


Lessee Site Name: Oak Mt Amp SC 2

This document was prepared by and
after recording return to:

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

Source of Title: Statutory Warranty Deed
recorded as Instrument 20160303000067650
in the Office of the Probate Judge of Shelby
County, Alabama.


20180628000230150 1/8 \$67.00
Shelby Cnty Judge of Probate, AL
06/28/2018 08:28:16 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

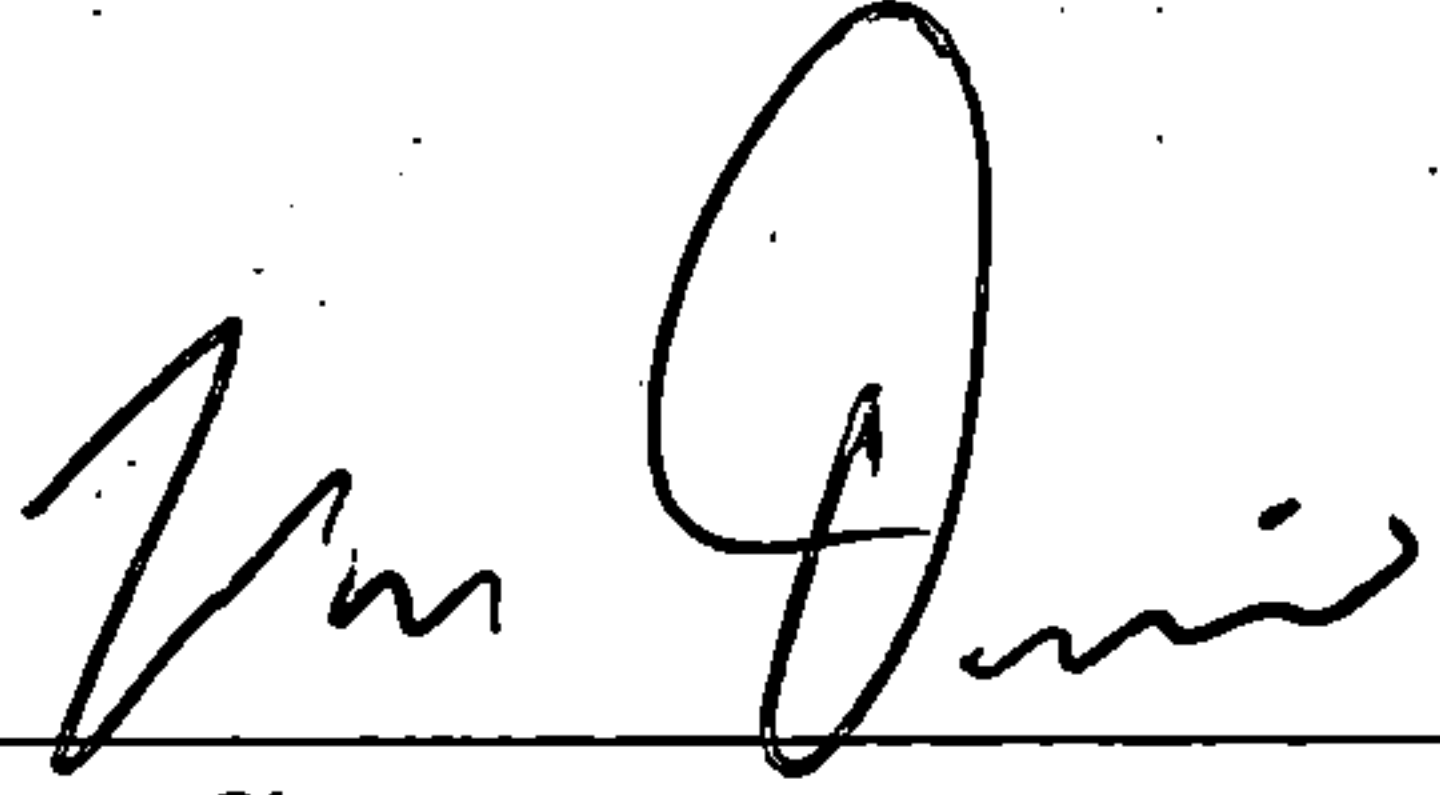
MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Land Lease Agreement is entered into this 12 day of June, 2016, by and between **Creekside Office, LLC ("LESSOR")**, with a mailing address of 122 Bishop Circle, Pelham, Alabama 35124, and **Cellco Partnership d/b/a Verizon Wireless ("LESSEE")**, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920.

