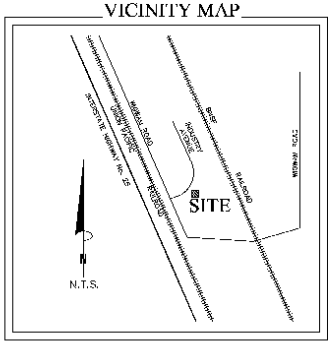
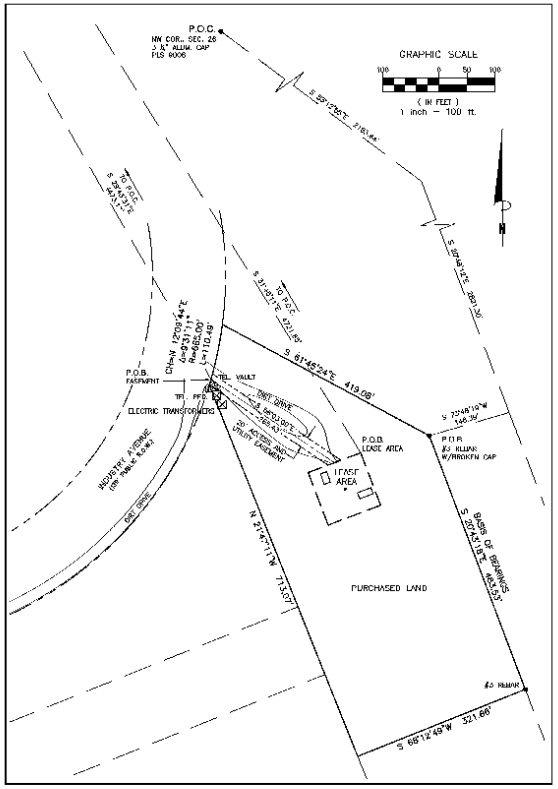
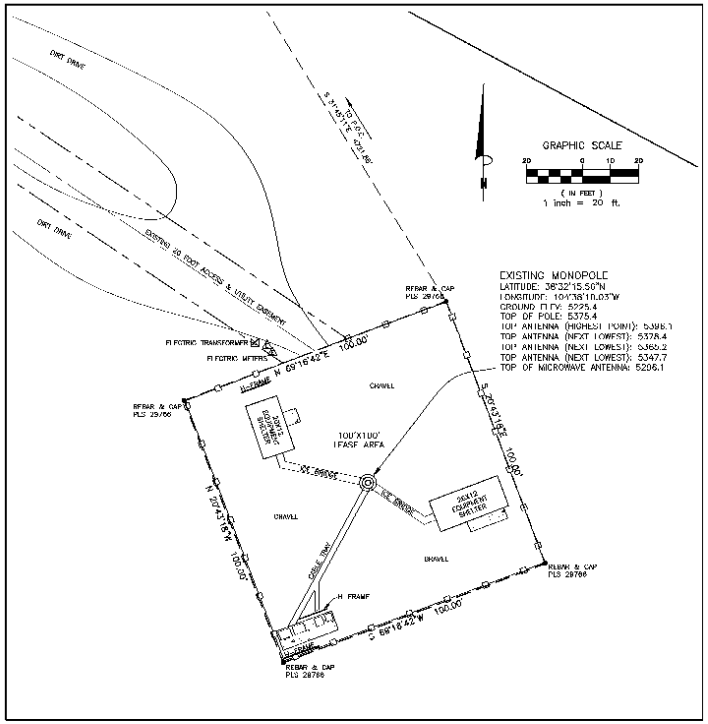
VICINITY MAP



OVERALL EXHIBIT



DETAIL EXHIBIT



SCHEDULE B-2 EXCEPTIONS:

9. Right of Way Deed granted to Mountain States Telephone and Telegraph Company in Book 529 at Page 357. (blanket easement). Affects subject property and is blanket.

10. Undivided one-fourth interest in all oils and minerals as reserved by J.F. Folson in Warranty Deed recorded April 16, 1940 in Book 1200 at Page 399, subject to the terms, conditions and provisions thereof. Affects subject property and is blanket.

11. Declaration of Protective Covenants recorded June 29, 1972 in Book 2501 at Page 958. Affects subject property and is blanket.

