

Prepared out of State.

Return to:

Return To: _____

Tower Title & Closing

18 Imperial Place

Providence, RI 02903

Real Property ID 36-3S-16-02590-001

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT OF EASEMENT AND ASSIGNMENT OF LEASE

Facilities: 809328
Street Address: 1705 W. US Highway 90
City: Lake City
County: Columbia
State: Florida

between

Global Signal Acquisitions IV LLC,
a Delaware limited liability company ("Grantor")

and

Crown Castle Towers 06-2 LLC,
a Delaware limited liability company ("Grantee")

GRANT OF EASEMENT AND ASSIGNMENT OF LEASE

THIS GRANT OF EASEMENT AND ASSIGNMENT OF LEASE (this "Easement") is made effective this 13 day of JUNE, 2023, by and between Global Signal Acquisitions IV LLC, a Delaware limited liability company ("Grantor"), and Crown Castle Towers 06-2 LLC, a Delaware limited liability company ("Grantee").

1. **Description of Grantor's Property.** Grantor is the owner of that certain land and premises in Lake City, County of Columbia, State of Florida, the description of said property is attached hereto as Exhibit "A" (hereinafter "Grantor's Property").

2. **Description of Easement.** For good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, Grantor grants and conveys unto Grantee, its successors and assigns, forever, an exclusive, perpetual easement for the use of a 10,000 square foot portion of Grantor's Property (the "Easement Area"), as such Easement Area is more particularly shown as the "Crown Easement Area" on Exhibit "B" and described as the "Crown Easement Area" by metes and bounds in Exhibit "C" attached hereto. Grantor also grants to Grantee, its successors and assigns, as part of this Easement, a non-exclusive perpetual right-of-way for ingress and egress, seven days per week, twenty-four hours per day, on foot or motor vehicle, including trucks, along a twenty-five (25) foot wide right-of-way extending from Hackney Lane, a public right-of-way, together with the right to install, replace and maintain utility wires, fiber, poles, cables, conduits and pipes (the "Access Easement"), as is more particularly shown as the "Crown 25' Wide Non-Exclusive Ingress, Egress and Utility Easement" on Exhibit "B" and described as the "Crown 25 Foot Wide Non-Exclusive Ingress, Egress and Utility Easement" by metes and bounds in Exhibit "C", together with a non-exclusive perpetual right-of-way along a ten (10) foot wide right-of-way to be used for the installation, replacement, and maintenance of utility wires, fiber, poles, cables, conduits and pipes (the "Utility Easement"), as is more particularly shown as the "Crown 10' Wide Non-Exclusive Utility Easement" on Exhibit "B" and described as the "Crown 10 Foot Wide Non-Exclusive Utility Easement" by metes and bounds in Exhibit "C", (hereinafter the term "Easement Area" shall be deemed to also include the Access Easement and Utility Easement unless stated to the contrary). In the event a public utility is unable to use the above-described Utility Easement, Grantor hereby agrees to grant an additional right-of-way, in a form satisfactory to Grantor and Grantee, to Grantee or at Grantee's request, directly to a public utility, at no cost and in a location acceptable to Grantor, Grantee, and the applicable utility company (the "Additional Utility Easement"). For any such Additional Utility Easement to be effective, such easement shall be recorded among the public records of Columbia County, State of Florida. Also, Grantor hereby grants to Grantee, its successors and assigns a non-exclusive construction and maintenance easement over that portion of Grantor's Property that is within twenty (20) feet of each side of the boundary of the Easement Area (the "Maintenance Easement") to be used, as needed, for the construction, repair, maintenance, replacement, demolition and removal related to the Permitted Use (defined below) that cannot be accommodated within the Easement Area, including storing and staging of equipment and materials on a temporary basis only during periods of construction. The Access Easement, Utility Easement, and Maintenance Easement may overlap in some locations. The Maintenance Easement shall be utilized in a manner to minimize disruption to the Grantor, and Grantee shall restore the Maintenance Easement to its original condition following its use.