1. Lessor and Lessee entered into a Lease Agreement ("Agreement") on the 12 day of June, 2016, for the purpose of installing, operating and maintaining a telecommunications facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial term of the Agreement is for five (5) years commencing as specified in the Agreement. The Agreement may be extended for four (4) additional terms of five (5) years each.
3. The land which is the subject of the Agreement is described in **Exhibit A** annexed hereto.

Shelby County, AL 06/28/2018
State of Alabama
Deed Tax: \$31.00

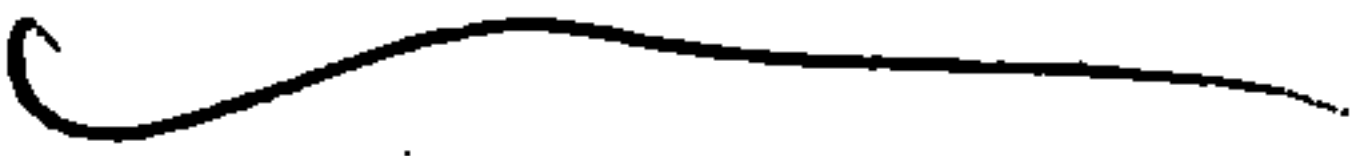
IN WITNESS WHEREOF, the parties have executed this Memorandum of Land Lease Agreement as of the day and year first above written.



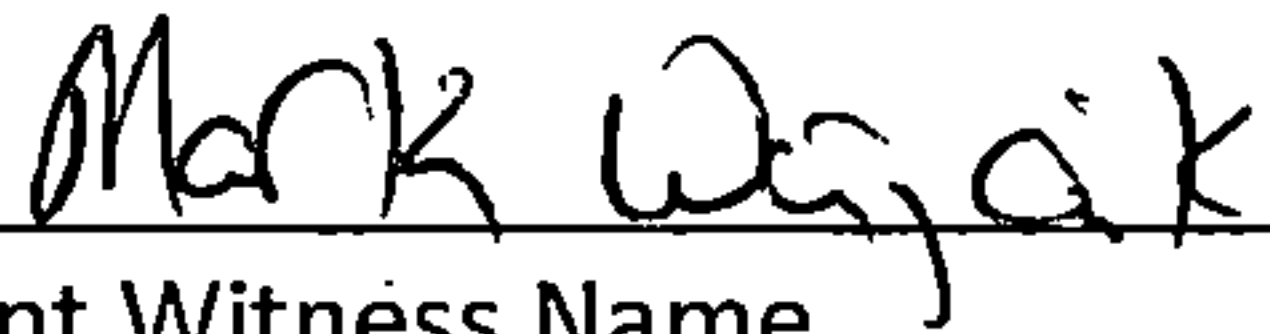
Witness Signature



Print Witness Name



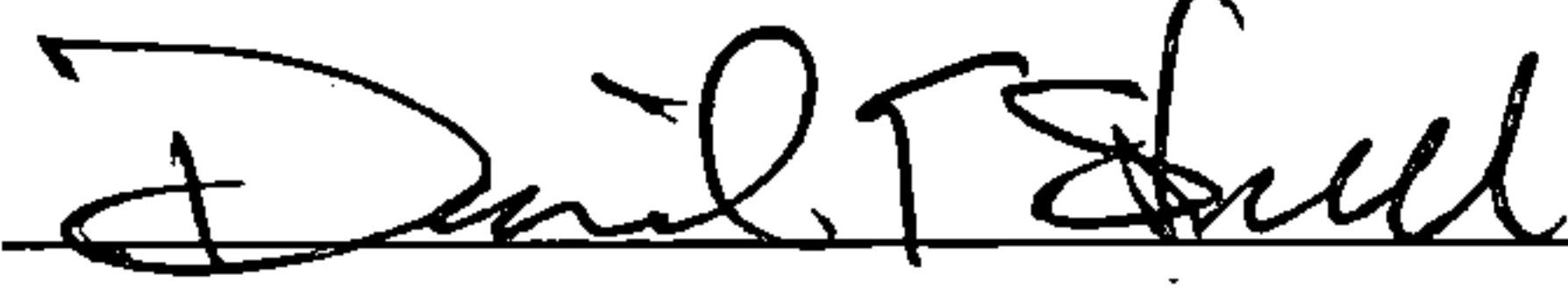
Witness Signature



Print Witness Name

LESSOR:

Creekside Office LLC

By: 


Name: David Stovall

Title: member

Date: 1-25-18

LESSEE:

Cellco Partnership d/b/a Verizon Wireless

By: 

Name: Jim Blake

Its: Director - Network Field Engineering

Date: 6-12-18



20180628000230150 2/8 \$67.00
Shelby Cnty Judge of Probate, AL
06/28/2018 08:28:16 AM FILED/CERT

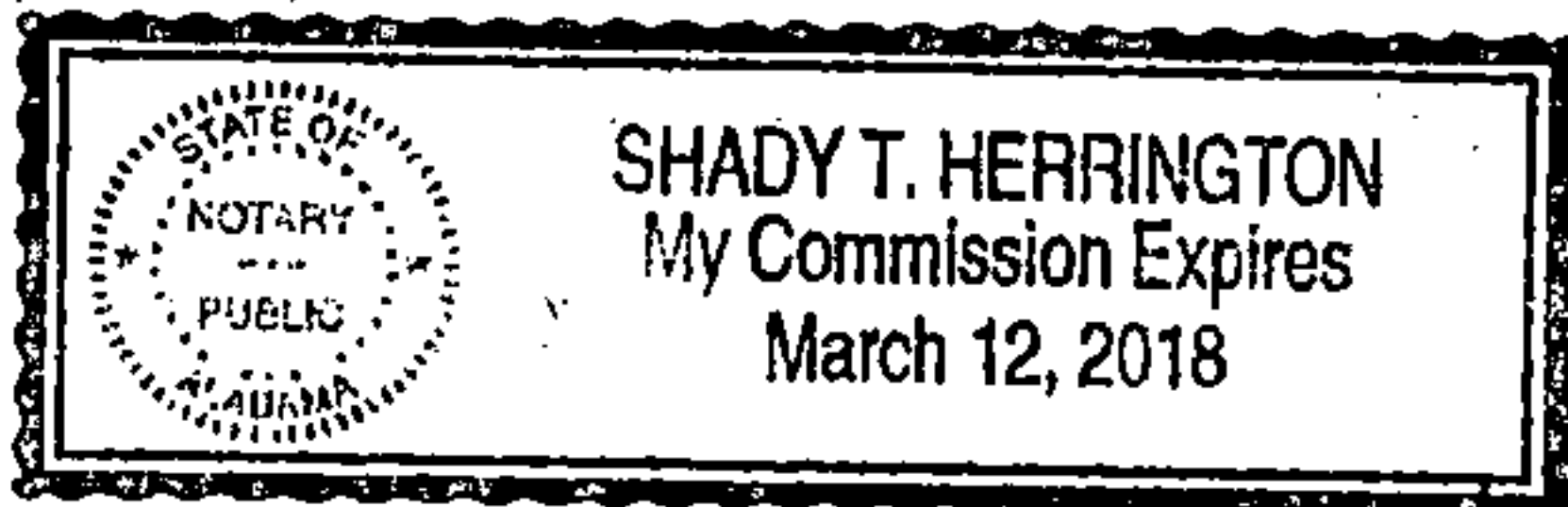
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, David Stovall, whose name as member of Creekside Office LLC is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he/she in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said LLC on the day the same bears date.

GIVEN under my hand and seal this 25th day of January, 2018.

[NOTARIAL SEAL]



Notary Public: Shady T. Herrington

Print Name: Shady T. Herrington

My Commission Expires: March 12, 2018

STATE OF GEORGIA)

COUNTY OF FULTON)

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, Jim Blake, whose name as Director - Network Field Engineering of Cellco Partnership d/b/a Verizon Wireless is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, she in her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Partnership on the day the same bears date.

GIVEN under my hand and seal this 12th day of June, 2018.

