
City of Clay, Alabama

Planning and Zoning Commission Meeting Agenda

City Hall Meeting Room - 2441 Old Springville Road
September 24, 2026 @ 6:00 PM

As a matter of convenience, members of the public are invited to listen and observe in public meetings by [YouTube video](#). Presenters and others interested in a particular matter for discussion are encouraged to attend the meeting in-person. The City is not responsible for technical issues that may occur that interfere with the video. The City Council, at its sole discretion, may proceed with its in-person business meeting regardless of whether virtual attendees can hear and/or observe the proceedings.

Call to Order

Roll Call

Determination of Quorum

Approval of Minutes From Previous Meeting(s):

1. Minutes from July 16, 2026

New Business

1. Z2026-08-01 - A request by Mary Palmer, applicant, Phill Town Development, owner, to allow a cellular communication tower at 6020 Steeple Chase Dr, Pinson, AL 35126, Part of 0900352000015.000, Zoned: Requested PU - Public Utilities District.
2. Z2026-08-2 - Mr. Payton Junkin - Miniwarehouse Moratorium

Public Address

Chairperson's Communication

Adjournment

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-680-1223.

City of Clay, Alabama

Planning and Zoning Commission Meeting Minutes

City Hall Meeting Room - 2441 Old Springville Road
July 16, 2026 @ 6:00 PM

Call to Order

The Chair called the meeting to order at 06:00 PM.

Invocation & Pledge of Alliance

Invocation

Chairman Eddie Dawson

Pledge of Allegiance

Council Representative Harris

Roll Call

PRESENT

Mayor Jane Anderton

Place 4, Member Matt Clay

Place 5, Member Bill McAllister

Place 6, Chairman Eddie Dawson

Council Representative, Joseph "Jody" Harris

Administrative Official Brad Watson

ABSENT

Place 1, Member Josh Self

Place 2, Member Robert Thompson

Place 3, Member Brooke Griffin-Haynes

Determination of Quorum

A quorum is present.

Approval of Minutes From Previous Meeting(s):

1. June 18, 2026

Motion to approve minutes from June 18, 2026, made by Board member Clay, Seconded by Board member McAllister. Voting Yea: Board member Clay, Board member McAllister, Chairman Dawson, Mayor Anderton, Council Representative Harris and Zoning Administrator Watson. Motion Passes.

New Business

1. S2026-07-01 - A request by Wes Bertoldi, Applicant, National Investors, LLC, Owner, for a preliminary plat "Tyler Loop Business Park" — located at 2229 Sweeney Hollow Rd, Pinson, AL, TPID 1200093000005.000, for a two (2) lot subdivision, zoned CN - Neighborhood Commercial District.

Motion to Approve, made by Council Representative Harris, Seconded by Board member

Clay. Voting Yea: Board member Clay, Board member McAllister, Chairman Dawson, Mayor Anderton, Council Representative Harris and Zoning Administrator Watson. Motion Passes.

2. Z-2026-07-01 - A request by Hugh Hagood for a pre-application meeting regarding a proposed subdivision development partially in Clay, at 6830 Trussville Clay Rd, TPID(s) 0900252000043.000 (Not in City) 0900252000043.001 (In City), Zoned I2 Heavy Industrial. This was for discussion only. No Action taken.

Public Address

There was none.

Chairperson's Communication

There was none.

Adjournment

Motion to adjourn, made by Board member McAllister, Seconded by Board member Clay. Voting Yea: Board member Clay, Board member McAllister, Chairman Dawson, Mayor Anderton, Council Representative Harris and Zoning Administrator Watson. Motion Passes.

The meeting adjourned at 6:40 p.m.



City of Clay
P.O. Box 345
Clay, AL 35048-0345

Cosby Lake
Cell Tower

PLANNING AND ZONING APPLICATION

Hearing Date: _____ Case No. _____

Hearing Time: _____

The undersigned owner hereby applies to the City of Clay Planning and Zoning Commission for a favorable recommendation to the City of Clay City Council in relation to change of zoning on:

Parcel Identification No. 09 00 35 2 000 015.006

Lot(s) _____ Block _____ Survey _____

Section 34/35 Township 15 S Range 1 W

From _____ District To _____ District

Use: Wireless telecommunications facility + supporting equipment

Site Location: 6020 Steple Chase Dr. Clay, AL 35126

Approximate Acreage 100' x 100' General Area 10,000 sq ft to be rezoned to Utility

Receipt No. _____ Received by _____ Date _____

Also Notify:

I hereby certify that I am owner/authorized agent of the
Above described property.

Mary S. Palmer - Agent
Owner's Signature

66 Baker Donelson, 1901 6th Ave N. Ste 2600
Address

Birmingham, AL 35203
City, State and Zip Code

(205) 250-8353
Telephone

Planning and Zoning Commission: Continued _____ Approved _____ Denied _____

City of Clay City Council: Under Advisement _____ Approved _____ Denied _____

Date Notifications Mailed: P & Z _____ City Council _____

Decision _____

NOTE: "THE OWNER/APPLICANT ACKNOWLEDGES THAT THE REQUEST FOR A CHANGE IN ZONING OF THE PROPERTY DESCRIBED HEREIN PERMITS THE CITY OF CLAY CITY COUNCIL TO REZONE THE PROPERTY TO ANY SUITABLE ZONING DISTRICT WHICH MAYBE OTHER THAN THAT REQUESTED HEREIN."

PLANNING AND ZONING REQUIREMENTS

IN ORDER TO FILE AN APPLICATION FOR REZONING, THE FOLLOWING REQUIREMENTS MUST BE MET AND INITIALIZED:

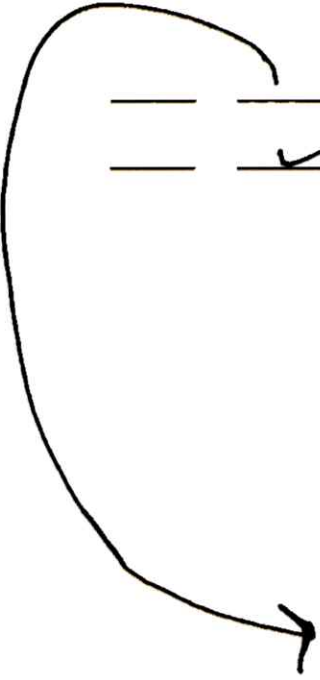
Office	Applicant	
_____	<u>✓</u>	The recorded deed for ownership. If ownership is held by more than one individual, we will need the names, addresses and phone numbers of these individuals.
_____	<u>✓</u>	Legal description of the property, if not contained within the deed, a signed/sealed survey prepared by a registered Alabama Land Surveyor will be required.
_____	<u>✓</u>	If only a portion of the property is to be rezoned, a legal/metes and bounds description will be required for that portion.
_____	<u>✓</u>	Conceptual Development Plan.
_____	<u>See lease</u>	Owner's signature. If the owner will be represented in this request by someone else, their signature as an authorized agent will be accepted provided a signed, notarized (with raised seal) authorization for is submitted.
_____	<u>n/a</u>	For individual single family residential uses which constitutes and upgrade (e.g. Industrial to Residential) the application fee is one hundred (\$100.00) dollars.
_____	<u>✓</u>	For a subdivision development the fee is fifty (\$50.00) dollars for the first ten (10) lots and five (\$5.00) dollars for each individual lot. Maximum fee of one hundred (\$100.00) dollars
_____	<u>✓</u>	For all other single family residential uses, a fee of thirty-five (\$35.00) dollars is charged.
_____	<u>✓</u>	For all other classifications, except single family residential, an initial fee of fifty (\$50.00) dollars for the first ten (10) acres plus five (\$5.00) dollars for each additional acre. Maximum fee two hundred (\$200.00) dollars.

_____ ✓ The fee and charges specified in Article 18 Section 1801 shall be non-refundable and shall not be conditioned upon or related to the action taken with respect to such application.

_____ Engineer name, address and phone numbers.

_____ ✓ Entrance and approximate dimensions of project staked out for City Engineer to evaluate.

Fee exemptions – Churches, City properties, projects funded entirely by the City of Clay and the hearing process for assigning initial zoning to annexed properties (in accordance with Article 6 of Zoning Ordinance) shall be exempt from all such zoning fees.



Kimley Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009
(770) 619-4280

This Instrument Prepared By:
J. Sanford Mullins, III, Esquire
SPAIN, GILLON, GROOMS, BLAN & NETTLES
The Zinszer Building
2117 2nd Avenue, North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

PHILL TOWN DEVELOPMENT CO., INC.
1005 Woodland Drive
Oneonta, AL 35121

STATE OF ALABAMA)

9 5 1 3 / 4 8 6 6

JEFFERSON COUNTY)

CORPORATE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, we, TOWNS REAL ESTATE AND APPRAISAL SERVICE, INC. a/k/a TOWNS REAL ESTATE AND APPRAISAL, INC. (hereinafter referred to as Grantor), grant, bargain, sell and convey unto PHILL TOWN DEVELOPMENT CO., INC. (hereinafter referred to as Grantee), the real estate described with particularity in **Exhibit A** attached hereto and incorporated herein by reference, situated in Jefferson County, Alabama, subject to the following:

1. That certain mortgage recorded in Real Volume 3175, at Page 160, as amended by Real Volume 4332, at Page 229, as assigned by instrument recorded in Real Volume 9509, at Page 9915, as further assigned by instrument recorded at Real Volume 9509, at Page 9916, all in the Office of the Judge of Probate of Jefferson County, Alabama (hereinafter referred to as the "First Mortgage") (The First Mortgage secures an unpaid balance of \$370,000.00.);
2. That certain mortgage recorded in Real Volume 4144, at Page 942, as assigned by instrument recorded in Real Volume 9511,

at Page 8013, all in said Probate Office (hereinafter referred to as the "Second Mortgage"). (The First Mortgage has been subordinated to the Second Mortgage to the extent an indebtedness secured thereby of \$237,500, together with accrued interest thereon, by that certain Subordination Agreement recorded in Real Volume 9511, at Page 8015, in said Probate Office.);

3. That certain mortgage recorded in Real Volume 9403, at Page 6289, in said Probate Office (hereinafter referred to as the "Third Mortgage") (The Third Mortgage presently secures an unpaid balance of approximately \$65,000.00.);

4. All easements and restrictions of record;

5. Ad valorem taxes for the current year 1995.

By the acceptance of this conveyance Grantee hereby assumes and agrees to pay the indebtedness secured by the First Mortgage, the Second Mortgage and the Third Mortgage.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our successors and assign covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this the 23 day of October, 1995.

TOWNS REAL ESTATE AND APPRAISAL
SERVICE, INC. a/k/a TOWNS REAL ESTATE
AND APPRAISAL, INC.

By: William M. Towns
WILLIAM M. TOWNS, its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that WILLIAM M. TOWNS, whose name as
William M. Towns of TOWNS REAL ESTATE AND APPRAISAL
SERVICE, INC. a/k/a TOWNS REAL ESTATE AND APPRAISAL, INC., is
signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day, that, being informed of the
contents of the conveyance, he executed the same voluntarily in
said stated representative capacity on the day the same bears date.

Given under my hand and official seal this 23rd day of
October, 1995.

Samuel H. Hargis
Notary Public
My Commission Expires: 10-16-96

EXHIBIT "A"

PART OF SECTION 34 AND 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SITUATED IN JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 35 FOR 1,326.24 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT TO BE LATER REFERRED TO AS "POINT A"; THENCE 89 DEGREES 36 MINUTES 13 SECONDS LEFT AND RUN WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 1,329.12 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 0 DEGREES 05 MINUTES LEFT AND CONTINUE WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 620.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OLD SPRINGVILLE ROAD, SAID POINT BEING 25 FEET FROM THE CENTER LINE OF SAID ROAD; THENCE 108 DEGREES 22 MINUTES RIGHT AND RUN NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 801.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,285.38 FEET AND A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 461.77 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE BEGINNING OF ANOTHER CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,635.985 FEET AND A CENTRAL ANGLE OF 18 DEGREES 37 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 531.57 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 913.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 609.77 FEET AND A CENTRAL ANGLE OF 29 DEGREES 12 MINUTES 15 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 310.81 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 151.95 FEET TO A POINT TO BE LATER REFERRED TO AS "POINT B"; THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 30.62 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID SECTION 34, SAID POINT BEING 3,721.72 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 204.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,026.52 FEET AND A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 45 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 89.15 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE SOUTH LINE OF THE NW 1/4 OF THE

NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT BEING 144.42 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF THE LAST STATED CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 90.24 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO THE LAST STATED CURVE, CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 520.01 FEET; THENCE 92 DEGREES 31 MINUTES RIGHT AND RUN SOUTHEASTWARDLY FOR 580.45 FEET; THENCE 25 DEGREES 23 MINUTES 13 SECONDS LEFT AND RUN SOUTHEASTWARDLY FOR 384.67 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE 60 DEGREES 30 MINUTES 12 SECONDS LEFT AND RUN NORTHEAST FOR 1874.06 FEET TO THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 89 DEGREES 49 MINUTES 04 SECONDS RIGHT AND RUN SOUTHEAST FOR 1882.96 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 135 DEGREES 13 MINUTES 35 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 FOR 1330.43 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 90 DEGREES 16 MINUTES 18 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35 FOR 1326.20 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 43 MINUTES 45 SECONDS LEFT AND RUN EAST ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION FOR 1329.24 FEET TO THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 46 MINUTES 50 SECONDS RIGHT AND RUN SOUTH ALONG THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 AND ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 2652.35 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35; THENCE 90 DEGREES 13 MINUTES 05 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 1326.87 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 WEST; THENCE 90 DEGREES 36 MINUTES 30 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR 1322.88 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION THENCE 131 DEGREES 45 MINUTES 33 SECONDS RIGHT AND RUN NORTHWESTWARDLY FOR 160.46 FEET TO A POINT IN A SPRING, KNOWN AS REED SPRING; THENCE RUN NORTHWESTWARDLY ALONG THE MEANDERING COURSE OF A BRANCH RUNNING FROM SAID SPRING, FOR A DISTANCE OF 2933.80 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 2 FOR 161.0 FEET TO THE POINT OF BEGINNING.

PART OF THE ABOVE BEING ALSO DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 1 AND 19, BLOCK 1, FIRST SECTOR OF STEEPLE CHASE SUBDIVISION
AS RECORDED IN MAP BOOK 158, PAGE 37 A & B.

PARCEL II:
LOTS 3B, 4B, 6B AND 9A AS RECORDED IN MAP BOOK 168, PAGE 74, A RESURVEY OF LOTS 1A THRU 10A, BLOCK TWO AND LOTS 1A THRU 6A, BLOCK THREE AND ACREAGE AS RECORDED IN MAP BOOK 163, PAGE 13 BEING A RESURVEY OF LOTS 1 THRU 10, BLOCK TWO AND LOTS 1 THRU 6, BLOCK THREE AS RECORDED IN MAP BOOK 157, PAGE 6 FIRST SECTOR - STEEPLE CHASE SUBDIVISION.

LESS AND EXCEPT:
A PART OF THE SW 1/4 OF THE NW 1/4, A PART OF THE NW 1/4 OF THE SW 1/4 AND A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST AND ALSO A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 35, THENCE NORTH 0 DEGREES 00 MINUTES 18 SECONDS EAST, 323.23 FEET ALONG THE SECTION LINE; THENCE NORTH 70 DEGREES 00 MINUTES 18 SECONDS EAST 38.0 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES EAST 124.95 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.84 FEET AND AN ARC LENGTH OF 49.95 FEET TO THE WEST RIGHT OF WAY OF CANTERBURY ROAD; THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS: ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 288.56 FEET AND AN ARC LENGTH OF 63.71 FEET; SOUTH 0 DEGREES 00 MINUTES 18 SECONDS WEST, 141.46 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 89 DEGREES 59 MINUTES 42 SECONDS EAST, 200.0 FEET; THENCE NORTH 25 DEGREES 31 MINUTES 02 SECONDS EAST, 105.16 FEET; THENCE SOUTH 25 DEGREES 24 MINUTES 24 SECONDS EAST, 252.85 FEET; THENCE NORTH 83 DEGREES 59 MINUTES 33 SECONDS EAST, 102.16 FEET; THENCE NORTH 14 DEGREES 00 MINUTES 18 SECONDS EAST, 170.0 FEET; THENCE SOUTH 79 DEGREES 59 MINUTES 42 SECONDS EAST, 10.0 FEET; THENCE NORTH 14 DEGREES 00 MINUTES 18 SECONDS EAST, 234.71 FEET; THENCE NORTH 66 DEGREES 28 MINUTES 58 SECONDS WEST, 88.22 FEET; THENCE NORTH 24 DEGREES 31 MINUTES 02 SECONDS EAST, 290.47 FEET; THENCE NORTH 1 DEGREES 11 MINUTES 07 SECONDS EAST, 207.09 FEET; THENCE NORTH 8 DEGREE 12 MINUTES 19 SECONDS WEST, 252.76 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 06 SECONDS EAST, 180.0 FEET; THENCE NORTH 8 DEGREES 21 MINUTES 54 SECONDS EAST, 20.0 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 06 SECONDS EAST, 215.0 FEET; THENCE NORTH 42 DEGREES 21 MINUTES 54 SECONDS EAST, 43.09 FEET; THENCE SOUTH 46 DEGREES 50 MINUTES 43 SECONDS EAST, 15.55 FEET; THENCE NORTH 63 DEGREES 52 MINUTES 08 SECONDS EAST, 133.47 FEET; THENCE SOUTH 0 DEGREES 54 MINUTES 22 SECONDS EAST, 190.21 FEET; THENCE SOUTH 0 DEGREES 01 MINUTE EAST, 119.40 FEET; THENCE CONTINUE SOUTH 0 DEGREES 01 MINUTE EAST, 2651.20 FEET ALONG THE 1/4-1/4 LINE; THENCE SOUTH 0 DEGREES 14 MINUTES 43 SECONDS EAST, 807.86 FEET ALONG THE 1/4-1/4 LINE TO THE CENTER OF A BRANCH; THENCE ALONG CENTER OF SAID BRANCH THE FOLLOWING COURSES:

NORTH 63 DEGREES 15 MINUTES WEST, 48.73 FEET; NORTH 61 DEGREES 35 MINUTES WEST, 89.0 FEET; THENCE NORTH 63 DEGREES 15 MINUTES WEST, 102.0 FEET; NORTH 71 DEGREES WEST, 25.0 FEET; NORTH 47 DEGREES 10 MINUTES WEST, 55.0 FEET; NORTH 55 DEGREES 47 MINUTES WEST, 55.0 FEET; THENCE NORTH 47 DEGREES 08 MINUTES WEST 53.0 FEET; NORTH 39 DEGREES 58 MINUTES WEST, 26.0 FEET; NORTH 60 DEGREES 09 MINUTES WEST, 20.0 FEET; NORTH 46 DEGREES 23 MINUTES WEST, 44.0 FEET; NORTH 53 DEGREES 10 MINUTES WEST 56.0 FEET; NORTH 51 DEGREES 49 MINUTES WEST 78.0 FEET; NORTH 49 DEGREES 28 MINUTES WEST 82.0 FEET; NORTH 65 DEGREES 00 MINUTES WEST 27.0 FEET; NORTH 81 DEGREES 49 MINUTES WEST 50.0 FEET; NORTH 63 DEGREES 02 MINUTES WEST 26.0 FEET; NORTH 65 DEGREES 06 MINUTES WEST 35.0 FEET; NORTH 51 DEGREES 02 MINUTES WEST 55.0 FEET; NORTH 55 DEGREES 15 MINUTES WEST 111.0 FEET; SOUTH 84 DEGREES 35 MINUTES WEST 189.0 FEET; NORTH 73 DEGREES 14 MINUTES WEST 132.0 FEET; NORTH 76 DEGREES 04 MINUTES WEST 50.0 FEET; NORTH 52 DEGREES 14 MINUTES WEST 66.0 FEET; NORTH 68 DEGREES 58 MINUTES 28 SECONDS WEST 60.0 FEET; THENCE LEAVING SAID BRANCH RUN NORTH 0 DEGREES 14 MINUTES 28 SECONDS WEST 161.0 FEET TO A 3 INCH CAPPED PIPE FOUND; THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST 1325.80 FEET ALONG THE SECTION LINE TO A 3 INCH CAPPED PIPE FOUND AND THE POINT OF BEGINNING; BEING SITUATED IN JEFFERSON COUNTY, ALABAMA.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, IN JEFFERSON COUNTY, ALABAMA.

ALL OF LOT 1B OF A RESURVEY OF LOTS 1A THRU 10A, BLOCK TWO & LOTS 1A THRU 6A, BLOCK THREE AND ACREAGE... AS RECORDED IN MAP BOOK 168, PAGE 74 IN THE PROBATE OFFICE OF SAID COUNTY AND ACREAGE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 35 AND RUN THENCE N 00 DEGREES 00 MINUTES 18 SECONDS E (ASSUMED) ALONG THE WEST LINE THEREOF 376.44 FEET; THENCE RUN N 33 DEGREES 47 MINUTES 10 SECONDS E 1491.58 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CANTERBURY ROAD; THENCE RUN S 84 DEGREES 54 MINUTES 19 SECONDS E ACROSS THE END OF SAID ROAD 50.10 FEET TO THE WESTERNMOST CORNER OF SAID LOT 1B, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N 08 DEGREES 38 MINUTES 06 SECONDS E ALONG SAID LOT AND RIGHT-OF-WAY LINE 158.37 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 27.32 FEET AND A DELTA OF 75 DEGREES 22 MINUTES 47 SECONDS; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG SAID LOT LINE 35.94 FEET TO THE END OF SAID CURVE; THENCE RUN N 84 DEGREES 00 MINUTES 52 SECONDS E ALONG SAID LOT AND ALONG THE RIGHT-OF-WAY LINE OF STEEPLE CHASE DRIVE 61.97 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 1B; THENCE RUN S 10 DEGREES 19 MINUTES 21 SECONDS E ALONG SAID LOT LINE 197.01 FEET TO A CORNER;

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THENCE RUN SOUTH 47 DEGREES 09 MINUTES 17 SECONDS E ALONG SAID LOT LINE 312.49 FEET TO THE EASTERNMOST CORNER OF SAID LOT; THENCE RUN S 63 DEGREES 54 MINUTES 22 SECONDS W ALONG SAID LOT LINE 80.75 FEET TO A CORNER; THENCE RUN N 46 DEGREES 52 MINUTES 08 SECONDS W ALONG SAID LOT LINE 133.47 FEET; THENCE RUN S 42 DEGREES 50 MINUTES 43 SECONDS W A DISTANCE OF 15.55 FEET; THENCE RUN N 81 DEGREES 21 MINUTES 54 SECONDS W 193.09 FEET TO THE NORTHWESTERNMOST CORNER OF LOT 14, POLO DOWNS PHASE ONE AS RECORDED IN MAP BOOK 173, PAGE 60 IN THE PROBATE OFFICE OF SAID COUNTY; THENCE RUN N 08 DEGREES 38 MINUTES 06 SECONDS E ALONG THE RIGHT-OF-WAY LINE OF SAID CANTERBURY ROAD 151.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34 AND ALSO A PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, ALL BEING IN TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SE 1/4 OF SAID SECTION 34, THENCE N 0 DEGREES 00 MINUTES 18 SECONDS E, 325.23 FEET ALONG THE SECTION LINE TO AN IRON SET; THENCE N 70 DEGREES 00 MINUTES 18 SECONDS E 38.0 FEET TO AN IRON SET; THENCE S 84 DEGREES 30 MINUTES E 124.95 FEET TO AN IRON SET ON THE WEST RIGHT OF WAY OF CANTERBURY ROAD; THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS: ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.84 FEET AND AN ARC LENGTH OF 49.95 FEET TO AN IRON SET; ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 288.56 FEET AND AN ARC LENGTH OF 114.13 FEET TO AN IRON SET; ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30 FEET AND AN ARC LENGTH OF 40.92 FEET TO AN IRON SET; THENCE LEAVING SAID RIGHT OF WAY RUN N 66 DEGREES 28 MINUTES 58 SECONDS W 81.27 FEET TO AN IRON SET; THENCE S 70 DEGREES 00 MINUTES 18 SECONDS W 124.57 FEET TO A PIPE FOUND; THENCE N 33 DEGREES 47 MINUTES 10 SECONDS E 1261.68 FEET TO AN IRON SET; THENCE N 60 DEGREES 30 MINUTES W, 310.81 FEET TO AN IRON SET; THENCE S 74 DEGREES 05 MINUTES W 250.0 FEET TO AN IRON SET; THENCE S 42 DEGREES 15 MINUTES W 1500.0 FEET TO AN IRON SET; THENCE S 38 DEGREES 33 MINUTES 36 SECONDS W 499.33 FEET TO AN IRON SET; THENCE S 89 DEGREES 33 MINUTES 20 SECONDS E 1129.12 FEET ALONG THE 1/4-1/4 LINE TO A 3" CAPPED PIPE FOUND AND THE POINT OF BEGINNING.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE NW 1/4 OF THE SW 1/4 AND THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, IN JEFFERSON COUNTY, ALABAMA SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 35 AND RUN THENCE NORTH

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00 DEGREES 00 MINUTES 18 SECONDS (ASSUMED) ALONG THE WEST LINE .
 THEREOF 376.44 FEET TO THE POINT OF BEGINNING OF THE PARCEL
 HEREIN DESCRIBED; THENCE RUN N 33 DEGREES 47 MINUTES 10 SECONDS E
 1491.58 FEET TO A POINT OF THE WESTERLY RIGHT OF WAY LINE OF
 CANTERBURY ROAD; THENCE RUN S 84 DEGREES 54 MINUTES 19 SECONDS E
 ACROSS THE END OF SAID ROAD 50.10 FEET TO THE WESTERMOST CORNER
 OF LOT 1-B OF A STEEPLE CHASE FIRST SECTOR RESURVEY AS RECORDED
 IN MAP BOOK 168, PAGE 74 IN THE PROBATE OFFICE OF SAID COUNTY;
 THENCE RUN S 08 DEGREES 38 MINUTES 06 SECONDS W 151.55 FEET;
 THENCE RUN S 81 DEGREES 21 MINUTES 54 SECONDS E 150.00 FEET;
 THENCE RUN S 08 DEGREES 38 MINUTES 06 SECONDS W 215.00 FEET;
 THENCE RUN N 81 DEGREES 21 MINUTES 54 SECONDS W 20.00 FEET;
 THENCE RUN S 08 DEGREES 38 MINUTES 06 SECONDS W 180.00 FEET;
 THENCE RUN S 01 DEGREES 12 MINUTES 19 SECONDS E 252.76 FEET;
 THENCE RUN S 24 DEGREES 11 MINUTES 07 SECONDS W 207.09 FEET;
 THENCE RUN S 41 DEGREES 31 MINUTES 02 SECONDS W 290.47 FEET;
 THENCE RUN S 66 DEGREES 28 MINUTES 58 SECONDS E 88.22 FEET;
 THENCE RUN S 14 DEGREES 00 MINUTES 18 SECONDS W 234.71 FEET;
 THENCE RUN N 79 DEGREES 59 MINUTES 42 SECONDS W 10.0 FEET; THENCE
 RUN S 14 DEGREES 00 MINUTES 18 SECONDS W 170.00 FEET; THENCE RUN
 S 83 DEGREES 59 MINUTES 33 SECONDS W 102.16 FEET; THENCE RUN N 25
 DEGREES 24 MINUTES 24 SECONDS W 252.85 FEET; THENCE RUN S 23
 DEGREES 31 MINUTES 02 SECONDS W 105.16 FEET; THENCE RUN N 89
 DEGREES 59 MINUTES 42 SECONDS W 200.00 FEET; THENCE RUN N 00
 DEGREES 00 MINUTES 18 SECONDS EAST 141.46 FEET TO THE BEGINNING
 OF A CURVE TO THE RIGHT HAVING A RADIUS OF 288.86 FEET AND AN
 INTERIOR ANGLE OF 35 DEGREES 16 MINUTES 28 SECONDS; THENCE RUN IN
 A NORTHEASTERLY DIRECTION ALONG SAID CURVE 177.84 FEET, SAID
 POINT BEING THE BEGINNING OF A CURVE PERPENDICULAR TO LAST SAID
 CURVE HAVING A RADIUS OF 30.00 FEET AND AN INTERIOR ANGLE OF 78
 DEGREES 14 MINUTES 16 SECONDS; THENCE RUN IN A SOUTHWESTERLY TO
 NORTHWESTERLY DIRECTION ALONG SAID CURVE 40.97 FEET TO THE END OF
 SAID CURVE; THENCE RUN N 66 DEGREES 28 MINUTES 58 SECONDS W 81.27
 FEET; THENCE RUN S 70 DEGREES 00 MINUTES 18 SECONDS W 124.57 FEET
 TO THE POINT OF BEGINNING. SITUATED IN JEFFERSON COUNTY,
 ALABAMA.

LESS AND EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY,
 ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE
 NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST
 QUARTER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE
 SOUTH 62 DEGREES 21 MINUTES 06 SECONDS WEST 2358.82 FEET TO THE
 POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 29 MINUTES 20 SECONDS
 WEST 55.78 FEET; THENCE SOUTH 65 DEGREES 13 MINUTES 40 SECONDS
 WEST 162.98 FEET; THENCE SOUTH 63 DEGREES 07 MINUTES 15 SECONDS
 WEST 143.84 FEET; THENCE NORTH 32 DEGREES 43 MINUTES 45 SECONDS
 WEST 102.03 FEET TO THE SOUTHEAST RIGHT OF WAY OF OLD SPRINGVILLE

ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 57 DEGREES 58 MINUTES EAST 361.33 FEET; THENCE SOUTH 32 DEGREES 02 MINUTES EAST 143.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

TRACT 1: A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE S 62 DEGREES 21 MINUTES 06 SECONDS W 2358.82 FEET TO A CAPPED PIPE FOUND AND THE POINT OF BEGINNING; THENCE N 32 DEGREES 02 MINUTES W 143.82 FEET TO A CAPPED PIPE FOUND ON THE SOUTHEASTERLY RIGHT OF WAY OF OLD SPRINGVILLE ROAD; THENCE N 57 DEGREES 37 MINUTES 39 SECONDS E, 345.42 FEET ALONG SAID RIGHT OF WAY TO AN IRON SET; THENCE LEAVING SAID RIGHT OF WAY RUN S 44 DEGREES 19 MINUTES 55 SECONDS E 174.72 FEET TO AN IRON SET; THENCE S 57 DEGREES 33 MINUTES 40 SECONDS W 257.60 FEET TO AN IRON SET; THENCE S 70 DEGREES 00 MINUTES 20 SECONDS W 127.85 FEET TO THE POINT OF BEGINNING.

TRACT 2: A PART OF THE SE 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, THENCE S 62 DEGREES 21 MINUTES 06 SECONDS W 2358.82 FEET TO A CAPPED PIPE FOUND; THENCE S 66 DEGREES 29 MINUTES 20 SECONDS W 55.78 FEET; THENCE S 65 DEGREES 13 MINUTES 40 SECONDS W 162.98 FEET; THENCE S 63 DEGREES 07 MINUTES 15 SECONDS W 143.84 FEET TO A CAPPED PIPE FOUND AND THE POINT OF BEGINNING; THENCE S 62 DEGREES 53 MINUTES 35 SECONDS W 66.37 FEET TO AN IRON SET; THENCE S 40 DEGREES 28 MINUTES W 95.31 FEET TO AN IRON SET; THENCE S 29 DEGREES 45 MINUTES 50 SECONDS W 104.55 FEET TO AN IRON SET; THENCE N 29 DEGREES 05 MINUTES 09 SECONDS W 143.02 FEET TO AN IRON SET ON THE SOUTHEASTERLY RIGHT OF WAY OF OLD SPRINGVILLE ROAD; THENCE ALONG SAID RIGHT OF WAY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,635.985 FEET AND AN ARC LENGTH OF 242.85 FEET TO A CAPPED PIPE FOUND; THENCE LEAVING SAID RIGHT OF WAY RUN S 32 DEGREES 43 MINUTES 45 SECONDS E, 102.03 FEET TO THE POINT OF BEGINNING.

TRACT 3 - PENINSULA:

A PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE S 62 DEGREES 21 MINUTES 06 SECONDS W 2358.82 FEET TO A CAPPED PIPE FOUND; THENCE S 66

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DEGREES 29 MINUTES 20 SECONDS W 55.78 FEET; THENCE S 65 DEGREES 13 MINUTES 40 SECONDS W 79.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 65 DEGREES 13 MINUTES 40 SECONDS W 83.71 FEET; THENCE S 24 DEGREES 46 MINUTES 20 SECONDS E 17.85 FEET TO A CONCRETE RETAINING WALL AT THE EDGE OF A LAKE; THENCE ALONG SAID RETAINING WALL THE FOLLOWING COURSES: SOUTHEASTERLY 74 FEET MORE OR LESS; SOUTHWESTERLY 46 FEET MORE OR LESS; SOUTHEASTERLY 56 FEET MORE OR LESS; NORTHEASTERLY 37 FEET MORE OR LESS; NORTHWESTERLY 82 FEET MORE OR LESS; NORTHEASTERLY 77 FEET MORE OR LESS; THENCE LEAVING SAID RETAINING WALL RUN N 24 DEGREES 46 MINUTES 20 SECONDS W 8.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID NW 1/4 OF NW 1/4; THENCE NORTH 74 DEGREES 02 MINUTES 30 SECONDS WEST 380.86 FEET; THENCE NORTH 48 DEGREES 48 MINUTES 46 SECONDS WEST 247.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 48 DEGREES 48 MINUTES 46 SECONDS W 333.07 FEET TO THE SOUTHEAST RIGHT-OF-WAY OF OLD SPRINGVILLE ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 38 DEGREES 40 MINUTES 25 SECONDS WEST 208.71 FEET; THENCE SOUTH 48 DEGREES 48 MINUTES 46 SECONDS EAST 333.07 FEET; THENCE NORTH 38 DEGREES 40 MINUTES 25 SECONDS EAST 208.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

MAP BOOK 168, PAGE 74, A RESURVEY OF LOTS 1A THRU 10A, BLOCK TWO AND LOTS 1A THRU 6A, BLOCK THREE AND ACREAGE AS RECORDED IN MAP BOOK 163, PAGE 13 BEING A RESURVEY OF LOTS 1 THRU 10, BLOCK TWO AND LOTS 1 THRU 6, BLOCK THREE AS RECORDED IN MAP BOOK 157, PAGE 6, FIRST SECTOR - STEEPLE CHASE SUBDIVISION.

LESS AND EXCEPT:

MAP BOOK 165, PAGE 67, A RESURVEY OF LOT 7 AND 8 AND ACREAGE BLOCK 3, FIRST SECTOR - STEEPLE CHASE SUBDIVISION.

LESS AND EXCEPT:

MAP BOOK 158, PAGE 37 AMENDED FIRST SECTOR STEEPLE CHASE SUBDIVISION.

LESS AND EXCEPT:
A PARCEL OF LAND SITUATED IN THE NW 1/2 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THENW 1/4 OF THE NW 1/4 OF SAID SECTION, AND RUN NORTH 74 DEGREES 10 MINUTES 46 SECONDS WEST, 384.67 FEET; THENCE NORTH 48 DEGREES 47 MINUTES 33 SECONDS WEST, 580.45 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD SPRINGVILLE ROAD; THENCE SOUTH 38 DEGREES 41 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE 208.71 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 313.26 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1,026.52 FEET; THENCE RUN SOUTHWESTWARDLY ALONG SAID CURVE, AS IT CURVES TO THE LEFT, 179.39 FEET TO THE END OF SAID CURVE; THENCE SOUTH 28 DEGREES 40 MINUTES 42 SECONDS WEST, 232.76 FEET; THENCE SOUTH 14 DEGREES 52 MINUTES 33 SECONDS EAST, 72.47 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STEEPLE CHASE DRIVE; THENCE SOUTH 58 DEGREES 25 MINUTES 48 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE 199.90 FEET; THENCE NORTH 38 DEGREES 41 MINUTES 27 SECONDS EAST, 725.50 FEET; THENCE NORTH 48 DEGREES 48 MINUTES 03 SECONDS WEST, 313.07 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
A PART OF THE SW 1/4 OF THE NW 1/4, A PART OF THE SE 1/4 OF THE NW 1/4, A PART OF THE NE 1/4 OF THE NW 1/4 AND A PART OF THE NW 1/4 OF THE NE 1/4 ALL IN SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 35, THENCE SOUTH 46 DEGREES 11 MINUTES 11 SECONDS WEST, 773.29 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF LOT ONE, BLOCK ONE OF THE FIRST SECTOR OF STEEPLE CHASE SUBDIVISION; THENCE SOUTH 80 DEGREES 42 MINUTES 26 SECONDS EAST, 350.95 FEET; THENCE NORTH 66 DEGREES 28 MINUTES 26 SECONDS EAST, 382.46 FEET; THENCE NORTH 50 DEGREES 57 MINUTES EAST, 2,096.57 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 22 SECONDS EAST, 1,266.70 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 22 SECONDS EAST, 1,266.70 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE NORTH 89 DEGREES 37 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4 1,326.32 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE NE 1/4; THENCE SOUTH 0 DEGREES 04 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35, 152.51 FEET; THENCE SOUTH 58 DEGREES 00 MINUTES WEST, 1,699.80 FEET; THENCE NORTH 84 DEGREES 54 MINUTES 19 SECONDS WEST, 399.80 FEET TO THE WEST RIGHT OF WAY OF CANTERBURY ROAD; THENCE NORTH 8 DEGREES 38 MINUTES 05 SECONDS EAST, 147.71 FEET; AN THENCE ALONG CURVE TO THE LEFT WITH A RADIUS OF 27.32 FEET AND AN

ARC LENGTH OF 40.49 FEET, A CHORD BEARING OF NORTH 38 DEGREES 47 MINUTES 52 SECONDS WEST, AND A CHORD DISTANCE OF 33.82 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 482.62 FEET AND AN ARC LENGTH OF 202.65 FEET, A CHORD BEARING OF NORTH 72 DEGREES 43 MINUTES 28 SECONDS WEST, AND A CHORD DISTANCE OF 201.16 FEET; THENCE NORTH 60 DEGREES 41 MINUTES 45 SECONDS WEST, 39.18 FEET; THENCE NORTH 29 DEGREES 18 MINUTES 15 SECONDS EAST, 70.0 FEET; THENCE NORTH 38 DEGREES 00 MINUTES 40 SECONDS EAST, 227.20 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0 DEGREES 13 MINUTES 35 SECONDS WEST, ALONG THE EAST BOUNDARY OF SAID SE 1/4 OF NW 1/4, 152.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG EAST BOUNDARY OF SAID SE 1/4 OF NW 1/4, 179.84 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST, 153.89 FEET; THENCE NORTH 58 DEGREES 00 MINUTES EAST, 93.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
ADDITION TO 5B, BLOCK TWO, OF A RESURVEY OF BLOCK TWO AND LOTS 1A THRU 6A OF BLOCK THREE AND ACREAGE, FIRST SECTOR, STEEPLE CHASE SUBDIVISION ALSO KNOWN AS A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, HUNTSVILLE MERIDIAN, JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, 332.35 FEET; THENCE NORTH 32 DEGREES WEST, 103.91 FEET; THENCE SOUTH 58 DEGREES WEST, 490.0 FEET; THENCE SOUTH 32 DEGREES EAST 80.0 FEET; THENCE SOUTH 58 DEGREES WEST, 271.06 FEET; THENCE NORTH 32 DEGREES WEST, 130.0 FEET; THENCE SOUTH 58 DEGREES WEST, 150.0 FEET; THENCE SOUTH 32 DEGREES WEST, 219.54 FEET; THENCE SOUTH 86 DEGREES 10 MINUTES 43 SECONDS WEST, 147.40 FEET; THENCE SOUTH 32 DEGREES EAST, 50.0 FEET; THENCE SOUTH 58 DEGREES WEST, 180.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST STATED COURSE, 138.00 FEET; THENCE NORTH 32 DEGREES WEST, 130.0 FEET; THENCE SOUTH 58 DEGREES WEST, 42.0 FEET; THENCE NORTH 32 DEGREES WEST, 70.0 FEET; THENCE NORTH 58 DEGREES EAST, 120.0 FEET; THENCE SOUTH 32 DEGREES EAST, 70.0 FEET; THENCE NORTH 58 DEGREES EAST, 60.0 FEET; THENCE SOUTH 32 DEGREES EAST, 130.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
ADDITION TO LOT 2B, BLOCK THREE, OF A RESURVEY OF BLOCK TWO AND
LOTS 1A THRU 6A OF BLOCK THREE AND ACREAGE, FIRST SECTOR, STEEPLE
CHASE SUBDIVISION ALSO KNOWN AS A PARCEL OF LAND LOCATED IN THE
SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SUTH, RANGE 1
WEST, HUNTSVILLE MERIDIDAN, JEFFERSON COUNTY, ALABAMA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST
CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0 DEGREES 13
MINUTES 35 SECONDS EAST, BEING THE EAST LINE OF SAID SE 1/4 OF
THE NW 1/4, 332.35 FEET; THENCE NORTH 32 DEGREES WEST, 103.91
FEET; THENCE SOUTH 58 DEGREES WEST, 370.0 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE ALONG THE LAST STATED COURSE 120.0
FEET; THENCE NORTH 32 DEGREES WEST, 50.0 FEET; THENCE NORTH 58
DEGREES EAST, 120.0 FEET; THENCE SOUTH 32 DEGREES EAST, 50.0 FEET
TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
ADDITION TO LOT 3B, BLOCK THREE, OF A RESURVEY OF BLOCK TWO AND
LOTS 1A THRU 6A OF BLOCK THREE AND ACREAGE, FIRST SECTOR, STEEPLE
CHASE SUBDIVISION ALSO KNOWN AS A PARCEL OF LAND LOCATED IN THE
SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1
WEST, HUNTSVILLE MERIDIAN, JEFFERSON COUNTY, ALABAMA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST
CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0 DEGREES 13
MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE
NW 1/4, 332.35 FEET; THENCE NORTH 32 DEGREES WEST, 103.91 FEET;
THENCE SOUTH 58 DEGREES WEST, 250.0 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE ALONG LAST STATED COURSE, 120.0 FEET;
THENCE NORTH 32 DEGREES WEST, 50.0 FEET; THENCE NORTH 58 DEGREES
EAST, 120.0 FEET; THENCE SOUTH 32 DEGREES EAST, 50.0 FEET TO
POINT OF BEGINNING.

LESS AND EXCEPT:
ADDITION TO LOT 6B, BLOCK THREE, OF A RESURVEY OF BLOCK TWO AND
LOTS 1A THRU 6A OF BLOCK THREE AND ACREAGE, FIRST SECTOR,
STEEPLE CHASE SUBDIVISION ALSO KNOWN AS A PARCEL OF LAND LOCATED
IN THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH,
RANGE 1 WEST, HUNTSVILLE MERIDIAN, JEFFERSON COUNTY, ALABAMA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE
NORTHEAST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0
DEGREES 13 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID
SE 1/4 OF THE NW 1/4, 332.35 FEET; THENCE NORTH 32 DEGREES WEST,
103.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58 DEGREES
WEST, 200.0 FEET; THENCE NORTH 32 DEGREES WEST, 105.64 FEET;
THENCE NORTH 51 DEGREES 03 MINUTES 40 SECONDS EAST, 201.48 FEET;
THENCE SOUTH 32 DEGREES EAST, 129.98 FEET TO THE POINT OF
BEGINNING.

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LESS AND EXCEPT:

A PART OF THE SE 1/4 OF THE NE 1/4, A PART OF THE NE 1/4 OF THE SE 1/4 AND A PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, THENCE SOUTH 62 DEGREES 21 MINUTES 06 SECONDS WEST, 2358.82 FEET TO A CAPPED PIPE FOUND; THENCE SOUTH 66 DEGREES 29 MINUTES 20 SECONDS WEST, 55.78 FEET; THENCE SOUTH 65 DEGREES 13 MINUTES 40 SECONDS WEST, 162.98 FEET; THENCE SOUTH 63 DEGREES 07 MINUTES 15 SECONDS WEST, 143.84 FEET TO A CAPPED PIPE FOUND; THENCE SOUTH 62 DEGREES 53 MINUTES 35 SECONDS WEST, 66.37 FEET; THENCE SOUTH 40 DEGREES 28 MINUTES WEST, 95.31 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 50 SECONDS WEST, 104.55 FEET TO AN IRON SET AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 29 DEGREES 45 MINUTES 50 SECONDS WEST, 257.14 FEET TO AN IRON SET; THENCE SOUTH 40 DEGREES 54 MINUTES 05 SECONDS WEST, 130.90 FEET TO AN IRON SET; THENCE SOUTH 56 DEGREES 27 MINUTES 16 SECONDS WEST, 200.06 FEET TO AN IRON SET; THENCE NORTH 59 DEGREES 07 MINUTES 20 SECONDS WEST, 52.23 FEET TO AN IRON SET ON THE SOUTHEASTERLY RIGHT OF WAY OF OLD SPRINGVILLE ROAD; THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS: ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1285.38 FEET AND AN ARC LENGTH OF 393.39 FEET; ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1635.985 FEET AND AN ARC LENGTH OF 251.30 FEET TO AN IRON SET; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 29 DEGREES 05 MINUTES 09 SECONDS EAST, 143.02 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 30' DRAINAGE EASEMENT.

LESS AND EXCEPT:

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE SOUTH 62 DEGREES 21 MINUTES 06 SECONDS WEST, 2358.82 FEET; THENCE NORTH 70 DEGREES 00 MINUTES 20 SECONDS EAST, 127.85 FEET; THENCE NORTH 57 DEGREES 33 MINUTES 40 SECONDS EAST, 257.60 FEET TO AN IRON SET AND THE POINT OF BEGINNING; THENCE NORTH 53 DEGREES 22 MINUTES 08 SECONDS EAST, 49.11 FEET; THENCE NORTH 48 DEGREES 30 MINUTES 05 SECONDS EAST, 246.94 FEET; THENCE NORTH 33 DEGREES 36 MINUTES 45 SECONDS EAST, 133.83 FEET TO AN IRON SET; THENCE NORTH 44 DEGREES 15 MINUTES 35 SECONDS WEST, 91.09 FEET TO AN IRON SET ON THE SOUTHEASTERLY RIGHT OF WAY OF OLD SPRINGVILLE ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: ALONG THE ARCE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 54 DEGREES 17 MINUTES WEST AND A CHORD DISTANCE OF 211.67 FEET; SOUTH 57 DEGREES 37 MINUTES 39 SECONDS WEST, 65.0 FEET; NORTH 32 DEGREES 22 MINUTES 21 SECONDS WEST, 5.0 FEET; SOUTH 57 DEGREES 37 MINUTES 39 SECONDS WEST, 137.9 FEET TO AN IRON SET;

PAGE 12 OF 13

THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 44 DEGREES 19 MINUTES 55 SECONDS EAST, 174.72 FEET TO THE POINT OF BEGINNING. SUBJECT TO A PORTION OF A 20' DRAINAGE EASEMENT ALONG THE WEST SIDE OF SAID PROPERTY.

LESS AND EXCEPT:
ADDITION TO LOT 7B, BLOCK TWO, OF A RESURVEY OF BLOCK TWO AND LOTS 1A THRU 6A OF BLOCK THREE AND ACREAGE, FIRST SECTOR, STEEPLE CHASE SUBDIVISION ALSO KNOWN AS A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, HUNTSVILLE MERIDIDAN, JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, 332.35 FEET; THENCE NORTH 32 DEGREES WEST, 103.91 FEET; THENCE SOUTH 58 DEGREES WEST, 490.00 FEET; THENCE SOUTH 32 DEGREES EAST, 80.00 FEET; THENCE SOUTH 58 DEGREES WEST, 271.06 FEET; THENCE NORTH 32 DEGREES WEST, 130.00 FEET; THENCE SOUTH 58 DEGREES WEST, 150.00 FEET; THENCE SOUTH 32 DEGREES WEST, 219.64 FEET; THENCE SOUTH 86 DEGREES 10 MINUTES 43 SECONDS WEST, 147.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32 DEGREES EAST, 50.00 FEET; THENCE SOUTH 58 DEGREES WEST, 180.00 FEET; THENCE NORTH 32 DEGREES WEST, 130.00 FEET; THENCE NORTH 58 DEGREES EAST, 60.0 FEET; THENCE NORTH 32 DEGREES WEST, 70.0 FEET; THENCE NORTH 58 DEGREES EAST, 120.00 FEET; THENCE SOUTH 32 DEGREES EAST, 150.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PARCELS THERETOFORE CONVEYED TO OTHERS AND RELEASE FROM SAID MORTGAGE:

SITUATED IN JEFFERSON COUNTY, ALABAMA - BIRMINGHAM DIVISION.

State of Alabama - Jefferson County
I certify this instrument filed on:
1995 DEC 01 P.M. 16:37
Recorded and \$ 1.00 Mtg. Tax
and \$ 42.00 Deed Tax and Fee Amt.
\$ 43.00 Total \$
GEORGE R. REYNOLDS, Judge of Probate



9513/4866

PAGE 13 OF 13

EXHIBIT A

Description of Parent Tract and Leased Area

(See Survey Attached)

Parent Parcel

Steeple Chase Drive, Birmingham, AL

Parcel 09 00 35 2 000 015.000

PART OF SECTION 34 AND 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SITUATED IN JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 35 FOR 1,326.24 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT TO BE LATER REFERRED TO AS "POINT A"; THENCE 89 DEGREES 36 MINUTES 13 SECONDS LEFT AND RUN WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 1,329.12 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 0 DEGREES 05 MINUTES LEFT AND CONTINUE WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 620.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OLD SPRINGVILLE ROAD, SAID POINT BEING 25 FEET FROM THE CENTER LINE OF SAID ROAD; THENCE 108 DEGREES 22 MINUTES RIGHT AND RUN NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 801.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,285.38 FEET AND A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 461.77 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE BEGINNING OF ANOTHER CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,635.985 FEET AND A CENTRAL ANGLE OF 18 DEGREES 37 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 531.57 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 913.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 609.77 FEET AND A CENTRAL ANGLE OF 29 DEGREES 12 MINUTES 15 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 310.81 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY FOR 151.95 FEET TO A POINT TO BE LATER REFERRED TO AS "POINT B" THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 30.62 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID SECTION 34, SAID POINT BEING 3,721.72 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 204.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,026.52 FEET AND A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 45 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 89.15 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT BEING 144.42 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF THE LAST STATED CURVE

AND ALONG SAID RIGHT-OF-WAY LINE FOR 90.24 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO THE LAST STATED CURVE, CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 520.01 FEET; THENCE 92 DEGREES 31 MINUTES RIGHT AND RUN SOUTHEASTWARDLY FOR 580.45 FEET; THENCE 25 DEGREES 23 MINUTES 13 SECONDS LEFT AND RUN SOUTHEASTWARDLY FOR 384.67 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE 60 DEGREES 30 MINUTES 12 SECONDS LEFT AND RUN NORTHEAST FOR 1874.06 FEET TO THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 89 DEGREES 49 MINUTES 04 SECONDS RIGHT AND RUN SOUTHEAST FOR 1882.96 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 135 DEGREES 13 MINUTES 35 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 FOR 1330.43 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 90 DEGREES 16 MINUTES 18 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35 FOR 1326.20 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 43 MINUTES 45 SECONDS LEFT AND RUN EAST ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION FOR 1329.24 FEET TO THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 46 MINUTES 50 SECONDS RIGHT AND RUN SOUTH ALONG THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 AND ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 2652.35 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35; THENCE 90 DEGREES 13 MINUTES 05 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 1326.87 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 WEST; THENCE 90 DEGREES 36 MINUTES 30 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR 1322.88 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION THENCE 131 DEGREES 45 MINUTES 33 SECONDS RIGHT AND RUN NORTHWESTWARDLY FOR 160.46 FEET TO A POINT IN A SPRING, KNOWN AS REED SPRING; THENCE RUN NORTHWESTWARDLY ALONG THE MEANDERING COURSE OF A BRANCH RUNNING FROM SAID SPRING, FOR A DISTANCE OF 2933.80 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 2 FOR 161.0 FEET TO THE POINT OF BEGINNING.

PER Corporate Warranty Deed made by Towns Real Estate and Appraisal Service, Inc. a/k/a Towns Real Estate and Appraisal, Inc. dated Oct 23, 1995 recorded on Dec 01, 1995 in book 9513 page 4866.

LESSEE'S PREMISES

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records;

Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence S 73°56'08" W, a distance of 100.00 feet;

Thence N 16°03'52" W, a distance of 100.00 feet;

Thence N 73°56'08" E, a distance of 100.00 feet;

Thence S 16°03'52" E, a distance of 100.00 feet to the POINT OF BEGINNING.

Said tract contains 0.23 Acres (10,000 Square Feet), more or less.

LESSEE'S 100' ACCESS & UTILITY EASEMENT

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records;

Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence N 16°03'52" W, a distance of 100.00 feet;

Thence with a curve to the right with an arc length of 290.20 feet, with a radius of 100.00 feet, with a chord bearing of S 22°55'39" E, with a chord length of 198.57 feet;

Thence S 60°12'33" W, a distance of 54.76 feet;

Thence S 64°41'30" W, a distance of 104.49 feet;

Thence with a curve to the right with an arc length of 214.84 feet, with a radius of 150.00 feet, with a chord bearing of N 74°16'33" W, with a chord length of 196.95 feet;

Thence N 33°14'39" W, a distance of 62.96 feet;

Thence N 58°03'54" W, a distance of 109.25 feet;

Thence with a curve to the left with an arc length of 15.60 feet, with a radius of 10.00 feet, with a chord bearing of S 77°15'24" W, with a chord length of 14.06 feet;

Thence S 32°35'06" W, a distance of 104.09 feet;

Thence S 11°43'53" W, a distance of 81.87 feet to a point on aforesaid Right-of-Way Line;

Thence N 58°25'48" W, along said Right-of-Way Line, a distance of 106.31 feet;

Thence N 11°43'53" E leaving said Right-of-Way Line, a distance of 45.79 feet;

Thence with a curve to the right with an arc length of 36.40 feet, with a radius of 100.00 feet, with a chord bearing of N 22°09'30" E, with a chord length of 36.20 feet;

Thence N 32°35'06" E, a distance of 104.09 feet;

Thence with a curve to the right with an arc length of 171.54 feet, with a radius of 110.00 feet, with a chord bearing of N 77°15'33" E, with a chord length of 154.68 feet;

Thence S 58°03'54" E, a distance of 109.25 feet;

Thence with a curve to the right with an arc length of 43.32 feet, with a radius of 100.00 feet, with a chord bearing of S 45°39'16" E, with a chord length of 42.98 feet;

Thence S 33°14'39" E, a distance of 62.96 feet;

Thence with a curve to the left with an arc length of 71.61 feet, with a radius of 50.00 feet, with a chord bearing of S 74°16'33" E, with a chord length of 65.65 feet;

Thence N 64°41'30" E, a distance of 100.57 feet;

Thence N 60°12'33" E, a distance of 50.85 feet to the POINT OF BEGINNING.

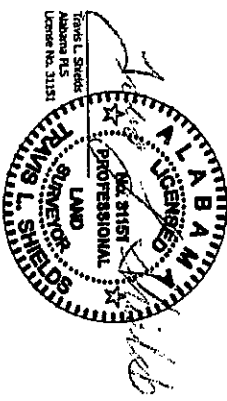
Said tract contains 2.11 Acres (91,722 Square Feet), more or less.

GENERAL NOTES:

1. This Survey is prepared exclusively to show site conditions and/or for use in support of information related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous surveys, field & deed description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a boundary Survey of any Tax Parcels or Deed Tracts, and does not create, confirm, or clarify any existing properties.
2. Survey shown hereon was performed under the supervision of a State-registered Land Surveyor and conforms to all applicable State Board Requirements.
3. Instruments Used: One or more of: Topcon Total Station, Topcon Hyperlite Plus GPS, Carlson Survey Data Collector, DDI UN.
4. Where shown, improvements (buildings, fences, trees, etc.) are based on field Survey and/or aerial mapping.
5. Any Underground Utilities shown according to surface markings made by others, found at time of survey, Additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive; this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
6. Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. In the event other formats, notes or certifications are requested by Surveyor, the Surveyor is not responsible for the cost of such a Subdivision Plat.
7. Survey as published is not intended to be suitable for recording as a Subdivision Plat. This Survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
8. Geographic Coordinates, if published, meet FMA Accuracy Code 1A and are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically.
9. Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey or Certification performed. This Survey is not valid without the original signature and the original seal of a State-licensed Land Surveyor, and is not complete without the total of Sheets as specified in Survey Title Block.
- 10.

SURVEYOR'S CERTIFICATION:

I, the undersigned, being a duly Licensed Land Surveyor of the State of Alabama, do hereby 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.



PROPOSED TOWER LOCATION DATA

Latitude: NORTH: 33.688320° 33° 41' 17.95"
Longitude: WEST: 86.619175° 86° 37' 09.03"
Ground Elev: 972.9 FEET AMSL (NAD83)
Benchmark: DIZZ25 AL30

PARENT TAX PARCEL

PHIL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 2 000 015.000
SEE SHEET #2

NORTH ORIENTATION

ALABAMA WEST STATE PLANE COORDINATE SYSTEM
Based on GPS Survey relative to NCS CORS Network, NAD83 (2011)
ELEVATION DATUM: NAD83, GEOID 12B
DATE OF SURVEY: 02-17-2021

FLOOD DATA

FEMA FLOOD MAP PANEL: 010730C0251, Effective Date: 03-21-2019
Surveyed Area appears to be within: ZONE X (Areas of Minimal Flood Hazard)

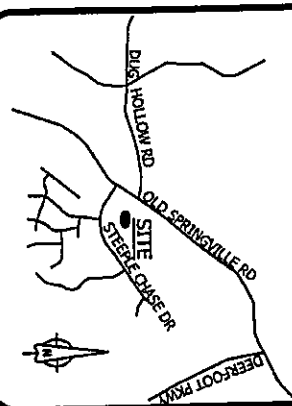
TITLE EXAMINATION:

See Sheet #7

SURVEY RELEASE DATA

#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	03-04-2021	DJH	TLS
1	Update See Name & Number	03-16-2021	NB	TLS
2	Title Examination, Add disclaimer to property lines	03-23-2021	NB	TLS
3	Title Examination updated	09-13-2021	NB	TLS

LOCATION MAP
NOT TO SCALE



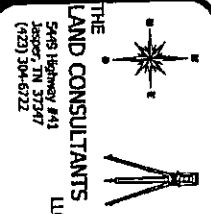
LEGEND

- IRON ROD FOUND
- TELECOM JUNCTION
- SITE BENCHMARK
- PROPOSED TOWER CENTER
- R/W RIGHT-OF-WAY
- A.U. ACCESS/UTILITY
- ESPT EASEMENT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- Sq Ft SQUARE FEET

- PAVEMENT FACE
- CURB
- OVERHEAD UTILITY LINES
- FENCE
- DITCH
- 5' CONTOURS
- 1' CONTOURS
- R/W PUBLIC R/W
- TAX PARCEL LINE
- TIE LINE
- LESSEE'S EASEMENT
- LESSEE'S PROVISIONS

SPECIAL PURPOSE SURVEY

SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama



COVER SHEET

SHEET 1 OF 7

DWG#: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1

PROPERTY INFORMATION

PARENT TAX PARCEL

A. PHILL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 2 000 015.000
DEED BOOK 9513, PAGE 4866

ADJOINING TAX PARCELS

B. CLAY AL STOWAGE, LLC
TAX PARCEL: 09 00 35 2 000 015.004
INSTRUMENT 2017001037

C. HART CLINC LIMITED
TAX PARCEL: 09 00 35 2 000 015.003
DEED BOOK 208607, PAGE 27615

D. HONK CREEK INVESTMENTS, LLC
TAX PARCEL: 09 00 35 2 000 011.000
DEED BOOK 3921, PAGE 479

E. JEFFERSON PREVENTION SERVICES, LLC
TAX PARCEL: 09 00 35 2 000 016.000
DEED BOOK 530, PAGE 308

F. JOHNNIE R. NELSON, JR.
TAX PARCEL: 09 00 35 2 000 004.001
DEED BOOK & PAGE NOT AVAILABLE

G. GUARDIAN TAX AL, LLC
TAX PARCEL: 09 00 35 2 000 003.000
DEED BOOK 9914, PAGE 538

H. NO INFORMATION AVAILABLE

I. PHILL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 1 000 003.000
DEED BOOK 9513, PAGE 4866

J. TIM EVANS
TAX PARCEL: 09 00 35 1 000 004.000
DEED BOOK 200315, PAGE 1344

K. CHRISTOPHER MATTHEWS
TAX PARCEL: 09 00 35 2 000 036.000
DEED BOOK 201416, PAGE 11993

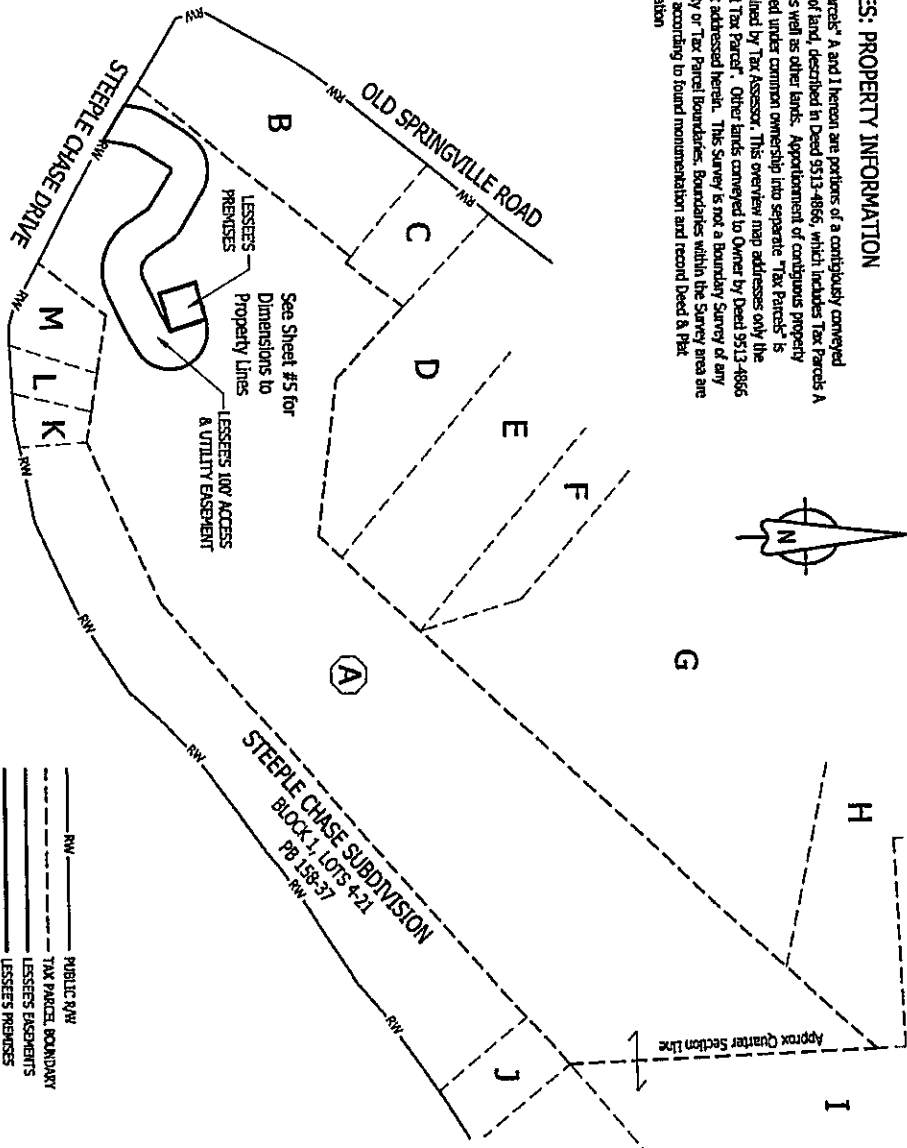
L. ALVIN BENET LINES
TAX PARCEL: 09 00 35 2 000 035.000
DEED BOOK 202115, PAGE 28164

M. CEDRIC D. MONDAY
TAX PARCEL: 09 00 35 2 000 034.000
INSTRUMENT 2016030856

N. PLAT BOOK 159, PAGE 37

NOTES: PROPERTY INFORMATION

"Tax Parcels" A and I hereon are portions of a contiguous conveyed extent of land described in Deed 9513-4866, which includes Tax Parcel A and I as well as other lands. Apportionment of contiguous property conveyed under common ownership into separate "Tax Parcels" is determined by Tax Assessor. This overview map addresses only the "Parent Tax Parcel". Other lands conveyed to Owner by Deed 9513-4866 are not addressed herein. This survey is not a Boundary Survey of any property or Tax Parcel boundaries. Boundaries within the Survey area are shown according to found monumentation and record Deed & Plat information.



