

# SPECIAL PURPOSE SURVEY AND DESCRIPTION SKETCH

IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST,  
ST. LUCIE COUNTY, FLORIDA  
FOR: VERTICAL BRIDGE, LLC

## SURVEYOR'S NOTES

- BEARINGS HEREON ARE REFERENCED TO AN ASSUMED BEARING OF NORTH 89°54'20" EAST ALONG THE SOUTH LINE OF LOT 1, BLOCK 1, SAID LINE ALSO BEING ALONG THE SOUTH LINE OF THE PARENT PARCEL.
- UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
- THE SPECIAL PURPOSE SURVEY AND DESCRIPTION SKETCH SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED APRIL 23, 2015.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENT, AND TO DEPICT THE TYPE AND LOCATION OF THE TOWER SITE RELATED IMPROVEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH AN EGPS REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION TKO GPS RECEIVER.
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD88 DATUM.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- SITE ADDRESS:  
3771 SE JENNINGS ROAD,  
PORT SAINT LUCIE, FL 34952

## FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120285 0293 J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, DATED 2/16/2012, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

## EXISTING TOWER LOCATION INFORMATION:

500.0'±1' GUY TOWER  
NO VISIBLE CAISSON

NAD 83  
LATITUDE = 27°16'30.95" N ±20'  
LONGITUDE = 80°17'10.18" W ±20'

NAD 27  
LATITUDE = 27°16'29.79" N ±20'  
LONGITUDE = 80°17'11.00" W ±20'

GROUND ELEVATION AT BASE OF TOWER = 13.7'±3' NAVD'88  
GROUND ELEVATION AT BASE OF TOWER = 15.2'±3' NGVD'29

TOP OF THE TOWER HEIGHT ABOVE GROUND = 500.0'±1'  
ELEVATION OF THE TOP OF THE TOWER = 513.7'±3' NAVD'88  
ELEVATION OF THE TOP OF THE TOWER = 515.2'±3' NGVD'29

NO APPURTENANCES EXTEND ABOVE THE TOP OF THE TOWER

## LEGEND

- INDICATES CONCRETE MONUMENT FOUND AS NOTED
- INDICATES IRON PIN FOUND AS NOTED
- ⊕ INDICATES WOOD UTILITY POLE
- DP—DP— INDICATES OVERHEAD POWER LINE
- OH—OH— INDICATES OVERHEAD GUY WIRES
- F—F— INDICATES 6' TALL WOOD FENCE
- C—C— INDICATES 6' TALL CHAINLINK FENCE
- ⊙ INDICATES SATELLITE DISH
- (C) INDICATES CALCULATED MEASURE
- (P) INDICATES INFORMATION PER RECORDED PLAT
- (D) INDICATES RECORD DESCRIPTION DATA
- ⑦ INDICATES COMMITMENT FOR TITLE INSURANCE EXCEPTION NUMBER
- ▨ INDICATES ASPHALT

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	50.00'	90°00'00"	78.54'	N 45°00'00" W	70.71'

8' X 16' FENCE ENCLOSURE (6' TALL WOOD)  
VAZ, INC.  
TAX PARCEL NO. 3414-501-4702-010-0  
OFFICIAL RECORDS BOOK 3643, PAGE 2091

THE WESTERLY LINE OF THE "VAZ, INC." PARCEL AS PER THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 3643, PAGE 2091

SURVEYOR'S NOTE:  
THE RECORD PLAT FOR ST. LUCIE GARDENS, PLAT 1, RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DEPICTS A RIGHT-OF-WAY (UNSPECIFIED WIDTH) CENTERED ON THE EASTERLY LINE OF SECTION 12 AND ADJACENT TO THE EASTERLY LINE OF LOT 2, BLOCK 1

APPROXIMATE LOCATION OF THE EAST LINE OF THE WEST 1/2 OF LOT 1, BLOCK 1, IF THE EAST LINE OF LOT 1, BLOCK 1 IS THE SAME AS THE EAST LINE OF SECTION 12 (NO PLATTED RIGHT-OF-WAY), WHICH IS NOT SUPPORTED BY THE RECORD PLAT

