

SECOND AMENDMENT TO LEASE AGREEMENT  
(BU 828548)

THIS SECOND AMENDMENT TO LEASE AGREEMENT ("Second Amendment") is dated as of the date of City's signature, and made effective as of the date of the last party to sign, by and between CITY OF PEMBROKE PINES, a Florida municipal corporation ("City"), and CCTM2 LLC, a Delaware limited liability company ("Tenant").

WHEREAS, City and T-Mobile South LLC, a Delaware limited liability company ("T-Mobile"), entered into a Lease Agreement dated July 9, 2008 (as amended and assigned, the "Agreement"), whereby City leased to T-Mobile a portion of land being described as a 480 square foot portion of that property (said leased portion being the "Premises") located at 901 NW 155th Avenue (Tax Parcel #514009030050), Pembroke Pines, Broward County, State of Florida, and being further described in Book 23686, Page 234 in the Broward County Clerk's Office ("Clerk's Office"), together with those certain access, utility and/or maintenance easements and/or rights of way granted in the Agreement. Notice of the Agreement is provided by, and the Premises is described in that certain Memorandum of Lease ("Memorandum") recorded on August 21, 2008, in Book 45626, Page 475 in the Clerk's Office; and

WHEREAS, Tenant is successor in interest in the Agreement to T-Mobile; and

WHEREAS, City and Tenant entered into that First Amendment to Lease Agreement dated April 2, 2014, which expanded the size of the Premises to be approximately 1,152 square feet, among other changes, as evidenced by that Amended and Restated Memorandum of Lease Agreement dated April 2, 2014, and recorded in Instrument 112876698 in the Clerk's Office; and

WHEREAS, the term of the Agreement commenced on March 28, 2008, and has an original term, including all Renewal Terms (as defined in the Agreement), that will expire on March 27, 2033 ("Original Term"), and City and Tenant now desire to amend the terms of the Agreement to provide for additional Renewal Terms beyond the Original Term, and to make other changes.

NOW THEREFORE, in exchange for the mutual promises contained herein, City and Tenant agree to amend the Agreement as follows:

1. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement. The recitals in this Second Amendment are incorporated herein by this reference.
2. Section 5.01 of the Agreement is amended by replacing "three (3)" with "five (5)", thereby adding two (2) additional five (5)-year Renewal Terms to the Agreement beyond the Original Term, and extending its total term to March 27, 2043, unless sooner terminated as provided in the Agreement. This Agreement shall be renewable upon mutual consent and written agreement by the parties.
3. To the extent required under the Agreement, if at all, City hereby consents to Tenant subleasing or licensing a portion of the Premises to Verizon Wireless ("Verizon") for all uses

permitted under the Agreement, including, without limitation, installing, operating and maintaining communications equipment, cables and shelters. Verizon shall have the same rights of ingress and egress to the Premises, and the provision of utilities thereto, in the same manner and to the same extent as City granted and conveyed to Tenant under the Agreement.

4. City hereby leases to Tenant that certain 360 square feet of land shown and described in Exhibit A attached hereto as the "Crown Additional Lease Area", and described as the "Crown Additional Lease Area" by metes and bounds on Exhibit B attached hereto, and same shall hereafter be part of the Premises leased to Tenant under the Agreement ("Additional Land"). The Premises, from and after the date of this Second Amendment, shall be that approximately 1,512 square feet, as same is cumulatively shown as the "Crown New Overall Lease Area" on Exhibit A attached hereto, and described as the "Crown New Overall Lease Area" by metes and bounds on Exhibit B attached hereto. The Agreement is hereby amended to reflect such increase in the size of the Premises and Exhibit A and Exhibit B attached hereto shall supplement any and all existing descriptions of the Premises.

5. The description and location of the easements and rights of way granted in the Agreement for access and utilities are amended to reflect that "Crown 20' Wide Non-Exclusive Ingress, Egress and Utility Easement" shown in Exhibit A attached hereto and described as the "Crown 20 Foot Wide Non-Exclusive Ingress, Egress and Utility Easement" by metes and bounds on Exhibit B attached hereto, and City does hereby grant same to Tenant for those uses provided for in the Agreement. Exhibit A and Exhibit B attached hereto shall replace any and all existing descriptions of the easements and rights of way for access and utilities granted in the Agreement; provided, however, in the event the location(s) of any of Tenant's or its subtenants' or licensees' existing utilities and/or access routes are not depicted or described on Exhibit A or Exhibit B, Tenant's easement rights over such area(s) shall remain in full force and effect.

6. Tenant shall commence payment of additional rent to City for the Additional Land in the amount of Four Thousand Eight Hundred Dollars (\$4,800.00) per year ("Additional Land Rent"), on the first day of the first month following commencement of construction within the Additional Land, which Additional Land Rent shall be prorated for the then current year of the Agreement. The Additional Land Rent shall escalate at the same time and in the same manner as the rent set forth in the Agreement. In the event that the sublease or license with Verizon expires or terminates, Tenant may terminate its lease of the Additional Land by providing City thirty (30) days prior written notice of such termination, and in the event of such termination, Tenant's obligation to pay Additional Land Rent shall cease. Upon such termination, Tenant shall, within a reasonable time, vacate the Additional Land and restore the Additional Land to its original condition, reasonable wear and tear excepted, and same shall no longer be part of the Premises.

7. Section 16 of the Agreement is amended by deleting Tenant's and City's notice addresses and inserting the following:

City:	Charles F. Dodge, City Manager
	City of Pembroke Pines
	601 City Center Way, 4 <sup>th</sup> Floor
	Pembroke Pines, FL 33025

Copy to: Samuel S. Goren, Esq.  
Goren, Cherof, Doody & Ezrol, P.A.  
3099 East Commercial Boulevard, Suite 200  
Fort Lauderdale, FL 33308

Tenant: CCTM2 LLC  
c/o Crown Castle USA Inc.  
General Counsel  
Attn: Legal-Real Estate Department  
2000 Corporate Drive  
Canonsburg, Pennsylvania 15317-8564

8. As additional consideration for amending the Agreement in accordance with this Second Amendment, Tenant agrees to pay to City Twenty Thousand Dollars (\$20,000.00) within sixty (60) days of full execution of this Second Amendment by both parties.

9. Representations, Warranties and Covenants of City. City represents, warrants and covenants to Tenant as follows:

(a) City is duly authorized to and has the full power and authority to enter into this Second Amendment and to perform all of City's obligations under the Agreement as amended hereby. City has complied with all applicable laws in entering into this Second Amendment, including, without limitation, any laws requiring prior public notice or opportunity for bidding on same, and Tenant is relying on such compliance in entering into this Second Amendment.