SPECIAL PURPOSE SURVEY

SITE NAME:

COSBY LAKE

Location Code: 686291

Steeple Chase Drive, Clay, Alabama 35048

Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

PREPARED FOR
verizon
VERIZON WIRELESS

THE
LAND CONSULTANTS
LLC
5449 Highway #11
Jasper, TN 37347
(423) 304-6722

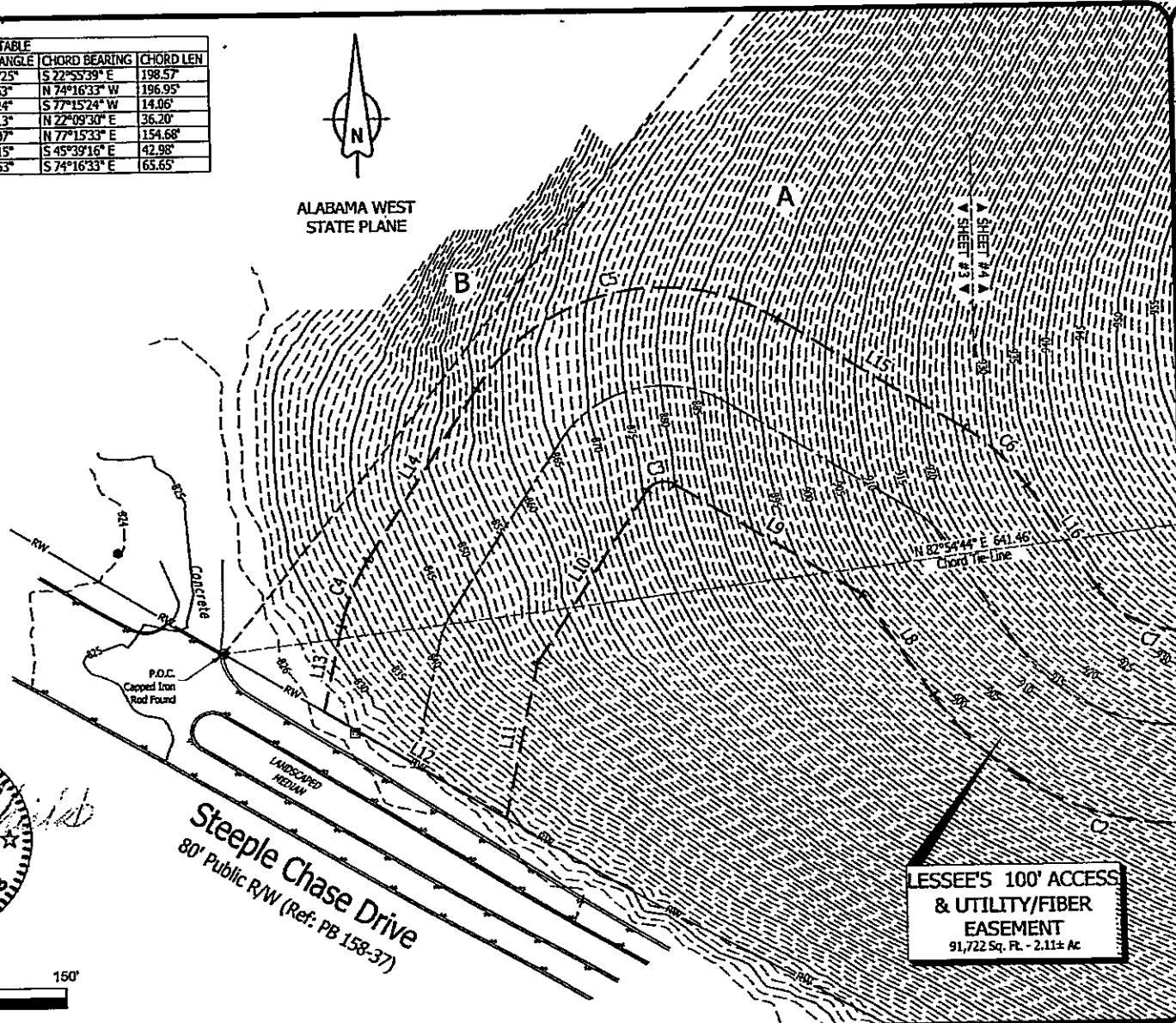
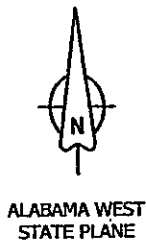
OVERVIEW

SHEET 2 OF 7

DWG#: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1

CURVE DATA TABLE						
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	100.00'	290.20'	830.83'	166°16'25"	S 22°55'39" E	198.57'
C2	150.00'	214.84'	130.54'	82°03'53"	N 74°16'33" W	196.95'
C3	10.00'	15.60'	9.89'	89°21'24"	S 77°15'24" W	14.06'
C4	100.00'	36.40'	18.40'	20°51'13"	N 22°09'30" E	36.20'
C5	110.00'	171.54'	108.76'	89°21'07"	N 77°15'33" E	154.68'
C6	100.00'	43.32'	22.01'	24°49'15"	S 45°39'16" E	42.98'
C7	50.00'	71.61'	43.51'	82°03'53"	S 74°16'33" E	65.65'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 73°56'08" W	100.00'
L2	N 16°03'52" W	100.00'
L3	N 73°56'08" E	100.00'
L4	S 16°03'52" E	100.00'
L5	N 16°03'52" W	100.00'
L6	S 60°12'33" W	54.76'
L7	S 64°41'30" W	104.49'
L8	N 33°14'39" W	62.96'
L9	N 58°03'54" W	109.25'
L10	S 32°35'06" W	104.09'
L11	S 11°43'53" W	81.87'
L12	N 58°25'48" W	106.31'
L13	N 11°43'53" E	45.79'
L14	N 32°35'06" E	104.09'
L15	S 58°03'54" E	109.25'
L16	S 33°14'39" E	62.96'
L17	N 64°41'30" E	100.57'
L18	N 60°12'33" E	50.85'



SCALE: 1in = 50'



**LESSEE'S 100' ACCESS
& UTILITY/FIBER
EASEMENT**
91,722 Sq. Ft. - 2.11± Ac

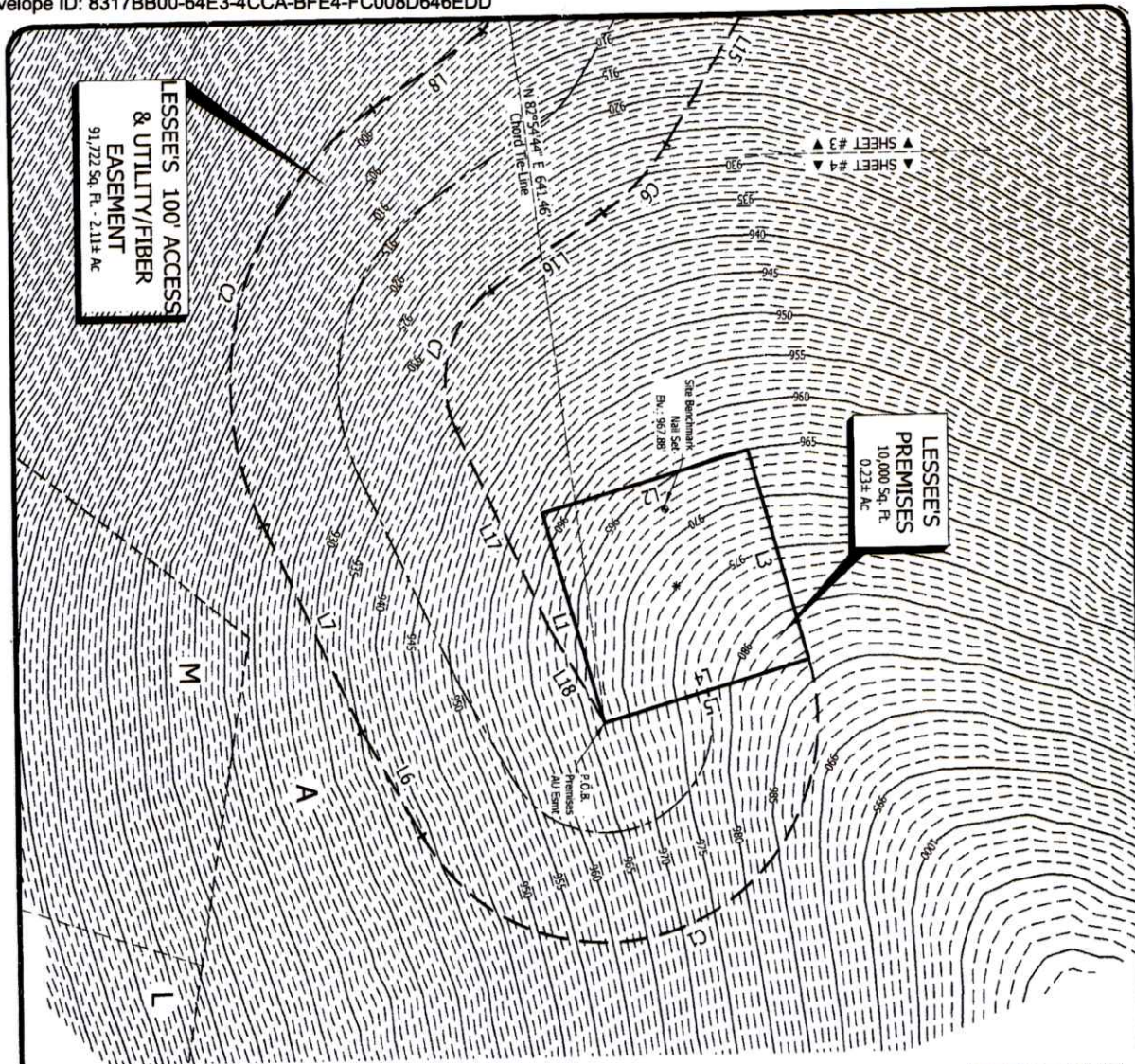
THE
LAND CONSULTANTS
LLC
5419 Highway #41
Jasper, TN 37347
(423) 304-6722

PREPARED FOR
verizon
VERIZON WIRELESS

SPECIAL PURPOSE SURVEY
SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

DWG #: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1

SITE SURVEY
SHEET 3 OF 7

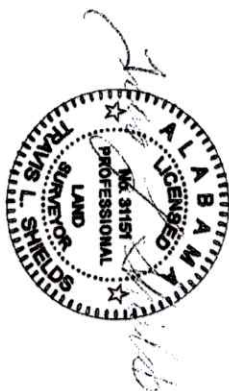


ALABAMA WEST
STATE PLANE



CURVE DATA TABLE			
CURVE	RADIUS	ARC LEN	TANGENT
C1	100.00'	120.20'	82.03'
C2	150.00'	214.84'	130.54'
C3	100.00'	15.60'	9.69'
C4	100.00'	36.40'	18.40'
C5	100.00'	171.54'	108.76'
C6	100.00'	43.37'	27.01'
C7	50.00'	71.61'	43.51'

LINE DATA TABLE			
LINE	BEARING	DISTANCE	CHORD BEARING
L1	S 72°56'08" W	100.00'	S 22°55'39" E
L2	N 16°03'52" W	100.00'	N 74°16'33" W
L3	N 72°56'08" E	100.00'	S 77°15'24" W
L4	S 16°03'52" E	100.00'	N 22°09'50" E
L5	N 16°03'52" W	100.00'	N 77°15'33" E
L6	S 60°12'33" W	54.76'	S 45°39'16" E
L7	S 64°41'30" W	104.49'	S 74°16'33" E
L8	N 33°14'39" W	62.96'	
L9	N 58°03'54" W	109.25'	
L10	S 32°33'06" W	104.09'	
L11	S 11°43'53" W	81.87'	
L12	N 58°25'48" W	106.31'	
L13	N 11°43'53" E	45.79'	
L14	N 37°35'06" E	104.09'	
L15	S 58°03'54" E	109.25'	
L16	S 33°14'39" E	62.96'	
L17	N 64°41'30" E	100.57'	
L18	N 60°12'33" E	50.85'	



SPECIAL PURPOSE SURVEY

SITE NAME:

COSBY LAKE

Location Code: 686291

Steeple Chase Drive, Clay, Alabama 35048

Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

VERIZON WIRELESS



PREPARED FOR

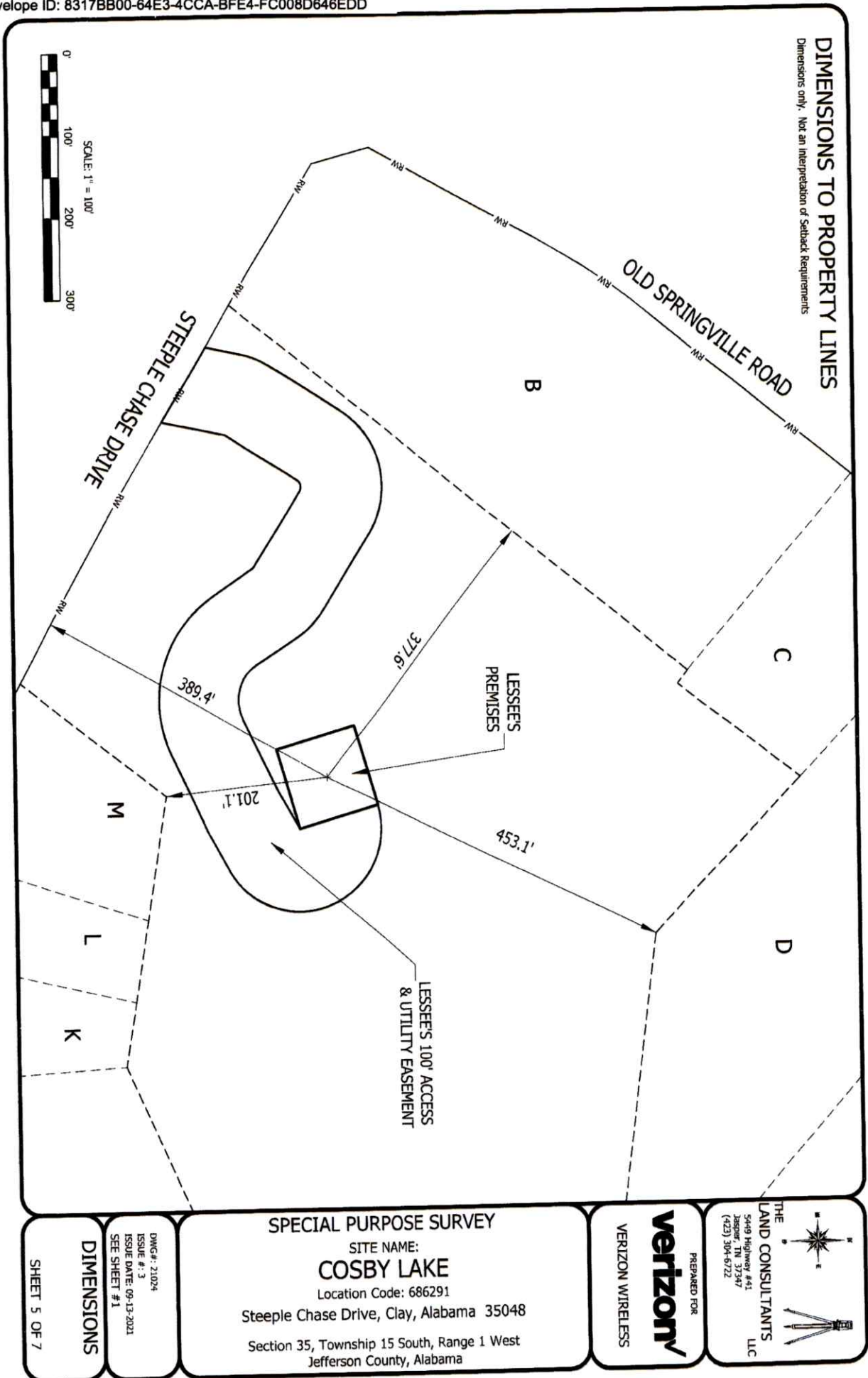
THE
LAND CONSULTANTS
LLC
5449 Highway #41
Jasper, TN 37347
(423) 304-6722

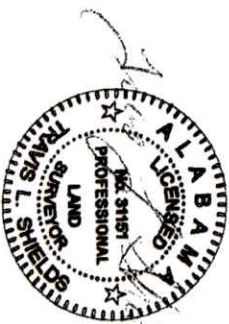


SITE SURVEY

SHEET 4 OF 7

DWG#: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1





LESSEES PREMISES

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records; Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence S 73°56'09" W, a distance of 100.00 feet;
Thence N 16°03'52" W, a distance of 100.00 feet;
Thence N 73°56'08" E, a distance of 100.00 feet;
Thence S 16°03'52" E, a distance of 100.00 feet to the POINT OF BEGINNING.

Said tract contains 0.23 Acres (10,000 Square Feet), more or less.

LESSEES 100' ACCESS & UTILITY/FIBER EASEMENT

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records; Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence N 16°03'52" W, a distance of 100.00 feet;
Thence with a curve to the right with an arc length of 290.20 feet, with a radius of 100.00 feet, with a chord bearing of S 22°55'39" E, with a chord length of 198.57 feet;
Thence S 60°12'33" W, a distance of 51.76 feet;
Thence S 64°41'30" W, a distance of 104.49 feet;
Thence with a curve to the right with an arc length of 214.84 feet, with a radius of 150.00 feet, with a chord bearing of N 74°16'53" W, with a chord length of 196.95 feet;
Thence N 33°14'39" W, a distance of 62.96 feet;
Thence N 58°03'54" W, a distance of 109.25 feet;
Thence with a curve to the left with an arc length of 15.60 feet, with a radius of 10.00 feet, with a chord bearing of S 77°15'24" W, with a chord length of 14.06 feet;
Thence S 32°35'06" W, a distance of 104.09 feet;
Thence S 11°43'53" W, a distance of 81.87 feet to a point on aforesaid Right-of-Way Line;
Thence N 58°25'48" W, along said Right-of-Way Line, a distance of 106.31 feet;
Thence N 11°43'53" E, leaving said Right-of-Way Line, a distance of 45.79 feet;
Thence with a curve to the right with an arc length of 36.40 feet, with a radius of 100.00 feet, with a chord bearing of N 22°09'30" E, with a chord length of 36.20 feet;
Thence N 32°35'06" E, a distance of 104.09 feet;
Thence with a curve to the right with an arc length of 171.54 feet, with a radius of 110.00 feet, with a chord bearing of N 77°15'53" E, with a chord length of 154.68 feet;
Thence S 58°03'54" E, a distance of 109.25 feet;
Thence with a curve to the right with an arc length of 43.32 feet, with a radius of 100.00 feet, with a chord bearing of S 45°39'16" E, with a chord length of 42.98 feet;
Thence S 33°14'39" E, a distance of 62.96 feet;
Thence with a curve to the left with an arc length of 71.61 feet, with a radius of 50.00 feet, with a chord bearing of S 74°16'53" E, with a chord length of 65.65 feet;
Thence N 64°41'30" E, a distance of 100.57 feet;
Thence N 60°12'33" E, a distance of 50.85 feet to the POINT OF BEGINNING.

Said tract contains 2.11 Acres (91,722 Square Feet), more or less.



5449 Highway #41
Jasper, TN 37347
(423) 304-6722



SPECIAL PURPOSE SURVEY
SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

DWG#: 21024
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DESCRIPTIONS
SHEET 6 OF 7

TITLE EXAMINATION

(Surveyor's treatment of Title Examination Items is limited to the scope described in ALTA/NSPS 2016 requirements. Section 6. C. ii., and is limited to determination of the location [within subject Tax Parcel(s)] described by Title Items. Items are mapped hereon only when adequately described of record and are within Survey Area. "Blanket" denotes items applicable to the entire Parcel (not subject to separate mapping). Surveyor may note where ambiguous or inexact descriptions might warrant a review by Title Attorney to establish "intent" or other matters, which are not addressed by Survey.

Reference: Report of Title, prepared by U.S. Title Solutions, File No. UST69493, Issued 09-08-2021, Schedule B. (Note: Title Examination appears to be prepared in respect of lands well in excess of current Parent Tax Parcel).

Item 1: Mortgages: None Listed.

Item 2: Judgments & Liens: None Listed.

Item 3: Covenants & Restrictions

Item 3.1: Easement & Restrictions for Sewer, Deed 9702-7653: Does not lie on Current Parent Tax Parcel.

Item 4: Easements & Rights-of-Way:

Item 4.1: Public Easements to Jefferson County, Deed 9903-5019, Deed 9610-9755: None of the easements described in Deed lie upon the Current Parent Tax Parcel.

Item 4.2: R/W to Alabama Power Company, Deed 153-356: Does not lie on Parent Tax Parcel.

Item 4.3 R/W to Alabama Power Company, Deed 5618-66: Blanket for lands including the SW Quarter of the NW Quarter of Section 35. A portion of Parent Tax Parcel, including the Lessee's Premises and Easement, are located in said Quarter-Quarter Section. (Easement or R/W is blanket for said lands. No existing power Lines observed in Surveyed Area).

Item 4.4: R/W to Alabama Power Company, Deed 4350-25: Blanket for 'the south 21 acres of the SW Quarter of the NW Quarter of Section 35'. A portion of the Parent Tax Parcel lies within described extent. Lessee's Premises and Easement do not lie in this extent.

Item 4.5: R/W to Alabama Power Company, Deed 3208-442: Blanket for "part of" the South Half of the NW Quarter of Section 35. No specific description of which "part" would be included in this grant. (Surveyed area is with the blanket influence of an R/W to Alabama Power Company, see Item #8, regardless of the intended extent of Item #9)

Item 4.6: R/W to Alabama Power Company, Deed 2885-134: Blanket for lands including the SW Quarter of the NW Quarter of Section 35. A portion of Parent Tax Parcel, including the Lessee's Premises and Easement, are located in said Quarter-Quarter Section. (Easement or R/W is blanket for said lands. No existing power Lines observed in Surveyed Area).

Item 4.7: R/W to Alabama Power Company, Deed 1884-404: Located in Section 34 (does not lie on Parent Tax Parcel).

Item 5: Other Recorded Documents:

Item 5.1: Plat Book 158, Page 6: Plat of Adjoining Subdivision. Shows no matters relevant to Parent Tax Parcel.

Item 6: Other unrecorded documents: None Listed.

LEGAL DESCRIPTION OF PARENT TAX PARCEL

PART OF SECTION 34 AND 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SITUATED IN JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 35 FOR 1,326.24 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT TO BE LATER REFERRED TO AS "POINT A"; THENCE 89 DEGREES 36 MINUTES 13 SECONDS LEFT AND RUN WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 1,329.12 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 0 DEGREES 05 MINUTES LEFT AND CONTINUE WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 620.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OLD SPRINGVILLE ROAD, SAID POINT BEING 25 FEET FROM THE CENTER LINE OF SAID ROAD; THENCE 108 DEGREES 22 MINUTES RIGHT AND RUN NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 801.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,285.38 FEET AND A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 461.77 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE BEGINNING OF ANOTHER CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,635.985 FEET AND A CENTRAL ANGLE OF 18 DEGREES 37 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 531.57 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 913.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 609.77 FEET AND A CENTRAL ANGLE OF 29 DEGREES 12 MINUTES 15 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 310.81 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 151.95 FEET TO A POINT TO BE LATER REFERRED TO AS "POINT B"; THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 30.62 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID SECTION 34, SAID POINT BEING 3,721.72 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 204.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,026.52 FEET AND A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 45 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 89.15 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT BEING 144.42 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF THE LAST STATED CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 90.24 FEET TO THE END OF SAID CURVE;

THENCE AT TANGENT TO THE LAST STATED CURVE, CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 520.01 FEET; THENCE 92 DEGREES 31 MINUTES RIGHT AND RUN SOUTHEASTWARDLY FOR 580.45 FEET; THENCE 25 DEGREES 23 MINUTES 13 SECONDS LEFT AND RUN SOUTHEASTWARDLY FOR 384.67 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE 60 DEGREES 30 MINUTES 12 SECONDS LEFT AND RUN NORTHEAST FOR 1874.06 FEET TO THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 89 DEGREES 49 MINUTES 04 SECONDS RIGHT AND RUN SOUTHEAST FOR 1882.96 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 135 DEGREES 13 MINUTES 35 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 FOR 1330.43 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 90 DEGREES 16 MINUTES 18 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35 FOR 1326.20 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 43 MINUTES 45 SECONDS LEFT AND RUN EAST ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION FOR 1329.24 FEET TO THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 46 MINUTES 50 SECONDS RIGHT AND RUN SOUTH ALONG THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 AND ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 2652.35 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35; THENCE 90 DEGREES 13 MINUTES 05 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 1326.87 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 WEST; THENCE 90 DEGREES 36 MINUTES 30 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR 1322.88 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 131 DEGREES 45 MINUTES 33 SECONDS RIGHT AND RUN NORTHWESTWARDLY FOR 160.46 FEET TO A POINT IN A SPRING, KNOWN AS REED SPRING; THENCE RUN NORTHWESTWARDLY ALONG THE MEANDERING COURSE OF A BRANCH RUNNING FROM SAID SPRING, FOR A DISTANCE OF 2953.80 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 2 FOR 161.0 FEET TO THE POINT OF BEGINNING.

Surveyor's Note:

"Legal Description of Parent Tax Parcel" is as provided in Title Examination, and includes only the first two pages of description. Conveyance Deed also includes some 11 pages of "Less and Except" clauses describing extents of land not included in the conveyance. This survey is not a boundary survey of the Parent Tax Parcel. Lessee's Premises and Easement do appear to be within the property actually conveyed as Parent Tax Parcel, but this survey does not include mapping of lands not included in the conveyance per Deed.



PREPARED FOR



SPECIAL PURPOSE SURVEY

SITE NAME: COSBY LAKE

Location Code: 686291

Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

DWG#: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1

TITLE

SHEET 7 OF 7



22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH FL, 33444
TEL: (561) 246-5541

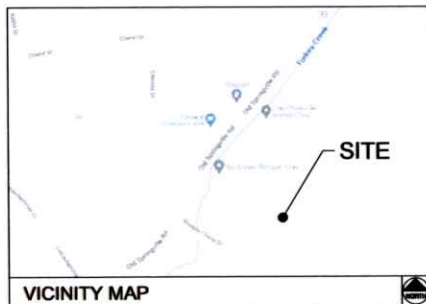
US-AL-5634 COSBY-LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT ID: 16465697

SITE ADDRESS (E-911 TBD)

6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY
LATITUDE: 33° 41' 17.95" N
LONGITUDE: 86° 37' 09.03" W
TAX/PIN #: 09 00 35 2 000 015.000
ZONING: MEDIUM DENSITY RESIDENTIAL

CITY OF CLAY POLICE DEPARTMENT
2441 OLD SPRINGVILLE RD
BIRMINGHAM, AL 35215
PHONE: (205) 325-1450
ATTN: CUSTOMER SERVICE (NON-EMERGENCY)

CENTER POINT FIRE DISTRICT
2229 CENTER POINT PKWY
BIRMINGHAM, AL 35215
PHONE: (205) 853-5098
ATTN: CUSTOMER SERVICE (NON-EMERGENCY)



VICINITY MAP



DRIVING DIRECTIONS

MUNICIPALITY:
CITY OF CLAY

STATE:
ALABAMA

TOWER TYPE:
MONOPOLE

TOWER HEIGHT:
155' (160' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER
AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 01073C0253K DATED 09/24/2021 WITHIN
FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
THE TOWERS, LLC
22 W ATLANTIC AVE #310
DELRAY BEACH, FL 33444
PHONE: (561) 948-6367
ATTN: CHAD CALDWELL

POWER COMPANY
ALABAMA POWER
PHONE: 1800-245-2244
ATTN: CUSTOMER SERVICE

PROPERTY OWNER
PHILL TOWN DEVELOPMENT CO, INC
P.O. BOX 771
ONEONTA, AL 35121
PHONE: (205) 616-6889
ATTN: BRUCE PHILLIPS

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (470) 571-1306
ATTN: DREW PITTS, P.E.

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
-	SITE SURVEY (SHEET 1 OF 11)
-	SITE SURVEY (SHEET 2 OF 11)
-	SITE SURVEY (SHEET 3 OF 11)
-	SITE SURVEY (SHEET 4 OF 11)
-	SITE SURVEY (SHEET 5 OF 11)
-	SITE SURVEY (SHEET 6 OF 11)
-	SITE SURVEY (SHEET 7 OF 11)
-	SITE SURVEY (SHEET 8 OF 11)
-	SITE SURVEY (SHEET 9 OF 11)
-	SITE SURVEY (SHEET 10 OF 11)
-	SITE SURVEY (SHEET 11 OF 11)
N1	GENERAL NOTES
C0	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT PAD LAYOUT
C4	EQUIPMENT RACK DETAIL - FRONT
C5	EQUIPMENT RACK DETAIL - REAR
C6	CONCRETE PAD FOUNDATION DETAILS
C7	FENCE, GATE AND COMPOUND DETAILS
C7.1	CATTLE GATE DETAILS
C8	GRADING AND EROSION CONTROL PLAN
C8.1	GRADING AND EROSION CONTROL PLAN
C9	GRADING AND EROSION CONTROL DETAILS
C9.1	GRADING AND EROSION DETAILS
C10	ACCESS ROAD DETAILS
C11	SITE SIGNAGE DETAILS
C12	WAVEGUIDE BRIDGE DETAILS
C13	ANTENNA AND TOWER ELEVATION DETAILS
L1	LANDSCAPING PLAN AND NOTES
M1	MECHANICAL PLAN AND NOTES
E1	ELECTRICAL NOTES
E2	UTILITY SERVICE ROUTING PLAN
E3	OVERALL UTILITY ROUTING PLAN
E4	METER RACK DETAILS
E4.1	METER RACK DETAILS - REAR
E5	ELECTRICAL SINGLE LINE DIAGRAM
E6	PANEL SCHEDULE
E6.1	ELECTRICAL SINGLE LINE DIAGRAM
E7	ELECTRICAL DETAILS
E8	GROUNDING NOTES
E9	GROUNDING PLAN
E10	GROUNDING SINGLE LINE DIAGRAM
E11	GROUNDING DETAILS
E12	GROUNDING DETAILS

SHEET INDEX

CITY OF CLAY PLANNING AND ZONING
2441 OLD SPRINGVILLE RD
BIRMINGHAM, AL 35215
PHONE: (205) 680-1223
ATTN: RONNIE DIXON, CITY MANAGER

PERMIT INFORMATION

verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH FL, 33444
TEL: (561) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY-LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

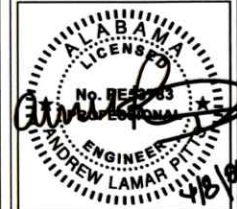
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-618-4380
WWW.KIMLEY-HORN.COM

REV. DATE. ISSUED FOR. BY.

7			
6			
5			
4	03/26/26	CONSTRUCTION	ALP
3	11/14/25	CONSTRUCTION	DRC
2	01/08/25	CONSTRUCTION	DRC
1	01/29/24	CONSTRUCTION	DRC
0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	DRC

LICENSER:



KHA PROJECT NUMBER:
013509264

DRAWN BY: KAB **CHECKED BY:** DRC

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T1

Copyright Kimley-Horn and Associates, Inc., 2021

GENERAL NOTES:

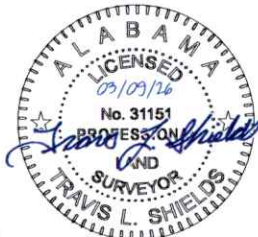
1. This Survey is prepared exclusively to show site conditions and/or for use in support of instruments related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous Surveys, Plat & Deed Description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a Boundary Survey of any Tax Parcels or Deed Tracts, and does not create, combine, or divide any existing properties.
2. Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
3. Instruments Used: One or more of: Topcon Total Station, Topcon Hiperlite Plus GPS, Carlson Surveyor Data Collector, DJI UAV.
4. Where shown, improvements (utilities, buildings, trees, fences, etc.) are based on field Survey and/or aerial mapping.
5. Any Underground Utilities shown according to surface markings made by others, found at time of survey. Additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive, and conditions may change after the time of survey; this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities. See also 2021 ALTA Standards, page 10, "Note to clients..."
6. This Survey is presented in the format required by Clients. Clients are advised that Official Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. In the event other formats, notes or certifications are requested by applicable jurisdictions, it is the responsibility of the Client to request same be prepared by Surveyor. Survey as published is not intended to be suitable for recording as a Subdivision Plat.
7. This survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
8. Geographic Coordinates, if published, meet FAA Accuracy Code 1A, and are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically.
9. Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey of Certification performed.
10. This survey is not valid without the original signature seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Blocks.
11. Unless indicated otherwise by reference to Record Instruments, any Lessee's Leases, Premises or Easements shown hereon are NOT YET OF RECORD and may be subject to change pending review and approval by Carrier, applicable jurisdictions and/or other involved parties.
12. Any Survey Markers placed as required by Standards of Practice and/or Client request represent the Leases and/or Easements as requested or designed by Clients at the time of this survey issue and may not reflect changes to site design which have not been communicated to Surveyor in the form of a Survey revision request. Surveyor shall not be liable for any circumstance arising as a result of revisions to Site Design (which may invalidate existing survey markers) occurring after the date of this Survey issue.

SURVEYOR'S CERTIFICATION

I hereby certify to: Vertical Bridge RETT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns, its lenders, and administrative agents and each of their respective successors and/or assigns; and Tower Title & Closing of Alabama, LLC.

I hereby certify (or state) 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.

Travis L. Shields
Alabama PLS
License No. 31151



PROPOSED TOWER LOCATION DATA

Latitude: NORTH: 33.688320° 33° 41' 17.95"
Longitude: WEST: 86.619175° 86° 37' 09.03"
Ground Elev: 972.9 FEET AMSL (NAVD88)
Benchmark: DI2226 AL30 CORS ARP

PARENT TAX PARCEL

PHILL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 2 000 015.000

NORTH ORIENTATION

ALABAMA WEST STATE PLANE COORDINATE SYSTEM
Based on GPS Survey relative to NGS CORS Network, NAD83 (2011)
ELEVATION DATUM: NAVD88, GEOID 12B
DATE OF SURVEY: 02-17-2021

Method: RTK (CORS); Confidence Level: 95%
Positional Accuracy: HZ $\pm 0.10'$
EPOCH 2010.0000
Convergence: 0.48859834"; Combined Scale Factor: 0.99997361

FLOOD DATA

FEMA FLOOD MAP PANEL: 01073C0253K, Effective Date: 02-24-2021
Surveyed Area appears to lie within: ZONE X (Areas of Minimal Flood Hazard)

TITLE EXAMINATION:

See Sheet # 7 - 11

ADDITIONAL NOTES

The Lessee's Access & Utility Easement extends to / terminates at the Public R/W.

The Lessee's Premises lies entirely within the Parent Tax Parcel.

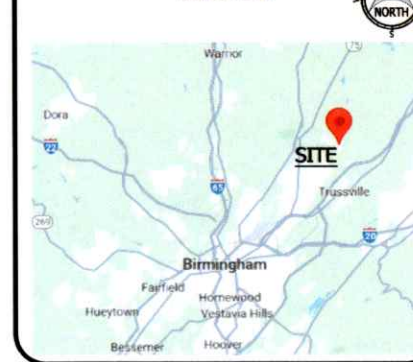
Except as noted hereon, no visible potential encroachments were observed at the time of the survey.

SURVEY ISSUE DATA

#	DETAILS	DATE	DRAWN	APP
0	Re-certification to The Towers, LLC.	11-22-2025	NB	TLS
1	Add V2W Equip Area, Update site address	03-09-2026	NB	TLS

LOCATION MAP

NOT TO SCALE



SURVEY MAP LEGEND

- IRON ROD FOUND
- TELECOM JUNCTION
- ◆ SITE BENCHMARK
- * PROPOSED TOWER CENTER

- R/W RIGHT-OF-WAY
- A U ACCESS/UTILITY
- ESMT EASEMENT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- Sq Ft SQUARE FEET

- PAVEMENT EDGE
- CURB
- OHU OVERHEAD UTILITY LINES
- FENCE
- DITCH
- 5' CONTOURS
- 1' CONTOURS
- PUBLIC R/W
- TAX PARCEL LINE
- TIE LINE
- THE TOWERS LLC EASEMENT
- THE TOWERS LLC PREMISES


THE LAND CONSULTANTS LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35805
423-304-6722

PREPARED FOR
verticalbridge
THE TOWERS, LLC
22 West Atlantic Avenue, Suite 310
Delray Beach, FL 33444

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)
SPECIFIC PURPOSE SURVEY
COSBY LAKE
Site Number: US-AL-5634
Steeple Chase Drive, Pinson, AL 35126
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

COVER SHEET

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PROPERTY INFORMATION

PARENT TAX PARCEL

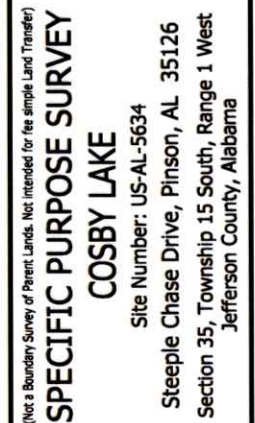
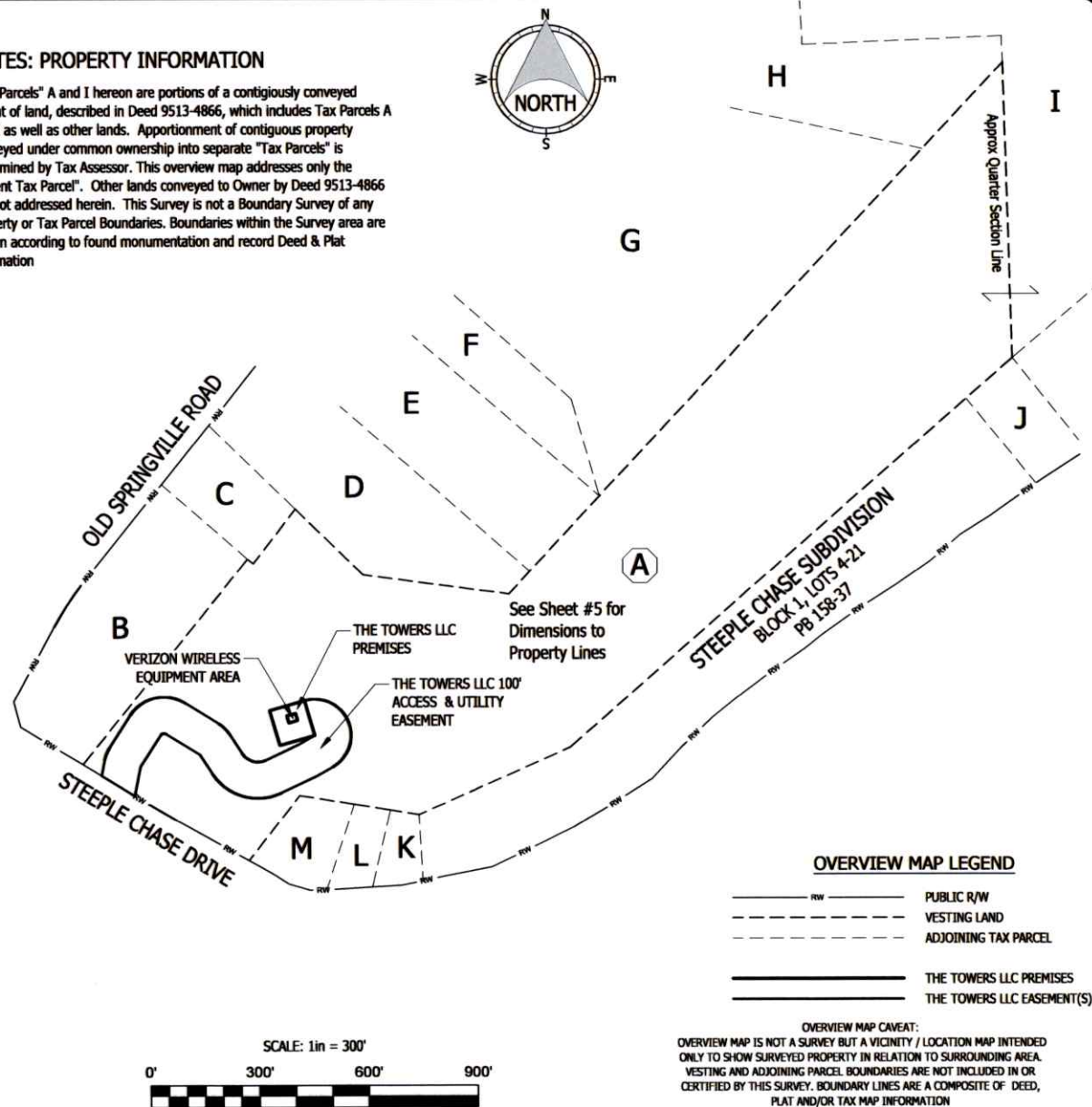
- A. PHILL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 2 000 015.000
DEED BOOK 9513, PAGE 4866

ADJOINING TAX PARCELS

- B. CLAY AL STORAGE, LLC.
TAX PARCEL: 09 00 35 2 000 015.004
INSTRUMENT 2017001037
- C. HART CLINC LIMITED
TAX PARCEL: 09 00 35 2 000 015.003
DEED BOOK 200607, PAGE 27615
- D. MINK CREEK INVESTMENTS, LLC.
TAX PARCEL: 09 00 35 2 000 011.000
DEED BOOK 3921, PAGE 479
- E. JEFFERSON PREVENTION SERVICES, LLC.
TAX PARCEL: 09 00 35 2 000 010.000
DEED BOOK 530, PAGE 308
- F. JOHNNIE R. NEASON, JR.
TAX PARCEL: 09 00 35 2 000 004.001
DEED BOOK & PAGE NOT AVAILABLE
- G. GUARDIAN TAX AL, LLC.
TAX PARCEL: 09 00 35 2 000 003.000
DEED BOOK 9914, PAGE 538
- H. NO INFORMATION AVAILABLE
- I. PHILL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 1 000 003.000
DEED BOOK 9513, PAGE 4866
- J. TIM EVANS
TAX PARCEL: 09 00 35 1 000 004.000
DEED BOOK 200315, PAGE 1344
PLAT BOOK 158, PAGE 37
- K. CHRISTOPHER MATHIS
TAX PARCEL: 09 00 35 2 000 036.000
DEED BOOK 201416, PAGE 11993
PLAT BOOK 158, PAGE 37
- L. ALVIN BENET HINES
TAX PARCEL: 09 00 35 2 000 035.000
DEED BOOK 201215, PAGE 28164
PLAT BOOK 158, PAGE 37
- M. CEDRIC D. MONDAY
TAX PARCEL: 09 00 35 2 000 034.000
INSTRUMENT 2016030856
PLAT BOOK 158, PAGE 37

NOTES: PROPERTY INFORMATION

"Tax Parcels" A and I hereon are portions of a contiguously conveyed extent of land, described in Deed 9513-4866, which includes Tax Parcels A and I as well as other lands. Apportionment of contiguous property conveyed under common ownership into separate "Tax Parcels" is determined by Tax Assessor. This overview map addresses only the "Parent Tax Parcel". Other lands conveyed to Owner by Deed 9513-4866 are not addressed herein. This Survey is not a Boundary Survey of any property or Tax Parcel Boundaries. Boundaries within the Survey area are shown according to found monumentation and record Deed & Plat information



OVERVIEW MAP

DWG#: 25377
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OF
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LAND CONSULTANTS
 2820 15TH AVE SW
 HUNTSVILLE, AL 35805
 423-304-6722

PREPARED FOR



THE TOWERS, LLC
 22 West Atlantic Avenue, Suite 310
 Delray Beach, FL 33444

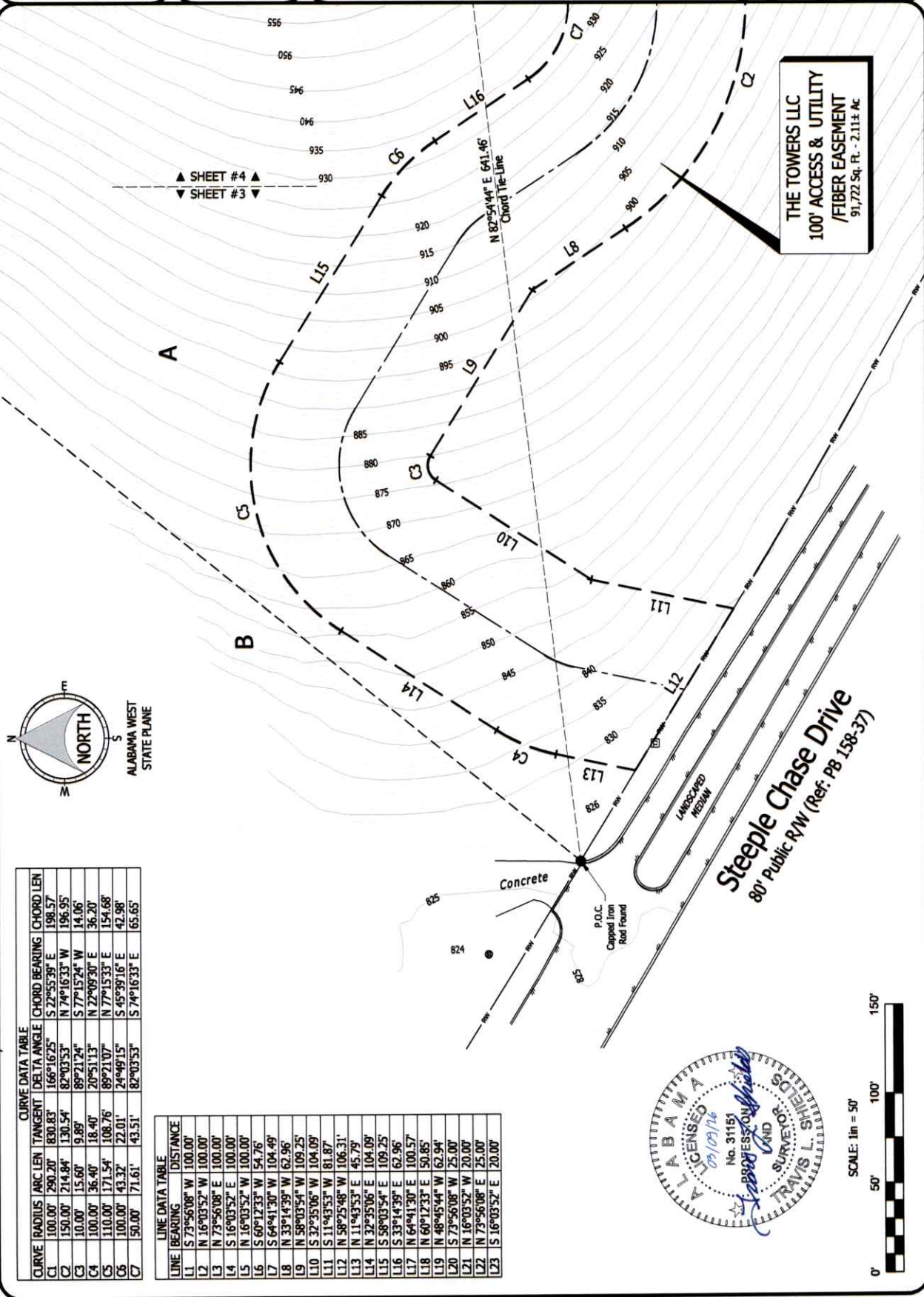
SPECIFIC PURPOSE SURVEY
COSBY LAKE
 Site Number: US-AL-5634
 Steeple Chase Drive, Pinson, AL 35126
 Section 35, Township 15 South, Range 1 West
 Jefferson County, Alabama

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY

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CURVE DATA TABLE

CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	100.00'	290.20'	830.83'	166°16'25"	S 27°55'39" E	198.57'
C2	150.00'	214.84'	130.54'	82°03'53"	N 74°16'33" W	196.95'
C3	100.00'	15.60'	9.89'	89°21'24"	S 77°15'24" W	14.06'
C4	100.00'	36.40'	18.40'	20°51'13"	N 22°09'30" E	36.20'
C5	110.00'	171.54'	108.76'	89°21'07"	N 77°15'33" E	154.68'
C6	100.00'	43.32'	22.01'	24°49'15"	S 45°38'16" E	42.98'
C7	50.00'	71.61'	43.51'	82°03'53"	S 74°16'33" E	65.65'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 73°56'08" W	100.00'
L2	N 16°03'52" W	100.00'
L3	N 73°56'08" E	100.00'
L4	S 16°03'52" E	100.00'
L5	N 16°03'52" W	100.00'
L6	S 60°12'33" W	54.76'
L7	S 64°41'30" W	104.49'
L8	N 33°14'39" W	62.96'
L9	N 58°03'54" W	109.25'
L10	S 32°35'06" W	104.09'
L11	S 11°43'53" W	81.87'
L12	N 58°25'48" W	106.31'
L13	N 11°43'53" E	45.79'
L14	N 32°35'06" E	104.09'
L15	S 58°03'54" E	109.25'
L16	S 33°14'39" E	62.96'
L17	N 64°41'30" E	100.57'
L18	N 60°12'33" E	50.85'
L19	N 48°45'44" W	62.94'
L20	S 73°56'08" W	25.00'
L21	N 16°03'52" W	20.00'
L22	N 73°56'08" E	25.00'
L23	S 16°03'52" E	20.00'

THE LAND CONSULTANTS LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35805
423-304-6722

PREPARED FOR

verticalbridge

THE TOWERS, LLC
22 West Atlantic Avenue, Suite 310
Delray Beach, FL 33444

SPECIFIC PURPOSE SURVEY
COSBY LAKE
Site Number: US-AL-5634
Steeple Chase Drive, Pinson, AL 35126
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY

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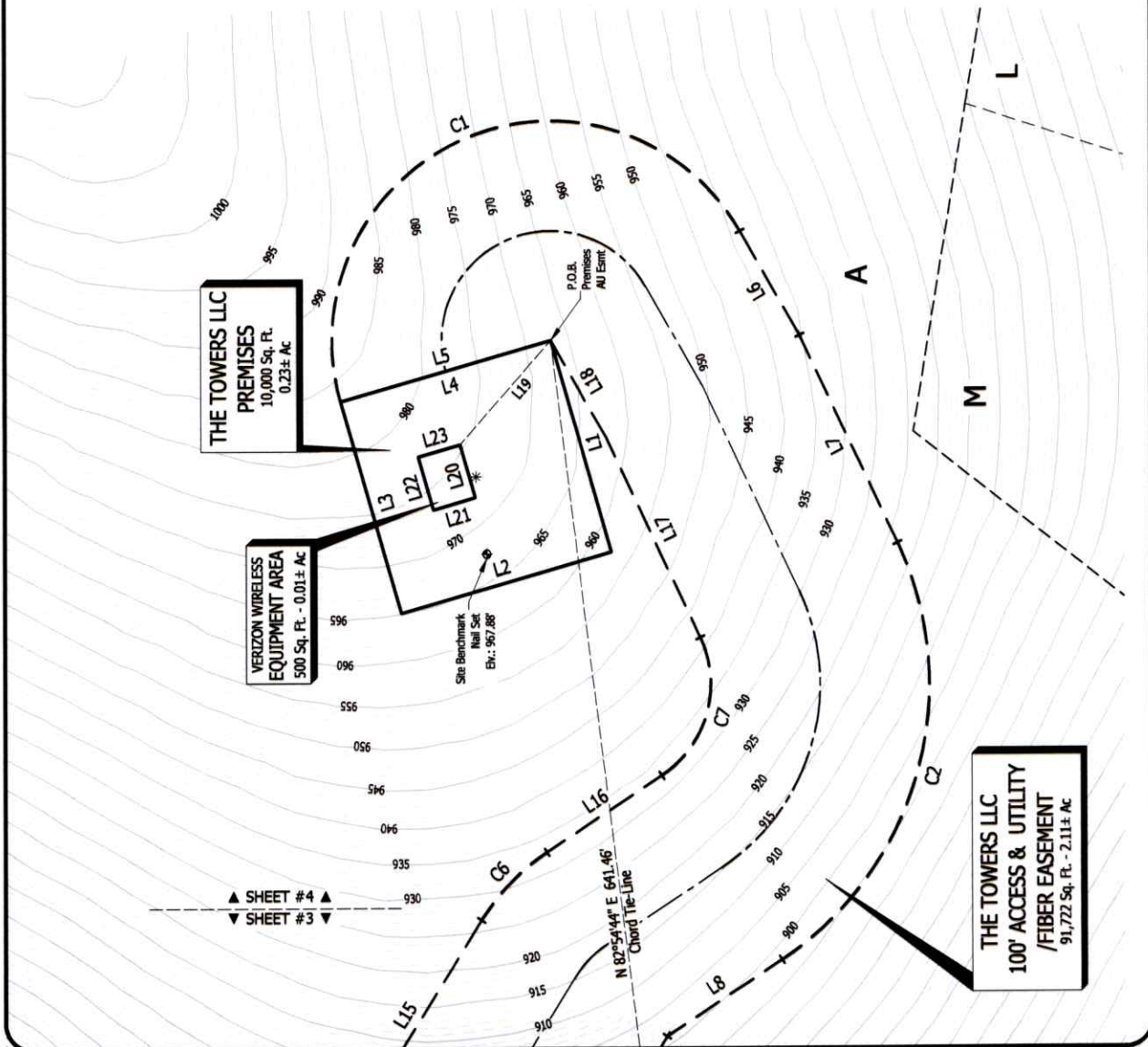
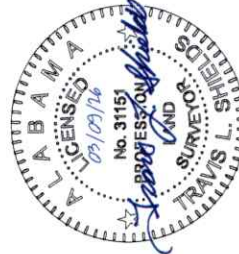
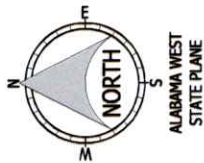
SHEET **4** OF 11

CURVE DATA TABLE

CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	100.00'	290.20'	830.83'	166°16'25"	S 27°55'39" E	198.57'
C2	150.00'	214.84'	130.54'	82°03'53"	N 74°16'33" W	196.95'
C3	10.00'	15.60'	9.89'	89°21'24"	S 77°15'24" W	14.06'
C4	100.00'	36.40'	18.40'	20°51'13"	N 22°09'30" E	36.20'
C5	110.00'	171.54'	108.76'	89°21'10"	N 77°15'33" E	154.68'
C6	100.00'	43.32'	22.01'	24°49'15"	S 45°39'16" E	42.98'
C7	50.00'	71.61'	43.51'	82°03'53"	S 74°16'33" E	65.65'

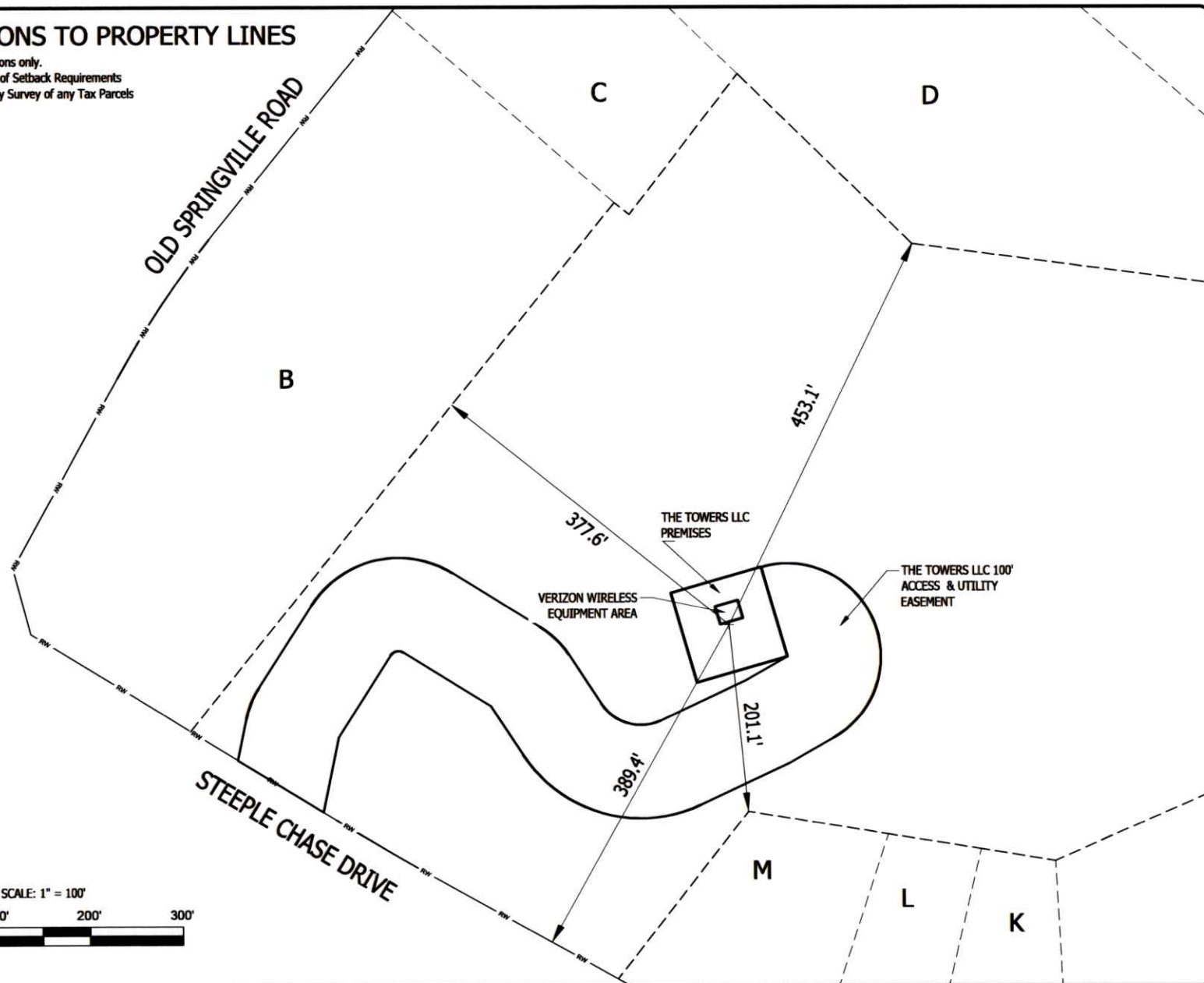
LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 73°56'08" W	100.00'
L2	N 16°03'52" W	100.00'
L3	N 73°56'08" E	100.00'
L4	S 16°03'52" E	100.00'
L5	N 16°03'52" W	100.00'
L6	S 60°12'33" W	54.76'
L7	S 64°41'30" W	104.49'
L8	N 33°14'39" W	62.96'
L9	N 58°03'54" W	109.25'
L10	S 32°35'06" W	104.09'
L11	S 11°43'53" W	81.87'
L12	N 58°25'48" W	106.31'
L13	N 11°43'53" E	45.79'
L14	N 32°35'06" E	104.09'
L15	S 58°03'54" E	109.25'
L16	S 33°14'39" E	62.96'
L17	N 64°41'30" E	100.57'
L18	N 60°12'33" E	50.85'
L19	N 48°45'44" W	62.94'
L20	S 73°56'08" W	25.00'
L21	N 16°03'52" W	20.00'
L22	N 73°56'08" E	25.00'
L23	S 16°03'52" E	20.00'



DIMENSIONS TO PROPERTY LINES

Approximate Dimensions only.
Not an interpretation of Setback Requirements
This is not a Boundary Survey of any Tax Parcels



THE LAND CONSULTANTS LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35805
423-304-6722

PREPARED FOR

verticalbridge

THE TOWERS, LLC

22 West Atlantic Avenue, Suite 310
Delray Beach, FL 33444

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SPECIFIC PURPOSE SURVEY

COSBY LAKE

Site Number: US-AL-5634

Steeple Chase Drive, Pinson, AL 35126

Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

SITE SURVEY

DWG#: 25377
ISSUE #: 1
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THE TOWERS LLC PREMISES

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records;
Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence S 73°56'08" W, a distance of 100.00 feet;
Thence N 16°03'52" W, a distance of 100.00 feet;
Thence N 73°56'08" E, a distance of 100.00 feet;
Thence S 16°03'52" E, a distance of 100.00 feet to the POINT OF BEGINNING.