3. **Easement Area.** The Easement Area shall be used for (i) constructing, maintaining and operating communications facilities, including without limitation, tower structures, antenna support structures, fencing, cabinets, meter boards, buildings, antennas, cables, fiber, and equipment and (ii) uses incidental thereto, including without limitation, testing of any kind, and equipment to accommodate new technologies or future innovations for Grantee's use and the use of its lessees, licensees, invitees, and/or sub-easement holders (the "Permitted Use"). It is the intent of the parties that Grantee's communications facilities shall not constitute a fixture. Grantor acknowledges that Grantor has no right to object to or approve any improvements to be constructed by Grantee on the Easement Area which are consistent with the Permitted Use. If requested by Grantee, Grantor, at no cost or expense to Grantor, will execute, at Grantee's sole cost and expense, all documents required by any governmental authority in connection with any development of, or construction on, the Easement Area, including documents necessary to petition the appropriate public bodies for certificates, permits, licenses and other approvals deemed necessary by Grantee in Grantee's absolute discretion to utilize the Easement Area for the Permitted Use. Grantor agrees to be named applicant if requested by Grantee and required by the applicable governmental authority(ies). In furtherance of the foregoing, Grantor grants to Grantee and its employees a limited power of attorney to execute all land use applications for permits, licenses and other approvals on Grantor's behalf; provided, however, the foregoing limited power of attorney shall not be used

unless Grantee fails to receive from Grantor such signed application within twenty (20) business days after written request for same is received by Grantor. Grantee shall provide Grantor with a copy of any documents on which it was the limited power of attorney was used within twenty (20) business days after such use. Grantor shall be entitled to no further consideration with respect to any of the foregoing matters. Grantor shall take no action that would adversely affect the status of the Easement Area with respect to the Permitted Use.

4. **Perpetual Easement.** This Easement and Grantee's rights and privileges hereunder shall be perpetual and may be terminated only as provided for herein.

5. **Grantee's Right to Terminate.** Grantee shall have the unilateral right to terminate this Easement for any reason upon providing written notice of such termination to Grantor. Upon termination of this Easement, Grantee shall, within a reasonable time, remove its building(s), tower and above ground property and restore the surface of the Easement Area to its original condition, reasonable wear and tear excepted.

6. **Hazardous Materials.**

(a) Grantee shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Materials in any manner not sanctioned by law. In all events, Grantee shall indemnify and hold Grantor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) arising from the presence or release of any Hazardous Materials on the Easement Area if caused by Grantee or persons acting under Grantee. Grantee shall execute such affidavits, representations and the like from time to time as Grantor may reasonably request concerning Grantee's best knowledge and belief as to the presence of Hazardous Materials within the Easement Area.

(b) Grantor shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Materials in any manner not sanctioned by law. In all events, Grantor shall indemnify and hold Grantee harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) arising from the presence or release of any Hazardous Materials on Grantor's Property unless caused by Grantee or persons acting under Grantee. Grantor shall execute such affidavits, representations and the like from time to time as Grantee may reasonably request concerning Grantor's best knowledge and belief as to the presence of Hazardous Materials on Grantor's Property.

(c) For purposes of this Easement, the term "Hazardous Materials" means any substance which is (i) designated, defined, classified or regulated as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law, as currently in effect or as hereafter amended or enacted, (ii) a petroleum hydrocarbon, including crude oil or any fraction thereof and all petroleum products, (iii) PCBs, (iv) lead, (v) asbestos, (vi) flammable explosives, (vii) infectious materials, or (viii) radioactive materials. "Environmental Law(s)" means the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Sections 9601, et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Sections 6901, et seq., the Toxic Substances Control Act, 15 U.S.C. Sections 2601, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. 5101, et seq., and the Clean Water Act, 33 U.S.C. Sections 1251, et seq., as said laws have been supplemented or amended to date, the regulations promulgated pursuant to said laws and any other federal, state or local law, statute, rule, regulation or ordinance which regulates or proscribes the use, storage, disposal, presence, clean-up, transportation or release or threatened release into the environment of Hazardous Materials.

