

**RECORDED AT REQUEST OF, AND
WHEN RECORDED RETURN TO:**

T-Mobile USA Inc
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance / Site 6FB1427M

NEW MEMORANDUM OF AGREEMENT

This New Memorandum of Agreement is entered into on _____, 2024, by the City of Coconut Creek, a municipal corporation, with an address at 4800 West Copans Road, Coconut Creek, Florida 33063 (hereinafter referred to as "Owner" or "Landlord") and MetroPCS Florida, LLC, a Delaware limited liability company, with an office located at 12920 SE 38 Street, Bellevue, WA 98006 (hereinafter referred to as "Tenant").

1. Owner and Tenant entered into a Lease Agreement ("Lease") dated August 10, 2006 ("Effective Date"), together with a First Amendment dated February 12, 2015 ("First Amendment"), and a Second Amendment dated July 14, 2016 ("Second Amendment") (collectively, the Lease, First Amendment, and Second Amendment are the "Agreement") for the purpose of Tenant undertaking certain investigations and tests and installing, operating, and maintaining a communications facility and other improvements. All of the foregoing is set forth in the Agreement.
2. Owner and Tenant have amended the Agreement by a Third Amendment dated _____, 2024, and wish to adopt this Memorandum as more fully set forth herein.
3. The term of Tenant's tenancy under the Agreement as amended by the First Amendment is for ten (10) years commencing October 25, 2006 (the "Commencement Date") and terminating on the day immediately preceding the tenth (10th) anniversary of the Commencement Date, with three (3) consecutive five (5) year options to renew.
4. The Land that is the subject of the Agreement is described in Exhibit "A-1" attached hereto. The portion of the Land being leased to Tenant (the "Leased Premises") and all necessary access and utility easements (the "Access Easement & "Utility Easement") are also described in Exhibit "A-1" attached hereto and incorporated herein by reference.

[Signatures to follow]

In witness whereof, the parties have executed this Memorandum of Agreement as of the day and year first written above.

OWNER/LANDLORD:

The City of Coconut Creek,
A municipal corporation
4800 West Copans Road
Coconut Creek, FL 33063

By: _____

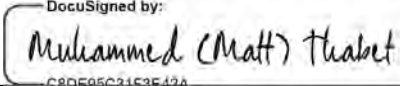
Name: _____

Title: Mayor

Date: _____

TENANT:

MetroPCS Florida, LLC, a Delaware limited liability company

By:  _____

Name: Muhammed (Matt) Thabet

Title: Director, Network Engineering & Ops

Date: 4/11/2024


Attest:

City Clerk

Approved as to Legal Form and Sufficiency:

City Attorney



DocuSigned by: Christine Lopez

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[Notary signatures to follow]

CORPORATE ACKNOWLEDGEMENT

STATE OF _____ :
:SS
COUNTY OF _____ :

I HEREBY CERTIFY that on this day, the foregoing instrument was acknowledged before me, by means of physical presence or online notarization, by _____, as _____ of MetroPCS Florida, LLC a Delaware limited liability company, to me known to be the person(s) described in and who executed the foregoing instrument, or produced _____ as a form of identification.

WITNESS my hand and official seal this _____ day of _____, 2024.

Signature of Notary Public
State of Florida at Large

Print, Type or Stamp
Name of Notary Public

STATE OF _____ :
:SS
COUNTY OF _____ :

I HEREBY CERTIFY that on this day, the foregoing instrument was acknowledged before me, by means of physical presence or online notarization, by _____ as Mayor, for City of Coconut Creek a municipal corporation, to me known to be the person(s) described in and who executed the foregoing instrument, or produced _____ as a form of identification.

WITNESS my hand and official seal this _____ day of _____, 2024.

Signature of Notary Public
State of Florida at Large

Print, Type or Stamp
Name of Notary Public

NEW MEMORANDUM OF AGREEMENT
EXHIBIT "A-1"
Page 1 of 3
LEGAL DESCRIPTION OF THE LAND, PREMISES, & PROPERTY

LEGAL DESCRIPTION OF PARENT TRACT:

BANYAN TRAILS 154-3 B POR PAR C DESC IN OR 29118/1106, PAR D & E TOG WITH COCO LAKES 155-25 B PAR B & WINSTON PARK SEC TWO 136-1 B, TR B & 100 FT CANAL LESS POR DESC AS: COMM MOST NLY NW COR TR B, E 149.01 TO POB, S 115.80, NW 84.85, NWLY 17.48, NWLY 45.88, NWLY 25.82, N 36.20, E TO POB TOG WITH 15 FT VAC R/W LYING S & ADJ TO TR B & 100 FT CANAL & 25 FT VAC R/W LYING E & ADJ TO 100 FT CANAL.