Said tract contains 0.23 Acres (10,000 Square Feet), more or less.

VERIZON WIRELESS EQUIPMENT AREA

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records;
Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet;
Thence N 48°45'44" W, a distance of 62.94 feet to the POINT OF BEGINNING;

Thence S 73°56'08" W, a distance of 25.00 feet;
Thence N 16°03'52" W, a distance of 20.00 feet;
Thence N 73°56'08" E, a distance of 25.00 feet;
Thence S 16°03'52" E, a distance of 20.00 feet to the POINT OF BEGINNING.

Said Equipment Area contains 0.01 Acres (500 Square Feet), more or less.

THE TOWERS LLC 100' ACCESS & UTILITY/FIBER EASEMENT

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records;
Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence N 16°03'52" W, a distance of 100.00 feet;
Thence with a curve to the right with an arc length of 290.20 feet, with a radius of 100.00 feet, with a chord bearing of S 22°55'39" E, with a chord length of 198.57 feet;
Thence S 60°12'33" W, a distance of 54.76 feet;
Thence S 64°41'30" W, a distance of 104.49 feet;
Thence with a curve to the right with an arc length of 214.84 feet, with a radius of 150.00 feet, with a chord bearing of N 74°16'33" W, with a chord length of 196.95 feet;
Thence N 33°14'39" W, a distance of 62.96 feet;
Thence N 58°03'54" W, a distance of 109.25 feet;
Thence with a curve to the left with an arc length of 15.60 feet, with a radius of 10.00 feet, with a chord bearing of S 77°15'24" W, with a chord length of 14.06 feet;
Thence S 32°35'06" W, a distance of 104.09 feet;
Thence S 11°43'53" W, a distance of 81.87 feet to a point on aforesaid Right-of-Way Line;
Thence N 58°25'48" W, along said Right-of-Way Line, a distance of 106.31 feet;
Thence N 11°43'53" E leaving said Right-of-Way Line, a distance of 45.79 feet;
Thence with a curve to the right with an arc length of 36.40 feet, with a radius of 100.00 feet, with a chord bearing of N 22°09'30" E, with a chord length of 36.20 feet;
Thence N 32°35'06" E, a distance of 104.09 feet;
Thence with a curve to the right with an arc length of 171.54 feet, with a radius of 110.00 feet, with a chord bearing of N 77°15'33" E, with a chord length of 154.68 feet;
Thence S 58°03'54" E, a distance of 109.25 feet;
Thence with a curve to the right with an arc length of 43.32 feet, with a radius of 100.00 feet, with a chord bearing of S 45°39'16" E, with a chord length of 42.98 feet;
Thence S 33°14'39" E, a distance of 62.96 feet;
Thence with a curve to the left with an arc length of 71.61 feet, with a radius of 50.00 feet, with a chord bearing of S 74°16'33" E, with a chord length of 65.65 feet;
Thence N 64°41'30" E, a distance of 100.57 feet;
Thence N 60°12'33" E, a distance of 50.85 feet to the POINT OF BEGINNING.

Said tract contains 2.11 Acres (91,722 Square Feet), more or less.



THE
LAND CONSULTANTS
LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35805
423-304-6722

PREPARED FOR

verticalbridge

THE TOWERS, LLC

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Delray Beach, FL 33444

(Not a Boundary Survey of Perent Lands. Not intended for fee simple Land Transfer)

SPECIFIC PURPOSE SURVEY

COSBY LAKE

Site Number: US-AL-5634

Steeple Chase Drive, Pinson, AL 35126
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

DESCRIPTIONS

DWG#: 25377
ISSUE #: 1
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TITLE EXAMINATION

(Surveyor's treatment of Title Examination Items is limited to the scope described in ALTA/NSPS 2016 requirements, Section 6. C. ii., and is limited to determination of the location [within subject Tax Parcel(s)] described by Title Items. Items are mapped hereon only when adequately described of record and are within Survey Area. "Blanket" denotes items applicable to the entire Parcel (not subject to separate mapping). Surveyor may note where ambiguous or inexact descriptions might warrant a review by Title Attorney to establish "intent" or other matters, which are not addressed by Survey.

Reference: Commitment for Title Insurance, prepared by Fidelity National Title Insurance Company and Tower Title & Closing of Alabama, LLC, Commitment Number: VTB-212642-C, dated June 7, 2025, Schedule B. (Note: Title Examination appears to be prepared in respect of lands well in access of current Parent Tax Parcel).

Items 1 - 9, 19: General items (no specific instruments listed), or taxes, not addressed by survey

Item 10: Deed 153-356;

Item 11: Deed 1884-404;

Easements to Alabama Power Company, which lie on lands other than Parent Tax Parcel.

Item 12: Deed 2885-134: Easements to Alabama Power Company. Blanket for lands including the SW Quarter of the NW Quarter of Section 35. A portion of Parent Tax Parcel, including the Lessee's Premises and Easement, are located in said Quarter-Quarter Section. (Easement or R/W is blanket for said lands. No existing power Lines observed in Surveyed Area).

Item 13: Deed 3208-422: Easement to Alabama Power Company. Blanket for "part of" the South Half of the NW Quarter of Section 35. No specific description of which "part" would be included in this grant. See also Item 12.

Item 14: Deed 4350-25: Blanket for 'the south 21 acres of the SW Quarter of the NW Quarter of Section 35'. A portion of the Parent Tax Parcel lies within described extent. Lessee's Premises and Easement do not lie in this extent.

Item 15: Deed 5618-66: Permit to: Alabama Power Company. Blanket for lands including the SW Quarter of the NW Quarter of Section 35. A portion of Parent Tax Parcel, including the Lessee's Premises and Easement, are located in said Quarter-Quarter Section. (Easement or R/W is blanket for said lands. No existing power Lines observed in Surveyed Area).

Item 16: Deed 9610-9755: Instrument not included in Title Exam and not otherwise available to surveyor.

Item 17: Deed 9702-7653: Easement & Restrictions for Sewer, lies on lands other than Parent Tax Parcel.

Item 18: Deed Instrument 2023023421: Instrument not included in Title Exam and not otherwise available to surveyor.

TITLE EXAM DESCRIPTION OF PARENT TAX PARCEL

Part of Section 34 and 35, Township 15 South, Range 1 West and part of the North half of the Northwest Quarter of Section 2, Township 16 South, Range 1 West, situated in Jefferson County, Alabama, being more particularly described as follows: Begin at the Southwest corner of Section 35, Township 15 South, Range 1 West; thence run North along the West line of said Section 35 for 1,326.24 feet to the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 15 South, Range 1 West, said point to be later referred to as "Point A"; thence 89 degrees 36 minutes 13 seconds left and run West along the South line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for 1,329.12 feet to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence 0 degrees 05 minutes left and continue West along the South line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for 620.43 feet to a point on the Easterly right-of-way line of the Old Springville Road, said point being 25 feet from the center line of said road; thence 108 degrees 22 minutes right and run Northeastwardly along said right-of-way line for 801.99 feet to the beginning of a curve to the right, said curve having a radius of 1,285.38 feet and a central angle of 20 degrees 35 minutes; thence continue Northeastwardly along the arc of said curve and along said right-of-way line for 461.7 feet to the end of said curve, said point being the beginning of another curve to the right, said curve having a radius of 1,635.985 feet and a central angle of 18 degrees 37 minutes; thence continue Northeastwardly along the arc of said curve and along said right-of-way line for 531.57 feet to the end of said curve; thence at tangent to said curve continue Northeastwardly along said right-of-way line for 913.35 feet to the beginning of a curve to the left, said curve having a radius of 609.77 feet and a central angle of 29 degrees 12 minutes 15 seconds; thence continue Northeastwardly along the arc of said curve and along said right-of-way line for 310.81 feet to the end of said curve; thence at tangent to said curve continue Northeastwardly along said right-of-way line for 151.95 feet to a point to be later referred to as "Point B"; thence continue Northeastwardly along the last stated course and along said right-of-way line for 30.62 feet to a point where said right-of-way line intersects the East line of said Section 34, said point being 3,721.72 feet North of the Southeast corner of said Section 34; thence continue Northeastwardly along the last stated course and along said right-of-way line for 204.91 feet to the beginning of a curve to the right, said curve having a radius of 1,026.52 feet and a central angle of 10 degrees 00 minutes 45 seconds; thence continue Northeastwardly along the arc of said curve and along said right-of-way line for 89.15 feet to a point where said right-of-way line intersects the South line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 15 South, Range 1 West, said point being 144.42 feet East of the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence continue Northeastwardly along the arc of the last stated curve and along said right-of-way line for 90.24 feet to the end of said curve; thence at tangent to the last stated curve, continue Northeastwardly along said right-of-way line for 520.01 feet; thence 92 degrees 31 minutes right and run Southeastwardly for 580.45 feet; thence 25 degrees 23 minutes 13 seconds left and run Southeastwardly for 384.67 feet to the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 35; thence 60 degrees 30 minutes 12 seconds left and run Northeast for 1874.06 feet to the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 35; thence 89 degrees 49 minutes 04 seconds right and run Southeast for 1882.96 feet to the Southeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 35; thence 135 degrees 13 minutes 35 seconds right and run West along the South line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 1330.43 feet to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence 90 degrees 16 minutes 18 seconds left and run South along the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 35 for 1326.20 feet to the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence 89 degrees 43 minutes 45 seconds left and run East along the North line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section for 1329.24 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence 89 degrees 46 minutes 50 seconds right and run South along the East line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and along the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 35 for 2652.35 feet to the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 35; thence 90 degrees 13 minutes 05 seconds right and run West along the South line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 35 for 1326.87 feet to the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 16 South, Range 1 West; thence 90 degrees 36 minutes 30 seconds left and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 1322.88 feet to the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section thence 131 degrees 45 minutes 33 seconds right and run Northwestwardly for 160.46 feet to a point in a spring, known as Reed Spring; thence run Northwestwardly along the meandering course of a branch running from said spring, for a distance of 2933.80 feet to a point on the West line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2; thence run North along the West line of said Section 2 for 161.0 feet to the point of beginning.



THE
LAND CONSULTANTS
LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35805
423-304-6722

PREPARED FOR

verticalbridge

THE TOWERS, LLC

22 West Atlantic Avenue, Suite 310
Delray Beach, FL 33444

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SPECIFIC PURPOSE SURVEY

COSBY LAKE

Site Number: US-AL-5634

Steeple Chase Drive, Pinson, AL 35126

Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

TITLE

DWG#: 25377
ISSUE #: 1
ISSUE DATE: 03-09-2026
SEE SHEET #1

SHEET
7
OF
11

LEGAL DESCRIPTION OF PARENT TAX PARCEL (Continued)

LESS AND EXCEPT:

A PART OF THE SW 1/4 OF THE NW 1/4, A PART OF THE NW 1/4 OF THE SW 1/4 AND A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST AND ALSO A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 35, THENCE NORTH 0 DEGREES 00 MINUTES 18 SECONDS EAST, 323.23 FEET ALONG THE SECTION LINE; THENCE NORTH 70 DEGREES 00 MINUTES 18 SECONDS EAST 38.0 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES EAST 124.95 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.84 FEET AND AN ARC LENGTH OF 49.95 FEET TO THE WEST RIGHT OF WAY OF CANTERBURY ROAD; THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS: ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 288.56 FEET AND AN ARC LENGTH OF 63.71 FEET; SOUTH 0 DEGREES 00 MINUTES 18 SECONDS WEST, 141.46 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 89 DEGREES 59 MINUTES 42 SECONDS EAST, 200.0 FEET; THENCE NORTH 23 DEGREES 31 MINUTES 02 SECONDS EAST, 105.16 FEET; THENCE SOUTH 25 DEGREES 24 MINUTES 24 SECONDS EAST 252.85 FEET; THENCE NORTH 83 DEGREES 59 MINUTES 33 SECONDS EAST, 102.16 FEET; THENCE NORTH 14 DEGREES 00 MINUTES 18 SECONDS EAST, 170.0 FEET; THENCE SOUTH 79 DEGREES 59 MINUTES 42 SECONDS EAST, 10.0 FEET; THENCE NORTH 14 DEGREES 00 MINUTES 18 SECONDS EAST, 234.71 FEET; THENCE NORTH 66 DEGREES 28 MINUTES 58 SECONDS WEST, 88.22 FEET; THENCE NORTH 41 DEGREES 31 MINUTES 02 SECONDS EAST, 290.47 FEET; THENCE NORTH 24 DEGREES 11 MINUTES 07 SECONDS EAST, 207.09 FEET; THENCE NORTH 1 DEGREE 12 MINUTES 19 SECONDS WEST, 252.76 FEET; THENCE NORTH 8 DEGREES 38 MINUTES 06 SECONDS EAST, 180.0 FEET; THENCE SOUTH 81 DEGREES 21 MINUTES 54 SECONDS EAST, 20.0 FEET; THENCE NORTH 8 DEGREES 38 MINUTES 06 SECONDS EAST, 215.0 FEET; THENCE SOUTH 81 DEGREES 21 MINUTES 54 SECONDS EAST, 43.09 FEET; THENCE NORTH 42 DEGREES 50 MINUTES 43 SECONDS EAST, 15.55 FEET; THENCE SOUTH 46 DEGREES 52 MINUTES 08 SECONDS EAST, 133.47 FEET; THENCE NORTH 63 DEGREES 54 MINUTES 22 SECONDS EAST, 190.21 FEET; THENCE SOUTH 0 DEGREES 01 MINUTE EAST, 119.40 FEET; THENCE CONTINUE SOUTH 0 DEGREES 01 MINUTE EAST, 2651.20 FEET ALONG THE 1/4-1/4 LINE; THENCE SOUTH 0 DEGREES 14 MINUTES 43 SECONDS EAST, 807.86 FEET ALONG THE 1/4-1/4 LINE TO THE CENTER OF A BRANCH; THENCE ALONG CENTER OF SAID BRANCH THE FOLLOWING COURSES: NORTH 63 DEGREES 15 MINUTES WEST, 48.73 FEET; NORTH 61 DEGREES 35 MINUTES WEST, 89.0 FEET; THENCE NORTH 63 DEGREES 15 MINUTES WEST, 102.0 FEET; NORTH 71 DEGREES WEST, 25.0 FEET; NORTH 47 DEGREES 10 MINUTES WEST, 55.0 FEET; NORTH 55 DEGREES 47 MINUTES WEST, 55.0 FEET; THENCE NORTH 47 DEGREES 08 MINUTES WEST 53.0 FEET; NORTH 39 DEGREES 58 MINUTES WEST, 26.0 FEET; NORTH 60 DEGREES 09 MINUTES WEST, 20.0 FEET; NORTH 46 DEGREES 23 MINUTES WEST, 44.0 FEET; NORTH 53 DEGREES 10 MINUTES WEST 56.0 FEET; NORTH 51 DEGREES 49 MINUTES WEST 78.0 FEET; NORTH 49 DEGREES 28 MINUTES WEST 82.0 FEET; NORTH 65 DEGREES 00 MINUTES WEST 27.0 FEET; NORTH 81 DEGREES 49 MINUTES WEST 50.0 FEET; NORTH 63 DEGREES 02 MINUTES WEST 26.0 FEET; NORTH 65 DEGREES 06 MINUTES WEST 35.0 FEET; NORTH 51 DEGREES 02 MINUTES WEST 55.0 FEET; NORTH 55 DEGREES 15 MINUTES WEST 111.0 FEET; SOUTH 84 DEGREES 35 MINUTES WEST 189.0 FEET; NORTH 73 DEGREES 14 MINUTES WEST 132.0 FEET; NORTH 76 DEGREES 04 MINUTES WEST 50.0 FEET; NORTH 52 DEGREES 14 MINUTES WEST 66.0 FEET; NORTH 68 DEGREES 58 MINUTES 28 SECONDS WEST 60.0 FEET; THENCE LEAVING SAID BRANCH RUN NORTH 0 DEGREES 14 MINUTES 28 SECONDS WEST 161.0 FEET TO A 3 INCH CAPPED PIPE FOUND; THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST 1325.80 FEET ALONG THE SECTION LINE TO A 3 INCH CAPPED PIPE FOUND AND THE POINT OF BEGINNING; BEING SITUATED IN JEFFERSON COUNTY, ALABAMA.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, IN JEFFERSON COUNTY, ALABAMA. ALL OF LOT 1B OF A RESURVEY OF LOTS 1A THRU 10A, BLOCK TWO & LOTS 1A THRU 6A, BLOCK THREE AND ACREAGE... AS RECORDED IN MAP BOOK 168, PAGE 74 IN THE PROBATE OFFICE OF SAID COUNTY AND ACREAGE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 35 AND RUN THENCE N 00 DEGREES 00 MINUTES 18 SECONDS E (ASSUMED) ALONG THE WEST LINE THEREOF 376.44 FEET; THENCE RUN N 33 DEGREES 47 MINUTES 10 SECONDS E 1491.58 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CANTERBURY ROAD; THENCE RUN S 84 DEGREES 54 MINUTES 19 SECONDS E ACROSS THE END OF SAID ROAD 50.10 FEET TO THE WESTERNMOST CORNER OF SAID LOT 113, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N 08 DEGREES 38 MINUTES 06 SECONDS E ALONG SAID LOT AND RIGHT-OF-WAY LINE 158.37 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 27.32 FEET AND A DELTA OF 75 DEGREES 22 MINUTES 47 SECONDS; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG SAID LOT LINE 35.94 FEET TO THE END OF SAID CURVE; THENCE RUN N 84 DEGREES 00 MINUTES 52 SECONDS E ALONG SAID LOT AND ALONG THE RIGHT-OF-WAY LINE OF STEEPLE CHASE DRIVE 61.97 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 1B; THENCE RUN S 10 DEGREES 19 MINUTES 21 SECONDS E ALONG SAID LOT LINE 197.01 FEET TO A CORNER; THENCE RUN SOUTH 47 DEGREES 09 MINUTES 17 SECONDS E ALONG SAID LOT LINE 312.49 FEET TO THE EASTERNMOST CORNER OF SAID LOT; THENCE RUN S 63 DEGREES 54 MINUTES 22 SECONDS W ALONG SAID LOT LINE 80.75 FEET TO A CORNER; THENCE RUN N 46 DEGREES 52 MINUTES 08 SECONDS W ALONG SAID LOT LINE 133.47 FEET; THENCE RUN S 42 DEGREES 50 MINUTES 43 SECONDS W A DISTANCE OF 15.55 FEET; THENCE RUN N 81 DEGREES 21 MINUTES 54 SECONDS W 193.09 FEET TO THE NORTHWESTERNMOST CORNER OF LOT 14, POLO DOWNS PHASE ONE AS RECORDED IN MAP BOOK 173, PAGE 60 IN THE PROBATE OFFICE OF SAID COUNTY; THENCE RUN N 08 DEGREES 38 MINUTES 06 SECONDS E ALONG THE RIGHT-OF-WAY LINE OF SAID CANTERBURY ROAD 151.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34 AND ALSO A PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, ALL BEING IN TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SE 1/4 OF SAID SECTION 34, THENCE N 0 DEGREES 00 MINUTES 18 SECONDS E, 325.23 FEET ALONG THE SECTION LINE TO AN IRON SET; THENCE N 70 DEGREES 00 MINUTES 18 SECONDS E 38.0 FEET TO AN IRON SET; THENCE S 84 DEGREES 30 MINUTES E 124.95 FEET TO AN IRON SET ON THE WEST RIGHT OF WAY OF CANTERBURY ROAD; THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS: ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.84 FEET AND AN ARC LENGTH OF 49.95 FEET TO AN IRON SET; ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 288.56 FEET AND AN ARC LENGTH OF 114.13 FEET TO AN IRON SET; ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30 FEET AND AN ARC LENGTH OF 40.92 FEET TO AN IRON SET; THENCE LEAVING SAID RIGHT OF WAY RUN N 66 DEGREES 28 MINUTES 58 SECONDS W 81.27 FEET TO AN IRON SET; THENCE S 70 DEGREES 00 MINUTES 18 SECONDS W 124.57 FEET TO A PIPE FOUND; THENCE N 33 DEGREES 47 MINUTES 10 SECONDS E 1261.68 FEET TO AN IRON SET; THENCE N 60 DEGREES 30 MINUTES W, 310.81 FEET TO AN IRON SET; THENCE S 74 DEGREES 05 MINUTES W 250.0 FEET TO AN IRON SET; THENCE S 42 DEGREES 15 MINUTES W 1500.0 FEET TO AN IRON SET; THENCE S 38 DEGREES 33 MINUTES 36 SECONDS W 499.33 FEET TO AN IRON SET; THENCE S 89 DEGREES 33 MINUTES 20 SECONDS E 1129.12 FEET ALONG THE 1/4-1/4 LINE TO A 3" CAPPED PIPE FOUND AND THE POINT OF BEGINNING.



PREPARED FOR
verticalbridge
THE TOWERS, LLC
22 West Atlantic Avenue, Suite 310
Delray Beach, FL 33444

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)
SPECIFIC PURPOSE SURVEY
COSBY LAKE
Site Number: US-AL-5634
Steeple Chase Drive, Pinson, AL 35126
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

TITLE
DWG#: 25377
ISSUE #: 1
ISSUE DATE: 03-09-2026
SEE SHEET #1
SHEET
8
OF
11

LEGAL DESCRIPTION OF PARENT TAX PARCEL (Continued)

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE NW 1/4 OF THE SW 1/4 AND THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, IN JEFFERSON COUNTY, ALABAMA SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 35 AND RUN THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS (ASSUMED) ALONG THE WEST LINE THEREOF 376.44 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N 33 DEGREES 47 MINUTES 10 SECONDS E 1491.58 FEET TO A POINT OF THE WESTERLY RIGHT OF WAY LINE OF CANTERBURY ROAD; THENCE RUN S 84 DEGREES 54 MINUTES 19 SECONDS E ACROSS THE END OF SAID ROAD 50.10 FEET TO THE WESTERMOST CORNER OF LOT 1-13 OF A STEEPLE CHASE FIRST SECTOR RESURVEY AS RECORDED IN MAP BOOK 168, PAGE 74 IN THE PROBATE OFFICE OF SAID COUNTY; THENCE RUN S 08 DEGREES 38 MINUTES 06 SECONDS W 151.55 FEET; THENCE RUN S 81 DEGREES 21 MINUTES 54 SECONDS E 150.00 FEET; THENCE RUN S 08 DEGREES 38 MINUTES 06 SECONDS W 215.00 FEET; THENCE RUN N 81 DEGREES 21 MINUTES 54 SECONDS W 20.00 FEET; THENCE RUN S 08 DEGREES 38 MINUTES 06 SECONDS W 180.00 FEET; THENCE RUN S 01 DEGREES 12 MINUTES 19 SECONDS E 252.76 FEET; THENCE RUN S 24 DEGREES 11 MINUTES 07 SECONDS W 207.09 FEET; THENCE RUN S 41 DEGREES 31 MINUTES 02 SECONDS W 290.47 FEET; THENCE RUN S 66 DEGREES 28 MINUTES 58 SECONDS E 88.22 FEET; THENCE RUN S 14 DEGREES 00 MINUTES 18 SECONDS W 234.71 FEET; THENCE RUN N 79 DEGREES 59 MINUTES 42 SECONDS W 10.0 FEET; THENCE RUN S 14 DEGREES 00 MINUTES 18 SECONDS W 170.00 FEET; THENCE RUN S 83 DEGREES 59 MINUTES 33 SECONDS W 102.16 FEET; THENCE RUN N 25 DEGREES 24 MINUTES 24 SECONDS W 252.85 FEET; THENCE RUN S 23 DEGREES 31 MINUTES 02 SECONDS W 105.16 FEET; THENCE RUN N 89 DEGREES 59 MINUTES 42 SECONDS W 200.00 FEET; THENCE RUN N 00 DEGREES 00 MINUTES 18 SECONDS EAST 141.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 288.86 FEET AND AN INTERIOR ANGLE OF 35 DEGREES 16 MINUTES 28 SECONDS; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE 177.84 FEET, SAID POINT BEING THE BEGINNING OF A CURVE PERPENDICULAR TO LAST SAID CURVE HAVING A RADIUS OF 30.00 FEET AND AN INTERIOR ANGLE OF 78 DEGREES 14 MINUTES 16 SECONDS; THENCE RUN IN A SOUTHWESTERLY TO NORTHWESTERLY DIRECTION ALONG SAID CURVE 40.97 FEET TO THE END OF SAID CURVE; THENCE RUN N 66 DEGREES 28 MINUTES 58 SECONDS W 81.27 FEET; THENCE RUN S 70 DEGREES 00 MINUTES 18 SECONDS W 124.57 FEET TO THE POINT OF BEGINNING. SITUATED IN JEFFERSON COUNTY, ALABAMA.

LESS AND EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE SOUTH 62 DEGREES 21 MINUTES 06 SECONDS WEST 2358.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 29 MINUTES 20 SECONDS WEST 55.78 FEET; THENCE SOUTH 65 DEGREES 13 MINUTES 40 SECONDS WEST 162.98 FEET; THENCE SOUTH 63 DEGREES 07 MINUTES 15 SECONDS WEST 143.84 FEET; THENCE NORTH 32 DEGREES 43 MINUTES 45 SECONDS WEST 102.03 FEET TO THE SOUTHEAST RIGHT OF WAY OF OLD SPRINGVILLE ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 57 DEGREES 58 MINUTES EAST 361.33 FEET; THENCE SOUTH 32 DEGREES 02 MINUTES EAST 143.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

TRACT 1: A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE S 62 DEGREES 21 MINUTES 06 SECONDS W 2358.82 FEET TO A CAPPED PIPE FOUND AND THE POINT OF BEGINNING; THENCE N 32 DEGREES 02 MINUTES W 143.82 FEET TO A CAPPED PIPE FOUND ON THE SOUTHEASTERLY RIGHT OF WAY OF OLD SPRINGVILLE ROAD; THENCE N 57 DEGREES 37 MINUTES 39 SECONDS E, 345.42 FEET ALONG SAID RIGHT OF WAY TO AN IRON SET; THENCE LEAVING SAID RIGHT OF WAY RUN S 44 DEGREES 19 MINUTES 55 SECONDS E 174.72 FEET TO AN IRON SET; THENCE S 57 DEGREES 33 MINUTES 40 SECONDS W 257.60 FEET TO AN IRON SET; THENCE S 70 DEGREES 00 MINUTES 20 SECONDS W 127.85 FEET TO THE POINT OF BEGINNING.

TRACT 2: A PART OF THE SE 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE S 62 DEGREES 21 MINUTES 06 SECONDS W 2358.82 FEET TO A CAPPED PIPE FOUND; THENCE S 66 DEGREES 29 MINUTES 20 SECONDS W 55.78 FEET; THENCE S 65 DEGREES 13 MINUTES 40 SECONDS W 162.98 FEET; THENCE S 63 DEGREES 07 MINUTES 15 SECONDS W 143.84 FEET TO A CAPPED PIPE FOUND AND THE POINT OF BEGINNING; THENCE S 62 DEGREES 53 MINUTES 35 SECONDS W 66.37 FEET TO AN IRON SET; THENCE S 40 DEGREES 28 MINUTES W 95.31 FEET TO AN IRON SET; THENCE S 29 DEGREES 45 MINUTES 50 SECONDS W 104.55 FEET TO AN IRON SET; THENCE N 29 DEGREES 05 MINUTES 09 SECONDS W 143.02 FEET TO AN IRON SET ON THE SOUTHEASTERLY RIGHT OF WAY OF OLD SPRINGVILLE ROAD; THENCE ALONG SAID RIGHT OF WAY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,635.985 FEET AND AN ARC LENGTH OF 242.85 FEET TO A CAPPED PIPE FOUND; THENCE LEAVING SAID RIGHT OF WAY RUN S 32 DEGREES 43 MINUTES 45 SECONDS E, 102.03 FEET TO THE POINT OF BEGINNING.

TRACT 3 - PENINSULA: A PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE S 62 DEGREES 21 MINUTES 06 SECONDS W 2358.82 FEET TO A CAPPED PIPE FOUND; THENCE S 66 DEGREES 29 MINUTES 20 SECONDS W 55.78 FEET; THENCE S 65 DEGREES 13 MINUTES 40 SECONDS W 79.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 65 DEGREES 13 MINUTES 40 SECONDS W 83.71 FEET; THENCE S 24 DEGREES 46 MINUTES 20 SECONDS E 17.85 FEET TO A CONCRETE RETAINING WALL AT THE EDGE OF A LAKE; THENCE ALONG SAID RETAINING WALL THE FOLLOWING COURSES: SOUTHEASTERLY 74 FEET MORE OR LESS; SOUTHWESTERLY 46 FEET MORE OR LESS; SOUTHEASTERLY 56 FEET MORE OR LESS; NORTHEASTERLY 37 FEET MORE OR LESS; NORTHWESTERLY 82 FEET MORE OR LESS; NORTHEASTERLY 77 FEET MORE OR LESS; THENCE LEAVING SAID RETAINING WALL RUN N 24 DEGREES 46 MINUTES 20 SECONDS W 8.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID NW 1/4 OF NW 1/4; THENCE NORTH 74 DEGREES 02 MINUTES 30 SECONDS WEST 380.86 FEET; THENCE NORTH 48 DEGREES 48 MINUTES 46 SECONDS WEST 247.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 48 DEGREES 48 MINUTES 46 SECONDS W 333.07 FEET TO THE SOUTHEAST RIGHT-OF-WAY OF OLD SPRINGVILLE ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 38 DEGREES 40 MINUTES 25 SECONDS WEST 208.71 FEET; THENCE SOUTH 48 DEGREES 48 MINUTES 46 SECONDS EAST 333.07 FEET; THENCE NORTH 38 DEGREES 40 MINUTES 25 SECONDS EAST 208.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

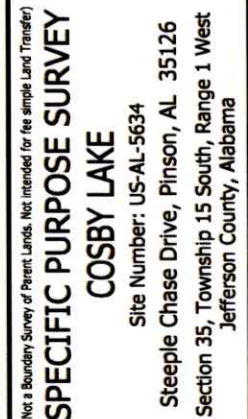
MAP BOOK 168, PAGE 74, A RESURVEY OF LOTS 1A THRU 10A, BLOCK TWO AND LOTS 1A THRU 6A, BLOCK THREE AND ACREAGE AS RECORDED IN MAP BOOK 163, PAGE 13 BEING A RESURVEY OF LOTS 1 THRU 10, BLOCK TWO AND LOTS 1 THRU 6, BLOCK THREE AS RECORDED IN MAP BOOK 157, PAGE 6, FIRST SECTOR - STEEPLE CHASE SUBDIVISION.

LESS AND EXCEPT:

MAP BOOK 165, PAGE 67, A RESURVEY OF LOT 7 AND 8 AND ACREAGE BLOCK 3, FIRST SECTOR - STEEPLE CHASE SUBDIVISION.

LESS AND EXCEPT:

MAP BOOK 158, PAGE 37 AMENDED FIRST SECTOR STEEPLE CHASE SUBDIVISION.



LEGAL DESCRIPTION OF PARENT TAX PARCEL (Continued)

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN THE NW 1/2 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THENW 1/4 OF THE NW 1/4 OF SAID SECTION, AND RUN NORTH 74 DEGREES 10 MINUTES 46 SECONDS WEST, 384.67 FEET; THENCE NORTH 48 DEGREES 47 MINUTES 33 SECONDS WEST, 580.45 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD SPRINGVILLE ROAD; THENCE SOUTH 38 DEGREES 41 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE 208.71 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 313.26 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1,026.52 FEET; THENCE RUN SOUTHWESTWARDLY ALONG SAID CURVE, AS IT CURVES TO THE LEFT, 179.39 FEET TO THE END OF SAID CURVE; THENCE SOUTH 28 DEGREES 40 MINUTES 42 SECONDS WEST, 232.76 FEET; THENCE SOUTH 14 DEGREES 52 MINUTES 33 SECONDS EAST, 72.47 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STEEPLE CHASE DRIVE; THENCE SOUTH 58 DEGREES 25 MINUTES 48 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE 199.90 FEET; THENCE NORTH 38 DEGREES 41 MINUTES 27 SECONDS EAST, 725.50 FEET; THENCE NORTH 48 DEGREES 48 MINUTES 03 SECONDS WEST, 313.07 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF THE SW 1/4 OF THE NW 1/4, A PART OF THE SE 1/4 OF THE NW 1/4, A PART OF THE NE 1/4 OF THE NW 1/4 AND A PART OF THE NW 1/4 ALL IN SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE SOUTH 46 DEGREES 11 MINUTES 11 SECONDS WEST, 773.29 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF LOT ONE, BLOCK ONE OF THE FIRST SECTOR OF STEEPLE CHASE SUBDIVISION; THENCE SOUTH 80 DEGREES 42 MINUTES 26 SECONDS EAST, 350.95 FEET; THENCE NORTH 66 DEGREES 28 MINUTES 26 SECONDS EAST, 382.46 FEET; THENCE NORTH 50 DEGREES 57 MINUTES EAST, 2,096.57 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 22 SECONDS EAST, 1,266.70 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 22 SECONDS EAST, 1,266.70 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE NORTH 89 DEGREES 37 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4 1,326.32 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE NE 1/4; THENCE SOUTH 0 DEGREES 04 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35, 152.51 FEET; THENCE SOUTH 58 DEGREES 00 MINUTES WEST, 1,699.80 FEET; THENCE NORTH 84 DEGREES 54 MINUTES 19 SECONDS WEST, 399.80 FEET TO THE WEST RIGHT OF WAY OF CANTERBURY ROAD; THENCE NORTH 8 DEGREES 38 MINUTES 05 SECONDS EAST, 147.71 FEET; THENCE ALONG CURVE TO THE LEFT WITH A RADIUS OF 27.32 FEET AND AN ARC LENGTH OF 40.49 FEET, A CHORD BEARING OF NORTH 38 DEGREES 47 MINUTES 52 SECONDS WEST, AND A CHORD DISTANCE OF 33.82 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 482.62 FEET AND AN ARC LENGTH OF 202.65 FEET, A CHORD BEARING OF NORTH 72 DEGREES 43 MINUTES 28 SECONDS WEST, AND A CHORD DISTANCE OF 201.16 FEET; THENCE NORTH 60 DEGREES 41 MINUTES 45 SECONDS WEST, 39.18 FEET; THENCE NORTH 29 DEGREES 18 MINUTES 15 SECONDS EAST, 70.0 FEET; THENCE NORTH 38 DEGREES 00 MINUTES 40 SECONDS EAST, 227.20 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0 DEGREES 13 MINUTES 35 SECONDS WEST, ALONG THE EAST BOUNDARY OF SAID SE 1/4 OF NW 1/4, 152.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG EAST BOUNDARY OF SAID SE 1/4 OF NW 1/4, 179.84 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST, 153.89 FEET; THENCE NORTH 58 DEGREES 00 MINUTES EAST, 93.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ADDITION TO 5B, BLOCK TWO, OF A RESURVEY OF BLOCK TWO AND LOTS 1A THRU 6A OF BLOCK THREE AND ACREAGE, FIRST SECTOR, STEEPLE CHASE SUBDIVISION ALSO KNOWN AS A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, HUNTSVILLE MERIDIAN, JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, 332.35 FEET; THENCE NORTH 32 DEGREES WEST, 103.91 FEET; THENCE SOUTH 58 DEGREES WEST, 490.0 FEET; THENCE SOUTH 32 DEGREES EAST 80.0 FEET; THENCE SOUTH 58 DEGREES WEST, 271.06 FEET; THENCE NORTH 32 DEGREES WEST, 130.0 FEET; THENCE SOUTH 58 DEGREES WEST, 150.0 FEET; THENCE SOUTH 32 DEGREES WEST, 219.54 FEET; THENCE SOUTH 86 DEGREES 10 MINUTES 43 SECONDS WEST, 147.40 FEET; THENCE SOUTH 32 DEGREES EAST, 50.0 FEET; THENCE SOUTH 58 DEGREES WEST, 180.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST STATED COURSE, 138.00 FEET; THENCE NORTH 32 DEGREES WEST, 130.0 FEET; THENCE SOUTH 58 DEGREES WEST, 42.0 FEET; THENCE NORTH 32 DEGREES WEST, 70.0 FEET; THENCE NORTH 58 DEGREES EAST, 120.0 FEET; THENCE SOUTH 32 DEGREES EAST, 70.0 FEET; THENCE NORTH 58 DEGREES EAST, 60.0 FEET; THENCE SOUTH 32 DEGREES EAST, 130.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ADDITION TO LOT 2B, BLOCK THREE, OF A RESURVEY OF BLOCK TWO AND LOTS 1A THRU 6A OF BLOCK THREE AND ACREAGE, FIRST SECTOR, STEEPLE CHASE SUBDIVISION ALSO KNOWN AS A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, HUNTSVILLE MERIDIAN, JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0 DEGREES 13 MINUTES 35 SECONDS EAST, BEING THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, 332.35 FEET; THENCE NORTH 32 DEGREES WEST, 103.91 FEET; THENCE SOUTH 58 DEGREES WEST, 370.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST STATED COURSE 120.0 FEET; THENCE NORTH 32 DEGREES WEST, 50.0 FEET; THENCE NORTH 58 DEGREES EAST, 120.0 FEET; THENCE SOUTH 32 DEGREES EAST, 50.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ADDITION TO LOT 3B, BLOCK THREE, OF A RESURVEY OF BLOCK TWO AND LOTS 1A THRU 6A OF BLOCK THREE AND ACREAGE, FIRST SECTOR, STEEPLE CHASE SUBDIVISION ALSO KNOWN AS A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, HUNTSVILLE MERIDIAN, JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, 332.35 FEET; THENCE NORTH 32 DEGREES WEST, 103.91 FEET; THENCE SOUTH 58 DEGREES WEST, 250.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST STATED COURSE, 120.0 FEET; THENCE NORTH 32 DEGREES WEST, 50.0 FEET; THENCE NORTH 58 DEGREES EAST, 120.0 FEET; THENCE SOUTH 32 DEGREES EAST, 50.0 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT:

ADDITION TO LOT 6B, BLOCK THREE, OF A RESURVEY OF BLOCK TWO AND LOTS 1A THRU 6A OF BLOCK THREE AND ACREAGE, FIRST SECTOR, STEEPLE CHASE SUBDIVISION ALSO KNOWN AS A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, HUNTSVILLE MERIDIAN, JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, 332.35 FEET; THENCE NORTH 32 DEGREES WEST, 103.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58 DEGREES WEST, 200.0 FEET; THENCE NORTH 32 DEGREES WEST, 105.64 FEET; THENCE NORTH 51 DEGREES 03 MINUTES 40 SECONDS EAST, 201.48 FEET; THENCE SOUTH 32 DEGREES EAST, 129.98 FEET TO THE POINT OF BEGINNING.



PREPARED FOR
verticalbridge
THE TOWERS, LLC
22 West Atlantic Avenue, Suite 310
Delray Beach, FL 33444

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)
SPECIFIC PURPOSE SURVEY
COSBY LAKE
Site Number: US-AL-5634
Steeple Chase Drive, Pinson, AL 35126
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

TITLE
DWG#: 25377
ISSUE #: 1
ISSUE DATE: 03-09-2026
SEE SHEET #1
SHEET
10
OF
11

LEGAL DESCRIPTION OF PARENT TAX PARCEL (Continued)

LESS AND EXCEPT:

A PART OF THE SE 1/4 OF THE NE 1/4, A PART OF THE NE 1/4 OF THE SE 1/4 AND A PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, THENCE SOUTH 62 DEGREES 21 MINUTES 06 SECONDS WEST, 2358.82 FEET TO A CAPPED PIPE FOUND; THENCE SOUTH 66 DEGREES 29 MINUTES 20 SECONDS WEST, 55.78 FEET; THENCE SOUTH 65 DEGREES 13 MINUTES 40 SECONDS WEST, 162.98 FEET; THENCE SOUTH 63 DEGREES 07 MINUTES 15 SECONDS WEST, 143.84 FEET TO A CAPPED PIPE FOUND; THENCE SOUTH 62 DEGREES 53 MINUTES 35 SECONDS WEST, 66.37 FEET; THENCE SOUTH 40 DEGREES 28 MINUTES WEST, 95.31 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 50 SECONDS WEST, 104.55 FEET TO AN IRON SET AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 29 DEGREES 45 MINUTES 50 SECONDS WEST, 257.14 FEET TO AN IRON SET; THENCE SOUTH 40 DEGREES 54 MINUTES 05 SECONDS WEST, 130.90 FEET TO AN IRON SET; THENCE SOUTH 56 DEGREES 27 MINUTES 16 SECONDS WEST, 200.06 FEET TO AN IRON SET; THENCE NORTH 59 DEGREES 07 MINUTES 20 SECONDS WEST, 52.23 FEET TO AN IRON SET ON THE SOUTHEASTERLY RIGHT OF WAY OF OLD SPRINGVILLE ROAD; THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS: ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1285.38 FEET AND AN ARC LENGTH OF 393.39 FEET; ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1635.985 FEET AND AN ARC LENGTH OF 251.30 FEET TO AN IRON SET; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 29 DEGREES 05 MINUTES 09 SECONDS EAST, 143.02 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 30' DRAINAGE EASEMENT.

LESS AND EXCEPT:

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE SOUTH 62 DEGREES 21 MINUTES 06 SECONDS WEST, 2358.82 FEET; THENCE NORTH 70 DEGREES 00 MINUTES 20 SECONDS EAST, 127.85 FEET; THENCE NORTH 57 DEGREES 33 MINUTES 40 SECONDS EAST, 257.60 FEET TO AN IRON SET AND THE POINT OF BEGINNING; THENCE NORTH 53 DEGREES 22 MINUTES 08 SECONDS EAST, 49.11 FEET; THENCE NORTH 48 DEGREES 30 MINUTES 05 SECONDS EAST, 246.94 FEET; THENCE NORTH 33 DEGREES 36 MINUTES 45 SECONDS EAST, 133.83 FEET TO AN IRON SET; THENCE NORTH 44 DEGREES 15 MINUTES 35 SECONDS WEST, 91.09 FEET TO AN IRON SET ON THE SOUTHEASTERLY RIGHT OF WAY OF OLD SPRINGVILLE ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: ALONG THE ARCE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 54 DEGREES 17 MINUTES WEST AND A CHORD DISTANCE OF 211.67 FEET; SOUTH 57 DEGREES 37 MINUTES 39 SECONDS WEST, 65.0 FEET; NORTH 32 DEGREES 22 MINUTES 21 SECONDS WEST, 5.0 FEET; SOUTH 57 DEGREES 37 MINUTES 39 SECONDS WEST, 137.9 FEET TO AN IRON SET; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 44 DEGREES 19 MINUTES 55 SECONDS EAST, 174.72 FEET TO THE POINT OF BEGINNING. SUBJECT TO A PORTION OF A 20' DRAINAGE EASEMENT ALONG THE WEST SIDE OF SAID PROPERTY.

LESS AND EXCEPT:

ADDITION TO LOT 7B, BLOCK TWO, OF A RESURVEY OF BLOCK TWO AND LOTS 1A THRU 6A OF BLOCK THREE AND ACREAGE, FIRST SECTOR, STEEPLE CHASE SUBDIVISION ALSO KNOWN AS A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, HUNTSVILLE MERIDIDAN, JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE SOUTH 0 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, 332.35 FEET; THENCE NORTH 32 DEGREES WEST, 103.91 FEET; THENCE SOUTH 58 DEGREES WEST, 490.00 FEET; THENCE SOUTH 32 DEGREES EAST, 80.00 FEET; THENCE SOUTH 58 DEGREES WEST, 271.06 FEET; THENCE NORTH 32 DEGREES WEST, 130.00 FEET; THENCE SOUTH 58 DEGREES WEST, 150.00 FEET; THENCE SOUTH 32 DEGREES WEST, 219.64 FEET; THENCE SOUTH 86 DEGREES 10 MINUTES 43 SECONDS WEST, 147.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32 DEGREES EAST, 50.00 FEET; THENCE SOUTH 58 DEGREES WEST, 180.00 FEET; THENCE NORTH 32 DEGREES WEST, 130.00 FEET; THENCE NORTH 58 DEGREES EAST, 60.0 FEET; THENCE NORTH 32 DEGREES WEST, 70.0 FEET; THENCE NORTH 58 DEGREES EAST, 120.00 FEET; THENCE SOUTH 32 DEGREES EAST, 150.00 FEET TO THE POINT OF BEGINNING.

Parcel No. 09 00 35 2 000 015.000

This being the same property conveyed to Phill Town Development Co., Inc. from Towns Real Estate and Appraisal Service, Inc. a/k/a Towns Real Estate and Appraisal, Inc. in deed dated October 23, 1995 and recorded December 1, 1995 in Book 9513 Page 4866.



THE LAND CONSULTANTS LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35805
423-304-6722

PREPARED FOR

verticalbridge

THE TOWERS, LLC

22 West Atlantic Avenue, Suite 310
Delray Beach, FL 33444

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SPECIFIC PURPOSE SURVEY

COSBY LAKE

Site Number: US-AL-5634

Steeple Chase Drive, Pinson, AL 35126

Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

TITLE

DWG#: 25377
ISSUE #: 1
ISSUE DATE: 03-09-2026
SEE SHEET #1

SHEET
11
OF
11

1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE VERIZON PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM VERIZON PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "ALABAMA 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 292-8525 (OR 811) ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYMI LOCK OR EQUIVALENT AS APPROVED BY VERIZON PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER VERIZON PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

- 2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.
- 2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.
- 2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- 2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, #3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.
- 2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD³ AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM
- 2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" x 45° CHAMFER, UNLESS OTHERWISE NOTED.
- 2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.
- 2.12 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.
- 2.13 TOP OF FOUNDATION FINISH TO BE LEVEL $\pm \frac{1}{8}$ " IN 10'.
- 2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH FL 33444
TEL: (561) 246-3541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4390
WWW.KIMLEY-HORN.COM

REV. DATE. ISSUED FOR. BY:

7			
6			
5			
4	03/26/26	CONSTRUCTION	ALP
3	11/14/25	CONSTRUCTION	DRC
2	01/08/25	CONSTRUCTION	DRC
1	01/29/24	CONSTRUCTION	DRC
0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	DRC



KHA PROJECT NUMBER:
013509264

DRAWN BY: KAB **CHECKED BY:** DRC

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1

22 W ATLANTIC AVE, SUITE 310
ORLANDO, FL 32804
TEL: (407) 344-3541

PROJECT INFORMATION:

SITE NAME:
US AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FLUZE PROJECT #: 16485687
6020 STEEPLE CHASE DRIVE
PINSOK, AL 35126
JACKSON COUNTY

PLANS PREPARED BY:

Kimley-Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
(404) 487-1100
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REV. DATE. ISSUED FOR. BY.

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4	03/26/26	CONSTRUCTION ALP	
3	11/14/25	CONSTRUCTION DRC	
2	01/08/25	CONSTRUCTION DRC	
1	07/29/24	CONSTRUCTION DRC	
0	02/02/23	CONSTRUCTION DRC	
A	01/06/23	PRELIMINARY DRC	

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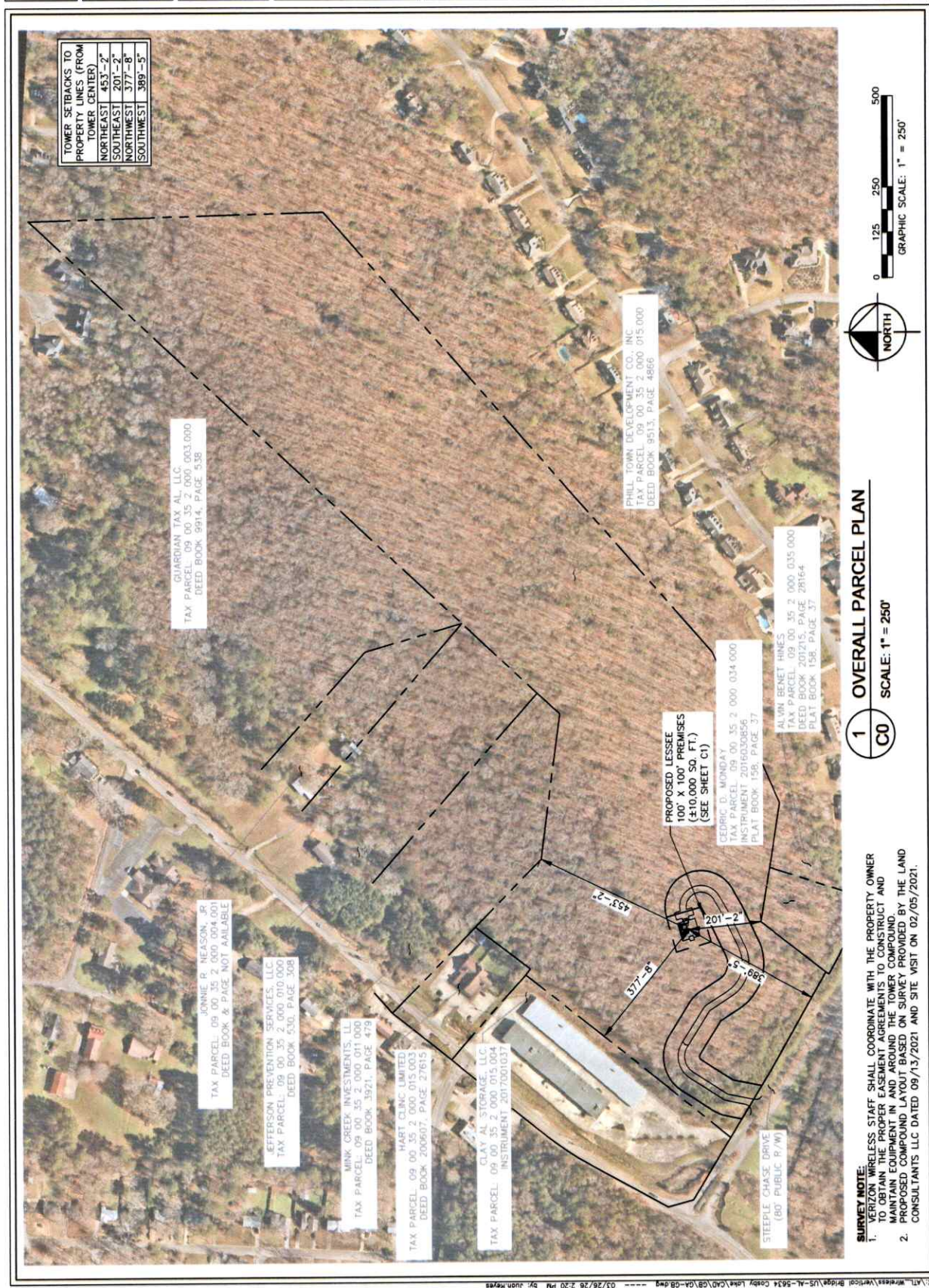
RHA PROJECT NUMBER:
013509264

DRAWN BY: KAB
CHECKED BY: DRC

SHEET TITLE:

OVERALL PARCEL PLAN

SHEET NUMBER:
C0



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DUNWOODY, GA 30346
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PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY-LAKE
VERIZON MDG #: 5000156155
FLUZE PROJECT #: 16485897
6020 STEEPLE CHASE DRIVE
PRINCE ALBERT, ALABAMA
STEFANUS COUNTY

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A	07/06/23	PRELIMINARY DRC	

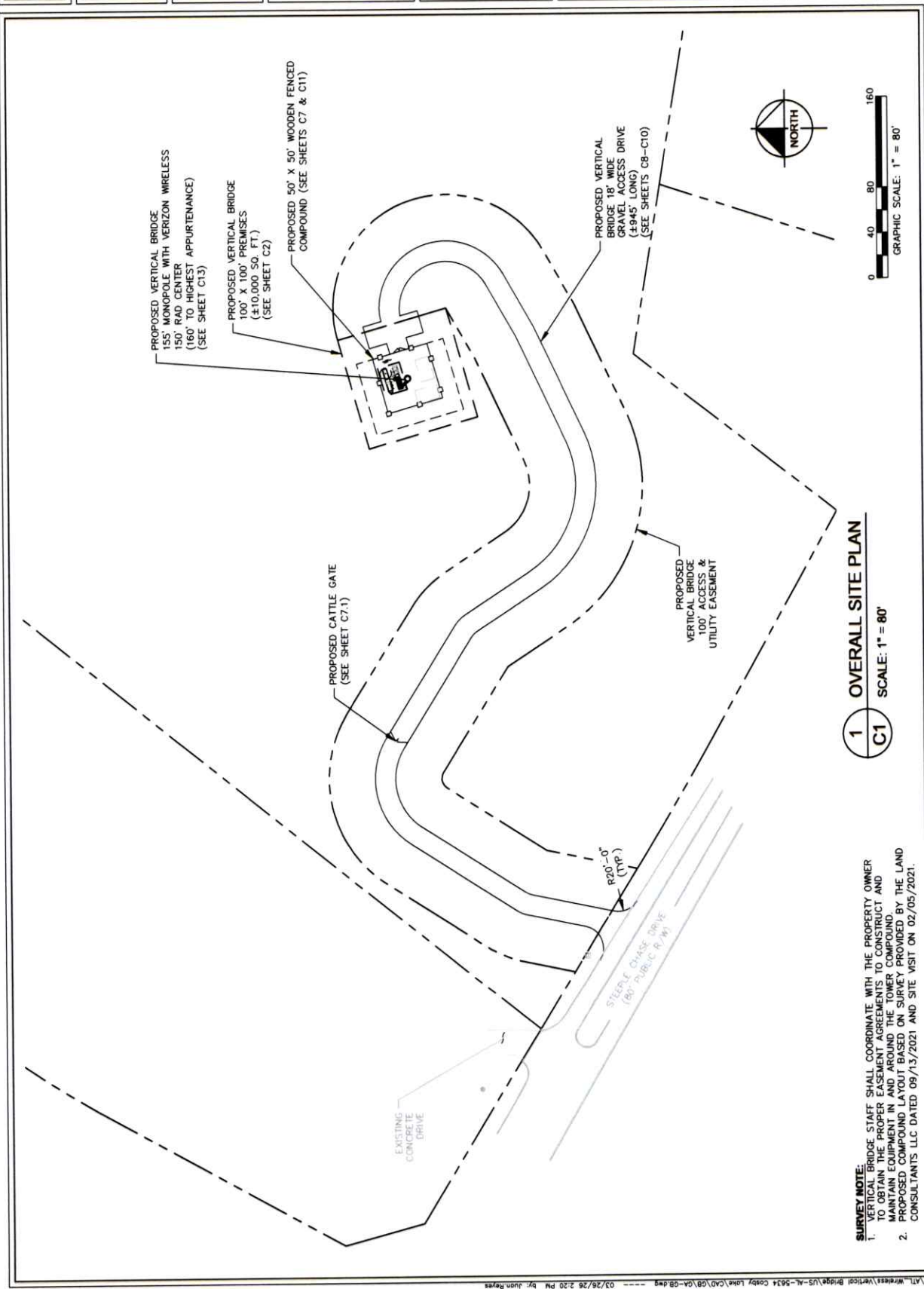
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RHA PROJECT NUMBER:
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DRAWN BY: KAB
CHECKED BY: DRC

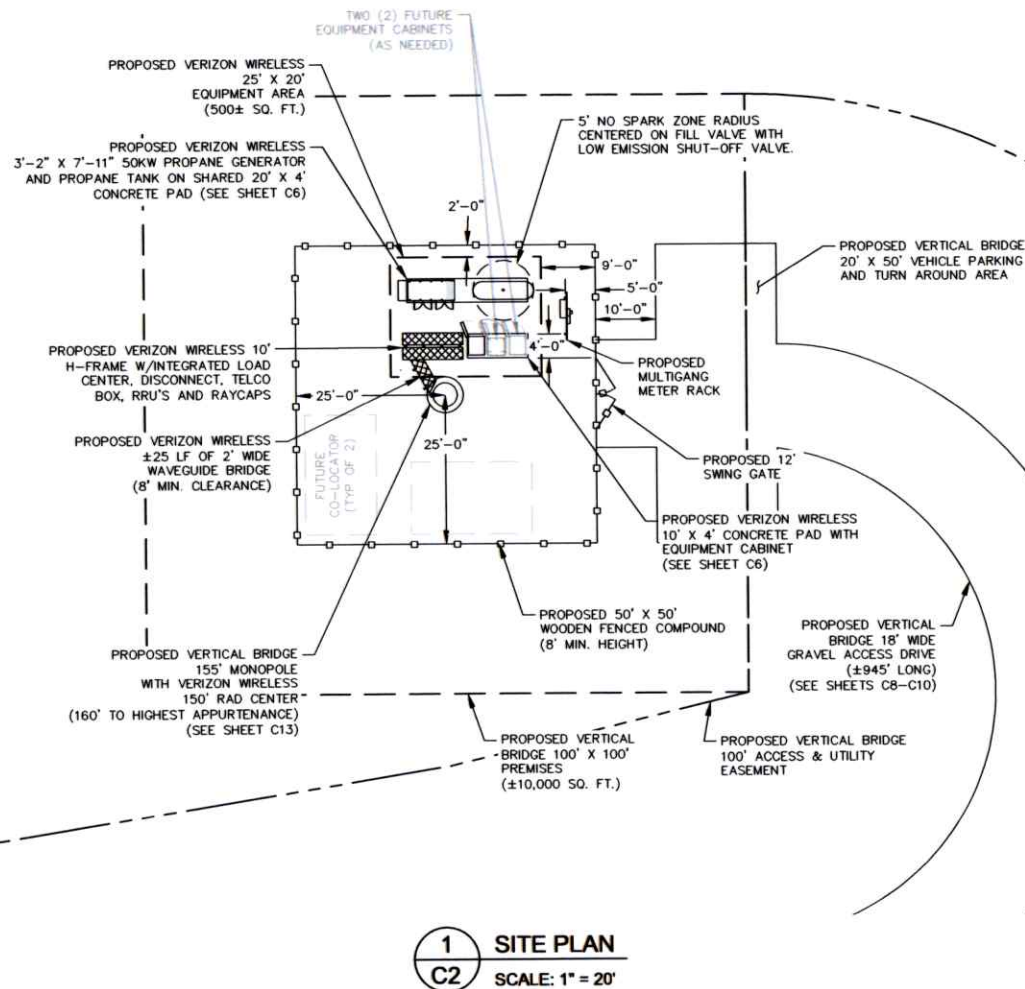
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OVERALL SITE PLAN

SHEET NUMBER:
C1



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K:\ATL_Wireless\Vertical_Bridge\US-AL-5634_Cosby_Lake\CAD\08\GA-C2.dwg 03/26/26 2:20 PM by: Joan Reyes



SITE NOTES:

1. VERTICAL BRIDGE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THE LAND CONSULTANTS LLC DATED 09/13/2021 AND SITE VISIT ON 02/05/2021.
3. CONTRACTOR TO CONFIRM WITH VERTICAL BRIDGE CONSTRUCTION MANAGER THAT THE EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERTICAL BRIDGE. COORDINATE ANY CHANGES WITH VERTICAL BRIDGE CONSTRUCTION MANAGER.
6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM VERTICAL BRIDGE CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS, CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.
8. FASTEN PROPANE TANK SUPPORTS USING SIMPSON STRONG-TIE TITEN HD CONCRETE ANCHORS. MINIMUM ANCHOR DIAMETER IS $\frac{1}{2}$ " Ø. MINIMUM EMBEDMENT IS $2\frac{1}{2}$ " AND MINIMUM CLEAR DISTANCE FROM ANCHOR TO EDGE OF CONCRETE IS 2". INSTALL ANCHOR IN STRICT ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACING PAD AND TANK IF THE ANCHOR REQUIREMENTS LISTED ABOVE CANNOT BE ACCOMMODATED DUE TO ACTUAL TANK PROCURED. CONTRACTOR MAY SUBMIT ALTERNATIVE ANCHOR PRODUCT FOR ENGINEER'S APPROVAL. SUBMITTAL SHALL INCLUDE ANCHOR TECHNICAL DATA AND ICC-ES AC193 APPROVAL FOR USE WITH CRACKED CONCRETE.

verticalbridge
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TEL: (561) 246-3541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERTIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

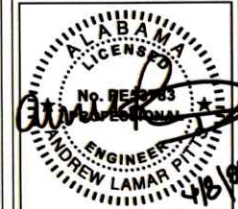
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A	01/06/23	PRELIMINARY	DRC

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KHA PROJECT NUMBER:

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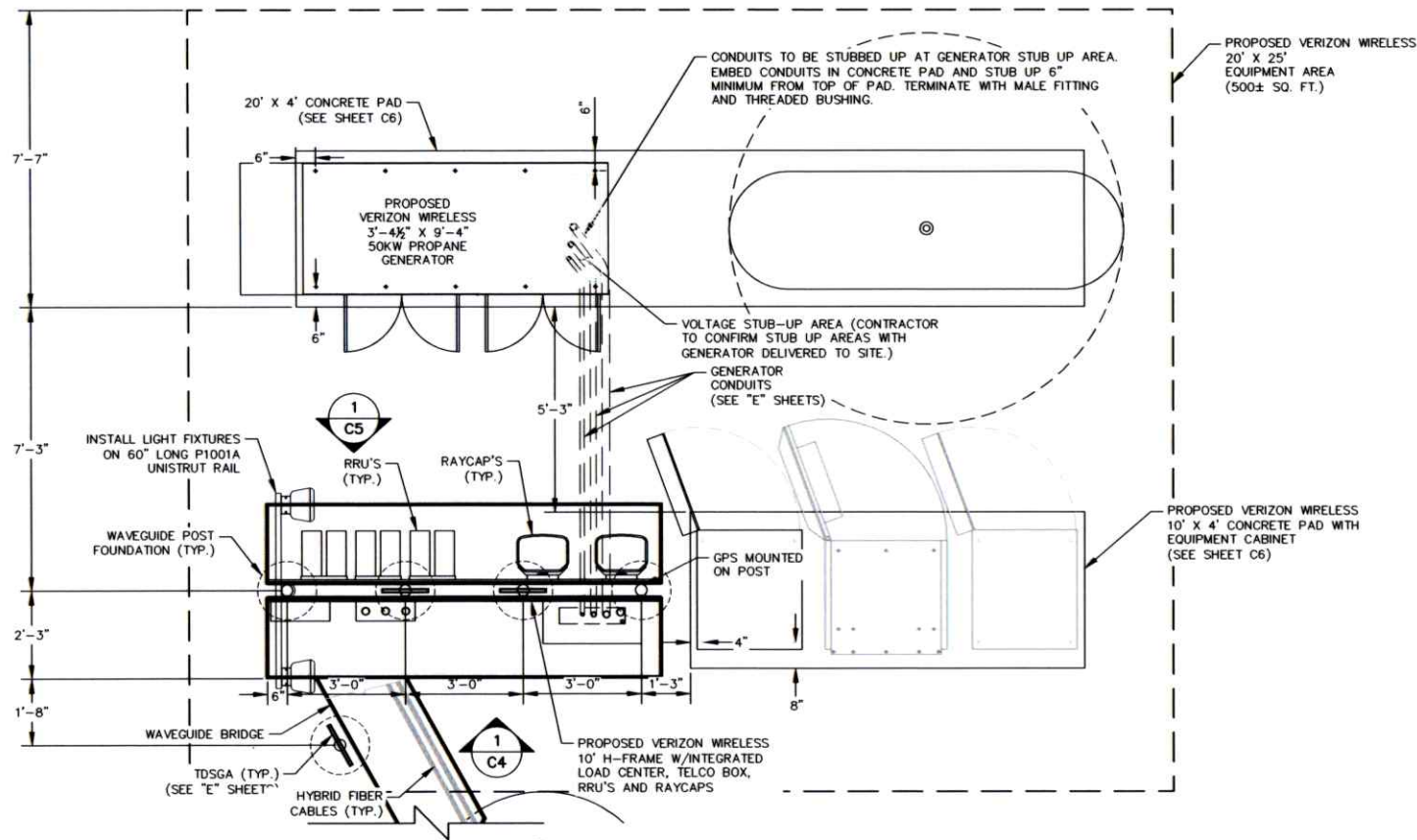
KAB DRC

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2



1 EQUIPMENT PAD LAYOUT
SCALE: 1" = 3'

EQUIPMENT PAD/ROUTING NOTES:

- REFER TO THE SITE PLAN FOR EQUIPMENT PAD LOCATION AND ORIENTATION.
- RUN 2" FLEX TELCO CONDUIT FROM BOTTOM OF TELCO BOX TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
- RUN 2" FLEX POWER CONDUIT AND 1" FLEX ALARM CONDUIT FROM BOTTOM OF ILC TO SIDE OF RF CABINET WITH CHASE NIPPLES THROUGH FACTORY KNOCKOUTS.
- RUN 2" FLEX FIBER CONDUIT FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
- RUN (1) 1 1/2" FLEX POWER CONDUIT FOR EVERY (6) RRU CIRCUITS FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
- SUPPORT FLEX CONDUIT ON HORIZONTAL H-FRAME RAILS OR ON VERTICAL SITE STRUT SNT10 RAILS ADDED TO H-FRAME FOR CONDUIT/CABLE MANAGEMENT.
- RUN HYBRID CABLE FOR TOWER MOUNTED RRU'S OVERHEAD ON TRAPEZE SUSPENDED FROM WAVE GUIDE BRIDGE. SWEEP DOWN ONTO H-FRAME RAILS, THEN LOOP UNDER OVP AND CONNECT TO BOTTOM OF OVP. ATTACH GROUND KITS TO HYBRID CABLE BEFORE LOOPING UNDER OVP, AND BOND TO TDSGA GROUND BAR AT BASE OF H-FRAME.
- RUN COAX CABLE FOR GROUND MOUNTED RRU'S (IF USED) OVERHEAD ON TRAPEZE SUSPENDED FROM WAVE GUIDE BRIDGE. TERMINATE COAX ON ICE BRIDGE AND TRANSITION TO JUMPERS JUST BEFORE REACHING H-FRAME. ATTACH GROUND KITS TO COAX CABLE ON TOWER SIDE OF LAST ICE BRIDGE POST AND BOND TO TDSGA GROUND BAR NEAR TOP OF POST.
- GPS ANTENNA TO BE MOUNTED TO STANDARD HEIGHT POST WITH EXTENDED MOUNTING PIPE, USING COMMSCOPE GPS-U MOUNTING KIT. MOUNT AS NEAR AS AS PRACTICAL TO RB484 CABINET.
- BOLT CABINETS AND GENERATOR TO SLAB USING FASTENERS SPECIFIED BY EQUIPMENT MANUFACTURER IN FACTORY PROVIDED MOUNTING HOLES.



