

Prepared out of State.
Return to:

Tax Map: Block 2, Lot 5, Qualification T01

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT OF EASEMENT AND ASSIGNMENT OF LEASE

Facilities: 879514
Street Address: 3187 Cedarville Road
City: Millville
County: Cumberland
State: New Jersey

between

GLOBAL SIGNAL ACQUISITIONS IV LLC,
a Delaware limited liability company ("GSA IV")

and

JOHN S. HEFFNER and wife, LORETTA A. DAMRON
(collectively, "Grantor")

GRANT OF EASEMENT AND ASSIGNMENT OF LEASE

THIS GRANT OF EASEMENT AND ASSIGNMENT OF LEASE (the "Easement") is made effective this ____ day of _____, 2020, by and between JOHN S. HEFFNER and wife, LORETTA A. DAMRON (collectively, "Grantor"), and GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company ("GSA IV"). All references herein to "Grantor" and "GSA IV" shall include their respective heirs, representatives, successors, and assigns.

1. **Description of Grantor's Property.** Grantor is the owner of that certain land and premises in Cumberland County, New Jersey. The description of said property is attached hereto as Exhibit "A" (hereinafter "Grantor's Property").

2. **Description of Easement.** For good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, Grantor grants and conveys unto GSA IV, its successors and assigns, forever, an exclusive, perpetual easement for the use of a 2,500 square foot portion of Grantor's Property (the "Easement Area"), as such Easement Area is more particularly shown as the "Tower Easement" on Exhibit "B" and described as the "Tower Easement" by metes and bounds in Exhibit "C" attached hereto. Grantor also grants to GSA IV, its successors and assigns, as part of this Easement, an exclusive, perpetual right-of-way for ingress and egress, seven days per week, twenty-four hours per day, on foot or motor vehicle, including trucks, along a twenty (20) foot wide right-of-way extending from the nearest public right-of-way, together with the right to install, replace and maintain utility wires, fiber, poles, cables, conduits and pipes (the "Access Easement"), as is more particularly shown as the "Access/Utility Easement" on Exhibit "B" and described as the "Access/Utility Easement" by metes and bounds in Exhibit "C" (hereinafter the term "Easement Area" shall be deemed to also include the Access Easement unless stated to the contrary). Maintenance of the Access Easement shall in all respects be the responsibility of GSA IV and Grantor shall have no responsibility therefor; provided that GSA IV shall only be required to maintain the Access Easement to the extent it determines that any maintenance is required for GSA IV's use of same. Also, Grantor hereby grants to GSA IV, its successors and assigns a non-exclusive construction and maintenance easement over any portion of Grantor's Property that is reasonably necessary, in GSA IV's discretion (the "Maintenance Easement"), for any construction, repair, maintenance, replacement, demolition and removal related to the Permitted Use (defined below) including storing and staging of equipment and materials on a temporary basis during periods of construction. GSA IV shall notify Grantor as far in advance as reasonably practicable of the need to utilize the Maintenance Easement and shall work cooperatively with Grantor to minimize disruption to the Grantor, having regard to the nature of Grantor's Property as a working farm. GSA IV shall restore the Maintenance Easement to its original condition following its use by GSA IV, reasonable wear and tear excepted, and shall compensate Grantor for crop losses, if any, attributable to GSA IV's use of the Maintenance Easement.

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

IV in GSA IV's absolute discretion to utilize the Easement Area for the Permitted Use. Grantor agrees to be named applicant if requested by GSA IV. In furtherance of the foregoing, Grantor hereby appoints GSA IV as Grantor's attorney-in-fact to execute all land use applications, permits, licenses and other approvals on Grantor's behalf. Grantor shall be entitled to no further consideration with respect to any of the foregoing matters. Grantor shall take no action that would adversely affect the status of the Easement Area with respect to the Permitted Use.

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

5. **GSA IV's Right to Terminate.** GSA IV shall have the unilateral right to terminate this Easement for any reason upon providing written notice of such termination to Grantor. In the event of termination of this Easement, GSA IV shall, within a reasonable time, but in no case, longer than 180 days from termination of this Easement, remove its building(s), tower and above ground property and restore the surface of the Easement Area to its original condition, reasonable wear and tear expected.

6. **Hazardous Materials.**

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

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

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

statute, rule, regulation or ordinance which regulates or proscribes the use, storage, disposal, presence, clean-up, transportation or release or threatened release into the environment of Hazardous Materials.

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

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

9. **Assignment of Lease Agreement.** The parties hereby acknowledge that certain PCS Site Agreement dated January 16, 2001, originally by and between Sprint Spectrum L.P., a Delaware limited partnership, as lessee, and Lynn Cyron, as predecessor in interest to Grantor, as lessor (as amended or assigned, the "Lease Agreement"), a memorandum of which is recorded in Book 2490, Page 267 in the Cumberland County Clerk's Office ("Clerk's Office"). The Lease Agreement was amended by that Amendment to PCS Site Agreement dated September 26, 2003, and by that Second Amendment to PCS Site Agreement dated January 20, 2017, a memorandum of which is recorded in Book 4150, Page 6871 in the Clerk's Office. Grantor hereby assigns to GSA IV all of Grantor's right, title and interest in the Lease Agreement, including but not limited to, the right to amend the Lease Agreement: (i) to extend the term length; (ii) to increase the size of the leased premises within the Easement Area; and/or (iii) in any other manner deemed necessary by GSA IV, but at all times subject to and limited by the terms and conditions of this Easement. GSA IV hereby indemnifies and agrees to hold Grantor harmless of and from any and all claims, actions and damages (including court costs and reasonable attorneys' fees) arising after the date of this Easement and brought against or suffered by Grantor by reason of any default, or breach by GSA IV, of the obligations imposed upon GSA IV as the successor to Grantor under the Lease Agreement by virtue of this Easement. Grantor hereby indemnifies and agrees to hold GSA IV harmless of and from any and all claims, actions and damages (including court costs and reasonable attorneys' fees) brought against or suffered by GSA IV by reason of any default, or breach by Grantor of the obligations imposed under the Lease Agreement arising from actions or occurrences that occurred on or before the date of this Easement. If necessary for recording or if requested by GSA IV in its sole discretion, this section shall be removed from this Easement and the parties will execute a separate Assignment of Lease Agreement to be prepared on GSA IV's standard form."