(b) Tenant is not currently in default under the Agreement, and to City's knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Tenant under the Agreement.

(c) City agrees to provide such further assurances as may be requested to carry out and evidence the full intent of the parties under the Agreement as amended hereby, and ensure Tenant's continuous and uninterrupted use, possession and quiet enjoyment of the Premises under the Agreement as amended hereby.

(d) City acknowledges that the Premises, as defined, shall include any portion of City's property on which communications facilities or other Tenant improvements exist on the date of this Second Amendment.

10. In all other respects, the remainder of the Agreement shall remain in full force and effect. Any portion of the Agreement that is inconsistent with this Second Amendment is hereby amended to be consistent with this Second Amendment. All of the provisions hereof shall inure to the benefit of and be binding upon City and Tenant, and their personal representatives, heirs, successors and assigns. This Second Amendment may be executed in two or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, it being understood that all parties need not sign the same counterparts.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, City and Tenant have signed this instrument under seal, and have caused this Second Amendment to be duly executed on the day and year first written above.

CITY:

City of Pembroke Pines,  
a Florida municipal corporation

By: \_\_\_\_\_(SEAL)

Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

IN WITNESS WHEREOF, City and Tenant have signed this instrument under seal, and have caused this Second Amendment to be duly executed on the day and year first written above.

TENANT:

CCTM2 LLC,  
a Delaware limited liability company


By:  (SEAL)  
Print Name: Matthew Norwood  
Title: Dir Nat'l RE Ops  
Date: 03/13/2024

EXHIBIT A

[ATTACHED HERETO]

# TOWER SURVEY

## 828548

TOWN GATE PARK

901 NW 155TH AVENUE  
PEMBROKE PINES, FLORIDA 33026  
BROWARD COUNTY

VICINITY MAP



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AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	1152	9.96 ±
CROWN LEASE AREA	360	0.03
CROWN ADDITIONAL LEASE AREA	1512	0.01
CROWN NEW OVERALL LEASE AREA	1512	0.03
CROWN 20' WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT	5985	0.14

### LEGEND

Additional Land	Setback	Transformer (Panel)	Transformer Pad	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator
Building	IF / Rebar	Transformer Pad	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	
Asphalt Pavement	Menu Found	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Contour - Major	Cased Manu	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Contour - Minor	Cased Manu	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Essment	Traverse Point	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Quadrant	Survey Point	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Jurisdiction Line	Gravel	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Property Line	Dirt	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Property Tie	Concrete	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Patent Property	Retaining Wall	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Tower Easement	Shrub	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Right of Way	Double	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Saleback	Gate - Sliding	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Tredline	Sigra	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Relaxed Tracks	Mailbox	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Centline	Column	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Stream (Directional)	Utility Pole	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Ditch	Guyed Pole	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Channel	Pole	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Fence	Ballard	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Cable UG	Fire Hydrant	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Cable UG	Flag Pole	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Cable TV & Elec	Shrub	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Cable TV & Elec UG	Tree - Palm	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Cable, Elec. & Tele	Tree - Coniferous	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Cable, Elec. & Tele UG	Tree - Deciduous	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Electric	Metal Platform	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Electric UG	Fuel Tanks	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Flot UG	Traffic Signal Controller	Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Gas		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Sewer		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Storm		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Telephone UG		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Telephone UG		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Unknown Utility		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Water		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Topo - High Point		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Topo - Low Point		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Drawline		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Match line		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Property Tie		Canopy Bay	Islet	Culvert	Utility Valve	Manhole	Handhole	Pull box	Nedestal	Rear	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		

### SURVEY PERFORMED FOR:



### SURVEY COORDINATED BY:

13430 NW 104th Terrace, Suite A, Alachua, FL 32315  
Tel: (386) 419-0500 Fax: (386) 462-0486

### SURVEY PERFORMED BY:

13430 NW 104th Terrace, Suite A, Alachua, FL 32315  
Tel: (386) 419-0500 Fax: (386) 462-0486

### SURVEY FOR:

13430 NW 104th Terrace, Suite A, Alachua, FL 32315  
Tel: (386) 419-0500 Fax: (386) 462-0486

### NOTES:

1. THIS SURVEY WAS PERFORMED FOR CROWN CASTLE USA, INC. INCLUDING ITS PARENTS, SUBSIDIARIES, AND AFFILIATED ENTITIES.

### LEGEND:

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(60' WIDE PUBLIC RIGHT-OF-WAY PER PLAT)





TOWNGATE  
PLAT BOOK 156, PAGE 11  
PARCEL "E"

SCHOOL BOARD OF BROWARD COUNTY  
PARCEL ID: 5140 08 00 0051

LINE TABLE

LINE	DIRECTION	LENGTH
L6	S62°07'40"W	12.00'
L7	N62°07'40"E	12.00'

TOWNGATE  
PLAT BOOK 156, PAGE 11  
PARCEL "E"

PARENT PARCEL  
TOWNGATE  
PLAT BOOK 156, PAGE 11  
PARCEL ID: 5140 08 00 0050  
OFFICIAL RECORD BOOK 234-N, PAGE 234

SURVEY PERFORMED FOR:

**CROWN CASTLE**  
1500 Corporate Drive  
Coral Gables, FL 33134

REV	DATE	DESCRIPTION
1		ORIGIN

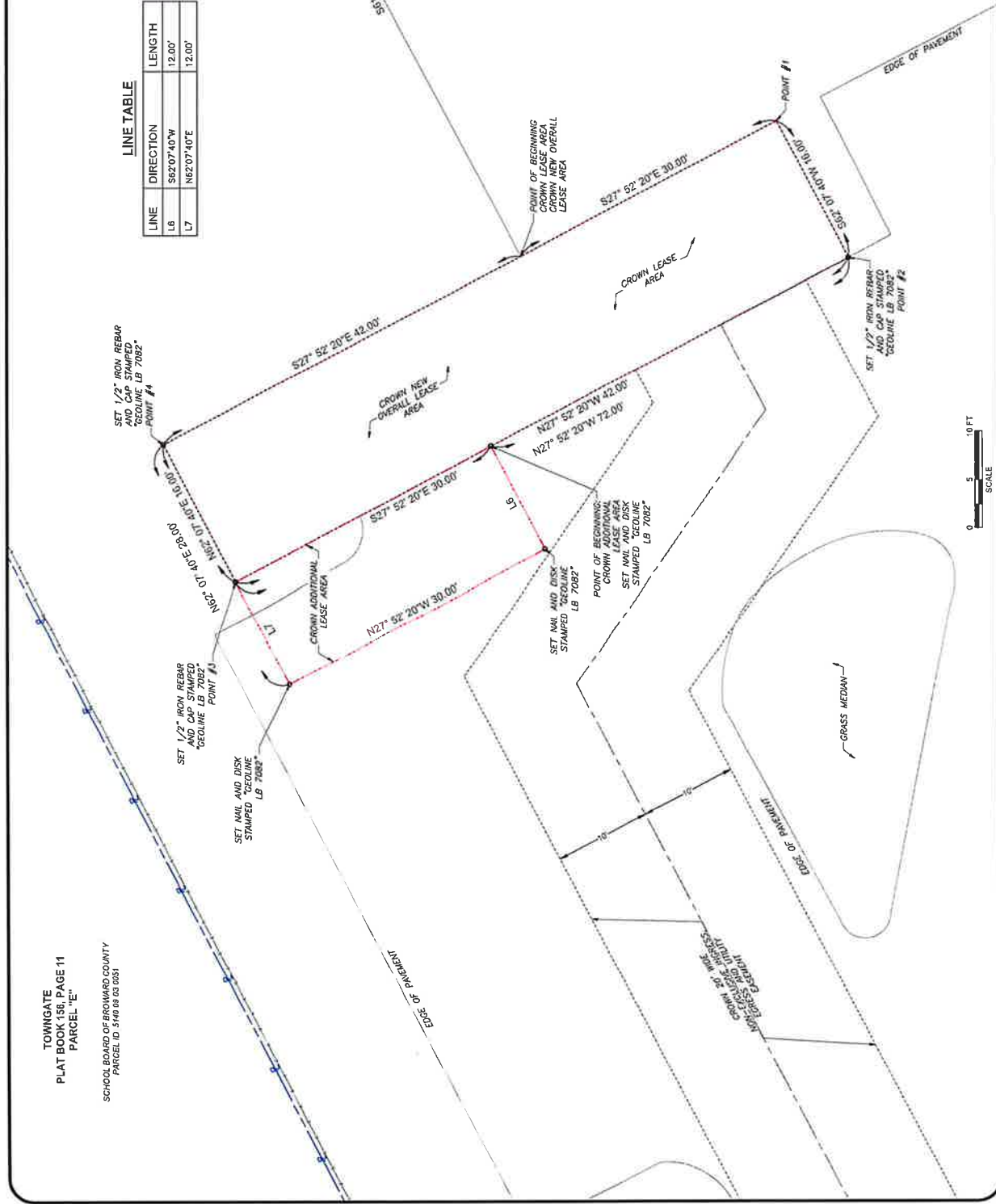
SITE INFORMATION:

NAME	TOWN GATE PARK
BUN	828548
ADDRESS	901 NW 185TH AVENUE
CITY	PEMBROKE PINES, FLORIDA 33026
COUNTY	BROWARD COUNTY

SITE LOCATED IN:  
SECTION 6, TOWNSHIP 51 SOUTH, RANGE 40 EAST

**TOWER SURVEY**

SHEET: SITE OVERVIEW



CROWN LEASE AREA

(AS PROVIDED BY THE CLIENT)

THAT PART OF THE SOUTH 78.02 FEET OF PARCEL "E" AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 50' IRON REBAR AND CAP ALIGNED AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 27°52'00" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.00 FEET; THENCE SOUTH 61°59'27" WEST FOR 200.88 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 27°52'00" WEST FOR 72.00 FEET; THENCE NORTH 62°07'40" EAST FOR 16.00 FEET; THENCE SOUTH 27°52'00" EAST FOR 42.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.152 SQUARE FEET (0.03 ACRES), MORE OR LESS.

CROWN ADDITIONAL LEASE AREA

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTH 78.02 FEET OF PARCEL "E" AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 50' IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 27°52'00" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.00 FEET; THENCE SOUTH 61°59'27" WEST FOR 200.88 FEET TO AN INTERSECTION WITH THE SOUTHEAST LINE OF SAID PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE SOUTH 27°52'00" EAST ALONG SAID SOUTHEAST LINE FOR 30.00 FEET TO THE MOST EASTERLY CORNER OF SAID LEASE AREA, THENCE SOUTH 62°07'40" WEST ALONG THE SOUTHEAST LINE OF SAID LEASE AREA FOR 16.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LEASE AREA, THENCE NORTH 27°52'00" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 42.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 20 FEET WEST OF THE SOUTHWESTERLY LINE OF SAID LEASE AREA, THENCE SOUTH 62°07'40" WEST ALONG SAID PARALLEL LINE AND THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 12.00 FEET; THENCE NORTH 27°52'00" WEST, ALONG A LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LEASE AREA, THENCE NORTH 62°07'40" EAST ALONG SAID SOUTHWESTERLY PROJECTION FOR 12.00 FEET TO THE MOST WESPERLY CORNER OF SAID LEASE AREA, THENCE SOUTH 27°52'00" EAST ALONG SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 380 SQUARE FEET, MORE OR LESS.

CROWN NEW OVERALL LEASE AREA

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTH 78.02 FEET OF PARCEL "E" AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 50' IRON REBAR AND CAP ALIGNED AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 27°52'00" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.00 FEET; THENCE SOUTH 61°59'27" WEST FOR 200.88 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 27°52'00" EAST FOR 30.00 FEET; THENCE SOUTH 62°07'40" WEST FOR 16.00 FEET; THENCE NORTH 27°52'00" WEST FOR 30.00 FEET; THENCE SOUTH 62°07'40" WEST FOR 12.00 FEET; THENCE NORTH 27°52'00" EAST FOR 30.00 FEET; THENCE NORTH 62°07'40" EAST FOR 25.00 FEET; THENCE SOUTH 27°52'00" EAST FOR 42.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,512 SQUARE FEET (0.03 ACRES), MORE OR LESS.

CROWN 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTH 78.02 FEET OF PARCEL "E" AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 50' IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 27°52'00" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.00 FEET; THENCE SOUTH 61°59'27" WEST FOR 200.88 FEET TO AN INTERSECTION WITH THE SOUTHEAST LINE OF SAID PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE SOUTH 27°52'00" EAST ALONG SAID SOUTHEAST LINE FOR 30.00 FEET TO THE MOST EASTERLY CORNER OF SAID LEASE AREA, THENCE SOUTH 62°07'40" WEST ALONG THE SOUTHEAST LINE OF SAID LEASE AREA FOR 16.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LEASE AREA, THENCE NORTH 27°52'00" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 42.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 20 FEET WEST OF THE SOUTHWESTERLY LINE OF SAID LEASE AREA, THENCE SOUTH 62°07'40" WEST ALONG SAID PARALLEL LINE AND THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 12.00 FEET; THENCE NORTH 27°52'00" WEST, ALONG A LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LEASE AREA, THENCE NORTH 62°07'40" EAST ALONG SAID SOUTHWESTERLY PROJECTION FOR 12.00 FEET TO THE MOST WESPERLY CORNER OF SAID LEASE AREA, THENCE SOUTH 27°52'00" EAST ALONG SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 5380 SQUARE FEET (0.14 ACRES), MORE OR LESS.

