGRESS AND UTILITY EASEMENT (PER PRIOR SURVEY BY SMW ENGINEERING GROUP, INC. DATED JULY 18, 2008)**

An easement of land being a portion of that certain tract of land as described in Instrument #2001-11912 in the Judge of Probate Office, Shelby County, Alabama lying in Section 3, Township 19 South, Range 2 West and being more particularly described as follows:

Commence at a 5/8" rebar found in place at the most easterly corner of Lot 2 Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1 in the Judge of Probate Office, Shelby County, Alabama said 5/8" rebar on the westerly right-of-way line of Old Caldwell Mill Road; thence N 58°16'47" E a distance of 784.82 feet to a 5/8" capped rebar set (SMW LS 19753); thence N 17°42'16" W a distance of 20.30 feet to the Point of Beginning of an Ingress/Egress Easement being 20 feet in width and lying 10 feet on each side of the following described centerline; thence S 61°19'03" W a distance of 112.93 feet to a point; thence with a curve to the right having a radius of 20.00 feet, an arc length of 31.49 feet, and a chord bearing of N 73°34'46" W, and chord length of 28.34 feet to a point; thence N 28°28'35" W a distance of 78.00 feet to a point; thence with a curve to the left having a radius of 45.00 feet, an arc length of 61.70 feet, and a chord bearing of N 67°45'30" W, and chord length of 58.98 feet to a point; thence S 72°57'36" W a distance of 226.43 feet to a point; thence S 82°02'27" W a distance of 152.32 feet to a point; thence S 27°55'27" W a distance of 106.11 feet to a point; thence S 04°04'19" W a distance of 35.24 feet to a point; thence S 02°06'27" E a distance of 39.15 feet to a point; thence S 25°21'55" E a distance of 26.95 feet to a point; thence with a curve to the right having a radius of 20.00 feet, an arc length of 31.79 feet, and chord bearing of S 20°09'46" W, and chord length of 28.54 feet to a point; thence S 65°41'31" W a distance of 17.46 feet, more or less the easterly right-of-way of Old Caldwell Mill Road and the Point of Ending. Said above described easement contains 0.42 acres, more or less.

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**20' UTILITY EASEMENT (PER PRIOR SURVEY BY BMW ENGINEERING GROUP, INC. DATED JULY 18, 2008)**

An easement of land being a portion of that certain tract of land as described in Instrument #2001-11912 in the Judge of Probate Office, Shelby County, Alabama lying in Section 3, Township 19 South, Range 2 West and being more particularly described as follows:


Commence at a 5/8" rebar found in place at the most easterly corner of Lot 2 Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1 in the Judge of Probate Office, Shelby County, Alabama said 5/8" rebar on the westerly right-of-way line of Old Caldwell Mill Road; thence N 58°16'47" E a distance of 784.82 feet to a 5/8" capped rebar set (SMW LS 19753); thence N 17°42'16" W a distance of 10.19 feet to the Point of Beginning of a Utility Easement being 20 feet in width and lying 10 feet on each side of the following described centerline; thence S 61°19'03" W a distance of 27.44 feet to a point; thence S 17°59'26" E a distance of 76.82 feet to the Point of Ending. Said above described easement contains 0.05 acres, more or less.

Latitude: 34° 24' 51.65"

Longitude: -86° 44' 13.54"

Sketch of Site:

See Exhibit A-1 attached hereto and incorporated herein

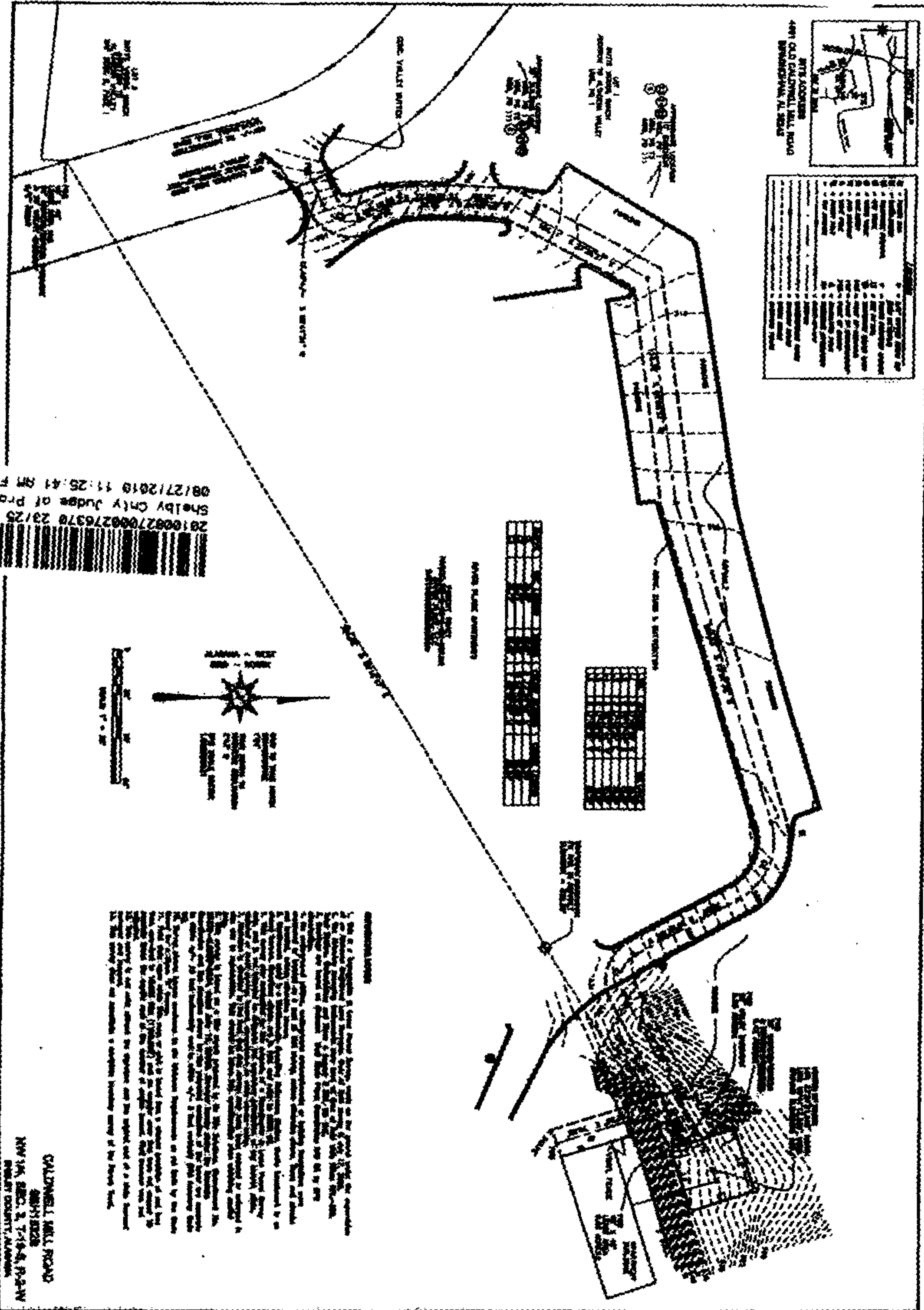
  
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Shelby Cnty Judge of Probate, AL  
02/26/2018 09:51:27 AM FILED/CERT



20180226000068920 5/6 3622 50  
 Shelby Only Judge of Probate, AL  
 02/26/2018 09:51:27 AM FILED/CERT

Landowner Approval: *Alford*

Date: 12-5-18



20180227000276370 23/25 584.00  
 Shelby Only Judge of Probate, AL  
 08/27/2018 11:25:41 AM FILED/CERT

**NOTICE**

THIS MAP WAS PREPARED BY THE ENGINEERING GROUP, INC. FOR THE CLIENT, T-MOBILE SOUTH LLC, 31 BARRACADE PARKWAY, SUITE 600, BIRMINGHAM, AL 35244. THE MAP IS A REPRESENTATION OF THE EXISTING CONDITIONS AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE CLIENT IS RESPONSIBLE FOR THE VERIFICATION OF THE DATA AND THE RESULTS OF THE SURVEY. THE ENGINEERING GROUP, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE MAP. THE MAP IS A REPRESENTATION OF THE EXISTING CONDITIONS AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE CLIENT IS RESPONSIBLE FOR THE VERIFICATION OF THE DATA AND THE RESULTS OF THE SURVEY. THE ENGINEERING GROUP, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE MAP.

CALDWELL HILL ROAD  
 35112  
 NW 1/4 SEC. 2, T19N, R12W  
 BIRMINGHAM, ALABAMA



Engineering Group, Inc.  
 1000 10th Avenue, Suite 100  
 Birmingham, Alabama 35204  
 (205) 333-4444  
 Fax: (205) 333-4444

TYPE OF SURVEY: TOPOGRAPHIC & LEASE PARCEL			
CLIENT: T-MOBILE SOUTH LLC			
31 BARRACADE PARKWAY, SUITE 600			
BIRMINGHAM, AL 35244			
DATE	BY	SCALE	PROJECT
02/26/18	J. P. S.	1" = 30'	MOBILE S. P. S.