7. **Insurance.** At all times, Grantee, at its sole expense, shall obtain and keep in force insurance which may be required by any federal, state or local statute or ordinance of any governmental body having jurisdiction over the operation of Grantee's business upon the Easement Area. At a minimum, said insurance shall include Commercial General Liability coverage in an amount not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate and shall name Grantor as an additional insured on the policy. The required limits recited herein may be met by primary and excess or umbrella policies covering other locations. Grantee shall provide Grantor with a copy of the certificate of insurance evidencing this insurance coverage following Grantor's written request, but not more than once per calendar year.

8. **Removal of Obstructions.** Grantee has the right to remove obstructions, including but not limited to vegetation, which may encroach upon, interfere with or present a hazard to Grantee's use of the Easement Area.

9. **Assignment of Lease Agreement.** The parties hereby acknowledge that certain Ground Lease dated March 19, 1996, originally by and between InterCel Jacksonville, MTA, Inc., as lessee, and Douglas H. Epperson and June N. Epperson, wife; William D. Epperson and Dale L. Price, as Trustees of The Douglas and June Epperson Family Trust, as lessor (as amended or assigned, the "Lease Agreement"), a memorandum of which is recorded in the official records of Columbia County in Book 0824, Page 1244. Grantor hereby assigns to Grantee all of Grantor's right, obligations, title and interest in the Lease Agreement, including but not limited to, the right to amend the Lease Agreement: (i) to extend the term length; (ii) to increase the size of the leased premises within the Easement Area; and/or (iii) in any other manner deemed necessary by Grantee, but at all times subject to and limited by the terms and conditions of this Easement. Grantee hereby accepts the assignment of the Lease Agreement and agrees to assume the right, obligations, title and interest under the Lease Agreement from and after the date of this Easement. Grantee hereby indemnifies and agrees to hold Grantor harmless of and from any and all claims, actions and damages (including court costs and reasonable attorneys' fees) arising after the date of this Easement and brought against or suffered by Grantor by reason of any default, or breach by Grantee, of the obligations imposed upon Grantee as the successor to Grantor under the Lease Agreement by virtue of this Easement. Grantor hereby indemnifies and agrees to hold Grantee harmless of and from any and all claims, actions and damages (including court costs and reasonable attorneys' fees) brought against or suffered by Grantee by reason of any default, or breach by Grantor of the obligations imposed under the Lease Agreement arising from actions or occurrences that occurred on or before the date of this Easement.

10. **Real Estate Taxes.** Grantor shall pay all real estate taxes on Grantor's Property; provided Grantee agrees to reimburse Grantor for any documented increase in real estate taxes levied against Grantor's Property that are directly attributable to the presence of wireless communications facilities within the Easement Area. Grantor agrees to provide Grantee any documentation evidencing the increase and how such increase is attributable to Grantee's use. Grantee reserves the right to challenge any such assessment, and Grantor agrees to cooperate with Grantee in connection with any such challenge. In the event that Grantor fails to pay all real estate taxes on Grantor's Property prior to such taxes becoming delinquent, Grantee may, at its option, pay such real estate taxes (the "Delinquent Taxes") and Grantee shall have the right to collect the Delinquent Taxes from Grantor together with interest on the Delinquent Taxes at the rate of 12% per annum (calculated from the date Grantee pays the Delinquent Taxes until Grantor repays such sums due to Grantee). Notwithstanding any language in this section to the contrary, Grantee shall not be obligated to reimburse the Grantor for any applicable taxes unless Grantor requests such reimbursement within one (1) year after the date such taxes became due.

11. **Waiver of Subrogation.** The parties hereby waive any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Easement Area or any other portion of Grantor's Property, including improvements and personal property located thereon, resulting from any fire or other casualty of the kind covered by property insurance policies with extended coverage regardless of whether or not, or in what amount, such insurance is now or hereafter carried by the parties.

