

EXHIBIT A

Legal Description of Leased Premises, Site Plan and Landscaping Plan

[See Attached Survey]

AS-BUILT SURVEY
 PREPARED FOR
CROWN CASTLE
 3500 TORRINGTON WAY, SUITE 106 CHARLOTTE, NC 28217
 SITE: BIG BETHEL/BRIERFIELD ROAD
 BUN: 805687
 ADDRESS: 1600 BRIERFIELD ROAD
 HAMPTON, VA 23061
 CITY OF HAMPTON

NATIONAL SURVEY SERVICES COORDINATION BY:
GEOLINE SURVEYING, INC.
 12000 W. YORK ST. SUITE 400, FL 23715
 703-948-1000 FAX: 703-948-1000
 WWW.GEOLINEINC.COM

MURPHY = GEOMATICS
 Professional Land Surveying
 1000 J. Robert Drive, Suite 100, Norfolk, VA 23502
 Phone: 757-627-4675
 Fax: 757-627-4675
 www.murphygeomatics.com

SURVEYOR'S NOTES
 1. BASIS OF BEARING:
 VA GRID SOUTH ZONE
 2. NO SUBSURFACE INVESTIGATION WAS CONDUCTED. ALL UTILITIES UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TOWER EQUIPMENT AND FOUNDATIONS ARE SHOWN WITHIN THE DESCRIBED AREA.

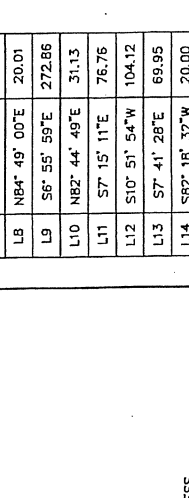
SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO CROWN CASTLE AND STEWART TITLE GUARANTY COMPANY.
 MURPHY GEOMATICS
 JONATHAN MURPHY
 LAND SURVEYOR
 DATE: 11/16/2011
 COMMONWEALTH OF VIRGINIA
 JONATHAN F. MURPHY, License No. 27113
 LAND SURVEYOR

CURVE TABLE

CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S52° 05' 33"E	60.27	42.50	67.00	90° 19' 16"
C2	N52° 05' 33"W	88.64	62.50	98.52	90° 19' 16"

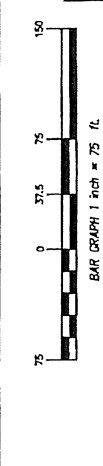
LINE TABLE

LINE	BEARING	LENGTH
L8	N84° 49' 00"E	20.01
L9	S6° 55' 59"E	272.86
L10	N82° 44' 49"E	31.13
L11	S7° 15' 11"E	76.76
L12	S10° 51' 54"W	104.12
L13	S7° 41' 28"E	69.95
L14	S82° 18' 32"W	20.00
L15	N7° 41' 28"W	73.22
L16	N10° 51' 54"E	104.20
L17	N7° 15' 11"W	53.57
L18	S82° 44' 49"W	11.13
L19	N6° 55' 59"W	273.47
L20	N6° 20' 15"E	5.00
L21	S83° 39' 45"E	91.05
L22	S7° 40' 38"E	494.07
L23	N82° 18' 32"E	64.73
L24	S7° 41' 28"E	5.00
L25	S82° 18' 32"W	69.73
L26	N7° 40' 38"W	495.17
L27	N83° 39' 45"W	87.15



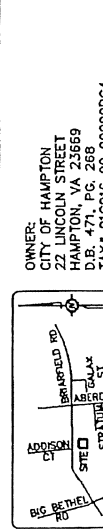
EASEMENT NOTES:

- 20' ACCESS EASEMENT
- UTILITY EASEMENT



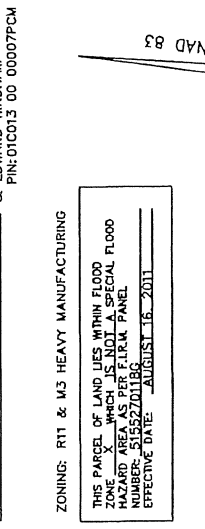
POB 20' ACCESS EASEMENT
 E:12,094,003.78'
 N:3,537,061.70'

POB 5' UTILITY EASEMENT
 E:12,093,889.33'
 N:3,537,025.93'



OWNER:
 CITY OF HAMPTON
 22 LINCOLN STREET
 HAMPTON, VA 23669
 D.B. 471, PG. 2866
 TAX# 01C015 00 00000PC4

- ADJACERS:**
1. U.S. POSTAL SERVICE
 PINK:01D001 00 000000
 2. PLATINUM HOMES, LLC
 PINK:01D002C 00 00004
 3. R. C. MALLORY
 PINK:01D003A 00 000020
 4. SAM RUST SEAFOOD CORP
 E:12,093,889.33'
 N:3,537,025.93'
 5. DANIEL SCHRUM
 PINK:01A034 00 000000
 6. JET MANAGEMENT
 PINK:01A017 00 000000
 7. JZ MANAGEMENT
 PINK:01A017 00 000000
 8. EDWARD WINDHAM
 PINK:01C013 00 00007PCM



ZONING: RT1 & M3 HEAVY MANUFACTURING

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 515527018G
 EFFECTIVE DATE: AUGUST 16, 2011

- LEGEND**
- : SET 5/8" REBAR.
 - : FOUND 1/2" REBAR AS NOTED.
 - (---) : RECORD DESCRIPTION DATA.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - : FENCE AS NOTED.
 - : OVER HEAD UTILITY LINES.
 - ⊞ : WOOD UTILITY POLE.
 - ⊞ : ELECTRIC TRANSFORMER.
 - ⊞ : TELCO PEDESTAL.
 - ⊞ : WATER METER.
 - ⊞ : CABLE TELEVISION.

AREA	SQUARE FEET	ACRE
PARENT PARCEL	2,161,776	49.6
LEASED PREMISES	3,160	0.07
COMPOUND AREA	1,569	0.03
ACCESS EASEMENT	12,359	0.28
UTILITY EASEMENT	3,235	0.07

AS-BUILT SURVEY
 PROVIDED FOR
CROWN CASTLE
 3539 TORIMON WAY, SUITE 100 CHARLOTTE, NC 28277
 SITE: BIG BETHEL/BRIERFIELD ROAD
 BUN: 805867
 ADDRESS: 1590 BRIERFIELD ROAD
 HAMPTON, VA 23661
 CITY OF HAMPTON
 NATIONAL SURVEY SERVICE COORDINATION BY:

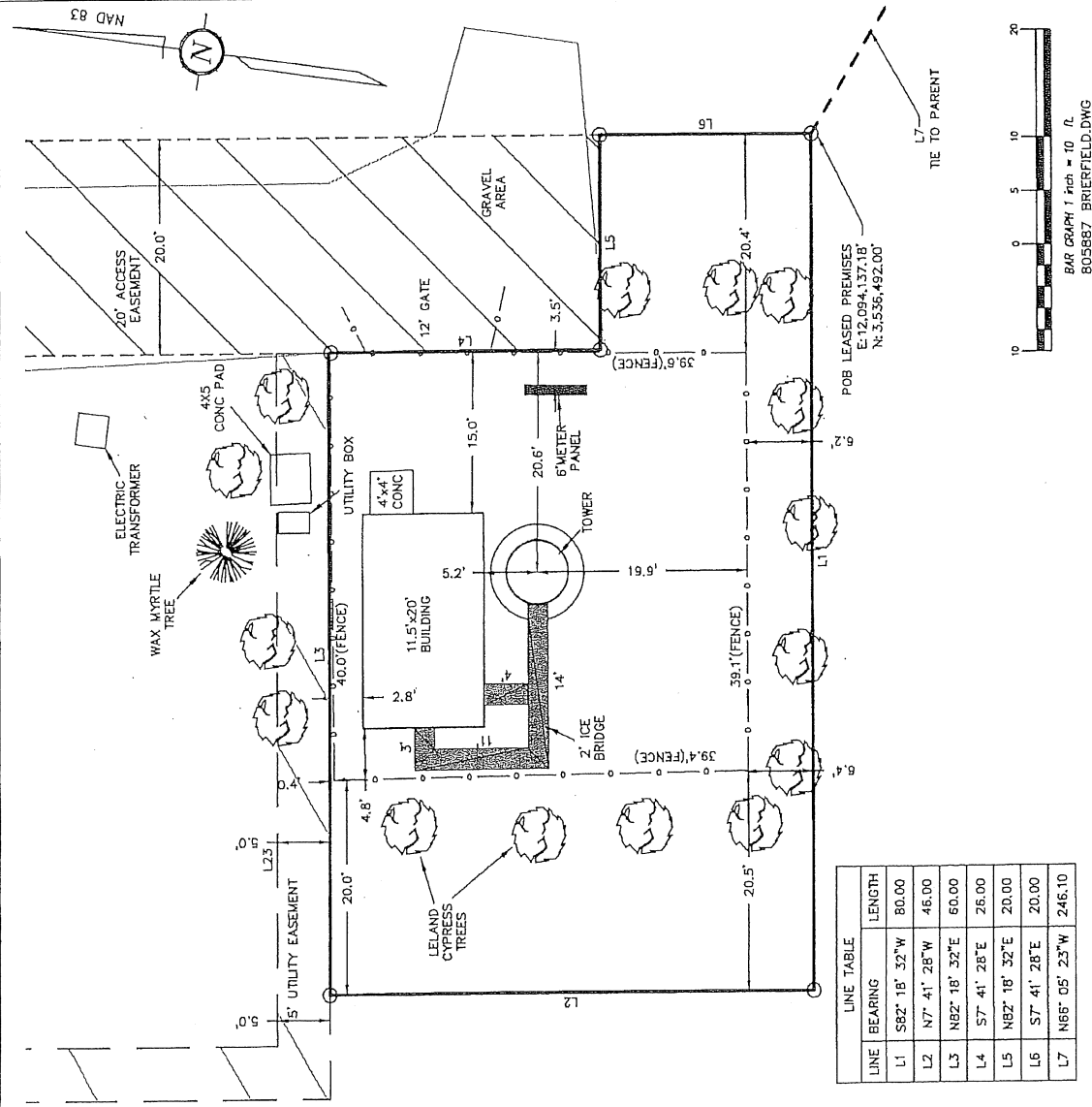
GEOLINE SURVEYING, INC.
 15401 NW 14th Terrace, Suite A, Lighthouse Point, FL 33155
 (305) 885-8888
 WWW.GEOLINE.COM