APPROXIMATE LOCATION OF THE EAST LINE OF THE WEST 1/2 OF LOT 1, BLOCK 1, IF THE EAST LINE OF LOT 1, BLOCK 1 IS 20 FEET WEST OF THE EAST LINE OF SECTION 12, WHICH WOULD CORRESPOND WITH A 40 FOOT WIDE PLATTED RIGHT-OF-WAY (POSSIBLY THE MINIMUM WIDTH THE PLATTED RIGHT-OF-WAY WOULD BE)

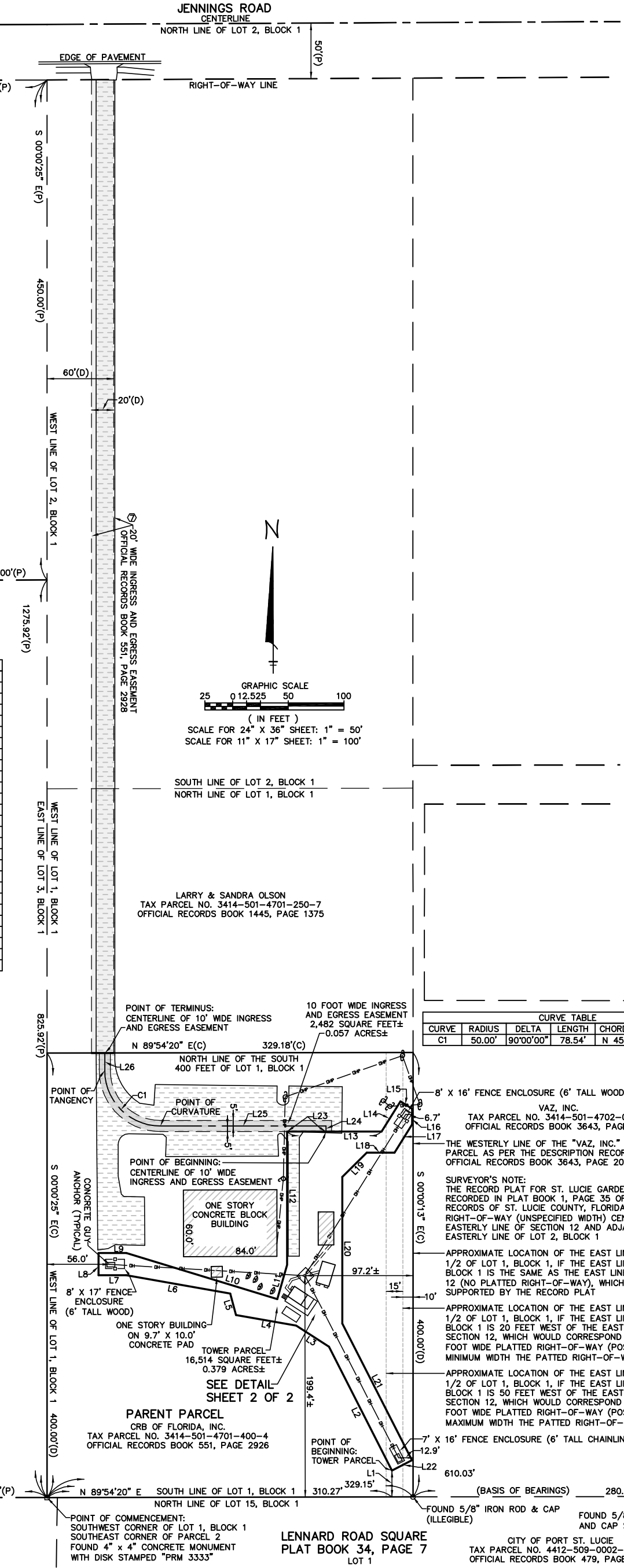
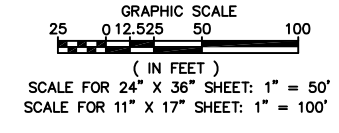
APPROXIMATE LOCATION OF THE EAST LINE OF THE WEST 1/2 OF LOT 1, BLOCK 1, IF THE EAST LINE OF LOT 1, BLOCK 1 IS 50 FEET WEST OF THE EAST LINE OF SECTION 12, WHICH WOULD CORRESPOND WITH A 100 FOOT WIDE PLATTED RIGHT-OF-WAY (POSSIBLY THE MAXIMUM WIDTH THE PLATTED RIGHT-OF-WAY WOULD BE)