SURVEY PERFORMED FOR:



NEW DATE	DESCRIPTION	CROWN

SITE INFORMATION	
Name	TOWN GATE PARK
BUN	826548

Address	901 NW 155TH AVENUE
	PEMBROKE PINES, FLORIDA 33026

County	BROWARD COUNTY
SITE LOCATED IN:	
SECTION 8, TOWNSHIP 51 SOUTH, RANGE 49 EAST	

TOWER SURVEY

SHEET: LEGAL DESCRIPTIONS

EXHIBIT B

Page 1 of 2

CROWN ADDITIONAL LEASE AREA

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A 16 FOOT BY 72 FOOT LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID NORTHEASTERLY LINE FOR 30.00 FEET TO THE MOST EASTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 62°07'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LEASE AREA FOR 16.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LEASE AREA; THENCE NORTH 27°52'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 42.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 42.00 FEET NORTHWESTERLY OF SAID SOUTHEASTERLY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 62°07'40" WEST ALONG SAID PARALLEL LINE FOR 12.00 FEET; THENCE NORTH 27°52'20" WEST, ALONG A LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LEASE AREA; THENCE NORTH 62°07'40" EAST ALONG SAID SOUTHWESTERLY PROJECTION FOR 12.00 FEET TO THE MOST WESTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO SAID POINT OF BEGINNING. CONTAINING 360 SQUARE FEET, MORE OR LESS.

CROWN NEW OVERALL LEASE AREA

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO THE POINT OF



EXHIBIT B

Page 2 of 2

BEGINNING; THENCE SOUTH 27°52'20" EAST FOR 30.00 FEET; THENCE SOUTH 62°07'40" WEST FOR 16.00 FEET; THENCE NORTH 27°52'20" WEST FOR 42.00 FEET; THENCE SOUTH 62°07'40" WEST FOR 12.00 FEET; THENCE NORTH 27°52'20" WEST FOR 30.00 FEET; THENCE NORTH 62°07'40" EAST FOR 28.00 FEET; THENCE SOUTH 27°52'20" EAST FOR 42.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,512 SQUARE FEET (0.03 ACRES), MORE OR LESS.

CROWN 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A 16 FOOT BY 72 FOOT LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID NORTHEASTERLY LINE FOR 30.00 FEET TO THE MOST EASTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 62°07'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LEASE AREA FOR 16.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LEASE AREA; THENCE NORTH 27°52'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 15.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHWESTERLY OF SAID SOUTHEASTERLY LINE AND THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 62°07'40" WEST ALONG SAID PARALLEL LINE FOR 10.00 FEET; THENCE NORTH 55°12'55" WEST FOR 34.46 FEET; THENCE SOUTH 62°26'29" WEST FOR 254.80 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 155TH AVENUE (60' WIDE PUBLIC RIGHT-OF-WAY PER SAID PLAT) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 5,985 SQUARE FEET (0.14 ACRES), MORE OR LESS.

Prepared out of State.

Return to:

Crown Castle

8020 Katy Freeway

Houston, Texas 77024

Cross Index with Book 45626, Page 475;  
Instrument 112876698

Tax Map #: 514009030050

#### MEMORANDUM OF SECOND AMENDMENT TO LEASE AGREEMENT

THIS MEMORANDUM OF SECOND AMENDMENT TO LEASE AGREEMENT ("Amended Memorandum") is dated as of the date of City's signature, and made effective as of the date of the last party to sign, by and between CITY OF PEMBROKE PINES, a Florida municipal corporation ("City"), with a mailing address of 601 City Center Way, Pembroke Pines, FL 33025, and CCTM2 LLC, a Delaware limited liability company ("Tenant"), with a mailing address of c/o Crown Castle USA Inc., 2000 Corporate Drive, Canonsburg, Pennsylvania 15317-8564.

WHEREAS, City and T-Mobile South LLC, a Delaware limited liability company ("T-Mobile"), entered into a Lease Agreement dated July 9, 2008 (as amended and assigned, the "Agreement"), whereby City leased to T-Mobile a portion of land being described as a 480 square feet portion of that property (said leased portion being the "Premises") located at 901 NW 155th Avenue (Tax Parcel #514009030050), Pembroke Pines, Broward County, State of Florida, and being further described in Book 23686, Page 234 in the Broward County Clerk's Office ("Clerk's Office"), together with those certain access, utility and/or maintenance easements and/or rights of way granted in the Agreement. Notice of the Agreement is provided by, and the Premises is described in that certain Memorandum of Lease ("Memorandum") recorded on August 21, 2008, in Book 45626, Page 475 in the Clerk's Office; and

WHEREAS, Tenant is successor in interest in the Agreement to T-Mobile; and

WHEREAS, City and Tenant entered into that First Amendment to Lease Agreement dated April 2, 2014, which expanded the size of the Premises to be approximately 1,152 square feet, among other changes, as evidenced by that Amended and Restated Memorandum of Lease Agreement dated April 2, 2014, and recorded in Instrument 112876698 in the Clerk's Office; and

Site Name: Town Gate Park  
BU: 828548  
PPAB 9793528v2



WHEREAS, the term of the Agreement commenced on March 28, 2008, and has an original term, including all Renewal Terms (as defined in the Agreement), that will expire on March 27, 2033 ("Original Term"), and City and Tenant now desire to amend the terms of the Agreement to provide for additional Renewal Terms beyond the Original Term, and to make other changes; and

WHEREAS, City and Tenant made and entered into a Second Amendment to Lease Agreement of even date herewith ("Second Amendment") and pursuant to the terms of, and for that consideration recited in, the Second Amendment, the parties wish to hereby amend certain provisions of the Agreement, and provide this Amended Memorandum as notice thereof, as follows:

1. City does hereby lease and grant unto Tenant, its successors and assigns, the Premises for two (2) additional five (5) year Renewal Terms beyond the Original Term, such that the Original Term and all Renewal Terms of the Agreement may last for a term of thirty-five (35) years, expiring on March 27, 2043, unless sooner terminated as provided in the Agreement. This Agreement shall be renewable upon mutual consent and written agreement by the parties.