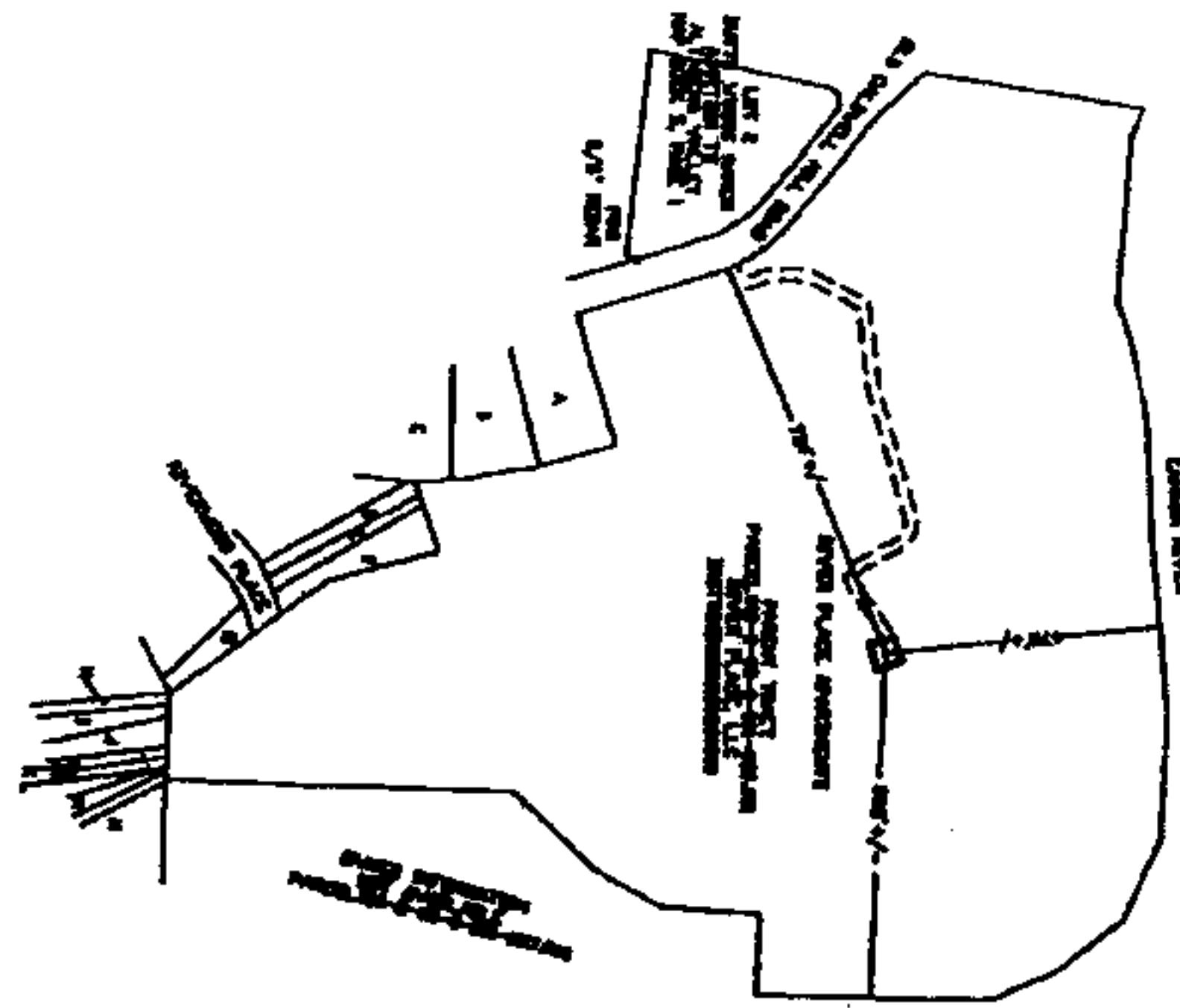
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED	02/26/18	J. P. S.
2	REVISED	02/26/18	J. P. S.
3	REVISED	02/26/18	J. P. S.



20180226000058820 6/6 \$622.50  
 Shelby Cnty Judge of Probate, AL  
 02/26/2018 09:51:27 AM FILED/CERT

20180227000276370 24/25 \$84.00  
 Shelby Cnty Judge of Probate, AL  
 08/27/2018 11:25:41 AM FILED/CERT

**PLANNED TRACT DIVISION**  
 1. The following is a list of the tracts shown on the map:  
 2. The following is a list of the tracts shown on the map:  
 3. The following is a list of the tracts shown on the map:  
 4. The following is a list of the tracts shown on the map:  
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 8. The following is a list of the tracts shown on the map:  
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 10. The following is a list of the tracts shown on the map:



**GENERAL NOTES:**  
 1. The following is a list of the tracts shown on the map:  
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 3. The following is a list of the tracts shown on the map:  
 4. The following is a list of the tracts shown on the map:  
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 9. The following is a list of the tracts shown on the map:  
 10. The following is a list of the tracts shown on the map:

*W. H. H. H.*

CALDWELL MILL ROAD  
 88N13328  
 HWY 14, SEC. 5, T-19-S, R-2-W  
 SHELBY COUNTY, ALABAMA



Shelby Engineering Group, Inc.  
 1000 South Main Street, Suite 200  
 Tallapoosa, Alabama 36924  
 (205) 338-4948  
 Fax: (205) 338-4904

TYPE OF SURVEY TOPOGRAPHIC & LEASE PARCEL			
CLIENT T-MOBILE SOUTH LLC			
31 INDIAN PARKWAY, SUITE 800			
TALLAPOOSA, AL 36924			
DATE	BY	DATE	BY
02/26/18	W/H	02/26/18	W/H
02/26/18	W/H	02/26/18	W/H
02/26/18	W/H	02/26/18	W/H
02/26/18	W/H	02/26/18	W/H