

SITE SURVEY

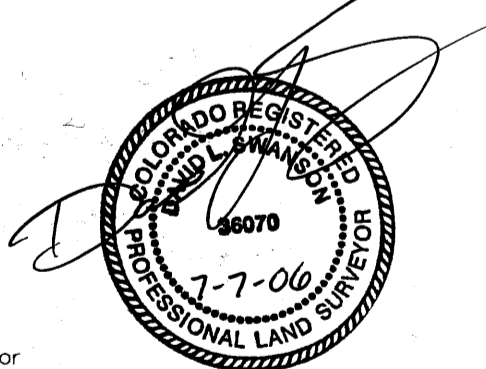
PART OF LOT 5, BLOCK 2,
CIMARRON NORTHWEST INDUSTRIAL
COUNTY OF EL PASO, STATE OF COLORADO.

SURVEYOR'S CERTIFICATION

I, David L. Swanson, do hereby certify to,

United General Title Insurance Company that this survey was made on the ground under my personal supervision and that this plot is a true, correct and accurate representation of the facts as found at the time of the survey, and more specifically, I so hereby certify that the survey conforms to the conditions and stipulations as checked (x) below.

- (X) 1. The boundary lines and dimensions of the MUT Lease Parcel and Access and Utilities Easements ("Easement") indicated hereon is correct.
- (X) 2. To the extent the MUT Lease Parcel and Easement indicated hereon is part of a parent parcel, such Lease Parcel and Easement are located within the boundaries of the record title legal description of such parent parcel. The location of said Lease Parcel and Easement relative to an approximation of the location of the boundaries of the parent tract is illustrated on the inset shown hereon.
- (X) 3. Iron pins are set at each MUT Lease Parcel corner unless otherwise indicated hereon.
- (X) 4. The distance from the nearest intersecting public street or road is as shown hereon.
- (X) 5. Correctly shows the location and dimension of all alleys, streets, roads, rights-of-way, easement and other matters of record which the surveyor has been advised affects the Lease Parcel and Easement (each has been identified by instrument volume and page number if available).
- (X) 6. Except as shown, there are no visible easements, rights-of-way, party walls or conflicts affecting the Lease Parcel and Easement; further, this survey is not subject to any easements or rights-of-way not visible on the ground.
- (X) 7. The location of all buildings, structures and other improvements of visible items affecting the Lease Parcel and Easement, if shown, are as indicated hereon. The location of all other buildings, structures and other improvements of visible items on the parent tract, if shown hereon, are approximate in nature, except that the Lease Parcel and Easement are entirely located within the boundaries of the parent parcel, as shown on the inset.
- (X) 8. Except as shown, there are no visible protrusions on adjoining premises, streets or alleys by any building, structure or other improvements situated on the MUT Lease Parcel and Easement.
- (X) 9. Except as shown, there are no visible encroachments onto the MUT Lease Parcel and Easement by any building, structure or other improvements situated on adjoining premises.
- (X) 10. Correctly shows the location and acres contained in all portions of the Lease Parcel and Easement which are located in an area designated as a "FLOOD PRONE AREA (ZONE A)" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973; NONE, FIRM Community Panel No.
- (X) 11. Correctly describes and shows the location of all public streets and roads visibly providing access to and from the subject property, and correctly sets forth the municipal address of the subject property.
- (X) 12. Correctly depicts the latitudinal and longitudinal coordinates of the tower(s) location(s), to the nearest tenth of a second, the elevation above mean sea level of the base and tip of each tower, plus or minus 20 feet, the elevation of the tip of each tower as measured from ground level, and additionally, the elevation of the tip of the highest appearance on the tower as measured from ground level, if such appearance is higher in elevation than the highest point of the tower structure itself, to the nearest foot, on the survey drawing and on a separate 8 1/2 x 11 certified letterhead.
- (X) 13. Survey of the MUT Lease Parcel and Easement meets or exceeds the minimum technical standards for Land Boundary surveys set forth by COLORADO State Law.
- (X) 14. The subject property is currently zoned PID (PLANNED INDUSTRIAL DISTRICT).
- (X) 15. If the survey is developed electronically (CAD File), it is essential that a 3 1/2" disk be provided/sent with the survey. 66938.3



DAVID L. SWANSON
Professional Land Surveyor
COLORADO P.L.S. # 36070
Date of Survey: 5-16-06
Date of Last Revision:

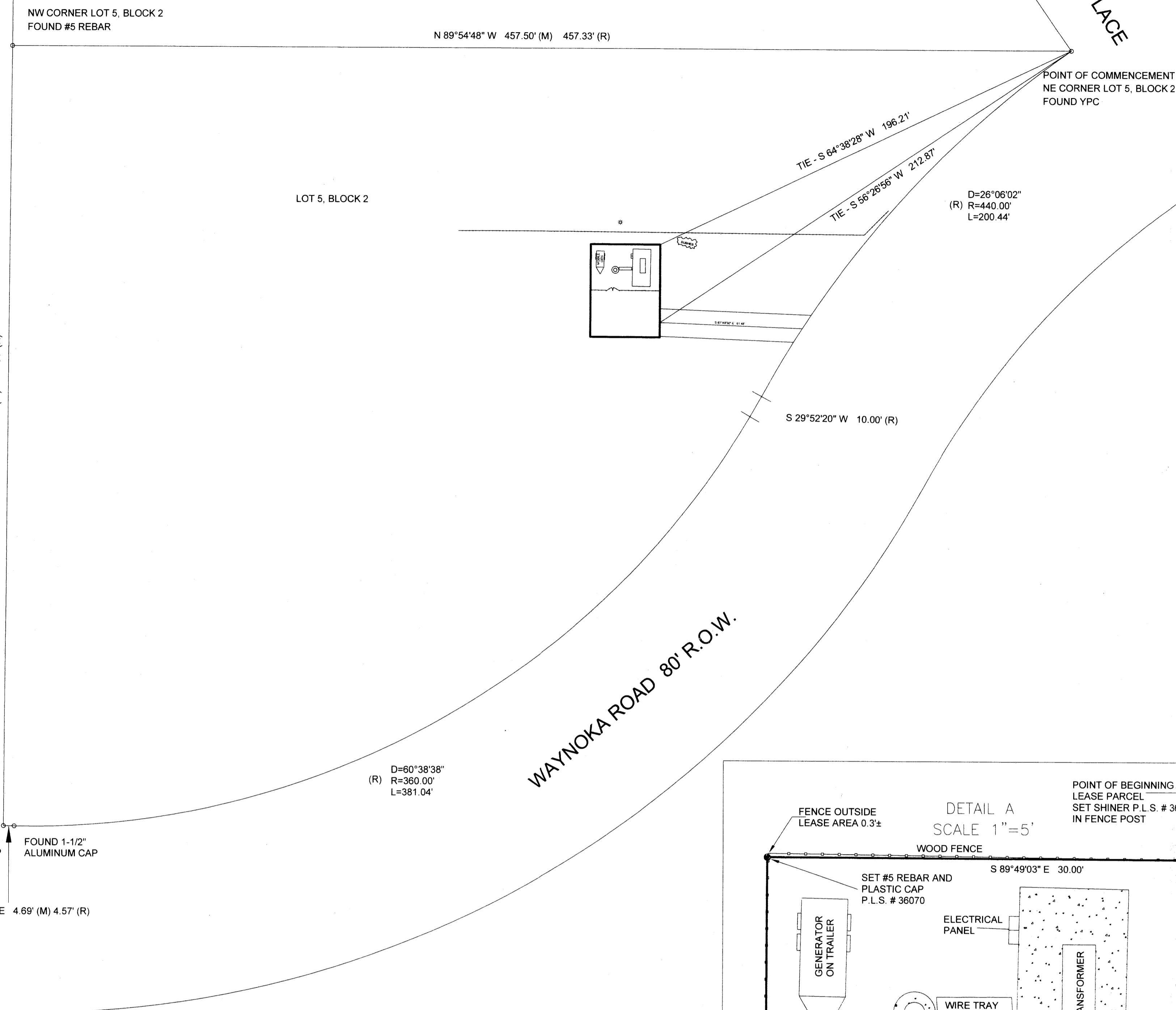
SITE NAME: WAYNOKA PLACE
EL-01-E, EL PASO COUNTY, COLORADO

SURVEY WORK PERFORMED BY:

7800 MILLER DRIVE, UNIT C
FREDERICK, COLORADO 80504
303-702-1617

NATIONAL SURVEY COORDINATION PROVIDED BY:

GEOLINE Professional Land Surveyors
SSURVEYING, INC. 4055 NW 43rd Street, Suite 21
Gainesville, Florida 32606
(352) 371-3080