MURPHY GEOMATICS
 Professional Land Surveying
 4000 J. Beland Drive (819) 767-7823
 4000 J. Beland Drive (819) 767-7823
 4000 J. Beland Drive (819) 767-7823

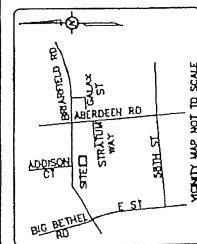
SURVEYOR'S NOTES
 1. BASES OF BEARINGS:
 VA GRID SOUTH ZONE
 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDEGROUND UTILITIES. SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TOWER EQUIPMENT AND ALL OTHER STRUCTURES SHOWN WITHIN THE DESCRIBED AREA.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO CROWN CASTLE AND STEWART TITLE GUARANTY COMPANY.
 MURPHY GEOMATICS

LAND SURVEYOR OF VIRGINIA
 JONATHAN F. MURPHY
 License No. 2713
 LAND SURVEYOR'S CERTIFICATION
 DATE



LINE	BEARING	LENGTH
L1	S82°18'32"W	80.00
L2	N7°41'28"W	46.00
L3	N82°18'32"E	60.00
L4	S7°41'28"E	26.00
L5	N82°18'32"E	20.00
L6	S7°41'28"E	20.00
L7	N68°05'23"W	246.10

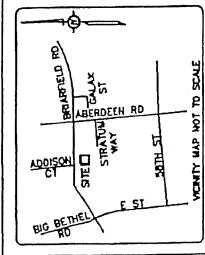


OWNER: CROWN CASTLE
 22 LINCOLN STREET
 HAMPTON, VA 23669
 D.B. 471, PG. 268
 TAX# 01C016 00 00000P04

ZONING: R11 & M3 HEAVY MANUFACTURING
 THE PARCEL OF LAND LIES WITHIN FLOOD HAZARD AREA AS PER FLOOD PANEL NUMBER: 5155270118G
 EFFECTIVE DATE: AUGUST 15, 2011

- LEGEND**
- : SET 5/8" REBAR.
 - : FOUND 1/2" REBAR AS NOTED.
 - () : RECORD DESCRIPTION DATA.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - : FENCE AS NOTED.
 - : OVER HEAD UTILITY LINES.
 - ⊕ : WOOD UTILITY POLE.
 - ⊕ : ELECTRIC TRANSFORMER.
 - ⊕ : TELCO PEDESTAL.
 - ⊕ : WATER METER.
 - ⊕ : CABLE TELEVISION.

AREA	SQUARE FEET	ACRE
PARENT PARCEL	2,161,776	49.6
LEASED PREMISES	3160	0.07
COMPOUND AREA	1,569	0.03
ACCESS EASEMENT	12,959	0.28
UTILITY EASEMENT	3,255	0.07



OWNER:
CITY OF HAMPTON
22 LINCOLN STREET
HAMPTON, VA 23669
D.B. 471, P.C. 268
TAX# DIC016 00 00000PC4

ZONING: R11 & M3 HEAVY MANUFACTURING

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 5155Z011018 EFFECTIVE DATE: AUGUST 16, 2011

LEGEND

- : SET 5/8" REBAR.
- : FOUND 1/2" REBAR AS NOTED.
- (---) : RECORD DESCRIPTION DATA.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- : FENCE AS NOTED.
- : OVER HEAD UTILITY LINES.
- CO : WOOD UTILITY POLE.
- ET : ELECTRIC TRANSFORMER.
- TD : TELCO PEDESTAL.
- WM : WATER METER.
- ETD : CABLE TELEVISION

AREA	SQUARE FEET	ACRE
PARENT PARCEL	2,161,776	49.6
LEASED PREMISES	3,180	0.07
COMPOUND AREA	1,569	0.03
ACCESS EASEMENT	12,359	0.28
UTILITY EASEMENT	3,255	0.07

LEGAL DESCRIPTION OF: Leased Premises
From the POINT OF BEGINNING Having Virginia State Plane Coordinates (NAD83 South): E:12,094,137.18' -and- N:3,535,492.00'; Thence, S 82° 18' 32" E for a distance of 80.00 feet to a point; Thence, N 07° 41' 28" W for a distance of 46.00 feet to a point; Thence, N 82° 18' 32" E for a distance of 60.00 feet to a point; Thence, S 07° 41' 28" E for a distance of 26.00 feet to a point; Thence, N 82° 18' 32" E for a distance of 20.00 feet to a point; Thence, S 07° 41' 28" E for a distance of 20.00 feet to the POINT OF BEGINNING; Containing 3,100 square feet -and- 0.07 Acres.

LEGAL DESCRIPTION OF: 20' Access Easement
From the POINT OF BEGINNING being on the southern right of way of Brainerd road(Public) and Having Virginia State Plane Coordinates (NAD83 South): E:12,094,003.78' -and- N:3,537,061.70'; Thence with said right of way N 84° 49' 00" E a distance of 20.01 feet to a point; Thence bearing said right of way S 06° 55' 59" E for a distance of 272.86 feet to the beginning of a curve. Said curve turning to the left through an angle of 90° 08' 16" having a radius of 42.50 feet and whose long chord bears S 52° 03' 33" E for a distance of 80.27 feet. Thence, N 82° 18' 32" E for a distance of 31.13 feet to a point; Thence, S 07° 15' 11" E for a distance of 78.76 feet to a point; Thence, S 82° 18' 32" W for a distance of 104.12 feet to a point; Thence, S 07° 41' 28" E for a distance of 69.95 feet to a point; Thence, S 82° 18' 32" W for a distance of 73.22 feet to a point on an existing leased premises; Thence with said leased premises, N 07° 41' 28" W for a distance of 73.22 feet to a point; Thence, N 10° 51' 54" E for a distance of 104.20 feet to a point; Thence, N 07° 15' 11" W for a distance of 53.57 feet to a point; Thence, S 82° 44' 49" W for a distance of 11.15 feet to the beginning of a curve. Said curve turning to the right through an angle of 90° 15' 16", having a radius of 62.50 feet, and whose long chord bears N 52° 05' 33" W for a distance of 88.64 feet. Thence, N 06° 55' 39" W for a distance of 273.47 feet to a point on the southern right of way of Brainerd Road, being the POINT OF BEGINNING; Containing 12,359 square feet -and- 0.28 Acres.

LEGAL DESCRIPTION OF: 5' Utility Easement
From the POINT OF BEGINNING Having Virginia State Plane Coordinates (NAD83 South): E:12,093,889.33' -and- N:3,537,025.93'; Thence N 06° 20' 15" E a distance of 5.00 feet to a point; Thence, S 83° 39' 45" E for a distance of 91.05 feet to a point; Thence, S 07° 40' 38" E for a distance of 494.07 feet to a point; Thence, N 82° 18' 32" E for a distance of 84.73 feet to a point; Thence, S 07° 41' 28" E for a distance of 5.00 feet to a point; Thence, S 82° 18' 32" W for a distance of 69.73 feet to a point; Thence, N 07° 40' 38" W for a distance of 495.17 feet to a point; Thence, N 83° 39' 45" W for a distance of 87.15 feet to the POINT OF BEGINNING; Containing 3,255 square feet -and- 0.07 Acres.