10. **Right of First Refusal.** If Grantor receives a bona fide offer from any person or entity that owns, or is in the business of acquiring, interests in towers or other wireless telecommunications facilities, to purchase all or any portion of the Easement Area, whether separate or as part of a larger parcel of property (a "ROFR Offer"), GSA IV shall have the right of first refusal to meet such ROFR Offer on the same terms and conditions of such ROFR Offer. If GSA IV fails to meet such ROFR Offer within thirty (30) days after written notice thereof from Grantor, Grantor may sell that property or portion thereof to such third person in accordance with the terms and conditions of the ROFR Offer, which sale shall be under and subject to this Easement and GSA IV's rights hereunder. If GSA IV fails or declines to exercise its right of first refusal as hereinabove provided, then this Easement shall continue in full force and effect, and GSA IV's right of first refusal shall survive any such sale and conveyance and shall remain effective with respect to any subsequent ROFR Offer.

11. **Real Estate Taxes.** Grantor shall pay all real estate taxes on Grantor's Property; provided GSA IV agrees to reimburse Grantor for any documented increase in real estate taxes levied against Grantor's Property that are directly attributable to the presence of wireless communications facilities within the Easement Area. Grantor agrees to provide GSA IV any documentation evidencing the increase and how such increase is attributable to GSA IV's use. GSA IV reserves the right to challenge any such assessment, and Grantor agrees to cooperate with GSA IV in connection with any such challenge. In the event that Grantor fails to pay all real estate taxes on Grantor's Property prior to such taxes becoming delinquent, GSA IV may, at its option, pay such real estate taxes (the "Delinquent Taxes") and GSA IV shall have the right to collect the Delinquent Taxes from Grantor together with interest on the Delinquent Taxes at the rate of 12% per annum (calculated from the date GSA IV pays the Delinquent Taxes until Grantor repays such sums due to GSA IV) and shall have a lien against Grantor's Property with respect thereto. Notwithstanding any language in this section to the contrary, GSA IV shall not be obligated to reimburse the Grantor for any applicable taxes unless Grantor requests such reimbursement within one (1) year after the date such taxes became due. Notwithstanding the foregoing, the Easement Area (not including the Access Easement) is currently a separately assessed tax parcel of Lawrence Township, Cumberland County and Grantor and GSA IV shall coordinate to have the tax bill sent directly to GSA IV and GSA IV shall pay the taxes directly to the taxing authority prior to delinquency.

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

13. **Enforcement.**

(a) In the event Grantor fails to cure any violation of the terms of this Easement within thirty (30) days after written notice from GSA IV, GSA IV shall have the right to injunctive relief, to require specific performance of this Easement, to collect damages from Grantor, and to take such actions as may be necessary in GSA IV's discretion to cure such violation and charge Grantor with all reasonable costs and expenses incurred by GSA IV as a result of such violation (including, without limitation, GSA IV's reasonable attorneys' fees). All rights and remedies provided under this Easement are cumulative and may be pursued singularly, in any combination, and in any order. The failure to enforce any of the terms and provisions contained herein shall in no event be deemed to be a waiver of the right to thereafter strictly enforce the terms and provisions hereof.

(b) In the event GSA IV fails to cure any violation of the terms of this Easement within thirty (30) days after written notice from Grantor, Grantor shall have the right to injunctive relief, to require specific performance of this Easement, and to pursue an action for damages (including, without limitation, Grantor's reasonable attorneys' fees and all reasonable costs and expenses incurred by Grantor as a result of such violations). All rights and remedies provided under this Easement are cumulative and may be pursued singularly, in any combination, and in any order. The failure to enforce any of the terms and provisions contained herein shall in no event be deemed to be a waiver of the right to thereafter strictly enforce the terms and provisions hereof. Notwithstanding anything to the contrary in this Easement, in no event may Grantor terminate this Easement as a result of GSA IV's failure to cure any violation of the terms contained herein; however, such violation remaining uncured beyond any applicable cure period shall entitle Grantor to any monetary damages allowed by law.

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

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

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

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

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

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

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

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

provide reasonable means for accomplishing delivery. The notices shall be sent to the parties at the following addresses:

Grantor:

John S. Heffner
Loretta A. Damron
3187 Cedarville Road
Millville, NJ 08335

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

22. **Assignment.** The parties hereto expressly intend that the easements granted herein shall be easements in gross, and as such, are transferable, assignable, inheritable, divisible and apportionable. GSA IV has the right, within its sole discretion, to sell, assign, lease, convey, license or encumber any of its interest in the Easement Area without consent. In addition, GSA IV has the right, within its sole discretion, to grant sub-easements over any portion of the Easement Area without consent. Any sale or assignment of this Easement by GSA IV shall relieve GSA IV from any further liability or obligation accruing hereunder on or after the date of such sale or assignment provided that the acquiror or assignee expressly assumes and agrees to perform this Easement in the same manner and to the same extent that GSA IV would be required to perform hereunder if no such sale or assignment had taken place. GSA IV shall notify Grantor of any such sale or assignment within thirty (30) days of the effective date thereof, including the name, address, and phone number of the acquiror or assignee, and all other information reasonably necessary for Grantor to enforce its rights under this Easement, including, without limitation, Grantor's rights under Section 11 hereof.

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

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

25. **Miscellaneous.**

(a) **Recording.** Grantor acknowledges that GSA IV intends to record this Easement.