Also known as:

ALL OF TRACT "B" AND THAT CERTAIN 100 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON WINSTON PARK SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 1 OF SAID PUBLIC RECORDS, TOGETHER WITH ALL OF PARCEL "E" AND A PORTION OF PARCEL "C" AS SHOWN ON BANYAN TRAILS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, PAGE 3, OF SAID PUBLIC RECORDS, TOGETHER WITH ALL OF PARCEL "B", COCO LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT CERTAIN 15 FOOT ROAD RESERVATION AS VACATED BY OFFICIAL RECORDS BOOK 15870, PAGE 4 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF THAT CERTAIN ROAD RESERVATION AS SHOWN OF THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 3, PAGES 45 THRU 54 (INCLUSIVE) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: * SEE NOTE BELOW

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "B", ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "E"; THENCE SOUTH $00^{\circ}28'22''$ EAST, A DISTANCE OF 1078.85 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF $25^{\circ}41'49''$, A DISTANCE OF 289.84 FEET; THENCE NORTH $70^{\circ}21'00''$ WEST, NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 239.41 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 491.00 FEET AND A CENTRAL ANGLE OF $37^{\circ}59'06''$, A DISTANCE OF 317.08 FEET; THENCE NORTH $67^{\circ}59'30''$ WEST, NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 744.70 FEET; THENCE NORTH $62^{\circ}28'16''$ WEST, A DISTANCE OF 94.84 FEET; THENCE NORTH $81^{\circ}49'06''$ WEST, A DISTANCE OF 202.30 FEET; THENCE SOUTH $42^{\circ}26'10''$ WEST, A DISTANCE OF 31.48 FEET; THENCE NORTH $81^{\circ}28'40''$ WEST, A DISTANCE OF 145.86 FEET; THENCE SOUTH $25^{\circ}47'25''$ WEST, A DISTANCE OF 125.68 FEET; THENCE SOUTH $52^{\circ}59'35''$ WEST, A DISTANCE OF 226.06 FEET; THENCE SOUTH $39^{\circ}30'04''$ WEST, A DISTANCE OF 119.84 FEET; THENCE NORTH $57^{\circ}58'09''$ WEST, ALONG THE SOUTHWEST BOUNDARY OF SAID PARCEL "E" AND THE SOUTHEASTERLY PROJECTION THEREOF, A DISTANCE OF 403.56 FEET TO THE SOUTHEAST CORNER OF LOT 54 OF SAID WINSTON PARK SECTION TWO; THENCE NORTH $00^{\circ}28'54''$ WEST, ALONG THE EAST BOUNDARY OF SAID LOT 54 AND THE NORTHERLY PROJECTION THEREOF, ALSO BEING ALONG THE WEST BOUNDARY OF SAID PARCEL "E", A DISTANCE OF 574.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "E"; THENCE NORTH $89^{\circ}57'06''$ EAST, ALONG THE NORTH BOUNDARY OF SAID PARCEL "E" AND CONTINUING ALONG THE NORTH BOUNDARY OF SAID PARCEL "D", A DISTANCE OF 1815.63 FEET TO THE INTERSECTION WITH THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY OF SAID TRACT "B"; THENCE NORTH $00^{\circ}28'52''$ WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 15.00 FEET TO THE SOUTH WEST CORNER OF SAID TRACT "B"; THENCE CONTINUE NORTH $00^{\circ}28'22''$ WEST ALONG SAID WEST BOUNDARY OF TRACT "B", A DISTANCE OF 872.34 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY OF WINSTON PARK BOULEVARD AS SHOWN ON SAID WINSTON PARK SECTION TWO, THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS NORTH $43^{\circ}47'21''$ WEST FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING ALONG SAID WINSTON PARK BOULEVARD RIGHT-OF-WAY, HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF $00^{\circ}42'35''$, A DISTANCE OF 2.50 FEET; THENCE NORTH $50^{\circ}42'27''$ EAST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 84.27 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $59^{\circ}49'28''$, A DISTANCE OF 25.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF $72^{\circ}22'31''$, A DISTANCE OF 114.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $38^{\circ}48'07''$, A DISTANCE OF 16.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH $84^{\circ}23'31''$ EAST, A DISTANCE OF 119.16 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "B", THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS SOUTH $08^{\circ}53'01''$ WEST FROM SAID CORNER; THENCE EASTERLY SOUTHEASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF $80^{\circ}46'37''$, A DISTANCE OF 379.87 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $00^{\circ}20'22''$ EAST, A DISTANCE OF 339.95 FEET TO THE POINT OF BEGINNING, THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE WESTERLY BOUNDARY OF N.W. 39th AVENUE AS SHOWN ON SAID COCO LAKES PLAT.