AS-BUILT SURVEY
PREPARED FOR
CROWN CASTLE
5850 THORNHORN WAY, SUITE 300 CHARLOTTE, NC 28227
BUN: 806887
ADDRESS: 1590 BRIARFIELD ROAD
HAMPTON, VA 23661
CITY OF HAMPTON

NATIONAL SURVEY SERVICES COORDINATION BY:
GEOLINE SURVEYING, INC.
3101 W. WILSON ROAD, SUITE 100
CHARLOTTE, NC 27217-1315
WWW.GEOLINE.COM
OFFICE: (704) 418-0000 FAX: (704) 462-9988
CELL: (704) 418-0000 FAX: (704) 462-9988

MURPHY = GEOMATICS
Professional Land Surveying
1000 N. W. 27th Street, Suite 200
P.O. Box 2701 - 0681
Fort Lauderdale, FL 33308
Phone: (954) 577-1661 Fax: (954) 577-6233
www.murphygeom.com

SURVEYOR'S NOTES
1. BASE OF BEARING:
VA GRID SOUTH ZONE
2. ALL SURVEYING INSTRUMENTATION UNDERGROUND UTILITIES, UTILITIES AND ALL OTHER OBSERVABLE OBSTACLES ONLY.
3. THIS SURVEY DOES NOT CONSTITUTE A REVERSE ENGINEERED SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO CROWN CASTLE AND STEWART TITLE GUARANTY COMPANY.
MURPHY GEOMATICS

LAND SURVEYOR -
DATE
COMMONWEALTH OF VIRGINIA
JONATHAN F. MURPHY
License No. 2713
LAND SURVEYOR

EXHIBIT B

See attached Form of Memorandum of Lease Agreement

Prepared by & after recording return to:

LRSN: 1000275

MEMORANDUM OF LEASE

This Memorandum of Lease is dated this ____ day of _____, 2022, by and between the **CITY OF HAMPTON**, Virginia, a municipal corporation of the Commonwealth of Virginia, having a mailing address of 22 Lincoln Street, Hampton, Virginia 23669 (hereinafter referred to as "**Landlord**"), to be indexed as grantor) and **CROWN COMMUNICATION LLC**, a Delaware limited liability company, having a mailing address of 2000 Corporate Drive, Canonsburg, PA 15317 (hereinafter referred to as "**Tenant**", to be indexed as grantee).

1. Landlord and Tenant entered into a certain Lease Agreement ("Lease") dated the ____ day of _____, 2022, for the purpose of operating and maintaining a communications facility and other improvements. All of the foregoing is set forth in the Lease.
2. The Term of this Lease shall be five (5) years (the "Term"), commencing on December 10, 2022, and expiring on the five (5) year anniversary date, 2027.
3. The portion of the land being leased to Tenant (the "Premises") is described in **Exhibit 1** annexed hereto.
4. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Lease.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

[SIGNATURES ON FOLLOWING PAGES]

LANDLORD:

THE CITY OF HAMPTON, VIRGINIA, a
municipal corporation of the Commonwealth
of Virginia

By: _____(SEAL)
Print Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA

CITY OF HAMPTON

I, _____, a Notary Public, do hereby certify that
_____ personally appeared before me this day and acknowledged that
he/she is the _____ of the City of Hampton, Virginia, a municipal
corporation of the Commonwealth of Virginia, and that by authority duly given, and as the act of
_____ City of Hampton, Virginia, the foregoing Memorandum of
Lease was signed in its name by her/him as its _____.

Given under my hand this ____ day of _____, 2022.

Notary Public

Registration Number: _____

My Commission expires: _____

[SEAL OR STAMP]

ATTEST:

Katherine K. Glass, Clerk of the Council

COMMONWEALTH OF VIRGINIA

COUNTY OF _____

I, _____, a Notary Public, do hereby certify that Katherine K. Glass personally appeared before me this day and acknowledged that she is the Clerk of the City of Hampton, Virginia, a municipal corporation of the Commonwealth of Virginia, and that by authority duly given, and as the act of Katherine K. Glass, Clerk of the Council for the City of Hampton, Virginia, the foregoing Memorandum of Lease was signed in its name by her as its Clerk of the Council.

Given under my hand this ____ day of _____, 2022.

Notary Public

Registration Number: _____

My Commission expires: _____

[SEAL OR STAMP]

Approved as to Legal Sufficiency:

Deputy City Attorney

TENANT:

Crown Communication LLC,
a Delaware limited liability company

By: _____ (SEAL)

Print Name: _____

Title: _____

STATE / COMMONWEALTH OF _____

CITY/COUNTY OF _____

I, _____, a Notary Public, do hereby certify that
_____ [name] personally appeared before me this day and
acknowledged that he is the _____ [title] of Crown
Communication LLC, a Delaware limited liability company, and that by authority duly given,
and as the act of _____ [name], as
_____ [title] of Crown Communication LLC, a
Delaware limited liability company, the foregoing Memorandum of Lease was signed in its name
by him as its _____ [title].

Given under my hand this ____ day of _____, 2022.

Notary Public

Registration Number: _____

My Commission expires: _____

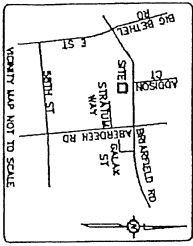
[SEAL OR STAMP]

EXHIBIT 1

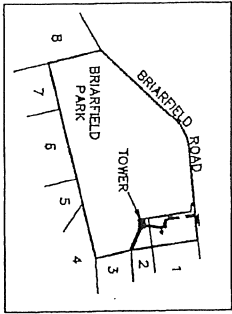
DESCRIPTION OF PREMISES

The Premises are described and/or depicted as follows:

[See attached survey.]



OWNER:
CITY OF HAMPTON
22 LINCOLN STREET
HAMPTON, VA 23669
D.B. 471, PG. 288
TAX# 010016 00 000000P04



PARENT PARCEL
(NOT TO SCALE)

- ADJOINERS:
1. PUBLIC UTILITY SERVICE PIN: 010001 00 000000
 2. PLATINUM HOMES, LLC PIN: 010002 00 000004
 3. R. C. MALLORY PIN: 010003A 00 000020
 4. SAM RUST SEAFOOD CORP PIN: 01A024 00 000000
 5. DANIEL SCHRUM PIN: 01A029 00 000000
 6. PINELAND SCHOLM PIN: 01A028 00 000000
 7. JZ MANAGEMENT PIN: 01A017 00 000000
 8. EDWARD WINDHAM PIN: 010013 00 00007P7CA

THE PARCEL OF LAND USES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD NUMBER, 51552701189, EFFECTIVE DATE: AUGUST 16, 2011

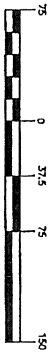
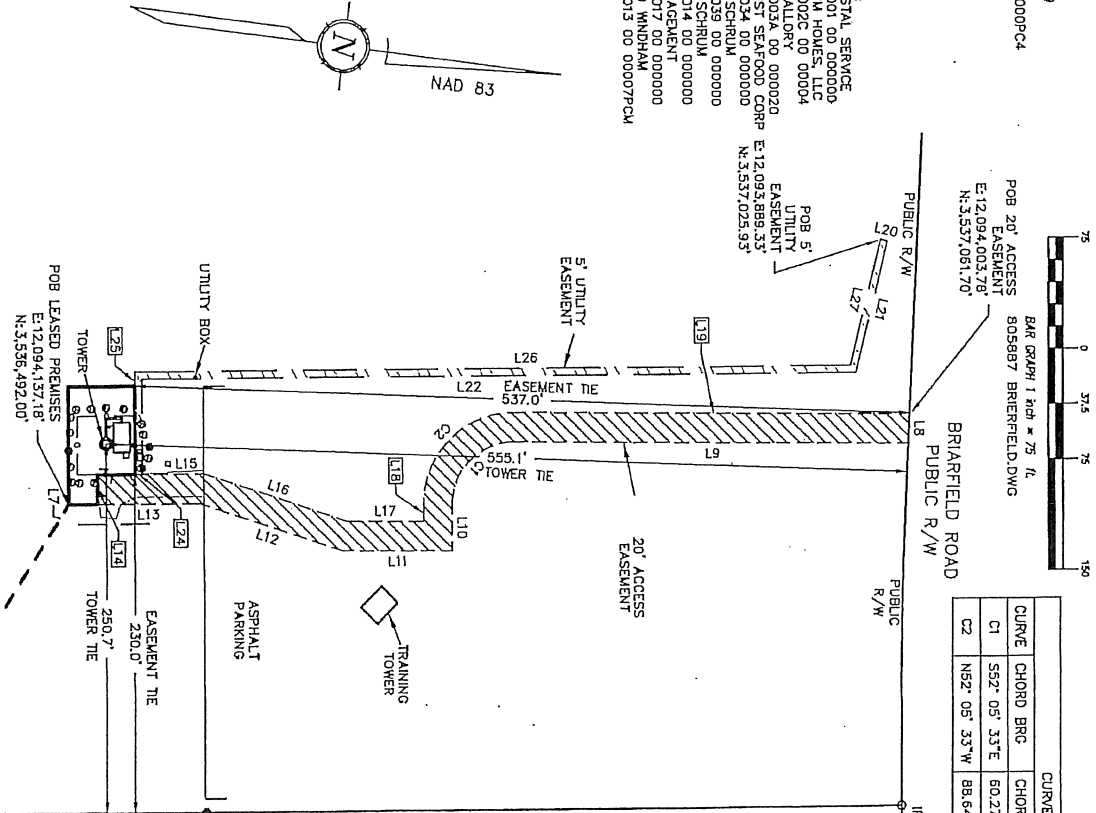
ZONING: R11 & U3 HEAVY MANUFACTURING

LEGEND

- : SET 5/8" REBAR.
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- : CABLE TELEVISION.