(b) **Entire Agreement.** Grantor and GSA IV agree that this Easement contains all of the agreements, promises and understandings between Grantor and GSA IV.

(c) **Successors and Assigns.** The terms of this Easement shall constitute a covenant running with the Grantor's Property for the benefit of GSA IV and its successors and assigns.

(d) **Partial Invalidity.** If any term of this Easement is found to be void or invalid, then such invalidity shall not affect the remaining terms of this Easement, which shall continue in full force and effect.

26. **Option for Additional Easement Area.** GSA IV shall have the irrevocable right and option (the "Option"), exercisable at any time and from time to time, following the execution of this Easement, to amend this Easement for no additional consideration except as provided herein, to include up to a maximum of one thousand (1,000) square feet of real property adjacent to the Easement Area in a location to be determined by GSA IV (the "Additional Easement Area"). GSA IV may conduct any reasonable due diligence activities on the Additional Easement Area at any time after full execution of this Easement. If GSA IV elects to exercise the Option, GSA IV shall pay a purchase price per square foot for the Additional Easement Area equal to that amount shown on Exhibit "D" attached hereto. The parties agree that Exhibit "D" may be removed or redacted prior to recording this Easement. GSA IV may exercise the Option for the entire Additional Easement Area in a single exercise, or may exercise the Option multiple times in increments, by providing written notice to Grantor at any time; provided, however, that following GSA IV's delivery of notice to Grantor, GSA IV may at any time prior to full execution of the Additional Easement Area Documents (as defined herein) withdraw its election to exercise the Option if GSA IV discovers or obtains any information of any nature regarding the Additional Easement Area which GSA IV determines to be unfavorable in its sole discretion. Within thirty (30) days after GSA IV's exercise of the Option, Grantor agrees to execute and deliver an amendment to the Agreement, a memorandum of amendment (each of which may include a metes and bounds description of the Additional Easement Area), and any other documents necessary to grant and record GSA IV's interest in the Additional Easement Area ("Additional Easement Area Documents"). In addition, within thirty (30) days after GSA IV's exercise of the Option, Grantor shall obtain and deliver any documentation necessary to remove, subordinate or satisfy any mortgages, deeds of trust, liens or encumbrances affecting the Additional Easement Area to GSA IV's satisfaction.

[Remainder of Page Intentionally Blank]

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

Grantor:

By: _____ (SEAL)
John S. Heffner

By: _____ (SEAL)
Loretta A. Damron

STATE OF _____, COUNTY OF _____ SS.:

I CERTIFY that on _____, 2020, John S. Heffner and Loretta A. Damron personally came before me and stated to my satisfaction that these people:

- (a) was the maker of the attached Grant of Easement and Assignment of Lease; and,
- (b) executed this Grant of Easement and Assignment of Lease as their own act.

Notary Public
Print Name: _____
My Commission expires: _____

[AFFIX SEAL]

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

Grantor:

Global Signal Acquisitions IV LLC,
a Delaware limited liability company

By: _____ (SEAL)

Print Name: _____

Title: _____

STATE OF _____, COUNTY OF _____ SS.:

I CERTIFY that on _____, 2020, _____ [name]
personally came before me and stated to my satisfaction that this person:

(a) was the maker of the attached Grant of Easement and Assignment of Lease; and,

(b) was authorized to and did execute this Grant of Easement and Assignment of Lease as
_____ [title] of Global Signal Acquisitions IV LLC, a Delaware limited liability
company.

Notary Public

Print Name: _____

My Commission expires: _____

[AFFIX SEAL]

EXHIBIT A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE LYING AND BEING IN THE TOWNSHIP OF LAWRENCE, COUNTY OF CUMBERLAND STATE OF NEW JERSEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF CEDARVILLE-MILLVILLE ROAD (66.00 FEET WIDE), SAID POINT BEING NORTH 62 DEGREES 26 MINUTES 45 SECONDS EAST, 330.84 FEET FROM THE INTERSECTION OF THE CENTERLINE OF CEDARVILLE-MILLVILLE ROAD AND THE CENTERLINE OF HOGBIN ROAD (49.50 FEET WIDE), THENCE

1. ALONG THE CENTERLINE OF CEDARVILLE-MILLVILLE ROAD, NORTH 62 DEGREES 26 MINUTES 45 SECONDS EAST, 824.25 FEET TO A POINT, THENCE
2. ALONG LOT 6 OF BLOCK 2, SOUTH 27 DEGREES 54 MINUTES 11 SECONDS EAST (AT 27.48 FEET PASSING OVER A FOUND CONCRETE MONUMENT), 175.00 FEET TO A CONCRETE MONUMENT SET FOR A CORNER, THENCE
3. ALONG THE SAME, NORTH 62 DEGREES 26 MINUTES 45 SECONDS EAST, 100.00 FEET TO A PIN AND CAP SET FOR A CORNER AT THE BASE OF A 6 INCH CEDAR TREE, THENCE
4. ALONG LOT 7 OF BLOCK 2, SOUTH 27 DEGREES 54 MINUTES 11 SECONDS EAST, 1302.06 FEET TO A CONCRETE MONUMENT FOUND FOR A CORNER, THENCE
5. ALONG LOT 32 OF BLOCK 2, SOUTH 62 DEGREES 18 MINUTES 40 SECONDS WEST, 437.04 FEET TO A CONCRETE MONUMENT FOUND FOR A CORNER, THENCE
6. ALONG THE SAME, SOUTH 03 DEGREES 46 MINUTES 56 SECONDS WEST, 1728.64 FEET TO A CONCRETE MONUMENT FOUND FOR A CORNER, THENCE
7. ALONG LOTS 32 AND 4 OF BLOCK 2, NORTH 27 DEGREES 30 MINUTES 00 SECONDS WEST, 2485.94 FEET TO A PIN AND CAP SET FOR A CORNER, THENCE
8. ALONG LOT 5.02 OF BLOCK 2, NORTH 62 DEGREES 26 MINUTES 45 SECONDS EAST, 200.00 FEET TO A PIN AND CAP SET FOR A CORNER, THENCE
9. ALONG THE SAME, NORTH 27 DEGREES 30 MINUTES 00 SECONDS WEST, 217.80 FEET TO A PIN AND CAP FOUND FOR A CORNER, THENCE
10. ALONG LOT 5.01 OF BLOCK 2, NORTH 62 DEGREES 26 MINUTES 45 SECONDS EAST, 200.00 FEET TO A PIN AND CAP FOUND FOR A CORNER, THENCE