* NOTE: PARCEL "D", BANYAN TRAILS, PLAT BOOK 154, PAGE 3 AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WAS NOT INCLUDED IN DESCRIPTION CAPTION AND SHOULD BE.

CONTAINING 54.158 ACRES, MORE OR LESS.

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EXHIBIT "A-1"
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LEGAL DESCRIPTION FOR TENANT GROUND SPACE ("LEASED PREMISES"):

A PARCEL OF LAND BEING A PORTION OF PARCEL "D" AND PARCEL "E", BANYAN TRAILS, AS RECORDED IN PLAT BOOK 154, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "D";
THENCE ON A PLAT BEARING OF S00°50'22"E ALONG THE EAST LINE OF PARCEL "D", A DISTANCE OF 95.09 FEET;
THENCE S89°09'38"W A DISTANCE OF 4.63 FEET TO THE POINT OF BEGINNING;
THENCE N60°42'25"W A DISTANCE OF 16.00 FEET;
THENCE N29°17'35"E A DISTANCE OF 12.00 FEET;
THENCE S60°42'25"E A DISTANCE OF 16.00 FEET;
THENCE S29°17'35"W A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING;
SAID PARCEL OF LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 192.0 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION FOR TENANT NON-EXCLUSIVE UTILITY EASEMENT:

A PARCEL OF LAND BEING A PORTION OF PARCEL "D" AND PARCEL "E", BANYAN TRAILS, AS RECORDED IN PLAT BOOK 154, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "D";
THENCE ON A PLAT BEARING OF S00°50'22"E ALONG THE EAST LINE OF PARCEL "D", A DISTANCE OF 95.09 FEET;
THENCE S89°09'38"W A DISTANCE OF 4.63 FEET TO THE POINT OF BEGINNING;
THENCE N29°17'35"E A DISTANCE OF 12.00 FEET;
THENCE N79°31'44"E A DISTANCE OF 27.97 FEET;
THENCE S65°44'36"E A DISTANCE OF 27.15 FEET;
THENCE S84°42'59"E A DISTANCE OF 56.40 FEET;
THENCE N74°02'04"E A DISTANCE OF 86.84 FEET;
THENCE N23°32'02"E A DISTANCE OF 30.29 FEET;
THENCE N00°14'14"W A DISTANCE OF 117.42 FEET;
THENCE N09°44'18"W A DISTANCE OF 82.00 FEET;
THENCE N37°08'16"W A DISTANCE OF 29.72 FEET;
THENCE S90°00'00"W A DISTANCE OF 36.25 FEET;
THENCE N00°00'00"E A DISTANCE OF 10.00 FEET;
THENCE N90°00'00"E A DISTANCE OF 41.22 FEET;
THENCE S37°08'16"E A DISTANCE OF 37.13 FEET;
THENCE S09°44'18"E A DISTANCE OF 85.27 FEET;
THENCE S00°14'14"E A DISTANCE OF 82.22 FEET;
THENCE N74°58'02"E A DISTANCE OF 35.69 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N.W. 39TH AVENUE;
THENCE S00°50'22"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 10.31 FEET;
THENCE S74°58'02"W A DISTANCE OF 35.81 FEET;
THENCE S00°14'14"E A DISTANCE OF 27.79 FEET;
THENCE S23°32'02"W A DISTANCE OF 37.11 FEET;
THENCE S74°02'04"W A DISTANCE OF 93.43 FEET;
THENCE N84°42'59"W A DISTANCE OF 59.95 FEET;
THENCE N65°44'36"W A DISTANCE OF 27.05 FEET;
THENCE S79°31'44"W A DISTANCE OF 31.40 FEET TO THE POINT OF BEGINNING;
SAID PARCEL OF LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 5,469.27 SQUARE FEET, MORE OR LESS.

