

**PARENT PARCEL DESCRIPTION (AS PROVIDED)**

THE WEST ONE-HALF (W1/2) OF LOTS 1 AND 2, BLOCK 1, IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, OF ST. LUCIE GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM THE SOUTH 400 FEET OF THE WEST 1/2 OFF OF LOT 2 AND LESS AND EXCEPTING THEREFROM THE NORTH 50 FEET OF THE WEST 1/2 OF LOT 1 FOR JENNINGS ROAD RIGHT-OF-WAY.

**EXCLUSIVE EASEMENT AREA (AS SURVEYED)**

Situated in the City of Port St. Lucie, County of St. Lucie and State of Florida. Known as being part of Section 12, Township 37 South, Range 40 East, St. Lucie County, Florida, and being a part of Lot 2, Block 1, ST. LUCIE GARDENS SUBDIVISION, as recorded in Plat Book 1, Page 35, of said county records, and being a 87,225 square foot Exclusive Easement Area over and upon a parcel of land now or formerly conveyed to Larry Olson and Sandra Olson, as recorded in Book 1445, Page 1375, of St. Lucie County records and being more particularly described as follows:

Commence at the Northwest corner of Lot 1, Block 1, of said plat, being a point of intersection with the Southerly right-of-way line of Southeast Jennings Road; Thence, leaving said Southerly right-of-way line, run S00°04'34"E, along the Westerly boundary line of said Lot 1, a distance of 612.16 feet to the Southwest corner of said Lot 1, also being the Northwest corner of said Lot 2, also being the Point of Beginning;

Thence, leaving said Westerly boundary line, run N89°51'45"E, along the Northerly boundary line of said Lot 2, being the Southerly boundary line of said Lot 1, a distance of 330.94 feet to a found iron pin; Thence, S00°02'30"E, a distance of 263.63 feet; Thence, S89°51'45"W, a distance of 330.78 feet to a point of intersection with the Westerly boundary line of said Lot 2; Thence, run N00°04'34"W, along said Westerly boundary line of said Lot 2, a distance of 263.63 feet to the Point of Beginning and containing 2.0024 acres (87,225 square feet) of land, more or less.

Together with and subject to a 20 foot ingress and egress easement as set forth in Official Records Book 551, Page 2928 as located and lying within the East 20 feet of the West 60 feet of Lots 1 and 2, Block 1, Section 12, Township 37 South, Range 40 East, of St. Lucie Gardens Subdivision.

Subject to Canal right-of-way as located and lying within the West 40 feet of Lots 1 and 2, Block 1, Section 12, Township 37 South, Range 40 East, of St. Lucie Gardens Subdivision.

**NON-EXCLUSIVE ACCESS & UTILITY EASEMENT (AS SURVEYED)**

Situated in the City of Port St. Lucie, County of St. Lucie and State of Florida. Known as being part of Section 12, Township 37 South, Range 40 East, St. Lucie County, Florida, and being a part of Lot 1, Block 1, ST. LUCIE GARDENS SUBDIVISION, as recorded in Plat Book 1, Page 35, of said county records, and being a 12,246 square foot Non-Exclusive Access and Utility Easement over and upon a parcel of land now or formerly conveyed to Larry Olson and Sandra Olson, as recorded in Book 1445, Page 1375, of St. Lucie County records and being more particularly described as follows:

Commence at the Northwest corner of said Lot 1, being a point of intersection with the Southerly right-of-way line of Southeast Jennings Road; Thence, run N89°41'55"E, along said Southerly right-of-way line, a distance of 40.00 feet to the Point of Beginning;

Thence, continue N89°41'55"E, along said Southerly right-of-way line, a distance of 20.00 feet; Thence, leaving said Southerly right-of-way line, run S00°04'34"E, a distance of 612.33 feet to the Southerly boundary line of said Lot 1; Thence, run S89°51'45"W, along said Southerly boundary line, a distance of 20.00 feet; Thence, leaving said Southerly boundary line, run N00°04'34"W, a distance of 612.27 feet to the Point of Beginning and containing 0.2811 acre (12,246 square feet) of land, more or less.