7' X 16' FENCE ENCLOSURE (6' TALL CHAINLINK)

FOUND 5/8" IRON ROD & CAP (ILLEGIBLE)  
FOUND 5/8" IRON ROD AND CAP STAMPED "LB 4286"

CITY OF PORT ST. LUCIE  
TAX PARCEL NO. 4412-509-0002-000-3  
OFFICIAL RECORDS BOOK 479, PAGE 1835

LINE	BEARING	LENGTH
L1	N 00°05'40" W	23.82'
L2	N 27°00'00" W	125.00'
L3	N 57°00'00" W	35.00'
L4	N 80°00'00" W	55.00'
L5	N 15°00'00" W	20.00'
L6	N 80°00'00" W	95.00'
L7	S 90°00'00" E	25.00'
L8	N 00°00'00" W	20.00'
L9	N 90°00'00" E	25.00'
L10	S 73°00'00" E	142.00'
L11	N 16°00'00" E	32.00'
L12	N 00°00'00" E	120.00'
L13	N 90°00'00" E	85.00'
L14	N 32°00'00" E	32.00'
L15	S 58°00'00" E	12.50'
L16	S 00°00'00" W	14.00'
L17	S 32°00'00" W	30.00'
L18	S 90°00'00" W	25.00'
L19	S 45°00'00" W	31.00'
L20	S 00°00'00" E	132.00'
L21	S 27°00'00" E	138.00'
L22	S 62°50'05" W	20.24'
L23	N 90°00'00" E	132.00'
L24	N 00°00'00" E	5.00'
L25	N 90°00'00" W	149.00'
L26	N 00°00'00" E	15.71'



**SURVEYOR'S CERTIFICATION**  
SURVEY CERTIFIED TO:  
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS  
THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT, AND ITS SUCCESSORS AND/OR ASSIGNS  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



GEOLINE SURVEYING, INC., LB 7082  
DAVID G. SHORT  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE OF REGISTRATION NO. 5022

**GEOLINE SURVEYING, INC.**  
Professional Land Surveyors  
13430 NW 104th Terrace, Suite A  
Alachua, Florida 32815  
(386)418-0500 Fax: (386)462-9986  
geoline@geolineinc.com

DESIGNED: FLOYD CURTIS	SCALE: AS SHOWN
DRAWN: FLOYD CURTIS	DATE: APRIL 23, 2015
CHECKED: DAVID SHORT	PROJECT #: 351-661

**VERTICAL BRIDGE SITE # US-FL-5013**  
**ST. LUCIE COUNTY, FLORIDA**

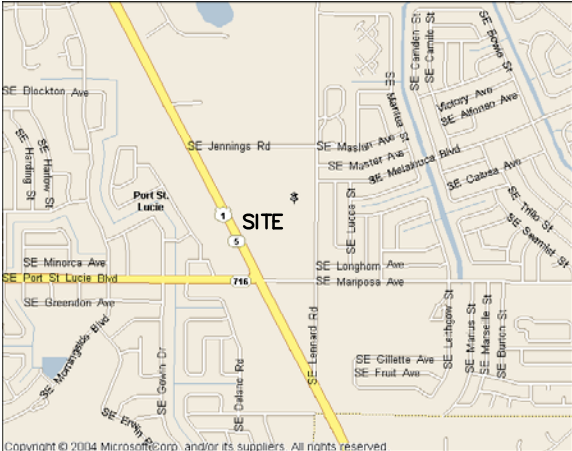
DRAWING # 351-661 SHEET # 1 OF 2

# SPECIAL PURPOSE SURVEY AND DESCRIPTION SKETCH

IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST,  
ST. LUCIE COUNTY, FLORIDA  
FOR: VERTICAL BRIDGE, LLC



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

## PROPERTY DESCRIPTION

PARENT PARCEL  
(OFFICIAL RECORD BOOK 551, PAGE 2926)

THE SOUTH 400 FEET OF THE WEST 1/2 OF LOT 2, BLOCK 1, OF ST. LUCIE GARDENS, PLAT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST.