[NOTARIAL SEAL]



Notary Public: Linda L. Barr

Print Name: Linda L. Barr

My Commission Expires: 3/20/2019



20180628000230150 3/8 \$67.00
Shelby Cnty Judge of Probate, AL
06/28/2018 08:28:16 AM FILED/CERT

EXHIBIT A

Description of Property

(See Attached)

Property Description:

PART OF SE 1/4 SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID ¼ SECTION; THENCE RUN EAST ALONG THE SOUTH LINE OF SAME FOR 1,826.71 FEET; THENCE 122 DEG. 59 MIN. 53 SEC. LEFT AND RUN NORTHWESTERLY FOR 399.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OAK MOUNTAIN PARK ROAD; THENCE CONTINUE NORTHWESTERLY ALONG THE SAME COURSE FOR 846.69 FEET; THENCE 91 DEG 18 MIN. 39 SEC. RIGHT AND RUN NORTHEASTERLY FOR 152.01 FEET; THENCE 90 DEG. 00 MIN. 00 SEC. LEFT AND RUN NORTHWESTERLY FOR 349.02 FEET; THENCE 90 DEG. 00 MIN. 00 SEC. LEFT AND RUN SOUTHWESTERLY FOR 160.00 FEET; THENCE 88 DEG. 41 MIN. 21 SEC. RIGHT AND RUN NORTHWESTERLY FOR 25.0 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119; THENCE 91 DEG. 18 MIN. 39 SEC. RIGHT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 253.07 FEET; THENCE 14 DEG. 02 MIN. 10 SEC. RIGHT AND CONTINUE NORTHEASTERLY FOR 9.51 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE 30 DEG. 57 MIN. 50 SEC. RIGHT AND RUN EASTERLY ALONG SAID RIGHT OF WAY LINE FOR 62.56 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE 45 DEG. 00 MIN. 00 SEC. RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 390.67 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE 90 DEG. 00 MIN. 00 SEC. LEFT AND RUN NORTHEASTERLY FOR 575.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OAK MOUNTAIN STATE PARK ROAD; THENCE 86 DEG. 19 MIN. 31 SEC. RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 142.98 FEET; THENCE 22 DEG. 07 MIN. 10 SEC. RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 266.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3,579.72 FEET AND SUBTENDING A CENTRAL ANGLE OF 03 DEG. 16 MIN. 07 SEC.; THENCE 08 DEG. 19 MIN. 34 SEC. RIGHT TO THE CHORD OF SAID CURVE AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 204.22 FEET; THENCE FROM SAID CHORD 09 DEG. 37 MIN. 54 SEC. LEFT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 96.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3,599.42 FEET AND SUBTENDING A CENTRAL ANGEL OF 02 DEG. 19 MIN. 55 SEC.; THENCE 13 DEG. 55 MIN. 51 SEC. RIGHT OF THE CHORD OF SAID CURVE AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 146.49 FEET TO A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID OAK MOUNTAIN STATE PARK ROAD AND THE NORTH RIGHT OF WAY LINE OF A PROPOSED STREET; THENCE FROM THE CHORD OF SAID CURVE 97 DEG. 35 MIN. 27 SEC. RIGHT AND RUN SOUTHWESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF SAID PROPOSED STREET FOR 300.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 17 DEG; 54 MIN 41 SEC.; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 15.63 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE FROM THE TANGENT OF SAID CURVE 97 DEG. 08 MIN, 18 SEC. RIGHT AND RUN NORTHWESTERLY FOR 210.58 FEET TO A POINT ON THE APPROXIMATE FLOODWAY LINE OF BISHOPS CREEK; THENCE 121 DEG. 47 MIN. 55 SEC. LEFT AND RUN SOUTHWESTERLY ALONG SAID APPROXIMATE FLOODWAY LINE FOR 442.86 FEET; THENCE 87 DEG. 23 MIN. 54 SEC. LEFT AND RUN SOUTHEASTERLY FOR 200.21 FEET; THENCE 92 DEG. 36 MIN. 06 SEC. LEFT AND RUN NORTHEASTERLY FOR 276.49 FEET TO A POINT ON THE RIGHT OF WAY LINE OF SAID PROPOSED STREET, SAID POINT BEING

ON A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 50.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 85 DEG. 26 MIN. 04 SEC.; THENCE 60 DEG. 46 MIN. 27 SEC. LEFT TO BECOME TANGENT TO SAID CURVE AND RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PROPOSED RIGHT OF WAY LINE OF SAID PROPOSED STREET FOR 74.55 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN BISHOP CREEK.