12. **Enforcement.**

(a) In the event Grantor fails to cure any violation of the terms of this Easement within sixty (60) days after written notice from Grantee, Grantee shall have the right to injunctive relief, to require specific performance of this Easement, to collect damages from Grantor, and to take such actions as may be necessary in Grantee's discretion to cure such violation and charge Grantor with all reasonable costs and expenses incurred by Grantee as a result of such violation (including, without limitation, Grantee's reasonable attorneys' fees). All rights and remedies provided under this Easement are cumulative and may be pursued singularly, in any combination, and in any order. The failure to enforce any of the terms and provisions contained herein shall in no event be deemed to be a waiver of the right to thereafter strictly enforce the terms and provisions hereof.

(b) In the event Grantee fails to cure any violation of the terms of this Easement within thirty (30) days after written notice from Grantor, Grantor shall have the right to injunctive relief, to require specific performance of this Easement, and to pursue an action for damages (including, without limitation, Grantor's reasonable attorneys' fees and all reasonable costs and expenses incurred by Grantor as a result of such violations). All rights and remedies

provided under this Easement are cumulative and may be pursued singularly, in any combination, and in any order. The failure to enforce any of the terms and provisions contained herein shall in no event be deemed to be a waiver of the right to thereafter strictly enforce the terms and provisions hereof. Notwithstanding anything to the contrary in this Easement, in no event may Grantor terminate this Easement as a result of Grantee's failure to cure any violation of the terms contained herein; however, such violation remaining uncured beyond any applicable cure period shall entitle Grantor to any monetary damages allowed by law.

13. **Limitation on Damages.** In no event shall either party be liable to other for consequential, indirect, speculative or punitive damages in connection with or arising from this Easement.

14. **Hold Harmless.** Grantee hereby indemnifies, holds harmless, and agrees to defend Grantor against all damages asserted against or incurred by Grantor by reason of, or resulting from: (i) the breach by Grantee of any representation, warranty, or covenant of Grantee contained herein or (ii) any negligent act or omission of Grantee, excepting however such damages as may be due to or caused by the acts of Grantor or its agents. Grantor hereby indemnifies, holds harmless, and agrees to defend Grantee against all damages asserted against or incurred by Grantee by reason of, or resulting from: (i) the breach by Grantor of any representation, warranty, or covenant of Grantor contained herein or (ii) any negligent act or omission of Grantor, excepting however such damages as may be due to or caused by the acts of Grantee or its agents.

15. **Grantor's Covenant of Title.** Grantor covenants (a) Grantor has the right and authority to grant this Easement; (b) that subject to the terms and conditions of this Easement, Grantee shall have quiet possession, use and enjoyment of the Easement Area; and (c) that Grantor shall execute such further assurances thereof as may be required.

16. **Non-Interference.** Without the prior written consent of the Grantee, Grantor shall not permit (i) the construction, installation or operation of any communications facilities that emit radio frequencies on Grantor's Property other than communications facilities constructed, installed and/or operated on the Easement Area pursuant to this Easement or the Lease Agreement; or (ii) any condition on Grantor's Property which interferes with Grantee's Permitted Use. Each of the covenants made by Grantor in this Section is a covenant running with the land for the benefit of the Easement Area and shall be binding upon Grantor and each successive owner. Notwithstanding the foregoing, nothing herein shall be deemed to prohibit Grantor from installing facilities for telephone, video and data transmission or other electronic services and facilities which are customary or incidental for residential, commercial, or industrial buildings, provided that (a) such equipment does not interfere with the equipment and facilities located within the Easement Area, and (b) all such facilities and operations comply with all non-interference rules of any and all federal, state and local laws, including without limitation the Federal Communications Commission.

17. **Eminent Domain.** If the whole or any part of the Easement Area shall be taken by right of eminent domain or any similar authority of law, the entire award for the value of the Easement Area and improvements so taken shall belong to the Grantee.

18. **Grantor's Property.** Grantor shall not do or permit anything that will interfere with or negate any special use permit or approval pertaining to the Easement Area or cause any communications facilities on the Easement Area to be in nonconformance with applicable local, state, or federal laws. Grantor covenants and agrees that it shall not subdivide Grantor's Property in any manner that will adversely affect the Easement Area's compliance (including any improvements located thereon) with applicable laws, rules, ordinances and/or zoning, or otherwise adversely affects Grantee's ability to utilize Grantor's Property for the Permitted Use.