2. City hereby leases to Tenant that certain 360 square feet of land shown and described in Exhibit A attached to the Second Amendment and attached hereto as the "Crown Additional Lease Area", and described as the "Crown Additional Lease Area" by metes and bounds on Exhibit B attached to the Second Amendment and attached hereto, and same shall hereafter be part of the Premises leased to Tenant under the Agreement ("Additional Land"). The Premises, from and after the date of the Second Amendment, shall be that approximately 1,512 square feet, as same is cumulatively shown as the "Crown New Overall Lease Area" on Exhibit A attached to the Second Amendment and attached hereto, and described as the "Crown New Overall Lease Area" by metes and bounds on Exhibit B attached to the Second Amendment and attached hereto. The Agreement is hereby amended to reflect such increase in the size of the Premises and Exhibit A and Exhibit B attached to the Second Amendment and attached hereto shall supplement any and all existing descriptions of the Premises.

3. The description and location of the easements and rights of way granted in the Agreement for access and utilities are amended to reflect that "Crown 20' Wide Non-Exclusive Ingress, Egress and Utility Easement" shown in Exhibit A attached to the Second Amendment and attached hereto and described as the "Crown 20 Foot Wide Non-Exclusive Ingress, Egress and Utility Easement" by metes and bounds on Exhibit B attached to the Second Amendment and attached hereto, and City does hereby grant same to Tenant for those uses provided for in the Agreement. Exhibit A and Exhibit B attached to the Second Amendment and attached hereto shall replace any and all existing descriptions of the easements and rights of way for access and utilities granted in the Agreement; provided, however, in the event the location(s) of any of Tenant's or its subtenants' or licensees' existing utilities and/or access routes are not depicted or described on Exhibit A or Exhibit B, Tenant's easement rights over such area(s) shall remain in full force and effect.

4. This Amended Memorandum contains only selected provisions of the Second Amendment, and reference is made to the full text of the Agreement and the Second Amendment

for their full terms and conditions, which are incorporated herein by this reference. Except as otherwise provided in the Second Amendment and this Amended Memorandum, the terms and conditions of the Agreement remain in full force and effect. This Amended Memorandum may be executed in two or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, it being understood that all parties need not sign the same counterparts. A copy of the Agreement and its amendments are located at the office of the Tenant.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, City and Tenant have signed this instrument under seal, and have caused this Amended Memorandum to be duly executed on the day and year first written above.

WITNESSES:

CITY:

Sign: \_\_\_\_\_

City of Pembroke Pines,  
a Florida municipal corporation

Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Sign: \_\_\_\_\_

Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, the \_\_\_\_\_ of City of Pembroke Pines, a Florida municipal corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_

IN WITNESS WHEREOF, City and Tenant have signed this instrument under seal, and have caused this Amended Memorandum to be duly executed on the day and year first written above.

WITNESSES:

Sign: Carrie Gore

Print Name: CARRIE GORE

Sign: Amanda Burrell

Print Name: Amanda Burrell

TENANT:

CCTM2 LLC,  
a Delaware limited liability company

By: Matthew Norwood

Name: Matthew Norwood

Title: Dir Nat'l RE Ops

Date: 03/13/2024

STATE OF Texas )

COUNTY OF Harris )

The foregoing instrument was acknowledged before me this 13th day of March, 2024, by Matthew Norwood, the Dir Nat'l RE Ops of CCTM2 LLC, a Delaware limited liability company. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

Given under my hand this 13th day of March, 2024.

Blaine Traylor

Notary Public

Blaine Traylor

Printed Name

My Commission Expires: 02-14-2028

My Commission Number: 134763816

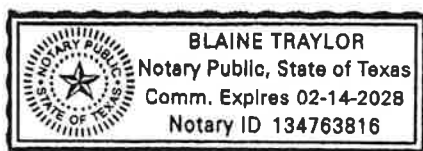


EXHIBIT A

[ATTACHED HERETO]

828548

901 NW 155TH AVENUE  
PEMBROKE PINES, FLORIDA 33026  
BROWARD COUNTY

## VICINITY MAP



## SURVEY PROCEDURES & EQUIPMENT

The Accuracy Of This Survey Meets Or Exceeds The Minimum Standards As Required By Florida Instruments Used

- Sokkia Set 530R3
- Champion PRO GPS Receiver

## COORDINATES

LABEL	LAT, LONG	For internal use
POINT #1	N26°01'01.99", W80°20'52.15"	
POINT #2	N26°01'01.92", W80°20'52.32"	
POINT #3	N26°01'02.55", W80°20'52.68"	
POINT #4	N26°01'02.62", W80°20'52.53"	

## ABBREVIATIONS

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
(R)	RECORD DESCRIPTION INFORMATION

## AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL		9.96 ±
CROWN LEASE AREA	1152	0.03
CROWN ADDITIONAL LEASE AREA	360	0.01
CROWN NEW OVERALL LEASE AREA	1512	0.03
CROWN 20" WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY	5995	0.14

## LEGEND

[illegible]

**SURVEY PERFORMED FOR:**



1500 Corporate Drive  
Canonsburg, PA 15317

**SURVEY COORDINATED BY:**  
GEOLINE SURVEYING, INC., LB 7082  
13430 NW 104th Terrace, Suite A, Alachua, FL 32615  
Tel: (386) 414-2500 | Fax: (386) 462-9986

**SURVEY PERFORMED BY:**  
GEOLINE SURVEYING, INC., LB 7082  
13430 NW 104th Terrace, Suite A, Alachua, FL 32815  
Tele: (386) 418-0500 FAX: (386) 462-8886

EMMA E HED ONE BY ONE JOL NO 215-4337  
SURVEYOR'S CERTIFICATION:  
I HEREBY CERTIFY TO CCM 2 LLC, CROWN CASTLE USA INC,  
INCLUDING ITS PARENTS, SUBSIDIARIES, AND AFFILIATED  
ENTITIES:

GEOLINE SURVEYING INC., LB 7062  
DAVID C. SHORL, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE OF REGISTRATION NO. 5022



SIGNATURE \_\_\_\_\_  
SEPTEMBER 01, 2023  
DATE \_\_\_\_\_

**LEASE AREA ZONING:**  
PLUD (PLANNED UNIT DEVELOPMENT)

**LEASE AREA FLOOD NOTE:**  
THE TOWER AREA AND EASEMENTS ARE LOCATED WITHIN  
FLOOD HAZARD AREA "X" (UNACED) PER FEMA MAP  
PUD (PLANNED UNIT DEVELOPMENT)

#12011CC540H, EFFECIVE 8/10/2016.