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ACCESS EASEMENT	12,359	0.28
UTILITY EASEMENT	3,295	0.07

PAGE 1 OF 3



POB 20' ACCESS EASEMENT E:12,094,003.78' N:3,537,081.70'

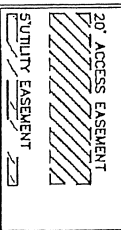
CURVE TABLE

CURVE	CHORD BEG	CHORD END	RADIUS	ARC	DELTA
C1	552.05' 33"E	60.27	42.50	67.00	90° 19' 15"
C2	N52° 05' 33"W	88.64	62.50	98.52	90° 19' 15"

LINE TABLE

LINE	BEARING	LENGTH
L8	N84° 49' 00"E	20.01
L9	S6° 55' 59"E	272.86
L10	N82° 44' 49"E	31.13
L11	S7° 15' 11"E	76.76
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L13	S7° 41' 28"E	69.95
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L17	N7° 15' 11"W	53.57
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L20	N6° 20' 15"E	5.00
L21	S83° 39' 45"E	91.05
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L23	N82° 18' 32"E	84.73
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L25	S82° 18' 32"W	69.73
L26	N7° 40' 38"W	495.17
L27	N83° 39' 45"W	87.15

EASEMENT NOTES:



AS-BUILT SURVEY



550 TOWNHOUWAY, SUITE 200 CHATEAU, NC 28117
SITE: BIG BETHEL/BRIARFIELD ROAD
EDN: 005697
ADDRESS: 1500 BRIARFIELD ROAD
HAMPTON, VA 23661
CITY OF HAMPTON

NATIONAL CENTER SERVICES COORDINATION BY:

GEOLINE SURVEYING, INC.

13002 JAY ROAD, YORK, SOUTH CAROLINA, 29732
WWW.GEOLINE.COM

EDWIN YORK (PROFESSOR BY)

Professional Land Surveying

Edwin York, State License No. 1919 287-2813
Edwin York, State License No. 1919 287-2813

SURVEYOR'S NOTES

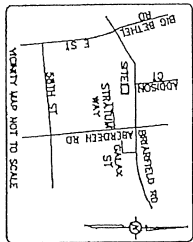
1. BASIS OF BEARING: VA GRID SOUTH ZONE
2. NO SUBMERGED INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. SHOWN HEREIN ARE LIMITED TO AND ARE FOR OBSERVED EVIDENCE ONLY.
3. THE SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL ABOVE TOWER EQUIPMENT AND FOUND REBAR ARE SHOWN WITHIN THE DESCRIBED AREA.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO CROWN CASTLE AND STEWART TITLE GUARANTY COMPANY.

MURPHY GEOMATICS

JONATHAN MURPHY
LAND SURVEYOR
DATE: 11/16/18

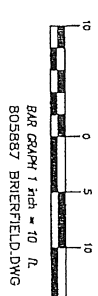
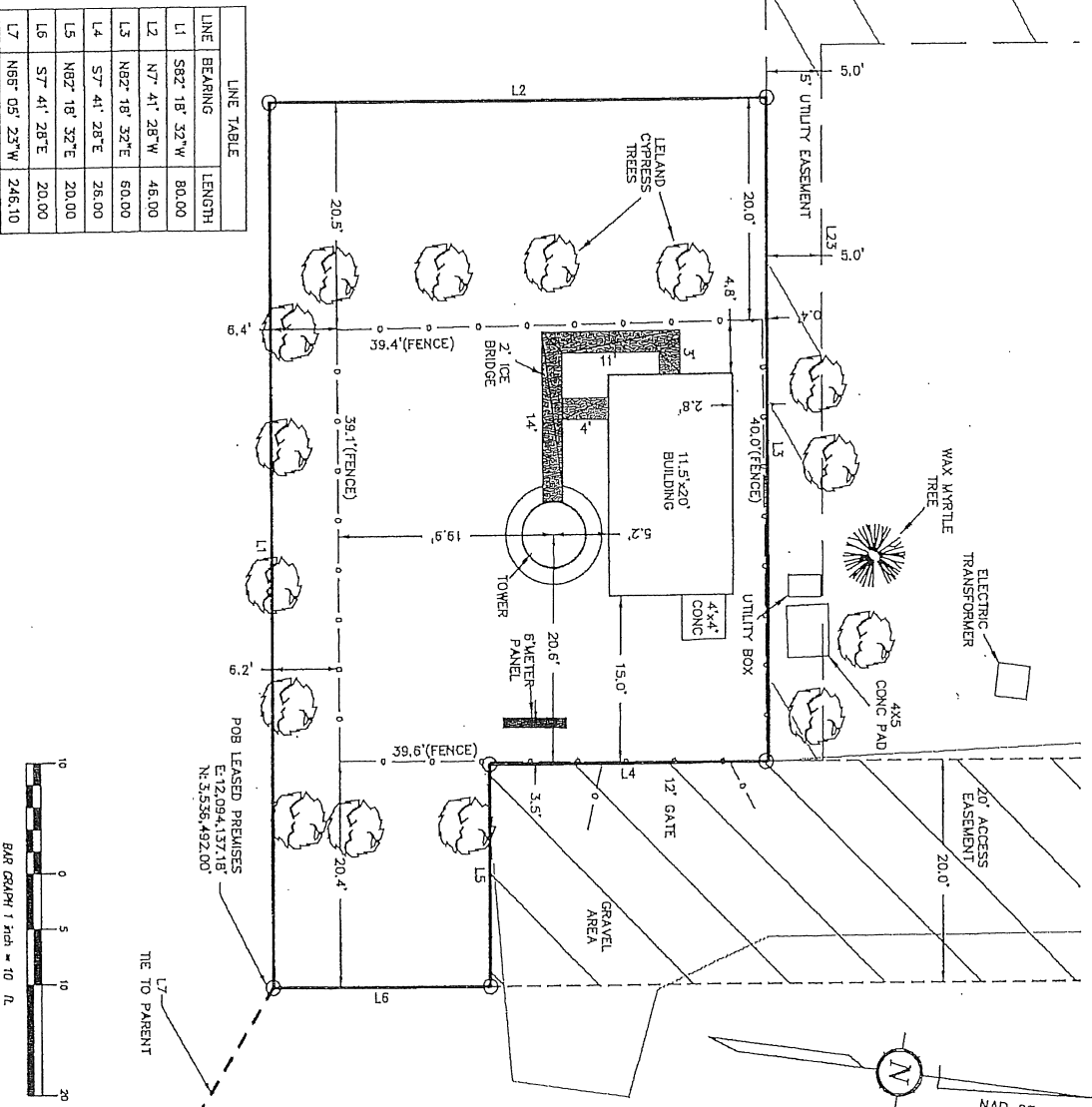




OWNER:
CITY OF HAMPTON
22 LINCOLN STREET
HAMPTON, VA 23069
D.D. # 010015 00 000000PC4
TAX# 010015 00 000000PC4

ZONING: RM & M3 HEAVY MANUFACTURING
THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD NUMBER 515527018G MAP. EFFECTIVE DATE: AUGUST 16, 2011

- LEGEND
- : SET 5/8" REBAR
 - : FOUND 1/2" REBAR AS NOTED.
 - (---) : RECORD DESCRIPTION DATA.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - : FENCE AS NOTED.
 - : OVER HEAD UTILITY LINES.
 - ⊕ : WOOD UTILITY POLE
 - ⊕ : ELECTRIC TRANSFORMER
 - ⊕ : TELCO PEDESTAL
 - ⊕ : WATER METER
 - ⊕ : CABLE TELEVISION
- | AREA | SQUARE FEET | ACRE |
|------------------|-------------|------|
| PARENT PARCEL | 2,161,776 | 49.6 |
| LEASED PREMISES | 3160 | 0.07 |
| COMPOUND AREA | 1,369 | 0.03 |
| ACCESS EASEMENT | 12,359 | 0.28 |
| UTILITY EASEMENT | 3,255 | 0.07 |



AS-BUILT SURVEY
PREPARED FOR
MURPHY GEOMATICS
1690 BRIERFIELD ROAD
HAMPTON, VA 23061
CITY OF HAMPTON
NATIONAL BUREAU OF STANDARDS COORDINATION BY

1690 TORRINGTON WAY, SUITE 300 CHARLOTTE, NC 28217
PHONE: 704.366.4444
FAX: 704.366.4444

DATE: 08/11/11

MURPHY GEOMATICS
Professional Land Surveying
6001 L. Robert Drive (519) 797-7973
P.O. Box 280177 (904) 487-1572
Coral Gables, FL 33157

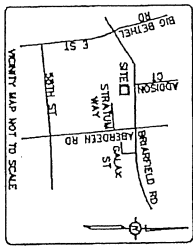
SURVEYOR'S NOTES

1. BASE OF BEARING: VA GRID SOUTH ZONE
2. NO SURFACE INSPECTION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND MONUMENTS ARE CAPTURED WITHIN THE DEMONSTRATED AREA.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO CORIN CASTLE LAND SURVEYOR TITLE GUARANTY COMPANY.