0 1.5 3 6
GRAPHIC SCALE: 1" = 3'

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PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

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KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

EQUIPMENT PAD LAYOUT

SHEET NUMBER:

C3

SHEET NUMBER:

C3

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C3

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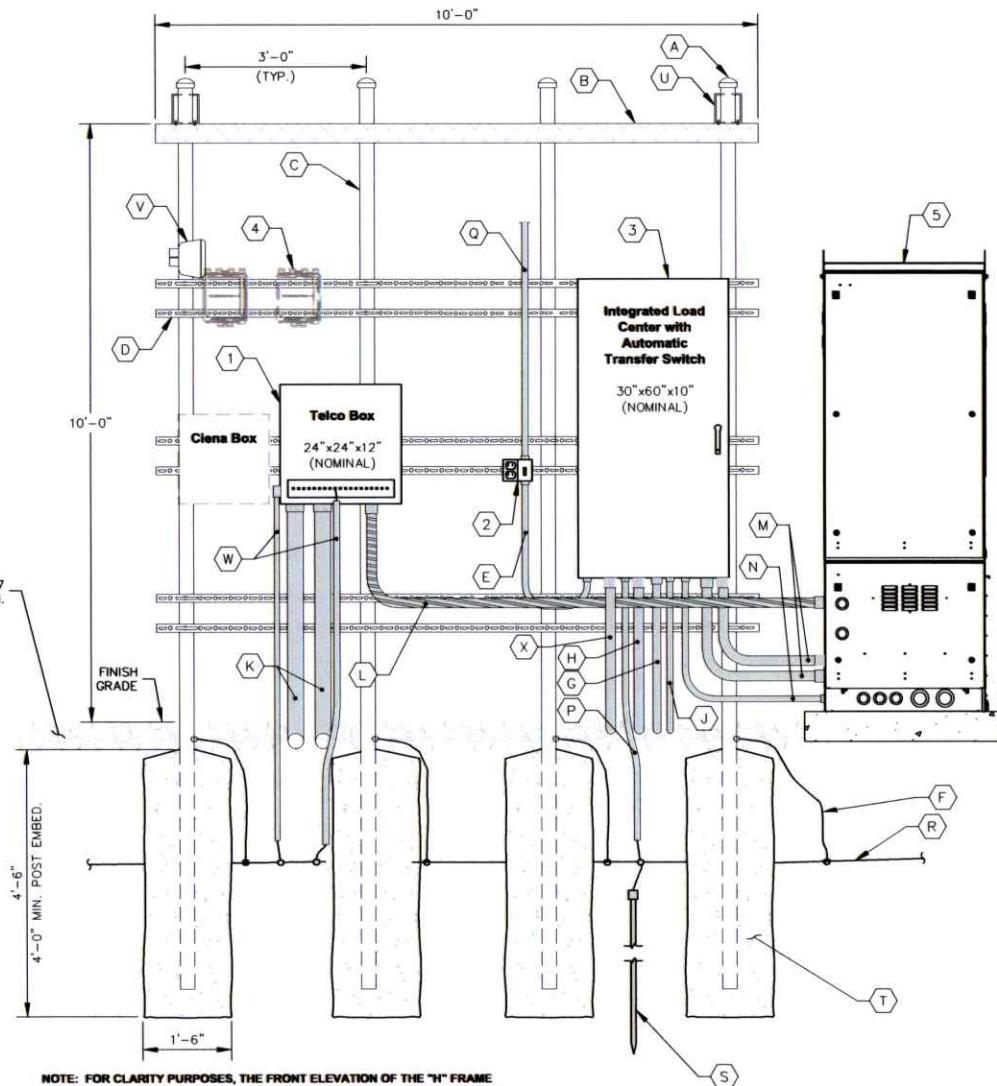
C3

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) GALVANIZED RIGID STEEL CAP, TYPICAL.
- (B) ICE BRIDGE, SEE CIVIL SHEETS FOR ADDITIONAL DETAILS.
- (C) 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- (D) 1 1/2" X 1 1/2" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- (E) 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO LIGHTS/DUPLEX OUTLET.
- (F) ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR (BC) FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- (G) 1" PVC CONDUIT FOR ROUTING GENERATOR CONTROL AND ALARM SIGNAL CABLES TO THE GENERATOR.
- (H) 2" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO THE GENERATOR.
- (J) 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO THE GENERATOR BATTERY CHARGER AND THE GENERATOR BLOCK HEATER.
- (K) ONE (1) 2" RIGID GALVANIZED CONDUIT TO COMMUNAL NEMA ENCLOSURE AND ONE (1) 2" RIGID GALVANIZED CONDUIT TO PUBLIC RIGHT OF WAY.
- (L) 2" FLEX CONDUIT FOR TELCO CABLES TO RF CABINET. REFER TO ROUTING NOTES ON EQUIPMENT PAD LAYOUT.
- (M) TWO (2) 2" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO RF CABINET. REFER TO ROUTING NOTES ON EQUIPMENT PAD LAYOUT.
- (N) 1" PVC CONDUIT FROM INTEGRATED LOAD CENTER (ILC) TO RF CABINET FOR ALARM SIGNAL CABLE. REFER TO ROUTING NOTES ON EQUIPMENT PAD LAYOUT.
- (P) 3/4" PVC CONDUIT WITH ONE (1) - #2 AWG BARE TINNED COPPER GROUND LEAD FROM GROUNDING LUG IN ILC TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- (Q) 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO AREA LIGHTS.
- (R) GROUND RING (SEE "E" SHEETS).
- (S) GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE "E" SHEETS).
- (T) CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. AND INCLUDE FIBERMESH 650.
- (U) WB-K210-B15 HORSEHEAD SUPPORT BRACKET (SEE "WAVEGUIDE BRIDGE DETAILS" SHEET). THRU BOLTS REQUIRED FOR ATTACHMENT IN LIEU OF FACTORY PROVIDED U-BOLTS.
- (V) INSTALL LIGHT FIXTURES ON 60" LONG P1001A UNISTRUT RAIL (SEE "EQUIPMENT PAD LAYOUT" SHEET). ATTACH P1001A TO H-FRAME POST USING TWO (2) UB3 UNISTRUT CLAMPS. LIGHTS TO BE INSTALLED 7'-6" ABOVE GRADE.
- (W) #2 AWG SOLID TINNED GROUND LEAD TO EQUIPMENT GROUND RING IN 1" CONDUIT CADWELD.
- (X) 3" GALVANIZED RIGID CONDUIT TO VERIZON METER.

KEY NOTES - ELECTRICAL EQUIPMENT

- (1) NEMA 3R ENCLOSURE TELCO BOX WITH REMOVABLE FRONT PANEL, PVC, (24" X 24" X 12" NOMINAL).
- (2) 20 AMP GFCI DUPLEX RECEPTACLE AND TOGGLE SWITCH, ENERLITES HET06 SERIES (OR APPROVED EQUIVALENT) IN LOCKABLE NEMA 3R ENCLOSURE, 2 GANG BOX WITH RED DOT 2CKPM-W COVER.
- (3) 200 AMP, 120/240 VOLT, SE RATED INTEGRATED LOAD CENTER WITH 42 SPACE PANEL AND AUTOMATIC TRANSFER SWITCH (30" X 60" X 10" NOMINAL).
- (4) DIPLEXERS "AS NEEDED".
- (5) VERIZON RF CABINET-REAR VIEW.



NOTE: FOR CLARITY PURPOSES, THE FRONT ELEVATION OF THE "H" FRAME ONLY SHOWS EQUIPMENT AND CONDUIT ASSOCIATED WITH THE FRONT SIDE. SEE REAR SHEET FOR DETAILS ASSOCIATED WITH EQUIPMENT AND CONDUIT MOUNTED ON THE REAR SIDE OF THE "H" FRAME.

ALL EQUIPMENT BOXES SHOULD CONTAIN 2 GROUNDS:
1. INTERNAL GROUND BAR
2. EXTERNAL CONNECTED WITH GREY LUG

1
C4

EQUIPMENT RACK DETAILS - FRONT

NOT TO SCALE

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22 W ATLANTIC AVE, SUITE 310
DULAY BEACH FL 33444
TEL: (813) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY-LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn

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REV. DATE. ISSUED FOR. BY.

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0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	DRC

LICENSER:



KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB

DRC

SHEET TITLE:

**EQUIPMENT RACK
DETAIL - FRONT**

SHEET NUMBER:

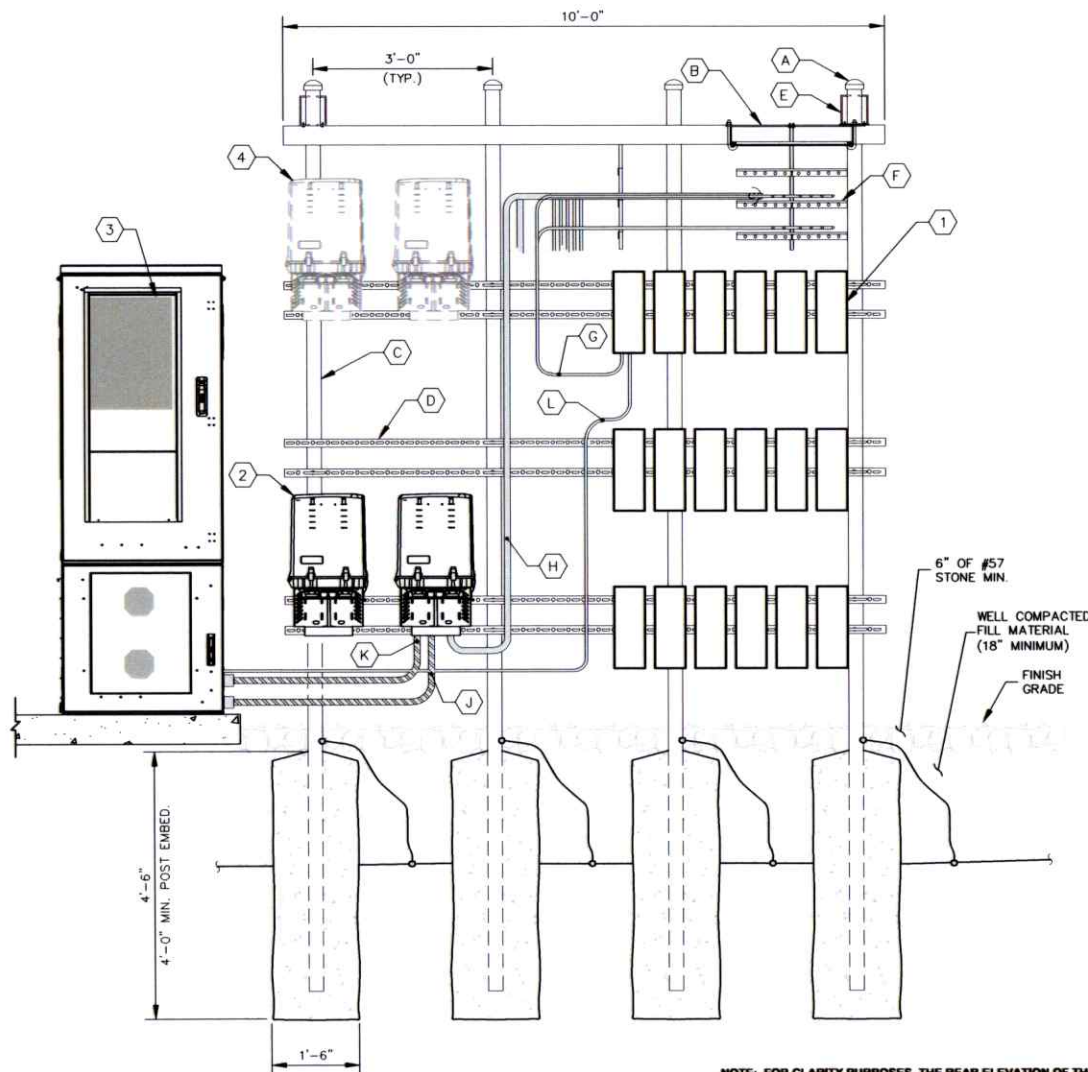
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1
C5 **EQUIPMENT RACK DETAILS - REAR**
NOT TO SCALE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) GALVANIZED RIGID STEEL CAP, TYPICAL.
- (B) ICE BRIDGE. SEE CIVIL SHEETS FOR ADDITIONAL DETAILS.
- (C) 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- (D) 1 1/2" X 1 1/2" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- (E) WB-K210-B15 HORSEHEAD SUPPORT BRACKET (SEE "WAVEGUIDE BRIDGE DETAILS" SHEET). THRU BOLTS REQUIRED FOR ATTACHMENT IN LIEU OF FACTORY PROVIDED U-BOLTS.
- (F) ICE BRIDGE RUNNING TOWARDS TOWER (SEE "EQUIPMENT PAD LAYOUT" SHEET).
- (G) COAX JUMPER CABLES INTO BOTTOM OF RRU'S, TYPICAL.
- (H) HYBRID CABLES RUNNING INTO BOTTOM OF RAYCAPS, TYPICAL (SEE NOTE 7 ON "EQUIPMENT PAD LAYOUT" SHEET).
- (J) 1 1/2" POWER FLEX CONDUIT RUNNING FROM BOTTOM OF RAYCAPS TO CABINET, TYPICAL (SEE "EQUIPMENT PAD LAYOUT" SHEET).
- (K) 2" FIBER FLEX CONDUIT RUNNING FROM BOTTOM OF RAYCAPS TO CABINET, TYPICAL (SEE "EQUIPMENT PAD LAYOUT" SHEET).
- (L) FIBER/POWER JUMPER TO RRU (TYP. FOR EACH RRU).

KEY NOTES - ELECTRICAL EQUIPMENT

- (1) VERIZON RF RRU'S (MODEL, QUANTITY OF, AND CONFIGURATION DETERMINED BY RF DESIGN).
- (2) VERIZON RAYCAPS (MODEL, QUANTITY OF, AND CONFIGURATION DETERMINED BY RF DESIGN).
- (3) VERIZON RF CABINET-FRONT VIEW.
- (4) FUTURE VERIZON RAYCAPS.

NOTE: ALL ABOVE GRADE CONDUIT SHALL BE (RGS).

ALL EQUIPMENT BOXES SHOULD CONTAIN 2 GROUNDS:

- 1 INTERNAL TO GROUND BAR**
- 1 EXTERNAL CONNECTED WITH GREY LUG**

verticalbridge
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DELRAY BEACH, FL 33444
TEL: (561) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn

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KHA PROJECT NUMBER:

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KAB DRC

SHEET TITLE:

**EQUIPMENT RACK
DETAIL - REAR**

SHEET NUMBER:

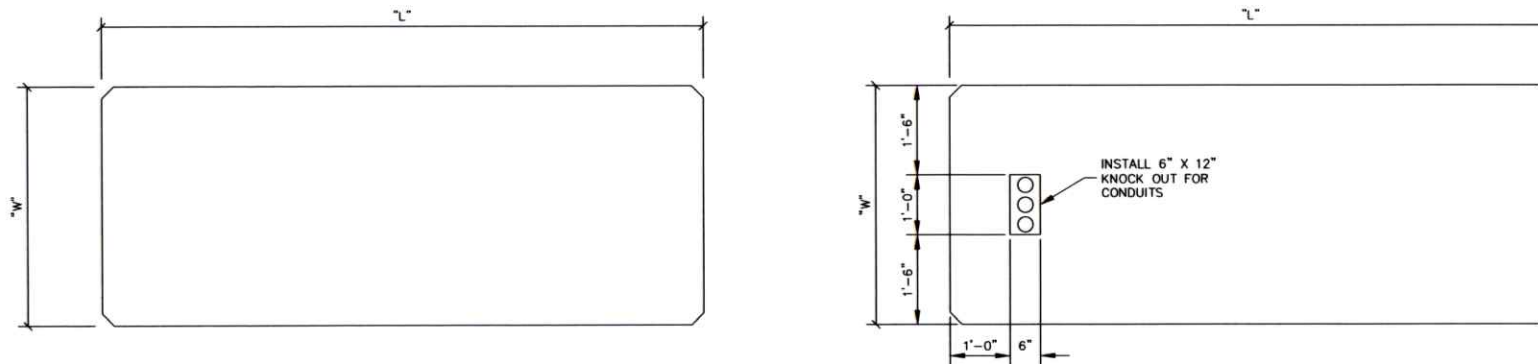
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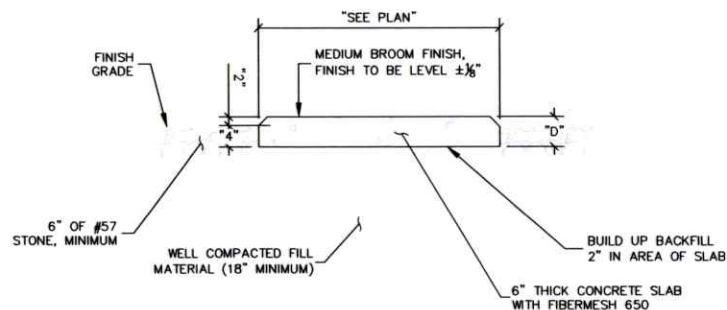
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CONCRETE PAD SCHEDULE				
PAD TYPE	"L"	"W"	"D"	REINFORCEMENT
EQUIPMENT PAD	10'-0"	4'-0"	6"	SEE DETAIL 2/C6
GENERATOR/ PROPANE TANK PAD	20'-0"	4'-0"	6"	SEE DETAIL 2/C6



1 CONCRETE PAD PLAN
C6 NOT TO SCALE



2 CONCRETE PAD FOUNDATION SECTION
C6 NOT TO SCALE

verticalbridge
22 W ATLANTIC AVE, SUITE 210
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TEL: (561) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
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6020 STEEPLE CHASE DRIVE
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LICENSER:



KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

**CONCRETE PAD
FOUNDATION
DETAILS**

SHEET NUMBER:

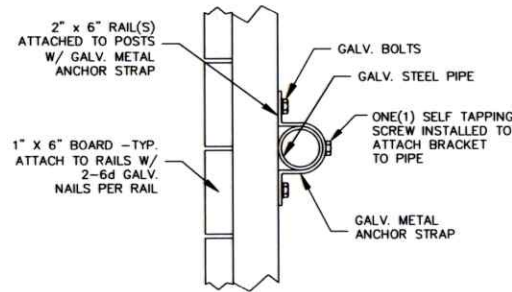
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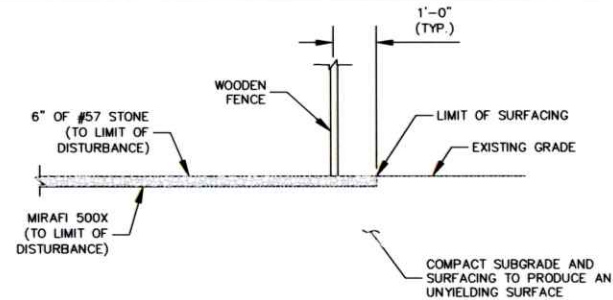
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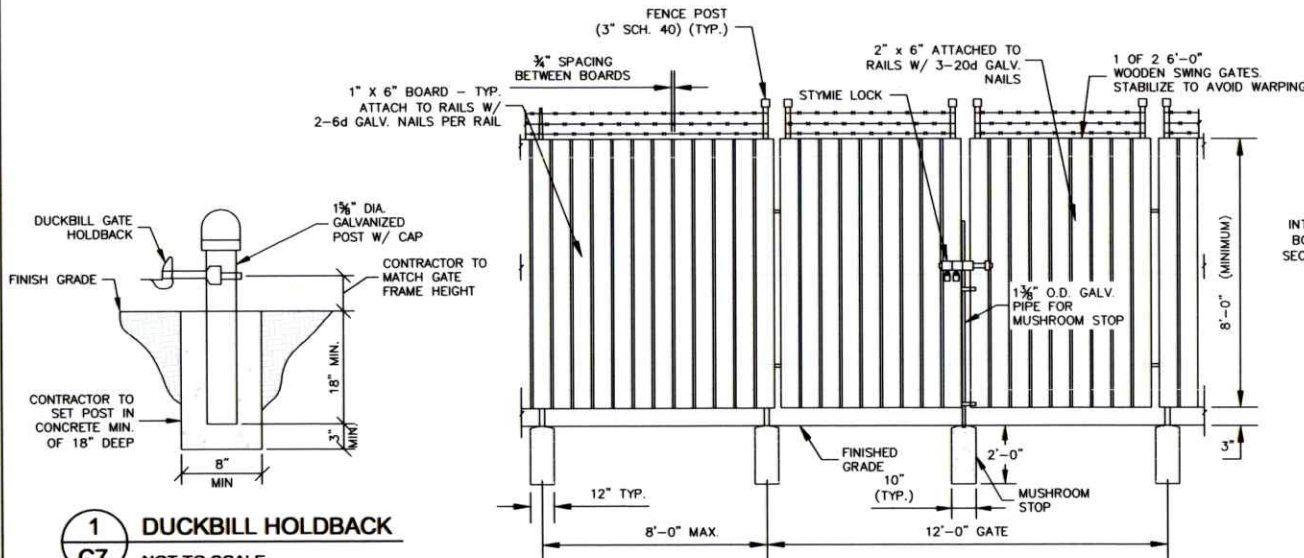
1. USE 3000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNER AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES, DUCKBILL OR APPROVED EQUIVALENT, FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS. DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. GATE TO BE CONFIGURED TO OPEN OUTWARD FROM COMPOUND.



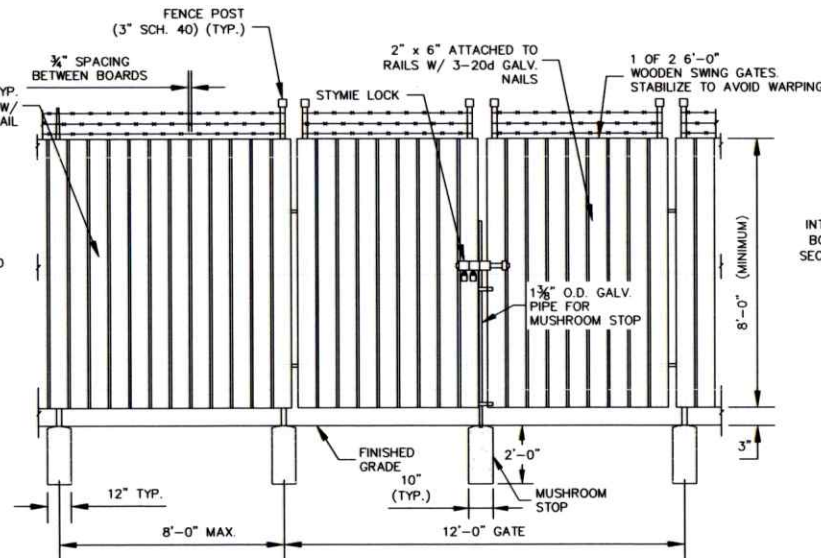
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NOT TO SCALE



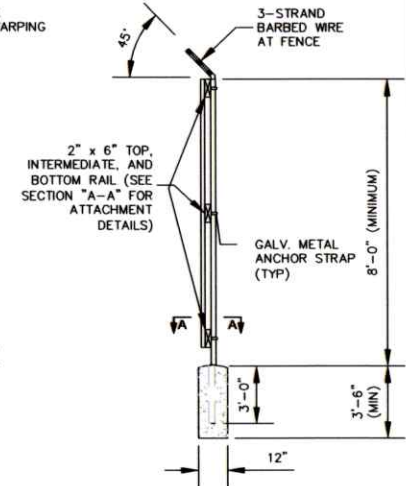
4 SITE COMPOUND SURFACE DETAIL
NOT TO SCALE



1 DUCKBILL HOLDBACK
NOT TO SCALE



2 WOODEN FENCE AND GATE ELEVATION
NOT TO SCALE



3 SIDE ELEVATION VIEW
NOT TO SCALE

verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSION, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-618-4380
WWW.KIMLEY-HORN.COM

REV. DATE ISSUED FOR BY:

7			
6			
5			
4	03/26/26	CONSTRUCTION	ALP
3	11/14/25	CONSTRUCTION	DRC
2	01/08/25	CONSTRUCTION	DRC
1	01/29/24	CONSTRUCTION	DRC
0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	DRC

LICENSER:



KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

FENCE, GATE AND COMPOUND DETAILS

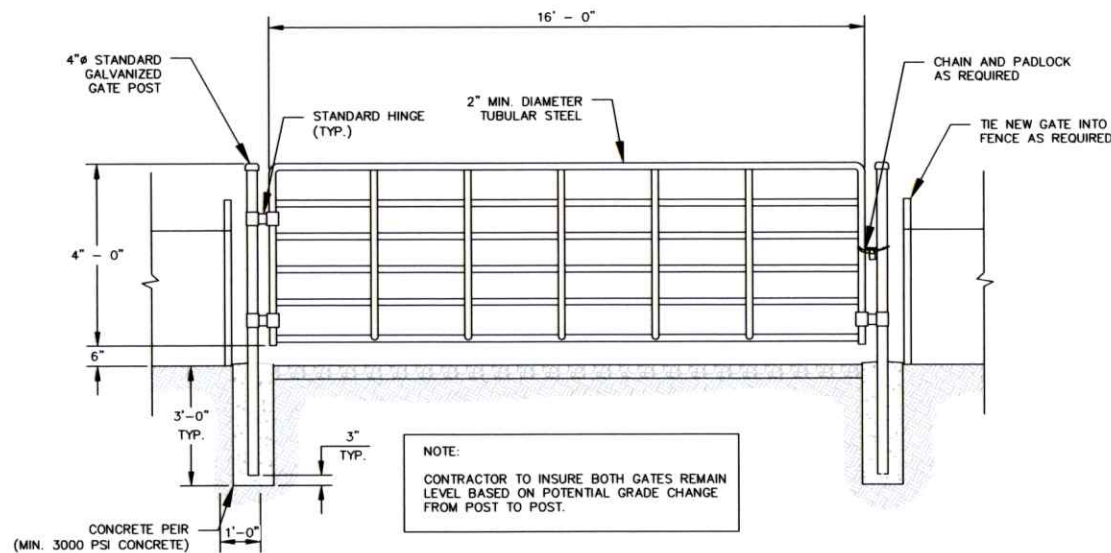
SHEET NUMBER:

C7

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FENCE NOTES:

1. USE 3000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS. DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.



1 CATTLE GATE DETAIL
C7.1 NOT TO SCALE

verticalbridge
22 W ATLANTIC AVE, SUITE 210
DELRAY BEACH, FL 33444
TEL: (561) 246-5041

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16485897
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

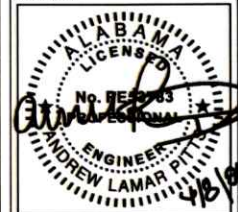
PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-618-4380
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

CATTLE GATE DETAILS

SHEET NUMBER:

C7.1

NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 49,060± SQ. FT. (1.13 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER.

GRADING NOTES:

1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
3. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
4. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
5. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
6. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
7. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.

LEGEND

EXISTING CONTOURS

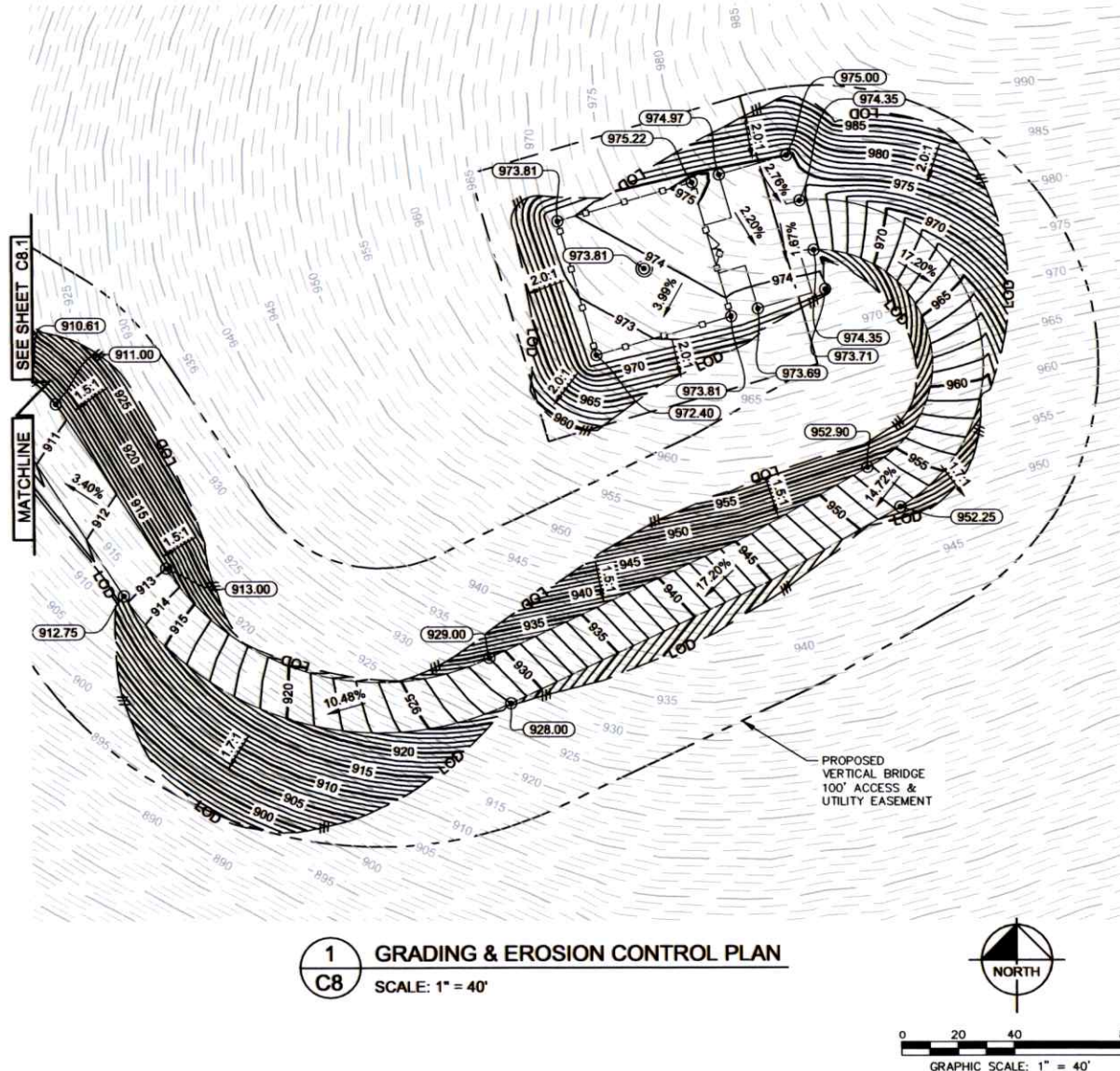
PROPOSED CONTOURS

LOD/SILT FENCE

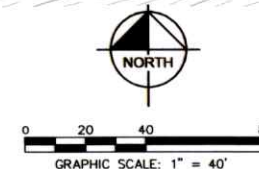
TPF

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION



1 GRADING & EROSION CONTROL PLAN
C8 SCALE: 1" = 40'



verticalbridge
22 W ATLANTIC AVE., SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16485897
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-618-6380
WWW.KIMLEY-HORN.COM

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2	01/08/25	CONSTRUCTION	DRC
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0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	DRC

LICENSER:



KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

**GRADING AND
EROSION
CONTROL PLAN**

SHEET NUMBER:

C8

K:\A1 - Wireless Vertical Bridge\US-AL-5634_Cosby Lake CAD\US-AL-5634.dwg 03/26/26 2:21 PM by: Justin Raynes

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DUNWOODY, GA 30328
TEL: (404) 248-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16468697
6020 STEEPLE CHASE DRIVE
ALFRED A. JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley-Horn
11730 AMBER PARK DRIVE, SUITE 600
DUNWOODY, GA 30328
PHONE: 770-818-1200
WWW.KIMLEY-HORN.COM

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2	01/08/25	CONSTRUCTION DRC	
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A	01/06/23	PRELIMINARY DRC	

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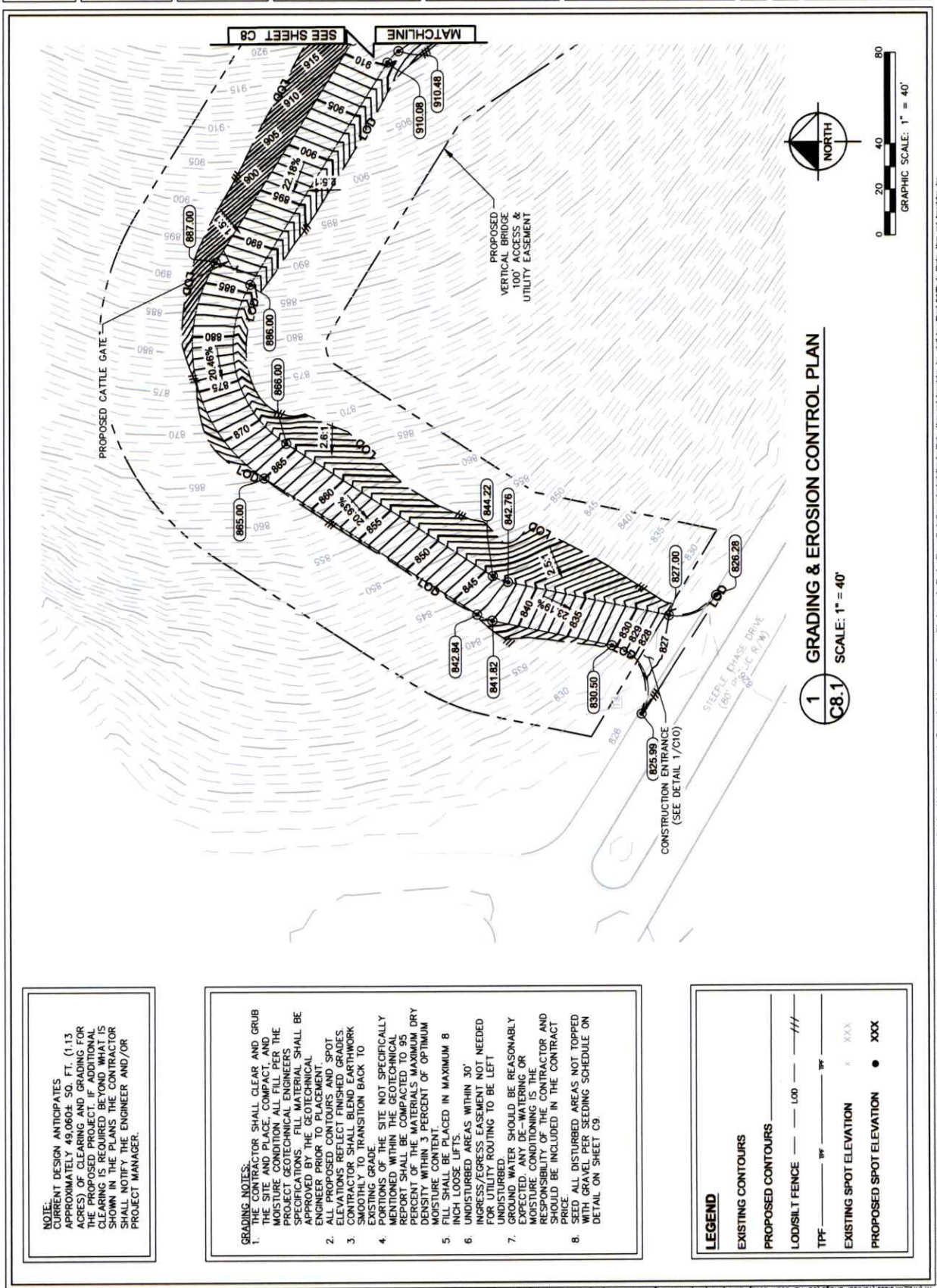
SHA PROJECT NUMBER:
013509264

DRAWN BY: _____ CHECKED BY: _____

KAB DRC

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C8.1



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EROSION CONTROL NOTES:

1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE.
2. ALL EXCAVATED SOILS NOT NEEDED ON SITE FOR BACKFILL OPERATIONS SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE TAKEN OFF SITE AND LEGALLY DISPOSED OF.
3. SOIL REMAINING ON SITE SHALL HAVE SILT FENCE TIGHTLY PLACED AROUND THE ENTIRE CIRCUMFERENCE OF THE PILE.
4. PROVIDE EROSION CONTROLS AS NECESSARY TO PREVENT EXISTING SOILS FROM DRAINING OFF SITE OR INTO EXISTING DRAINAGE STRUCTURES.
5. ERECTION OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL EROSION CONTROL REGULATIONS.

SEEDING SCHEDULE FOR WINTER / SPRING CONSTRUCTION ACTIVITIES

SEEDING MIXTURE

Species	Rate (lb/acre)
Rye (grain)	120
Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	50

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

SEEDING DATES

Mountains-- Above 2500 ft:	Feb 15 - May 15
Below 2500 ft:	Feb. 1 - May 1
Piedmont--Jan. 1 - May 1	
Coastal Plain--Dec. 1 - Apr. 15	

SOIL AMENDMENTS

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

MULCH

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

MAINTENANCE

Referitize if growth is not fully adequate. Reseed, referitize and mulch immediately following erosion or other damage.

SEEDING SCHEDULE FOR SUMMER CONSTRUCTION ACTIVITIES

SEEDING MIXTURE

Species	Rate (lb/acre)
Common Bermudagrass	40-80 (1-2 lb/1,000 sq. ft.)

SEEDING DATES

Coastal Plain--Apr. 1 - July
Piedmont--Apr. 15 - June 30

SOIL AMENDMENTS

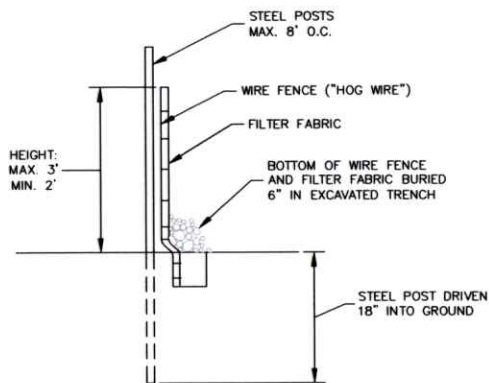
Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10-10-10 fertilizer.

MULCH

Use jute, excelsior matting, or other effective channel lining material to cover the bottom of channels and ditches. The lining should extend above the highest calculated depth of flow. On channel side slopes above this height, and in drainages not requiring temporary lining, apply 4,000 lb/acre grain straw and anchor straw by stapling netting over the top.

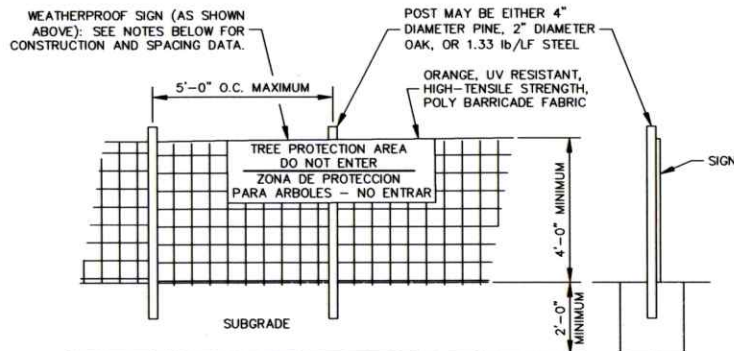
MAINTENANCE

A minimum of 3 weeks is required for establishment. Inspect and repair mulch frequently. Referitize the following Apr. with 50 lb/acre nitrogen.



SECTION

1 SEDIMENT FENCE (SILT FENCE)
C9 NOT TO SCALE



NOTES

INSTALL TREE PROTECTION FENCE AND SIGNAGE PRIOR TO CALLING FOR SITE INSPECTION. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.

2 TREE PROTECTION FENCE
C9 NOT TO SCALE

verticalbridge

22 W ATLANTIC AVE, SUITE 210
DELRAY BEACH, FL 33444
TEL: (561) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30008
PHONE: 770-418-4280
WWW.KIMLEY-HORN.COM

REV. DATE. ISSUED FOR. BY:

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4	03/26/26	CONSTRUCTION	ALP
3	11/14/25	CONSTRUCTION	DRC
2	01/08/25	CONSTRUCTION	DRC
1	01/29/24	CONSTRUCTION	DRC
0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	DRC

LICENSER:



KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

GRADING AND EROSION CONTROL DETAILS

SHEET NUMBER:

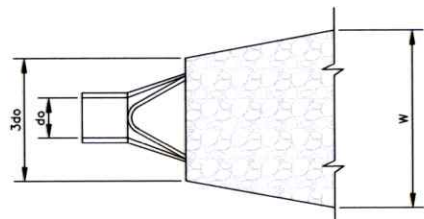
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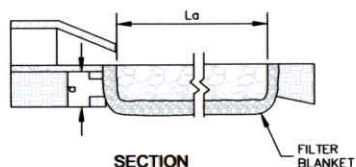
K:\VTL Wireless\Vertical Bridge\US-AL-5634 Cosby Lake\CAD\US-08.dwg 03/26/26 2:21 PM by: Justin Raynes

NOTES:

1. L_a IS THE LENGTH OF THE RIPRAP APRON.
2. $d = 1.5$ TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.

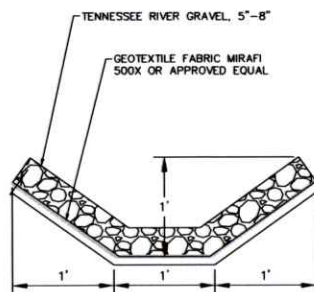


PLAN



SECTION

FILTER BLANKET



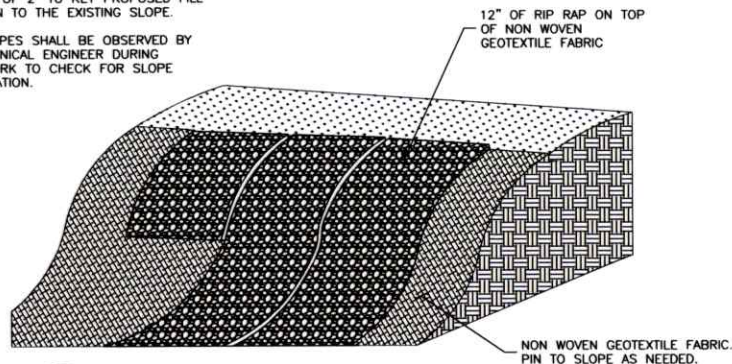
TENNESSEE RIVER GRAVEL, 5'-8"
GEOTEXTILE FABRIC MIRAFI 500K OR APPROVED EQUAL

1 RIP-RAP VELOCITY DISSIPATOR PAD

C9.1 NOT TO SCALE

EROSION CONTROL NOTES:

1. SOILS PLACED IN FILL SLOPES SHOULD BE PLACED IN MAXIMUM LIFTS OF 8" AND COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY AT MOISTURE CONTENTS WITHIN 2% OF OPTIMUM. THE EXISTING SLOPES SHOULD BE BENCHES WITH BENCH HEIGHTS OF 2' TO KEY PROPOSED FILL SLOPE IN TO THE EXISTING SLOPE.
2. CUT SLOPES SHALL BE OBSERVED BY GEOTECHNICAL ENGINEER DURING EARTHWORK TO CHECK FOR SLOPE STABILIZATION.



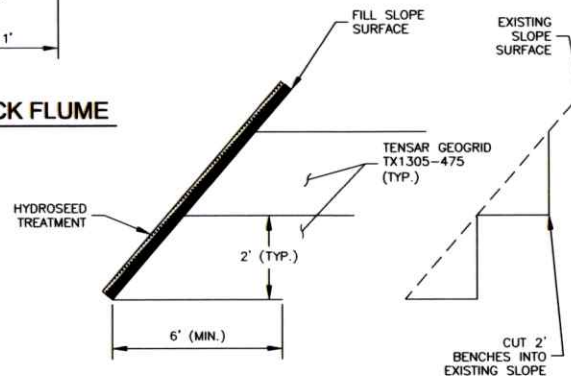
3 CUT SLOPE DETAIL

C9.1 NOT TO SCALE

NON WOVEN GEOTEXTILE FABRIC. PIN TO SLOPE AS NEEDED.

2 OPEN THROAT ROCK FLUME

C9.1 NOT TO SCALE



HYDROSEED TREATMENT

TENSAR GEOGRID TX1305-475 (TYP.)

2' (TYP.)

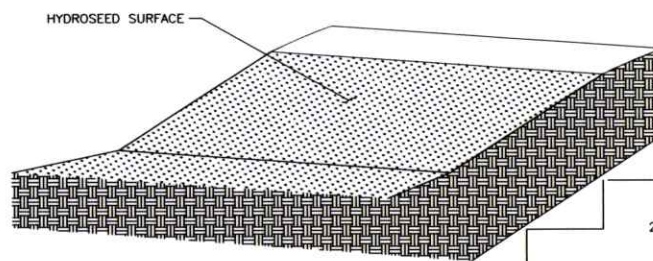
6' (MIN.)

FILL SLOPE SURFACE

EXISTING SLOPE SURFACE

CUT 2' BENCHES INTO EXISTING SLOPE

HYDROSEED SURFACE



4 FILL SLOPE DETAIL

C9.1 NOT TO SCALE

2' (TYP.)

6' (MIN.)

CUT 2' BENCHES INTO EXISTING SLOPE

verticalbridge
22 W ATLANTIC AVE, SUITE 210
DURHAM BEACH FL 33444
TEL: (901) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16485897
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-618-6200
WWW.KIMLEY-HORN.COM

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0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	DRC

LICENSER:



KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB

DRC

SHEET TITLE:

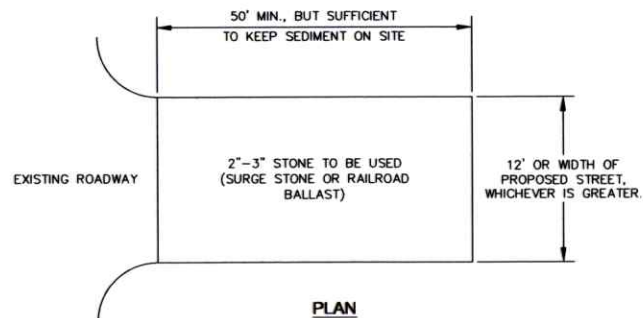
GRADING AND EROSION DETAILS

SHEET NUMBER:

C9.1

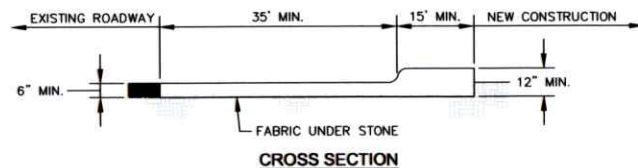
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K:\VCL_Wireless\Vertical Bridge\US-AL-5634_Cosby Lake\CAD\08-08.dwg 03/26/26 2:22 PM by: Justin Reyes

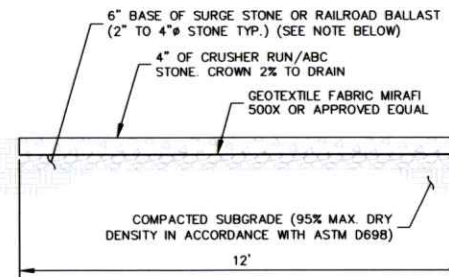


NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



1
C10 CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTE:
IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE VERIZON WIRELESS PROJECT MANAGER, THE CONTRACTOR SHALL INSTALL 6" BASE OF SURGE STONE OR RAILROAD BALLAST (2" TO 4" STONE TYP.)

2
C10 STANDARD ACCESS ROAD AND TURN-AROUND DETAIL
NOT TO SCALE

verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 246-3041

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FLUZE PROJECT #: 16485697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-618-4280
WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
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5			
4	03/26/26	CONSTRUCTION	ALP
3	11/14/25	CONSTRUCTION	DRC
2	01/08/25	CONSTRUCTION	DRC
1	01/29/24	CONSTRUCTION	DRC
0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	DRC

LICENSER:



KHA PROJECT NUMBER:
013509264

DRAWN BY: KAB **CHECKED BY:** DRC

SHEET TITLE:

**ACCESS ROAD
DETAILS**

SHEET NUMBER:

C10

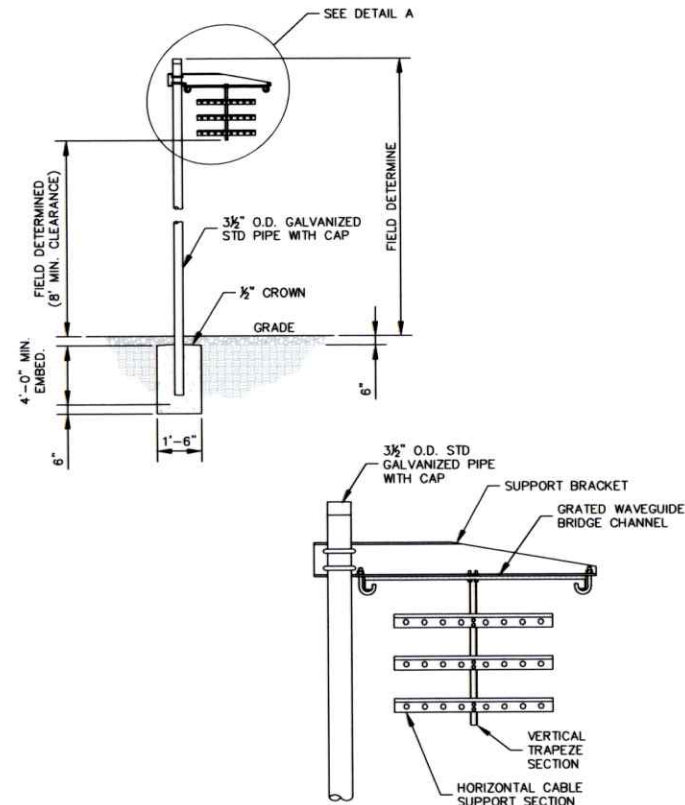
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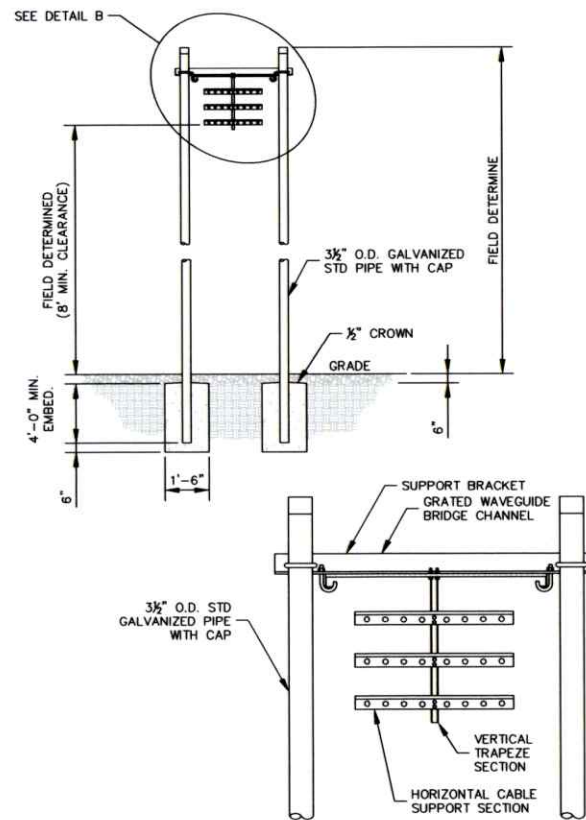
K:\VLT_Misc\Vertical Bridge\US-AL-5634_Cosby Lake\CAD\GA-08.dwg --- 03/26/26 2:22 PM by: Justin Reyes



NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1 WAVEGUIDE BRIDGE DETAIL
C12 NOT TO SCALE



NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

2 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)
C12 NOT TO SCALE

verticalbridge
22 W ATLANTIC AVE, SUITE 210
DELRAY BEACH, FL 33444
TEL: (561) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-618-4380
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

WAVEGUIDE BRIDGE DETAILS

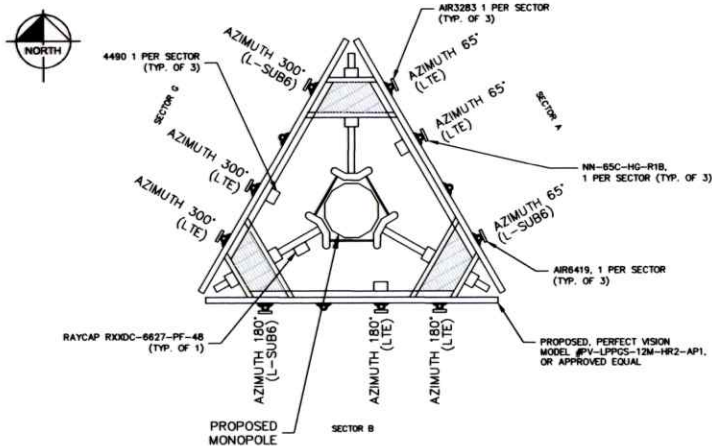
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K:\VT_MW\Vertical Bridge\US-AL-5634_Cosby Lake\CAD\GB-GB.dwg 03/26/20 2:22 PM by: Just Royce



1 ANTENNA ORIENTATION PLAN

(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY. SEE STRUCTURAL ANALYSIS BY OTHERS TO CONFIRM ANTENNA MOUNT TYPE)

NOTES:

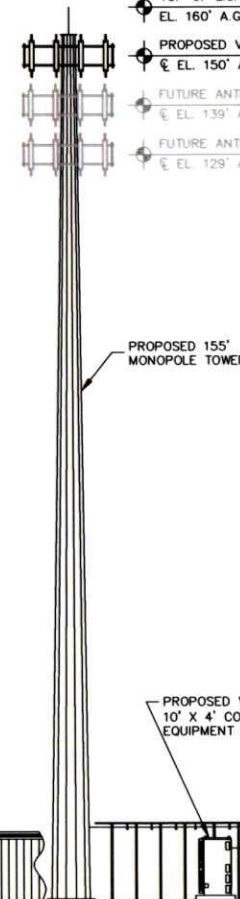
1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY THE TOWERS, LLC AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

ANTENNA SECTOR	ANTENNA POSITION	AZIMUTH IN DEGREES	ANTENNA MAKE/MODEL (QTY)	REMOTE RADIO UNIT (QTY) MAKE/MODEL	RAYCAPS (QTY) MAKE/MODEL	TMA/DIPLEXER	COAX		HYBRID	
							QTY	SIZE	QTY	SIZE
SECTOR A	A1	65°	(1) ERICSSON/AIR3283	—	(1) RAYCAP/RXDC-6627-PF-48	—	—	—	—	—
	A2	65°	(1) COMMScope/NN-65C-HG-R1B	(1) ERICSSON/4490		—	—	—	—	—
	A3	—	—	—		—	—	—	—	—
	A4	65°	(1) ERICSSON/AIR6419	—		—	—	—	—	—
SECTOR B	B1	180°	(1) ERICSSON/AIR3283	—		—	—	—	—	—
	B2	180°	(1) COMMScope/NN-65C-HG-R1B	(1) ERICSSON/4490		—	—	—	—	—
	B3	—	—	—		—	—	—	—	—
	B4	180°	(1) ERICSSON/AIR6419	—		—	—	—	—	—
SECTOR G	G1	300°	(1) ERICSSON/AIR3283	—		—	—	—	—	—
	G2	300°	(1) COMMScope/NN-65C-HG-R1B	(1) ERICSSON/4490		—	—	—	—	—
	G3	—	—	—		—	—	—	—	—
	G4	300°	(1) ERICSSON/AIR6419	—		—	—	—	—	—

TOP OF TOWER
EL. 155' A.G.L.