19. **Applicable Law.** This Easement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State where the Easement is located. The parties agree that the venue for any litigation regarding this Easement shall be in the state where the Easement Area is located.

20. **Notices.** All notices hereunder shall be in writing and shall be given by (i) established express delivery service which maintains delivery records, (ii) hand delivery, or (iii) certified or registered mail, postage prepaid, return receipt requested. Notices may also be given by facsimile transmission, provided that the notice is concurrently given by one of the above methods. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. The notices shall be sent to the parties at the following addresses:

Grantor: Global Signal Acquisitions IV LLC
Attn: Legal – Real Estate Dept.
2000 Corporate Drive
Canonsburg, PA 15317

Grantee: Crown Castle Towers 06-2 LLC
Attn: Legal – Real Estate Dept.
2000 Corporate Drive
Canonsburg, PA 15317

The parties hereto reserve the right to supplement, modify, substitute, and/or update the party name, street address, facsimile number, or electronic mail address by providing written notice and delivery of the same to the other party by one or more of the methods provided above.

21. **Assignment.** The parties hereto expressly intend that the easements granted herein to the Grantee shall be easements in gross, and as such, are transferable, assignable, inheritable, divisible and apportionable by Grantee to a third party that acknowledges and assumes the terms and obligations under this Easement. Grantee has the right, within its sole discretion, to sell, assign, lease, convey, license or encumber any of its interest in the Easement Area to a third party without consent, provided that such third party acknowledges and assumes in writing the terms and obligations under this Easement that are applicable to Grantee. In addition, Grantee has the right, within its sole discretion, to grant sub-easements over any portion of the Easement Area without consent, provided that such third party acknowledges and assumes in writing the terms and obligations under this Easement that are applicable to Grantee. Grantee shall provide Grantor written notification of the assignment, acknowledgement, and assumption by any third party under this Section 21.

22. **Mortgages.** Upon Grantor's prior written request, Grantee agrees to subordinate this Easement to any mortgage, deed of trust, pledge or other security interest in Grantor's Property given by Grantor (each a "Mortgage") which, from time to time, may encumber all or a portion of Grantor's Property, including the Easement Area; provided, however, that Grantee's obligation to subordinate this Easement is conditioned upon any such Mortgage holder providing Grantee with a commercially reasonable non-disturbance agreement in a form reasonably satisfactory to Grantee which, in substance, agrees that its occupancy of the Easement Area, including any rights of access and/or utilities related thereto, for the use and purposes herein described and all rights granted to Grantee hereunder will not be disturbed and will remain in full force and effect throughout the term of this Easement.

23. **Construction of Easement.** Grantor and Grantee acknowledge that this document shall not be construed in favor of or against the drafter and that this document shall not be construed as an offer until such time as it is executed by one of the parties and then tendered to the other party. The captions preceding the Sections of this Easement are intended only for convenience of reference and in no way define, limit or describe the scope of this Easement or the intent of any provision hereof. This document may be executed in multiple counterparts, each of which shall be deemed a fully executed original.

24. **Miscellaneous.**

- (a) **Recording.** Grantor acknowledges that Grantee intends to record this Easement.
- (b) **Entire Agreement.** Grantor and Grantee agree that this Easement contains all of the agreements, promises and understandings between Grantor and Grantee.
- (c) **Successors and Assigns.** The terms of this Easement shall constitute a covenant running with the Grantor's Property for the benefit of Grantee and its successors and assigns.
- (d) **Partial Invalidity.** If any term of this Easement is found to be void or invalid, then such invalidity shall not affect the remaining terms of this Easement, which shall continue in full force and effect.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, Grantor and Grantee, having read the foregoing and intending to be legally bound hereby, have executed this Grant of Easement and Assignment of Lease as of the day and year first written above.