LEASE PARCEL LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF LOT 5, BLOCK 2, CIMARRON NORTHWEST INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK V-2 AT PAGE 29, EL PASO COUNTY, COLORADO RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE S64°38'28"W, 196.21 FEET TO A SET SHINER IN FENCE POST P.L.S. # 36070, AND THE POINT OF BEGINNING; THENCE S00°10'57"W, 40.00 FEET TO A SET #5 REBAR AND PLASTIC CAP STAMPED P.L.S. # 36070; THENCE N89°49'03"W, 30.00 FEET TO A SET #5 REBAR AND PLASTIC CAP STAMPED P.L.S. # 36070; THENCE N00°10'57"E, 40.00 FEET TO A SET #5 REBAR AND PLASTIC CAP STAMPED P.L.S. # 36070; THENCE S89°49'03"E, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 1,200 SQUARE FEET MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION

LEGAL DESCRIPTION

A 12 FOOT WIDE ACCESS EASEMENT BEING OF LOT 5, BLOCK 2, CIMARRON NORTHWEST INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK V-2 AT PAGE 29, EL PASO COUNTY, COLORADO RECORDS, BEING SIX FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE S58°26'56"W, 212.87 FEET TO THE POINT OF BEGINNING; THENCE 87°49'30"E, 61.48 FEET TO THE POINT OF TERMINUS ON THE WESTERLY RIGHT OF WAY LINE OF WAYNOKA ROAD.

CONTAINING A COMPUTED AREA OF 738 SQUARE FEET MORE OR LESS.

POWERS BOULEVARD

FOUND 1-1/2" ALUMINUM CAP
FOUND 1-1/2" ALUMINUM CAP
S 88°53'11" E 4.69' (M) 4.57' (R)

TITLE INSURANCE COMMITMENT NOTE

I have reviewed the commitment for title insurance prepared by UNITED GENERAL TITLE INSURANCE COMPANY, dated MAY 7, 1997, commitment no 21081 and find as follows with regards to Items 8-20 listed in Schedule B-2 of said commitment:

NOTE: SUPPORTIVE DOCUMENTS FOR SCHEDULE B-2 EXCEPTIONS HAVE NOT BEEN SUPPLIED TO POWER SURVEYING CO., INC AS OF JUNE 28, 2006, THEREFORE NONE ARE REPORTED HEREON.

SURVEYOR'S NOTES

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.

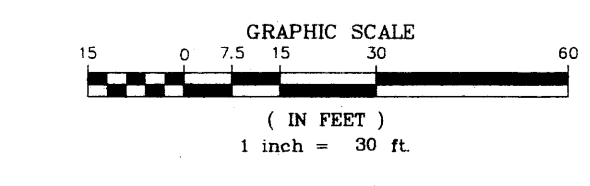
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING CO., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, POWER SURVEYING CO., INC. RELIED UPON THE COUNTY OF EL PASO, COLORADO.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