NW - VIEW (FACING SW)

TOP OF LIGHTNING ROD
EL. 160' A.G.L.
PROPOSED VERIZON WIRELESS ANTENNAS
EL. 150' A.G.L.
FUTURE ANTENNAS
EL. 139' A.G.L.
FUTURE ANTENNAS
EL. 129' A.G.L.



EXISTING GRADE
(±0' A.G.L.)

2 MONOPOLE TOWER ELEVATION

(C13) NOT TO SCALE

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
4. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.

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DELRAY BEACH, FL 33444
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PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY-LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSION, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:
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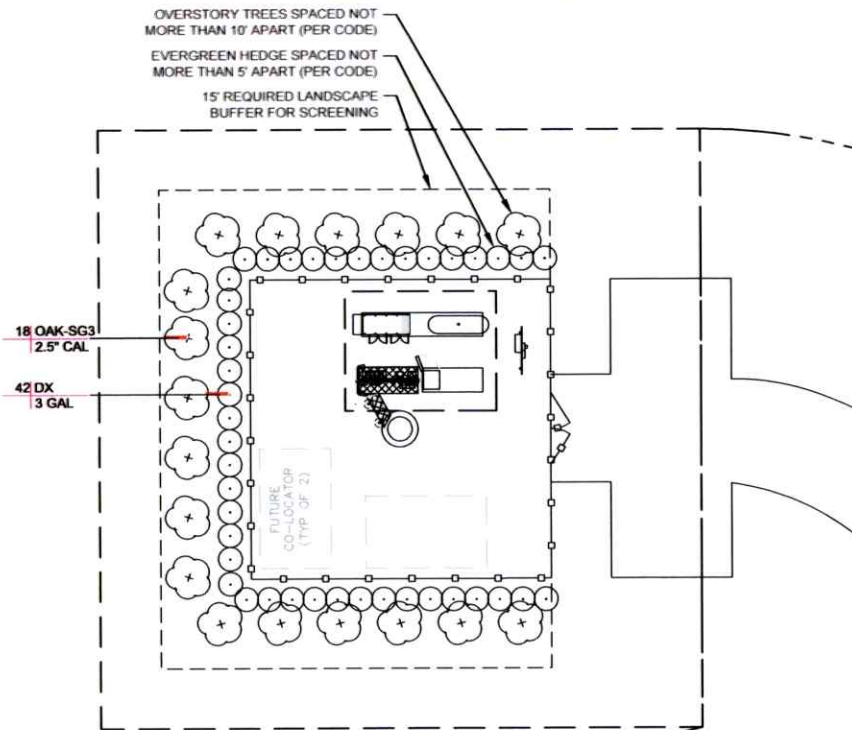
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013509264
DRAWN BY: KAB **CHECKED BY:** DRC
SHEET TITLE:
ANTENNA AND TOWER ELEVATION DETAILS
SHEET NUMBER:
C13

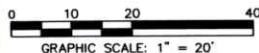
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1 LANDSCAPING PLAN
SCALE: 1" = 20'



GENERAL LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS WORK WITH THAT OF ALL OTHER CONTRACTORS. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
2. THE QUALITY AND SIZE OF ALL PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT STANDARDS AS SET FORTH IN ANSI Z60.180 - AMERICAN STANDARD FOR NURSERY STOCK.
3. ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR PLANT MATERIALS SHALL BE COVERED WITH SEED AND STRAW.
4. PLANT SUBSTITUTION MAY BE PERMITTED ONLY AFTER PROOF THAT SPECIFIED PLANTS ARE UNAVAILABLE AND THE REQUEST HAS BEEN SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS AS THE PLANT SPECIFIED.
5. MINOR PLANT LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD TO ENSURE ACCESS TO UTILITY JUNCTION BOXES, FREE SITE LIGHTING OF FUTURE TREE CANOPY INTERFERENCE AND ALLOW UNINHIBITED PEDESTRIAN / VEHICULAR CIRCULATION ON ALL PAVEMENTS OR FOUNDATIONS.
6. ALL SHRUB MASSES OF TWO OR MORE SHALL BE EDGED INTO A PLANTING BED AND MULCHED PER DETAIL. ALL INDIVIDUAL TREES AND SHRUBS SHALL HAVE A MULCH SAUCER EQUAL IN DIAMETER TO THE PLANTING PIT DIAMETER AND SHALL BE MULCHED AS SHOWN ON THE DETAILS. UNLESS OTHERWISE INDICATED, ALL BED EDGES SHALL BE A DEEP CUT CLEAN SPADE EDGE.
7. THE CONTRACTOR SHALL VERIFY THAT EACH TREE OR SHRUB PIT WILL DRAIN BEFORE INSTALLING PLANT MATERIAL. HE SHALL FILL THE HOLE WITH SIX INCHES (6") OF WATER THAT SHOULD PERCOLATE OUT WITHIN TWENTY-FOUR HOURS. SHOULD ANY AREA NOT DRAIN PROPERLY, A PERFORATED DRAIN LINE SHALL BE INSTALLED, OR THE PLANTS RELOCATED.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE ENCOUNTERS ANY UNSUITABLE SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, UTILITY LINES, OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS. SHOULD THE CONTRACTOR NOT NOTIFY THE OWNER OF A PROBLEM AREA, HE WARRANTS THAT THE AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF ALL PLANTS INSTALLED.
9. THE CONTRACTOR SHOULD VERIFY LANDSCAPING/TREE PLANTING LOCATIONS WITH THE PUBLIC UTILITIES DEPARTMENT TO AVOID CONFLICTS WITH WATER, SEWER, AND GAS LINES.
10. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT EGGS, PUPAE OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
11. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
12. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
13. THE TREE CANOPY SHOULD BE SYMMETRICAL AND FREE OF LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS. CLEAR TRUNK SHALL BE OF SUFFICIENT HEIGHT TO CLEAR SURROUNDING USES THAT MAY BE IMPACTED BY THE FUTURE GROWTH OF THE TREE.
14. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO CONKS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
15. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.
16. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING OF THE SITE BY THE LOCAL ARBORIST.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONT	REMARKS
COLUMNAR TREES									
	OAK-SG3	22	Quercus robur x alba 'F.S. #1020X' TM	Shiny Green Oak	2.5' CAL	14-16' H1	4-5' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
SHRUBS									
	DX	50	Driftelm x 'FREDIST-IV'	Limbacker™ Driftelm	3 GAL	24-36"	24-36"		

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JEFFERSON COUNTY

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A	01/06/23	PRELIMINARY	DRC

LICENSER:



KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB

DRC

SHEET TITLE:

**LANDSCAPING
PLAN AND NOTES**

SHEET NUMBER:

L1

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KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A 1" SCHEDULE 40 STEEL PIPE. PIPE MATERIAL TO COMPLY WITH SECTION 403.4.2 OF THE 2015 INTERNATIONAL FUEL GAS CODE FUEL GAS CODE. PIPE SIZED FOR AN INLET PRESSURE OF 11" IN W.C.I AND A MAXIMUM LENGTH OF 50 LF.
- B 1" POLYETHYLENE PIPE MATERIAL TO COMPLY SECTION 403.6 OF THE 2015 INTERNATIONAL FUEL GAS CODE FUEL GAS CODE. PIPE SIZED FOR INLET PRESSURE OF 11" IN W.C. AND MAXIMUM LENGTH OF 50 LF. TRACER WIRE SHALL COMPLY WITH SECTION 404.17.3 OF 2015 INTERNATIONAL FUEL GAS CODE FUEL GAS CODE.
- C 4" SCHEDULE 80 PVC SLEEVE.

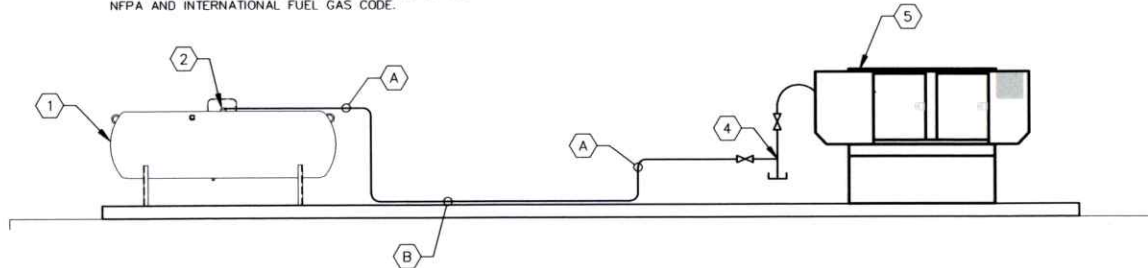
KEY NOTES - EQUIPMENT

- 1 LIQUID PROPANE TANK WITH AN INTEGRAL MANUAL SHUTOFF VALVE. SIZE AND TYPE PER VERIZON WIRELESS. TANK SHALL COMPLY WITH ALL REQUIREMENTS OF THE NFPA AND INTERNATIONAL FUEL GAS CODE.
- 2 FIRST STAGE REGULATOR PER NFPA 58 SECTION 6.8.1.1.
- 3 4" PVC CAP.
- 4 PROPOSED VALVE, DRIP LEG, SECOND STAGE REGULATOR, AND FLEXIBLE CONNECTORS. ALL MATERIALS SHALL BE INSTALLED PER THE 2015 INTERNATIONAL FUEL GAS CODE FUEL GAS CODE.
- 5 PROPOSED LP GENERATOR.

ADDITIONAL NOTES

1. UPON COMPLETION OF ASSEMBLY, PIPING SYSTEMS (INCLUDING HOSE) SHALL BE TESTED AND PROVED FREE OF LEAKS IN ACCORDANCE WITH SECTION 406 OF THE 2015 INTERNATIONAL FUEL GAS CODE FUEL GAS CODE.
2. GENERATOR SUPPLY LINE UPSTREAM OF SECOND STAGE REGULATOR SIZED FOR 632 THOUSAND BTU AT 30 FEET MAXIMUM PIPING LENGTH. LINES SIZED PER TABLES 402.4(28) AND 402.4(35) OF THE 2015 INTERNATIONAL FUEL GAS CODE FUEL GAS CODE. IF THE INSTALLATION OF THE SERVICE LINE CANNOT BE MADE WITHIN 30 FEET, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ORDERING MATERIALS TO RECEIVE DIRECTION.
3. COORDINATE ALL ROUTING WITH OTHER TRADES SHOWN ON CIVIL AND ELECTRICAL DRAWINGS.
4. MINIMUM SEPARATION BETWEEN POINT OF DISCHARGE OF CONTAINER PRESSURE RELIEF VALVE, VENT OF A FIXED MAXIMUM LIQUID LEVEL GAUGE ON A CONTAINER, AND THE CONTAINER FILLING CONNECTION TO EXTERIOR SOURCES SHALL BE NO LESS THAN FIVE FEET TO ANY SPARK SOURCE. NOTE THAT THIS SEPARATION IS DETERMINED BY SECTION 6.26.3 OF THE NFPA AND IS ONLY VALID IF A MANUAL SHUT OFF VALVE IS INSTALLED.

LIQUID PROPANE TANK WITH AN INTEGRAL MANUAL SHUTOFF VALVE. SIZE AND TYPE PER VERIZON WIRELESS. TANK SHALL COMPLY WITH ALL REQUIREMENTS OF THE NFPA AND INTERNATIONAL FUEL GAS CODE.



1 MECHANICAL PLAN AND NOTES
M1 NOT TO SCALE

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 6020 STEEPLE CHASE DRIVE
 PINSON, AL 35126
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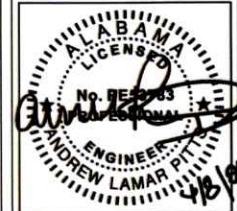
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KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

MECHANICAL PLAN AND NOTES

SHEET NUMBER:

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1.00 CODES, STANDARDS, & SPECIFICATIONS

- 1.01 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL MATERIALS AND LABOR RELATED DIRECTLY OR INDIRECTLY TO ALL ELECTRICAL WORK DOCUMENTED IN THESE DRAWINGS SHALL BE PROVIDED AND PERFORMED IN CONFORMANCE WITH ALL CURRENT GOVERNING CODES, STANDARDS, AND PROFESSIONAL STANDARD OF CARE TO INCLUDE THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), UNDERWRITERS LABORATORY (UL), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), AMERICAN STANDARDS ASSOCIATION (ASA), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AND THE NATIONAL ELECTRICAL CODE (NEC).
- 1.02 MATERIALS SHALL BE NEW AND SHALL CONFORM TO ALL APPLICABLE CURRENT GOVERNING STANDARDS ESTABLISHED FOR EACH ITEM BY ASTM, UL, NEMA, ASA, AND NFPA.
- 1.03 ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY, AND MUNICIPAL CODES AND ORDINANCES, AS WELL AS ALL CURRENT GOVERNING STANDARDS AND PRACTICES AS REQUIRED BY NEC, NEMA, ANSI, NFPA, UBC, UL, IEEE, AND THE LOCAL UTILITY COMPANY.
- 1.04 ALL ELECTRICAL GROUNDING SHALL COMPLY WITH THE CURRENT EDITION OF THE NEC.
- 1.05 CONTRACTOR SHALL MAINTAIN UL LISTED FIRE RATINGS AT ALL WALL PENETRATIONS.
- 1.06 CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT AS REQUIRED BY NEC. MINIMUM CLEARANCE SHALL BE OBSERVED FOR BOTH THE FRONT AND THE REAR OF THE METER H-FRAME RACK AND THE EQUIPMENT H-FRAME RACK.

2.00 GENERAL

- 2.01 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND ASSOCIATED FEES RELATED TO THE PROJECT AND SHALL DELIVER A COPY OF ALL PERMITS TO THE VERIZON REPRESENTATIVE.
- 2.02 CONTRACTOR SHALL SCHEDULE AND SHOULD ATTEND ALL INSPECTIONS REQUIRED BY THE JURISDICTION HAVING AUTHORITY.
- 2.03 CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, ACCESSORIES, ETC., FOR A COMPLETE WORKING ELECTRICAL INSTALLATION.
- 2.04 ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, INSTALLED IN A NEAT MANNER, AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
- 2.05 CONTRACTOR SHALL PROTECT ADJACENT EQUIPMENT AND FINISHES FROM DAMAGE AND SHALL REPAIR TO ORIGINAL CONDITION ANY ITEMS DAMAGED AS A RESULT OF THE WORK.
- 2.06 CONTRACTOR SHALL REPAIR ANY LANDSCAPING DISTURBED DURING CONSTRUCTION.
- 2.07 IF CONDUIT RUNS HAVE MORE THAN THREE (3) CONSECUTIVE 90 DEGREE TURNS, THE CONTRACTOR SHALL INSTALL PULL BOXES AS REQUIRED BY NEC.
- 2.08 CONTRACTOR SHALL INDICATE THE LOCATION OF ALL CAPPED UNDERGROUND SPARE CONDUIT ON THE RECORD DRAWINGS SUBMITTED TO THE OWNER.
- 2.09 CONTRACTOR SHALL COORDINATE EXACT ROUTING OF CONDUIT WITH OWNER. ALL CONDUIT SHALL BE ROUTED WITHIN 3 FEET, EITHER SIDE, OF PERIMETER FENCING.

3.00 MATERIALS

- 3.01 ALL EQUIPMENT AND MATERIALS SHOWN SHALL BE CONSIDERED NEW UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
- 3.02 FINAL CONNECTIONS OF EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT SUPPLIED BY VERIZON.
- 3.03 CONTRACTOR SHALL PROVIDE AN UPDATED PANELBOARD DIRECTORY FOR THE PANEL FROM WHICH THE NEW VERIZON EQUIPMENT CIRCUIT WILL BE CONNECTED. CONTRACTOR SHALL SUBMIT UPDATED DIRECTORY IN A PLASTIC COVER TO THE BUILDING OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- 3.04 CONTRACTOR SHALL FIELD DETERMINE ACTUAL CONDUIT ROUTING AND SHALL OBTAIN APPROVAL FROM THE TOWER OWNER OF THE PROPOSED ROUTING PRIOR TO CONDUIT INSTALLATION.
- 3.05 ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION AND ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75 DEGREES CELSIUS.
- 3.06 ALL NEUTRAL CONDUCTORS SHALL HAVE WHITE INSULATION. ALL GROUND CONDUCTORS SHALL HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT PERMITTED.
- 3.07 CONTRACTOR SHALL SEAL ALL CONDUITS ENTERING AN ENCLOSURE WITH CONDUIT SEALANT THAT IS COMPATIBLE WITH THE INSULATION OF THE CONDUCTORS IN THE CONDUIT.
- 3.08 CONDUIT RUNS SHALL HAVE A CONTINUOUS DOWNWARD SLOPE AWAY FROM ALL EQUIPMENT TO PREVENT WATER INFILTRATION.
- 3.09 ALL CONDUIT SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE ON THE PLANS. WHEN CONDUIT IS ROUTED UNDER A ROADWAY, SCHEDULE 80 PVC CONDUIT SHALL BE UTILIZED. MANUFACTURED BEND RADII SHALL BE PER NEC.
- 3.10 CONTRACTOR SHALL PROVIDE TWO (2) 200 POUND TEST POLYETHYLENE PULL CORDS IN ALL CONDUITS AND ALL INNERDUCTS. PULL CORDS SHALL BE SECURED AT EACH END OF CONDUIT RUNS. ALL SPARE CONDUIT ENDS SHALL BE CAPPED WITH MANUFACTURED PVC FITTINGS.
- 3.11 CONTRACTOR SHALL BOND EACH METALLIC CONDUIT ENTERING A METALLIC ENCLOSURE WITH A #8 MIN AWG INSULATED COPPER BONDING JUMPER PER NEC. CONTRACTOR SHALL BOND ALL ELECTRICAL EQUIPMENT TO THE H-FRAME RACK ON WHICH EQUIPMENT IS MOUNTED WITH #8 MIN AWG INSULATED COPPER BONDING JUMPERS PER NEC.
- 3.12 CONTRACTOR SHALL IDENTIFY THE END OF ALL SPARE UNDERGROUND CONDUITS AND PROVIDE AND INSTALL 90 DEGREE ELBOWS WITH VERTICAL CONDUIT EXTENSIONS TO EXTEND 3" ABOVE FINISHED CRUSHED AGGREGATE GRADE. CONTRACTOR SHALL TERMINATE CONDUITS WITH MANUFACTURED CONDUIT CAPS THAT THE CONTRACTOR HAS PAINTED ORANGE.
- 3.13 CONTRACTOR SHALL PROVIDE AND INSTALL AN ENGRAVED PHENOLIC PLATE ON THE FRONT OF THE INTEGRATED LOAD CENTER. THE WORDING ON THE PLATE SHALL READ AS FOLLOWS: "MAXIMUM DRAW OF ALL RECTIFIERS AND EQUIPMENT ON THE LOAD CENTER CANNOT EXCEED 50kW. IF ADDITIONAL POWER IS REQUIRED, THE EXISTING 50kW GENERATOR MUST BE REPLACED."

4.00 PRE-CONSTRUCTION COORDINATION

- 4.01 CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND NOTE EXISTING CONDITIONS THAT MIGHT AFFECT THEIR WORK. ALL SUCH CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BID.
- 4.02 THE CONTRACTOR SHALL PROVIDE A UTILITY LOCATOR AND SHALL VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 4.03 CONTRACTOR SHALL VERIFY, PRIOR TO ROUGH-IN, THAT SITE CONDITIONS ALLOW FOR THE PLACEMENT OF THE ELECTRICAL EQUIPMENT AS SHOWN ON THE PLANS.
- 4.04 CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRICAL UTILITY REGARDING THE EXACT LOCATION OF THE TRANSFORMER, ALL METERING REQUIREMENTS, AND CONDUIT ROUTING BETWEEN TRANSFORMER AND METER.
- 4.05 CONTRACTOR SHALL COORDINATE WITH LOCAL TELCO UTILITY REGARDING THE EXACT LOCATION OF THE TELCO SERVICE ENTRY POINT.
- 4.06 CONTRACTOR SHALL COORDINATE WITH AUTHORITY HAVING JURISDICTION REGARDING LOCAL FROST LINE REQUIREMENTS FOR RACEWAY MATERIAL SELECTION AND INSTALLATION.
- 4.07 CONTRACTOR SHALL PERFORM AN ARC FLASH ANALYSIS AT THE INTEGRATED LOAD CENTER AND PROVIDE ARC FLASH LABEL PER NEC.
- 4.08 ALL CIRCUIT BREAKERS AND EQUIPMENT SHALL HAVE A MINIMUM AIC RATING OF 10,000 AMPS. IF THE RATING OF THE UTILITY TRANSFORMER PROVIDING THE ELECTRICAL SERVICE IS GREATER THAN 75 kVA, THE CONTRACTOR SHALL PERFORM A SHORT CIRCUIT ANALYSIS TO DETERMINE THE REQUIRED AIC RATING FOR THE CIRCUIT BREAKERS AND EQUIPMENT. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT (AFC) AT THE UTILITY SERVICE POINT. PROVIDE MAX. AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT.

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3	11/14/25	CONSTRUCTION	DRC
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1	01/29/24	CONSTRUCTION	DRC
0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	DRC

LICENSER:



KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB DRC

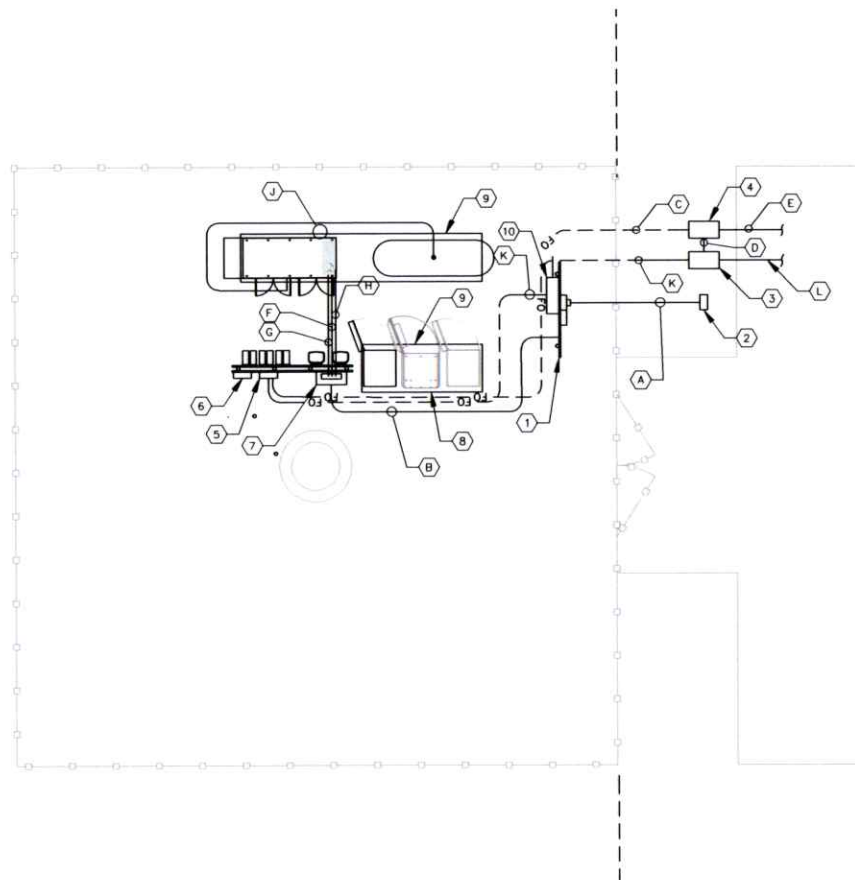
SHEET TITLE:

ELECTRICAL NOTES

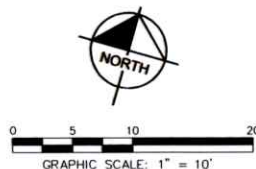
SHEET NUMBER:

E1

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1
E2 **UTILITY SERVICE ROUTING PLAN**
SCALE: 1" = 10'



KEY NOTES - ELECTRICAL EQUIPMENT

- ① UTILITY METER H-FRAME (SEE DETAIL 1/E4).
- ② POWER STUB UP (SEE NOTE 4.04 ON SHEET E1).
- ③ EXISTING LIT FIBER HANDHOLE/PEDESTAL. (CONTRACTOR TO CONFIRM EXISTENCE AND LOCATION).
- ④ TRAFFIC RATED TELCO VAULT LABELED "VZW FIBER". (SEE NOTE 4.05 ON SHEET E1)
- ⑤ TELCO BOX (SEE SHEET C4).
- ⑥ CIENA UNIT, IF NEEDED (SEE SHEET C4).
- ⑦ INTEGRATED LOAD CENTER (SEE SHEET C4).
- ⑧ VERIZON CONCRETE EQUIPMENT PAD (SEE SHEET C6).
- ⑨ VERIZON CONCRETE GENERATOR AND PROPANE TANK PAD (SEE SHEET C6).
- ⑩ MULTI-TENANT NEMA BOX

KEY NOTES - CONDUIT, CONDUCTORS, & MISC.

- A TWO (2) 4" PVC POWER CONDUITS FOR INCOMING SERVICE. LATERALS FROM LOCAL UTILITY (SEE TRENCH DETAIL 2/E7).
- B 2" PVC POWER CONDUIT FROM PROPOSED METER RACK TO EQUIPMENT RACK (SEE TRENCH DETAIL 2/E7).
- C ONE (1) 2" PVC TELCO CONDUIT, WITH TWO (2) PULL ROPES EACH (SEE TRENCH DETAIL 2/E7).
- D 2" PVC BRIDGE FIBER CONDUIT. (IF NO EXISTING LIT FIBER HANDHOLE/PEDESTAL IS PRESENT CONTRACTOR TO PROVIDER A 5' LONG CAPPED STUB BRIDGE CONDUIT).
- E ONE (1) 2" PVC CONDUIT FOR DARK FIBER FROM RIGHT OF WAY W/TWO (2) PULL ROPES (SEE TRENCH DETAIL 2/E7 AND SHEET E3).
- F 2" PVC CONDUIT FOR ROUTING POWER CONDUCTOR TO THE GENERATOR. (SEE TRENCH DETAIL 2/E7).
- G 1" PVC CONDUIT FOR ROUTING GENERATOR CONTROL AND ALARM SIGNAL CABLES TO THE GENERATOR (SEE TRENCH DETAIL 2/E7).
- H 1" PVC CONDUIT FOR ROUTING POWER CONDUCTOR TO THE GENERATOR BATTERY CHARGER AND THE GENERATOR BLOCK HEATER (SEE TRENCH DETAIL 2/E7).
- J PROPOSED PROPANE SERVICE LINE. (SEE SHEET M1)
- K ONE (1) 2" PVC TELCO CONDUIT FOR LIT FIBER FROM VERIZON TELCO BOX TO MULTI-TENANT NEMA BOX (SEE TRENCH DETAIL 2/E6).
- L ONE (1) 2" PVC TELCO CONDUIT FOR LIT FIBER FROM MULTI-TENANT NEMA BOX TO RIGHT OF WAY WITH (2) PULL ROPES (SEE TRENCH DETAIL 2/E6).

NOTES:

GENERAL CONTRACTOR IS TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER WHETHER INSTALLATION OF THE TWO (2) 2" CONDUITS TO THE RIGHT OF WAY WILL BE PART OF THE INITIAL CONSTRUCTION.

verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 248-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30008
PHONE: 770-618-4280
WWW.KIMLEY-HORN.COM

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LICENSER:



KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

**UTILITY SERVICE
ROUTING PLAN**

SHEET NUMBER:

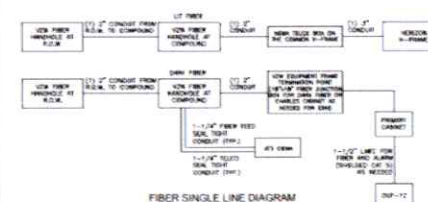
E2

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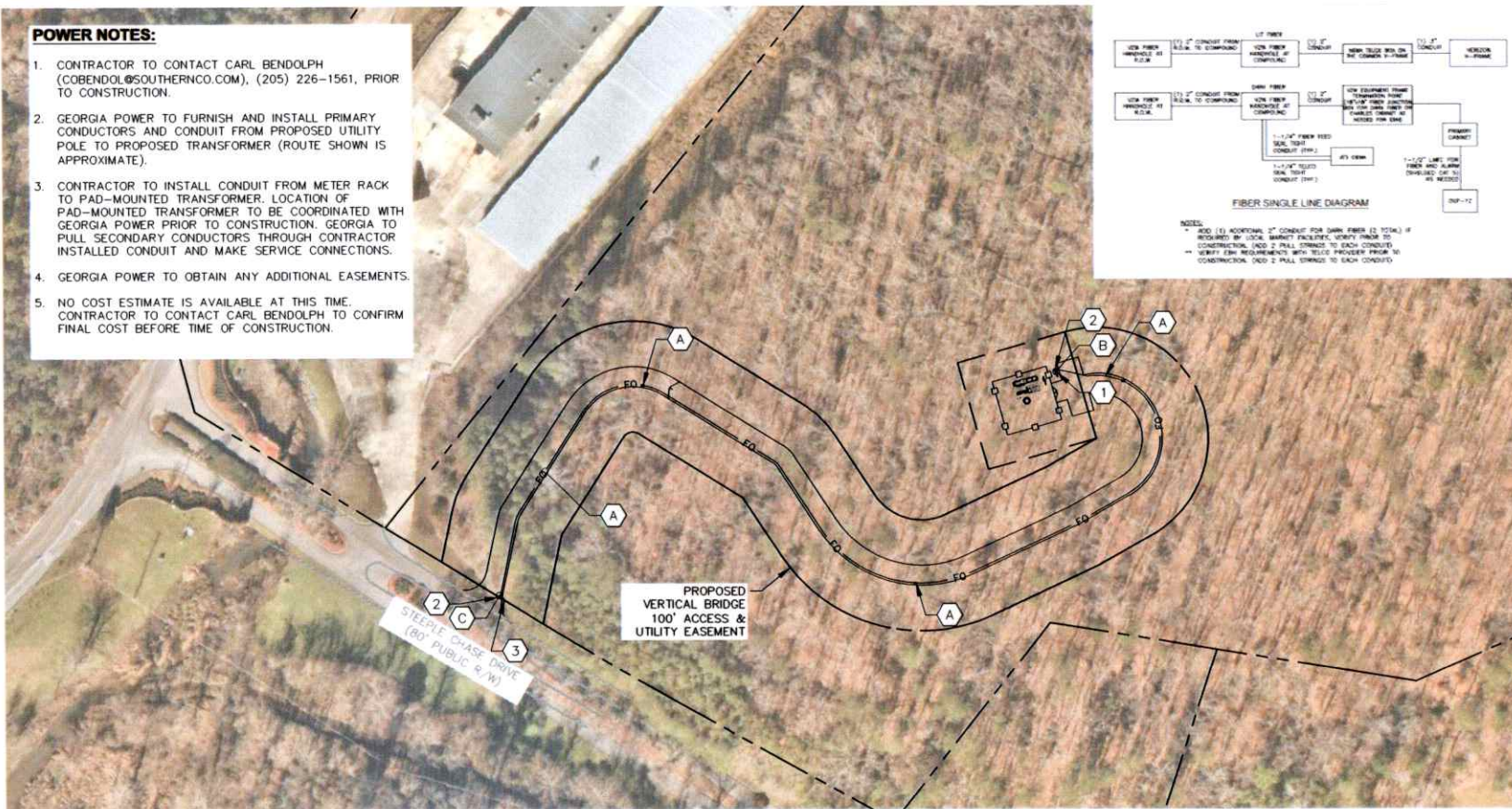
K:\VTL Wireless Vertical Bridge\US-AL-5634_Cosby Lake CAD\08-08.dwg 03/26/26 2:23 PM by: John Reyes

POWER NOTES:

1. CONTRACTOR TO CONTACT CARL BENDOLPH (COBENDOL@SOUTHERNCO.COM), (205) 226-1561, PRIOR TO CONSTRUCTION.
2. GEORGIA POWER TO FURNISH AND INSTALL PRIMARY CONDUCTORS AND CONDUIT FROM PROPOSED UTILITY POLE TO PROPOSED TRANSFORMER (ROUTE SHOWN IS APPROXIMATE).
3. CONTRACTOR TO INSTALL CONDUIT FROM METER RACK TO PAD-MOUNTED TRANSFORMER. LOCATION OF PAD-MOUNTED TRANSFORMER TO BE COORDINATED WITH GEORGIA POWER PRIOR TO CONSTRUCTION. GEORGIA TO PULL SECONDARY CONDUCTORS THROUGH CONTRACTOR INSTALLED CONDUIT AND MAKE SERVICE CONNECTIONS.
4. GEORGIA POWER TO OBTAIN ANY ADDITIONAL EASEMENTS.
5. NO COST ESTIMATE IS AVAILABLE AT THIS TIME. CONTRACTOR TO CONTACT CARL BENDOLPH TO CONFIRM FINAL COST BEFORE TIME OF CONSTRUCTION.



NOTES:
• ADD (1) ADDITIONAL 2\"/>



1
E3 **OVERALL UTILITY SERVICE ROUTING PLAN**
SCALE: 1" = 100'

KEY NOTES - ELECTRICAL EQUIPMENT

1. EXISTING LIT FIBER HANDHOLE/PEDESTAL, (CONTRACTOR TO CONFIRM EXISTENCE AND LOCATION).
2. TRAFFIC RATED TELCO VAULT LABELED "DARK FIBER". (SPACED EVERY 500' AT MAJOR TRANSITIONS AND AS NEEDED TO ALLOW DARK AND LIT FIBER TO BE PULLED) (SEE NOTE 4.05 ON SHEET E1)
3. EXISTING ONE FIBER HANDHOLE (CONTRACTOR TO CONFIRM EXISTENCE AND LOCATION).

KEY NOTES - CONDUIT, CONDUCTORS, & MISC.

- A. ONE (1) 2" PVC CONDUIT FOR "LIT FIBER" WITH TWO (2) PULL ROPES. (SEE DETAIL 2/E6); (APPROXIMATELY 950± LF); GENERAL CONTRACTOR TO CONFIRM NEED FOR CONDUITS TO RIGHT OF WAY AND HANDHOLE AT RIGHT OF WAY WITH VERIZON CONSTRUCTION MANAGER.
- B. 2" PVC BRIDGE FIBER CONDUIT. (IF NO EXISTING LIT FIBER HANDHOLE/PEDESTAL IS PRESENT CONTRACTOR TO PROVIDER A 5' LONG CAPPED STUB BRIDGE CONDUIT).
- C. 2" PVC BRIDGE FIBER CONDUIT. (IF NO EXISTING ONE FIBER HANDHOLE IS PRESENT, BRIDGE CONDUIT WILL BE BY OTHERS).



0 50 100 200
GRAPHIC SCALE: 1" = 100'

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22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH FL 33444
TEL: (561) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
MDG LOCATION ID: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
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1	01/29/24	CONSTRUCTION	DRC
0	02/02/23	CONSTRUCTION	DRC
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LICENSER:



KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

**OVERALL UTILITY
ROUTING PLAN**

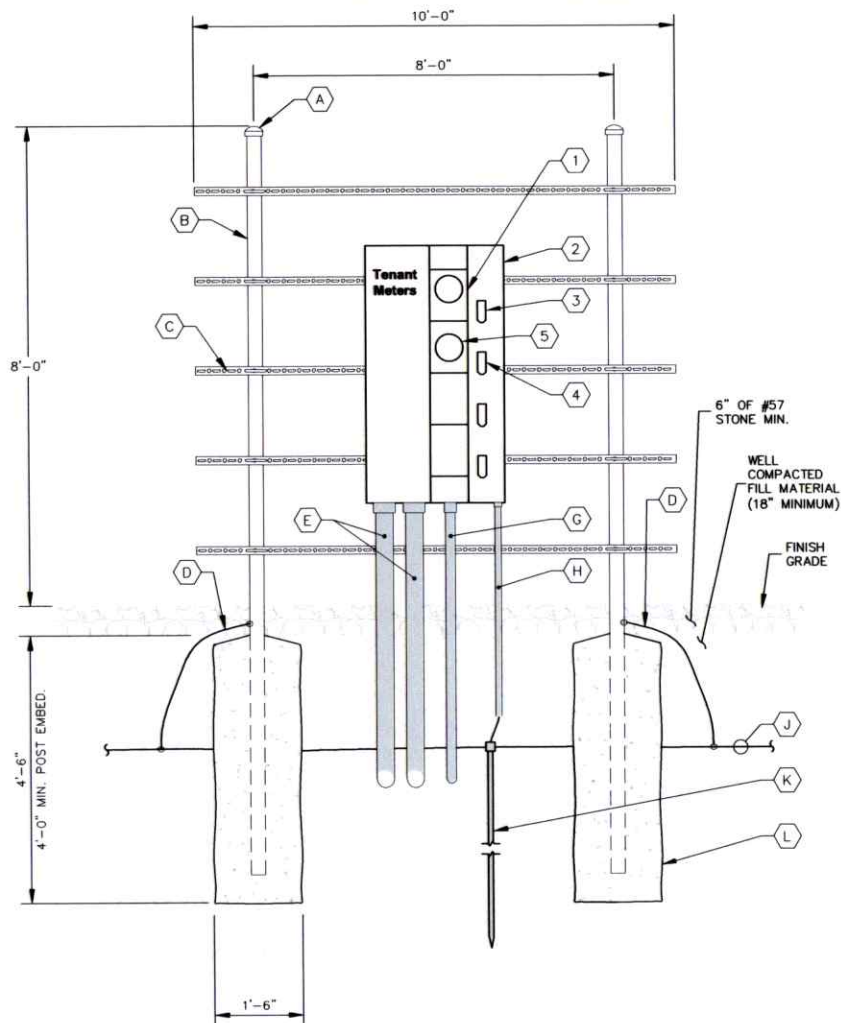
SHEET NUMBER:

E3

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1 METER RACK DETAILS
E4 NOT TO SCALE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) GALVANIZED RIGID STEEL CAP, TYPICAL.
- (B) 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- (C) 1 1/2" x 1 1/2" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- (D) ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTORS (BC) FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- (E) 4" PVC CONDUIT FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY, TYPICAL OF 2.
- (F) KEYNOTE NOT USED.
- (G) 3" RIGID GALVANIZED CONDUIT TO VERIZON INTEGRATED LOAD CENTER
- (H) 3/4" PVC CONDUIT WITH ONE (1) - 2/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) FROM GROUNDING LUG TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- (J) GROUND RING (SEE SHEETS E8 & E9).
- (K) GROUND ROD, EXOTHERMIC WELD TO GROUND RING. (SEE SHEET E11).
- (L) CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. AND INCLUDE FIBERMESH 650-3E.

KEY NOTES - ELECTRICAL EQUIPMENT

- (1) 200 AMP METER SOCKET IN NEMA 3R ENCLOSURE.
- (2) 800 AMP, 22KAIC, 4 GANG, SERVICE ENTRANCE RATED METER CENTER IN NEMA 3R ENCLOSURE. BOND TO RACK PER NEC.
- (3) 200 AMP, 2 POLE (22KAIC) DISCONNECT CIRCUIT BREAKER FOR TOP METER ONLY.
- (4) 100 AMP, 2 POLE (22KAIC) DISCONNECT CIRCUIT BREAKER. CONTRACTOR SHALL MOUNT THE METER CENTER SUCH THAT THE TOP CIRCUIT BREAKER IS NO MORE THAN 6' ABOVE GRADE.
- (5) 100 AMP METER SOCKET IN NEMA 3R ENCLOSURE.

NOTE: ALL ABOVE GRADE CONDUIT SHALL BE (RGS).

ALL EQUIPMENT BOXES SHOULD CONTAIN 2 GROUNDS:
1 INTERNAL TO GROUND BAR
1 EXTERNAL CONNECTED WITH GREY LUG

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TEL: (561) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-418-4200
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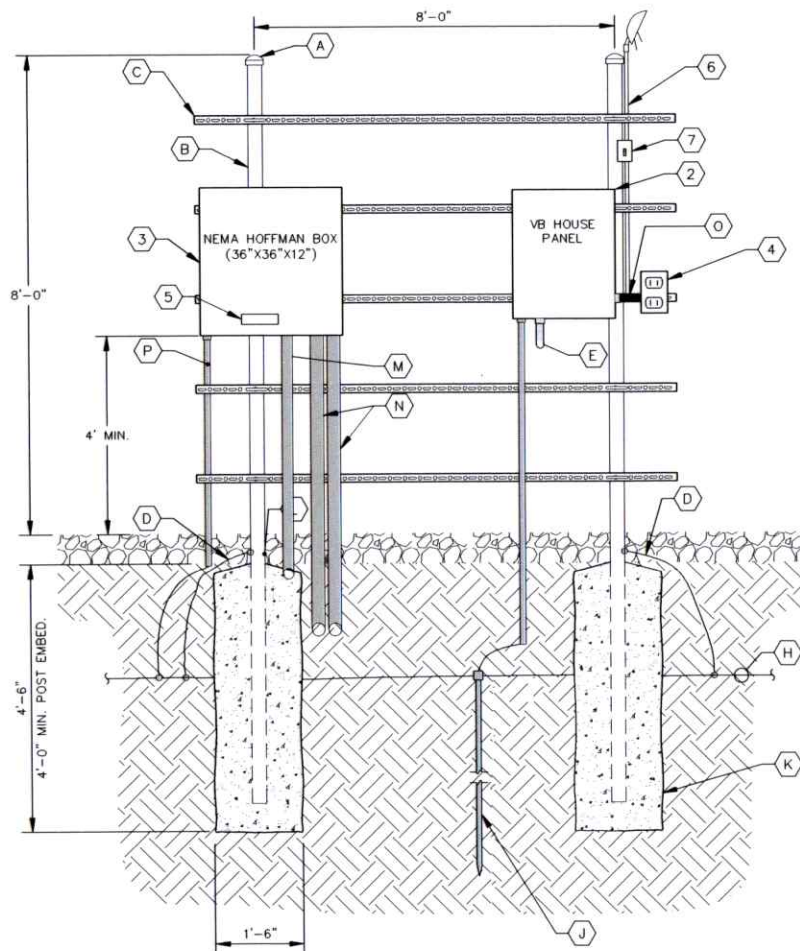
SHEET TITLE:

**METER RACK
DETAILS**

SHEET NUMBER:

E4

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ALL EQUIPMENT BOXES SHOULD CONTAIN 2 GROUNDS:
1 INTERNAL TO GROUND BAR
1 EXTERNAL CONNECTED WITH GREY LUG

NOTE: FOR CLARITY PURPOSES, THE REAR ELEVATION OF THE "H" FRAME ONLY SHOWS EQUIPMENT AND CONDUIT ASSOCIATED WITH THE REAR SIDE. SEE SHEET E4 FOR DETAILS ASSOCIATED WITH EQUIPMENT AND CONDUIT MOUNTED ON THE FRONT SIDE OF THE "H" FRAME.

1 METER RACK DETAILS - REAR
E4.1 NOT TO SCALE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) GALVANIZED RIGID STEEL CAP, TYPICAL.
- (B) 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- (C) 1 1/2" x 1 1/2" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- (D) ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTORS (BC) FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- (E) 1 1/2" PVC POWER CONDUIT FROM METER.
- (F) KEYNOTE NOT USED.
- (G) KEYNOTE NOT USED.
- (H) GROUND RING (SEE SHEETS E6 & E7).
- (J) GROUND ROD, EXOTHERMIC WELD TO GROUND RING. (SEE DETAIL 2/E7).
- (K) CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- (L) 3/4" PVC WITH ONE (1) - #2 AWG BARE TINNED COPPER CONDUCTOR FROM GROUNDING LUG TO GROUND ROD, EXOTHERMIC WELD TO GROUND ROD.
- (M) 2" RIGID GALVANIZED CONDUIT TO VERIZON NEMA ENCLOSURE.
- (N) TWO (2) 4" CONDUIT TO 5' OUTSIDE FENCED COMPOUND, STUBBED AND CAPPED.
- (O) 1/2" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO GFCI RECEPTACLE.
- (P) #2 SOLID TINNED IN 1/2" PVC CONDUIT, CAD WELDED TO GROUND BAR AND GROUND RING.

KEY NOTES - ELECTRICAL EQUIPMENT

- (1) KEYNOTE NOT USED.
- (2) 120/240V, 100A MCB SERVICE ENTRANCE RATED PANEL IN NEMA 3R ENCLOSURE.
- (3) HOFFMAN BOX IN NEMA 4X ENCLOSURE.
- (4) ONE (1) 20A DUPLEX GFCI WALL PLUG WITH WEATHER RATED COVER.
- (5) ONE (1) 2" x 12" COPPER GROUND BAR.
- (6) 100 WATT LED FLOOD LIGHT, 120V (TECH LIGHT)
- (7) FLOOD LIGHT TOGGLE SWITCH

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TEL: (561) 246-3541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
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JEFFERSON COUNTY

PLANS PREPARED BY:

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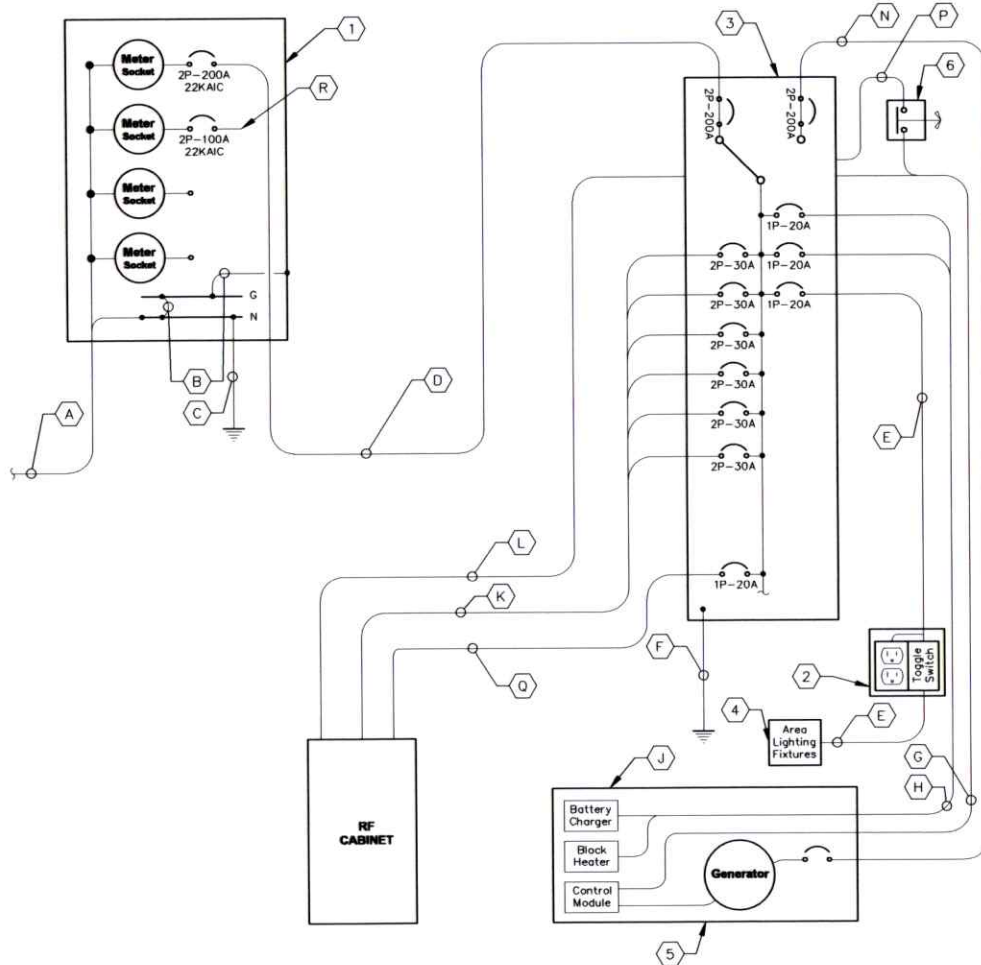
KAB DRC

SHEET TITLE:

**METER RACK
DETAILS - REAR**

SHEET NUMBER:

E4.1



REQUIRED SIGNAGE PER NEC 702 AT SERVICE DISCONNECT

"WARNING: Shock hazard exists if grounding electrode conductor or bonding jumper connection in this equipment is removed while alternate source(s) is energized. Opening the equipment disconnect will cause the stand-by generator to start. To remove power entirely from the equipment, the generator must be turned OFF using emergency stop switch."

REQUIRED SIGNAGE PER NEC 702 AT SERVICE DISCONNECT & INTEGRATED LOAD CENTER

"NOTE: Emergency power is supplied by a stand-by generator located behind Verizon equipment rack."

1 ELECTRICAL SINGLE LINE DIAGRAM
E5 NOT TO SCALE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) PROPOSED CONDUITS WITH INCOMING SERVICE LATERALS BY LOCAL UTILITY FOR 120/240 VOLT SINGLE PHASE SERVICE.
- (B) PROPOSED BONDING OF GROUND BUS TO NEUTRAL BUS AND BONDING OF GROUND BUS TO ENCLOSURE.
- (C) PROPOSED GROUND ELECTRODE CONDUCTOR BONDED TO GROUND ROD VIA EXOTHERMIC WELD.
- (D) THREE (3) 3/0 CONDUCTORS AND ONE (1) #6 AWG GROUND IN 2" CONDUIT.
- (E) TWO (2) #12 AWG CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.
- (F) ONE (1) #2 BARE TINNED COPPER FROM GROUNDING LUG IN ILC TO GROUND ROD, EXOTHERMIC WELD TO GROUND ROD.
- (G) AUTOMATIC TRANSFER SWITCH ALARM AND GENERATOR CONTROL CABLES IN 1" CONDUIT.
- (H) FOUR (4) #12 CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.
- (J) THE GENERATOR, WHEN UTILIZING A TWO POLE ATS WITH A SOLID NEUTRAL, IS NOT A SEPARATELY DERIVED SYSTEM. THEREFORE, DO NOT BOND THE NEUTRAL TO THE GROUND AT THE GENERATOR.
- (K) TWELVE (12) #10 AWG THHN CONDUCTORS AND THREE (3) #10 AWG EG IN 2" PVC CONDUIT.
- (L) ALARM CABLES IN 1" PVC CONDUIT.
- (M) KEYNOTE NOT USED.
- (N) THREE (3) 3/0 AWG CONDUCTORS AND ONE (1) #4 AWG EG IN 2" CONDUIT. VERIFY GENERATOR BREAKER DOES NOT EXCEED 200 AMPS.
- (P) 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS FROM THE ILC TO THE EMERGENCY GENERATOR STOP SWITCH.
- (Q) TWO (2) #10 THHN CONDUCTORS AND ONE (1) #10 AWG FOR CABINET MOUNTED GFI OUTLET IN ONE 2" PVC CONDUIT.

KEY NOTES - ELECTRICAL EQUIPMENT

- (1) FURNISH AND INSTALL 800 AMP, 3-WIRE, SINGLE PHASE, 120/240 VOLT, 22KAIC, FOUR-SPACE MULTI-GANG METER CENTER WITH 200 AMP RATED METER SOCKETS IN NEMA 3R ENCLOSURE, SE RATED. CONTRACTOR SHALL FURNISH AND INSTALL 200 AMP CIRCUIT BREAKER AT METER BASE IF NOT ALREADY PROPOSED.
- (2) 20 AMP GFCI DUPLEX OUTLET RECEPTACLE AND TOGGLE SWITCH, ENERLITES METOS SERIES (OR APPROVED EQUIVALENT) IN LOCKABLE NEMA 3R ENCLOSURE.
- (3) 200 AMP, 120/240 VOLT, SE RATED ILC WITH 42 SPACE PANEL AND AUTOMATIC TRANSFER SWITCH. ALL CIRCUIT BREAKERS SHALL BE RATED 10KAIC MINIMUM. ILC IS FURNISHED BY VZW AND INSTALLED BY GENERAL CONTRACTOR.
- (4) FURNISH AND INSTALL TWO (2) AREA LIGHTS, (LITHONIA HFR-250M-TA120-DNA-LP1), (OR APPROVED EQUIVALENT).
- (5) 50 KW DIESEL GENERATOR. CONTRACTOR SHALL COORDINATE SPECIFIC GENERATOR CONFIGURATION WITH OWNER AND INSTALL THE GENERATOR IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. GENERATOR BREAKER SIZED AND PROVIDED BY GENERATOR MANUFACTURER.
- (6) EMERGENCY GENERATOR STOP SWITCH IN NEMA 3R ENCLOSURE WILL BE FURNISHED BY VERIZON AND INSTALLED BY GC.

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22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 546-3541

PROJECT INFORMATION:

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VERIZON MDG #: 5000156155
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KHA PROJECT NUMBER:
013509264

DRAWN BY: _____ **CHECKED BY:** _____

KAB **DRC**

SHEET TITLE:
ELECTRICAL SINGLE LINE DIAGRAM

SHEET NUMBER:

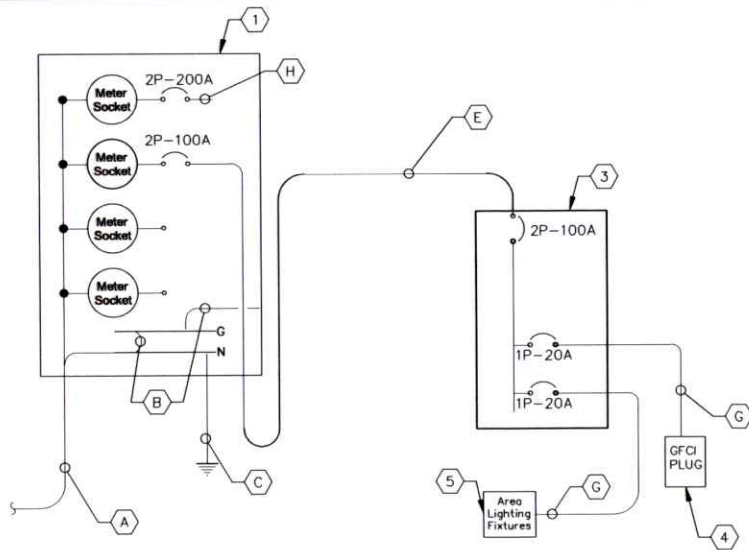
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K:\ATL_Wireless\Vertical Bridge\US-AL-5634_Cosby Lake\040 GB (A-C)B.dwg --- 03/26/26 2:24 PM By: Joon Reyes

VERIZON WIRELESS PANEL											
Voltage: 240/120 Volts						MCB Size: 200 A					
Phase, Wires: Single Phase, 3 Wire						AIC Rating: 10,000 Amps min					
Mounting Type: Surface						Bus Rating: 200 A					
Enclosure Type: NEMA 3R						Neutral Rating: 100%					
Load Served	Load (kVA)		Circuit Bkr Size	Ckt Nbr	Phase		Ckt Nbr	Circuit Bkr Size	Load (kVA)		Load Served
	A	B			A	B			A	B	
Rectifier #1	2.88		2P-30	1	*		2	2P-30	2.88		Rectifier #2
		2.88		3		*	4			2.88	
Rectifier #3	2.88		2P-30	5	*		6	2P-30	2.88		Rectifier #4
		2.88		7		*	8			2.88	
Rectifier #5	2.88		2P-30	9	*		10	2P-30	0.00		Spare Rectifier #6
		2.88		11		*	12			0.00	
Space	0.00		---	13	*		14	---	0.00		Space
Space		0.00	---	15		*	16	---		0.00	Space
Area/Lights/GFCI	0.58		1P-20	17	*		18	1P-20	0.18		Cab Duplex Outlet
Gen. Block Heater		1.50	1P-20	19		*	20	---		0.00	Space
Gen. Battery Charger	0.30		1P-20	21	*		22	---	0.00		Space
Space		0.00	---	23		*	24	---		0.00	Space
Space	0.00		---	25	*		26	---	0.00		Space
TVSS (Internal to ILC)		0.00	2P-30	27		*	28	---		0.00	Space
	0.00			29	*		30	---	0.00		Space
Sub-Total (kVA)	9.52	10.14							5.94	5.76	Sub-Total (kVA)

K:\VTL_Wireless\Vertical Bridge\US-AL-5634_Cosby Lake\G04\G04-08.dwg 03/26/26 2:24 PM By: Joan Reyes



- A 4" CONDUITS BY CONTRACTOR FOR INCOMING SERVICE LATERALS BY LOCAL UTILITY FOR FOUR (4) - 200 AMP (22KAIC), 120/240 VOLT SINGLE PHASE SERVICES. CONTRACTOR SHALL COORDINATE QUANTITY OF CONDUITS REQUIRED WITH LOCAL UTILITY.
- B BOND GROUND BUS TO NEUTRAL BUS AND BOND GROUND BUS TO ENCLOSURE WITH 3/0 BONDING JUMPERS.
- C 2/0 GROUND ELECTRODE CONDUCTOR, BOND TO GROUND ROD VIA EXOTHERMIC WELD.
- D KEYNOTE NOT USED
- E THREE (3) #2 AWG CONDUCTORS AND ONE (1) #8 AWG EGC IN 1 1/2" PVC CONDUIT.
- F KEYNOTE NOT USED
- G TWO (2) #12 AWG CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.
- H SEE SHEET E5 FOR VERIZON SINGLE LINE & PANEL SCHEDULE.

KEY NOTES - ELECTRICAL EQUIPMENT

- 1 FURNISH AND INSTALL SERVICE ENTRANCE RATED GANGED METER CENTER WITH FOUR (4) - 200 AMP, 120/240 VOLT SINGLE PHASE SERVICE POSITIONS IN NEMA 3R ENCLOSURE. COORDINATE SPECIFIC REQUIREMENTS WITH LOCAL UTILITY.
- 2 KEYNOTE NOT USED
- 3 120/240 VOLT, 100 AMP MCB PANEL 'VB HOUSE PANEL' IN NEMA 3R ENCLOSURE
- 4 20A GFCI DUPLEX WALL PLUG WITH WEATHER RATED COVER.
- 5 FURNISH AND INSTALL TWO (2) AREA LIGHTS, (LITHONIA HFR-250M-TA120-DNA-LP1), (OR APPROVED EQUIVALENT)

VB HOUSE PANEL											
Voltage: 240/120 Volts Phase, Wires: Single Phase, 3 Wire Mounting Type: Surface Enclosure Type: NEMA 3R						MCB Size: 100 Amps AIC Rating: 10,000 Amps min Bus Rating: 100 Amps Neutral Rating: 100%					
Load Served	Load (kVA)		Circuit Bkr Size	Ckt Nbr	Phase		Ckt Nbr	Circuit Bkr Size	Load (kVA)		Load Served
	A	B			A	B			A	B	
SPACE				1	*		2	1P-20	1.54		AREA LIGHTS
GFCI PLUG		0.18	1P-20	3	*		4				SPACE
SPACE				5	*		6				SPACE
SPACE				7	*		8				SPACE
Sub-Total (kVA)		0.00	0.18						1.54	0.00	Sub-Total (kVA)

1 ELECTRICAL SINGLE LINE DIGRAM
E6.1 NOT TO SCALE

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PROJECT INFORMATION:
SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:
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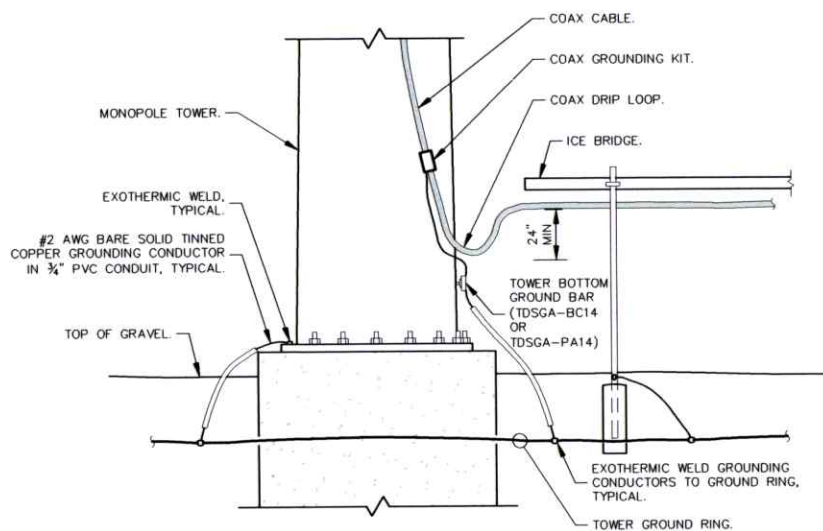
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4	03/26/26	CONSTRUCTION	ALP
3	11/14/25	CONSTRUCTION	DRC
2	01/08/25	CONSTRUCTION	DRC
1	01/29/24	CONSTRUCTION	DRC
0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	CCH



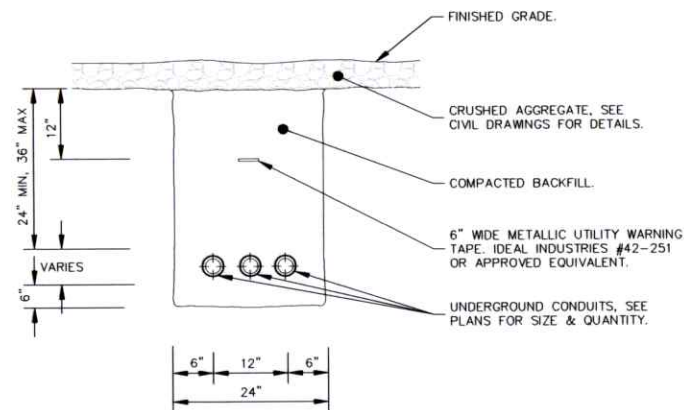
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013509264
DRAWN BY: KAB CHECKED BY: DRC
SHEET TITLE:
**ELECTRICAL
SINGLE LINE
DIAGRAM**
SHEET NUMBER:
E6.1

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1 DRIP LOOP DETAIL
E7 NOT TO SCALE



- NOTES:
1. IF GROUND SURFACE IS OTHER THAN NEWLY GRAVELED AREA. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION.
 2. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
 3. PROVIDE SCHEDULE 40 OR SCHEDULE 80 PVC CONDUIT & ELBOWS AT STUB UP LOCATIONS (I.E. POLES, EQUIPMENT, ETC.)
 4. PROVIDE SCHEDULE 80 PVC CONDUIT BELOW PARKING LOTS AND ROADWAYS.