MURPHY GEOMATICS

COMMONWEALTH OF VIRGINIA
LAND SURVEYOR
JONATHAN F. MURPHY
License No. 2713



OWNER:
CITY OF HAMPTON
22 LINCOLN STREET
HAMPTON, VA 23669
D.B. 471, PG. 268
TAX# 01C016 00 00000P04

ZONING: R11 & M3 HEAVY MANUFACTURING

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER FIRM PANEL NUMBER 51552Z0118C EFFECTIVE DATE AUGUST 16, 2011

LEGEND

- : SET 5/8" REBAR.
- : FOUND 1/2" REBAR AS NOTED.
- (---) : RECORD DESCRIPTION DATA.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- o --- : FENCE AS NOTED.
- or --- : OVER HEAD UTILITY LINES.
- C --- : WOOD UTILITY POLE.
- E --- : ELECTRIC TRANSFORMER.
- ID --- : TELCO PEDESTAL.
- W --- : WATER METER.
- TV --- : CABLE TELEVISION

AREA	SQUARE FEET	ACRE
PARENT PARCEL	2,161,776	49.6
LEASED PREMISES	3,180	0.07
COURTPOUND AREA	1,569	0.03
ACCESS EASEMENT	12,359	0.28
UTILITY EASEMENT	3,295	0.07

LEGAL DESCRIPTION OF: Leased Premises
From the POINT OF BEGINNING Having Virginia State Plane Coordinates (NAD83 South): E:12,094,137.19' -and- N:3,536,492.00'; Thence, S 82° 18' 32" W for a distance of 80.00 feet to a point; Thence, N 07° 41' 28" W for a distance of 46.00 feet to a point; Thence, N 82° 18' 32" E for a distance of 80.00 feet to a point; Thence, S 07° 41' 28" E for a distance of 26.00 feet to a point; Thence, N 82° 18' 32" E for a distance of 20.00 feet to a point; Thence, S 07° 41' 28" E for a distance of 20.00 feet to the POINT OF BEGINNING. Containing 3,180 square feet -and- 0.07 Acres.

LEGAL DESCRIPTION OF: 20' Access Easement
From the POINT OF BEGINNING being on the southern right of way of Briarfield Road (Public) and Having Virginia State Plane Coordinates (NAD83 South): E:12,094,003.378 -and- N:3,537,051.705; Thence with said right of way N 84° 49' 00" E a distance of 20.01 feet to a point; Thence leaving said right of way, S 05° 05' 59" E for a distance of 272.86 feet to the beginning of a curve; Said curve turning to the left through an angle of 90° 19' 16" having a radius of 42.50 feet, and whose long chord bears S 52° 05' 33" E for a distance of 80.27 feet; Thence, N 82° 44' 51" E for a distance of 31.13 feet to a point; Thence, S 07° 15' 11" E for a distance of 78.78 feet to a point; Thence, S 10° 51' 54" W for a distance of 104.12 feet to a point; Thence, S 07° 41' 28" E for a distance of 69.95 feet to a point; Thence, S 82° 18' 32" W for a distance of 73.22 feet to a point on an existing leased premises; Thence with said leased premises, N 07° 41' 28" W for a distance of 20.00 feet to a point; Thence, N 10° 51' 54" E for a distance of 104.20 feet to a point; Thence, N 07° 45' 11" W for a distance of 53.57 feet to a point; Thence, S 82° 44' 49" W for a distance of 11.13 feet to the beginning of a curve; Said curve turning to the right through an angle of 90° 19' 16" having a radius of 62.50 feet, and whose long chord bears N 52° 05' 33" W for a distance of 88.64 feet; Thence, N 05° 35' 59" W for a distance of 273.47 feet to a point on the southern right of way of Briarfield Road, being the POINT OF BEGINNING. Containing 12,359 square feet -and- 0.28 Acres.

LEGAL DESCRIPTION OF: 5' Utility Easement
From the POINT OF BEGINNING Having Virginia State Plane Coordinates (NAD83 South): E:12,093,889.33' -and- N:3,537,025.93'; Thence, N 05° 20' 45" E a distance of 5.00 feet to a point; Thence, S 83° 39' 45" E for a distance of 91.05 feet to a point; Thence, S 07° 41' 28" E for a distance of 494.07 feet to a point; Thence, N 82° 18' 32" E for a distance of 64.73 feet to a point; Thence, S 07° 41' 28" E for a distance of 5.00 feet to a point; Thence, S 82° 18' 32" W for a distance of 69.73 feet to a point; Thence, N 07° 40' 38" W for a distance of 493.17 feet to a point; Thence, N 83° 39' 45" W for a distance of 87.53 feet to the POINT OF BEGINNING. Containing 3,295 square feet -and- 0.07 Acres.

AS-BUILT SURVEY
PREPARED FOR
MURPHY GEOMATICS
CROWN CASTLE

7820 YORKSHIRE WAY, SUITE 200, CASTLE HILL, VA 23017
SITE: BIG BETHEL/BRIARFIELD ROAD
BUN: 806567
ADDRESS: 1690 BRIARFIELD ROAD
HAMPTON, VA 23661
CITY OF HAMPTON

GEOLINE SURVEYING, INC.
7800 W. HENRY STREET, SUITE 100, RICHMOND, VA 23293
TEL: (804) 416-8800 FAX: (804) 416-2344
WWW.GEOLINEVA.COM

MURPHY GEOMATICS
Professional Land Surveying
1000 W. HENRY STREET, SUITE 100, RICHMOND, VA 23293
Phone: (804) 271-1601 Fax: (804) 271-6039
www.murphygeomatics.com

SURVEYOR'S NOTES

1. BASIS OF READING:
VA GRID SOUTH ZONE
2. NO SURVEYOR'S REVISIONS
3. ALL SURVEYING INSTRUMENTS UNDERGOING UTILITY UTILITIES SHOWN FOR RECORD ONLY. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1954.
4. ALL WERSE TOWER EQUIPMENT AND INSTRUMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO CROWN CASTLE AND STEWART TITLE GUARANTY COMPANY.

MURPHY GEOMATICS

LAND SURVEYOR -
DATE:



EXHIBIT C

See attached Deed of Easement

130006638

PG0027 APR 29 2022

Prepared by/Return to:
Vanessa T. Valdejuli
VS# 31051
City Attorney's Office
22 Lincoln Street
Hampton, VA 23699
(757) 727-6127 (VTV)

AFTER RECORDING RETURN TO:
UPF WASHINGTON INC
12410 E MIRABEAU PKWY #100
SPOKANE VALLEY WA 99216
REF # 332438

LRSN: 1000275

THIS DEED OF EASEMENT AGREEMENT IS EXEMPT FROM THE GRANTOR'S TAX UNDER VIRGINIA CODE§ 58.1-811(C)(4)

THIS EASEMENT AGREEMENT ("Agreement") is made this 13th day of December, 2012, by and between the **CITY OF HAMPTON, VIRGINIA**, a municipal corporation of the Commonwealth of Virginia (the "**City**"; for indexing purposes "**Grantor**") and **CROWN COMMUNICATION LLC**, a Delaware limited liability company, having a mailing address of 2000 Corporate Drive, Canonsburg, PA 15317 (for indexing purposes "**Grantee**").

RECITALS:

1. City is the owner of those certain lots, pieces, or parcels of land LRSN: 1000275 located in the City of Hampton, Virginia (the "**Property**"), as shown on that survey attached hereto as **Exhibit A** (the "**Plat**").
2. City and Grantee have entered into a Lease Agreement of even date herewith for the use by Grantee of a portion of the Premises (said portion being the "**Leased Premises**").
3. Grantee desires to enter the Property and use a portion of the Property for the purpose of (i) access to and from Briarfield Road to the Leased Premises and (ii) the provision of utilities, which may include fiber optic fiber and cables, to and from the Leased Premises over, under and/or across the Property.
4. The City has agreed to grant to Grantee certain perpetual, non-exclusive easements in certain areas of the Property shown on the Plat on the terms and conditions set forth in this Agreement.