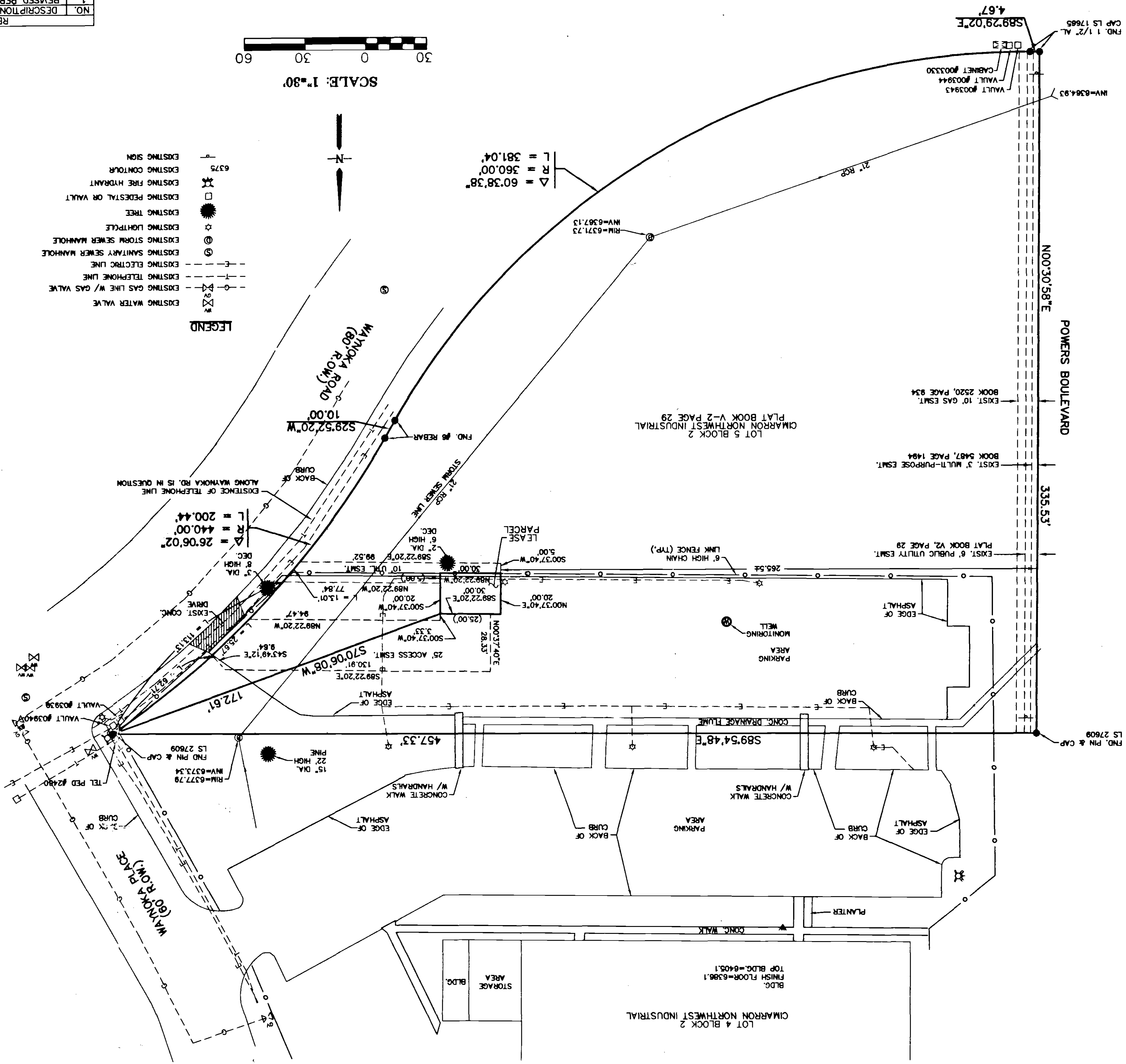
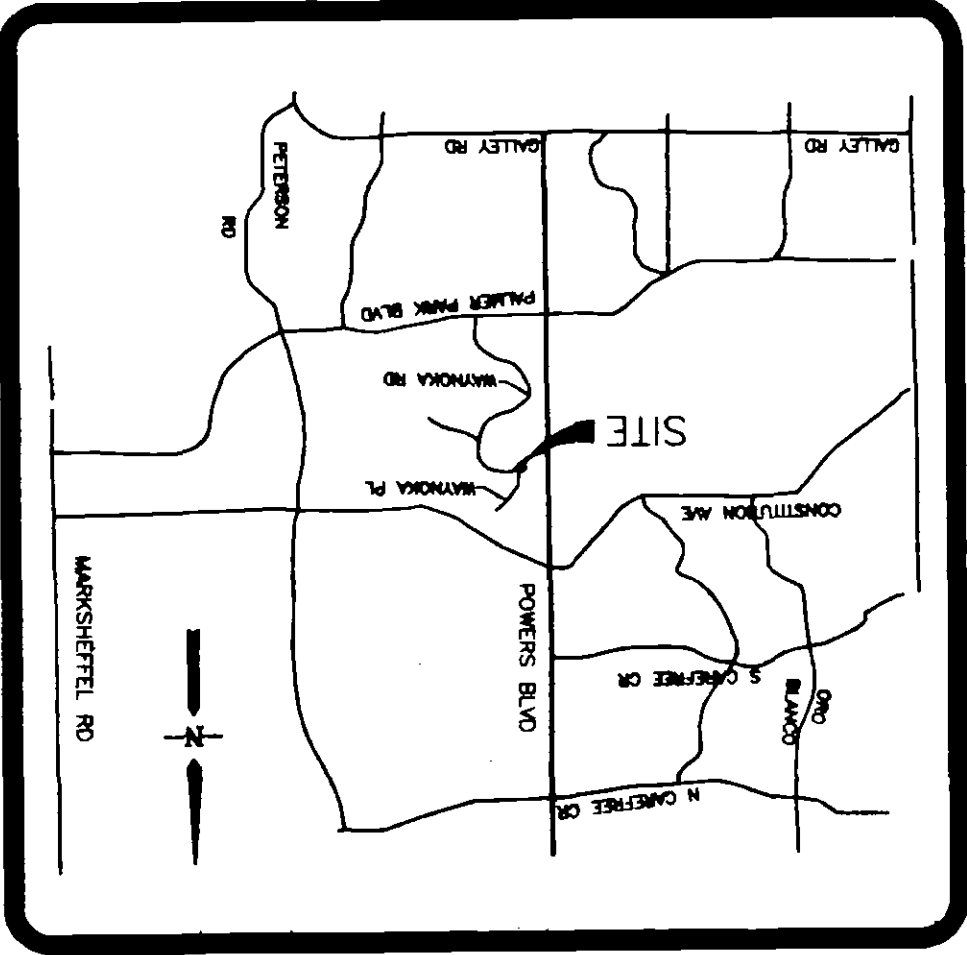
FLOOD NOTE