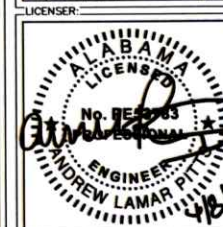
2 TYPICAL TRENCH DETAIL
E7 NOT TO SCALE

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KHA PROJECT NUMBER:
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KAB DRC

SHEET TITLE:

**ELECTRICAL
DETAILS**

SHEET NUMBER:

E7

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GROUNDING NOTES

1. THE GROUND RING SHALL CONSIST OF #2 AWG BARE SOLID TINNED COPPER (STC) CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROST LINE). LOCATE 24" MINIMUM AND 36" MAXIMUM FROM EQUIPMENT AREA AND FROM TOWER FOUNDATION. ALL CONNECTIONS SHALL BE MADE USING A PARALLEL TYPE EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
2. INSTALL GROUND RODS AS SHOWN AND AS REQUIRED. GROUND RODS TO BE COPPER CLAD STEEL, 5/8" DIAMETER AND 10FT IN LENGTH. SPACING BETWEEN GROUND RODS SHALL BE 10FT MINIMUM AND 15FT MAXIMUM. TOP OF GROUND ROD TO BE 30" MINIMUM BELOW GRADE (OR BELOW FROST LINE). BOND TOP OF GROUND ROD TO GROUND WIRE WITH EXOTHERMIC WELD. DO NOT EXOTHERMICALLY WELD ANYTHING TO GROUND ROD EXCEPT GROUND WIRE WHICH PASSES OVER TOP OF GROUND ROD (CLAMPED CONNECTIONS TO GROUND ROD PER TOWER MANUFACTURERS DETAILS ARE ACCEPTABLE).
3. EQUIPMENT GROUND RING SHALL HAVE A MINIMUM OF 4 GROUND RODS, INSTALLED AT THE CORNERS OF THE GROUND RING PLUS ADDITIONAL RODS AS REQUIRED TO COMPLY WITH THE SPACING REQUIREMENTS. TOWER GROUND RING SHALL HAVE A MINIMUM OF 3 GROUND RODS, EXCEPT USE 4 RODS AT A MONOPOLE TOWER, WHERE SPREAD TOWER FOOTING WOULD PREVENT GROUND RODS FROM BEING DRIVEN INTO SOIL ADJACENT TO TOWER, PROVIDE VERTICAL 1" DIAMETER PVC SLEEVES EMBEDDED IN FOOTING TO ALLOW INSTALLATION OF GROUND RODS.
4. EQUIPMENT GROUND RING AND TOWER GROUND RING SHALL BE BONDED TOGETHER WITH TWO #2 STC GROUND LEADS, TYPICALLY ONE ON EACH SIDE OF ICE BRIDGE.
5. BOND TOWER TO TOWER GROUND RING AT THREE LOCATIONS WITH #2 STC GROUND LEAD. SELF SUPPORT TOWERS SHALL HAVE EACH LEG BONDED TO GROUND RING, MONOPOLES AND GUYED TOWERS SHALL HAVE GROUND LEADS EQUALLY SPACED AROUND TOWER. EXOTHERMICALLY WELD GROUND LEADS TO TOP OF BASE PLATES, OR ATTACH TO TOWER USING TOWER MANUFACTURER PROVIDED DETAIL.
6. PROVIDE #2 STC RADIALS FROM THE TOWER GROUND RING TO EACH FENCE CORNER POST. RADIALS SHALL HAVE GROUND RODS AS PER THE REQUIRED SPACING. THE GROUND ROD AT THE END OF EACH RADIAL SHALL BE 24" MAXIMUM FROM FENCE CORNER POST. EQUIPMENT AREA GROUND RING AND CONNECTING GROUND LEADS [BETWEEN EQUIPMENT AREA AND TOWER GROUND RINGS] MAY BE USED AS PART OF THE RADIAL GOING TO THE FENCE CORNER POST CLOSEST TO THE EQUIPMENT AREA.
7. MINIMUM BEND RADIUS FOR #2 AWG GROUND WIRE IS 12", EXCEPT USE 24" FOR TOWER GROUND RINGS AND EQUIPMENT PAD GROUND RINGS.
8. GROUND ALL EXTERIOR EXPOSED METAL OBJECTS. USE TWO HOLE LUGS FOR CONNECTION TO FLAT METAL SURFACES. USE ONLY STAINLESS STEEL HARDWARE ON ALL MECHANICAL CONNECTIONS. CLEAN ALL SURFACES (AND STRIP PAINTED SURFACES) TO BARE BRIGHT METAL PRIOR TO MAKING GROUND CONNECTIONS. APPLY ANTI-OXIDE COMPOUND TO ALL CONNECTIONS. APPLY ZINC RICH PAINT (COLD GALV.) TO ALL EXOTHERMIC WELDS, AND TO ANY METAL EXPOSED BY CLEANING, STRIPPING, GRINDING, CUTTING OR DRILLING.
9. ALL GROUNDING CONDUCTORS ABOVE GRADE SHALL BE RUN IN 3/4" FLEXIBLE PVC CONDUIT. CONDUIT SHALL BEGIN WITHIN 3/4" OF ABOVE GROUND CONNECTION POINT, SHALL EXTEND 24" BELOW GRADE MINIMUM, AND SHALL BE FILLED WITH SEALANT AT ABOVE GROUND CONNECTION POINT. SECURE CONDUIT EVERY 24" ON VERTICAL RUNS AND EVERY 36" ELSEWHERE WITH NON-METALLIC TIES.
- 10A. AT GUYED AND SELF SUPPORT TOWERS MOUNT TDSGA-PA14 TOWER BOTTOM GROUND BAR ON DEDICATED POST DIRECTLY BELOW COAX CABLES COMING OFF TOWER. POST TO BE 3.5" OD GALVANIZED SCHEDULE 40 PIPE WITH GALVANIZED PIPE CAP. TOP OF POST TO BE 78" ABOVE GRADE. EMBED POST 30" MINIMUM IN 12" DIAMETER BY 36" DEEP MINIMUM CONCRETE FOOTING WITH TOP OF FOOTING 6" BELOW GRADE. IF TOWER FOUNDATION OBSTRUCTS AUGERED FOOTING, USE POST WITH 10" SQUARE GALVANIZED STEEL FLANGE PLATE WELDED TO BOTTOM AND BOLT FLANGE TO TOP OF CONCRETE TOWER FOOTING.
- 10B. AT MONOPOLE TOWERS CLAMP TDSGA-BC14 TOWER BOTTOM GROUND BAR DIRECTLY TO TOWER. IF RUNNING COAX INSIDE MONOPOLE, CLAMP ONTO BOTTOM LIP OF EXIT PORT. IF BANDING COAX TO OUTSIDE OF TOWER, CLAMP ONTO STEEL ANGLE WHICH IS Banded TO TOWER. BOND TDSGA-BC14 TO TOWER GROUND RING WITH TWO #2 STC LEADS LUGGED TO GROUND BAR AND EXOTHERMICALLY WELDED TO GROUND RING.
11. AT EQUIPMENT AREA, INSTALL TDSGA-PA14 EXTERIOR GROUND BAR (THRU-BOLTED STYLE) AT BASE OF (2) INTERIOR H-FRAME POSTS AND AT TOP OF ICE BRIDGE POST WHICH IS NEAREST TO (BUT CLOSER TO TOWER THAN) THE COAX CABLE TERMINATION. MOUNT GROUND BAR TO H-FRAME POSTS AT 6" ABOVE GRAVEL AND TO ICE BRIDGE POST AT 6FT ABOVE GRAVEL.
12. ALL ICE BRIDGE SECTIONS ARE TO BE JUMPERED TOGETHER WITH #2 WIRE, EITHER BARE TINNED COPPER OR GREEN INSULATED STRANDED. ICE BRIDGE SHALL BE GROUNDING AT EACH END WITH #2 STC WIRE LUGGED TO ICE BRIDGE AND EXOTHERMICALLY WELDED TO UPPER PORTION OF NEAREST ICE BRIDGE POST. ICE BRIDGE SECTIONS ABOVE H-FRAME SHALL BE BONDED TO EACH OTHER WITH JUMPERS AT EACH END - THIS ASSEMBLY WILL BE CONSIDERED AS A SINGLE ICE BRIDGE SECTION FOR GROUNDING PURPOSES.
13. BOND EACH ICE BRIDGE POST, H-FRAME POST OR DEDICATED GROUNDING POST TO BURIED GROUNDING SYSTEM WITH #2 STC LEAD EXOTHERMICALLY WELDED TO POST BELOW TOP OF GRAVEL AND EXOTHERMICALLY WELDED TO GROUND RING. EACH POST TO HAVE SEPARATE GROUND LEAD DIRECTLY TO GROUND RING - DO NOT DAISY CHAIN POSTS TOGETHER.
14. BOND EACH RF CABINET TO EQUIPMENT GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND EXOTHERMICALLY WELDED TO GROUND RING. LUG TO CABINET BODY USING LOCATION AT WHICH STUDS ON CABINET CHASSIS HAVE DIRECT GROUND WIRE CONNECTION TO CABINET INTERNAL GROUND BAR. RUN CONDUIT AND CONDUCTOR ACROSS BACK OF CABINET (DO NOT RUN TOWARDS NEAREST CORNER OF CABINET AND THEN BEND GROUND WIRE SHARPLY), ACROSS CONCRETE PAD BELOW CABLE LADDER, THEN DOWN INTO GRAVEL AREA.
15. BOND EACH BATTERY CABINET TO GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND EXOTHERMICALLY WELDED TO GROUND RING. RUN GROUND LEAD IN FLEX CONDUIT ALONG BACK OF RBA72 CABINET, ACROSS CONCRETE PAD BELOW CABLE LADDER, THEN DOWN INTO GRAVEL AREA. CONNECT TWO HOLE LUG TO BACK OF CABINET AT FACTORY PROVIDED GROUNDING STUDS.
16. BOND GENERATOR TO GROUND RING WITH #2 STC AT TWO DIAGONALLY OPPOSITE LOCATIONS BY DRILLING AND BOLTING TWO HOLE LUG TO FINS ON GENERATOR BASE STRUCTURE. GROUND LEADS SHOULD TAKE SHORTEST PATH ACROSS CONCRETE PAD TO GRAVEL AREA, THEN CONTINUE TO GROUND RING.
17. WHERE PROPANE TANK IS INSTALLED TO FUEL GENERATOR, BOND PROPANE TANK TO GROUND RING WITH A SINGLE #2 STC CLAMPED TO FILLER PIPE OF PROPANE TANK AND EXOTHERMICALLY WELDED TO GROUND RING. GROUND LEAD SHOULD RUN TO TANK SUPPORT AND TAKE SHORTEST PATH ACROSS CONCRETE PAD TO GRAVEL AREA, THEN CONTINUE TO GROUND RING. IF PROPANE TANK FUEL LINE IS METALLIC AND CROSSES EQUIPMENT GROUND RING, BOND FUEL LINE TO EQUIPMENT GROUND RING WHERE THE TWO LINES CROSS WITH A SINGLE #2 STC CLAMPED TO FUEL LINE AND EXOTHERMICALLY WELDED TO GROUND RING.
18. BOND GPS ANTENNA and GPS ANTENNA MOUNT TO TDSGA GROUND BAR AT BOTTOM OF H-FRAME POST WITH #2 GREEN INSULATED STRANDED GROUND WIRE.
19. PROVIDE TWO GROUND RODS OUTSIDE GATES OF COMPOUND. DISTANCE BETWEEN GROUND RODS SHALL MATCH WIDTH OF GATE OPENING, AND DISTANCE FROM FENCE SHALL MATCH LENGTH OF LONGEST INDIVIDUAL GATE LEAF. BOND GATE POSTS TOGETHER WITH #2 STC LEAD WHICH RUNS PAST AND CONNECTS TO GROUND RODS OUTSIDE GATES.
20. BOND EACH GATE POST WITH #2 STC TO NEAREST PORTION OF GROUNDING SYSTEM INSIDE COMPOUND.
21. BOND EACH GATE TO GATE POST WITH FLEXIBLE INSULATED OR BRAIDED #4/0 COPPER STRAP. EXOTHERMICALLY WELD STRAP TO BOTH GATE AND GATE POSTS.
22. ANY METAL FENCE POST WITHIN 6FT OF A GROUNDING METAL OBJECT SHALL BE BONDED TO THE NEAREST GROUND RING. ANY METAL FENCE WITHIN 6FT OF A GROUND RING SHALL HAVE THE LINE POSTS BONDED TO THE GROUND RING AT 20FT MAXIMUM INTERVALS AS MEASURED ALONG THE LENGTH OF THE FENCE.
23. WHERE GROUND BASED RRU'S, RAYCAP OVP'S OR DIPLEXERS ARE INSTALLED AT THE EQUIPMENT AREA, BOND EACH COMPONENT TO NEAREST TDSGA GROUND BAR BELOW THE COMPONENT WITH #2 GREEN INSULATED STRANDED GROUND WIRE. SINGLE HOLE LUG OR RING TYPE CONNECTOR IS SUITABLE FOR CONNECTION TO GROUNDING STUD ON EACH COMPONENT.
24. NOTIFY VZW CM TO INSPECT GROUND RING BEFORE BACKFILLING. CONTRACTOR SHALL HIRE A 3RD PARTY TO PERFORM AN IEEE81 FALL OF POTENTIAL METHOD GROUND TEST. MAXIMUM ALLOWABLE RESISTANCE TO GROUND IS 5 OHMS. PROVIDE ADDITIONAL GROUND SYSTEM COMPONENTS AS REQUIRED TO ACHIEVE THIS VALUE.
25. REFER TO TOWER GROUNDING DIAGRAM AND NOTES FOR GROUND SYSTEM REQUIREMENTS ON THE TOWER.
26. GROUNDING OF ALL ELECTRICAL EQUIPMENT SHALL BE AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS.

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PROJECT INFORMATION:

SITE NAME:
US-AL-5834 COSBY-LAKE
VERIZON MDG #: 5000156155
FUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

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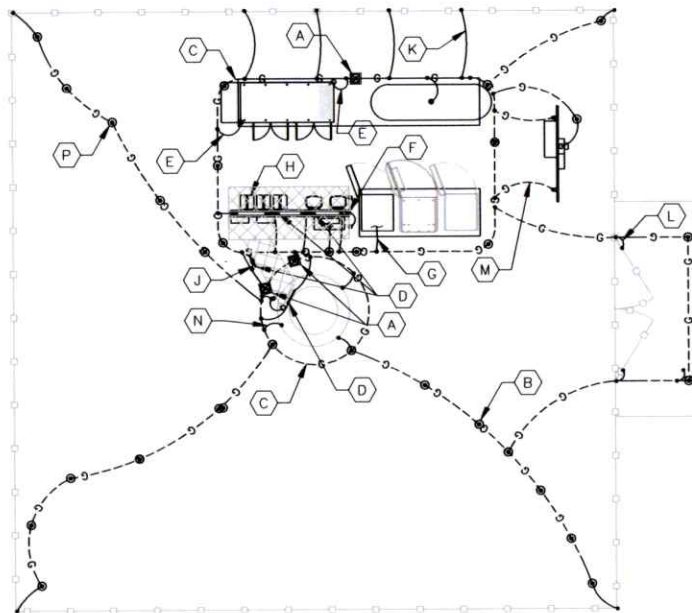
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GROUNDING NOTES

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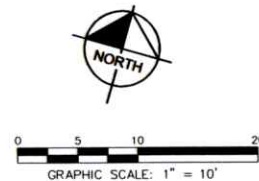
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1
E9

GROUNDING PLAN
SCALE: 1" = 10'



KEY NOTES - GROUNDING EQUIPMENT

- (A) GROUND ROD TEST WELL (SEE DETAIL 1/E11).
- (B) GROUND ROD, TYPICAL (SEE DETAIL 2/E11 AND NOTES 2 AND 3 ON E8).
- (C) TOWER AND EQUIPMENT GROUND RING (SEE NOTES 1, 3, 4, 5, 6 AND 7 ON E8).
- (D) TDSCA-PA14 OR TDSCA-BC14 WHERE APPLICABLE (SEE NOTES 10 AND 11 ON E8).
- (E) GENERATOR GROUNDING (SEE NOTE 16 ON E8).
- (F) GPS ANTENNA GROUNDING (SEE NOTE 18 ON E8).
- (G) RF CABINET GROUNDING (SEE NOTE 14 ON E8).
- (H) RRU'S AND OVP'S GROUNDING (SEE NOTE 23 ON E8).
- (J) ICE BRIDGE POST BOND TO GROUND RING, TYPICAL (SEE NOTES 12 AND 13 ON E8).
- (K) FENCE POST GROUNDING, TYPICAL (SEE NOTE 22 ON E8).
- (L) GATE GROUNDING, TYPICAL (SEE NOTES 19, 20 & 21 ON E8).
- (M) UTILITY H-FRAME GROUNDING, TYPICAL (SEE SHEET E3 AND NOTE 13 ON E8).
- (N) TOWER GROUNDING, TYPICAL (SEE NOTES 5, 6 & 25 ON E8).
- (P) GROUND RADIALS, TYPICAL (SEE NOTE 6 ON E8).
- (R) PROPANE TANK GROUNDING, IF INSTALLED (SEE NOTE 17 ON E8).
- (Q) REFER TO SHEETS E8, E10, E11 & E12 FOR GROUNDING NOTES, DETAILS, AND SPECIFICATIONS.

LEGEND:

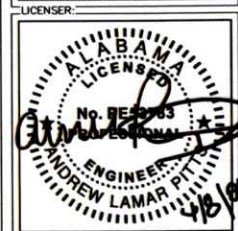
- G---G GROUND RING
- G---G GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
- EXOTHERMIC WELD
- ⊙ GROUND ROD TEST WELL (SEE DETAIL 1/E11)
- MECHANICAL CONNECTION

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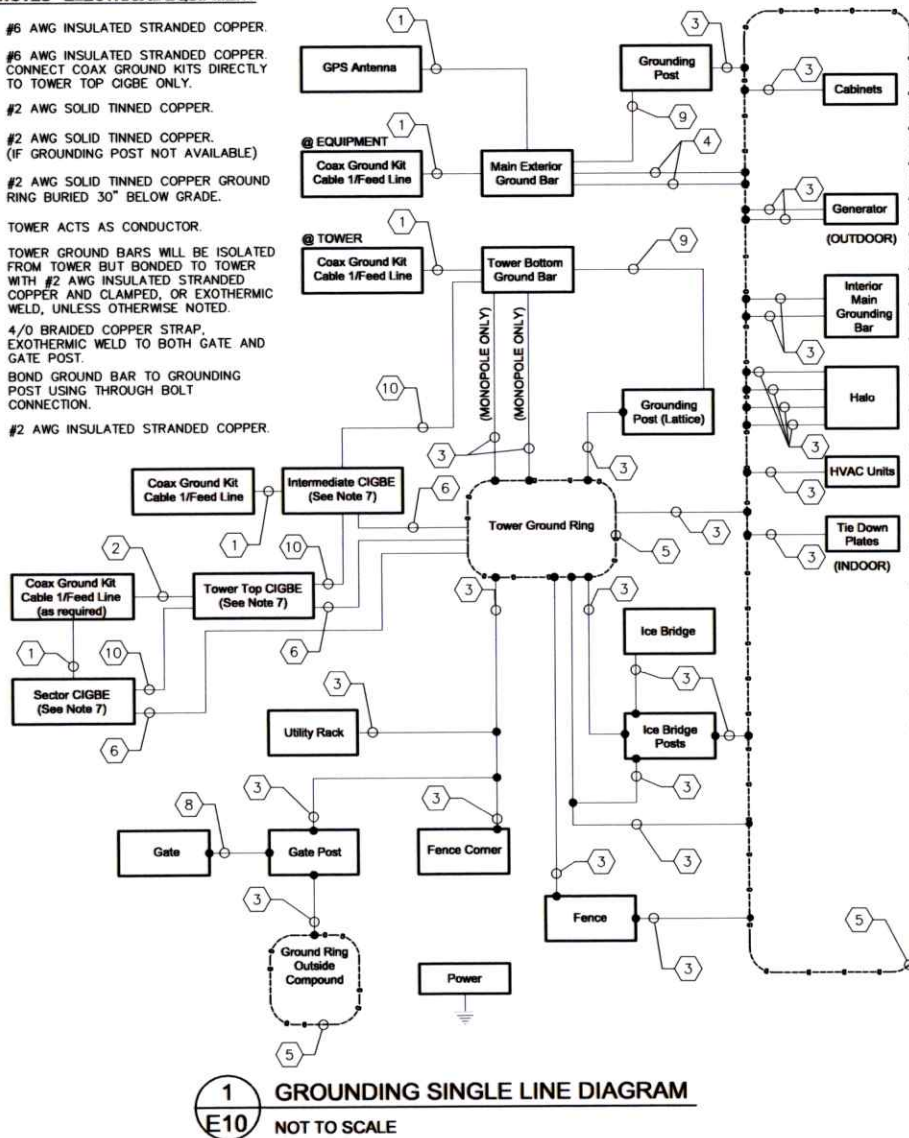


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DRAWN BY: KAB CHECKED BY: DRC
SHEET TITLE:
GROUNDING PLAN
SHEET NUMBER:
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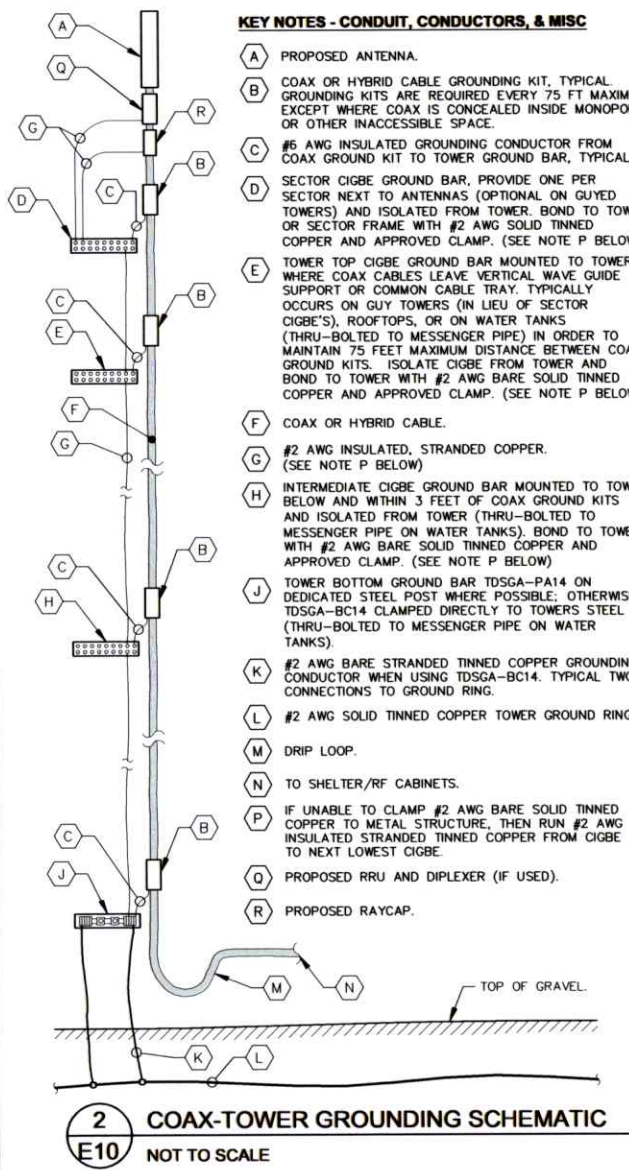
KEY NOTES - ELECTRICAL EQUIPMENT

- 1 #6 AWG INSULATED STRANDED COPPER.
- 2 #6 AWG INSULATED STRANDED COPPER. CONNECT COAX GROUND KITS DIRECTLY TO TOWER TOP CIGBE ONLY.
- 3 #2 AWG SOLID TINNED COPPER.
- 4 #2 AWG SOLID TINNED COPPER. (IF GROUNDING POST NOT AVAILABLE)
- 5 #2 AWG SOLID TINNED COPPER GROUND RING BURIED 30" BELOW GRADE.
- 6 TOWER ACTS AS CONDUCTOR.
- 7 TOWER GROUND BARS WILL BE ISOLATED FROM TOWER BUT BONDED TO TOWER WITH #2 AWG INSULATED STRANDED COPPER AND CLAMPED, OR EXOTHERMIC WELD, UNLESS OTHERWISE NOTED.
- 8 4/0 BRAIDED COPPER STRAP. EXOTHERMIC WELD TO BOTH GATE AND GATE POST.
- 9 BOND GROUND BAR TO GROUNDING POST USING THROUGH BOLT CONNECTION.
- 10 #2 AWG INSULATED STRANDED COPPER.



KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A PROPOSED ANTENNA.
- B COAX OR HYBRID CABLE GROUNDING KIT, TYPICAL. GROUNDING KITS ARE REQUIRED EVERY 75 FT MAXIMUM EXCEPT WHERE COAX IS CONCEALED INSIDE MONOPOLE OR OTHER INACCESSIBLE SPACE.
- C #6 AWG INSULATED GROUNDING CONDUCTOR FROM COAX GROUND KIT TO TOWER GROUND BAR, TYPICAL.
- D SECTOR CIGBE GROUND BAR, PROVIDE ONE PER SECTOR NEXT TO ANTENNAS (OPTIONAL ON GUYED TOWERS) AND ISOLATED FROM TOWER. BOND TO TOWER OR SECTOR FRAME WITH #2 AWG SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)
- E TOWER TOP CIGBE GROUND BAR MOUNTED TO TOWER WHERE COAX CABLES LEAVE VERTICAL WAVE GUIDE SUPPORT OR COMMON CABLE TRAY. TYPICALLY OCCURS ON GUY TOWERS (IN LIEU OF SECTOR CIGBE'S), ROOFTOPS, OR ON WATER TANKS (THRU-BOLTED TO MESSENGER PIPE) IN ORDER TO MAINTAIN 75 FEET MAXIMUM DISTANCE BETWEEN COAX GROUND KITS. ISOLATE CIGBE FROM TOWER AND BOND TO TOWER WITH #2 AWG BARE SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)
- F COAX OR HYBRID CABLE.
- G #2 AWG INSULATED, STRANDED COPPER. (SEE NOTE P BELOW)
- H INTERMEDIATE CIGBE GROUND BAR MOUNTED TO TOWER BELOW AND WITHIN 3 FEET OF COAX GROUND KITS AND ISOLATED FROM TOWER (THRU-BOLTED TO MESSENGER PIPE ON WATER TANKS). BOND TO TOWER WITH #2 AWG BARE SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)
- J TOWER BOTTOM GROUND BAR TDSCA-PA14 ON DEDICATED STEEL POST WHERE POSSIBLE. OTHERWISE TDSCA-BC14 CLAMPED DIRECTLY TO TOWER'S STEEL (THRU-BOLTED TO MESSENGER PIPE ON WATER TANKS).
- K #2 AWG BARE STRANDED TINNED COPPER GROUNDING CONDUCTOR WHEN USING TDSCA-BC14. TYPICAL TWO CONNECTIONS TO GROUND RING.
- L #2 AWG SOLID TINNED COPPER TOWER GROUND RING.
- M DRIP LOOP.
- N TO SHELTER/RF CABINETS.
- P IF UNABLE TO CLAMP #2 AWG BARE SOLID TINNED COPPER TO METAL STRUCTURE, THEN RUN #2 AWG INSULATED STRANDED TINNED COPPER FROM CIGBE TO NEXT LOWEST CIGBE.
- Q PROPOSED RRU AND DIPLEXER (IF USED).
- R PROPOSED RAYCAP.



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3	11/14/25	CONSTRUCTION	DRC
2	01/08/25	CONSTRUCTION	DRC
1	01/29/24	CONSTRUCTION	DRC
0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	CCH

LICENSER:



KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

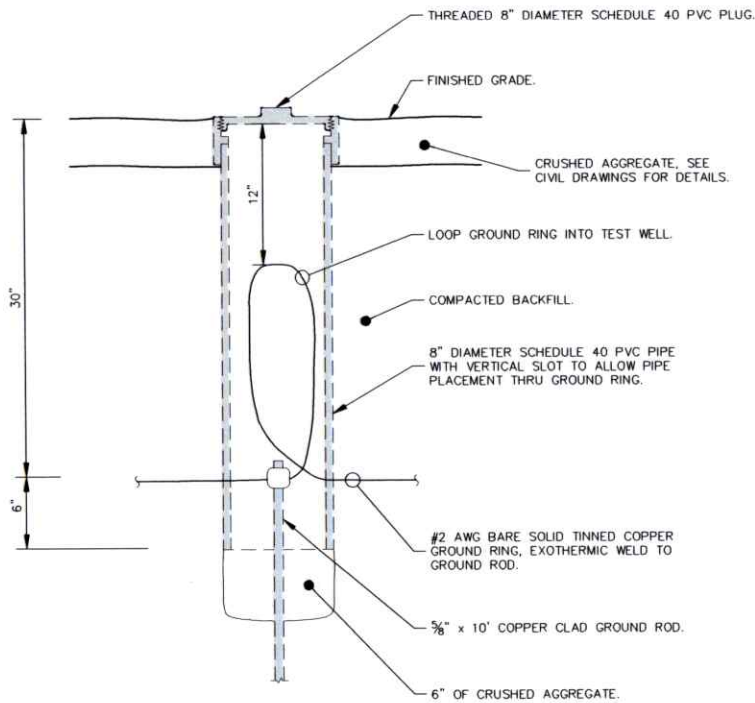
**GROUNDING
SINGLE LINE
DIAGRAM**

SHEET NUMBER:

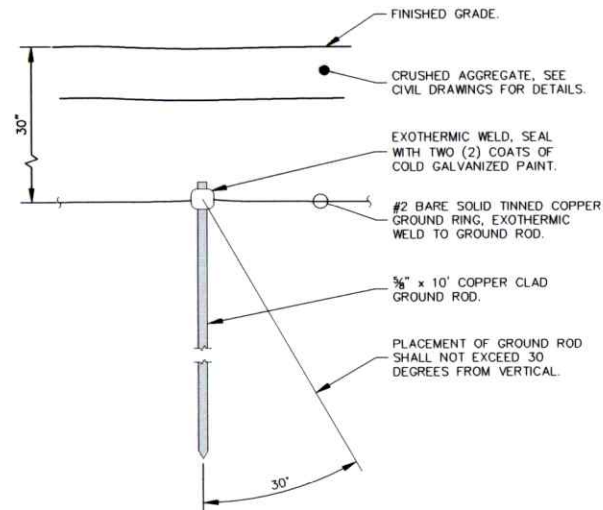
E10

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K:\ATL Winpress\Vertical Bridge\US-AL-5634 Cosby Lake\CAD\GB\CA-GB.dwg 03/26/26 2:25 PM by: Justin Reyes



1
E11 GROUND ROD TEST WELL DETAIL
NOT TO SCALE



2
E11 GROUND ROD INSTALLATION DETAIL
NOT TO SCALE

verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH FL 33444
TEL: (561) 246-5541

PROJECT INFORMATION:

SITE NAME:
US-AL-5634 COSBY LAKE
VERIZON MDG #: 5000156155
FLUZE PROJECT #: 16465697
6020 STEEPLE CHASE DRIVE
PINSON, AL 35126
JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-419-6300
WWW.KIMLEY-HORN.COM

REV. DATE. ISSUED FOR. BY.

7			
6			
5			
4	03/26/26	CONSTRUCTION	ALP
3	11/14/25	CONSTRUCTION	DRG
2	01/08/25	CONSTRUCTION	DRG
1	01/29/24	CONSTRUCTION	DRG
0	02/02/23	CONSTRUCTION	DRG
A	01/06/23	PRELIMINARY	COH

LICENSER:



KHA PROJECT NUMBER:

013509264

DRAWN BY: CHECKED BY:

KAB DRC

SHEET TITLE:

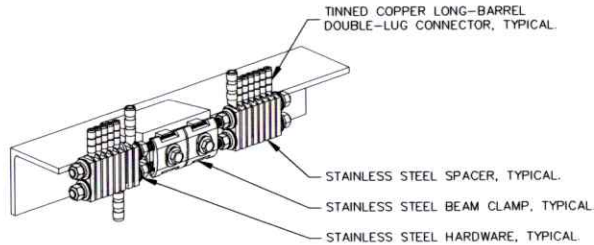
GROUNDING DETAILS

SHEET NUMBER:

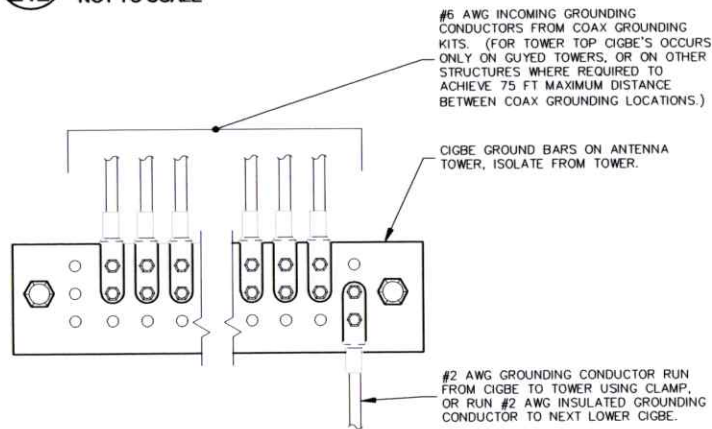
E11

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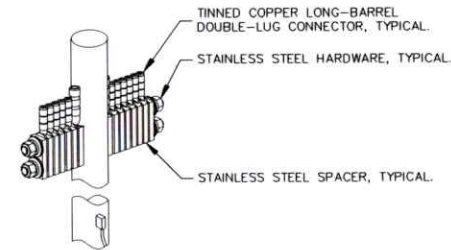
1 **BAR NONE GROUNDED BEAM CLAMP (TDSGA-BC14)**
E12 NOT TO SCALE



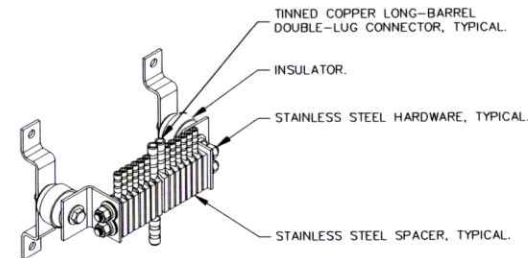
3 **ANTENNA GROUND WIRE INSTALLATION DETAIL**
E12 NOT TO SCALE

NOTES:

1. ALL CIGBE GROUND BARS ON TOWER ARE TO BE ERICO TDSGA. TYPICALLY USE TDSGA-WB17 ISOLATED FROM UNISTRUT BRACKET.
2. IF CIGBE CANNOT BE CONNECTED TO TOWER WITH #2 AWG GROUNDING CONDUCTOR, VIA CLAMP OR EXOTHERMIC WELD, THEN RUN #2 AWG BLACK GROUND LEAD FROM CIGBE DOWN TO NEXT LOWER CIGBE. SECURE GROUND LEAD WITH NON-METALLIC TIES AT SAME SPACING AS COAX SUPPORTS.



2 **BAR NONE POST MOUNTED (TDSGA-PA14)**
E12 NOT TO SCALE



4 **BAR NONE INSULATED (TDSGA-WB17)**
E12 NOT TO SCALE

verticalbridge
 22 W ATLANTIC AVE, SUITE 310
 DELRAY BEACH, FL 33444
 TEL: (561) 244-5541

PROJECT INFORMATION:

SITE NAME:
 US-AL-5634 COSBY LAKE
 VERIZON MDG #: 5000156155
 FUZE PROJECT #: 16465697
 6020 STEEPLE CHASE DRIVE
 PINSON, AL 35126
 JEFFERSON COUNTY

PLANS PREPARED BY:

Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-618-4380
 WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
7			
6			
5			
4	03/26/26	CONSTRUCTION	ALP
3	11/14/25	CONSTRUCTION	DRC
2	01/08/25	CONSTRUCTION	DRC
1	01/29/24	CONSTRUCTION	DRC
0	02/02/23	CONSTRUCTION	DRC
A	01/06/23	PRELIMINARY	GCH



KHA PROJECT NUMBER:
 013509264

DRAWN BY: KAB **CHECKED BY:** DRC

SHEET TITLE:

**GROUNDING
 DETAILS**

SHEET NUMBER:

E12

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From: "Palmer, Mary" <mpalmer@bakerdonelson.com>
Sent: 7/14/2026 9:36 AM
Received: 7/14/2026 9:37 AM
To: Birmingham DTI Manager <BirminghamSiteManager@bakerdonelson.com>
Subject: FW: Cosby Lake Cell Tower - BD file 2961145-000074
Attachments: 4937-0577-2733 v.1 Cosby Lake -- Rutherford zoning approval from 2015.pdf; 4898-7368-6205 v.1 Cosby Lake Cell Tower Application.pdf; 4925-1026-5503 v.1 Cosby Lake Tower Site Subdivision Plat.pdf; 4920-3060-8543 v.1 US-AL-5634_Cosby Lake FE Ground Lease_012626.pdf

Please print this email, along with all attachments and deliver to Brad Watson at City of Clay, 2441 Old Springville Road, Birmingham, AL 35215. Phone (205) 680-1223 ext 8.
File 2961145-000074.

Thank you!

Mary S. Palmer

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

1901 Sixth Avenue North

Suite 2600

Birmingham, Alabama 35203

Direct: 205.250.8353

Cell: 205.568.6317

Fax: 205.488.3753

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
represents clients across the U.S. and abroad from
offices in Alabama, Florida, Georgia, Louisiana, Maryland,
Mississippi, New Jersey, North Carolina, South Carolina,
Tennessee, Texas, Virginia, and Washington, D.C.

From: Palmer, Mary

Sent: Tuesday, July 14, 2026 9:29 AM

To: bwatson@clayalabama.org

Cc: Hahn, W.Patton

Subject: Cosby Lake Cell Tower - BD file 2961145-000074

Brad

Thank you for taking the time to discuss this site with me.

In order to provide sufficient coverage and alleviate capacity issues due to increased data/internet congestion in portions of the City of Clay, Alabama, Verizon Wireless needs a new cell site in the City of Clay. Because there are no suitable existing structures in the area upon which to co-locate Verizon Wireless' equipment, the only option is to build a new wireless facility.

Vertical Bridge REIT, LLC ("Vertical Bridge") will construct and own the new tower and lease antenna space on the structure and necessary ground space to Verizon Wireless and other wireless providers.

Attached please find our Application for Planning & Zoning to allow the tower and rezone the tower portion to Utility. We will supplement this Application with the Letter of Intent and RF Justification.

Please note that this site was approved for a tower in 2015; however, the tower was not constructed at that time due to regulatory issues and then the COVID pandemic.

Once you have had a chance to review, please call me for payment of the fees.

Thank you!

Mary S. Palmer

Wireless Project Specialist

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

1901 Sixth Avenue North

Suite 2600

Birmingham, AL 35203

Direct: 205.250.8353

Cell: 205.568.6317

Fax: 205.488.3753

E-mail: mpalmer@bakerdonelson.com

www.bakerdonelson.com

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

represents clients across the U.S. and abroad from
offices in Alabama, Florida, Georgia, Louisiana, Maryland,
Mississippi, New Jersey, North Carolina, South Carolina,
Tennessee, Texas, Virginia, and Washington, D.C.

Assignor Site Name / MDG Number: Cosby Lake MDG# 5000156155

Assignee Site No. / Name: US-AL 5634 / Cosby Lake

ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AGREEMENT (the "Assignment") is hereby made and entered into on 1/26/2026 by and among **Cellco Partnership d/b/a Verizon Wireless**, whose principal place of business is located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("Assignor") and **The Towers, LLC**, a Delaware limited liability, with its principal office at 22 W. Atlantic Avenue, Suite 310, Delray Beach, Florida 33444, Attn: General Counsel ("Assignee").

RECITALS

WHEREAS, Phill Town Development Company, Inc. (the "Owner") is the owner of certain real property located at 6020 Steeple Chase Drive, Pinson, Alabama 35126 (the "Property");

WHEREAS, Assignor and Owner (or their predecessors-in-interest) entered into that certain Land Lease Agreement, dated February 20, 2023, attached hereto as **Exhibit A** (the "Ground Lease") whereby Owner leased to Assignor a certain portion of the Property for the purpose of constructing, supporting, operating, and maintaining a telecommunications tower and related communication facilities, as further described in the Ground Lease (the "Premises");

WHEREAS, Assignor desires to assign the Ground Lease to Assignee, and Assignee desires to assume the rights and obligations under the Ground Lease; and

WHEREAS, Assignor and Assignee intend to enter into a BTS Supplement pursuant to the Master Tower Lease Agreement dated October 16, 2015 (the "Original MLA"), as amended by the First Amendment to Master Tower Lease Agreement with an effective date of March 29, 2022 (the "First Amendment"), as amended by the Second Amendment to Master Tower Lease Agreement dated of September 8, 2023 (the "Second Amendment"), as amended by the Third Amendment to Master Tower Lease Agreement dated February 22, 2024 (the "Third Amendment"), as amended by the Fourth Amendment to Master Tower Lease Agreement dated June 12, 2025 (the "Fourth Amendment") and as amended by the Fifth Amendment to Master Tower Lease Agreement dated August 21, 2025 (the "Fifth Amendment" and collectively with the Original MLA, First Amendment, Second Amendment, Third Amendment and Fourth Amendment, the "MLA"), whereby Assignee, or its affiliate would install and operate a communications tower (the "Tower") on the Premises and lease a portion of the Tower and the Premises to Assignor for the installation, operation and maintenance of Assignor's communications facility;

NOW THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration each to the other in hand paid and the premises and covenants hereinafter set forth, Assignor and Assignee agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are true and correct and are expressly incorporated herein by this reference.

2. Assignment of Ground Lease Agreement. Effective as of 11:59 p.m. on the last day of December, 2025 (the "**Transfer Date**"), Assignor hereby conveys, grants, assigns, transfers and delivers to Assignee all of its right, title, claim and interest in, to and under the Ground Lease.

3. Representations and Warranties. Assignor represents and warrants to Assignee that, (a) Assignor has a valid leasehold interest in and to the Premises pursuant to the Ground Lease, (b) to the best of Assignor's knowledge, Assignor is not in default under the Ground Lease, and (c) the execution, delivery and performance by Assignor of its obligations pursuant to this Assignment are within the authority of Assignor and have been authorized by all necessary proceedings and do not and will not contravene any provision of law. EXCEPT FOR THE FOREGOING, ALL WARRANTIES AND REPRESENTATIONS OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTY OF MERCHANTABILITY AND THE IMPLIED WARRANTY OF FITNESS OR SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE, ARE HEREBY EXCLUDED AND DISCLAIMED.

4. Assumption of Ground Lease Agreement. As of the Transfer Date, Assignee hereby (i) accepts the assignment of the Ground Lease as herein set forth and expressly assumes the payment and performance of all of Assignor's obligations under the Ground Lease and (ii) agrees to assume any obligation and become subject to any special requirement set forth within any title report, zoning condition, deed restriction or covenant, required regulatory report and filing including, but, not limited to the Federal Aviation Administration filings, National Environmental Policy Act (NEPA) Review, Environmental Assessment (EA), and Finding of No Significant Impact (FONSI) (collectively, the "**Special Requirements**") (other than obligations either expressly required to be fulfilled or observed prior to the Transfer Date or arising out of the acts or conduct of Assignor prior to the Transfer Date hereof for which the lessee or tenant is responsible under the terms of the Ground Lease) arising from and after the Transfer Date to the same extent as if the Assignee were named as the lessee or tenant under the Ground Lease.

5. Due Diligence Materials; Further Execution. Assignor hereby assigns and transfers, to the extent assignable without cost to Assignor, all of its right, title, claim and interest in and to the tangible and intangible property constituting a portion of the Assigned Property. To the extent within the current, actual possession of Assignor, Assignor shall provide Assignee with copies of or access to any and all due diligence documentation, Special Requirements, or other completed or pending work or materials of Assignor for the Premises. but excluding any items that Assignor reasonably deems to be proprietary or confidential (the "**Personal Property**"). Assignor hereby assigns and transfers, to the extent assignable without cost to Assignor, all of its right, title, claim and interest in and to the Personal Property. If provided to Assignee, Assignee agrees that Assignor's environmental site assessment and related documents shall not be disclosed to third parties (other than environmental experts engaged by Assignee to assess any environmental risk at the Property) except as required by law. Assignor shall use commercially reasonable efforts to assist Assignee in obtaining reliance letters and/or the reissuance of the due diligence documentation in the name of Assignee. THE FOREGOING PERSONAL PROPERTY, MATERIALS AND DOCUMENTATION IS PROVIDED TO ASSIGNEE WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTIES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE OR TYPE WHATSOEVER, FROM OR ON BEHALF OF

ASSIGNOR. Assignor makes no representations or warranties of any kind regarding any of the Personal Property and other documentation provided, nor does Assignor make any representations or warranties of any kind regarding any conditions, requirements, reports and / or approvals needed for the Tower. The Parties agree that it is the responsibility of the Assignee to independently research, review and verify any and all information provided to it by Assignor as well as any condition, requirement, report or approval needed for the Tower, whether or not the same has been provided to Assignee.

To the extent assignable or transferrable, Assignor, from time to time after the date hereof, at the Assignee's written request, will execute, acknowledge and deliver to Assignee such other instruments of conveyance, assignment and transfer and will take such other actions and execute and deliver such other documents, including but not limited to, assignments of applicable governmental approvals, certifications and further assurances as Assignee may reasonably require in order to vest more effectively in Assignee, or to put Assignee more fully in possession of the Premises. Additionally, Assignor will execute, acknowledge and deliver to Assignee a Memorandum of Assignment in substantially the form attached hereto as **Exhibit B** (the "MOA") concurrently with the execution of the Assignment.

6. Assignee Compliance Covenant. Assignee covenants that Assignee shall obtain at its sole cost and expense all permits, licenses, certifications or other approvals that may be required by applicable state, federal and local laws, rules, and regulations (the "**Government Approvals**") as are necessary for the construction and operation of the Tower and related communications facilities. Assignor shall not be liable on account of Assignee's failure to satisfy this responsibility. Assignee covenants and agrees that all activities related to the construction of the Tower shall be completed in full compliance with all Government Approvals, applicable laws, rules, regulations or other applicable conditions or requirements affecting use of the Premises by Assignor, including, but not limited to, full compliance with any Special Requirements. Furthermore, Assignee shall be responsible at Assignee's sole cost and expense for any updates, addendums or amendments to the foregoing documentation whether obtained by Assignee or provided by Assignor, including, without limitation, any amended/new permit applications, re-filings or reliance letters needed to comply with applicable Government Approvals and Special Requirements. Assignee covenants and agrees that Assignee will undertake all actions as may be required to issue or re-issue as applicable the National Environmental Policy Act (NEPA) Review, Environmental Assessment (EA), and Finding of No Significant Impact (FONSI) in the name of Assignee as owner and operator of the Tower.

7. Indemnity by Assignee. At its sole cost and expense, Assignee agrees to defend, indemnify and hold harmless Assignor from and against any and all liability, claims, damages, expenses (including cost of litigation and reasonable attorneys' fees), judgments, proceedings and causes of action of any kind ("**Claims**") whatsoever arising out of, or in any way connected with, Assignee's failure to perform and discharge any of the terms, covenants, conditions and agreements required to be performed by Assignee (i) under this Agreement, (ii) as the lessee or tenant under the Ground Lease from, and after, the Transfer Date, or (iii) other acts or conduct after the Transfer Date for which the lessee or tenant is responsible under the terms of the Ground Lease, except for Claims arising out of Assignor's failure to perform and discharge any of the terms, covenants, conditions and agreements as the lessee or tenant under the Ground Lease prior

to the Transfer Date, or other acts or conduct prior to the Transfer Date for which the lessee or tenant is responsible under the terms of the Ground Lease. In no event shall Assignee be liable to Assignor for consequential, indirect, speculative or punitive damages.

8. Indemnity by Assignor. At its sole cost and expense, Assignor agrees to defend, indemnify and hold harmless Assignee from and against any and all Claims whatsoever arising out of, or in any way connected with, Assignor's performance or discharge, or failure of such performance or discharge, of any of the terms, covenants, conditions and agreements required to be performed by Assignor as the lessee or tenant under the Ground Lease prior to the Transfer Date, or other acts or conduct prior to the Transfer Date for which the lessee or tenant is responsible under the terms of the Ground Lease, except for Claims arising out of Assignee's failure to perform and discharge any of the terms, covenants, conditions and agreements as the lessee or tenant under the Ground Lease after the Transfer Date, or other acts or conduct after the Transfer for which the lessee or tenant is responsible under the terms of the Ground Lease. In no event shall Assignor be liable to Assignee for consequential, indirect, speculative or punitive damages.

9. Consent. This Assignment is contingent upon receipt of Owner's consent to this Assignment, which is set forth in the attached **Exhibit C**.

10. Survival of Terms. The representations, warranties and indemnities set forth herein shall survive the execution and delivery of this Assignment and shall continue in full force and effect during the term of the Ground Lease.

11. Binding Agreement. This Assignment constitutes the entire agreement between the parties hereto with respect to the assignment transaction contemplated herein, and it supersedes all prior understandings or agreements between the parties relative to such assignment.

12. Recordation. Neither party may record this Assignment, however, the MOA shall be recorded in the public records by Assignee.

SIGNATURES TO FOLLOW

THIS ASSIGNMENT has been executed by Assignor and Assignee on the date first above written.

ASSIGNOR:

Signed by:

Tonya Redfield

763DBFFA2E084B0...

Cellco Partnership d/b/a Verizon Wireless

Signed by:

By: *Courtney Drewski Craps*

Printed Name: Courtney Drewski Craps

Title: Assoc Dir - RE/Reg

Date: 1/20/2026

ASSIGNEE:

The Towers, LLC

a Delaware limited liability company

DocuSigned by:

By: *Johnny Crawford*

Printed Name: Johnny Crawford

Title: Executive Vice President of Development

Date: 1/26/2026

DocuSigned by:

Lisa Jones

C954FC6E156E4BD...

EXHIBIT A to Assignment

Ground Lease

[See attached]

SITE NAME: COSBY LAKE
Location Number: 686291

LAND LEASE AGREEMENT

This Land Lease Agreement (the "Agreement"), made this day of Feb 20, 2023, 20 , is between **Phill Town Development Company, Inc. ("LESSOR")**, with its principal offices located at 56 Kings View Court, Oneonta, Alabama 35121 (telephone number 205-602-8628), and **Cellco Partnership d/b/a Verizon Wireless ("LESSEE")**, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404). LESSOR and LESSEE are at times collectively referred to in this Agreement as the "Parties" or individually as the "Party."

In consideration of the mutual covenants in this Agreement and intending to be legally bound by this Agreement, the Parties agree as follows:

1. **GRANT.** As documented by the Parties' execution and delivery of this Agreement, LESSOR grants to LESSEE the right to install, maintain, and operate communications equipment ("Use") upon the Premises (as defined in this Agreement), which Premises are a part of the real property owned, leased, or controlled by LESSOR at 6020 Steeple Chase Drive, Pinson, Jefferson County, Alabama 35126 (the "Property"). The Property is legally described on **Exhibit A** to this Agreement. The premises are a portion of the Property and are approximately 10,000 sq. ft., as shown in detail on **Exhibit B** to this Agreement (the "Premises"). LESSEE may survey the Premises at any time. Upon completion of a survey prepared after the Effective Date (as defined in this Agreement), the Parties shall amend this Agreement to replace **Exhibit B** in its entirety with the new survey.

2. **INITIAL TERM.** This Agreement shall be effective as of the date of execution by both Parties ("Effective Date"). The initial term of the Agreement shall be for 5 years, commencing on the Commencement Date (as herein defined). The "Commencement Date" shall be the earlier of (i) the first date of the month after LESSEE commences installation of the equipment on the Premises, or (ii) August 1, 2024. The Parties agree that they shall acknowledge in writing the Commencement Date if the Commencement Date is based on the date LESSEE commences installation. If the Commencement Date is the fixed date set forth above, there shall be no written acknowledgement required.

3. **EXTENSIONS.** This Agreement shall automatically be extended for 4 additional 5 year terms, unless Lessee terminates this Agreement at the end of the then-current term by giving LESSOR written notice of the intent to terminate at least 3 months prior to the end of the then-current term. The initial term and all extension terms are collectively referred to in this Agreement as the "Term".

4. **RENTAL.**

(a) Rental payments shall begin on the Commencement Date and be due at a total annual rental of \$10,800.00, to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR at 56 Kings View Court, Oneonta, Alabama 35121, or to such other person, firm, or place as LESSOR may, from time to time, designate in writing at least 30 days in advance of any rental payment date, by notice given in accordance with this Agreement. The initial rental payment may not be delivered by LESSEE until 90 days after the Commencement Date. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer, and in that event, LESSOR shall provide to LESSEE bank routing information for that purpose upon request of LESSEE.

(b) For any party to whom rental payments are to be made, LESSOR, or any

successor-in-interest of LESSOR, shall provide to LESSEE: (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) completed and fully-executed state and local withholding forms, if required; and (iii) any other documentation required to verify LESSOR's, or any other party's, right to receive rental, as is reasonably requested by LESSEE. Rental shall accrue in accordance with this Agreement, but LESSEE shall have no obligation to deliver rental payments until the requested documentation has been received by LESSEE. Upon receipt of the requested documentation, LESSEE shall deliver the accrued rental payments, as directed by LESSOR.

(c) As additional consideration for this Agreement, LESSEE shall pay LESSOR a onetime, non-refundable, lump-sum signing bonus of \$1,500.00, which shall be considered additional rent for the Premises for the period from the Effective Date until the Commencement Date. The signing bonus shall be paid by LESSEE to LESSOR within 90 days of the Effective Date. LESSOR agrees the payment to be made by LESSEE under this Paragraph 4(c) is fair and adequate payment in exchange for LESSEE intentionally delaying installation of LESSEE's communications equipment, and LESSOR recognizes that Paragraph 2 of this Agreement governs the Commencement Date. This Paragraph 4(c) does not impact whether or not LESSEE chooses to install LESSEE's communications equipment and commence the Term.

(d) The annual rental for each year shall be increased by 2.75% of the annual rental paid for the immediately preceding year.

5. ACCESS. LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation, and maintenance of LESSEE's communications equipment over or along a 30 ft. wide right-of-way ("Easement"). The Easement is depicted on Exhibit B to this Agreement. LESSEE may use the Easement for the installation, operation and maintenance of wires, cables, conduits, and pipes for all necessary electrical, telephone, fiber, and other similar support services. If necessary, LESSOR shall grant LESSEE, or the provider, the right to install the services on, through, over, and under the Property, provided the location of the services shall be as reasonably approved by LESSOR. Notwithstanding anything to the contrary, the Premises shall include such additional space as is sufficient for LESSEE's radio frequency signage, and barricades, as are necessary to ensure LESSEE's compliance with Laws (as defined in Paragraph 27).

6. CONDITION OF PROPERTY. LESSOR shall deliver the Premises to LESSEE in a condition ready for LESSEE's Use, and clean and free of debris. LESSOR represents and warrants to LESSEE that as of the Effective Date, the Premises are in compliance with all Laws and EH&S Laws (as defined in this Agreement).

7. IMPROVEMENTS. The communications equipment, including, without limitation, the tower structure, antennas, conduits, fiber, fencing, screening, and other improvements shall be at LESSEE's expense, and installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add, or otherwise modify its communications equipment, tower structure, antennas, conduits, fiber, fencing, and other screening, or other improvements, or any portion thereof, and the frequencies over which the communications equipment operates, whether or not any of the communications equipment, antennas, conduits, or other improvements are listed on any exhibit to this Agreement.

8. **GOVERNMENT APPROVALS.** LESSEE's Use is contingent upon LESSEE obtaining all of the certificates, permits, and other approvals (collectively, the "Government Approvals"), that may be required by any federal, state, or local authorities (collectively, "Government Entities"), and a satisfactory soil boring test, environmental studies, or any other due diligence LESSEE chooses that will permit LESSEE's Use. LESSOR shall cooperate with LESSEE in its effort to obtain the Government Approvals, and LESSOR shall take no action that would adversely affect the status of the Property with respect to LESSEE's Use.

9. **TERMINATION.** LESSEE may immediately terminate this Agreement upon written notice to LESSOR if: any applications for the Government Approvals are finally rejected; any Government Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by any Government Entity; LESSEE determines that the Government Approvals may not be obtained in a timely manner; LESSEE determines that any structural analysis is unsatisfactory; or LESSEE, in its sole discretion, determines the Use of the Premises is obsolete or unnecessary. In addition, LESSEE may terminate this Agreement for any reason or no reason in LESSEE's sole discretion with 3 months prior notice to LESSOR upon the annual anniversary of the Commencement Date, or at any time before the Commencement Date.

10. **INDEMNIFICATION.** Subject to Paragraph 11 of this Agreement, each Party shall indemnify, and hold harmless the other Party against any claim of liability or loss from personal injury or property damage resulting from, or arising out of, the negligence or willful misconduct of the indemnifying Party, its employees, contractors, or agents, except to the extent such claims or damages may be due to, or caused by, the negligence or willful misconduct of the other Party, or its employees, contractors, or agents. The indemnified Party will provide the indemnifying Party with prompt, written notice of any claim covered by this Indemnification; provided that any failure of the indemnified Party to provide any such notice, or to provide it promptly, shall not relieve the indemnifying Party from its Indemnification obligation in respect of such claim, except to the extent the indemnifying Party can establish actual prejudice and direct damages as a result of that failure. The indemnified Party will cooperate appropriately with the indemnifying Party in connection with the indemnifying Party's defense of such claim. At the indemnified Party's request, the indemnifying Party shall defend any indemnified Party against any claim, with counsel reasonably satisfactory to the indemnified Party. The indemnifying Party shall not settle or compromise any such claim, or consent to the entry of any judgment, without the prior written consent of each indemnified Party, and without an unconditional release of all claims by each claimant or plaintiff in favor of each indemnified Party.

11. **INSURANCE.** LESSEE will maintain commercial general liability insurance, with limits of \$2,000,000 per occurrence for bodily injury (including death) and for damage or destruction to property.

LESSOR hereby acknowledges that all portions of the Property within 300' of the Premises (hereinafter referred to as the "Insurance Buffer") are currently being used solely for agricultural, forestry or non-commercial purposes. Therefore, notwithstanding anything to the contrary above, LESSOR is not required to maintain commercial general liability insurance as long as the Insurance Buffer is in place. If the current use of the Insurance Buffer changes during the Term, LESSOR agrees that at that time in the future, at its own cost and expense, each will maintain commercial general liability insurance with limits not less than \$2,000,000.00 for injury to or death of one or more persons in any one occurrence and \$2,000,000.00 for damage or destruction to property in any one occurrence. LESSOR will include LESSEE as an additional insured as their interest may appear under this Agreement on the commercial general liability policy.

Each Party shall include the other Party as an additional insured as their interest may appear under this Agreement.

Each Party hereby waives and releases all rights of action for negligence against the other Party that may hereafter arise on account of damage to the Premises or the Property, resulting from any fire or other casualty that is insurable under "Causes of Loss - Special Form" property damage insurance, or for the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, that insurance is now or hereafter carried by the Parties, even if the fire or other casualty was caused by the fault or negligence of the other Party. These waivers and releases shall apply between the Parties, and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.

12. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 10 and 24 of this Agreement, a violation of Paragraph 29 of this Agreement, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees, for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability, or otherwise.

13. INTERFERENCE.

(a) LESSEE will not cause interference to LESSOR's equipment that is measurable in accordance with industry standards. LESSOR and other occupants of the Property will not cause interference to the then existing equipment of LESSEE that is measurable in accordance with then-existing industry standards.

(b) Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LESSEE's Network Operations Center at (800) 224-6620 / (800) 621-2622 or to LESSOR at (205) 616-6889, the interfering party shall, or shall require any other user to, reduce power or cease operations of the interfering equipment until the interference is cured.

(c) The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph, and therefore, the Parties shall have the right to equitable remedies including, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. Upon expiration of the Term or within 90 days of earlier termination of this Agreement, LESSEE shall remove LESSEE's communications equipment (except footings) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. The communications equipment shall remain the personal property of LESSEE, and LESSEE shall have the right to remove all or any portion of its communications equipment at any time during the Term, whether or not any items of communications equipment are considered fixtures or attachments to real property under applicable laws. If the time required for removal causes LESSEE to

remain on the Premises after termination of the Agreement, LESSEE shall pay rent at the then-existing monthly rate, or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

15. HOLDOVER. Upon expiration of the Term, if the Parties are negotiating a new lease or a lease extension, then this Agreement shall continue during such negotiations on a month-to-month basis at the rental in effect upon expiration of the Term. If the Parties are not in the process of negotiating a new lease or lease extension, and LESSEE holds over after the expiration or earlier termination of the Term, then Lessee shall pay rent at the then-existing monthly rate, or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

16. RIGHT OF FIRST REFUSAL. At any time after the Effective Date, if LESSOR receives an offer or letter of intent, for the acquisition of fee title, an easement, a lease, a license, or any other interest in the Premises or any portion of the Premises, or for the acquisition of any interest in this Agreement, or an option for any of the foregoing, from any person or entity that is in the business of owning, managing, or operating communications facilities, or that is in the business of acquiring landlord interests in agreements relating to communications facilities, then LESSOR shall provide written notice to LESSEE of the offer ("LESSOR's Notice"). LESSOR's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of, and interest in, the Premises and/or this Agreement that will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to LESSOR by the third-party offeror. LESSEE shall have a right of first refusal to meet any third-party offer of sale or transfer on the terms and conditions of the offer, or by effectuating a transaction with substantially-equivalent financial terms. If LESSEE fails to provide written notice to LESSOR that LESSEE intends to meet the third-party offer within thirty (30) days after receipt of LESSOR's Notice, then LESSOR may proceed with the proposed transaction in accordance with the terms and conditions of the third-party offer, in which event this Agreement shall continue in full force and effect, and the right of first refusal described in this Paragraph shall survive the conveyance to the third party. If LESSEE provides LESSOR with notice of LESSEE's intention to meet the third-party offer within thirty (30) days after receipt of LESSOR's Notice, then if LESSOR's Notice describes a transaction involving greater space than the Premises, LESSEE may elect to proceed with a transaction covering only the Premises, and the purchase price shall be pro-rated on a square-footage basis. Further, if LESSEE exercises this right of first refusal, LESSEE may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially-equivalent financial terms of the third-party offer. LESSEE may elect to amend this Agreement to effectuate the proposed financial terms of the third-party offer rather than acquiring fee simple title, or an easement interest, in the Premises. For purposes of this Paragraph, any transfer, bequest, or devise of LESSOR's interest in the Property as a result of the death of LESSOR, whether by will or intestate succession, or any conveyance to LESSOR's family members by direct conveyance, or by conveyance to a trust for the benefit of family members, shall not be considered a sale for which LESSEE has any right of first refusal.