Subject to a 20 foot ingress, egress and utilities easement as set forth in Official Records Book 551, Page 2928, as located and lying within the East 20 feet of the West 60 feet of Lots 1 and 2, Block 1, Section 12, Township 37 South, Range 40 East, of St. Lucie Gardens Subdivision.

**EXHIBIT "A"**

**BASIS OF BEARING:**

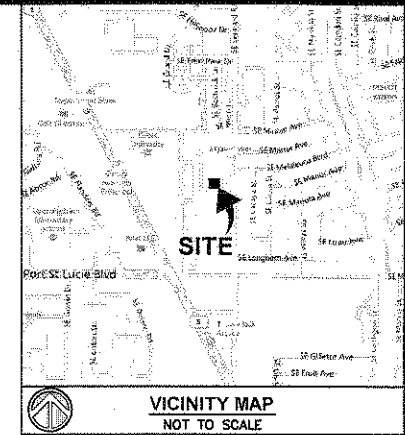
The meridian for all bearings shown hereon is the Northerly boundary line of said described Exclusive Easement Area, known as being N89°51'45"E, per Boundary and Topographic Survey by William B. Zentz & Associates, Inc., dated March 7, 2000.

**FLOOD ZONE:**

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X, according to the Flood Insurance Rate Map for the County of St. Lucie, Community Panel No. 12111C 0293J, Effective Date: February 16, 2012.

**ENCROACHMENTS:**

At the time of survey there were no visible encroachments onto or beyond the subject property.



**CERTIFICATION:**

I, James M. McNeely, PSM, a Florida State Registered Professional Land Surveyor, License No. PSM-5730, hereby certify to SBA Properties LLC, a Delaware limited liability company and Stewart Title Guaranty Company the following:

Latitude and Longitude values for the center of the above-referenced tower are accurate to within +/- 15 feet horizontally; and that the following tower site elevation is accurate to within +/- 3 feet vertically.

HORIZONTAL DATUM: NAD83

LATITUDE NORTH 27°16'34.72"  
LONGITUDE WEST 80°17'10.70"

VERTICAL DATUM: NAVD 88

This surveyor has received and reviewed that certain Title Commitment No. 20130062-77, issued by Stewart Title Guaranty Company, with an effective date of January 10, 2013, which proposes to insure the lands described under its Schedule A.

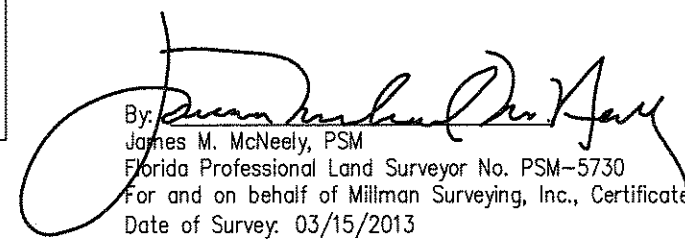
This surveyor knows of his own knowledge that the lands described under said Schedule A of the Title Commitment contain or include the lands described in and depicted on this survey.

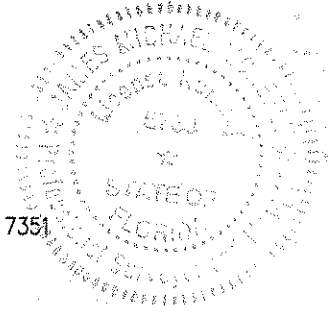
This surveyor further knows of his own knowledge that the easements of record and identified under Schedule B-2 of said Title Commitment encumber the lands described on this survey, but said easements will not interfere with the location of the insured lands, including the exclusive easement area and any and all access, utility and guy wire easement parcels.