EXHIBIT A

(Continued)

11. ALONG THE SAME, NORTH 27 DEGREES 30 MINUTES 00 SECONDS WEST (AT 217.80 FEET PASSING OVER A PIN AND CAP FOUND), 250.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 56.613 ACRES OF LAND MORE OR LESS (GROSS).

BEING LOT 5 BLOCK 2 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF LAWRENCE.

Tax ID: BLOCK 2, LOT 5

BEING THE SAME PROPERTY CONVEYED TO LORETTA DAMRON AND JOHN HEFFNER, GRANTEE, FROM LYNN CYRON AND LEE CUSMANO, HER HUSBAND, GRANTOR, BY DEED RECORDED 09/16/2002, AS BOOK 2614, PAGE 160 OF THE COUNTY RECORDS.

EXHIBIT B
(Attached Hereto)

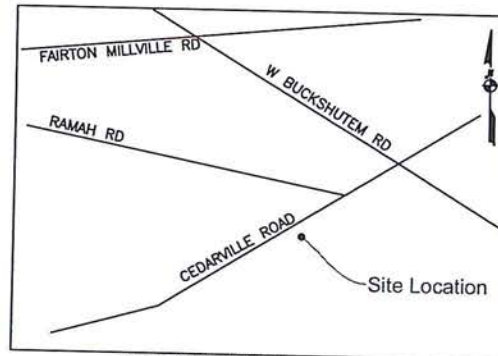
EASEMENT SURVEY

879514

FARMINGDALE (SSUSA)
3187 CEDARVILLE RD,
MILLVILLE, NJ 08332
CUMBERLAND COUNTY

LEGEND

Additional Land	IP / Rebar Monu	Transformer
Building	IP / Rebar Monu-Found	Transformer Pad
Asphalt Pavement	Cased Monu - Found	Catch Basin
Contour - Major	Traverse Point	Inlet
Contour - Minor	Survey Point	Culvert
Easement	Gravel	Utility Vault
Guidrail	Dirt	Manhole
Jurisdiction Line	Concrete	Handhole
Property Line	Retaining Wall	Pull box
Property Tie	Stairs	Pedestal
Right of Way	Door / Gate	Riser
Setback	Double Door / Gate	Meter
Treeline	Gate - Sliding	Valve
Wetland	Signs	Cleanout
Railroad Tracks	Mailbox	Junction Box
Centerline	Column	Utility Box
Road Centerline	Utility Pole	Controller
Stream	Guyed Pole	HVAC
Stream (Directional)	Pole	Generator
Channel	Boltard	
Fence	Fire Hydrant	
Cable TV	Flag Pole	
Cable Underground	Shrub	
Combined Sewer	Tree - Palm	
Cable TV & Elec	Tree - Coniferous	
Cable, Elec. & TV	Tree - Deciduous	
Electric	Metal Platform	
Electric Underground	Fuel Tanks	
Fiber	Traffic Signal Controller	
Fiber Underground		
Gas		
Sewer		
Storm		
Telephone		
Telephone Underground		
Unknown Utility		
Water		
Topo - High Point		
Topo - Low Point		
Breakline		
Match line		
Property Tie		



VICINITY MAP NOT SHOWN TO SCALE

AREA	SQUARE FEET	ACRES
PARENT PARCEL	2,352,240	54.00
TOWER EASEMENT	2,500	0.06
ACCESS/UTILITY EASEMENT	29,050	0.66

LABEL	STATE PLANE COORDINATES
EIP (POC)	N:190432' E:318130'

SHEET NO.	TITLE
01	COVER SHEET
02	PROPERTY OVERVIEW
03	EASEMENT OVERVIEW
04	SITE BOUNDARY
05	LEGAL DESCRIPTIONS

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10TH TERRACE, SUITE A, ALACHUA, FL 32815
TELE: (386) 418-0500 | FAX: (386) 462-9986

SURVEY PERFORMED BY:

JONATHAN MURPHY LAND SURVEYOR
6300 LIMOUSINE DRIVE RALEIGH NC 27617
TELE: (919) 787-7873 | FAX: (919) 400-4442

DATE: 03/24/2020 JOB NO: 879514

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO CROWN CASTLE & OLD
REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SURVEYOR NAME: JAMES MURPHY



James A. Murphy
SIGNATURE

DATE 03/24/2020

ZONING: 3B

FEMA INFORMATION:

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH
IS NOT A SPECIAL FLOOD HAZARD AREA AS PER FURMA
PARCEL NUMBER: 34015003306, EFFECTIVE DATE: 08/18/2018

BASIS OF NORTH:

NJ GRID (ZONE) NAD83

NOTES:

1. SURVEY PERFORMED ON 02/28/2020
2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM [NAD83] WITH [NAVD83] VERTICAL DATUM.
3. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREIN ARE LIMITED TO AND ARE FOR OBSERVED EVIDENCE ONLY.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA UNLESS OTHERWISE NOTED.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN

SITE INFORMATION:

Name FARMINGDALE (SSUSA)

BUN 879514

Address 3187 CEDARVILLE RD

MILLVILLE, NJ 08332

County CUMBERLAND COUNTY

SITE LOCATED IN:

Section N/A, Township N/A, Range N/A

EASEMENT SURVEY

SHEET TITLE: COVER SHEET

SHT NAME: E1 SHT NO: 1 OF 5

PARENT PARCEL INFORMATION

OWNER: LORETTA DAMRON AND JOHN HEFFNER
3187 CEDARVILLE RD
MILLVILLE NJ 08332
BLOCK 2 LOT 5
BOOK 2614 PAGE 160

LANDS N/F
JOHN SCHIAVO
PIN: 0608_2_6

LANDS N/F
JOHN BORGESE
PIN: 0608_2_5.01

LANDS N/F
JIMMY KORMAN
PIN: 0608_2_5.02

LANDS N/F
MICHAEL KATES
PIN: 0608_2_4.02

LANDS N/F
MICHAEL KATES
PIN: 0608_2_4.01

CEDARVILLE ROAD
66' PUBLIC RIGHT OF WAY
PARENT PARCEL

ACCESS/UTILITY EASEMENT
(SEE SHEET 3)

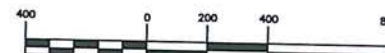
TOWER EASEMENT
(SEE SHEET 4)

LANDS N/F
JOHN SCHIAVO
PIN: 0608_2_7

EXISTING IRON PIPE
POC TOWER EASEMENT &
ACCESS/UTILITY EASEMENT
E:318130'-N:190432'

LANDS N/F
STATE OF NJ DEPARTMENT
PIN: 0608_2_32

AREA	SQUARE FEET	ACRES
PARENT PARCEL	2,352,240	54.00
TOWER EASEMENT	2,500	0.06
ACCESS/UTILITY EASEMENT	29,050	0.66



BAR GRAPH 1 inch = 400 ft.
879514 FARMINGDALE (SSUSA).DWG

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10TH TERRACE, SUITE A, ALACHUA, FL 32615
TELE: (386) 418-0500 | FAX: (386) 462-9986

SURVEY PERFORMED BY:

JONATHAN MURPHY LAND SURVEYOR
6300 LIMOUSINE DRIVE RALEIGH NC 27617
TELE: (919) 787-7873 | FAX: (919) 400-4442

DATE: 02/28/2020

CHK BY: JMB

JOB NO.: 879514

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO CROWN CASTLE & OLD

REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SURVEYOR NAME: JAMES MURPHY



James S. Murphy
SIGNATURE

DATE: 03/24/2020

ZONING: 3B

FEMA INFORMATION:

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.L.R.M. PARCEL NUMBER: 879514, EFFECTIVE DATE: 06/18/2018

BASIS OF NORTH:

NJ GRID (ZONE) NAD83

NOTES:

1. SURVEY PERFORMED ON 02/28/2020
2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM [NAD83] WITH [NAVD83] VERTICAL DATUM.
3. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA UNLESS OTHERWISE NOTED.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV DATE DESCRIPTION DRWN

SITE INFORMATION:

Name FARMINGDALE (SSUSA)

BUN 879514

Address 3187 CEDARVILLE RD

MILLVILLE, NJ 08332

County CUMBERLAND COUNTY

SITE LOCATED IN:

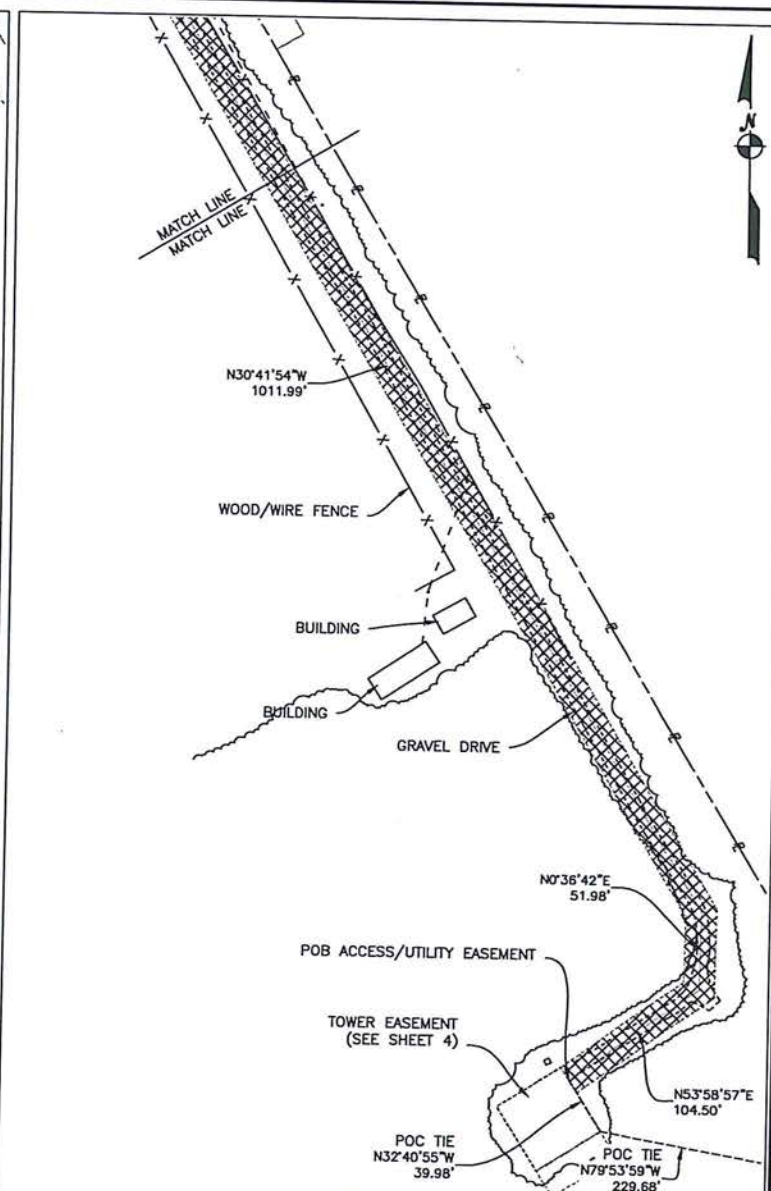
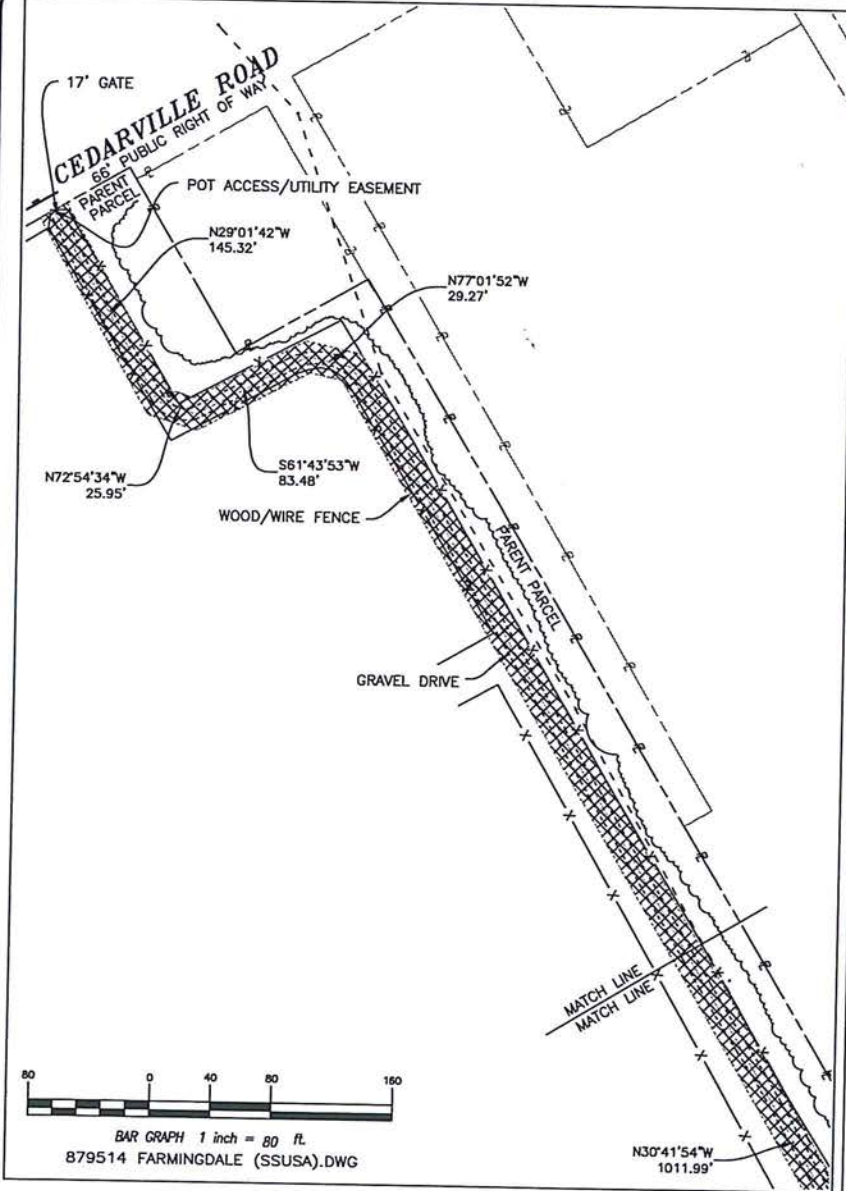
Section N/A, Township N/A, Range N/A

EASEMENT SURVEY

SHEET TITLE: PROPERTY OVERVIEW

SHT NAME: E2

SHT NO: 2 OF 5



SURVEY PERFORMED FOR:

CROWN CASTLE

1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10TH TERRACE, SUITE A, ALACHUA, FL 32315
TELE: (386) 418-0500 | FAX: (386) 462-9986

SURVEY PERFORMED BY:

JONATHAN MURPHY LAND SURVEYOR
8300 LIMOUSINE DRIVE RALEIGH NC 27617
TELE: (919) 787-7873 | FAX: (919) 400-4442

DATE: 02/28/2020 JOB NO.: 879514

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO CROWN CASTLE & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SURVEYOR NAME: JAMES MURPHY

STATE OF NEW JERSEY

JAMES M. MURPHY

No. 6826952

PROFESSIONAL LAND SURVEYOR

James M. Murphy

SIGNATURE

DATE: 03/24/2020

ZONING: 3B

FEMA INFORMATION:

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.L.R.M. PANEL NUMBER: 541103030E, EFFECTIVE DATE: 08/18/2018

BASIS OF NORTH:

NJ GRID (ZONE) NAD83

NOTES:

1. SURVEY PERFORMED ON 02/28/2020
2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM [NAD83] WITH [NAVD83] VERTICAL DATUM.
3. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA UNLESS OTHERWISE NOTED.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN

SITE INFORMATION:

Name: FARMINGDALE (SSUSA)