17. RIGHTS UPON SALE. At any time during the Term, if LESSOR decides to sell or otherwise transfer all or any part of the Property, or to grant to a third party by easement or other legal instrument an interest in any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement, and any such purchaser or transferee shall recognize LESSEE's rights under this Agreement. If LESSOR completes any sale, transfer, or grant described in this Paragraph, without executing an assignment of the Agreement, whereby the third

party agrees in writing to assume all obligations of LESSOR under this Agreement, then LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of the Agreement.

18. **LESSOR'S TITLE.** Upon paying the rent and performing the covenants in this Agreement, LESSEE shall peaceably and quietly have, hold, and enjoy the Premises. LESSOR represents and warrants to LESSEE as of the Effective Date and during the Term, that LESSOR has full authority to enter into and execute this Agreement, and that there are no liens, judgments, covenants, easements, restrictions, or other impediments of title that will adversely affect LESSEE's Use.

19. **ASSIGNMENT.** This Agreement may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR. Without any approval or consent of LESSEE, this Agreement may be sold, assigned or transferred by LESSOR to (i) any entity in which LESSOR directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in LESSOR; or (iii) any entity directly or indirectly under common control with LESSOR. As to other parties, this Agreement may not be sold, assigned or transferred by LESSOR without the written consent of LESSEE, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. LESSEE may sublet the Premises in LESSEE's sole discretion.

20. **NOTICES.** Except for notices permitted via telephone in accordance with Paragraph 13 of this Agreement, all notices under this Agreement must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, or by commercial courier, provided the courier's regular business is delivery service, and provided further that the courier guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or to any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Phill Town Development Company, Inc.
 56 Kings View Court
 Oneonta, Alabama 35121

 Phill Town Development Company, Inc.
 P.O. Box 1888
 Oneonta, Alabama 35121

LESSEE: Cellco Partnership
 d/b/a Verizon Wireless
 Attention: Network Real Estate
 180 Washington Valley Road
 Bedminster, New Jersey 07921

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

21. SUBORDINATION AND NON-DISTURBANCE. LESSOR shall obtain a Non-Disturbance Agreement, as defined in this Agreement, from its existing mortgagee(s), ground lessors, and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust, or other security interest (a "Mortgage") by LESSOR, which from time to time may encumber all or part of the Property. However, as a condition precedent to LESSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement, in a form reasonably satisfactory to LESSEE, and containing the terms described in this paragraph (the "Non-Disturbance Agreement"), and shall recognize LESSEE's rights under this Agreement. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest, or any purchaser of Lender's or its successor-in-interest (a "Purchaser"), acquires an ownership interest in the Property, then Lender or such successor-in-interest or Purchaser will honor all of the terms of the Agreement. The Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any), and on all successors and assigns of Lender and/or its participants, and on all Purchasers. In return for the Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit, in which LESSEE: (i) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender; (ii) agrees to attorn to Lender if Lender becomes the owner of the Property; and (iii) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. If LESSOR defaults in the payment or other performance of any mortgage or other real property interest encumbering the Property, LESSEE may, at its sole option and without obligation, cure or correct LESSOR's default, and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens, and equities of the holders of the mortgage or other real property interest, and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct those defaults.

22. DEFAULT. It is a "Default" if: either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party, or if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice; or LESSOR fails to comply with this Agreement, the failure interferes with LESSEE's Use, and LESSOR does not remedy the failure within 5 days after written notice from LESSEE, or if the failure cannot reasonably be remedied in such time, if LESSOR does not commence a remedy within the allotted 5 days and diligently pursue the cure to completion within 15 days after the initial written notice. The cure periods set forth in this Paragraph 22 do not extend the period of time within which either Party has to cure interference pursuant to Paragraph 13 of this Agreement.

23. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy that the non-defaulting Party may have by reason of the default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Property is located. Further, upon a Default, the non-defaulting Party may, at its option (but without obligation to do so), perform the defaulting Party's duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. If LESSEE undertakes any such performance on LESSOR's behalf, and LESSOR does not pay LESSEE the full undisputed amount within 30 days of its receipt of an invoice setting forth the amount due, then LESSEE may offset the full undisputed amount due against all fees due and owing to LESSOR under this Agreement until the full undisputed amount is fully reimbursed to LESSEE.

24. ENVIRONMENTAL. LESSEE shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety (collectively, "EH&S Laws"). LESSEE shall indemnify and hold harmless LESSOR from claims to the extent resulting from LESSEE's violation of any applicable EH&S Laws, or to the extent that LESSEE causes a release of any regulated substance to the environment. LESSOR shall indemnify and hold harmless LESSEE from all claims resulting from the violation of any applicable EH&S Laws, or a release of any regulated substance to the environment, except to the extent resulting from the activities of LESSEE. The Parties recognize that LESSEE is only leasing a small portion of LESSOR's property, and that LESSEE shall not be responsible for any environmental condition or issue, except to the extent resulting from LESSEE's specific activities and responsibilities. If LESSEE encounters any hazardous substances that do not result from its activities, LESSEE may relocate its facilities to avoid such hazardous substances to a mutually agreeable location, or if LESSEE desires to remove at its own cost all or some the hazardous substances or materials (such as soil) containing those hazardous substances, LESSOR shall sign any necessary waste manifest associated with the removal, transportation, and/or disposal of those substances.

25. CASUALTY. If a fire or other casualty damages the Property or the Premises and impairs LESSEE's Use, rent shall abate until LESSEE's Use is restored. If LESSEE's Use is not restored within 45 days, LESSEE may terminate this Agreement.

26. CONDEMNATION. If a condemnation of any portion of the Property or Premises impairs LESSEE's Use, Lessee may terminate this Agreement. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to LESSEE's communications equipment, relocation costs, and any other damages LESSEE may incur as a result of any such condemnation, but specifically excluding loss of LESSEE's leasehold interest.

27. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, EH&S Laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with: all Laws relating solely to LESSEE's specific and unique nature of use of the Premises; and all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises. LESSOR shall comply with all Laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

28. TAXES.

(a) LESSOR shall invoice, and LESSEE shall pay, any applicable transaction tax (including sales, use, gross receipts, or excise tax) imposed on LESSEE and required to be collected by LESSOR, based on any service, rental space, or equipment provided by LESSOR to LESSEE. LESSEE shall pay all personal property taxes, fees, assessments, or other taxes and charges imposed by any Government Entity that are imposed on LESSEE and required to be paid by LESSEE that are directly attributable to LESSEE's equipment or LESSEE's use and occupancy of the Premises. Payment shall be made by LESSEE within 60 days after presentation of a receipted bill or assessment notice that is the basis for the taxes or charges. LESSOR shall pay all ad



valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to LESSOR's Property or any portion thereof imposed by any Government Entity.

(b) LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge, or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting, and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including, but not limited to, executing any consent, appeal, or other similar document. If as a result of any appeal or challenge by LESSEE, there is a reduction, credit, or repayment received by LESSOR for any taxes previously paid by LESSEE, LESSOR shall promptly reimburse to LESSEE the amount of the reduction, credit, or repayment. If LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

29. NON-DISCLOSURE. This Agreement and any information exchanged between the Parties regarding the Agreement are confidential. Neither Party shall provide copies of this Agreement or any other confidential information to any third party, without the prior written consent of the other Party, or as required by law. If a disclosure is required by law, prior to disclosure, the Party shall notify the other Party and cooperate to take lawful steps to resist, narrow, or eliminate the need for that disclosure.

30. MOST FAVORED LESSEE. LESSOR represents and warrants that the rent, benefits, terms, and conditions granted to LESSEE by LESSOR under this Agreement are now, and shall be during the Term, no less favorable than the rent, benefits, terms, and conditions for substantially the same or similar tenancies or licenses granted by LESSOR to other parties. If at any time during the Term, LESSOR shall offer more favorable rent, benefits, terms, or conditions for substantially the same or similar tenancies or licenses as those granted under this Agreement, then LESSOR shall, within 30 days after the effective date of such offering, notify LESSEE of such fact and offer LESSEE the more favorable offering. If LESSEE chooses, the Parties shall then enter into an amendment that shall be effective retroactively to the effective date of the more favorable offering, and shall provide the same rent, benefits, terms, and conditions to LESSEE. LESSEE shall have the right to decline to accept the offering. LESSOR's compliance with this requirement shall be subject, at LESSEE's option, to independent verification.

31. MISCELLANEOUS.

(a) This Agreement contains all agreements, promises, and understandings between LESSOR and LESSEE regarding this transaction, and no oral agreement, promises, or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy, or proceeding.

(b) This Agreement may not be amended or varied, except in a writing signed by all Parties. This Agreement shall extend to, and bind the heirs, personal representatives, successors, and assigns of, the Parties.

(c) The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement, or to exercise any of its rights under this Agreement, shall not waive those rights, and that Party shall have the right to enforce those rights at any time.

(d) The performance of this Agreement shall be governed, interpreted, construed, and regulated by the laws of the state in which the Premises is located, without reference to its choice of law rules.

(e) Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest, or imply any authority for one Party to use the name, trademarks, service marks, or trade names of the other Party for any purpose whatsoever.

(f) LESSOR shall execute a Memorandum of this Agreement, in a form reasonably acceptable to LESSEE, which LESSEE may record with the appropriate recording office or officer.

(g) All exhibits referenced in, and attached to, this Agreement are incorporated by this reference in the Agreement.

(h) LESSOR and LESSEE each warrant to the other that the person executing this Agreement on behalf of the warranting Party has the full right, power and authority to enter into, and execute, this Agreement on that Party's behalf, and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

(i) The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement.

[Signature page follows. The remainder of this page is blank intentionally.]

IN WITNESS OF THIS AGREEMENT, the Parties have executed this Agreement effective as of the Effective Date.

LESSOR:

Phill Town Development Company, Inc.

By: 
Printed Name: Derrick Phillips
Title: President
Date: 11/22/2022

LESSEE:

**Cellco Partnership
d/b/a Verizon Wireless**

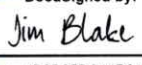
DocuSigned by:
By: 
Printed Name: Jim Blake
Title: Director - Network Field Engineering
Date: Feb 20, 2023

EXHIBIT A

DESCRIPTION OF PROPERTY

Parent Parcel

Steeple Chase Drive, Birmingham, AL
Parcel 09 00 35 2 000 015.000

PART OF SECTION 34 AND 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SITUATED IN JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 35 FOR 1,326.24 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT TO BE LATER REFERRED TO AS "POINT A"; THENCE 89 DEGREES 36 MINUTES 13 SECONDS LEFT AND RUN WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 1,329.12 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 0 DEGREES 05 MINUTES LEFT AND CONTINUE WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 620.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OLD SPRINGVILLE ROAD, SAID POINT BEING 25 FEET FROM THE CENTER LINE OF SAID ROAD; THENCE 108 DEGREES 22 MINUTES RIGHT AND RUN NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 801.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,285.38 FEET AND A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 461.77 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE BEGINNING OF ANOTHER CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,635.985 FEET AND A CENTRAL ANGLE OF 18 DEGREES 37 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 531.57 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 913.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 609.77 FEET AND A CENTRAL ANGLE OF 29 DEGREES 12 MINUTES 15 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 310.81 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY FOR 151.95 FEET TO A POINT TO BE LATER REFERRED TO AS "POINT B" THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 30.62 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID SECTION 34, SAID POINT BEING 3,721.72 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 204.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,026.52 FEET AND A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 45 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 89.15 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE SOUTH LINE OF- THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT BEING 144.42 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF THE LAST STATED CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 90.24 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO THE LAST STATED CURVE, CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY

LINE FOR 520.01 FEET; THENCE 92 DEGREES 31 MINUTES RIGHT AND RUN SOUTHEASTWARDLY FOR 580.45 FEET; THENCE 25 DEGREES 23 MINUTES 13 SECONDS LEFT AND RUN SOUTHEASTWARDLY FOR 384.67 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE 60 DEGREES 30 MINUTES 12 SECONDS LEFT AND RUN NORTHEAST FOR 1874.06 FEET TO THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 89 DEGREES 49 MINUTES 04 SECONDS RIGHT AND RUN SOUTHEAST FOR 1882.96 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 135 DEGREES 13 MINUTES 35 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 FOR 1330.43 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 90 DEGREES 16 MINUTES 18 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35 FOR 1326.20 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 43 MINUTES 45 SECONDS LEFT AND RUN EAST ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION FOR 1329.24 FEET TO THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 46 MINUTES 50 SECONDS RIGHT AND RUN SOUTH ALONG THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 AND ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 2652.35 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35; THENCE 90 DEGREES 13 MINUTES 05 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 1326.87 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 WEST; THENCE 90 DEGREES 36 MINUTES 30 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR 1322.88 FEET TO THE SOUTHEAST CORNER OF SAID 1/4- 1/4 SECTION THENCE 131 DEGREES 45 MINUTES 33 SECONDS RIGHT AND RUN NORTHWESTWARDLY FOR 160.46 FEET TO A POINT IN A SPRING, KNOWN AS REED SPRING; THENCE RUN NORTHWESTWARDLY ALONG THE MEANDERING COURSE OF A BRANCH RUNNING FROM SAID SPRING, FOR A DISTANCE OF 2933.80 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 2 FOR 161.0 FEET TO THE POINT OF BEGINNING.

PER Corporate Warranty Deed made by Towns Real Estate and Appraisal Service, Inc. a/k/a Towns Real Estate and Appraisal, Inc. dated Oct 23, 1995 recorded on Dec 01, 1995 in book 9513 page 4866.

LESSEE'S PREMISES

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records;

Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence S 73°56'08" W, a distance of 100.00 feet;

Thence N 16°03'52" W, a distance of 100.00 feet;

Thence N 73°56'08" E, a distance of 100.00 feet;

Thence S 16°03'52" E, a distance of 100.00 feet to the POINT OF BEGINNING.

37

Said tract contains 0.23 Acres (10,000 Square Feet), more or less.

LESSEE'S 100' ACCESS & UTILITY EASEMENT

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records;

Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence N 16°03'52" W, a distance of 100.00 feet;
Thence with a curve to the right with an arc length of 290.20 feet, with a radius of 100.00 feet, with a chord bearing of S 22°55'39" E, with a chord length of 198.57 feet;
Thence S 60°12'33" W, a distance of 54.76 feet;
Thence S 64°41'30" W, a distance of 104.49 feet;
Thence with a curve to the right with an arc length of 214.84 feet, with a radius of 150.00 feet, with a chord bearing of N 74°16'33" W, with a chord length of 196.95 feet;
Thence N 33°14'39" W, a distance of 62.96 feet;
Thence N 58°03'54" W, a distance of 109.25 feet;
Thence with a curve to the left with an arc length of 15.60 feet, with a radius of 10.00 feet, with a chord bearing of S 77°15'24" W, with a chord length of 14.06 feet;
Thence S 32°35'06" W, a distance of 104.09 feet;
Thence S 11°43'53" W, a distance of 81.87 feet to a point on aforesaid Right-of-Way Line;
Thence N 58°25'48" W, along said Right-of-Way Line, a distance of 106.31 feet;
Thence N 11°43'53" E leaving said Right-of-Way Line, a distance of 45.79 feet;
Thence with a curve to the right with an arc length of 36.40 feet, with a radius of 100.00 feet, with a chord bearing of N 22°09'30" E, with a chord length of 36.20 feet;
Thence N 32°35'06" E, a distance of 104.09 feet;
Thence with a curve to the right with an arc length of 171.54 feet, with a radius of 110.00 feet, with a chord bearing of N 77°15'33" E, with a chord length of 154.68 feet;
Thence S 58°03'54" E, a distance of 109.25 feet;
Thence with a curve to the right with an arc length of 43.32 feet, with a radius of 100.00 feet, with a chord bearing of S 45°39'16" E, with a chord length of 42.98 feet;
Thence S 33°14'39" E, a distance of 62.96 feet;
Thence with a curve to the left with an arc length of 71.61 feet, with a radius of 50.00 feet, with a chord bearing of S 74°16'33" E, with a chord length of 65.65 feet;
Thence N 64°41'30" E, a distance of 100.57 feet;
Thence N 60°12'33" E, a distance of 50.85 feet to the POINT OF BEGINNING.

Said tract contains 2.11 Acres (91,722 Square Feet), more or less.

EXHIBIT B

SURVEY OF THE PREMISES

[SEE ATTACHED]

A handwritten mark, possibly a signature or initials, located in the bottom right corner of the page.

GENERAL NOTES:

1. This Survey is prepared exclusively to show site conditions and/or for use in support of instruments related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous Surveys, Plat & Deed Description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a Boundary Survey of any Tax Parcels or Deed Tracts, and does not create, combine, or divide any existing properties.
2. Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
3. Instruments Used: One or more of: Topcon Total Station, Topcon Hiperlite Plus GPS, Carlson Surveyor Data Collector, DJI UAV.
4. Where shown, improvements (utilities, buildings, trees, fences, etc.) are based on field Survey and/or aerial mapping.
5. Any Underground Utilities shown according to surface markings made by others, found at time of survey. Additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive: this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
6. This Survey is presented in the format required by Clients. Clients are advised that Official Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. In the event other formats, notes or certifications are requested by applicable jurisdictions, it is the responsibility of the Client to request same be prepared by Surveyor. Survey as published is not intended to be suitable for recording as a Subdivision Plat.
7. This survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
8. Geographic Coordinates, if published, meet FAA Accuracy Code 1A and are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically.
9. Any Flood Zone Information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey or Certification performed.
10. This survey is not valid without the original signature and the original seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Blocks.

SURVEYOR'S CERTIFICATION:

To: Verizon Wireless
I hereby certify (or state) 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.



PROPOSED TOWER LOCATION DATA

Latitude: NORTH: 33.688320° 33° 41' 17.95"
Longitude: WEST: 86.619175° 86° 37' 09.03"
Ground Elev: 972.9 FEET AMSL (NAVD88)
Benchmark: D12226 AL30

PARENT TAX PARCEL

PHILL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 2 000 015.000
SEE SHEET #2

NORTH ORIENTATION

ALABAMA WEST STATE PLANE COORDINATE SYSTEM
Based on GPS Survey relative to NGS CORS Network, NAD83 (2011)
ELEVATION DATUM: NAVD88, GEOID 128
DATE OF SURVEY: 02-17-2021

FLOOD DATA

FEMA FLOOD MAP PANEL: 01073C0253J, Effective Date: 03-21-2019
Surveyed Area appears to lie within: ZONE X (Areas of Minimal Flood Hazard)

TITLE EXAMINATION:

See Sheet #7

SURVEY RELEASE DATA

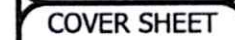
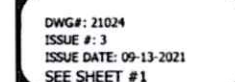
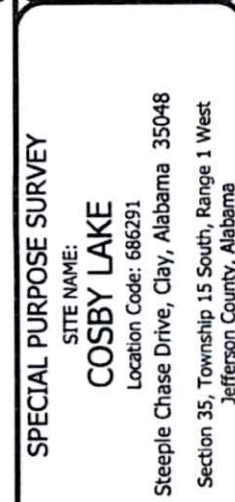
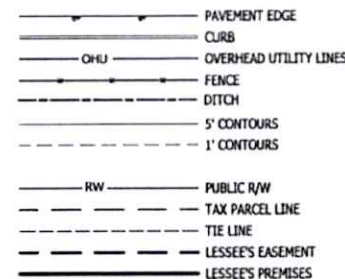
#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	03-04-2021	DLH	TLS
1	Update Site Name & Number	03-16-2021	NB	TLS
2	Title Examination, Add dimensions to property lines	03-23-2021	NB	TLS
3	Title Examination updated	09-13-2021	NB	TLS



LEGEND

- IRON ROD FOUND
- TELECOM JUNCTION
- ◆ SITE BENCHMARK
- * PROPOSED TOWER CENTER

R/W RIGHT-OF-WAY
A U ACCESS/UTILITY
ESMT EASEMENT
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
Sq Ft SQUARE FEET



PROPERTY INFORMATION

PARENT TAX PARCEL

A. PHIL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 2 000 015.000
DEED BOOK 9513, PAGE 466

ADJOINING TAX PARCELS

B. CLAY M. STORACE, LLC
TAX PARCEL: 09 00 35 2 000 015.004
INSTRUMENT 2012001037

C. HUNT CLINE LIMITED
TAX PARCEL: 09 00 35 2 000 015.003
DEED BOOK 200607, PAGE 27615

D. MINK CREEK INVESTMENTS, LLC
TAX PARCEL: 09 00 35 2 000 011.000
DEED BOOK 3971, PAGE 479

E. JEFFERSON PREVENTION SERVICES, LLC
TAX PARCEL: 09 00 35 2 000 010.000
DEED BOOK 530, PAGE 308

F. JOHNNIE R. NELSON, JR.
TAX PARCEL: 09 00 35 2 000 004.001
DEED BOOK 6, PAGE NOT AVAILABLE

G. GUARDIAN TAX M, LLC
TAX PARCEL: 09 00 35 2 000 003.000
DEED BOOK 9914, PAGE 538

H. NO INFORMATION AVAILABLE

I. PHIL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 1 000 003.000
DEED BOOK 9513, PAGE 466

J. TIM EVANS
TAX PARCEL: 09 00 35 1 000 004.000
DEED BOOK 20015, PAGE 1344
PLAT BOOK 159, PAGE 37

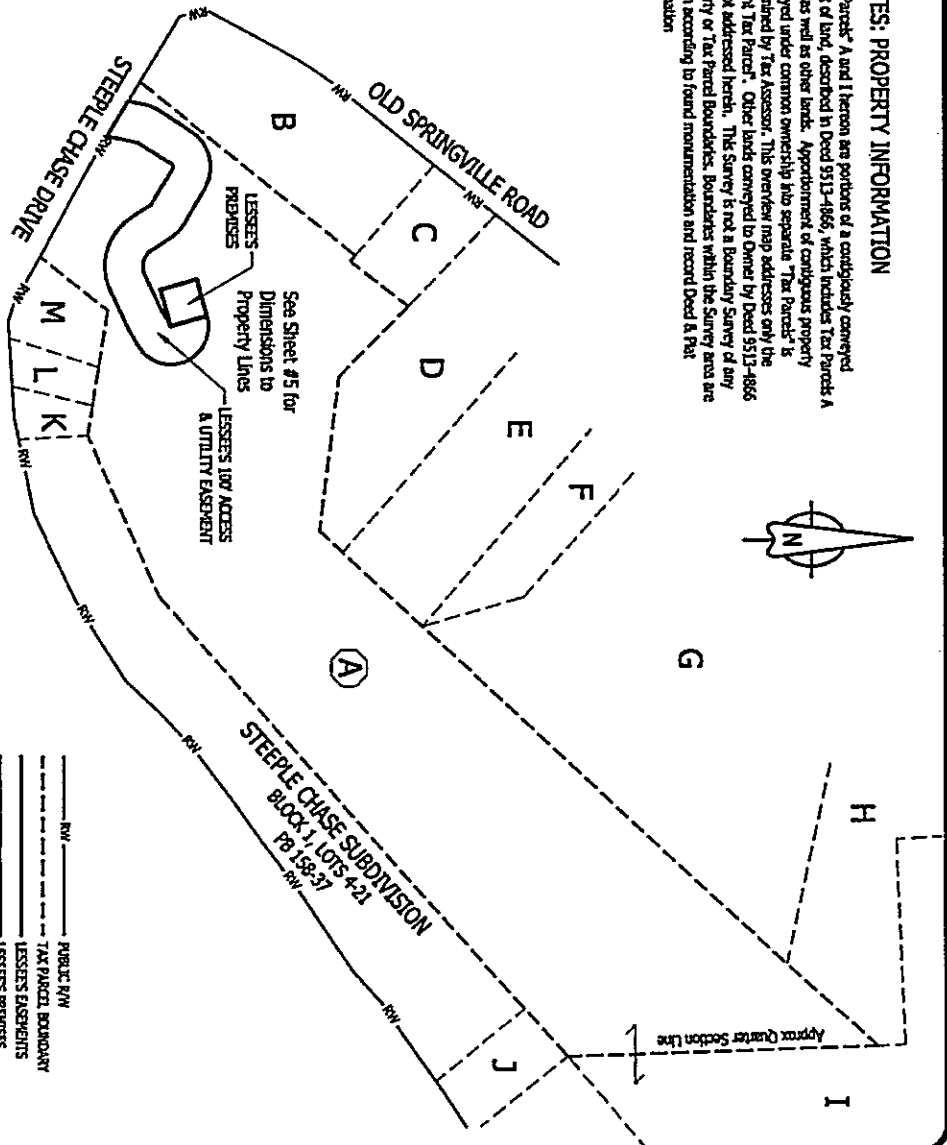
K. CHRISTOPHER MATTHEWS
TAX PARCEL: 09 00 35 2 000 006.000
DEED BOOK 201416, PAGE 11993
PLAT BOOK 159, PAGE 37

L. ALVIN BENNET HINES
TAX PARCEL: 09 00 35 2 000 005.000
DEED BOOK 201215, PAGE 28164
PLAT BOOK 159, PAGE 37

M. CEDRIC D. MONDAY
TAX PARCEL: 09 00 35 2 000 004.000
INSTRUMENT 201600856
PLAT BOOK 159, PAGE 37

NOTES: PROPERTY INFORMATION

"Tax Parcel" A and I herein are portions of a contiguous conveyed extent of land, described in Deed 9513-466, which includes Tax Parcel A and I as well as other lands. Appurtenances of contiguous property conveyed under common ownership are separate. "Tax Parcel" is determined by Tax Assessor. This overlay map addresses only the "Parent Tax Parcel". Other lands conveyed to Owner by Deed 9513-466 are not addressed herein. The Survey is not a Boundary Survey of any property or Tax Parcel boundaries. Boundaries within the Survey area are shown according to found monumentation and record Deed A. Plat information



NOTICE: LOCATION MAP CANNOT BE USED TO SHOW EXACT PROPERTY IN RELATION TO SURROUNDING AREA. NEAREST ADJOINING PARCEL BOUNDARIES ARE NOT INCLUDED IN OR CENTERED BY THIS SURVEY. BOUNDARY LINES ARE A COMPOSITE OF AERIAL, SAT AND/OR TAX MAP INFORMATION.

SPECIAL PURPOSE SURVEY

SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

VERIZON WIRELESS
PREPARED FOR

THE LAND CONSULTANTS LLC
5449 Highway 441
Jasper, TN 37347
(615) 504-0722

OVERVIEW

SHEET 2 OF 7

DWG#: 21024
ISSUE #: 1.3
ISSUE DATE: 09-13-2021
SEE SHEET #1

CURVE DATA TABLE						
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	100.00'	290.20'	830.83'	166°16'25"	S 22°55'39" E	198.57'
C2	150.00'	214.84'	130.54'	82°03'53"	N 74°16'33" W	196.95'
C3	10.00'	15.60'	9.89'	89°21'24"	S 77°15'24" W	14.06'
C4	100.00'	36.40'	18.40'	20°51'13"	N 22°09'30" E	36.20'
C5	110.00'	171.54'	108.76'	89°21'07"	N 77°15'33" E	154.68'
C6	100.00'	43.32'	22.01'	24°49'15"	S 45°39'16" E	42.98'
C7	50.00'	71.61'	43.51'	82°03'53"	S 74°16'33" E	65.65'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 73°56'08" W	100.00'
L2	N 16°03'52" W	100.00'
L3	N 73°56'08" E	100.00'
L4	S 16°03'52" E	100.00'
L5	N 16°03'52" W	100.00'
L6	S 60°12'33" W	54.76'
L7	S 64°41'30" W	104.49'
L8	N 33°14'39" W	62.96'
L9	N 58°03'54" W	109.25'
L10	S 32°35'06" W	104.09'
L11	S 11°43'53" W	81.87'
L12	N 58°25'48" W	106.31'
L13	N 11°43'53" E	45.79'
L14	N 32°35'06" E	104.09'
L15	S 58°03'54" E	109.25'
L16	S 33°14'39" E	62.96'
L17	N 64°41'30" E	100.57'
L18	N 60°12'33" E	50.85'

ALABAMA WEST
STATE PLANE



SCALE: 1in = 50'



Steeple Chase Drive
80' Public R/W (Ref: PB 158-37)

LESSEE'S 100' ACCESS
& UTILITY/FIBER
EASEMENT
91,722 Sq. Ft. - 2.11± Ac

THE
LAND CONSULTANTS
LLC
5449 Highway #41
Jasper, TN 37347
(423) 304-6722

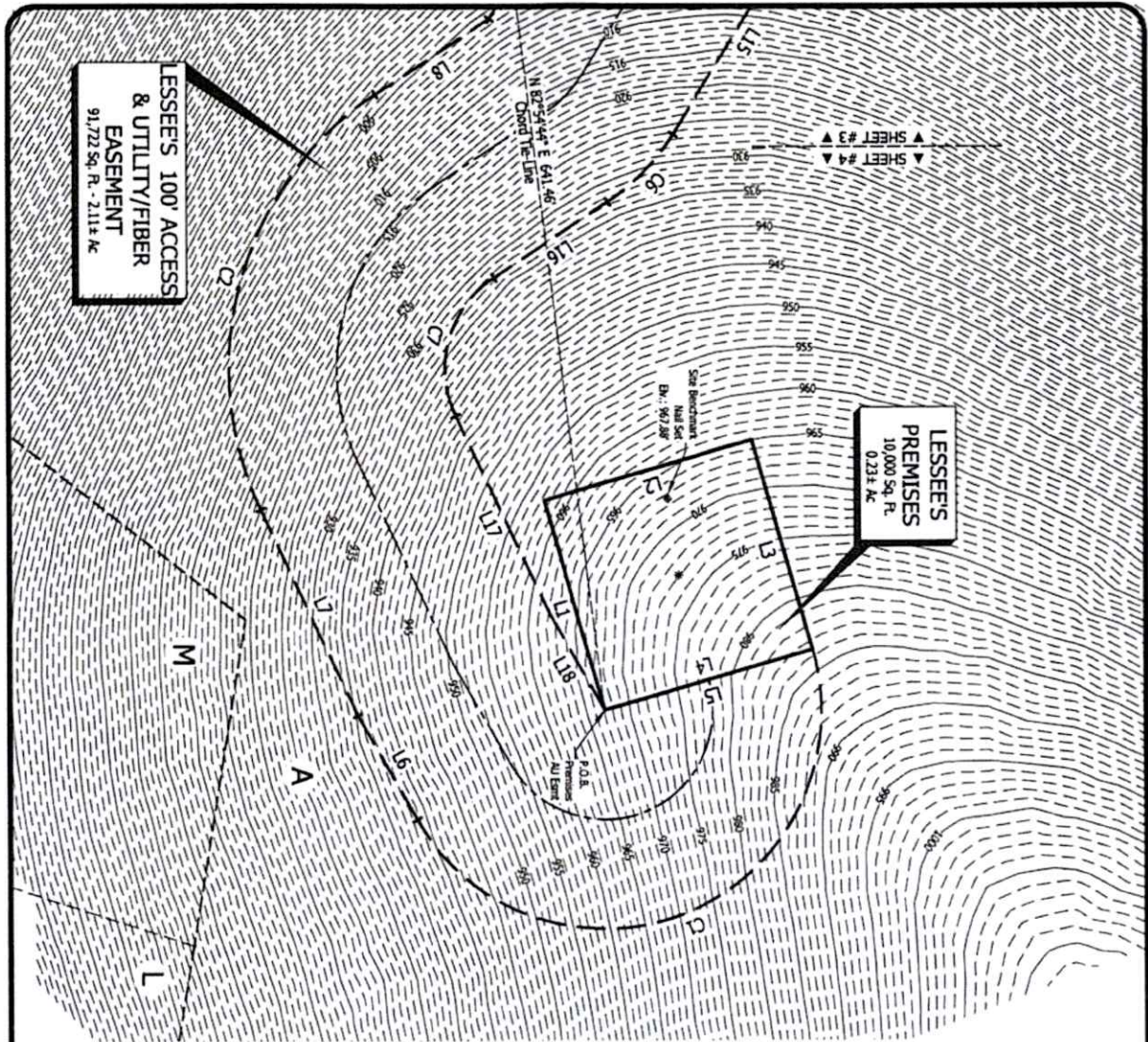
PREPARED FOR
verizon
VERIZON WIRELESS

SPECIAL PURPOSE SURVEY
SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

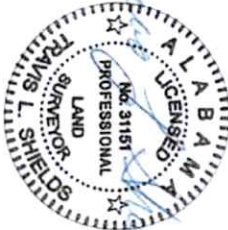
DWG#: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1

SITE SURVEY

SHEET 3 OF 7



SCALE: 1 in = 50'



ALABAMA WEST
STATE PLANE



CURVE DATA TABLE			
CURVE	RADIUS	ARC LEN	TANGENT
C1	100.00'	290.20'	830.83'
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C4	100.00'	36.40'	18.40'
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C6	100.00'	43.32'	22.01'
C7	50.00'	71.61'	43.51'

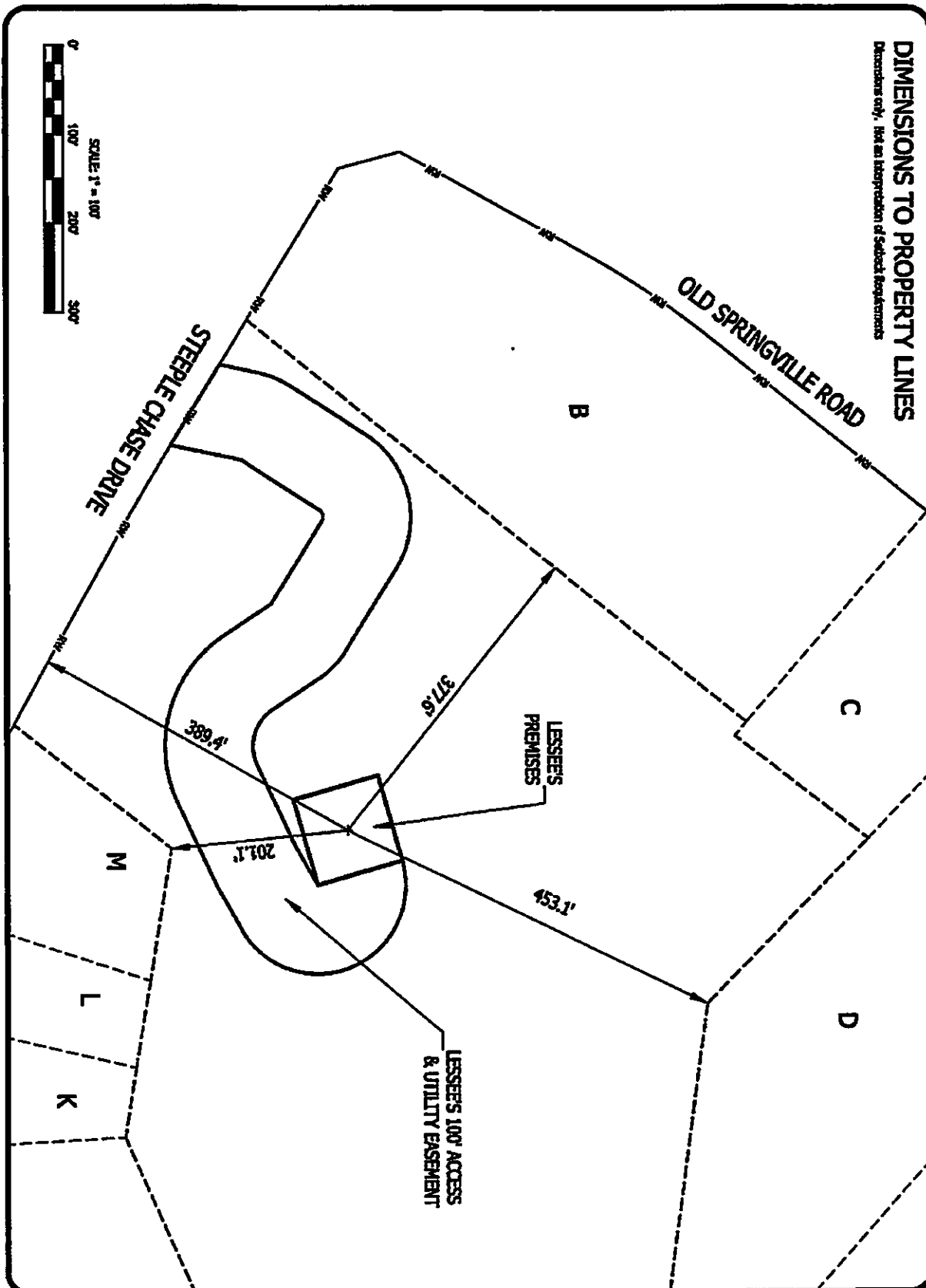
CURVE DATA TABLE			
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C7	50.00'	71.61'	43.51'

DWG#: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1
SITE SURVEY
SHEET 4 OF 7

SPECIAL PURPOSE SURVEY
SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

PREPARED FOR
verizon
VERIZON WIRELESS

THE
LAND CONSULTANTS
LLC
5409 Highway #41
Houston, TX 77047
(409) 304-6722



DIMENSIONS SHEET 5 OF 7	SPECIAL PURPOSE SURVEY SITE NAME: COSBY LAKE Location Code: 686291 Steeple Chase Drive, Clay, Alabama 35048 Section 35, Township 15 South, Range 1 West Jefferson County, Alabama	verizon VERIZON WIRELESS	THE LAND CONSULTANTS LLC 5400 Highway 641 Jasper, TN 37349 (615) 384-6222
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LESSEE'S PREMISES

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Thence N 16°03'52" W, a distance of 100.00 feet;
Thence N 73°56'08" E, a distance of 100.00 feet;
Thence S 16°03'52" E, a distance of 100.00 feet to the POINT OF BEGINNING.

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Thence with a curve to the right with an arc length of 290.20 feet, with a radius of 100.00 feet, with a chord bearing of S 22°55'39" E, with a chord length of 198.37 feet;
Thence S 60°12'33" W, a distance of 54.76 feet;
Thence S 64°41'30" W, a distance of 104.49 feet;
Thence with a curve to the right with an arc length of 214.84 feet, with a radius of 150.00 feet, with a chord bearing of N 74°16'33" W, with a chord length of 196.95 feet;
Thence N 33°14'39" W, a distance of 62.96 feet;
Thence N 58°03'54" W, a distance of 109.25 feet;
Thence with a curve to the left with an arc length of 15.60 feet, with a radius of 10.00 feet, with a chord bearing of S 77°15'24" W, with a chord length of 14.06 feet;
Thence S 32°35'06" W, a distance of 104.09 feet;
Thence S 11°43'53" W, a distance of 81.87 feet to a point on aforesaid Right-of-Way Line;
Thence N 58°25'48" W, along said Right-of-Way Line, a distance of 106.31 feet;
Thence N 11°43'53" E leaving said Right-of-Way Line, a distance of 45.79 feet;
Thence with a curve to the right with an arc length of 36.40 feet, with a radius of 100.00 feet, with a chord bearing of N 22°09'30" E, with a chord length of 36.20 feet;
Thence N 32°35'06" E, a distance of 104.09 feet;
Thence with a curve to the right with an arc length of 171.54 feet, with a radius of 110.00 feet, with a chord bearing of N 77°15'33" E, with a chord length of 154.68 feet;
Thence S 58°03'54" E, a distance of 109.25 feet;
Thence with a curve to the right with an arc length of 43.32 feet, with a radius of 100.00 feet, with a chord bearing of S 45°39'16" E, with a chord length of 42.98 feet;
Thence S 33°14'39" E, a distance of 62.96 feet;
Thence with a curve to the left with an arc length of 71.61 feet, with a radius of 50.00 feet, with a chord bearing of S 74°16'33" E, with a chord length of 65.65 feet;
Thence N 64°41'30" E, a distance of 100.57 feet;
Thence N 60°12'33" E, a distance of 50.85 feet to the POINT OF BEGINNING.

Said tract contains 2.11 Acres (91,722 Square Feet), more or less.



SPECIAL PURPOSE SURVEY
SITE NAME: **COSBY LAKE**
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

DWG#: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1

DESCRIPTIONS
SHEET 6 OF 7

TITLE EXAMINATION

(Surveyor's treatment of Title Examination Items is limited to the scope described in ALTA/NSPS 2016 requirements, Section 6, C, II., and is limited to determination of the location [within subject Tax Parcel(s)] described by Title Items. Items are mapped hereon only when adequately described of record and are within Survey Area. "Blanket" denotes items applicable to the entire Parcel (not subject to separate mapping). Surveyor may note where ambiguous or incorrect descriptions might warrant a review by Title Attorney to establish "intent" or other matters, which are not addressed by Survey.

Reference: Report of Title, prepared by U.S. Title Solutions, File No. UST69493, Issued 09-08-2021, Schedule B. (Note: Title Examination appears to be prepared in respect of lands well in excess of current Parent Tax Parcel).

Item 1: Mortgages: None Listed.

Item 2: Judgments & Liens: None Listed.

Item 3: Covenants & Restrictions

Item 3.1: Easement & Restrictions for Sewer, Deed 9702-7653: Does not lie on Current Parent Tax Parcel.

Item 4: Easements & Rights-of-Way:

Item 4.1: Public Easements to Jefferson County, Deed 9903-3019, Deed 9610-9735: None of the easements described in Deed lie upon the Current Parent Tax Parcel.

Item 4.2: R/W to Alabama Power Company, Deed 153-336: Does not lie on Parent Tax Parcel.

Item 4.3 R/W to Alabama Power Company, Deed 5618-66: Blanket for lands including the SW Quarter of the NW Quarter of Section 35. A portion of Parent Tax Parcel, including the Lessee's Premises and Easement, are located in said Quarter-Quarter Section. (Easement or R/W is blanket for said lands. No existing power Lines observed in Surveyed Area).

Item 4.4: R/W to Alabama Power Company, Deed 4350-25: Blanket for the south 21 acres of the SW Quarter of the NW Quarter of Section 35. A portion of the Parent Tax Parcel lies within described extent. Lessee's Premises and Easement do not lie in this extent.

Item 4.5: R/W to Alabama Power Company, Deed 3208-442: Blanket for "part of" the South Half of the NW Quarter of Section 35. No specific description of which "part" would be included in this grant. (Surveyed area is with the blanket influence of an R/W to Alabama Power Company, see Item #8, regardless of the intended extent of Item #9)

Item 4.6: R/W to Alabama Power Company, Deed 2885-134: Blanket for lands including the SW Quarter of the NW Quarter of Section 35. A portion of Parent Tax Parcel, including the Lessee's Premises and Easement, are located in said Quarter-Quarter Section. (Easement or R/W is blanket for said lands. No existing power Lines observed in Surveyed Area).

Item 4.7: R/W to Alabama Power Company, Deed 1884-404: Located in Section 34 (does not lie on Parent Tax Parcel).

Item 5: Other Recorded Documents:

Item 5.1: Plat Book 158, Page 6: Plat of Adjoining Subdivision. Shows no matters relevant to Parent Tax Parcel.

Item 6: Other unrecorded documents: None Listed.

LEGAL DESCRIPTION OF PARENT TAX PARCEL

PART OF SECTION 34 AND 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SITUATED IN JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 35 FOR 1,326.24 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT TO BE LATER REFERRED TO AS "POINT A"; THENCE 89 DEGREES 36 MINUTES 13 SECONDS LEFT AND RUN WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 1,329.12 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 0 DEGREES 05 MINUTES LEFT AND CONTINUE WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 620.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OLD SPRINGVILLE ROAD, SAID POINT BEING 25 FEET FROM THE CENTER LINE OF SAID ROAD; THENCE 108 DEGREES 22 MINUTES RIGHT AND RUN NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 801.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,283.38 FEET AND A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 461.77 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE BEGINNING OF ANOTHER CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,635.98 FEET AND A CENTRAL ANGLE OF 18 DEGREES 37 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 531.57 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 913.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 609.77 FEET AND A CENTRAL ANGLE OF 29 DEGREES 12 MINUTES 15 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 310.81 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 151.95 FEET TO A POINT TO BE LATER REFERRED TO AS "POINT B" THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 30.62 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID SECTION 34, SAID POINT BEING 3,721.72 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 204.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,026.52 FEET AND A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 45 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 89.15 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT BEING 144.42 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF THE LAST STATED CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 90.24 FEET TO THE END OF SAID CURVE;

THENCE AT TANGENT TO THE LAST STATED CURVE, CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 520.01 FEET; THENCE 92 DEGREES 31 MINUTES RIGHT AND RUN SOUTHEASTWARDLY FOR 580.45 FEET; THENCE 25 DEGREES 23 MINUTES 13 SECONDS LEFT AND RUN SOUTHEASTWARDLY FOR 384.67 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE 60 DEGREES 30 MINUTES 12 SECONDS LEFT AND RUN NORTHEAST FOR 1874.06 FEET TO THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 89 DEGREES 49 MINUTES 04 SECONDS RIGHT AND RUN SOUTHEAST FOR 1842.96 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 135 DEGREES 13 MINUTES 35 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 FOR 1330.43 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 90 DEGREES 16 MINUTES 18 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35 FOR 1326.20 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 43 MINUTES 45 SECONDS LEFT AND RUN EAST ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION FOR 1329.24 FEET TO THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 46 MINUTES 50 SECONDS RIGHT AND RUN SOUTH ALONG THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 AND ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 2652.35 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35; THENCE 90 DEGREES 13 MINUTES 05 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 1326.27 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 WEST; THENCE 90 DEGREES 36 MINUTES 30 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR 1322.68 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION THENCE 131 DEGREES 45 MINUTES 33 SECONDS RIGHT AND RUN NORTHWESTWARDLY FOR 160.46 FEET TO A POINT IN A SPRING, KNOWN AS REED SPRING; THENCE RUN NORTHWESTWARDLY ALONG THE MEANDERING COURSE OF A BRANCH RUNNING FROM SAID SPRING, FOR A DISTANCE OF 2933.80 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 2 FOR 161.0 FEET TO THE POINT OF BEGINNING.

Surveyor's Note:

"Legal Description of Parent Tax Parcel" is as provided in Title Examination, and includes only the first two pages of description. Conveyance Deed also includes some 11 pages of "Less and Except" clauses describing extents of land not included in the conveyance. This survey is not a boundary survey of the Parent Tax Parcel. Lessee's Premises and Easement do appear to be within the property actually conveyed as Parent Tax Parcel, but this survey does not include mapping of lands not included in the conveyance per Deed.



SPECIAL PURPOSE SURVEY
SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

DWG#: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1

TITLE

SHEET 7 OF 7

Certificate Of Completion

Envelope Id: 7C3ACE2CED774FAD94C96E64FD7A3EEB

Subject: COSBY LAKE / 1847074 / 02202023 / Director

Source Envelope:

Document Pages: 22

Certificate Pages: 5

AutoNav: Enabled

Envelope Stamping: Enabled

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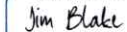
Jim Blake

jim.blake@verizonwireless.com

Director Field Engineering

Security Level: Email, Account Authentication
(None)**Signature**

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Accepted: 2/20/2023 3:53:16 PM

ID: f34ad7ff-1b22-4544-8892-e8e1f8345133

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Greg Spence

gspence@fortifiedtelecom.com

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Marchele Layne

mlayne@bakerdonelson.com

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Mary Palmer

mpalmer@bakerdonelson.com

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Tonya Redfield

tonya.redfield@verizonwireless.com

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Notary Events

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2/20/2023 12:16:19 PM

Certified Delivered

Security Checked

2/20/2023 3:53:16 PM

Signing Complete

Security Checked

2/20/2023 3:53:24 PM

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Security Checked

2/20/2023 3:53:24 PM

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact VBG Network Real Estate:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: tricsha.fatakia@verizonwireless.com

To advise VBG Network Real Estate of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at tricsha.fatakia@verizonwireless.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to tricsha.fatakia@verizonwireless.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with VBG Network Real Estate

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to tricsha.fatakia@verizonwireless.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify VBG Network Real Estate as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by VBG Network Real Estate during the course of your relationship with VBG Network Real Estate.

SITE NAME: COSBY LAKE
Location Number: 686291

County Division Code: AL040
Inst. # 2023023421 Pages: 1 of 13
I certify this instrument filed on
3/13/2023 1:51 PM Doc: LEASE
Judge of Probate
Jefferson County, AL. Rec: \$52.00
DeedTx: \$196.00
Clerk: NICOLE

This document was prepared by and
after recording return to:
Mary S. Palmer
Baker Donelson Bearman
Caldwell & Berkowitz, PC
420 20th Street North, Suite 1400
Birmingham, Alabama 35203

Source of Title: Vesting made by Deed
Book 9513, Page 4866, as recorded in
the Office of the Judge of Probate for
Jefferson County, AL.

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

Taxable Amt. \$195,502⁰⁴ (26yrs.)

MEMORANDUM OF
LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement is entered into this 22nd day of Feb, 2023 by and between **Phill Town Development Company, Inc.**, with an address of 56 Kings View Court, Oneonta, Alabama 35121 (hereinafter referred to as "Lessor") and **Cellco Partnership d/b/a Verizon Wireless**, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Land Lease Agreement ("Agreement") on the 20th day of February, 2023 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.

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

LESSOR:

Phill Town Development Company, Inc.



Witness Signature

Print Witness Name

By: _____

Name: Derrick Phillips

Title: President

Date: 11/22/2022

LESSEE:

**Cellco Partnership
d/b/a Verizon Wireless**



Witness Signature

Nathan Peterson

Print Witness Name

By: _____

Name: Jim Blake

Its: Director - Network Field Engineering

Date: 2-22-23

STATE OF Alabama)

COUNTY OF Blount)

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, Derrick Phillips, whose name as President of **Phill Town Development Company, Inc.**, 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 corporation on the day the same bears date.

GIVEN under my hand and seal this 22 day of November, 20 22.

[NOTARIAL SEAL]

Notary Public: Jennifer K. Alderson
 Print Name: Jennifer K. Alderson
 My Commission Expires: 11/12/25

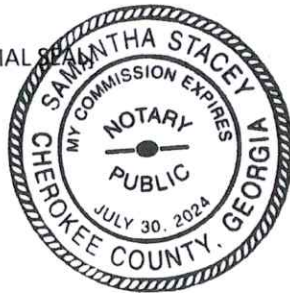
STATE OF GEORGIA)

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, he in his capacity as such officer and with full authority, executed the same voluntarily for and as the act on the day the same bears date.

GIVEN under my hand and seal this 22 day of FEB, 20 23.

[NOTARIAL SEAL]



Notary Public: Samantha Stacey
 Print Name: SAMANTHA STACEY
 My Commission Expires: JULY 30, 2024

EXHIBIT A

Description of Parent Tract and Leased Area

(See Survey Attached)

Parent Parcel

Steeple Chase Drive, Birmingham, AL
Parcel 09 00 35 2 000 015.000

PART OF SECTION 34 AND 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SITUATED IN JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 35 FOR 1,326.24 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT TO BE LATER REFERRED TO AS "POINT A"; THENCE 89 DEGREES 36 MINUTES 13 SECONDS LEFT AND RUN WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 1,329.12 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 0 DEGREES 05 MINUTES LEFT AND CONTINUE WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 620.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OLD SPRINGVILLE ROAD, SAID POINT BEING 25 FEET FROM THE CENTER LINE OF SAID ROAD; THENCE 108 DEGREES 22 MINUTES RIGHT AND RUN NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 801.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,285.38 FEET AND A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 461.77 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE BEGINNING OF ANOTHER CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,635.985 FEET AND A CENTRAL ANGLE OF 18 DEGREES 37 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 531.57 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 913.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 609.77 FEET AND A CENTRAL ANGLE OF 29 DEGREES 12 MINUTES 15 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 310.81 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY FOR 151.95 FEET TO A POINT TO BE LATER REFERRED TO AS "POINT B" THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 30.62 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID SECTION 34, SAID POINT BEING 3,721.72 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 204.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,026.52 FEET AND A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 45 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 89.15 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT BEING 144.42 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF THE LAST STATED CURVE

AND ALONG SAID RIGHT-OF-WAY LINE FOR 90.24 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO THE LAST STATED CURVE, CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 520.01 FEET; THENCE 92 DEGREES 31 MINUTES RIGHT AND RUN SOUTHEASTWARDLY FOR 580.45 FEET; THENCE 25 DEGREES 23 MINUTES 13 SECONDS LEFT AND RUN SOUTHEASTWARDLY FOR 384.67 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE 60 DEGREES 30 MINUTES 12 SECONDS LEFT AND RUN NORTHEAST FOR 1874.06 FEET TO THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 89 DEGREES 49 MINUTES 04 SECONDS RIGHT AND RUN SOUTHEAST FOR 1882.96 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 135 DEGREES 13 MINUTES 35 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 FOR 1330.43 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 90 DEGREES 16 MINUTES 18 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35 FOR 1326.20 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 43 MINUTES 45 SECONDS LEFT AND RUN EAST ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION FOR 1329.24 FEET TO THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 46 MINUTES 50 SECONDS RIGHT AND RUN SOUTH ALONG THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 AND ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 2652.35 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35; THENCE 90 DEGREES 13 MINUTES 05 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 1326.87 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 WEST; THENCE 90 DEGREES 36 MINUTES 30 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR 1322.88 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION THENCE 131 DEGREES 45 MINUTES 33 SECONDS RIGHT AND RUN NORTHWESTWARDLY FOR 160.46 FEET TO A POINT IN A SPRING, KNOWN AS REED SPRING; THENCE RUN NORTHWESTWARDLY ALONG THE MEANDERING COURSE OF A BRANCH RUNNING FROM SAID SPRING, FOR A DISTANCE OF 2933.80 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 2 FOR 161.0 FEET TO THE POINT OF BEGINNING.

PER Corporate Warranty Deed made by Towns Real Estate and Appraisal Service, Inc. a/k/a Towns Real Estate and Appraisal, Inc. dated Oct 23, 1995 recorded on Dec 01, 1995 in book 9513 page 4866.

LESSEE'S PREMISES

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records;

Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence S 73°56'08" W, a distance of 100.00 feet;

Thence N 16°03'52" W, a distance of 100.00 feet;

Thence N 73°56'08" E, a distance of 100.00 feet;

Thence S 16°03'52" E, a distance of 100.00 feet to the POINT OF BEGINNING.

Said tract contains 0.23 Acres (10,000 Square Feet), more or less.

LESSEE'S 100' ACCESS & UTILITY EASEMENT

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records;

Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence N 16°03'52" W, a distance of 100.00 feet;
Thence with a curve to the right with an arc length of 290.20 feet, with a radius of 100.00 feet, with a chord bearing of S 22°55'39" E, with a chord length of 198.57 feet;
Thence S 60°12'33" W, a distance of 54.76 feet;
Thence S 64°41'30" W, a distance of 104.49 feet;
Thence with a curve to the right with an arc length of 214.84 feet, with a radius of 150.00 feet, with a chord bearing of N 74°16'33" W, with a chord length of 196.95 feet;
Thence N 33°14'39" W, a distance of 62.96 feet;
Thence N 58°03'54" W, a distance of 109.25 feet;
Thence with a curve to the left with an arc length of 15.60 feet, with a radius of 10.00 feet, with a chord bearing of S 77°15'24" W, with a chord length of 14.06 feet;
Thence S 32°35'06" W, a distance of 104.09 feet;
Thence S 11°43'53" W, a distance of 81.87 feet to a point on aforesaid Right-of-Way Line;
Thence N 58°25'48" W, along said Right-of-Way Line, a distance of 106.31 feet;
Thence N 11°43'53" E leaving said Right-of-Way Line, a distance of 45.79 feet;
Thence with a curve to the right with an arc length of 36.40 feet, with a radius of 100.00 feet, with a chord bearing of N 22°09'30" E, with a chord length of 36.20 feet;
Thence N 32°35'06" E, a distance of 104.09 feet;
Thence with a curve to the right with an arc length of 171.54 feet, with a radius of 110.00 feet, with a chord bearing of N 77°15'33" E, with a chord length of 154.68 feet;
Thence S 58°03'54" E, a distance of 109.25 feet;
Thence with a curve to the right with an arc length of 43.32 feet, with a radius of 100.00 feet, with a chord bearing of S 45°39'16" E, with a chord length of 42.98 feet;
Thence S 33°14'39" E, a distance of 62.96 feet;
Thence with a curve to the left with an arc length of 71.61 feet, with a radius of 50.00 feet, with a chord bearing of S 74°16'33" E, with a chord length of 65.65 feet;
Thence N 64°41'30" E, a distance of 100.57 feet;
Thence N 60°12'33" E, a distance of 50.85 feet to the POINT OF BEGINNING.

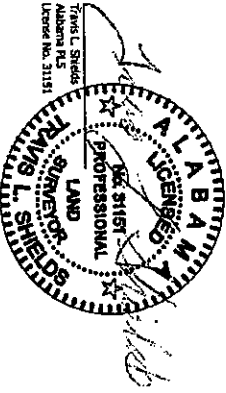
Said tract contains 2.11 Acres (91,722 Square Feet), more or less.

GENERAL NOTES:

1. This Survey is prepared exclusively to show site conditions and/or for use in support of information related to losses and easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous surveys, plat & deed description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a boundary survey of any Tax Parcel or Deed Tract, and does not create, combine, or divide any existing properties.
2. Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
3. Surveyor Data Collection: DII UNV.
4. Where shown, improvements (buildings, buildings, trees, fences, etc.) are based on field survey and/or aerial imagery.
5. Any Underground Utilities shown according to surface markings made by others, found at time of survey, additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive; this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to any disturbance activities.
6. This Survey is presented in the format required by Clients. Clients are advised that Official Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. It is the responsibility of the Client to request same be prepared by Surveyor.
7. This Survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
8. Geographic Coordinates, if published, meet FAK Accuracy Code 1A and are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically.
9. Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey or Certification performed. This Survey is not valid without the original signature and the original seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Blocks.
- 10.

SURVEYOR'S CERTIFICATION:

I, Travis L. Shields, Licensed Professional Land Surveyor, No. 31151, hereby certify (for scale) 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.