According to my interpretations of Community Panel No. 0804100752 F of the Flood Insurance Rate Maps for EL PASO County, Colorado, dated MARCH 17, 1997, the subject property is in Flood Zone "X", ie "areas outside of (NOT WITHIN) 500-year flood".

- LEGEND
- FOUND PROPERTY CORNER (AS NOTED)
 - CONCRETE
 - FENCE (TYPE AS NOTED)
 - P.O.B. POINT OF BEGINNING



SITE NO. EL-01-E SEQ#244a



LEGAL DESCRIPTION - LEASE PARCEL

THE ABOVE PARCEL CONTAINS 600 SQUARE FEET.

1. THENCE 500'37.40"W A DISTANCE OF 20.00 FEET;

2. THENCE N89'22.20"W A DISTANCE OF 20.00 FEET;

3. THENCE N00'37.40"E A DISTANCE OF 20.00 FEET;

4. THENCE S89'22.20"E A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE PARCEL CONTAINS 3,296 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION - 10' UTILITY EASEMENT

AN EASEMENT, 10.00 FEET IN WIDTH, BEING A PORTION OF LOT 5, BLOCK 2 IN CIMARRON-NORTHWEST INDUSTRIAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK V-2 AT PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE ALONG THE SOUTHWESTERLY LINE OF LOT 5, ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 440.00 FEET, A DELTA ANGLE OF 08'09.56", AN ARC LENGTH OF 62.71 FEET, WHOSE LONG CHORD BEARS S51'52.24"W, A DISTANCE OF 62.65 FEET, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

1. THENCE CONTINUING ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 440.00 FEET, A DELTA ANGLE OF 03'20.32", AN ARC LENGTH OF 25.67 FEET, WHOSE LONG CHORD BEARS S48'08.10"W, A DISTANCE OF 25.68 FEET;

2. THENCE N89'22.20"W A DISTANCE OF 94.47 FEET;

3. THENCE S00'37.40"W A DISTANCE OF 3.33 FEET TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED LEASE PARCEL.

4. THENCE N89'22.20"W ALONG THE NORTH LINE OF SAID LEASE PARCEL A DISTANCE OF 25.00 FEET;

5. THENCE N00'37.40"E A DISTANCE OF 28.33 FEET;

6. THENCE S89'22.20"E A DISTANCE OF 130.91 FEET;

7. THENCE S43'49.12"E A DISTANCE OF 9.64 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE PARCEL CONTAINS 3,296 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION - 25' INGRESS-EGRESS EASEMENT

AN EASEMENT, 25.00 FEET IN WIDTH, BEING A PORTION OF LOT 5, BLOCK 2 IN CIMARRON-NORTHWEST INDUSTRIAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK V-2 AT PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE ALONG THE SOUTHWESTERLY LINE OF LOT 5, ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 440.00 FEET, A DELTA ANGLE OF 08'09.56", AN ARC LENGTH OF 62.71 FEET, WHOSE LONG CHORD BEARS S51'52.24"W, A DISTANCE OF 62.65 FEET, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

1. THENCE CONTINUING ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 440.00 FEET, A DELTA ANGLE OF 03'20.32", AN ARC LENGTH OF 25.67 FEET, WHOSE LONG CHORD BEARS S48'08.10"W, A DISTANCE OF 25.68 FEET;