WITNESSES:

Sign: [Signature]

Print Name: Lisa Robinson

Sign: [Signature]

Print Name: Ebony Gee

Grantor:

Global Signal Acquisitions IV LLC,
a Delaware limited liability company

By: [Signature] (SEAL)

Name: Lori Lopez

Title: Manager RE Transactions

Date: 6/13/2023

STATE OF TEXAS)

COUNTY OF HARRIS)

The foregoing instrument was acknowledged before me this 13 day of JUNE, 2023, by Lori Lopez, the Manager RE Transactions of Global Signal Acquisitions IV LLC, a Delaware limited liability company. He/She is personally known to me or has produced _____ as identification.

Given under my hand this 13 day of JUNE, 2023.

[Signature]
Notary Public

Stacy Monic Thomas
Printed Name

My Commission Expires: 05-19-2027

My Commission Number: 134329430

IN WITNESS WHEREOF, Grantor and Grantee, having read the foregoing and intending to be legally bound hereby, have executed this Grant of Easement and Assignment of Lease as of the day and year first written above.

WITNESSES:

Sign: [Signature]

Print Name: Lisa Robinson

Sign: [Signature]

Print Name: Ebony Bee

Grantee:

Crown Castle Towers 06-2 LLC
a Delaware limited liability company

By: [Signature] (SEAL)

Name: Lon Lopez

Title: Manager RE Transactions

Date: 6/13/2023

STATE OF TEXAS)

COUNTY OF HARRIS)

The foregoing instrument was acknowledged before me this 13 day of JUNE, 2023, by Lon Lopez, the Manager RE Transactions of Crown Castle Towers 06-2 LLC, a Delaware limited liability company. He/She is personally known to me or has produced _____ as identification.

Given under my hand this 13 day of JUNE, 2023.

[Signature]
Notary Public

Stacy Monic Thomas
Printed Name

My Commission Expires: 05-19-2027
My Commission Number: 134329430

EXHIBIT A

GRANTOR'S PROPERTY

All of that property located in Lake City, Columbia County, Florida described as follows:

Commence at the Northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 36, Township 3 South, Range 16 East, Columbia County, Florida, and run thence S $0^{\circ}01'57''$ E along the East line of said Section 36, 208.00 feet, thence N $89^{\circ}06'16''$ W, 15.00 feet to a fence corner and the point of beginning, thence continue N $89^{\circ}06'16''$ W along said fence, 494.88 feet, thence N $88^{\circ}24'50''$ W along said fence, 518.45 feet, thence S $88^{\circ}50'53''$ W along said fence, 179.56 feet, thence S $3^{\circ}08'50''$ W, 655.47 feet, thence S $52^{\circ}43'31''$ E, 396.47 feet, thence S $3^{\circ}16'24''$ W, 400.61 feet, thence N $64^{\circ}56'00''$ E, 368.70 feet, thence S $3^{\circ}14'15''$ W, 321.56 feet to the North right-of-way line of State Road No. 10 (U.S. Highway 90), thence N $64^{\circ}53'26''$ E along said North right-of-way line, 508.63 feet to a point of curve, thence N $63^{\circ}31'54''$ E along a chord of a curve concave to the left having a radius of 4533.66 feet, 179.05 feet to the West line of a 30-foot easement for Hackney Lane, thence N $0^{\circ}01'57''$ W along said West line and parallel to the East line of said Section 36, 1145.72 feet to the point of beginning. Less and except the North 500 feet thereof. Said lands being a part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 36.

Parcel ID No.: 36-3S-16-02590-001 (10628)

This being the same property conveyed to Global Signal Acquisitions IV LLC, a Delaware limited liability company from Doug and June Epperson Family LLC, a Florida limited liability company in a Special Warranty Deed dated June 1, 2021 and recorded June 8, 2021 in Book 1439 Page 1242 in Columbia County, Florida.