BUN: 879514

Address: 3187 CEDARVILLE RD MILLVILLE, NJ 08332

County: CUMBERLAND COUNTY

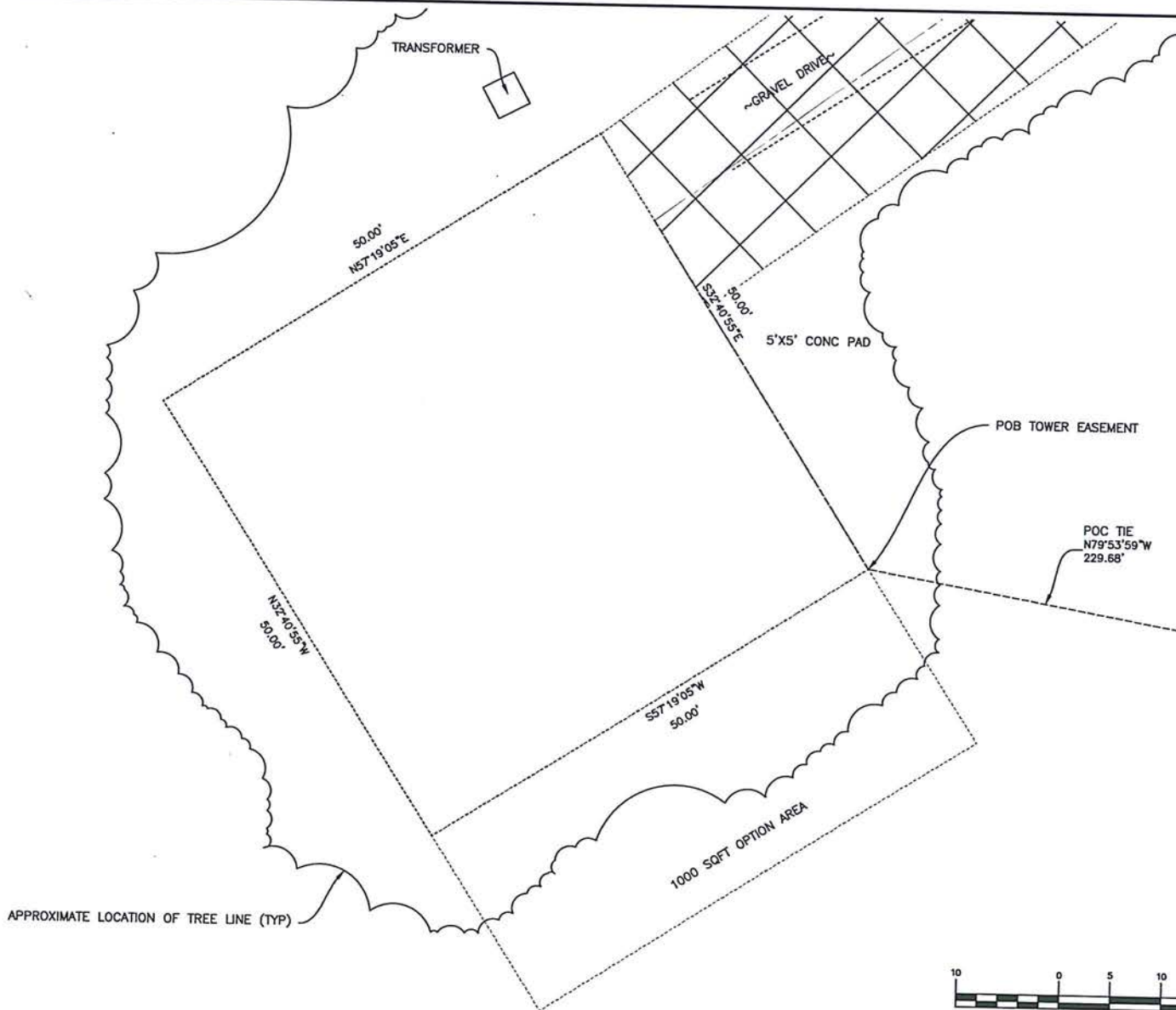
SITE LOCATED IN:

Section N/A, Township N/A, Range N/A

EASEMENT SURVEY

SHEET TITLE: EASEMENT OVERVIEW

SHT NAME: E3 SHT NO: 3 OF 5



BAR GRAPH 1 inch = 10 ft.
879514 FARMINGDALE (SSUSA).DWG

SURVEY PERFORMED FOR:

CROWN CASTLE
1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:
GEOLINE SURVEYING, INC.
13430 NW 10TH TERRACE, SUITE A, ALACHUA, FL 32615
TELE: (386) 418-0500 | FAX: (386) 462-9986

SURVEY PERFORMED BY:
JONATHAN MURPHY LAND SURVEYOR
6300 LIMOUSINE DRIVE RALEIGH NC 27617
TELE: (919) 787-7873 | FAX: (919) 400-4442

DRAWN BY: EC | CHK BY: AMB | JOB NO: 879514

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY TO CROWN CASTLE & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SURVEYOR NAME: JAMES MURPHY

STATE OF NEW JERSEY
JAMES B. MURPHY
No. GS26952
LICENSED PROFESSIONAL LAND SURVEYOR

James B. Murphy
SIGNATURE

DATE: 03/24/2020

ZONING: 3B

FEMA INFORMATION:
THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER FIRM. PARCEL NUMBER: 879514, EFFECTIVE DATE: 08/18/2018

BASIS OF NORTH:
NJ GRID (ZONE) NAD83

NOTES:
1. SURVEY PERFORMED ON 02/28/2020
2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM [NAD83] WITH [NAVD83] VERTICAL DATUM.
3. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA UNLESS OTHERWISE NOTED.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN

SITE INFORMATION:

Name	FARMINGDALE (SSUSA)
BUN	879514
Address	3187 CEDARVILLE RD MILLVILLE, NJ 08332
County	CUMBERLAND COUNTY

SITE LOCATED IN:
Section N/A, Township N/A, Range N/A

EASEMENT SURVEY

SHEET TITLE: SITE DETAIL

SHT NAME: E4 | SHT NO: 4 OF 5

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF MILLVILLE, COUNTY OF CUMBERLAND, STATE OF NEW JERSEY, DESCRIBED IN BOOK 2614 PAGE 160, FURTHER DESCRIBED AS:

COMMENCING FROM AN EXISTING IRON PIPE FOUND ON THE EASTERN MOST PROPERTY CORNER OF SAID PROPERTY, AND HAVING NEW JERSEY STATE PLANE COORDINATES E318130' -AND- N4190432';

THENCE, N 79° 53' 59" W FOR A DISTANCE OF 229.68 FEET TO THE POINT OF BEGINNING;

THENCE, S 57° 19' 05" W FOR A DISTANCE OF 50.00 FEET TO A POINT;

THENCE, N 32° 40' 55" W FOR A DISTANCE OF 50.00 FEET TO A POINT;

THENCE, N 57° 19' 05" E FOR A DISTANCE OF 50.00 FEET TO A POINT;

THENCE, S 32° 40' 55" E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 2,500 SQFT -OR- 0.06 ACRES.