PROPOSED TOWER LOCATION DATA

Latitude: NORTH: 33.688320° 33° 41' 17.95"
Longitude: WEST: 86.619175° 86° 37' 09.03"
Ground Elev: 972.9 FEET AMSL (NAVD83)
Benchmark: D12226 AL30

PARENT TAX PARCEL

PHIL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 2 000 015.000
SEE SHEET #2

NORTH ORIENTATION

ALABAMA WEST STATE PLANE COORDINATE SYSTEM
Based on GPS Survey relative to NGS CORS Network, (NAVD83) (2011)
ELEVATION DATUM: NAVD83, GEOID 12B
DATE OF SURVEY: 02-17-2021

FLOOD DATA

FEMA FLOOD MAP PANEL: 010730J253, Effective Date: 03-21-2019
Surveyed Area appears to be within: ZONE X (Areas of Minimal Flood Hazard)

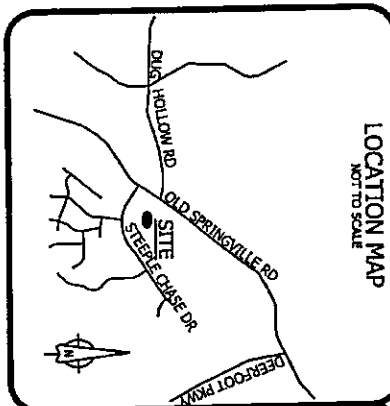
TITLE EXAMINATION:

See Sheet #7

SURVEY RELEASE DATA

#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	03-04-2021	DLH	TLS
1	Update Site Name & Number	02-16-2021	NB	TLS
2	Title Examination, Add dimensions to property line	03-23-2021	NB	TLS
3	Title Examination updated	09-13-2021	NB	TLS

LOCATION MAP
NOT TO SCALE



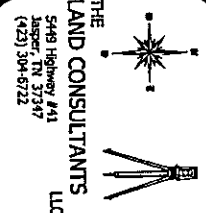
LEGEND

- BORN ROD FOUND
- TELECOM JUNCTION
- ◆ SITE BENCHMARK
- * PROPOSED TOWER CENTER
- R/W RIGHT-OF-WAY
- A/U ACCESSIBILITY
- ESMT EASEMENT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- Sq Ft SQUARE FEET

- PAVEMENT EDGE
- CURB
- OVERHEAD UTILITY LINES
- FENCE
- DITCH
- 5' CONTOURS
- 1' CONTOURS
- R/W PUBLIC R/W
- TAX PARCEL LINE
- TIE LINE
- LESSOR'S EASEMENT
- LESSOR'S EASEMENT

SPECIAL PURPOSE SURVEY

SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama



COVER SHEET

SHEET 1 OF 7

DWG#: 2.024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1

PROPERTY INFORMATION

PARENT TAX PARCEL

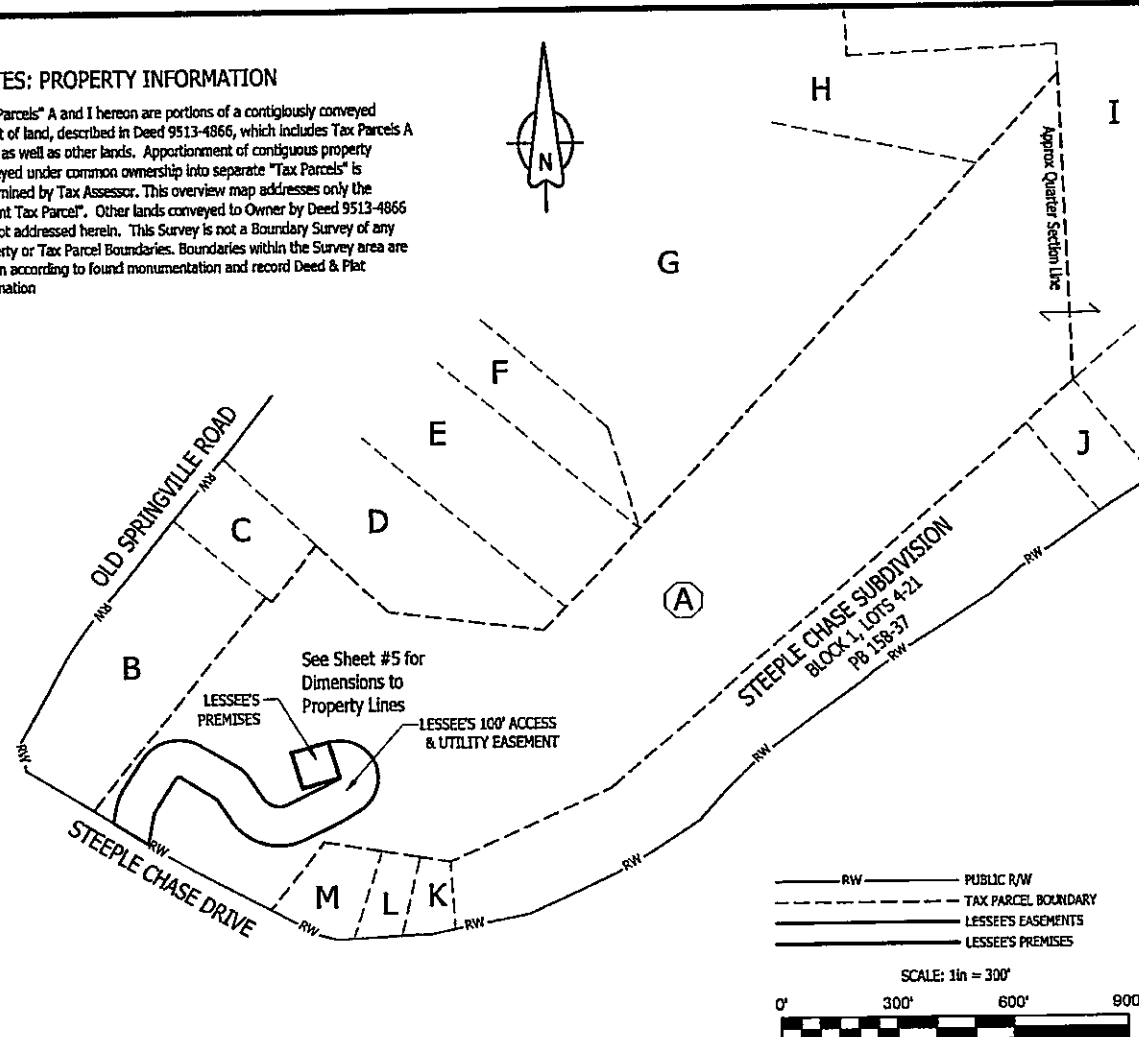
- A. PHILL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 2 000 015.000
DEED BOOK 9513, PAGE 4866

ADJOINING TAX PARCELS

- B. CLAY AL STORAGE, LLC.
TAX PARCEL: 09 00 35 2 000 015.004
INSTRUMENT 2017001037
- C. HART CLINC LIMITED
TAX PARCEL: 09 00 35 2 000 015.003
DEED BOOK 200607, PAGE 27615
- D. MINK CREEK INVESTMENTS, LLC.
TAX PARCEL: 09 00 35 2 000 011.000
DEED BOOK 3921, PAGE 479
- E. JEFFERSON PREVENTION SERVICES, LLC.
TAX PARCEL: 09 00 35 2 000 010.000
DEED BOOK 530, PAGE 308
- F. JOHNNIE R. NEASON, JR.
TAX PARCEL: 09 00 35 2 000 004.001
DEED BOOK & PAGE NOT AVAILABLE
- G. GUARDIAN TAX AL, LLC.
TAX PARCEL: 09 00 35 2 000 003.000
DEED BOOK 9914, PAGE 538
- H. NO INFORMATION AVAILABLE
- I. PHILL TOWN DEVELOPMENT CO., INC.
TAX PARCEL: 09 00 35 1 000 003.000
DEED BOOK 9513, PAGE 4866
- J. TIM EVANS
TAX PARCEL: 09 00 35 1 000 004.000
DEED BOOK 200315, PAGE 1344
PLAT BOOK 158, PAGE 37
- K. CHRISTOPHER MATHIS
TAX PARCEL: 09 00 35 2 000 035.000
DEED BOOK 201416, PAGE 11993
PLAT BOOK 158, PAGE 37
- L. ALVIN BENET HINES
TAX PARCEL: 09 00 35 2 000 035.000
DEED BOOK 201215, PAGE 28164
PLAT BOOK 158, PAGE 37
- M. CEDRIC D. MONDAY
TAX PARCEL: 09 00 35 2 000 034.000
INSTRUMENT 2016030856
PLAT BOOK 158, PAGE 37

NOTES: PROPERTY INFORMATION

"Tax Parcels" A and I hereon are portions of a contiguous conveyed extent of land, described in Deed 9513-4866, which includes Tax Parcels A and I as well as other lands. Apportionment of contiguous property conveyed under common ownership into separate "Tax Parcels" is determined by Tax Assessor. This overview map addresses only the "Parent Tax Parcel". Other lands conveyed to Owner by Deed 9513-4866 are not addressed herein. This Survey is not a Boundary Survey of any property or Tax Parcel Boundaries. Boundaries within the Survey area are shown according to found monumentation and record Deed & Plat information



VICINITY/LOCATION MAP CAVEAT:
VICINITY/LOCATION MAP INTENDED ONLY TO SHOW SURVEYED PROPERTY IN RELATION TO SURROUNDING AREA. VESTINGS AND ADJOINING PARCEL BOUNDARIES ARE NOT INCLUDED IN OR CERTIFIED BY THIS SURVEY. BOUNDARY LINES ARE A COMPOSITE OF DEED, PLAT AND/OR TAX MAP INFORMATION

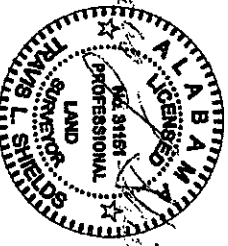
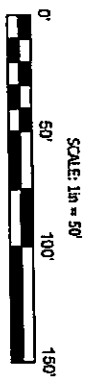


SPECIAL PURPOSE SURVEY
SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

DWG#: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1

OVERVIEW

SHEET 2 OF 7

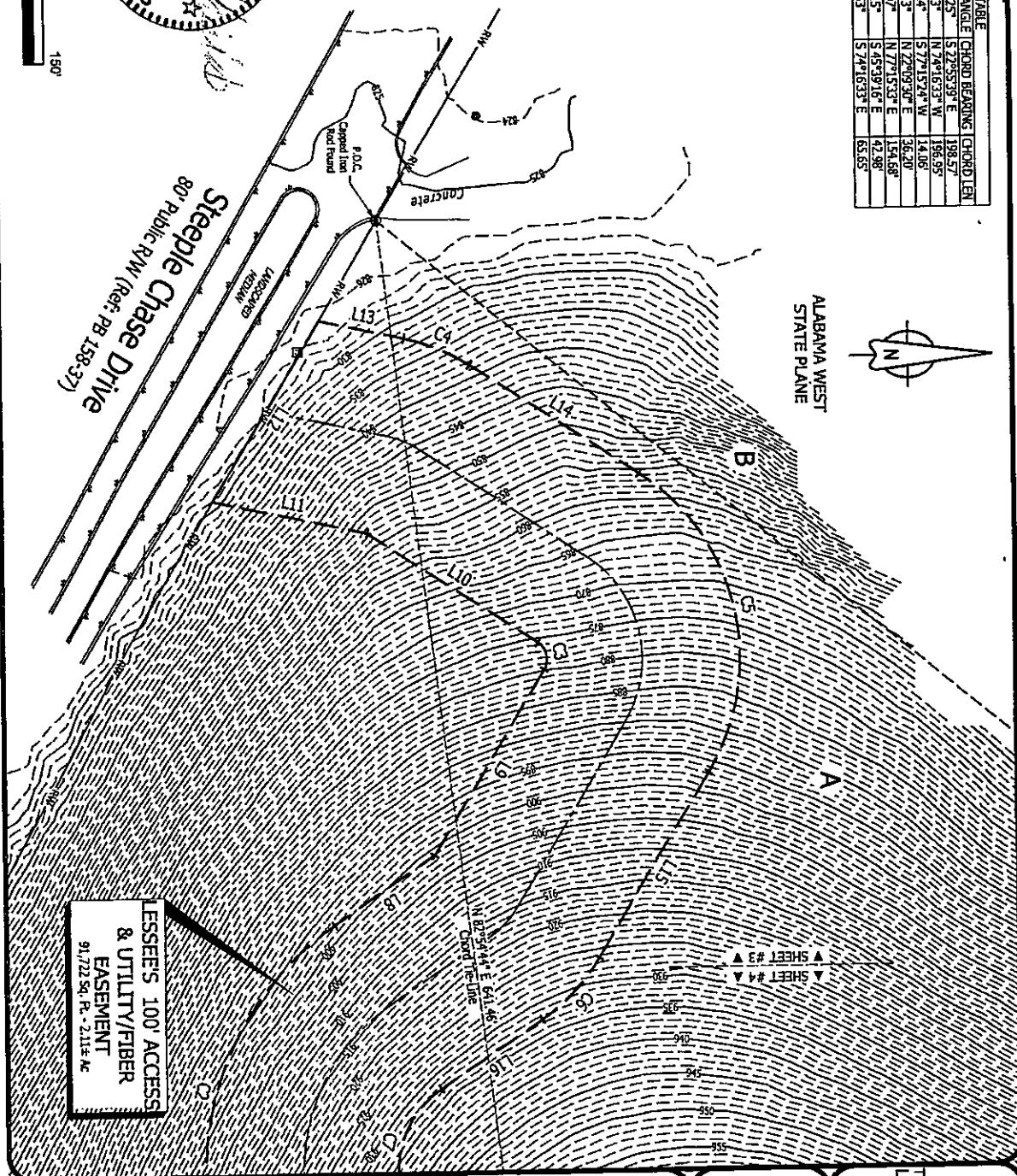


Steeple Chase Drive
80' Public RW (Ref: Pg 138-37)

LESSEES 100' ACCESS
& UTILITY/FIBER
EASEMENT
91.722 Sd. P. - 2.11± Ac

CURVE DATA TABLE				
CURVE	RADIUS	ARC LEN	TANGENT	CHORD BEARING
C1	100.00'	230.26'	830.83'	166°16'25"
C2	150.00'	214.84'	130.54'	82°03'53"
C3	100.00'	135.60'	9.89'	89°21'24"
C4	100.00'	36.40'	10.46'	20°51'13"
C5	110.00'	171.54'	100.76'	89°21'07"
C6	100.00'	43.32'	12.07'	24°49'15"
C7	50.00'	71.61'	4.53'	82°03'53"

LINE DATA TABLE				
LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LEN
L1	S 73°54'09" W	110.00'	S 22°55'39" E	198.57'
L2	N 16°03'52" W	100.00'	N 74°16'33" W	156.95'
L3	N 73°56'08" E	100.00'	S 77°15'74" W	14.06'
L4	S 16°03'52" E	100.00'	N 22°09'50" E	36.30'
L5	N 16°03'52" W	100.00'	N 77°15'33" E	154.68'
L6	S 60°12'33" W	54.76'	S 45°39'16" E	42.96'
L7	S 64°41'30" W	104.49'	S 74°16'33" E	63.65'
L8	N 33°44'39" W	62.56'		
L9	N 58°03'54" W	109.25'		
L10	S 23°35'54" W	104.09'		
L11	S 11°43'53" W	81.07'		
L12	N 58°25'48" W	106.31'		
L13	N 11°43'53" E	45.79'		
L14	N 32°35'06" E	104.09'		
L15	S 58°03'54" E	109.25'		
L16	S 33°44'39" E	62.56'		
L17	N 64°41'30" E	100.57'		
L18	N 60°12'33" E	50.85'		



SPECIAL PURPOSE SURVEY

SITE NAME:
COSBY LAKE

Location Code: 686291

Steeple Chase Drive, Clay, Alabama 35048

Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

PREPARED FOR

verizon

VERIZON WIRELESS

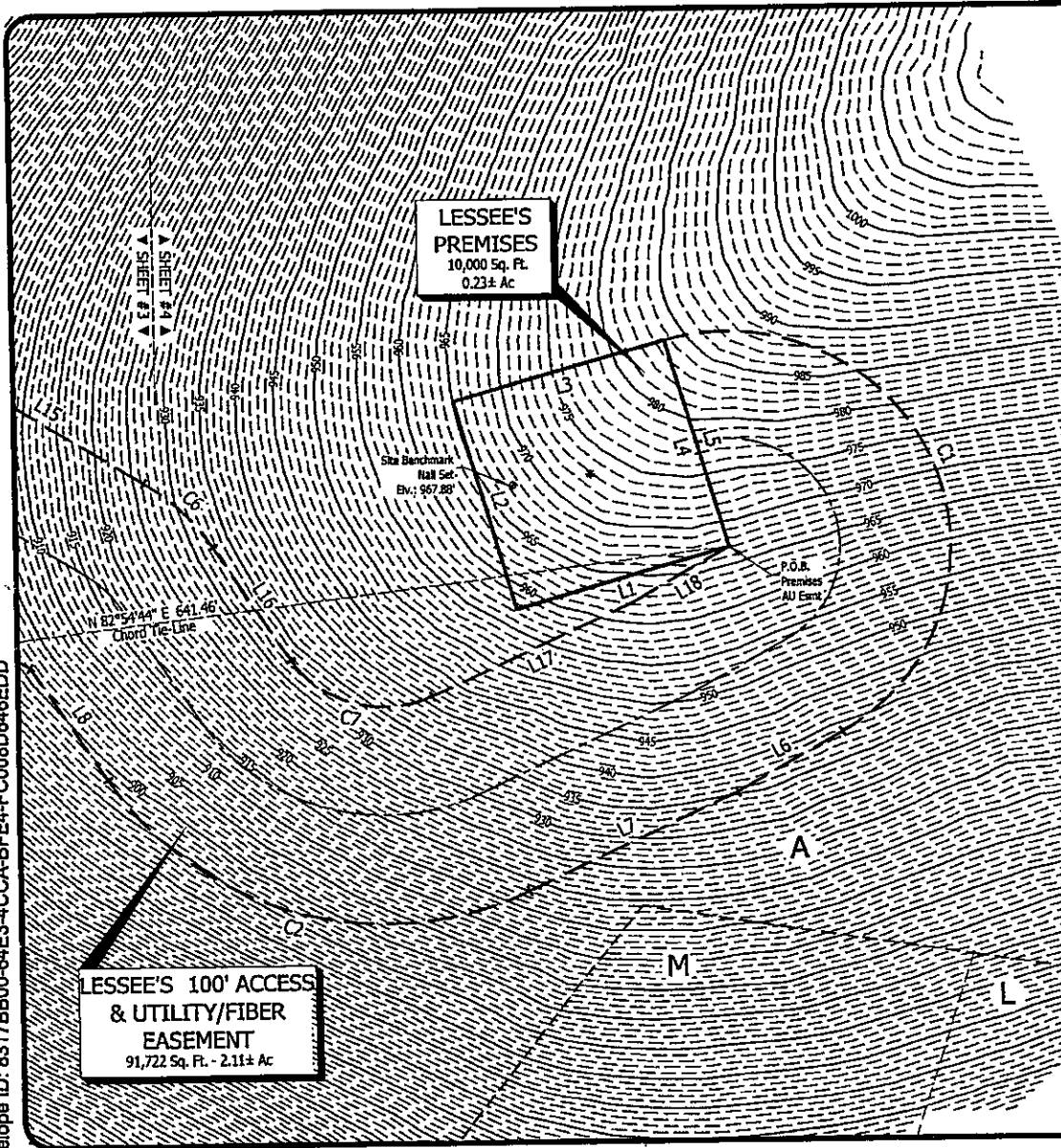
THE
LAND CONSULTANTS
LLC

5448 Highway #41
Jasper, TN 37347
(931) 304-6722

DWG#: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1

SITE SURVEY

SHEET 3 OF 7

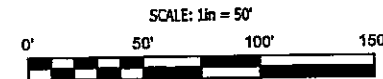


CURVE DATA TABLE						
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	100.00'	290.20'	830.83'	166°16'25"	S 22°55'39" E	198.57'
C2	150.00'	214.84'	130.54'	82°03'53"	N 74°16'33" W	196.95'
C3	10.00'	15.60'	9.89'	89°21'24"	S 77°15'24" W	14.06'
C4	100.00'	36.40'	18.40'	20°51'13"	N 22°09'30" E	36.20'
C5	110.00'	171.54'	108.76'	89°21'07"	N 77°15'33" E	154.68'
C6	100.00'	43.32'	22.01'	24°49'15"	S 45°39'16" E	42.98'
C7	50.00'	71.61'	43.51'	82°03'53"	S 74°16'33" E	65.65'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 73°56'08" W	100.00'
L2	N 16°03'52" W	100.00'
L3	N 73°56'08" E	100.00'
L4	S 16°03'52" E	100.00'
L5	N 16°03'52" W	100.00'
L6	S 60°12'33" W	54.76'
L7	S 64°41'30" W	104.49'
L8	N 33°14'39" W	62.96'
L9	N 58°03'54" W	109.25'
L10	S 32°35'06" W	104.09'
L11	S 11°43'53" W	181.87'
L12	N 58°25'48" W	106.31'
L13	N 11°43'53" E	45.79'
L14	N 32°35'06" E	104.09'
L15	S 58°03'54" E	109.25'
L16	S 33°14'39" E	62.96'
L17	N 64°41'30" E	100.57'
L18	N 60°12'33" E	150.85'



ALABAMA WEST
STATE PLANE



THE
LAND CONSULTANTS
LLC
5449 Highway #41
Jasper, TN 37347
(423) 304-6722

PREPARED FOR
verizon
VERIZON WIRELESS

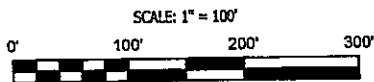
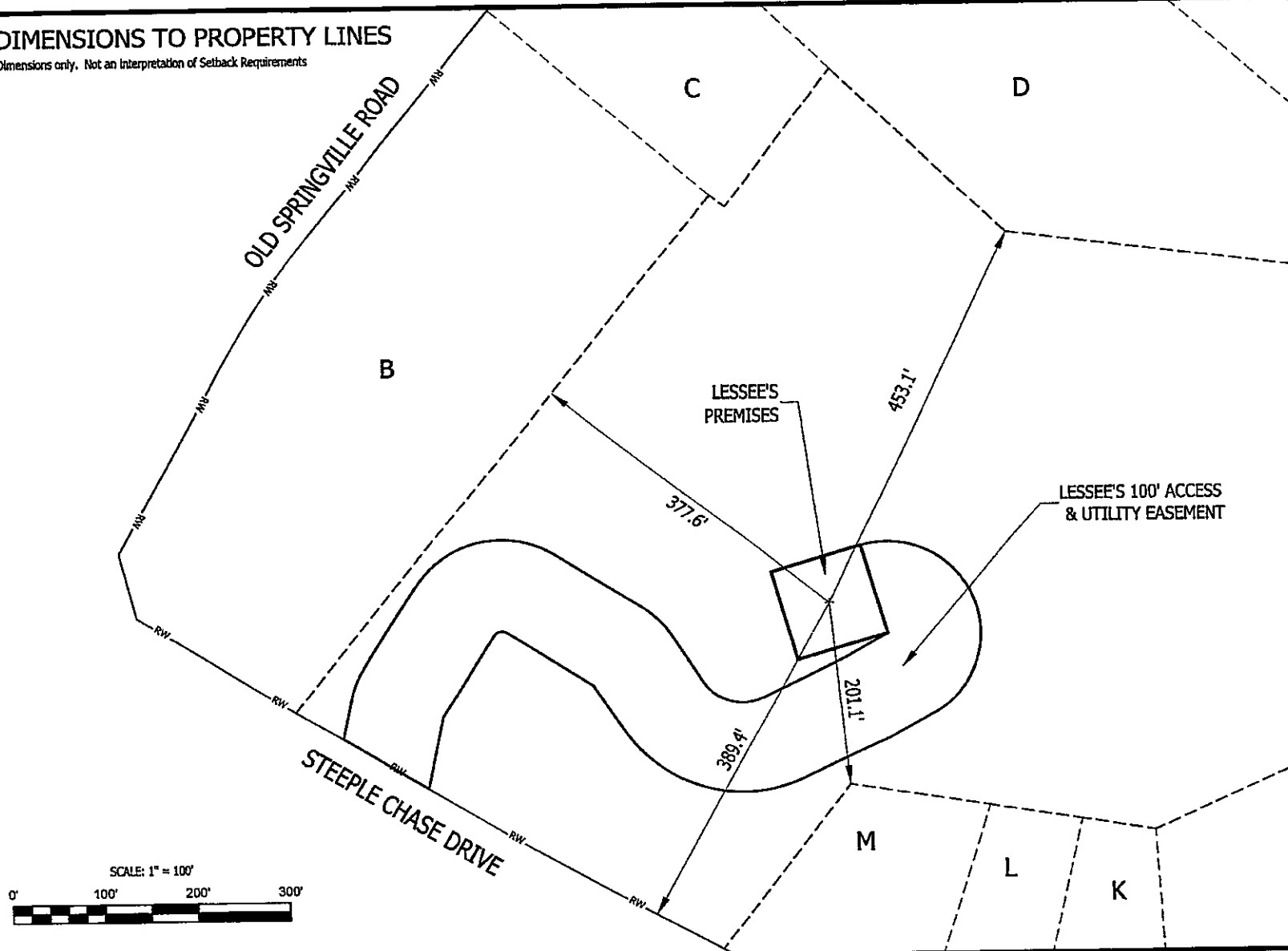
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SITE SURVEY
SHEET 4 OF 7

DIMENSIONS TO PROPERTY LINES

Dimensions only. Not an interpretation of Setback Requirements



THE LAND CONSULTANTS LLC
5449 Highway 441
Jasper, TN 37347
(423) 304-6722

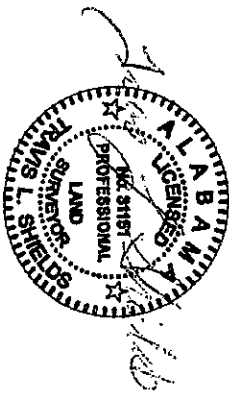
PREPARED FOR
verizon
VERIZON WIRELESS

SPECIAL PURPOSE SURVEY
SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

DWG #: 21024
ISSUE #: 3
ISSUE DATE: 09-13-2021
SEE SHEET #1

DIMENSIONS

SHEET 5 OF 7



LESSEES PREMISES

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records; Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence S 73°56'03" W, a distance of 100.00 feet;
Thence N 16°03'52" W, a distance of 100.00 feet;
Thence N 73°56'03" E, a distance of 100.00 feet;
Thence S 16°03'52" E, a distance of 100.00 feet to the POINT OF BEGINNING.

Said tract contains 0.23 Acres (10,000 Square Feet), more or less.

LESSEES 100' ACCESS & UTILITY/FIBER EASEMENT

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records; Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence N 16°03'52" W, a distance of 100.00 feet;
Thence with a curve to the right with an arc length of 290.20 feet, with a radius of 100.00 feet, with a chord bearing of S 22°55'39" E, with a chord length of 198.57 feet;
Thence S 60°12'33" W, a distance of 54.76 feet;

Thence S 64°41'30" W, a distance of 104.49 feet;

Thence with a curve to the right with an arc length of 214.84 feet, with a radius of 150.00 feet, with a chord bearing of N 74°16'53" W, with a chord length of 196.95 feet;

Thence N 33°14'39" W, a distance of 62.96 feet;

Thence N 58°03'54" W, a distance of 109.25 feet;

Thence with a curve to the left with an arc length of 15.60 feet, with a radius of 100.00 feet, with a chord bearing of S 77°15'24" W, with a chord length of 14.06 feet;

Thence S 32°35'06" W, a distance of 104.09 feet;

Thence S 11°43'53" W, a distance of 81.87 feet to a point on aforesaid Right-of-Way Line;

Thence N 58°25'48" W, along said Right-of-Way Line, a distance of 106.31 feet;

Thence N 11°43'53" E, leaving said Right-of-Way Line, a distance of 45.79 feet;

Thence with a curve to the right with an arc length of 36.40 feet, with a radius of 100.00 feet, with a chord bearing of N 22°09'30" E, with a chord length of 36.20 feet;

Thence N 32°35'06" E, a distance of 104.09 feet;

Thence with a curve to the right with an arc length of 171.54 feet, with a radius of 110.00 feet, with a chord bearing of N 77°15'33" E, with a chord length of 154.68 feet;

Thence S 58°03'54" E, a distance of 109.25 feet;

Thence with a curve to the right with an arc length of 43.32 feet, with a radius of 100.00 feet, with a chord bearing of S 45°39'16" E, with a chord length of 42.98 feet;

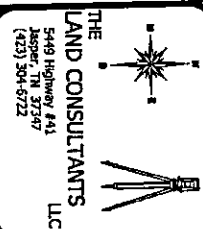
Thence S 33°14'39" E, a distance of 62.96 feet;

Thence with a curve to the left with an arc length of 71.61 feet, with a radius of 50.00 feet, with a chord bearing of S 74°16'53" E, with a chord length of 65.65 feet;

Thence N 64°41'30" E, a distance of 100.57 feet;

Thence N 60°12'33" E, a distance of 50.85 feet to the POINT OF BEGINNING.

Said tract contains 2.11 Acres (91,722 Square Feet), more or less.



SPECIAL PURPOSE SURVEY
SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

DWG#: 21024
ISSUE #: 3
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SEE SHEET #1

DESCRIPTIONS
SHEET 6 OF 7

TITLE EXAMINATION

(Surveyor's treatment of Title Examination Items is limited to the scope described in ALTA/NSPS 2016 requirements, Section 6, C. II., and is limited to determination of the location [within subject Tax Parcel(s)] described by Title Items. Items are mapped hereon only when adequately described of record and are within Survey Area. "Blanket" denotes items applicable to the entire Parcel (not subject to separate mapping). Surveyor may note where ambiguous or inexact descriptions might warrant a review by Title Attorney to establish "intent" or other matters, which are not addressed by Survey.

Reference: Report of Title, prepared by U.S. Title Solutions, File No. UST69493, Issued 09-08-2021, Schedule B. (Note: Title Examination appears to be prepared in respect of lands well in excess of current Parent Tax Parcel).

Item 1: Mortgages: None Listed.

Item 2: Judgments & Liens: None Listed.

Item 3: Covenants & Restrictions

Item 3.1: Easement & Restrictions for Sewer, Deed 9702-7653: Does not lie on Current Parent Tax Parcel.

Item 4: Easements & Rights-of-Way:

Item 4.1: Public Easements to Jefferson County, Deed 9903-5019, Deed 9610-9755: None of the easements described in Deed lie upon the Current Parent Tax Parcel.

Item 4.2: R/W to Alabama Power Company, Deed 153-356: Does not lie on Parent Tax Parcel.

Item 4.3 R/W to Alabama Power Company, Deed 5618-66: Blanket for lands including the SW Quarter of the NW Quarter of Section 35, A portion of Parent Tax Parcel, including the Lessee's Premises and Easement, are located in said Quarter-Quarter Section. (Easement or R/W is blanket for said lands. No existing power lines observed in Surveyed Area).

Item 4.4: R/W to Alabama Power Company, Deed 4350-25: Blanket for the south 21 acres of the SW Quarter of the NW Quarter of Section 35, A portion of the Parent Tax Parcel lies within described extent. Lessee's Premises and Easement do not lie in this extent.

Item 4.5: R/W to Alabama Power Company, Deed 3208-442: Blanket for "part of" the South Half of the NW Quarter of Section 35. No specific description of which "part" would be included in this grant. (Surveyed area is with the blanket influence of an R/W to Alabama Power Company, see Item #8, regardless of the intended extent of Item #9)

Item 4.6: R/W to Alabama Power Company, Deed 2885-134: Blanket for lands including the SW Quarter of the NW Quarter of Section 35, A portion of Parent Tax Parcel, including the Lessee's Premises and Easement, are located in said Quarter-Quarter Section. (Easement or R/W is blanket for said lands. No existing power lines observed in Surveyed Area).

Item 4.7: R/W to Alabama Power Company, Deed 1884-404: Located in Section 34 (does not lie on Parent Tax Parcel).

Item 5: Other Recorded Documents:

Item 5.1: Plat Book 158, Page 6: Plat of Adjoining Subdivision. Shows no matters relevant to Parent Tax Parcel.

Item 6: Other unrecorded documents: None Listed.

LEGAL DESCRIPTION OF PARENT TAX PARCEL

PART OF SECTION 34 AND 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SITUATED IN JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 35 FOR 1,326.24 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT TO BE LATER REFERRED TO AS "POINT A"; THENCE 89 DEGREES 36 MINUTES 13 SECONDS LEFT AND RUN WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 1,329.12 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 0 DEGREES 05 MINUTES LEFT AND CONTINUE WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 620.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OLD SPRINGVILLE ROAD, SAID POINT BEING 25 FEET FROM THE CENTER LINE OF SAID ROAD; THENCE 108 DEGREES 22 MINUTES RIGHT AND RUN NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 801.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,285.38 FEET AND A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 461.77 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE BEGINNING OF ANOTHER CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,635.985 FEET AND A CENTRAL ANGLE OF 18 DEGREES 37 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 531.57 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 913.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 609.77 FEET AND A CENTRAL ANGLE OF 29 DEGREES 12 MINUTES 15 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 310.81 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 151.95 FEET TO A POINT TO BE LATER REFERRED TO AS "POINT B" THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 30.62 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID SECTION 34, SAID POINT BEING 3,721.72 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 204.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,026.52 FEET AND A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 45 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 89.15 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT BEING 144.42 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF THE LAST STATED CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 90.24 FEET TO THE END OF SAID CURVE;

THENCE AT TANGENT TO THE LAST STATED CURVE, CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 520.01 FEET; THENCE 92 DEGREES 31 MINUTES RIGHT AND RUN SOUTHEASTWARDLY FOR 580.45 FEET; THENCE 25 DEGREES 23 MINUTES 13 SECONDS LEFT AND RUN SOUTHEASTWARDLY FOR 384.67 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE 60 DEGREES 30 MINUTES 12 SECONDS LEFT AND RUN NORTHEAST FOR 1874.06 FEET TO THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 89 DEGREES 49 MINUTES 04 SECONDS RIGHT AND RUN SOUTHEAST FOR 1882.96 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 135 DEGREES 13 MINUTES 35 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 FOR 1330.43 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 90 DEGREES 16 MINUTES 18 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35 FOR 1326.20 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 43 MINUTES 45 SECONDS LEFT AND RUN EAST ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION FOR 1329.24 FEET TO THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 46 MINUTES 50 SECONDS RIGHT AND RUN SOUTH ALONG THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 AND ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 2652.35 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35; THENCE 90 DEGREES 13 MINUTES 05 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 1326.87 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 WEST; THENCE 90 DEGREES 36 MINUTES 30 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR 1322.88 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION THENCE 131 DEGREES 45 MINUTES 33 SECONDS RIGHT AND RUN NORTHWESTWARDLY FOR 160.46 FEET TO A POINT IN A SPRING, KNOWN AS REED SPRING; THENCE RUN NORTHWESTWARDLY ALONG THE MEANDERING COURSE OF A BRANCH RUNNING FROM SAID SPRING, FOR A DISTANCE OF 2935.80 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 2 FOR 161.0 FEET TO THE POINT OF BEGINNING.

Surveyor's Note:

"Legal Description of Parent Tax Parcel" is as provided in Title Examination, and includes only the first two pages of description. Conveyance Deed also includes some 11 pages of "Less and Except" clauses describing extents of land not included in the conveyance. This survey is not a boundary survey of the Parent Tax Parcel. Lessee's Premises and Easement do appear to be within the property actually conveyed as Parent Tax Parcel, but this survey does not include mapping of lands not included in the conveyance per Deed.



PREPARED FOR
verizon
VERIZON WIRELESS

SPECIAL PURPOSE SURVEY
SITE NAME:
COSBY LAKE
Location Code: 686291
Steeple Chase Drive, Clay, Alabama 35048
Section 35, Township 15 South, Range 1 West
Jefferson County, Alabama

DWG#: 21024
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ISSUE DATE: 09-13-2021
SEE SHEET #1

TITLE

SHEET 7 OF 7

Assignor Site Name / MDG Number: Cosby Lake MDG# 5000156155
Assignee Site No. / Name: US-AL 5634 / Cosby Lake

EXHIBIT B to Assignment

**Form of MOA
(attached)**

**Recording requested by and when
recorded return to:**

Tower Title & Closing
18 Imperial Place, Courtyard
Providence, RI 02903

Cross Reference:

Instrument # 2023023421
Deed Book 9513, Page 4866
Jefferson County, Alabama
Tax Parcel No.09 00 35 2 000 015.000

The Towers, LLC
22 West Atlantic Ave, Suite 310
Delray Beach, Florida 33444
Attn: General Counsel

Assignor Site Name / MDG LC: Cosby Lake MDG# 5000156155
Assignee Site No. US-AL 5634
Assignee Site Name: Cosby Lake

Commitment No.: _____

MEMORANDUM OF ASSIGNMENT

This Memorandum of Assignment is entered into by and between **Cellco Partnership d/b/a Verizon Wireless**, having an office address of One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920-1097 ("Assignor") and **The Towers, LLC**, a Delaware limited liability company, having an address of 22 West Atlantic Avenue, Suite 310, Delray Beach, Florida 33444 ("Assignee").

1. Assignor (or its predecessor-in-interest) entered into that certain Land Lease Agreement dated February 20, 2023 (the "Ground Lease") with Phill Town Development Company, Inc. (or

its predecessor-in interest) (the "Owner"), regarding a portion of such land and/or improvements owned by the Owner (the "Property") as described in Exhibit A attached hereto. The Ground Lease is documented by that certain Memorandum of Land Lease Agreement dated February 22, 2023, recorded on March 13, 2023, in the Office of the Judge of Probate for Jefferson County, Alabama in Instrument # 2023023421.

2. Assignor and Assignee entered into that certain Assignment and Assumption of Ground Lease Agreement (the "Assignment") of even date herewith, whereby Assignor transferred, assigned and conveyed its interest in the Ground Lease to Assignee. To the extent the Owner's consent to such Assignment was required by the Ground Lease, Assignor has obtained such consent. By virtue of the Assignment, Assignee has succeeded to all rights and obligations of the Assignor under the Ground Lease. The terms, covenants and provisions of the Ground Lease extend to and are binding upon the respective successors and assigns of Owner and Assignee.

3. This Memorandum of Assignment is intended to give record notice of the Assignment and of the rights created thereby, all of which are hereby ratified and confirmed in all respects by the parties hereto.

SIGNATURES TO FOLLOW

IN WITNESS WHEREOF, the parties have executed this Memorandum of Assignment as of the date of the last party to sign upon full execution.

ASSIGNOR:

Cellco Partnership d/b/a Verizon Wireless

By: _____
Printed Name: _____
Title: _____
Date: _____

ASSIGNEE:

The Towers, LLC

By: _____
Printed Name: _____
Title: _____
Date: _____

ACKNOWLEDGMENTS TO FOLLOW

ASSIGNOR NOTARY ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

(Seal)

Place Notary Seal Above

ASSIGNEE NOTARY ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

(Seal)

Place Notary Seal Above

EXHIBIT A (Page 1 of 3)
(TO MEMORANDUM OF ASSIGNMENT)

Parent Parcel

Steeple Chase Drive, Birmingham, AL
Parcel 09 00 35 2 000 015.000

PART OF SECTION 34 AND 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SITUATED IN JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 35 FOR 1,326.24 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT TO BE LATER REFERRED TO AS "POINT A"; THENCE 89 DEGREES 36 MINUTES 13 SECONDS LEFT AND RUN WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 1,329.12 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 0 DEGREES 05 MINUTES LEFT AND CONTINUE WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 34 FOR 620.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OLD SPRINGVILLE ROAD, SAID POINT BEING 25 FEET FROM THE CENTER LINE OF SAID ROAD; THENCE 108 DEGREES 22 MINUTES RIGHT AND RUN NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 801.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,285.38 FEET AND A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 461.77 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE BEGINNING OF ANOTHER CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,635.985 FEET AND A CENTRAL ANGLE OF 18 DEGREES 37 MINUTES; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 531.57 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 913.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 609.77 FEET AND A CENTRAL ANGLE OF 29 DEGREES 12 MINUTES 15 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 310.81 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY FOR 151.95 FEET TO A POINT TO BE LATER REFERRED TO AS "POINT B" THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 30.62 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID SECTION 34, SAID POINT BEING 3,721.72 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE CONTINUE NORTHEASTWARDLY ALONG THE LAST STATED COURSE AND ALONG SAID RIGHT-OF-WAY LINE FOR 204.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,026.52 FEET AND A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 45 SECONDS; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 89.15 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE SOUTH LINE OF- THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAID POINT BEING 144.42 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE CONTINUE NORTHEASTWARDLY ALONG THE ARC OF THE LAST STATED CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 90.24 FEET

EXHIBIT A (Page 2 of 3)

TO THE END OF SAID CURVE; THENCE AT TANGENT TO THE LAST STATED CURVE, CONTINUE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE FOR 520.01 FEET; THENCE 92 DEGREES 31 MINUTES RIGHT AND RUN SOUTHEASTWARDLY FOR 580.45 FEET; THENCE 25 DEGREES 23 MINUTES 13 SECONDS LEFT AND RUN SOUTHEASTWARDLY FOR 384.67 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE 60 DEGREES 30 MINUTES 12 SECONDS LEFT AND RUN NORTHEAST FOR 1874.06 FEET TO THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 89 DEGREES 49 MINUTES 04 SECONDS RIGHT AND RUN SOUTHEAST FOR 1882.96 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE 135 DEGREES 13 MINUTES 35 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 FOR 1330.43 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 90 DEGREES 16 MINUTES 18 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35 FOR 1326.20 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 43 MINUTES 45 SECONDS LEFT AND RUN EAST ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION FOR 1329.24 FEET TO THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE 89 DEGREES 46 MINUTES 50 SECONDS RIGHT AND RUN SOUTH ALONG THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 AND ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 2652.35 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35; THENCE 90 DEGREES 13 MINUTES 05 SECONDS RIGHT AND RUN WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 1326.87 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 WEST; THENCE 90 DEGREES 36 MINUTES 30 SECONDS LEFT AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR 1322.88 FEET TO THE SOUTHEAST CORNER OF SAID 1/4- 1/4 SECTION THENCE 131 DEGREES 45 MINUTES 33 SECONDS RIGHT AND RUN NORTHWESTWARDLY FOR 160.46 FEET TO A POINT IN A SPRING, KNOWN AS REED SPRING; THENCE RUN NORTHWESTWARDLY ALONG THE MEANDERING COURSE OF A BRANCH RUNNING FROM SAID SPRING, FOR A DISTANCE OF 2933.80 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 2 FOR 161.0 FEET TO THE POINT OF BEGINNING.

PER Corporate Warranty Deed made by Towns Real Estate and Appraisal Service, Inc. a/k/a Towns Real Estate and Appraisal, Inc. dated Oct 23, 1995 recorded on Dec 01, 1995 in book 9513 page 4866.

LESSEE'S PREMISES

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records; Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence S 73°56'08" W, a distance of 100.00 feet;
Thence N 16°03'52" W, a distance of 100.00 feet;

EXHIBIT A (Page 3 of 3)

Thence N 73°56'08" E, a distance of 100.00 feet;
Thence S 16°03'52" E, a distance of 100.00 feet to the POINT OF BEGINNING.

Said tract contains 0.23 Acres (10,000 Square Feet), more or less.

LESSEE'S 100' ACCESS & UTILITY EASEMENT

All that land lying and being in Section 35, Township 15 South, Range 1 West, Jefferson County, Alabama and being a part of the lands owned by Phill Town Development Co., Inc., of record in Deed Book 9513, Page 4866, Office of the Judge of Probate of Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a Capped Iron Rod Found on the North Right-of-Way Line of Steeple Chase Drive, said Iron Rod being the Southeast Corner of the property of record in Instrument 2017001037, aforesaid records; Thence along a Chord Tie Line having a Bearing of N 82°54'44" E, a distance of 641.46 feet to the POINT OF BEGINNING;

Thence N 16°03'52" W, a distance of 100.00 feet;
Thence with a curve to the right with an arc length of 290.20 feet, with a radius of 100.00 feet, with a chord bearing of S 22°55'39" E, with a chord length of 198.57 feet;
Thence S 60°12'33" W, a distance of 54.76 feet;
Thence S 64°41'30" W, a distance of 104.49 feet;
Thence with a curve to the right with an arc length of 214.84 feet, with a radius of 150.00 feet, with a chord bearing of N 74°16'33" W, with a chord length of 196.95 feet;
Thence N 33°14'39" W, a distance of 62.96 feet;
Thence N 58°03'54" W, a distance of 109.25 feet;
Thence with a curve to the left with an arc length of 15.60 feet, with a radius of 10.00 feet, with a chord bearing of S 77°15'24" W, with a chord length of 14.06 feet;
Thence S 32°35'06" W, a distance of 104.09 feet;
Thence S 11°43'53" W, a distance of 81.87 feet to a point on aforesaid Right-of-Way Line;
Thence N 58°25'48" W, along said Right-of-Way Line, a distance of 106.31 feet;
Thence N 11°43'53" E leaving said Right-of-Way Line, a distance of 45.79 feet;
Thence with a curve to the right with an arc length of 36.40 feet, with a radius of 100.00 feet, with a chord bearing of N 22°09'30" E, with a chord length of 36.20 feet;
Thence N 32°35'06" E, a distance of 104.09 feet;
Thence with a curve to the right with an arc length of 171.54 feet, with a radius of 110.00 feet, with a chord bearing of N 77°15'33" E, with a chord length of 154.68 feet;
Thence S 58°03'54" E, a distance of 109.25 feet;
Thence with a curve to the right with an arc length of 43.32 feet, with a radius of 100.00 feet, with a chord bearing of S 45°39'16" E, with a chord length of 42.98 feet;
Thence S 33°14'39" E, a distance of 62.96 feet;
Thence with a curve to the left with an arc length of 71.61 feet, with a radius of 50.00 feet, with a chord bearing of S 74°16'33" E, with a chord length of 65.65 feet;
Thence N 64°41'30" E, a distance of 100.57 feet;
Thence N 60°12'33" E, a distance of 50.85 feet to the POINT OF BEGINNING.

Said tract contains 2.11 Acres (91,722 Square Feet), more or less.

EXHIBIT C to Assignment

**LANDLORD's CONSENT TO ASSIGNMENT
AND ASSUMPTION OF GROUND LEASE AGREEMENT**

Not Required

Certificate Of Completion

Envelope Id: 8317BB00-64E3-4CCA-BFE4-FC008D646EDD

Subject: (Cosby Lake) Verizon_(GLAA)_(US-AL-5634)

SiteTracker Project ID:

Source Envelope:

Document Pages: 56

Certificate Pages: 6

AutoNav: Enabled

Envelopeld Stamping: Enabled

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed

Envelope Originator:

Quinn Hodson

750 Park of Commerce Drive

Boca Raton, FL 33487

Quinn.Hodson@verticalbridge.com

IP Address: 141.154.50.22

Record Tracking

Status: Original

11/12/2025 3:11:30 PM

Holder: Quinn Hodson

Quinn.Hodson@verticalbridge.com

Location: DocuSign

Signer Events

Tonya Redfield

tonya.redfield@verizonwireless.com

Real Estate Specialist

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

Tonya Redfield
763D8FFA2E084B0...

Signature Adoption: Pre-selected Style
Using IP Address: 69.78.66.90

Timestamp

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Signed: 11/18/2025 5:37:31 PM

Electronic Record and Signature Disclosure:

Accepted: 11/18/2025 5:37:07 PM

ID: b1572e0f-e099-44d7-9c1b-2091c36894b4

Courtney Drewski Craps

courtney.craps@verizonwireless.com

Assoc Dir - RE/Reg

Security Level: Email, Account Authentication
(None)

Signed by:

Courtney Drewski Craps
8DF74257E8664B9...

Signature Adoption: Pre-selected Style
Using IP Address: 69.78.100.101

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Viewed: 1/20/2026 8:40:58 AM

Signed: 1/20/2026 8:41:08 AM

Electronic Record and Signature Disclosure:

Accepted: 1/20/2026 8:40:58 AM

ID: 1ea12a5d-6c30-403b-83c1-072d1178ae0a

Lisa Jones

lisa.jones@verticalbridge.com

Security Level: Email, Account Authentication
(None)

DocuSigned by:

Lisa Jones
C954FC6E156E4BD...

Signature Adoption: Pre-selected Style
Using IP Address: 75.6.217.199

Sent: 1/20/2026 8:41:10 AM

Viewed: 1/20/2026 11:42:29 AM

Signed: 1/20/2026 11:44:25 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Johnny Crawford

Johnny.Crawford@verticalbridge.com

Executive Vice President of Development

Vertical Bridge Holdings

Security Level: Email, Account Authentication
(None)

DocuSigned by:

Johnny Crawford
8B487A8A77D3459...

Signature Adoption: Pre-selected Style
Using IP Address: 98.48.151.39

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Viewed: 1/26/2026 10:07:47 AM

Signed: 1/26/2026 10:08:00 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Tonya Redfield tonya.redfield@verizonwireless.com Real Estate Specialist Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 11/18/2025 5:36:22 PM ID: 32683fbd-f869-4331-931c-a5e973245ccc	VIEWED Using IP Address: 69.78.66.90	Sent: 11/12/2025 3:14:02 PM Viewed: 11/18/2025 5:36:22 PM Completed: 11/18/2025 5:36:50 PM
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Raul Garcia raul.garcia@verticalbridge.com Vertical Bridge Holdings Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 1/27/2022 8:51:21 AM ID: bf1ba8c1-6bbf-40d7-b386-37a2ff8e3c55	COPIED	Sent: 11/12/2025 3:14:02 PM Viewed: 11/12/2025 3:32:36 PM
Chad Caldwell Chad.Caldwell@verticalbridge.com Project Manager Vertical Bridge Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 11/12/2025 3:14:02 PM Viewed: 1/13/2026 10:29:09 AM
Territory GAAL VZWNetworkREDocusignApproval@VerizonWireless.com SYSTEM USER/SHARED ACCOUNT – DO NOT DELETE Verizon Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 4/22/2020 2:08:10 PM ID: 5f173b82-e707-488a-987e-13dbbf25fc1e	COPIED	Sent: 1/20/2026 8:35:58 AM
Maha Nadeem Maha.Nadeem@verticalbridge.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 1/26/2026 10:08:03 AM

Carbon Copy Events**Status****Timestamp**

Rachel Williamson
rachel.williamson@verticalbridge.com
Vertical Bridge Holdings

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Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Jamie Harris
jamie.harris@verticalbridge.com
Leasing
VB

COPIED

Sent: 1/26/2026 10:08:05 AM

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
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VB Lease Docs Filing: VB Lease Docs Filing
leasedocsfiling@verticalbridge.com

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Security Level: Email, Account Authentication
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Verizon Electronic Docs: Verizon Electronic Docs
vzwsare-feelectronicdocuments@verizonwireless.co
m

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Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Accepted: 3/30/2022 9:14:37 AM
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Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

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Envelope Updated	Security Checked	11/18/2025 5:36:50 PM
Certified Delivered	Security Checked	1/26/2026 10:07:47 AM
Signing Complete	Security Checked	1/26/2026 10:08:00 AM
Completed	Security Checked	1/26/2026 10:08:06 AM

Payment Events**Status****Timestamps****Electronic Record and Signature Disclosure**

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Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum

Enabled Security Settings:	Allow per session cookies
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The City of Clay

Mayor Charles Webster
Email: mayor@clayalabama.org

Ronnie Dixon, City Manager/Clerk
Email: rdixon@clayalabama.org



City Council
Ricky Baker
Becky Johnson
Bo Johnson
Kevin Small
Ben Thackerson

January 30, 2015

Baker Donelson
Attn: Floyd Gaines
420 20th Street North, Suite 1400
Birmingham, AL 35203

To Whom It May Concern:

The City Council of the City of Clay held a Public Hearing and approved Case Z-2015-01, establishing a telecommunications tower as a use at the property located at 6020 Steeple Chase Drive, Pinson, AL 35126, at their regularly scheduled meeting on January 20, 2015. As a result of this action the requested cell tower is considered an approved supplemental use.

Please see the attached Ordinance and City Council minutes for further information.

If you have any questions, please call me at 205.680.1223.

Sincerely,

Charles Webster
Mayor
City of Clay

Telephone: 205-680-1223
Fax Number: 205-681-6266

P. O. Box 345, Clay, Alabama 35048-0345
2441 Old Springville Road, Birmingham, AL 35215

Website: www.clayalabama.org



CITY OF CLAY, ALABAMA ORDINANCE 2015-02

AN ORDINANCE TO AMEND ORDINANCE 2006-07, ZONING ORDINANCE

WHEREAS, the City Council of the City of Clay, Alabama adopted Ordinance 2006 – 07 on March 27, 2006, and

WHEREAS, the provisions of this Ordinance, including the Zoning Map, may from time to time be amended, supplemented, changed, modified or repealed by the City Council in accordance with the procedures stated in Section 1105 of Ordinance 2006 - 07; and

WHEREAS, this Ordinance has been previously amended by Ordinances 2007-12, 2008-10, 2008-11, 2008-12, 2009-09, 2010-02, 2011-03, 2011-04, 2012-06, 2013-01, 2013-02, 2013-04, 2013-08, 2013-18, and 2014-02; and

WHEREAS, the Planning and Zoning Commission held a public hearing on January 15, 2015; and

WHEREAS, the Planning and Zoning Commission recommends adding
"Telecommunications Towers" Sections 501.02, 502.02, 503.02, and 506.02.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Clay, Alabama that based on the recommendation of the Planning and Zoning Commission, Sections 501.02, 502.02, 503.02, and 506.02 of Ordinance 2006 – 07 are hereby amended to include "Telecommunications Towers".

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the City Council of the City of Clay, Alabama that based on the recommendation of the City Manager, Section 510.05 of Ordinance 2006 – 07 is hereby amended to remove "No open or outdoor storage or repair areas of any kind shall be permitted."

ADOPTED AND APPROVED this 20th Day of January, 2015.

Charles K. Webster ATTEST: Ronnie Dixon
Charles K. Webster Ronnie Dixon
Mayor City Manager

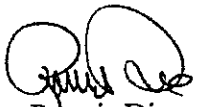


CITY OF CLAY, ALABAMA ORDINANCE 2015-02

CERTIFICATION:

I, the undersigned City Manager of the City of Clay, Alabama, hereby Certify that the above and foregoing copy of (1) **Ordinance** is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Clay, Alabama, on the 20th Day of January, 2015, as same appears in the official records of said City.

Posted at City Hall, Chalkville Regions Bank, Seniors Centers, and the United States Post Office all being in the City of Clay this the 21st Day of January, 2015.


Ronnie Dixon
City Manager



City of Clay
P.O. Box 345
Clay, Al 35048-0345

CITY COUNCIL MINUTES
January 20, 2015

The City Council of the City of Clay met in regular session on Tuesday, January 20, 2015, at 6:30 p.m. at Clay City Hall. Mayor Webster presided over the meeting and City Manager Ronnie Dixon, served as recorder.

Mayor Webster called the meeting to order. Councilor Bo Johnson led in prayer and Mayor Webster led everyone in reciting the Pledge of Allegiance.

Roll call of those present was answered by the following:

Councilor Baker
Councilor Small

Councilor Johnson
Councilor Thackerson

Councilor Johnson
Mayor Webster

Absent: None

Mayor Webster called for a motion to approve the Regular Council meeting minutes of January 5, 2015.

Councilor Small made a motion to approve the Regular Council meeting minutes of January 5, 2015, which was seconded by Councilor Thackerson and approved by unanimous voice vote.

Mayor Webster called for a motion to approve tonight's Meeting Agenda.

Councilor Johnson made a motion to approve tonight's Meeting Agenda amended to include Ordinance 2015-03 which was seconded by Councilor Bo Johnson and approved by unanimous voice vote.

Mayor Webster called for a motion to approve tonight's Consent Agenda.

Councilor Small made a motion to approve tonight's Consent Agenda, which was seconded by Councilor Bo Johnson. The motion was put before the Council and a roll call vote was conducted with the results as follows:

Yeas: Councilors Baker, Johnson, Bo Johnson, Thackerson, and Mayor Webster.

Nays: None

Under **Mayor and Council Comments**, Mayor Webster recognized Mr. Timothy Alexander of 9-21 Court North West. Mr. Alexander spoke about Clay Chalkville and University of Alabama at Birmingham football community and future generations who want to take part in the community. Mayor Webster thanked Mr. Alexander for speaking.

Councilor Baker was recognized for a report. He informed the Council that they Public Safety Committee will meet next week.

Councilor Becky Johnson was recognized for a report and called on Senior Center Co-Director Linda Plummer. Ms. Plummer announced that they continue to have new members visit and will go to Pell City on Friday, January 23. Councilor Johnson reported that the Clay Chalkville bands will host a mattress sale fundraiser on February 7 at the middle school. The bands will also host a Cougar Band Run on April 18 at 8:00 am. The High School baseball



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team is selling Valentine's Day dinner tickets as a fundraiser. East Jefferson Relay for Life run will be held on January 24 at Trussville Civic Center.

Councilor Bo Johnson was recognized for a report and announced that Auto Zone plans to move into Clay.

Councilor Bo Johnson made a motion to suspend the regular rules of order and enter into Unanimous Consent, which was seconded by Councilor Thackerson. The motion was put before the Council and a roll call vote was conducted with the results as follows:

Yeas: Councilors Baker, Johnson, Johnson, Small, Thackerson, and Mayor Webster.

Nays: None

Mayor Webster introduced Resolution 2015-10, A Resolution in Support of the University of Alabama at Birmingham Football Program, which was read by City Manager Ronnie Dixon.

Councilor Johnson made a motion to approve Resolution 2015-10, which was seconded by Councilor Bo Johnson. The motion was put before the Council and a roll call vote was conducted with the results as follows:

Yeas: Councilors Baker, Johnson, Johnson, Small, Thackerson, and Mayor Webster.

Nays: None

Mayor Webster called an end to Unanimous Consent.

Councilor Small was recognized for a report and reminded the Council that the Library Committee will meet on Monday. He thanked Public Works Director Josh Isbell for his continued work.

Councilor Thackerson was recognized for a report and reviewed the progress of the construction of restrooms at Cosby Lake.

Under Reading of Petitions, Applications, Complaints, Appeals, Communications, etc., Mayor Webster announced that there were none.

Under the City Manager's Report, City Manager Ronnie Dixon reported the account balances in the General Fund = \$376,999.09; Contractors Bond = \$168,721.92; Capital Improvement Fund = \$465,357.70; 4 & 5 Cent Gasoline Fund = \$78,356.57; 7 Cent Gasoline Fund = \$162,940.75; Road Project Fund = \$175,000.00; Contingency Fund = \$175,000.00; BBT Fund = \$56,250.00; Ballpark Revenue (Fiscal Year) = \$18,945.54; and Ballpark Expense (Fiscal Year) = 27,889.02.

Under Resolutions, Ordinances, Orders and Other Business Mayor Webster called for a motion to re-enter into Unanimous Consent.

Councilor Bo Johnson made a motion to suspend the regular rules of order and re-enter into Unanimous Consent, which was seconded by Councilor Thackerson. The motion was put before the Council and a roll call vote was conducted with the results as follows:



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Yeas: Councilors Baker, Johnson, Johnson, Small, Thackerson, and Mayor Webster.

Nays: None

Mayor Webster introduced Ordinance 2015-02, An Ordinance Amending Ordinance 2006-07, Zoning Ordinance, which was read by City Manager Ronnie Dixon.

Councilor Johnson made a motion to approve Ordinance 2015-02, which was seconded by Councilor Small. The motion was put before the Council and a roll call vote was conducted with the results as follows:

Yeas: Councilors Baker, Johnson, Johnson, Small, Thackerson, and Mayor Webster.

Nays: None

Mayor Webster called an end to Unanimous Consent and called for a recess.

At 7:03 pm, Mayor Webster called the meeting back to order and introduced the Comprehensive Plan changes.

Councilor Johnson made a motion to follow the recommendation of the Planning and Zoning Commission and adopt the Comprehensive Plan (maps) as amended. The motion was seconded by Councilor Bo Johnson and approved by a voice vote as follows: Councilors Johnson, Johnson, Small, Thackerson, and Mayor Webster; Nays: Councilor Baker. The motion passed with a 5-1 vote.

Mayor Webster introduced Z-2014-04, Zoning 6719 Trussville Clay Road. Mr. Dixon explained that the Council held a Public Hearing at the January 5, 2015, meeting and tabled the decision so the Council could do further research. He further explained that the Council has amended the Special Commercial Zone to allow outdoor storage so this property could be rezoned Special Commercial instead of Light Industrial as originally requested. Many neighboring property owners have balked at the idea of being located near an industrial zone during Public Hearings for this rezoning. Mr. Dixon further explained that on the first page industrial should now read special commercial.

Councilor Johnson made a motion to approve the amended case Z-2014-04, to rezone the property at 6719 Trussville Clay Road from Agricultural to Special Commercial which was seconded by Councilor Small. The motion was put before the Council and a roll call vote was conducted with the results as follows:

Yeas: Councilors Johnson, Johnson, Small, Thackerson, and Mayor Webster.

Nays: Councilor Baker.

The motion passed with a 5-1 vote.

Mayor Webster introduced the Public Hearing for case Z-2015-01, Special Exception Use for 6020 Steeple Chase Drive. Mr. Dixon explained that the Zoning Ordinance has now been amended to explicitly allow telecommunications towers in the supplemental use section of medium, low, and estate residential as well as agricultural zones.

Councilor Johnson made a motion to approve Z-2015-01 as a supplemental use which was seconded by Councilor Bo Johnson. The motion was put before the Council and a roll call vote was conducted with the results as follows:

Yeas: Councilors Baker, Johnson, Johnson, Small, Thackerson, and Mayor Webster.

Nays: None



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Mr. Dixon explained that during the course of the audit, it was discovered that the signatories for City Accounts have not been updated and that an Ordinance was placed in the Council's packets at the last minute to remedy this situation. Mayor Webster introduced Ordinance 2015-03, An Ordinance Amending Ordinance 2008-32, which was read by City Manager Ronnie Dixon.

Councilor Small made a motion to approve Ordinance 2015-03, which was seconded by Councilor Baker. The motion was put before the Council and a roll call vote was conducted with the results as follows:

Yeas: Councilors Baker, Johnson, Johnson, Small, Thackerson, and Mayor Webster.

Nays: None

Mayor Webster called for **Public Comments**. Mayor Webster recognized Mr. George Post of 6927 Mountain View Drive North East. Mr. Post commented on the progress made by Councilor Johnson.

Mayor Webster recognized Ms. Linda Hicks of 6778 Trussville Clay Road. Ms. Hicks requested a copy of the covenant for the property at 6719 Trussville Clay Road.

Mayor Webster announced that the next City Council meeting will take place on Monday, February 2, 2015, at 6:30. Pre Council will begin at 6:00 p.m.

Councilor Johnson made a motion to adjourn which was seconded by Councilor Baker and approved by a unanimous vote.

The City Council adjourned at 7:30 pm.

Respectfully submitted,

Ronnie Dixon
City Manager

CITY OF CLAY, ALABAMA
Planning and Zoning Commission
2441 Old Springville Rd
Birmingham, AL 35215
205-680-1223

PUBLIC NOTICE

Date of Notice: July 27, 2026

Notice Number: Z2026-07-01

SUBJECT: Request to Rezone

Notice is hereby given that the Planning and Zoning Commission **of the City of Clay, Alabama will hold a Public Hearing**

Date: August 10, 2026

Time: 6:00 PM

Location: 2441 Old Springville Rd, Birmingham, AL 35215

The purpose of this meeting is to consider the following request:

Applicant: Mary Palmer, Agent

Property Address: 6020 Steeple Chase Dr., Pinson, AL 35126

Parcel ID: Part of 090035200015.000

Request: As a special Exception, to allow a cellular communication tower

All interested persons are invited to attend and will be given an opportunity to be heard regarding this matter. Written comments may be submitted in advance to:

Mailing Address: PO Box 345, Clay, AL 35048

Email Address: bwatson@clayalabama.org

This notice is issued in accordance with the provisions of the City of Clay Zoning Ordinance and applicable Alabama state law.

Accessibility Notice: If you require special accommodation to participate in this meeting, please contact the City Clerk's office at (205-680-1223) at least two business days prior to the meeting.