EXHIBIT B

SITE PLAN

[ATTACHED HERETO]

EXHIBIT C

EASEMENT AREA AND ACCESS EASEMENT

CROWN EASEMENT AREA

THAT PART OF THE "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 1439, PAGE 1242 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, SAID COLUMBIA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE SOUTH 00°01'57" EAST ALONG THE EAST LINE OF SAID SECTION 36 FOR 208.00 FEET; THENCE NORTH 89°06'16" WEST FOR 15.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HACKNEY LANE (30 FEET WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 00°10'57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A LINE PARALLEL WITH SAID EAST LINE FOR 499.78 FEET TO AN 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED "LB7042" AT THE NORTHEASTERLY CORNER OF THE "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 1439, PAGE 1242 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY; THENCE NORTH 89°08'14" WEST ALONG THE NORTHERLY LINE OF SAID "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL FOR 78.07 FEET; THENCE SOUTH 00°15'46" WEST FOR 165.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'57" EAST ALONG A LINE PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF SAID "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL FOR 100.00 FEET; THENCE SOUTH 89°58'03" WEST FOR 100.00 FEET; THENCE NORTH 00°01'57" WEST ALONG A LINE PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE AND SAID EASTERLY LINE FOR 100.00 FEET; THENCE NORTH 89°58'03" EAST FOR 100.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 10,000 SQUARE FEET (0.230 ACRES), MORE OR LESS.

CROWN 25 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

THAT PART OF THE "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 1439, PAGE 1242 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, SAID COLUMBIA COUNTY, LYING WITHIN 12.5 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE SOUTH 00°01'57" EAST ALONG THE EAST LINE OF SAID SECTION 36 FOR 208.00 FEET; THENCE NORTH 89°06'16" WEST FOR 15.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HACKNEY LANE (30 FEET WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 00°10'57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A LINE PARALLEL WITH SAID EAST LINE FOR 499.78 FEET TO AN 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED "LB7042" AT THE NORTHEASTERLY CORNER OF THE "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 1439, PAGE 1242 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY; THENCE NORTH 89°08'14" WEST ALONG THE NORTHERLY LINE OF SAID "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL FOR 78.07 FEET; THENCE SOUTH 00°15'46" WEST FOR 165.10 FEET TO THE NORTHEAST CORNER OF A 100 FEET X 100 FEET EASEMENT AREA; THENCE SOUTH 00°01'57" EAST ALONG THE EAST LINE OF SAID EASEMENT AREA FOR 69.83 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 25 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 89°58'03" EAST FOR 12.50 FEET; THENCE NORTH 00°01'57" WEST

ALONG A LINE PARALLEL WITH SAID EAST LINE OF SAID 100 FEET X 100 FEET EASEMENT AREA FOR 37.00 FEET; THENCE NORTH 87°36'20" EAST FOR 68.20 FEET TO AN INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF SAID "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 2,942 SQUARE FEET (0.068 ACRES), MORE OR LESS.

CROWN 10 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT

THAT PART OF THE "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 1439, PAGE 1242 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, SAID COLUMBIA COUNTY, LYING WITHIN 5.0 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE SOUTH 00°01'57" EAST ALONG THE EAST LINE OF SAID SECTION 36 FOR 208.00 FEET; THENCE NORTH 89°06'16" WEST FOR 15.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HACKNEY LANE (30 FEET WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 00°10'57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A LINE PARALLEL WITH SAID EAST LINE FOR 499.78 FEET TO AN 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED "LB7042" AT THE NORTHEASTERLY CORNER OF THE "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 1439, PAGE 1242 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY; THENCE NORTH 89°08'14" WEST ALONG THE NORTHERLY LINE OF SAID "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL FOR 78.07 FEET; THENCE SOUTH 00°15'46" WEST FOR 165.10 FEET TO THE NORTHEAST CORNER OF A 100 FEET X 100 FEET EASEMENT AREA; THENCE SOUTH 00°01'57" EAST ALONG THE EAST LINE OF SAID EASEMENT AREA FOR 14.98 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 10 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT; THENCE NORTH 72°55'28" EAST FOR 59.94 FEET; THENCE NORTH 00°19'13" WEST FOR 156.65 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5 FEET SOUTHERLY OF SAID NORTHERLY LINE; THENCE SOUTH 89°08'14" EAST ALONG SAID PARALLEL LINE FOR 24.12 FEET TO AN INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF SAID "GLOBAL SIGNAL ACQUISITIONS IV LLC" PARCEL AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 2,407 SQUARE FEET (0.055 ACRES), MORE OR LESS.