WITNESSETH:

NOW, THEREFORE, for and in consideration of the mutual benefits accruing or to be accrued to the above mentioned parties, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Grantee do hereby agree as follows:

Big Bethel/Briarfield Road
BU 805887
PPAB 2018465v6

1. **Grant of Easement.** Subject to the terms and conditions of this Agreement, the City hereby grants unto Grantee (i) a perpetual, nonexclusive ingress and egress easement (the "Access Easement"), and (ii) a perpetual, nonexclusive utility easement (the "Utility Easement"). The Access Easement and the Utility Easement (collectively, the "Easements") are for the use and benefit of Grantee and Grantee's employees, agents, contractors, subcontractors, sublessees, licensees and their employees, agents, contractors, and subcontractors over, under, upon and across those portions of the Property (such areas are collectively referred to as the "Easement Property") as more particularly described in **Exhibit A** attached hereto, and summarized herein as follows:

- **20' Access Easement (12,359 square feet)**
- **5' Utility Easement (3,255 square feet)**

2. **City's Reserved Rights.** The Easements are subject to the following rights reserved by the City:

a. The City reserves the right to use the Property for any purpose that does not interfere with Grantee's use of the Easements and the Easement Property as set forth herein;

b. The City reserves the right to grant additional easements and other rights to third parties over, under and within the Property, on the condition that such easements and other rights do not interfere with Grantee's use of the Easements and the Easement Property as set forth herein; and

c. The City reserves the right to restrict access temporarily to all or any portion of the Property it owns at any time and from time to time in connection with construction, maintenance and repair activities on the Property, so long as such restricted access does not unreasonably interfere with Grantee's use of the Easements and the Easement Property as set forth herein.

d. The City, its agents, successors, and/or assigns shall have the right to inspect the Easement Property with or without notice to the Grantee.

3. **Grantee's Use.**

a. Grantee and Grantee's employees, agents, contractors, subcontractors, sublessees, licensees and their employees, agents, contractors and subcontractors may utilize the Access Easement solely for ingress and egress from Briarfield Road to the Leased Premises. The Utility Easement shall be used solely for the installation, construction, maintenance, operation, use, repair, and replacement of telephone, electrical power, fiber optics and such other utilities Grantee determines is necessary for its use of the Leased Premises. The City acknowledges that the Easements also include the installation, construction, maintenance, operation, repair and replacement of any and all improvements within the Easement Property (collectively, the "Utility Improvements") reasonably necessary or reasonably appropriate for the provision of utility services, and all reasonably necessary ingress and egress thereto and therefrom. In connection with the exercise of its rights pursuant to this Agreement, Grantee may permit Grantee's employees, agents, contractors, subcontractors, sublessees, licensees and their

Big Bethel/Briarfield Road
BU 805887
PPAB 2018465v6

employees, agents, contractors and subcontractors to enter upon the Easement Property for the purposes set forth herein and Grantee may grant licenses so long as Grantee remains responsible and liable for all obligations set forth in this Agreement.

Any unauthorized use is strictly prohibited, and Grantee shall neither use the Easements or the Easement Property, nor permit the use of the Easements or the Easement Property, in such a manner as to constitute a public nuisance.

b. Grantee shall limit its activities to the Easement Property and shall properly maintain the Easement Property and repair and restore any damage to the Property or any improvements located thereon caused by its use of the Property to install, construct, maintain, operate, repair or replace any Utility Improvements, reasonable wear and tear excepted.

4. Insurance. Grantee agrees to secure and maintain in full force and effect at all times during the term of this Agreement Commercial General Liability Insurance, including contractual liability and products and completed operations liability coverages with limits of One Million Dollars (\$1,000,000) per occurrence and One Million dollars (\$1,000,000) in the aggregate. Such insurance shall include the City as an additional insured. Grantee agrees to secure and maintain in full force and effect at all times during the term of this Agreement, or require its contractors performing services in the Easement Property to secure and maintain in full force and effect at all times during any service contract is in effect the following policies of insurance:

a. Workers' Compensation Insurance as required under Title 65.2 of the Code of Virginia.

b. Automobile Liability Insurance including coverage for non-owned and hired vehicles with a One Million Dollars (\$1,000,000) combined single limit.

All policies of insurance required herein shall be written by insurance companies licensed to conduct the business of insurance in the Commonwealth of Virginia and shall carry the provision that the insurance will not be canceled, except for non-payment of premium, without thirty (30) days' prior written notice to the City. Grantee shall submit a certificate or certificates of insurance to the City's Risk Management Administrator prior to the commencement of activities within the Easements or the Easement Property.

5. Indemnity. Grantee expressly agrees to indemnify, defend and hold harmless the City, and its agents, employees, volunteers, servants and officials from and against any and all claims, loss, damage, injury and liability however caused, including, but not limited to reasonable attorney's fees and litigation costs, resulting from negligence, misfeasance, malfeasance, or nonfeasance, arising out of, or in any way connected with activities in the Easements or the Easement Property by Grantee, its employees, contractors, subcontractors, licensees, consultants, subconsultants or by any other persons, corporations, or legal entities retained by Grantee to perform any activities in the Easements or the Easement Property. In connection with Grantee's activities in the Easements or the Easement Property, any costs associated with violations of the law including, but not limited to, remediation, clean up costs, fines, administrative, criminal or civil penalties or charges, and third party claims imposed on the

Big Bethel/Briarfield Road
BU 805887
PPAB 2018465v6

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City by any regulatory agency or by any third party as a result of the noncompliance with federal, state or local environmental laws and regulations or nuisance statutes by Grantee or by contractors, subcontractors, licensees, consultants, subconsultants, or any other persons, corporations, or legal entities retained by Grantee, shall be paid by Grantee. This provision shall survive the termination of this Agreement.

6. Notice. Any and all notices required or permitted to be given under this Agreement to Grantee or the City, shall be in writing, postage and/or shipping and delivery pre-paid and shall be sent (i) by U.S. Postal Service Certified Mail with Return Receipt requested, (ii) via a national overnight (or 2nd day) courier service requiring a signature upon delivery (such as Federal Express), or (iii) hand-delivery (if receipt is evidenced by a signature of the addressee or authorized agent) to the addresses set forth below. The parties hereto shall each have the right to specify, from time to time, as its address for purposes of this Agreement, upon giving fifteen (15) days' written notice thereof to each other person then entitled to receive notices, instruments or communications hereunder.

If to City, to:

City of Hampton
22 Lincoln Street
Hampton, Virginia 23669
ATTN: City Manager

With copies to:

City Attorney's Office
22 Lincoln Street
Hampton, Virginia 23669
ATTN:

With copies to:

Dept of Information Technology
22 Lincoln Street, 6th Floor
Hampton, Virginia 23669
ATTN: Bill Agee

If to Grantee, to:

Crown Communication LLC
c/o Crown Castle USA Inc.
E. Blake Hawk, General Counsel
Attn: Legal - Real Estate Dept.
2000 Corporate Drive
Canonsburg, PA 15317

7. Binding Agreement. All the terms, covenants, representations, warranties and conditions of this Agreement shall be binding upon, and inure to the benefit of and be enforceable by the parties hereto and their respective successors and assigns, whether or not specifically set forth in any paragraph or section of this Agreement. Failure of any party at any time or times to require performance of any provision hereof shall in no manner affect the right at a later time to enforce the provisions. No waiver by either party of any condition, or the breach of any term, covenant, representation or warranty contained in this Agreement, whether

Big Bethel/Briarfield Road
BU 805887
PPAB 2018465v6

PG0031 APR 29 2023

by conduct or otherwise, in any one or more instances, shall be deemed a further or continuing waiver of any condition or covenant, representation or warranty of this Agreement. The captions and paragraph headings are for convenience only and shall not be used in construing or enforcing any of the provisions of this Agreement. Wherever used herein, the singular shall include the plural, the plural shall include the singular and the use of any gender shall include all other genders.

8. Governing Law/Severability/Venue. This Agreement shall be deemed to be a Virginia contract and shall be governed as to all matters whether of validity, interpretations, obligations, performance or otherwise exclusively by the laws of the Commonwealth of Virginia, and all questions arising with respect thereto shall be determined in accordance with such laws. Regardless of where actually delivered and accepted, this Agreement shall be deemed to have been delivered and accepted by the parties in the Commonwealth of Virginia. The provisions of this Agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof is held invalid by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction of the City.

9. Amendment. This Agreement may be amended only by a written instrument (i) duly authorized, executed and delivered by the City and Grantee, or their respective successors or assigns; and (ii) recorded among the land records of the Clerk's Office.