BEARING BASIS:  
THE ASSUMED BEARING OF NORTH 27°26'09" WEST ALONG  
THE ASSUMED LINE OF PARCEL "E", TOWNGATE, AS PER  
PLAT THEREOF RECORDED IN PLAT BOOK 165, PAGE 11.

NOTES:  
1. SURVEY PERFORMED ON 02/04/2014 AND 08/23/2023

1. SURVEY PERFORMED ON 02/04/2014 AND 08/23/2023  
2. DATA PROJECTED IN FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE (FL83-EF), WITH [NAVD-88]

3 BURIED UTILITIES DEPICTED HEREON WERE DETECTED  
AND MARKED BY OTHERS USING INDIRECT METHODS

AND MARKED BY OTHERS USING INDIRECT METHODS  
NO SUBSURFACE EXCAVATION WAS PERFORMED TO  
VERIFY THE TYPE AND LOCATION OF THE BURIED

VERIFY THE TYPE AND LOCATION OF THE BORED UTILITIES DEPICTED HEREON. IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE

EXIST THAT WENT UNDETECTED AS A PART OF THIS  
SURVEY.  
A. AND ALL SAMPLES ARE DIRECTED TO SCALE.

4. NOT ALL SYMBOLS ARE LISTED TO SCALE.  
5. ALL VEHICLE TOWERS EQUIPMENT AND IMPROVEMENTS ARE  
CONTAINED WITHIN THE DESCRIBED AREA, UNLESS

B. THIS SURVEY DOES NOT REPRESENT A BOUNDARY

7. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF SURVEY OF THE PATENT OFFICE.

REV	DATE	DESCRIPTION	NO.

REV	DATE	DESCRIPTION	DRY
1	10/1/00	100	100
2	10/1/00	100	100

[illegible]

SITE INFORMATION:	
Name	TOWN GATE PARK

NAME	TOWN GATE FARM
BUN	828548

Address	901 NW 155TH AVENUE
---------	---------------------

County	PEMBROKE PINES, FLORIDA 33026
	BROWARD COUNTY

County | BROWARD COUNTY

SITE LOCATED IN:

**SITE LOCATED IN:**  
**SECTION 9, TOWNSHIP 51 SOUTH, RANGE 40 EAST**

## TOWER SURVEY

SHEET: COVER SHEET



PROPERTY INFORMATION

PARENT PARCEL

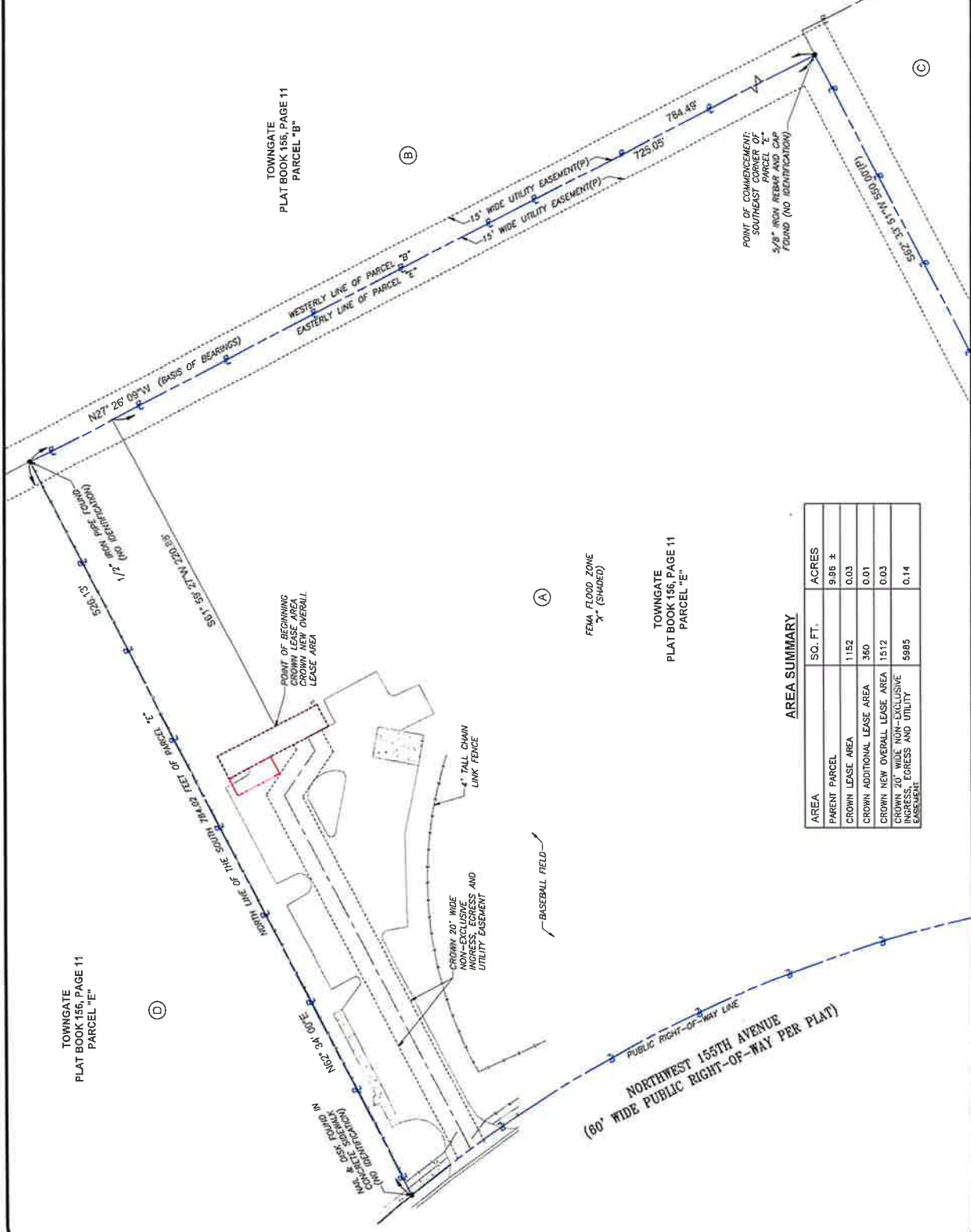
- (A) CITY OF PEMBROKE PINES  
OFFICIAL RECORD BOOK 2368K, PAGE 234  
901 NW 155TH AVENUE  
PEMBROKE PINES, FLORIDA 33026