2. THENCE N89'22.20"W A DISTANCE OF 94.47 FEET;

3. THENCE S00'37.40"W A DISTANCE OF 3.33 FEET TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED LEASE PARCEL.

4. THENCE N89'22.20"W ALONG THE NORTH LINE OF SAID LEASE PARCEL A DISTANCE OF 25.00 FEET;

5. THENCE N00'37.40"E A DISTANCE OF 28.33 FEET;

6. THENCE S89'22.20"E A DISTANCE OF 130.91 FEET;

7. THENCE S43'49.12"E A DISTANCE OF 9.64 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE PARCEL CONTAINS 1,160 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, RAYMOND JOSEPH RECHER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT A BOUNDARY AND TOPOGRAPHICAL SURVEY OF THE ABOVE DESCRIBED LEASE PARCEL WAS MADE UNDER MY DIRECT SUPERVISION, AND I HEREBY CERTIFY THAT THE DESCRIPTIONS AND ATTACHED DRAWING ARE TRUE AND CORRECT, AND I AM NOT PROVIDING ANY INFORMATION AND BELIEF.

RAYMOND JOSEPH RECHER
PLS NO. 24964
JUNE 11, 1997

NOTICE: ACCORDING TO COLORADO LAW YOU MUST EXERCISE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTES:

SET #4 REBAR WITH PLASTIC CAPS, PLS 24964, AT THE FOUR CORNERS OF THE LEASE PARCEL.

EASEMENTS AND RIGHT OF WAYS WERE BASED ON A COMMENT FOR TITLE INSURANCE BY UNITED GENERAL TITLE INSURANCE COMPANY, DATED MAY 7, 1997.

BENCHMARK-NORTHEAST CORNER OF THE LEASE PARCEL ELEVATION - 6375.57 (TBM)

BASES OF BEARINGS: THE NORTH LINE OF LOT 5, BLOCK 2 IN CIMARRON-NORTHWEST INDUSTRIAL ACCORDING TO THE PLAT WHICH BEARS S89'54.48"E FROM THE NORTHWEST CORNER TO THE NORTHEAST CORNER (BOTH CORNERS ARE PLASTIC CAPS STAMPED EMER. SERV. CO. LS 27809)

CONTOURS AS SHOWN HEREON ARE ON A ONE-FOOT INTERVAL.

UTILITY AREAS AS SHOWN FROM FIELD LOCATIONS PROVIDED BY LOCATORS DISPLAYED BY THE UTILITY MOTOR CENTER OF COLORADO, AND FIELD INSPECTION. THESE AREAS ARE NOT GUARANTEED FOR THE ACCURACY OR OMISSIONS OF ANY UTILITY LINE.

LOT 5 IS SUBJECT TO AN AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS RECORDED IN BOOK 2465 AT PAGE 481 AND IN BOOK 2465 AT PAGE 758.

LOT 5 IS NOT AFFECTED BY THE AGREEMENT AND EASEMENT TO THE CITY OF COLORADO SPRINGS FOR ELECTRIC SERVICE LINES AS DESCRIBED IN BOOK 5556 AT PAGE 1253.

PER THE NOTE ON THE PLAT: THERE WILL BE NO CURB CUTS ON POWERS BOULEVARD EXCEPT FOR WAINYOKA ROAD.