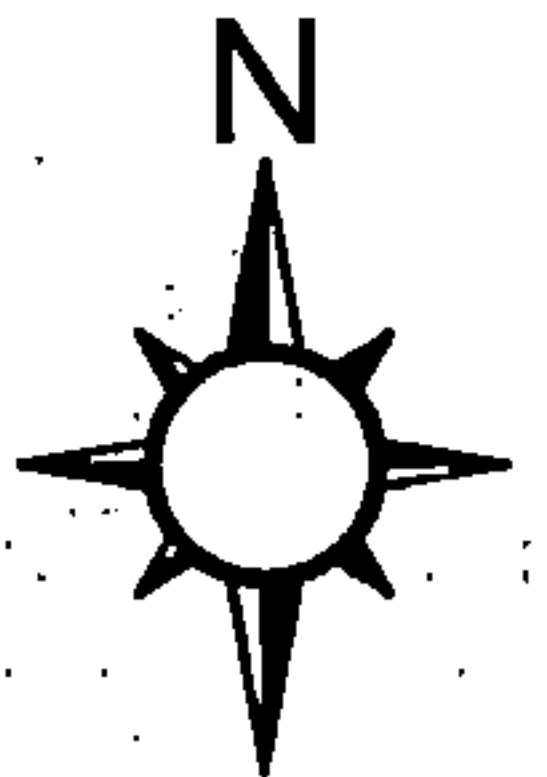
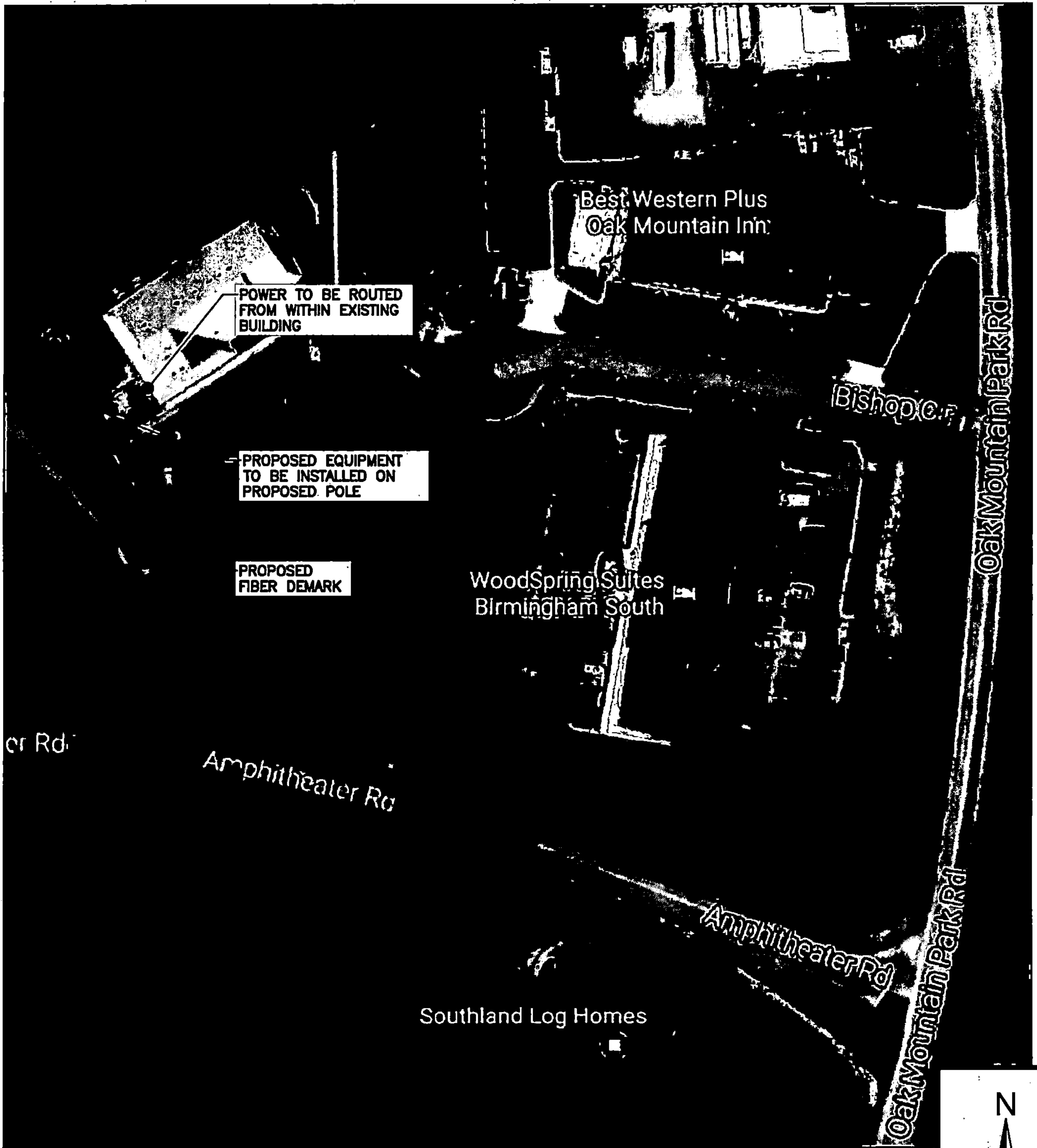
SITUATED IN SHELBY COUNTY, ALABAMA.