I hereby certify that this drawing correctly depicts the description shown hereon as prepared under my direction and this drawing was made in accordance with minimum technical standards adopted by the Florida Division of Consumer Services Agriculture Division of the Florida Administrative Code, pursuant to Section 5J-17.050-052 F.A.C.

Not valid without the signature and raised original seal of a Florida Licensed Surveyor and Mapper.

SYMBOL LEGEND	
R/W	- Right-of-Way
P/L	- Adjoiner Property Line
P.O.B.	- Place/Point of Beginning
P.O.C.	- Place/Point of Commencement
(X)	- Schedule B-Section II Item
(Record)	Actual
●	- Monumentation Found as Noted
⊙	- Monitoring Well
⊠	- Air Condition Unit
⊞	- Electric Meter
⊞	- Electric Transformer
⊞	- Telephone Pedestal
⊞	- Utility Pole
→	- Guy Wire
—X—	- Fence (As Noted)
▭	- Concrete Area
▭	- Building Area

By:   
James M. McNeely, PSM  
Florida Professional Land Surveyor No. PSM-5730  
For and on behalf of Millman Surveying, Inc., Certificate of Authorization No. LB 7351  
Date of Survey: 03/15/2013



Note: This survey does not represent a boundary survey of the parent parcel.

<p>AS-BUILT SURVEY 3775 SE Jennings Rd. Port St. Lucie, FL 34952-7702</p> <p>Site ID# FL03260-A Site Name: JENNINGS ROAD</p>		<p>Millman Surveying, Inc. Corporate Headquarters 1742 Georgetown Road, Suite H Hudson, OH 44236 Phone: 800-520-1010 www.millmanland.com</p>	<table border="1"> <tr> <td>Drawn By: SP/JVE</td> <td>Project Manager: SP</td> </tr> <tr> <td>Date: 03/18/13</td> <td>Scale: N/A</td> </tr> <tr> <td>Checked: JMM</td> <td>Sheet: 1 of 3</td> </tr> <tr> <td colspan="2">MSI Project No. 28930</td> </tr> </table>	Drawn By: SP/JVE	Project Manager: SP	Date: 03/18/13	Scale: N/A	Checked: JMM	Sheet: 1 of 3	MSI Project No. 28930		 <p>SBA Network Services, Inc. 5900 Broken Sound Parkway NW Boca Raton, FL 33487</p>
Drawn By: SP/JVE	Project Manager: SP											
Date: 03/18/13	Scale: N/A											
Checked: JMM	Sheet: 1 of 3											
MSI Project No. 28930												

BLOCK 1  
LOT 1

Now or Formerly:  
Gabriel Diaz & Wanda Diaz  
Book: 863 Page: 128  
APN: 3414-501-4701-000-0

Now or Formerly:  
Griggs Plaza, LLC  
Book: 3055 Page: 1881  
APN: 3414-501-4701-020-6

BLOCK 1  
LOT 2  
Now or Formerly:  
VAZ, Inc.  
Book: 1862 Page: 155  
APN: 3414-501-4702-000-7

N 00°02'30" W 876.74'

S 00°02'30" E 263.63'

ST. LUCIE GARDENS SUBDIVISION  
PB 1 / PG 35

BLOCK 1  
WEST 1/2  
LOT 1

BLOCK 1  
LOT 2

**Vested In:**  
Larry Olson & Sandra Olson  
Book: 1445 Page: 1375  
APN: 3414-501-4701-250-7  
290,083 Sq. Ft.  
6.6594 Acres ±

**Non-Exclusive  
20' Access &  
Utility Easement:**  
- As Surveyed -  
12,246 Sq. Ft.  
0.2811 Acre ±

20' INGRESS/EGRESS EASEMENT  
OR BOOK 551, PG 2928

20' INGRESS/EGRESS EASEMENT  
OR BOOK 551, PG 2928

P.O.B.—Non-Exclusive Access &  
Utility Easement—As Surveyed

S 00°04'34" E 612.33'

