

OLD REPUBLIC TITLE INSURANCE COMPANY
COMMITMENT NO. 27-20933861 - SCHEDULE A:

A parcel of land situated in the Northeast Quarter and the Southwest Quarter of Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian, being further described as being located within Lot 3, AKER'S ACRES SUBDIVISION NO. 1, El Paso County, Colorado and being more particularly described as follows:

Commencing at the Southwest corner of said Lot 3; thence N 90°00'00" E a distance of 315.00 feet along the South line of said Lot 3; thence S 10°00'00" W a distance of 65.00 feet to the Southeast corner of the above described parcel; thence S 89°00'00" W, 40.00 feet; thence N 90°00'00" W, 40.00 feet; thence S 90°00'00" W, 40.00 feet; thence N 90°00'00" E, 40.00 feet; thence S 90°00'00" E, 40.00 feet to the True Point of Beginning.

The Above described parcel of land contains 1,600.00 square feet, more or less.

Easement Description - 20' Ingress-Egress & Utility Easement

An easement, 20 feet in width, over and across a portion of Lot 3, AKER'S ACRES SUBDIVISION NO. 1, situated in the Northeast Quarter and the Southwest Quarter of Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian, being further described as being located within either side of the following described centerline:

Commencing at the southwest corner of said Lot 3; thence N 00°00'00" E, a distance of 75.00 feet along the West line of said Lot 3 and the East line of Akers's Drive, a dedicated street, to the TRUE POINT OF BEGINNING; a this easement description; thence N 90°00'00" E, 275.00 feet to a point on the West line of the lease parcel, said point being N 00°00'00" W, a distance of 10.00 feet from the Southwest corner of the lease parcel; and the Point of Terminus of this easement.

OLD REPUBLIC TITLE INSURANCE COMPANY
COMMITMENT NO. 27-20933861 - SCHEDULE B, SECTION II:

Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment.

(8) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT OF AKER'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK N-2, PAGE(S) 28 OF EL PASO COUNTY RECORDS, AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON.

(9) UNDETERMINED PRELIMINARY EASEMENTS TO THE COLORADO INTERSTATE GAS COMPANY, RECORDED IN BOOK 908 PAGES 88 AND 91 OF EL PASO COUNTY RECORDS, DOCUMENT NOT PROVIDED.

(19) GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., DATED MARCH 3, 1999, RECORDED JUNE 22, 1999 IN DOCUMENT #09099806 OF EL PASO COUNTY RECORDS, DOCUMENT NOT PROVIDED.

(22) TEMPORARY CONSTRUCTION EASEMENT AGREEMENT TO BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, DATED JULY 10, 2006, RECORDED AUGUST 11, 2006 IN DOCUMENT #20611892 OF EL PASO COUNTY RECORDS, DOES NOT AFFECT THE SUBJECT PROPERTY.

LEASE PREMISE AS PROVIDED & AS SURVEYED:

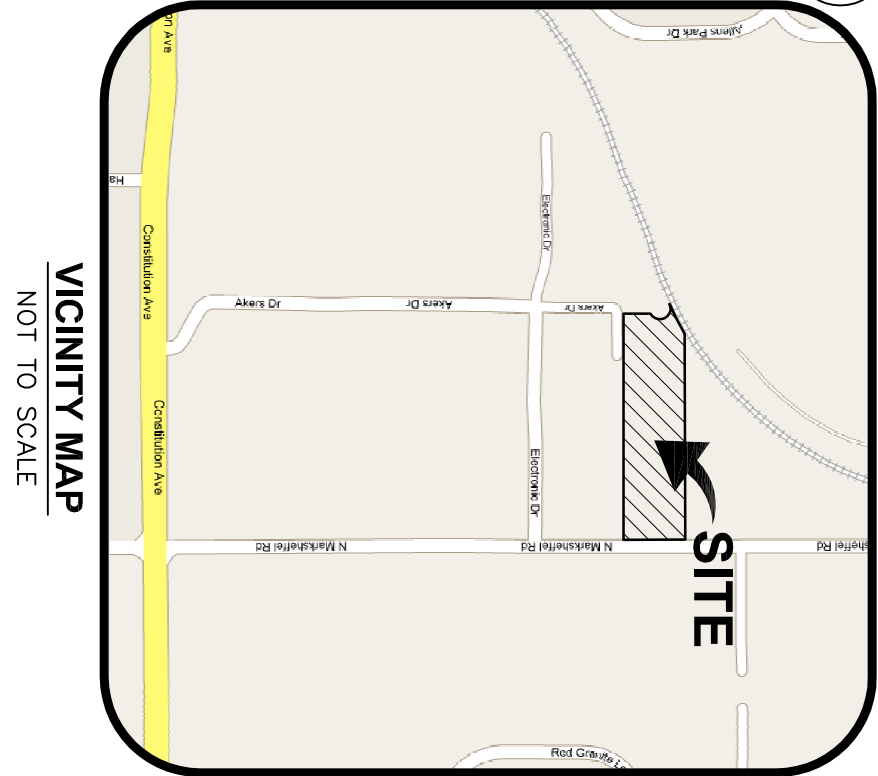
A parcel of land situated in the Northeast Quarter and the Southwest Quarter of Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian, being further described as being located within Lot 3, AKER'S ACRES SUBDIVISION NO. 1, El Paso County, Colorado and being more particularly described as follows:

Commencing at the Southwest corner of said Lot 3; thence N 90°00'00" E a distance of 315.00 feet along the South line of said Lot 3; thence S 10°00'00" W a distance of 65.00 feet to the Southeast corner of the lease parcel and the True Point of Beginning; thence S 90°00'00" W, 40.00 feet; thence N 90°00'00" E, 40.00 feet; thence S 90°00'00" E, 40.00 feet to the Point of Beginning.

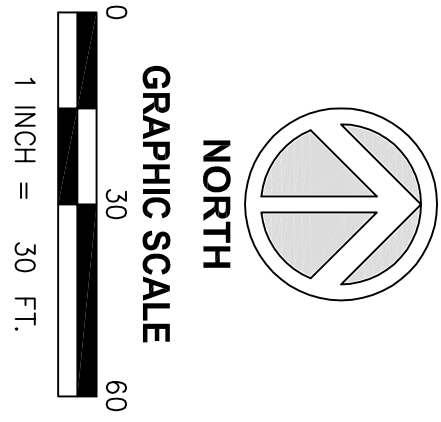
PROPOSED 20' ACCESS EASEMENT AS SURVEYED:

An ingress-egress and utility easement, 20 feet in width, over and across a portion of Lot 3, AKER'S ACRES SUBDIVISION NO. 1, situated in the Northeast Quarter and the Southwest Quarter of Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, said easement being 10.00 feet on either side of the following described centerline:

Commencing at the Southwest corner of said Lot 3; thence N 00°00'00" E, a distance of 14.30 feet along the West line of said Lot 3 and the East line of Akers's Drive, a dedicated street, to the TRUE POINT OF BEGINNING; a this easement description; thence N 90°00'00" E, 295.28 feet; thence N 00°00'00" W, 50.70 feet to the South line of the lease parcel, and the Point of Terminus of this easement.



VICINITY MAP
NOT TO SCALE



CERTIFICATION:

I, James M. McKinley, a Colorado State Registered Professional Land Surveyor, License No. PLS-20692, hereby certify that the following Latitude and Longitude values for the center of the above-referenced tower are due to within 1/100 of a second horizontally, and that the following tower site elevation is accurate to within 7/10 of a foot vertically.

HORIZONTAL DATUM: NAD83

LATITUDE: North 38° 52' 29.75"

LONGITUDE: West 104° 41' 10.34"

VERTICAL DATUM: NAD 88

By: James M. McKinley, PLS
James M. McKinley, Registered Professional Land Surveyor, No. PLS-20692
For and on behalf of Millman Surveying, Inc.
Date of Survey: 12/12/08

TOWER SURVEY
PREPARED FOR:

AMERICAN TOWER
900 Circle 75 Parkway, Suite 300
Atlanta, GA 30339
Phone: 770-953-9400

AS-BUILT SURVEY
Site Name: **ELSMERE CO**
Site ID: **302459**
2865 Akers Drive
City of Colorado Springs
County of El Paso
State of Colorado