20180628000230150 5/8 \$67.00
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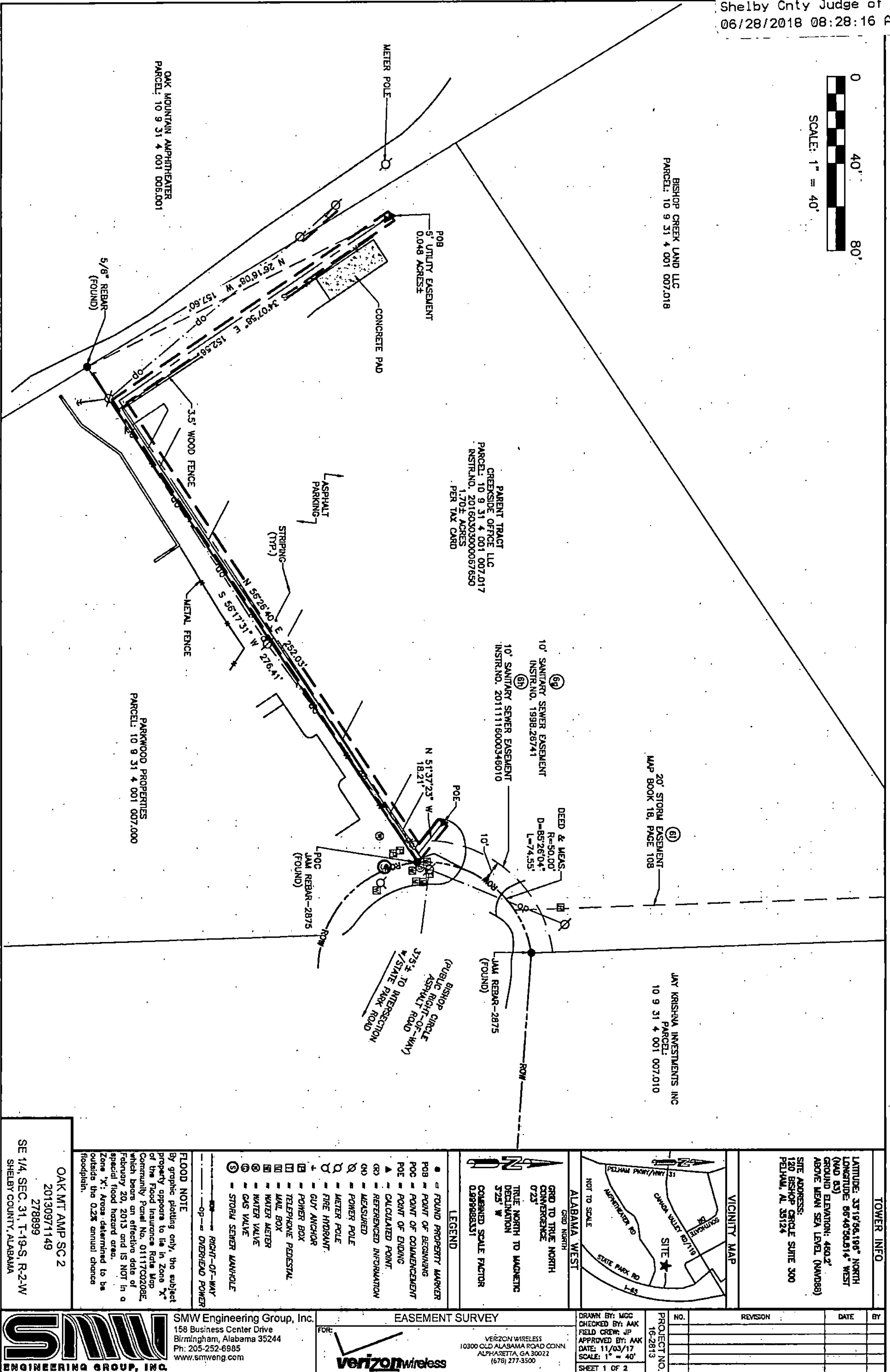
1 SITE PLAN
of 2 NOT TO SCALE