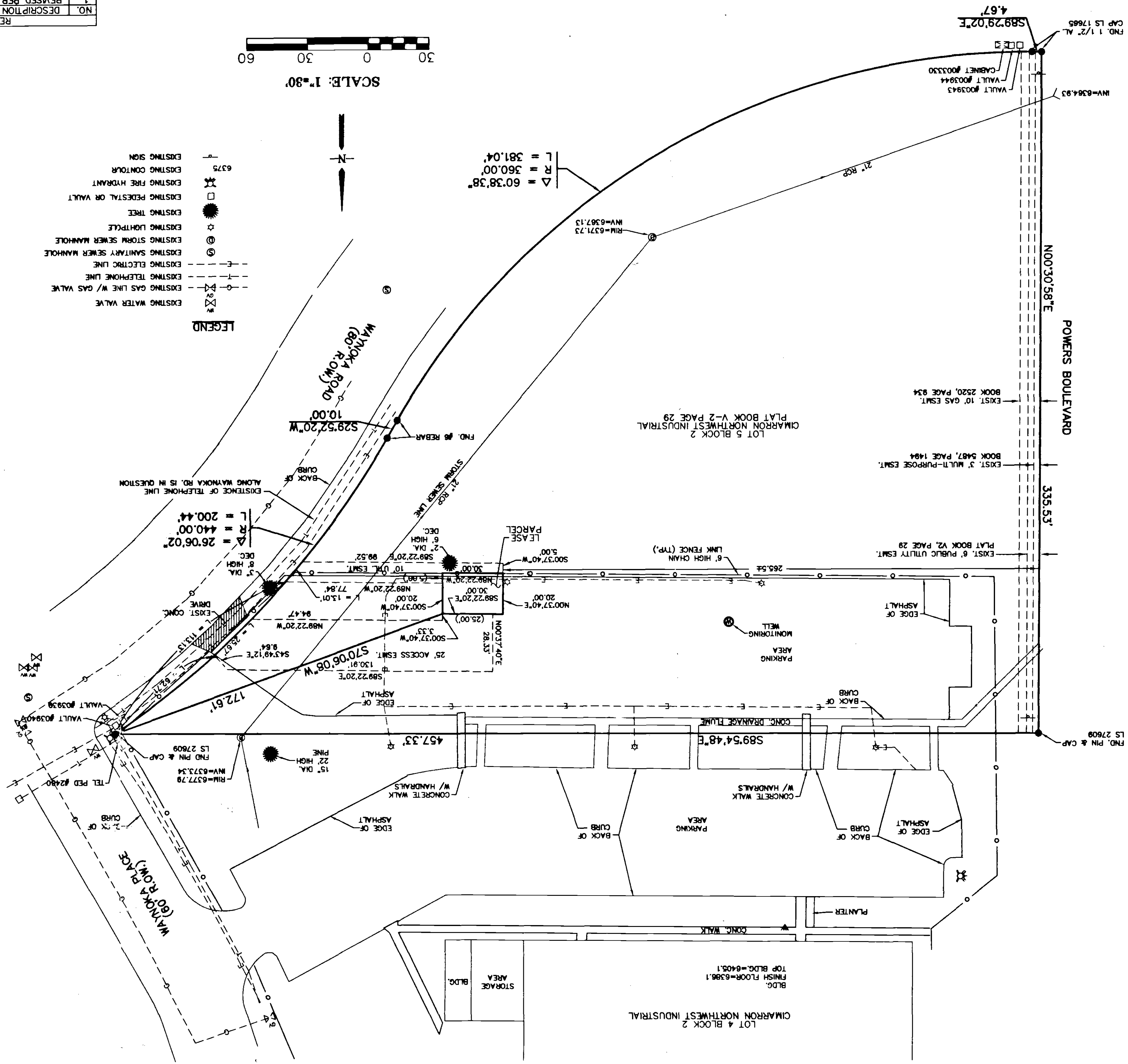
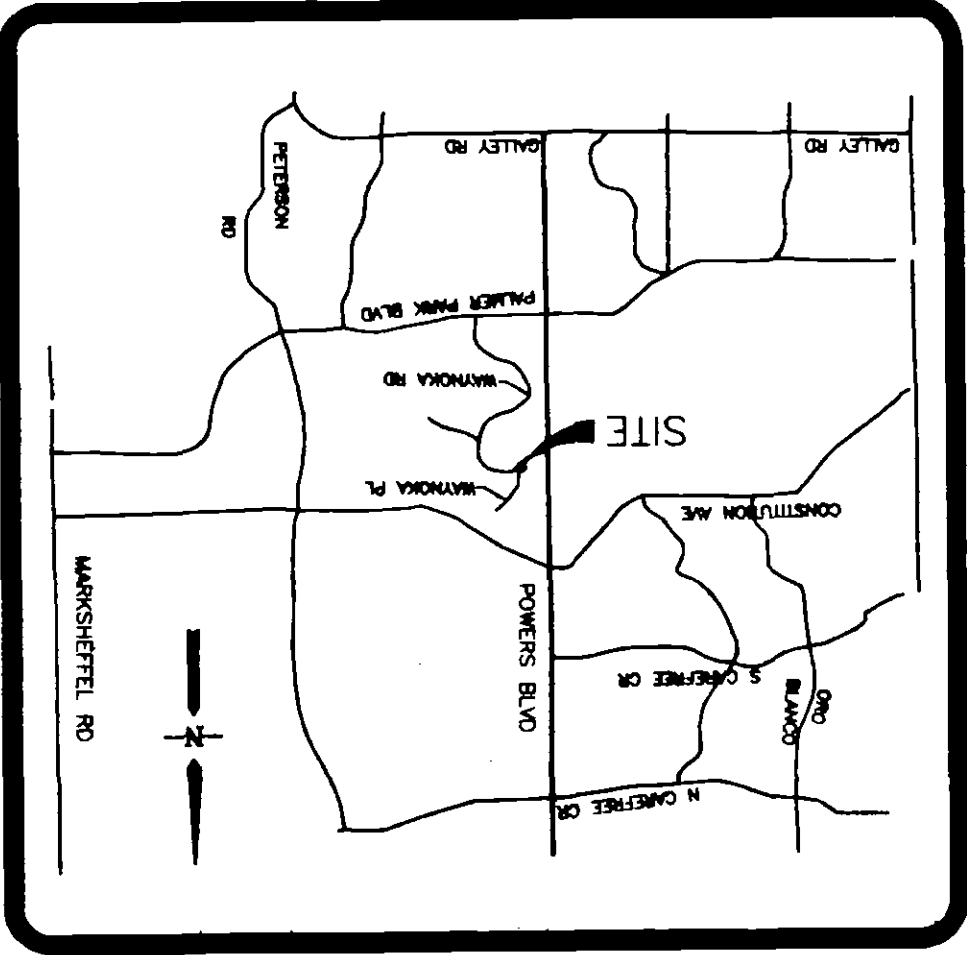
THIS PROPERTY IS NOT SITUATED WITHIN ANY FEMA DESIGNATED FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP #080500186C DATED SEPT. 30, 1992.