12. All minerals and mineral rights as excepted in Warranty Deed recorded November 3, 1972 in Book 2538 at Page 407. Affects subject property and is blanket.

13. Resolution No. 03 273, Service Plan 3, recorded August 18, 1993 in Book 6239 at Page 364. Affects subject property and is blanket.

14. Memorandum of Agreement recorded April 8,2004 at Reception No. 204086150 together with the lease referenced therein and matters associated therewith. Assignment and Assumption of Ground Lease recorded June 7, 2010 at Reception No. 210053342. Affects subject property and is blanket.

15. Resolution No. 04 237 recorded July 6,2004 at Reception No. 204111044. Affects subject property and is blanket.

16. Resolution No. 04 238 recorded July 6,2004 at Reception No. 204111045. Affects subject property and is blanket.

17. Resolution No. 09 347 recorded October 13, 2009 at Reception No. 209119731. Affects subject property and is blanket.

18. Memorandum of Lease Supplement recorded January 28, 2010 at Reception No. 210020402, together with the lease referenced therein and matters associated therewith. Affects subject property and is blanket.

PURCHASED LAND DESCRIPTION:

That portion of Section 26 in Township 17 South, Range 65 West of the 6th P.M., more particularly described as follows:
Commencing at the Northwest corner of said section 26; thence South 52 degrees 11 minutes 07 seconds East, 2183.84 feet; thence South 19 degrees 47 minutes 14 seconds East, 2821.30 feet; thence South 74 degrees 49 minutes 17 seconds West, 148.69 feet to the POINT OF BEGINNING; thence South 19 degrees 42 minutes 20 seconds East, 483.53 feet; thence South 68 degrees 13 minutes 47 seconds west, 321.88 feet; thence North 20 degrees 46 minutes 13 seconds West 713.07 feet; thence on a curve to the left whose chord bears North 13 degrees 10 minutes 36 seconds East, having a central angle of9 degrees 31 minutes 12 seconds, a radius of 665.00 feet, and an arc length of 110.40 feet; thence angle right South 60 degrees 44 minutes 26 seconds East, 419.08 feet to the POINT OF BEGINNING, County of El Paso, State of Colorado.

NOTES:

1. The purpose of this survey is to depict the existing physical improvements at the time of the survey and to define the limits of a lease area and easements appurtenant thereto. This survey is not a boundary survey nor does it represent a monumented land survey. This survey is not intended to be used for the creation, conveyance, or transfer of any tax simple parcel. Monuments shown hereon are for reference only and are not intended to be relied upon for the establishment of any boundary shown on this document. No monuments were established from this survey.

2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

3. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of ways and title of record, Clark Land Surveying, Inc. relied upon a report of title, prepared by Stewart Title Guaranty Company, Order No. 942968 with an effective date of February 9, 2011 at 8:00 a.m.

4. Bearings are based on Geodetic North according to WGS 84 projection. Bearings are referenced by the easterly line of the purchased parcel, and bears S 20°43'18"E. Bearings are relative to those in the legal description if rotated 1°00'57" counter clockwise.

5. Elevations are based on NAVD 88 datum.

6. Federal Emergency Management Agency, Flood Insurance Rate Map, community-panel number 08041C0511D 1, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a zone X (area determined to be outside the 500 year floodplain.)

7. Easements and public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

8. The improvements shown hereon are as of the date of field work, February 23, 2011.

SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare to Stewart Title Guarantee Company and TCO Assets Land LLC, a DE limited liability company, exclusively, that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Colorado and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Clark Land Surveying, Inc.

Revisions			
No.	Description	By	Date
1	Remove Lease and Easement legals.	MSJ	2/28/11

Clark Land Surveying & Mapping (Landscapes)
119 N. Walkerton Ave • Colorado Springs, CO 80903 • 719.633.6333
www.clarkls.com

Notice: According to Colorado law you must commence 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 based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CELL SURVEY

SITE NUMBER: CO2041 – PIKES PEAK RACEWAY
0 INDUSTRY AVENUE
PUEBLO, CO 81008

Project No: 11030
Drawn By: MSJ
Checked By:
Date: 2/24/11
Sheet 1 of 1