SMW
ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DR
BIRMINGHAM, AL 35244
TEL: 205-252-6985

verizonwireless
VERIZON WIRELESS
10300 OLD ALABAMA ROAD CONN.
ALPHARETTA, GA 30022
(678) 277-3500

PROJECT INFORMATION

PROJECT NAME:	OAK_MT_AMP_SC_2	ADDRESS:	OAK MOUNTAIN PARK RD.
PROJECT #:	20130971149		PELHAM, AL
LOCATION CODE:	278899	DATE ISSUED:	12/28/16
LATITUDE:	N 33° 19' 56.196"	SMW JOB #:	16-2813
LONGITUDE:	W 86° 46' 56.814"	DRAWN BY:	BMD



PARENT TRACT: Instrument No. 20160303000067650

PARCEL A
PART OF SE 1/4 SECTION 31, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID X SECTION; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID FOR 1,826.71 FEET; THENCE 122 DEG. 59 MIN. 53 SEC. LEFT AND RUN NORTHWESTERLY FOR 399.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OAK MOUNTAIN PARK ROAD; THENCE CONTINUE NORTHWESTERLY ALONG THE SAME COURSE FOR 846.69 FEET; THENCE 91 DEG. 18 MIN. 39 SEC. RIGHT AND RUN NORTHWESTERLY FOR 152.01 FEET; THENCE 90 DEG. 00 MIN. 00 SEC. LEFT AND RUN NORTHWESTERLY FOR 349.02 FEET; THENCE 80 DEG. 00 MIN. 00 SEC. LEFT AND RUN NORTHWESTERLY FOR 160.00 FEET; THENCE 88 DEG. 41 MIN. 21 SEC. RIGHT AND RUN NORTHWESTERLY FOR 25.0 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119; THENCE 14 DEG. 02 MIN. 10 SEC. RIGHT AND CONTINUE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR 253.07 FEET; THENCE 18 MIN. 39 SEC. RIGHT AND RUN NORTHWESTERLY FOR 9.51 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE 30 DEG. 57 MIN. 50 SEC. RIGHT AND RUN EASTERLY ALONG SAID RIGHT OF WAY LINE FOR 62.56 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE 45 DEG. 00 MIN. 00 SEC. RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 380.67 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE 90 DEG. 00 MIN. 00 SEC. LEFT AND RUN NORTHWESTERLY FOR 575.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OAK MOUNTAIN STATE PARK ROAD; THENCE 66 DEG. 18 MIN. 31 SEC. RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 142.98 FEET; THENCE 22 DEG. 07 MIN. 10 SEC. RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 266.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 357.87 FEET AND SUBTENDING A CENTRAL ANGLE OF 03 DEG. 18 MIN. 07 SEC.; THENCE 08 DEG. 18 MIN. 34 SEC. RIGHT TO THE CHORD OF SAID CURVE AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 36.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 359.42 FEET AND SUBTENDING A CENTRAL ANGLE OF 02 DEG. 19 MIN. 55 SEC.; THENCE 13 DEG. 55 MIN. 51 SEC. RIGHT OF THE CHORD OF SAID CURVE AND RUN SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAK MOUNTAIN STATE PARK ROAD AND THE NORTH RIGHT OF WAY LINE OF A PROPOSED STREET; THENCE FROM THE CHORD OF SAID CURVE 97 DEG. 35 MIN. 27 SEC. RIGHT AND RUN SOUTHWESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF SAID PROPOSED STREET FOR 300.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 17 DEG. 54 MIN. 41 SEC.; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 15.63 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE FROM THE APPROXIMATE FLOODWAY LINE OF BISHOP'S CREEK, THENCE 121 DEG. 47 MIN. 55 SEC. LEFT AND RUN SOUTHWESTERLY ALONG SAID FLOODWAY LINE FOR 442.89 FEET; THENCE 87 DEG. 23 MIN. 54 SEC. LEFT AND RUN SOUTHWESTERLY FOR 200.21 FEET; THENCE 92 DEG. 36 MIN. 06 SEC. LEFT AND RUN NORTHWESTERLY FOR 276.49 FEET TO A POINT ON THE RIGHT OF WAY LINE OF SAID PROPOSED STREET, SAID POINT BEING ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 85 DEG. 26 MIN. 04 SEC.; THENCE 60 DEG. 48 MIN. 27 SEC. LEFT TO BECOME TANGENT TO SAID CURVE AND RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PROPOSED RIGHT OF WAY LINE OF SAID PROPOSED STREET FOR 74.55 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN BISHOP CREEK.