URS Greiner
1040 SOUTH BRN STREET, SUITE 100
COLORADO SPRINGS, CO 80908

REVIEWED BY

DATE

SITE NO. EL-01-E SEQ#244a



LEGAL DESCRIPTION - LEASE PARCEL

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1. THENCE CONTINUING ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 440.00 FEET, A DELTA ANGLE OF 0320'32", AN ARC LENGTH OF 25.67 FEET WHOSE LONG CHORD BEARS S48°08'10"W A DISTANCE OF 25.68 FEET;

2. THENCE N89°22'20"W A DISTANCE OF 94.47 FEET;

3. THENCE S00°37'40"W A DISTANCE OF 3.33 FEET TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED LEASE PARCEL;

4. THENCE N89°22'20"W ALONG THE NORTH LINE OF SAID LEASE PARCEL A DISTANCE OF 25.00 FEET;

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1. THENCE ALONG THE NORTHEAST CORNER OF SAID LOT 5, THENCE ALONG THE SOUTHWESTERLY LINE OF LOT 5 ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 440.00 FEET, A DELTA ANGLE OF 113°13' WHOSE LONG CHORD BEARS S48°36'25"W A DISTANCE OF 112.82 FEET, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

2. THENCE N89°22'20"W A DISTANCE OF 77.84 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED LEASE PARCEL;

3. THENCE S00°37'40"W ALONG THE EAST LINE OF SAID LEASE PARCEL A DISTANCE OF 5.00 FEET TO THE SOUTHEAST CORNER OF SAID LEASE PARCEL;

4. THENCE S89°22'20"E A DISTANCE OF 99.52 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID LOT 5;

5. THENCE ALONG SAID SOUTHWESTERLY LINE AND THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 440.00 FEET, A DELTA ANGLE OF 07°14'29", AN ARC LENGTH OF 13.01 FEET WHOSE LONG CHORD BEARS N40°37'07"E A DISTANCE OF 13.01 FEET, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE PARCEL CONTAINS 1,160 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, RAYMOND JOSEPH RECHER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT A BOUNDARY AND TOPOGRAPHICAL SURVEY OF THE ABOVE DESCRIBED LEASE PARCEL WAS MADE UNDER MY DIRECT SUPERVISION, AND I HEREBY CERTIFY THAT THE DESCRIPTIONS AND ATTACHED DRAWING ARE TRUE AND CORRECT AND I AM NOT PROVIDING ANY INFORMATION AND BELIEF.

RAYMOND JOSEPH RECHER
PLS NO. 24964
JUNE 11, 1997

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CONTOURS AS SHOWN HEREON ARE ON A ONE-FOOT INTERVAL.

STAMPED ENGINEER: RAYMOND JOSEPH RECHER, PLS NO. 24964

UTILITY LOCATIONS SHOWN FROM FIELD LOCATIONS DISPLAYED BY THE UTILITY NOTIFICATION CENTER OF COLORADO, AND FIELD INSPECTION. THESE MARKERS NO RESPONSIBILITY FOR THE ACCURACY OR OMISSIONS OF ANY UTILITY LINE.

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PER THE NOTE ON THE PLAT: THERE WILL BE NO CURB CUTS ON POWERS BOULEVARD EXCEPT FOR WAINYOKA ROAD.

THIS PROPERTY IS NOT SITUATED WITHIN ANY FEMA DESIGNATED FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP 0806500186C DATED SEPT. 30, 1992.