N 00°04'34" W 612.27'

S 00°04'34" E 612.16'

Westerly Boundary Line Lot 1

S 00°04'34" E 875.79'

NW Corner Lot 2, Block 1  
SW Corner Lot 1, Block 1

NW Corner Lot 1, Block 1

P.O.C.—Exclusive Easement Area; Non-Exclusive  
Access & Utility Easement—As Surveyed

P.O.B.—Exclusive Easement  
Area—As Surveyed

Now or Formerly:  
Safe and Sound Storage, LLC  
Book: 3138 Page: 56  
APN: 4412-505-0001-000-4

BLOCK 1  
LOT 3

BLOCK 1  
LOT 3

Now or Formerly:  
Golf Aqua Range Psl., Inc.  
APN: 4412-505-0002-000-1

5/8" Iron Pin  
Found & Used

6' Chainlink Fence (Typ.)

**Exclusive  
Easement Area**  
- As Surveyed -  
87,225 Sq. Ft.  
2.0024 Acres ±

Overhead Guy Wires (Typ.)

**Guyed Tower**

5/8" Iron Pin  
Found & Used  
for Line

Guy Anchor (Typ.)

Asphalt Drive

Gravel Drive

~ Canal ~

04'

Westerly Boundary Line Lot 2

N 00°04'34" W 263.63'

~ Canal ~

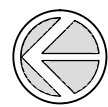
**Southeast Jennings Road**  
Public - Asphalt Pavement

S 89°41'55" W 331.31'

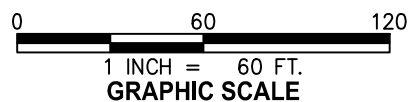
N 89°41'55" E

40.00'  
N 89°41'55" E

R/W



NORTH



AS-BUILT SURVEY

3775 SE Jennings Rd.  
Port St. Lucie, FL 34952-7702

Site ID# FL03260-A Site Name: JENNINGS ROAD

**millman**  
National Land Services

Millman Surveying, Inc.  
Corporate Headquarters  
1742 Georgetown Road, Suite H  
Hudson, OH 44236  
Phone: 800-520-1010  
www.millmanland.com

Drawn By: SP/JVE	Project Manager: SP
Date: 03/18/13	Scale: 1"=60'
Checked: JMM	Sheet: 2 of 3
MSI Project No. 28930	