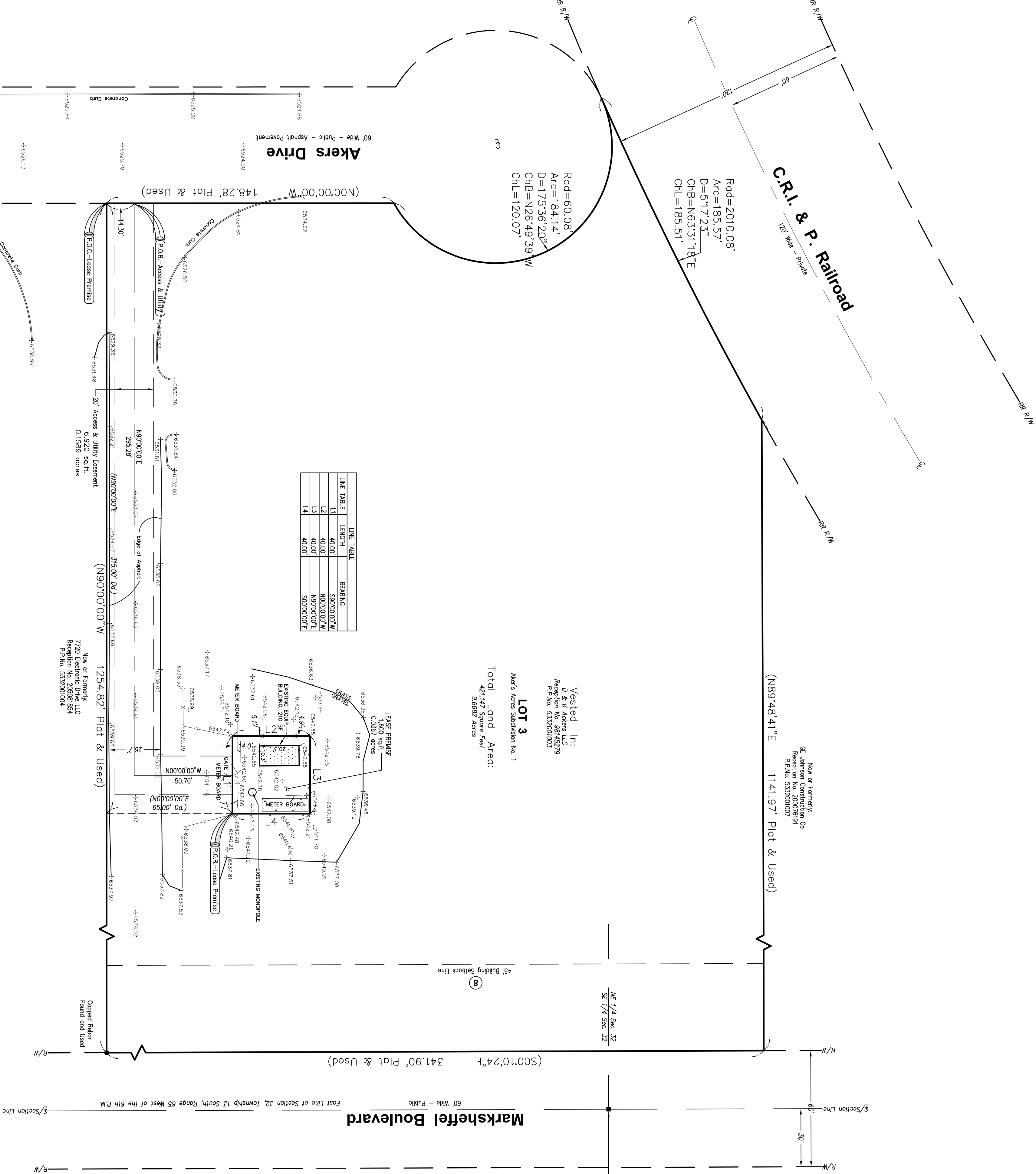
MILLMAN SURVEYING, Inc.
CORPORATE HEADQUARTERS:
1742 Georgetown Road, Suite H
Hudson, Ohio 44236
www.MILLMANSURVEYING.com
Phone: (800) 520-1010
Fax: (330) 342-0834

Drawn By: RAK	P/L	Right-of-Way
Date: 12/15/08	C	Centerline
Checked: JMM	P.O.B.	Place/Point of Beginning
	P.O.C.	Place/Point of Commencement
	Md	Measured
	Dd	Determined
	U	Utility Easement Found as Noted
	E	Electric Meter
	H	Utility Easement (As Noted)
	P	Utility Pole
	+	Fence (As Noted)
	x	Spot Elevation

REVISION NOTES

By: Date: Comment:

National Commercial Division
MSI Site No.: 15854



FLOOD ZONE:

By scaled map location and graphic labeling only, the subject property appears to lie entirely in Zone X (Flood Hazard Area with a 1% Annual Chance Flood). The Flood Hazard Map for the County of El Paso, Community Panel No. 08041C 0756F, Effective Date March 17, 1997.

ZONING:

Zoning Classification: M (Industrial)

BENCHMARKS:

1. OFF-SITE BENCHMARK:
Designation: 6536 - PID: AK026 - STATE/COUNTY: CO/El Paso - USGS QUAD: Falcon NW (1994)
Elevation= 6538.31 feet NAD 88
2. ON-SITE BENCHMARK:
Point Mark set into existing tower concrete column.
Elevation= 6542.89 feet NAD 88

MISCELLANEOUS NOTES:

1. Identify and show if possible, setback, height, and floor space area restrictions of record or disclosed by applicable zoning and/or building codes. None shown.
2. Identify and show if possible, setback, height, and floor space area or other requirements or restrictions of record, whether disclosed by applicable zoning ordinances, building codes, subdivision maps, etc. None shown.
3. Identify and show if possible, any other local jurisdictional requirements, building codes, subdivision maps, etc. None shown.
4. The line of the survey is shown as a dashed line, and the subject property being used as a solid waste dump, ramp or sanitary landfill.

ENCROACHMENTS:

At the time of survey there were no visible encroachments onto or beyond the subject property.