ADJACENT PARCELS

- (B) TOWNGATE AT PEMBROKE PINES MASTER  
ASSOCIATION, INC.  
PARCEL ID: 5140 09 05 530
- (C) PARKVIEW HOMEOWNERS ASSOCIATION, INC.  
PARCEL ID: 5140 09 07 100
- (D) SCHOOL BOARD OF BROWARD COUNTY  
PARCEL ID: 5140 09 03 051

TOWNGATE  
PLAT BOOK 156, PAGE 11  
PARCEL "B"

TOWNGATE  
PLAT BOOK 156, PAGE 11  
PARCEL "E"



(A)

FEMA FLOOD ZONE  
"X" (SHADED)

TOWNGATE  
PLAT BOOK 156, PAGE 11  
PARCEL "E"

AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	9,985 ±	0.23
CROWN LEASE AREA	1152	0.03
CROWN ADDITIONAL LEASE AREA	360	0.01
CROWN NEW OVERALL LEASE AREA	1512	0.03
CROWN 20' WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT	5985	0.14

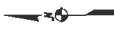
SURVEY PERFORMED FOR:  
**CROWN CASTLE**  
1500 Corporate Drive  
Gainesville, FL 32609

KEY DATE	DESCRIPTION	CORNER

SITE INFORMATION:  
Name: TOWN GATE PARK  
BUN: 828946  
Address: 901 NW 155TH AVENUE  
County: PEMBROKE PINES, FLORIDA 33026  
County: BROWARD COUNTY  
SITE LOCATED IN:  
SECTION 6, TOWNSHIP 51 SOUTH, RANGE 40 EAST

**TOWER SURVEY**  
SHEET: PROPERTY OVERVIEW





TOWNGATE  
PLAT BOOK 186, PAGE 11  
PARCEL "E"

SCHOOL BOARD OF BROWARD COUNTY  
PARCEL ID: 5140 09 03 0051

LINE TABLE		
LINE	DIRECTION	LENGTH
L6	S82°07'40"W	12.00'
L7	N62°07'40"E	12.00'

TOWNGATE  
PLAT BOOK 186, PAGE 11  
PARCEL "E"

PARENT PARCEL  
CROWN LEASE  
PARCEL ID: 5140 09 03 0050  
OFFICIAL RECORD BOOK 23846, PAGE 234

SURVEY PERFORMED FOR:



1500 Corporate Drive  
Crownburg, PA 15117

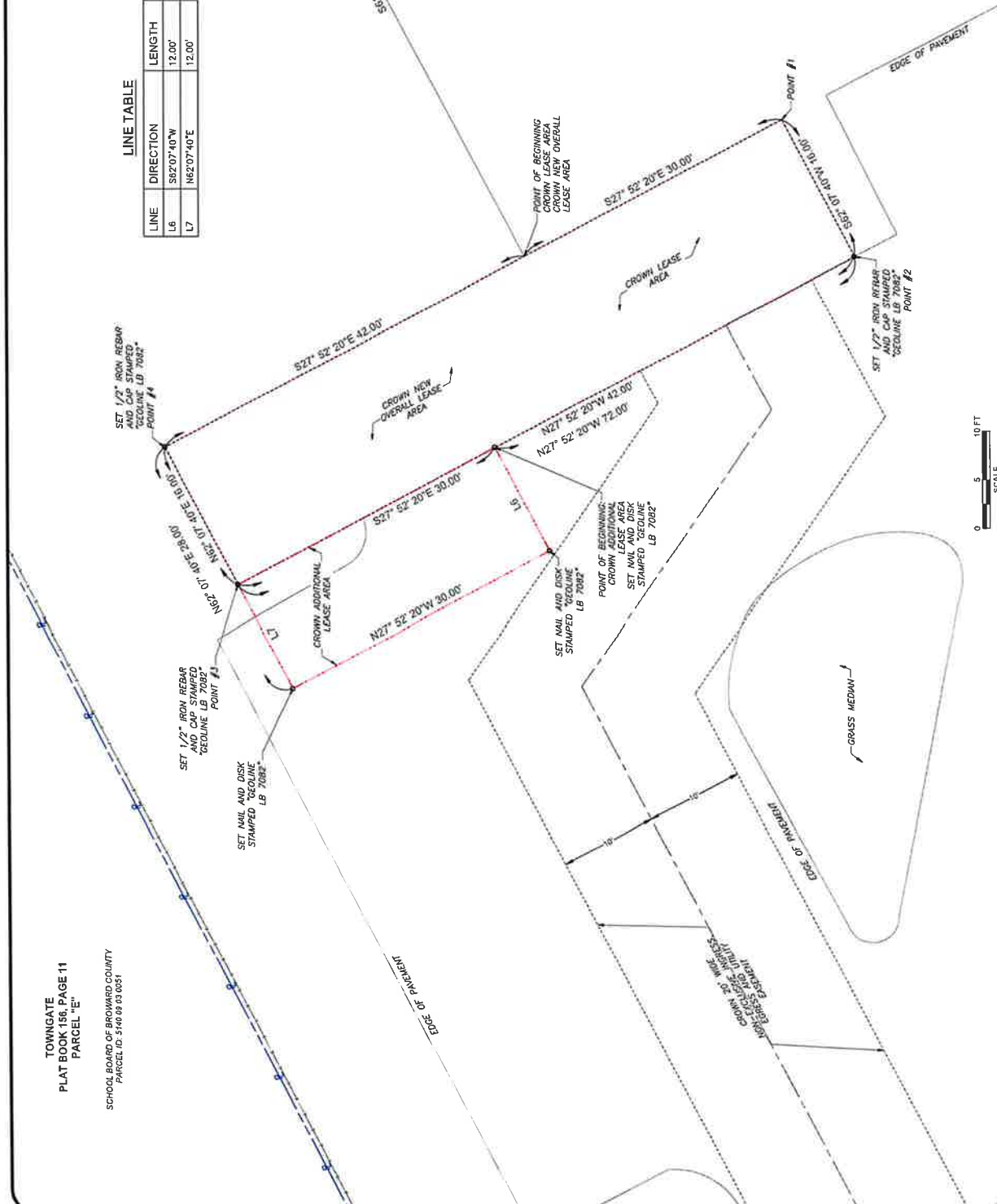
REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SITE INFORMATION:

Name	TOWN GATE PARK
BUN	828548
Address	901 NW 15TH AVENUE PENSACOLA, FLORIDA 33026
County	BROWARD COUNTY
SITE LOCATED IN:	
SECTION 16, TOWNSHIP 31 SOUTH, RANGE 16 EAST	

## TOWER SURVEY

SHEET: SITE OVERVIEW



AS PROVIDED BY THE CLIENT

COMMENCE AT A 5.0' HIGH ROD AND (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TO YOWAGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 150, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THENCE NORTH 27°50'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 754.05 FEET. THENCE SOUTH 61°57'47" WEST FOR 220.88 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 37°22'20" EAST FOR 20.00 FEET. THENCE SOUTH 62°07'40" WEST FOR 16.00 FEET. THENCE SOUTH 37°22'20" EAST FOR 72.00 FEET. THENCE NORTH 62°07'40" EAST FOR 16.00 FEET. THENCE SOUTH 27°52'20" EAST FOR 45.00 FEET TO SAID POINT OF BEGINNING.