SITUATED IN SHELBY COUNTY, ALABAMA.

5' FIBER EASEMENT (AS-SURVEYED)

An easement being a portion of the Creasides Office LLC described in Instrument No. 20160303000067650 as recorded in the Office of the Judge of Probate for Shelby County, Alabama, lying in the SE 1/4 of Section 31, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commencing at a JMW Rebar-2875 found on the Right-of-Way of Bishop Circle and marking the SE corner of said Creasides Office LLC; thence S 56°17'31" W for a distance of 276.41 feet to a 5/8" rebar found marking the SW corner of said Creasides Office LLC; thence N 26°16'08" W for a distance of 157.80 feet and the Point of Beginning of a Fiber Easement being 5 feet in width and lying 2.5 feet on each side of the following described centerline, thence run S 34°07'58" E for a distance of 152.56 feet to a point; thence run N 56°28'40" E for a distance of 252.03 feet to a point; thence run N 51°37'23" W for a distance of 18.21 feet, more or less, to the Point of Ending, said easement contains (211.8 sq. ft.) 0.048 acres, more or less.

PLOTTABLE EXCEPTIONS
1st Equity National Title & Closing Services
Commitment for Title Insurance Commitment No. 114916-AL
Date February 17, 2017 @ 8:00 A.M.
Items of Record

Exception No.	Instrument	Comment
6a	Instrument No. 1894-01702	Taxes, not a survey matter.
6b	Instrument No. 1894-24348	Does not Affect.
6c	Instrument No. 1894-24348	Does not Affect.
6d	Instrument No. 20160303000067650	Does not Affect.
6e	Deed Book 166, Page 725	Does not Affect.
6f	Deed Book 185, Page 446	Does not Affect.
6g	Deed Book 189, Page 426	Does not Affect.
6h	Deed Book 302, Page 13	Document uses Station numbers, cannot determine affects.
6i	Instrument No. 1998-26741	10' San. Sewer Easement, Parcel D, Does Affect as shown hereon
6j	Instrument No. 20111116000346010	10' San. Sewer Easement, Parcel D, Does Affect as shown hereon
6k	Instrument No. 1994-1699	Does not Affect.
6l	Map Book 18, Page 108	Does Affect as shown hereon

SURVEYOR'S NOTES

- This is a Easement Survey, made on the ground under the supervision of a Alabama Registered Land Surveyor. Date of field survey is October 28, 2017.
- The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hipex 4, Legacy E RTK, CD 11Z.
- Readings are based on Alabama West State Plane Coordinates NAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, PID DMJ489. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of a Easement Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This Survey was conducted with the benefit of an Abstract Title search.
- Surveyor hereby states the Geographic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FMA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based show a closure precision of not less than one-foot in 15,000 feet (1:15,000) and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverses was not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL
Andrew A. Kramor
Alabama License No. 28990

OAK MT AMP SC 2
20130971149
278899
SE 1/4, SEC. 31, T-19-S, R-2-W
SHELBY COUNTY, ALABAMA



SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

EASEMENT SURVEY

FOR:



VERIZON WIRELESS
10300 OLD ALABAMA ROAD CONN
ALPHARETTA, GA 30022
(678) 277-3500

DRAWN BY: MCC
CHECKED BY: AAK
FIELD CREW: JP
APPROVED BY: AAK
DATE: 11/03/17
SCALE: N/A
SHEET 2 OF 2

PROJECT NO.
16-2813

NO.	REVISION	DATE	BY