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF MILLVILLE, COUNTY OF CUMBERLAND, STATE OF NEW JERSEY, DESCRIBED IN BOOK 2614 PAGE 160, FURTHER DESCRIBED AS:

COMMENCING FROM AN EXISTING IRON PIPE FOUND ON THE EASTERN MOST PROPERTY CORNER OF SAID PROPERTY, AND HAVING NEW JERSEY STATE PLANE COORDINATES E318130' -AND- N190432';

THENCE, N 79° 53' 59" W FOR A DISTANCE OF 229.68 FEET TO A POINT ON AN EXISTING 2,500 SQFT TOWER EASEMENT;

THENCE, ALONG SAID TOWER EASEMENT, N 32° 40' 55" W FOR A DISTANCE OF 39.98 FEET TO THE BEGINNING OF A CENTERLINE FOR A 20 FOOT WIDE ACCESS/UTILITY EASEMENT LYING 10 FEET OFF OF EITHER SIDE OF THE FOLLOWING DESCRIPTION;

THENCE, N 53° 58' 57" E FOR A DISTANCE OF 104.50 FEET TO A POINT;

THENCE, N 00° 36' 42" E FOR A DISTANCE OF 51.98 FEET TO A POINT;

THENCE, N 30° 41' 54" W FOR A DISTANCE OF 1011.99 FEET TO A POINT;

THENCE, N 77° 01' 52" W FOR A DISTANCE OF 29.27 FEET TO A POINT;

THENCE, S 61° 43' 53" W FOR A DISTANCE OF 83.48 FEET TO A POINT;

THENCE, N 72° 54' 34" W FOR A DISTANCE OF 25.95 FEET TO A POINT;

THENCE, N 29° 01' 42" W FOR A DISTANCE OF 145.32 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF CEDARVILLE ROAD, A DEDICATED PUBLIC RIGHT OF WAY, SAID POINT BEING THE POINT OF TERMINUS CONTAINING 29,050 SQFT -OR- 0.66 ACRES.

SHT NAME: ES

EXHIBIT C

TOWER EASEMENT

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF MILLVILLE, COUNTY OF CUMBERLAND, STATE OF NEW JERSEY, DESCRIBED IN BOOK 2614 PAGE 160, FURTHER DESCRIBED AS:

COMMENCING FROM AN EXISTING IRON PIPE FOUND ON THE EASTERN MOST PROPERTY CORNER OF SAID PROPERTY, AND HAVING NEW JERSEY STATE PLANE COORDINATES E:318130' -AND- N:190432';

THENCE, N 79° 53' 59" W FOR A DISTANCE OF 229.68 FEET TO THE POINT OF BEGINNING;

THENCE, S 57° 19' 05" W FOR A DISTANCE OF 50.00 FEET TO A POINT;

THENCE, N 32° 40' 55" W FOR A DISTANCE OF 50.00 FEET TO A POINT;

THENCE, N 57° 19' 05" E FOR A DISTANCE OF 50.00 FEET TO A POINT;

THENCE, S 32° 40' 55" E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 2,500 SQFT -OR- 0.06 ACRES.

ACCESS/UTILITY EASEMENT

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF MILLVILLE, COUNTY OF CUMBERLAND, STATE OF NEW JERSEY, DESCRIBED IN BOOK 2614 PAGE 160, FURTHER DESCRIBED AS:

COMMENCING FROM AN EXISTING IRON PIPE FOUND ON THE EASTERN MOST PROPERTY CORNER OF SAID PROPERTY, AND HAVING NEW JERSEY STATE PLANE COORDINATES E:318130' -AND- N:190432';

THENCE, N 79° 53' 59" W FOR A DISTANCE OF 229.68 FEET TO A POINT ON AN EXISTING 2,500 SQFT TOWER EASEMENT;

THENCE, ALONG SAID TOWER EASEMENT, N 32° 40' 55" W FOR A DISTANCE OF 39.98 FEET TO THE BEGINNING OF A CENTERLINE FOR A 20 FOOT WIDE ACCESS/UTILITY EASEMENT LYING 10 FEET OFF OF EITHER SIDE OF THE FOLLOWING DESCRIPTION;

THENCE, N 53° 58' 57" E FOR A DISTANCE OF 104.50 FEET TO A POINT;

THENCE, N 00° 36' 42" E FOR A DISTANCE OF 51.98 FEET TO A POINT;

THENCE, N 30° 41' 54" W FOR A DISTANCE OF 1011.99 FEET TO A POINT;

THENCE, N 77° 01' 52" W FOR A DISTANCE OF 29.27 FEET TO A POINT;

THENCE, S 61° 43' 53" W FOR A DISTANCE OF 83.48 FEET TO A POINT;

EXHIBIT C

(Continued)

THENCE, N 72° 54' 34" W FOR A DISTANCE OF 25.95 FEET TO A POINT;

THENCE, N 29° 01' 42" W FOR A DISTANCE OF 145.32 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF CEDARVILLE ROAD, A DEDICATED PUBLIC RIGHT OF WAY, SAID POINT BEING THE POINT OF TERMINUS CONTAINING 29,050 SQFT - OR- 0.66 ACRES.

EXHIBIT D

PURCHASE PRICE PER SQUARE FOOT FOR ADDITIONAL EASEMENT AREA

If GSA IV exercises its Option for Additional Easement Area, the purchase price for the land over which the Option is exercised is Two Hundred and 61/100 Dollars (\$200.61) per square foot.