TOWER PARCEL  
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTH 400 FEET OF THE WEST 1/2 OF LOT 2, BLOCK 1, IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE GARDENS, PLAT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE GARDENS, PLAT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL 2, JENNINGS PARK PLAT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 3 OF SAID PUBLIC RECORDS; THENCE NORTH 89°54'20" EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 310.27 FEET; THENCE NORTH 00°05'40" WEST FOR 23.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°00'00" WEST FOR 125.00 FEET; THENCE NORTH 57°00'00" WEST FOR 35.00 FEET; THENCE NORTH 80°00'00" WEST FOR 55.00 FEET; THENCE NORTH 15°00'00" WEST FOR 20.00 FEET; THENCE NORTH 80°00'00" WEST FOR 95.00 FEET; THENCE SOUTH 90°00'00" WEST FOR 25.00 FEET; THENCE NORTH 00°00'00" WEST FOR 20.00 FEET; THENCE NORTH 90°00'00" EAST FOR 25.00 FEET; THENCE SOUTH 73°00'00" EAST FOR 142.00 FEET; THENCE NORTH 16°00'00" EAST FOR 32.00 FEET; THENCE NORTH 00°00'00" EAST FOR 120.00 FEET; THENCE NORTH 90°00'00" EAST FOR 85.00 FEET; THENCE NORTH 32°00'00" EAST FOR 32.00 FEET; THENCE SOUTH 58°00'00" EAST FOR 12.50 FEET; THENCE SOUTH 00°00'00" WEST FOR 14.00 FEET; THENCE SOUTH 32°00'00" WEST FOR 30.00 FEET; THENCE SOUTH 90°00'00" WEST FOR 25.00 FEET; THENCE SOUTH 45°00'00" WEST FOR 31.00 FEET; THENCE SOUTH 00°00'00" EAST FOR 132.00 FEET; THENCE SOUTH 27°00'00" EAST FOR 138.00 FEET; THENCE SOUTH 65°00'05" WEST FOR 20.24 FEET TO SAID POINT OF BEGINNING.

CONTAINING 16,514 SQUARE FEET (0.379 ACRES), MORE OR LESS.

10 FOOT WIDE INGRESS AND EGRESS EASEMENT  
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTH 400 FEET OF THE WEST 1/2 OF LOT 2, BLOCK 1, IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE GARDENS, PLAT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN 5 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