**CROWN ADDITIONAL LEASE AREA**

(PREPARED BY GEOLINE SURVEYING, INC.)

COMMENCE AT A 68° IRON REBAR AND GUY (LEGIBLE) AT THE SOUTHWEST CORNER OF PARCEL "E1," TOWNGATE, AS PER PLAT THEREOF IN PLANT BOOK 158, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 67°29'07" WEST ALONG THE EASTERLY LINE OF SAID "PARCEL "E1," FOR 725.05 FEET; THENCE NORTH 61°59'57" WEST ALONG THE Westerly Line OF SAID "PARCEL "E1," FOR 100.00 FEET TO AN IRON PILE NAIL; THENCE SOUTH 27°52'20" EAST ALONG THE SOUTHEASTERN LINE OF SAID "PARCEL "E1," FOR 30.00 FEET TO THE MOST EASTERLY CORNER OF SAID LEASE AREA; THENCE NORTH 62°09'40" WEST ALONG THE SOUTHEASTHERLY LINE OF SAID LEASE AREA FOR 16.00 FEET TO THE SOUTHERLY CORNER OF SAID LEASE AREA; THENCE NORTH 27°52'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 12.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 62°09'40" WEST ALONG SAID PARALLEL LINE FOR 12.00 FEET; THENCE NORTH 27°52'20" WEST, ALONG A LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID "PARCEL "E1;" THENCE SOUTH 67°29'07" WEST ALONG THE SOUTHWESTERLY LINE OF SAID "PARCEL "E1," FOR 12.00 FEET TO THE MOST WESTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID SQUARE FEEET, MORE OR LESS, CONTAINING 350. SQUARE FEET, MORE OR LESS.

## (PREPARED BY GEOLINE SURVEYING, INC.)

[illegible]

CONTAINING 1.512 SQUARE FEET (0.03 ACRES), MORE OR LESS

## (PREPARED BY GEOLINE SURVEYING, INC.)

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWINGAME AT 57' IRON REBAR AND CAP (ILLEGIBLE) IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 71°28'09" WEST 78'09" FEET TO THE EASTERY LINE OF SAID PARCEL "E" FOR 725'05 FEET, THENCE SOUTH 61°15'57" WEST 170'02'48 FEET TO AN INTERSECTION WITH THE NORTHEASTERY LINE OF A 18'00" BY 72'00" LOT LIESE AREA, THENCE SOUTH 77°52'29" EAST 140'00" FEET TO THE NORTHEAST CORNER OF THE SOUTHEASTERY LINE OF SAID LEASE AREA FOR 160'00 FEET TO THE SOUTHERLY CORNER OF SAID LEASE AREA, THENCE NORTH 77°22'59" WEST 140'00" FEET TO THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 15'00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHWESTERLY OF SAID SOUTHEASTERY LINE AND THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20' FOOT WIDE NON-EXCLUSIVE EGRESS, EGRESS AND UTILITY EASEMENT, THENCE SOUTH 70°02'00" WEST 150'00" FEET TO THE POINT OF BEGINNING OF THE NORTHEASTERY RIGHT-OF-WAY LINE OF NORTHWEST 155TH AVENUE (60' WIDE PUBLIC RIGHT-OF-WAY PER SAID PLAT) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE, CONTAINING 5.988 SQUARE FEET (0.14 ACRES), MORE OR LESS.

CONTAINING 5,985 SQUARE FEET (0.14 ACRES). MORE OR LESS.

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CROWN ADDITIONAL LEASE AREA

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A 16 FOOT BY 72 FOOT LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID NORTHEASTERLY LINE FOR 30.00 FEET TO THE MOST EASTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 62°07'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LEASE AREA FOR 16.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LEASE AREA; THENCE NORTH 27°52'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 42.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 42.00 FEET NORTHWESTERLY OF SAID SOUTHEASTERLY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 62°07'40" WEST ALONG SAID PARALLEL LINE FOR 12.00 FEET; THENCE NORTH 27°52'20" WEST, ALONG A LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LEASE AREA; THENCE NORTH 62°07'40" EAST ALONG SAID SOUTHWESTERLY PROJECTION FOR 12.00 FEET TO THE MOST WESTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO SAID POINT OF BEGINNING. CONTAINING 360 SQUARE FEET, MORE OR LESS.

CROWN NEW OVERALL LEASE AREA

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO THE POINT OF



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BEGINNING; THENCE SOUTH 27°52'20" EAST FOR 30.00 FEET; THENCE SOUTH 62°07'40" WEST FOR 16.00 FEET; THENCE NORTH 27°52'20" WEST FOR 42.00 FEET; THENCE SOUTH 62°07'40" WEST FOR 12.00 FEET; THENCE NORTH 27°52'20" WEST FOR 30.00 FEET; THENCE NORTH 62°07'40" EAST FOR 28.00 FEET; THENCE SOUTH 27°52'20" EAST FOR 42.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,512 SQUARE FEET (0.03 ACRES), MORE OR LESS.

CROWN 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A 16 FOOT BY 72 FOOT LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID NORTHEASTERLY LINE FOR 30.00 FEET TO THE MOST EASTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 62°07'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LEASE AREA FOR 16.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LEASE AREA; THENCE NORTH 27°52'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 15.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHWESTERLY OF SAID SOUTHEASTERLY LINE AND THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 62°07'40" WEST ALONG SAID PARALLEL LINE FOR 10.00 FEET; THENCE NORTH 55°12'55" WEST FOR 34.46 FEET; THENCE SOUTH 62°26'29" WEST FOR 254.80 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 155TH AVENUE (60' WIDE PUBLIC RIGHT-OF-WAY PER SAID PLAT) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 5,985 SQUARE FEET (0.14 ACRES), MORE OR LESS.