10. Recording. This Agreement shall be recorded at the Clerk's Office of the Circuit Court of the City of Hampton, Virginia.

11. Entire Agreement. This Agreement constitutes the entire agreement between the City and Grantee concerning the subject matter hereof, and supersedes any prior or contemporaneous agreements among the parties concerning the specific subject matter hereof.

WITNESS the following duly authorized signatures:

(Signatures on following pages)

Big Bethel/Briarfield Road
BU 805887
PPAB 2018465v6

5

PG0032 APR 29 2012

CITY:

THE CITY OF HAMPTON, VIRGINIA, a municipal corporation of the Commonwealth of Virginia

By: Mary B. Bunting (SEAL)
Print Name: Mary B. Bunting
Title: City Manager

COMMONWEALTH OF VIRGINIA

City
COUNTY OF Hampton

I, Donna L. Hodges, a Notary Public, do hereby certify that Mary B. Bunting personally appeared before me this day and acknowledged that ~~he~~/she is the City Manager of the City of Hampton, Virginia, a municipal corporation of the Commonwealth of Virginia, and that by authority duly given, and as the act of Mary Bunting, City Mgr, City of Hampton, Virginia, the foregoing Deed of Easement was signed in its name by her/him as its City Manager.

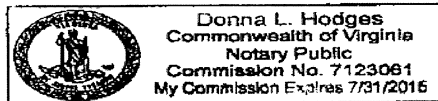
Given under my hand this 4th day of December, 2012.

Donna L. Hodges
Notary Public

Registration Number: 7123061

My Commission expires: July 31, 2015

[SEAL OR STAMP]



Big Bethel/Briarfield Road
BU 805887
PPAB 2018465v6

ATTEST:

Katherine K. Glass
Katherine K. Glass, Clerk of the Council

COMMONWEALTH OF VIRGINIA

City of Hampton
COUNTY OF Hampton

I, Christina E. Campana, a Notary Public, do hereby certify that Katherine K. Glass personally appeared before me this day and acknowledged that she is the Clerk of the City of Hampton, Virginia, a municipal corporation of the Commonwealth of Virginia, and that by authority duly given, and as the act of Katherine K. Glass, Clerk of the Council for the City of Hampton, Virginia, the foregoing Deed of Easement was signed in its name by her as its Clerk of the Council.

Given under my hand this 14th day of December, 2012.

Christina E. Campana
Notary Public

Registration Number: 218896

My Commission expires: 8-31-16

[SEAL OR STAMP]



Approved as to Legal Sufficiency:

Samuel T. Seelinger
Sr. Deputy City Attorney

Big Bethel/Briarfield Road
BU 805887
PPAB 2018465v6

GRANTEE:

Crown Communication LLC,
a Delaware limited liability company

By: [Signature] (SEAL)
Print Name: Lisa A. Sedgwick
Title: RET Manager

STATE / COMMONWEALTH OF Texas
COUNTY OF Harris

I, Karina Angulo, a Notary Public, do hereby certify that Lisa A. Sedgwick [name] personally appeared before me this day and acknowledged that she is the RET Manager [title] of Crown Communication LLC, a Delaware limited liability company, and that by authority duly given, and as the act of Lisa A. Sedgwick [name], as RET Manager [title] of Crown Communication LLC, a Delaware limited liability company, the foregoing Lease Agreement was signed in its name by RET Manager [title].

Given under my hand this 26 day of November, 2012.

[Signature]
Notary Public

Registration Number: NA

My Commission expires: 9-19-16

[SEAL OR STAMP]