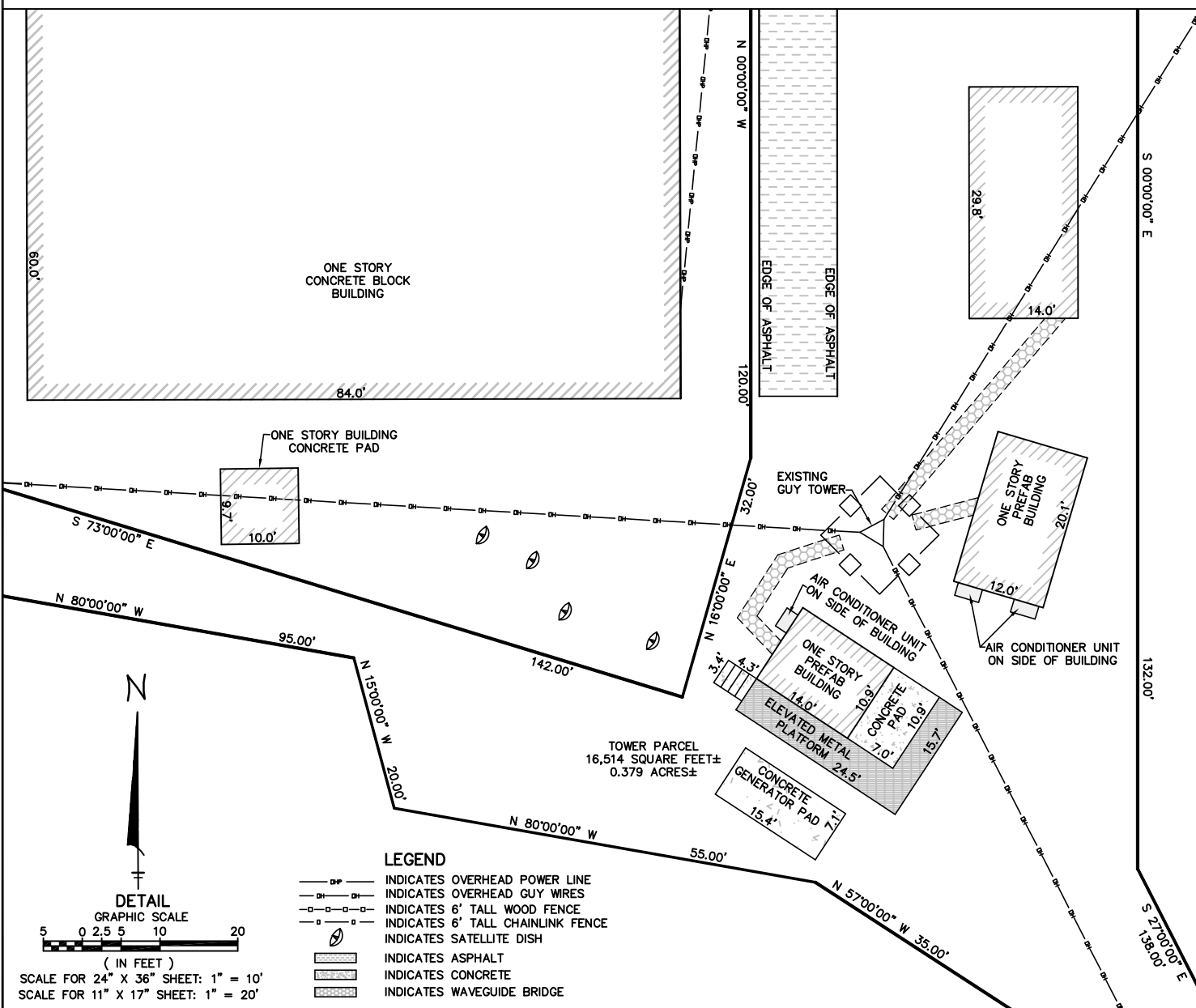
COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE GARDENS, PLAT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL 2, JENNINGS PARK PLAT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 3 OF SAID PUBLIC RECORDS; THENCE NORTH 89°54'20" EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 310.27 FEET; THENCE NORTH 00°05'40" WEST FOR 23.82 FEET TO THE MOST SOUTHERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR THE FOLLOWING ELEVEN (11) DESCRIBED COURSES: (1) NORTH 27°00'00" WEST FOR 125.00 FEET; (2) NORTH 57°00'00" WEST FOR 35.00 FEET; (3) NORTH 80°00'00" WEST FOR 55.00 FEET; (4) NORTH 15°00'00" WEST FOR 20.00 FEET; (5) NORTH 80°00'00" WEST FOR 95.00 FEET; (6) SOUTH 90°00'00" WEST FOR 25.00 FEET; (7) NORTH 00°00'00" WEST FOR 20.00 FEET; (8) NORTH 90°00'00" EAST FOR 25.00 FEET; (9) SOUTH 73°00'00" EAST FOR 142.00 FEET; (10) NORTH 16°00'00" EAST FOR 32.00 FEET; (11) NORTH 00°00'00" EAST FOR 120.00 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 90°00'00" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 10 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE NORTH 00°00'00" EAST FOR 5.00 FEET; THENCE NORTH 90°00'00" WEST ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE FOR 149.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD OF 70.71 FEET THAT BEARS NORTH 45°00'00" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 78.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST FOR 15.71 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 400 FOOT OF SAID LOT 2 AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 2,482 SQUARE FEET (0.057 ACRES), MORE OR LESS.