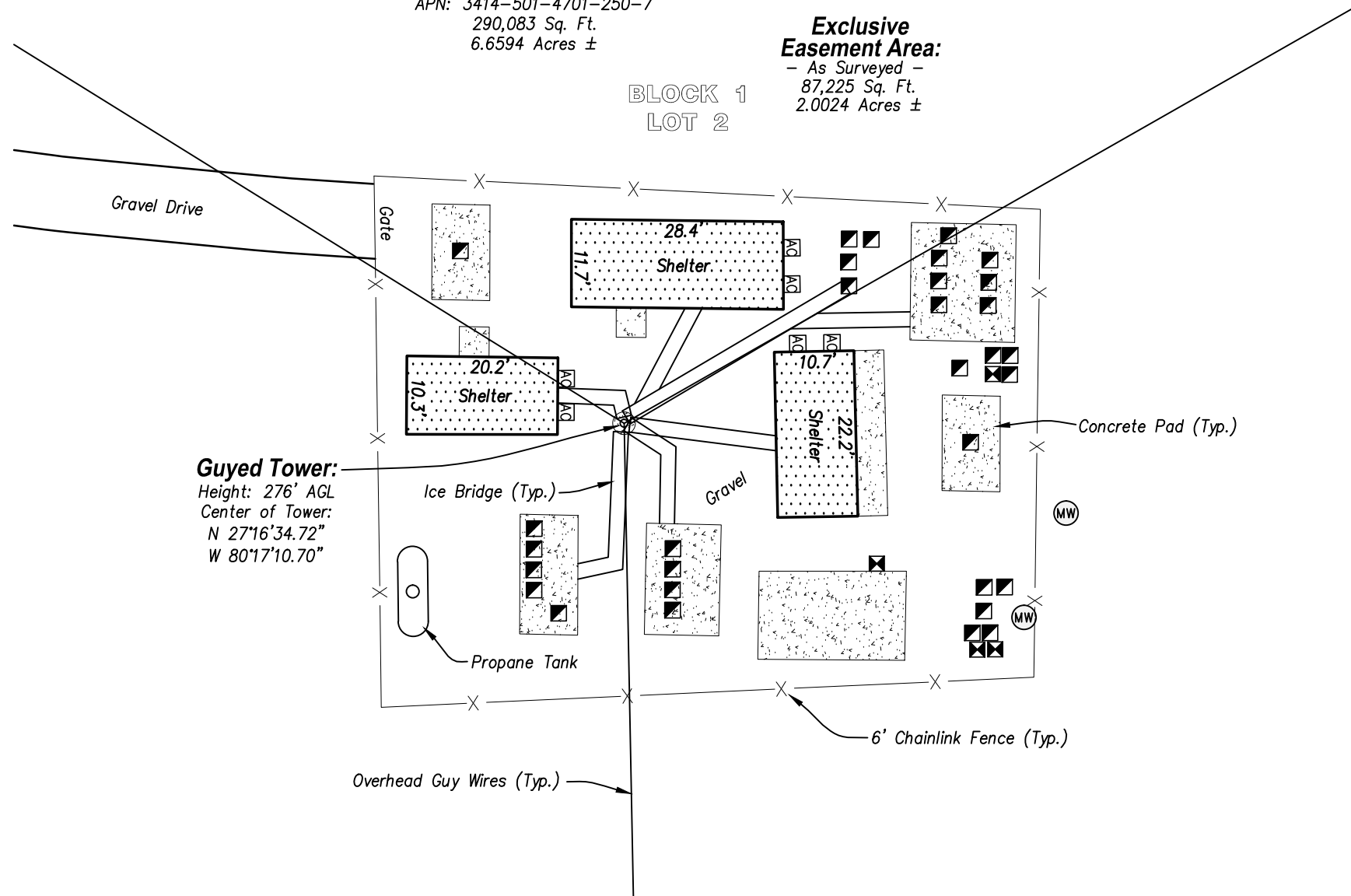
**SBA**  
SBA Network Services, Inc.  
5900 Broken Sound Parkway NW  
Boca Raton, FL 33487

**Vested In:**  
 Larry Olson & Sandra Olson  
 Book: 1445 Page: 1375  
 APN: 3414-501-4701-250-7  
 290,083 Sq. Ft.  
 6.6594 Acres ±

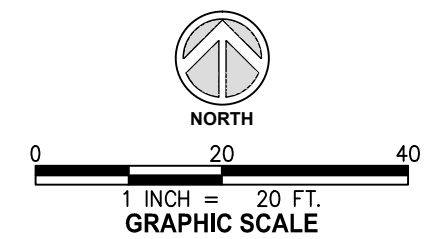
**ST. LUCIE GARDENS SUBDIVISION**  
 PB 1 / PG 35

**BLOCK 1**  
**LOT 2**

**Exclusive Easement Area:**  
 - As Surveyed -  
 87,225 Sq. Ft.  
 2.0024 Acres ±



**Guyed Tower:**  
 Height: 276' AGL  
 Center of Tower:  
 N 27°16'34.72"  
 W 80°17'10.70"



**AS-BUILT SURVEY**

3775 SE Jennings Rd.  
 Port St. Lucie, FL 34952-7702

Site ID# FL03260-A Site Name: JENNINGS ROAD



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Drawn By: SP/JVE Project Manager: SP

Date: 03/18/13 Scale: 1"=20'

Checked: JMM Sheet: 3 of 3

MSI Project No. 28930



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