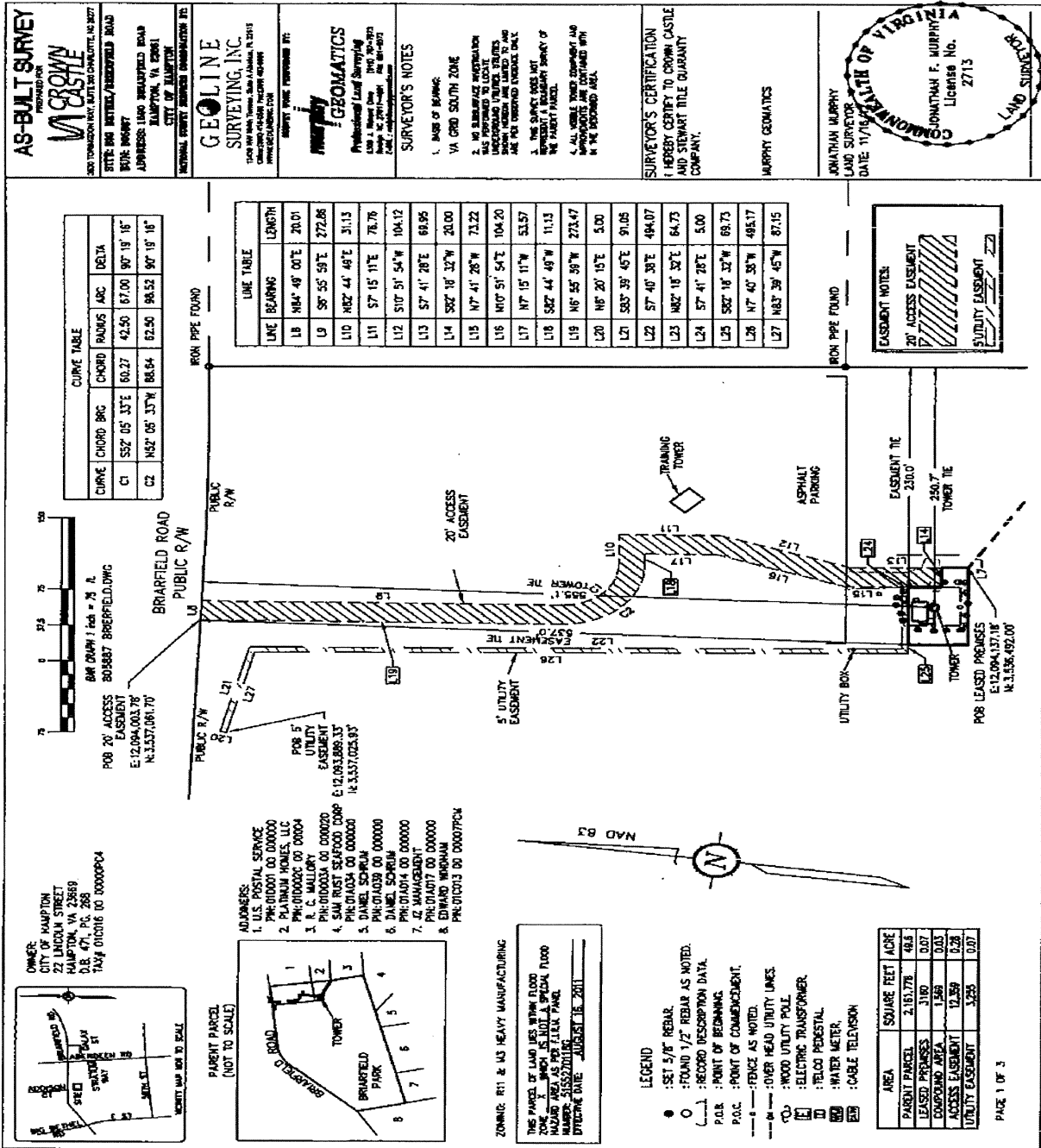


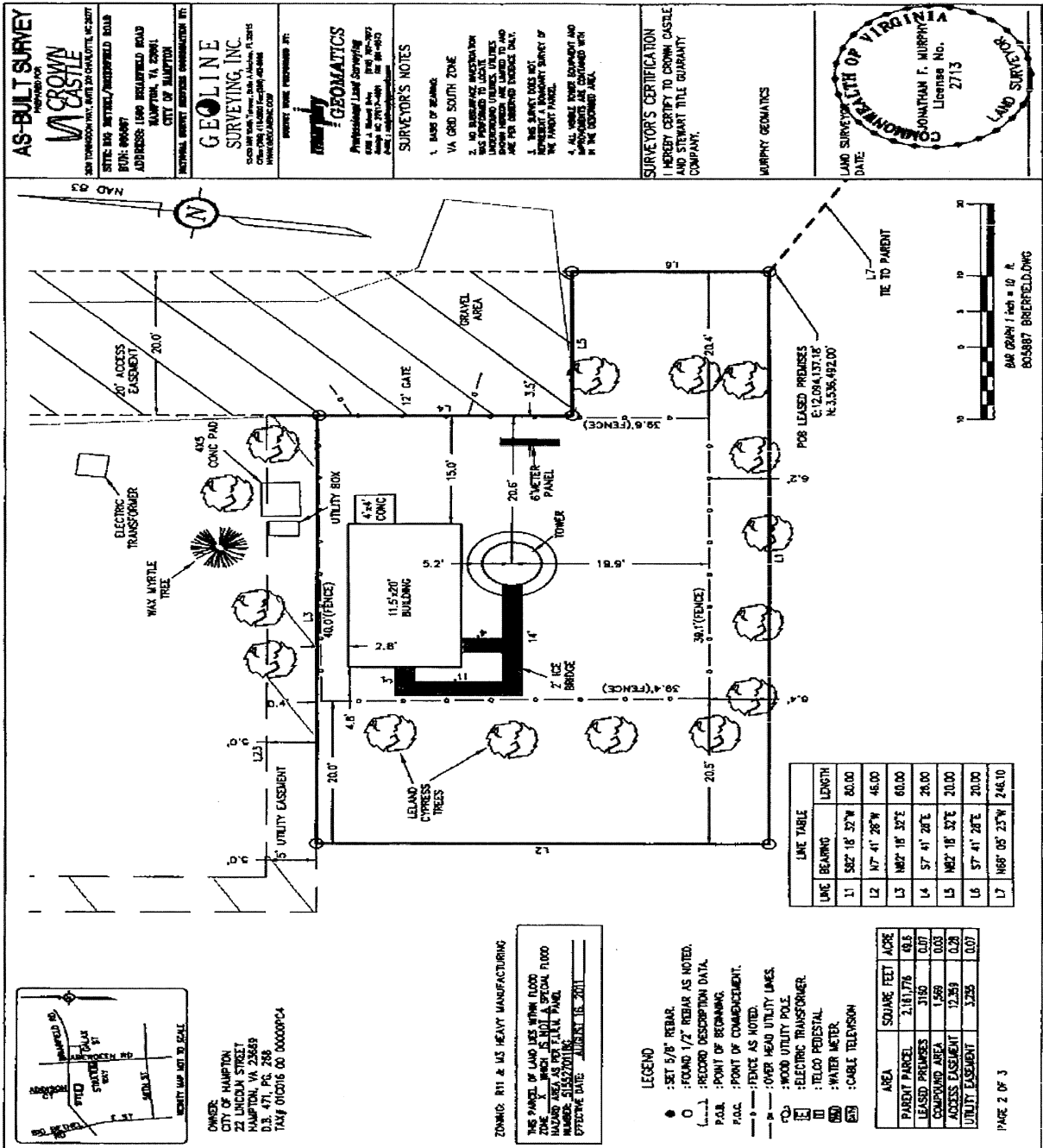
Big Bethel/Briarfield Road
BU 805887
PPAB 2018465v6

PG0035 APR 29 2022

EXHIBIT A
[Attached Hereto]

Big Bethel/Briarfield Road
BU 805887
PPAB 2018465v6





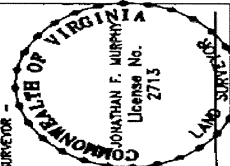
AS-BUILT SURVEY
PREPARED FOR
MURPHY GEOMATICS
200 TOWNSEND HWY, SUITE 2000 CHARLOTTE, NC 28207
PHONE: 704.488.2820
FAX: 704.488.2821
WWW.MURPHYGEOMATICS.COM

GEO LINE SURVEYING, INC.
1001 N. HUNTERS HILL ROAD
KNOXVILLE, TN 37912
PHONE: 615.777.1111
FAX: 615.777.1112
WWW.GEOLINEINC.COM

GEO MATICS
Professional Land Surveying
Since 1958
1001 N. HUNTERS HILL ROAD
KNOXVILLE, TN 37912
PHONE: 615.777.1111
FAX: 615.777.1112
WWW.GEOMATICS.COM

SURVEYOR'S NOTES
1. NAME OF CLIENT: VIA GEO SOUTH ZONE
2. ALL MEASUREMENTS MADE WITH AN AUTOMATIC THEODOLITE SURVEYING INSTRUMENT.
3. THE SURVEY WAS MADE ON THE HOLIDAY
4. ALL WORK UNDER CONTRACT AND APPROXIMATE AREAS CONTAINED HEREIN ARE APPROXIMATE.
5. THE SURVEY WAS MADE ON THE HOLIDAY.

MURPHY GEOMATICS
LAND SURVEYOR - DATE



RECORDED IN THE CLERK'S OFFICE OF
HAMPDEN COUNTY
APRIL 27, 2012 AT 09:54AM
LINDA B. SMITH, CLERK
RECORDED BY: MCB

LEGAL DESCRIPTION OF: Leased Premises
From the POINT OF BEGINNING Having Virginia State Plane Coordinates (NAD83 South): E: 152,094.137.18" -and- N: 4,153,526.922.00"; Thence S 82° 18' 32" W for a distance of 60.00 feet to a point; Thence N 07° 41' 28" W for a distance of 45.00 feet to a point; Thence N 82° 18' 32" E for a distance of 60.00 feet to a point; Thence S 07° 41' 28" E for a distance of 26.00 feet to a point; Thence N 82° 18' 32" E for a distance of 20.00 feet to a point; Thence S 07° 41' 28" E for a distance of 20.00 feet to the POINT OF BEGINNING; Containing 3.160 square feet -and- 0.07 Acres.

LEGAL DESCRIPTION OF: 20' Access Easement
From the POINT OF BEGINNING being on the southern right of way of Bierfield road (Public) and Having Virginia State Plane Coordinates (NAD83 South): E: 112,094.003.70" -and- N: 3,537,061.70"; Thence with said right of way N 84° 49' 00" E a distance of 20.01 feet to a point; Thence Northwily said right of way S 05° 15' 59" E for a distance of 272.85 feet to the beginning of a curve. Said curve turning to the left through an angle of 90° 19' 18", having a radius of 42.50 feet, and whose long chord bears S 52° 05' 33" E for a distance of 60.27 feet; Thence N 82° 44' 49" E for a distance of 31.13 feet to a point; Thence S 07° 41' 28" E for a distance of 78.78 feet to a point; Thence S 82° 18' 32" W for a distance of 104.12 feet to a point; Thence S 07° 41' 28" E for a distance of 69.95 feet to a point; Thence S 82° 18' 32" W for a distance of 73.22 feet to a point; Thence N 07° 51' 54" E for a distance of 104.20 feet to a point; Thence N 07° 15' 11" W for a distance of 53.57 feet to a point; Thence S 82° 44' 49" W for a distance of 11.33 feet to the beginning of a curve. Said curve turning to the right through an angle of 90° 19' 18", having a radius of 62.50 feet, and whose long chord bears N 52° 05' 33" W for a distance of 60.84 feet; Thence N 06° 35' 39" W for a distance of 273.87 feet to a point on the northern right of way of Bierfield road, being the POINT OF BEGINNING; Containing 12,359 square feet -and- 0.28 Acres.

LEGAL DESCRIPTION OF: 5' Utility Easement
From the POINT OF BEGINNING Having Virginia State Plane Coordinates (NAD83 South): E: 112,093.698.37" -and- N: 3,537,025.35"; Thence N 06° 15' 15" E a distance of 5.00 feet to a point; Thence S 85° 33' 45" E for a distance of 91.05 feet to a point; Thence N 06° 20' 15" E for a distance of 494.07 feet to a point; Thence N 82° 18' 32" E for a distance of 64.73 feet to a point; Thence S 07° 41' 28" E for a distance of 5.00 feet to a point; Thence S 82° 18' 32" W for a distance of 69.73 feet to a point; Thence N 07° 40' 38" W for a distance of 495.17 feet to a point; Thence N 85° 39' 45" W for a distance of 87.15 feet to the POINT OF BEGINNING; Containing 3,235 square feet -and- 0.07 Acres.

OWNER:
CITY OF HAMPTON
22 LINCOLN STREET
HAMPTON, VA 23669
D.B. 071, PG. 268
TAX# 010016 00 00000P04

ZONING: RT1 & M3 HEAVY MANUFACTURING

THIS PARCEL OF LAND LIES WITHIN FLOOD HAZARD AREA AS SET FORTH IN FLOOD HAZARD MAP NUMBER: 51552201190 EFFECTIVE DATE: AUGUST 18, 2011

LEGEND
● : SET 5/8" REBAR
○ : FOUND 1/2" REBAR AS NOTED.
□ : RECORD DESCRIPTION DATA
P.O.B. : POINT OF BEGINNING.
P.O.C. : POINT OF COMMENCEMENT.
— : FENCE AS NOTED.
— : OVER HEAD UTILITY LINES.
— : WOOD UTILITY POLE.
— : ELECTRIC TRANSFORMER.
— : TELCO PEDESTAL.
— : WATER METER.
— : CABLE TELEVISION.

AREA	SQUARE FEET	ACRE
PARENT PARCEL	2,181,778	49.6
LEASED PREMISES	3,160	0.07
COMPOUND AREA	1,569	0.03
ACCESS EASEMENT	12,559	0.29
UTILITY EASEMENT	3,235	0.07

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