## COMMITMENT FOR TITLE INSURANCE REVIEW NOTE

I HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE, UNDERWRITTEN BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 15, 2014, AT 7:00 AM. COMMITMENT NO. 01-14096485-01T, AND FIND AS FOLLOWS WITH RESPECT TO THE EXCEPTIONS LISTED IN SCHEDULE B-SECTION 2 OF SAID COMMITMENT:

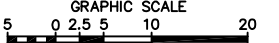
- FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. AS DEPICTED HEREON.
  - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OR RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED LEASES. NOT THE TYPE TO BE DEPICTED HEREON.
  - MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. NOT THE TYPE TO BE DEPICTED HEREON.
  - ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY. NOT THE TYPE TO BE DEPICTED HEREON.
  - TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR DUE AND ALL SUBSEQUENT YEARS. NOT THE TYPE TO BE DEPICTED HEREON.
  - DELETING FROM ANY INSTRUMENT IN THE PUBLIC RECORDS REFLECTED HEREIN, ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(C). NOT THE TYPE TO BE DEPICTED HEREON.
  - EASEMENT AGREEMENT IN FAVOR OF CRB OF FLORIDA, INC., RECORDED 07/31/1987, AS BOOK 551, PAGE 2928 OF THE ST. LUCIE COUNTY RECORDS. BENEFITS THE PARENT PARCEL. DEPICTED HEREON.
- NOTE: SUBORDINATION AGREEMENT IN FAVOR OF CRB OF FLORIDA, INC., RECORDED 08/10/1993, AS BOOK 854, PAGE 860 OF THE ST. LUCIE COUNTY RECORDS.
- TOWER LEASING AND MANAGEMENT AGREEMENT BY AND BETWEEN AT&T COMMUNICATIONS CORPORATION, AND CRB OF FLORIDA, INC., RECORDED 08/25/1997 AS BOOK 1094, PAGE 2969 OF THE ST. LUCIE COUNTY RECORDS. UNABLE TO PLOT, NOT DEPICTED HEREON.
  - MEMORANDUM OF LEASE BY AND BETWEEN CAPSTAR RADIO OPERATING COMPANY, LESSOR(S) AND FLO TV INCORPORATION, LESSEE(S), RECORDED 04/05/2010 AS BOOK 3184, PAGE 1908 OF THE ST. LUCIE COUNTY RECORDS. PERTAINS TO THE SUBJECT TOWER SITE. NOT THE TYPE TO BE DEPICTED HEREON.
  - SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT NO. 1 SAINT LUCIE GARDENS BY THE INDIAN RIVER, AS RECORDED IN PLAT BOOK 1, PAGE(S) 35 OF THE ST. LUCIE COUNTY RECORDS. AS DEPICTED HEREON.



## LEGEND

- DP— INDICATES OVERHEAD POWER LINE
- D—D— INDICATES OVERHEAD GUY WIRES
- O—O— INDICATES 6' TALL WOOD FENCE
- S—S— INDICATES 6' TALL CHAINLINK FENCE
- INDICATES SATELLITE DISH
- ▨ INDICATES ASPHALT
- ▩ INDICATES CONCRETE
- ▧ INDICATES WAVEGUIDE BRIDGE

## DETAIL GRAPHIC SCALE



( IN FEET )  
SCALE FOR 24" X 36" SHEET: 1" = 10'  
SCALE FOR 11" X 17" SHEET: 1" = 20'

<b>GEOLINE SURVEYING, INC.</b> Professional Land Surveyors 13430 NW 104th Terrace, Suite A Alachua, Florida 32615 (386)418-0500 Fax: (386)462-9986 geoline@geolineinc.com		SCALE	AS SHOWN
		DESIGNED	FLOYD CURTIS
DRAWN	FLOYD CURTIS	DATE	APRIL 23, 2015
CHECKED	DAVID SHORT	PROJECT #	351-661
<b>VERTICAL BRIDGE SITE # US-FL-5013</b> ST. LUCIE COUNTY, FLORIDA		DRAWN #	351-661
		SHEET #	1 OF 2