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LEGAL DESCRIPTION FOR TENANT NON-EXCLUSIVE ACCESS EASEMENT:

VARIABLE WIDTH NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT

THAT PART OF PARCEL "D" AND PARCEL "E", BANYAN TRAILS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 154, PAGE 3, AND THAT PART OF TRACT "B", WINSTON PARK SECTION TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 136, PAGE 1, AND THAT PART OF PARCEL "B", COCO LAKES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 155, PAGE 25, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN 5 FEET OF BOTH SIDES OF (10 FEET WIDE PORTION) OR 10 FEET OF BOTH SIDES OF (20 FEET WIDE PORTION) A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "D", BANYAN TRAILS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 154, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°50'22" EAST ALONG THE EAST LINE OF SAID PARCEL "D" FOR 95.09 FEET; THENCE SOUTH 89°09'38" WEST FOR 4.63 FEET TO THE SOUTHERLY CORNER OF A 12 FOOT BY 16 FOOT T-MOBILE LEASE PARCEL; THENCE NORTH 29°17'35" EAST ALONG THE SOUTHEASTERLY LINE OF SAID T-MOBILE LEASE PARCEL FOR 5.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE 10 FOOT WIDE PORTION OF THE HEREIN DESCRIBED VARIABLE WIDTH NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT; THENCE SOUTH 60°42'25" EAST FOR 5.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET SOUTHEASTERLY OF SAID SOUTHEASTERLY LINE; THENCE NORTH 29°17' 35" EAST ALONG SAID PARALLEL LINE FOR 12.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID T-MOBILE LEASE PARCEL; THENCE NORTH 60°42'25" WEST ALONG SAID PARALLEL LINE FOR 16.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF A 20 FEET BY 40 FEET VERIZON LEASE PARCEL; THENCE NORTH 29°17'35" EAST ALONG SAID PARALLEL LINE FOR 8.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID VERIZON LEASE PARCEL; THENCE NORTH 60°42'25" WEST ALONG SAID PARALLEL LINE FOR 50.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID VERIZON LEASE PARCEL; THENCE SOUTH 29°17'35" WEST ALONG SAID PARALLEL LINE FOR 15.00 FEET TO POINT "A"; THENCE CONTINUE SOUTH 29°17'35" WEST ALONG SAID PARALLEL LINE FOR 10.00 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID VERIZON LEASE PARCEL AND THE POINT OF TERMINUS OF THE CENTERLINE OF THE 10 FOOT WIDE PORTION OF THE HEREIN DESCRIBED VARIABLE WIDTH NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT; THENCE RETURN TO SAID POINT "A" AND THE POINT OF BEGINNING OF THE CENTERLINE OF THE 20 FOOT WIDE PORTION OF THE HEREIN DESCRIBED VARIABLE WIDTH NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT; THENCE NORTH 60°42'25" WEST FOR 5.00 FEET; THENCE NORTH 00°53'16" WEST FOR 46.78 FEET; THENCE NORTH 89°53'25" WEST FOR 117.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°02'03" AND A CHORD OF 21.03 FEET THAT BEARS NORTH 45°22'24" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 23.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°51'24" WEST FOR 113.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°03'24" AND A CHORD OF 21.22 FEET THAT BEARS NORTH 45°53'06" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 23.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°05'14" WEST FOR 59.57 FEET; THENCE NORTH 00°40'42" WEST FOR 112.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 89°24'03" AND A CHORD OF 260.26 FEET THAT BEARS NORTH 44°01'19" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 288.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°43'20" EAST FOR 114.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 29°22'51" AND A CHORD OF 88.76 FEET THAT BEARS SOUTH 76°35'15" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR 89.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 28°53'58" AND A CHORD OF 87.34 FEET THAT BEARS SOUTH 76°20'48" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR 88.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°12'12" EAST FOR 45.93 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 39TH AVENUE (60 FOOT WIDE PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 22,712 SQUARE FEET (0.521 ACRES), MORE OR LESS.

TENANT AERIAL OCCUPANCY ("Tower Space"):
115 ft. AGL