

OWNER INFORMATION

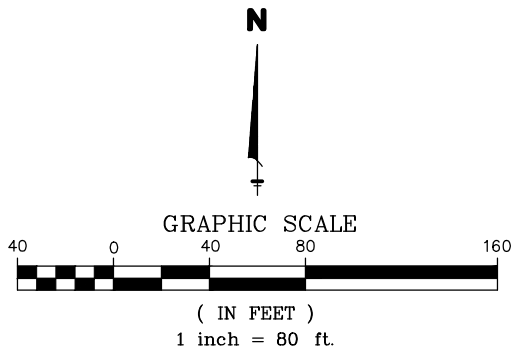
CHANCELLOR RADIO BROADCASTING COMPANY
4686 E. VAN BUREN ST. - SUITE 300
PHOENIX, AZ 85008

ZONING INFORMATION

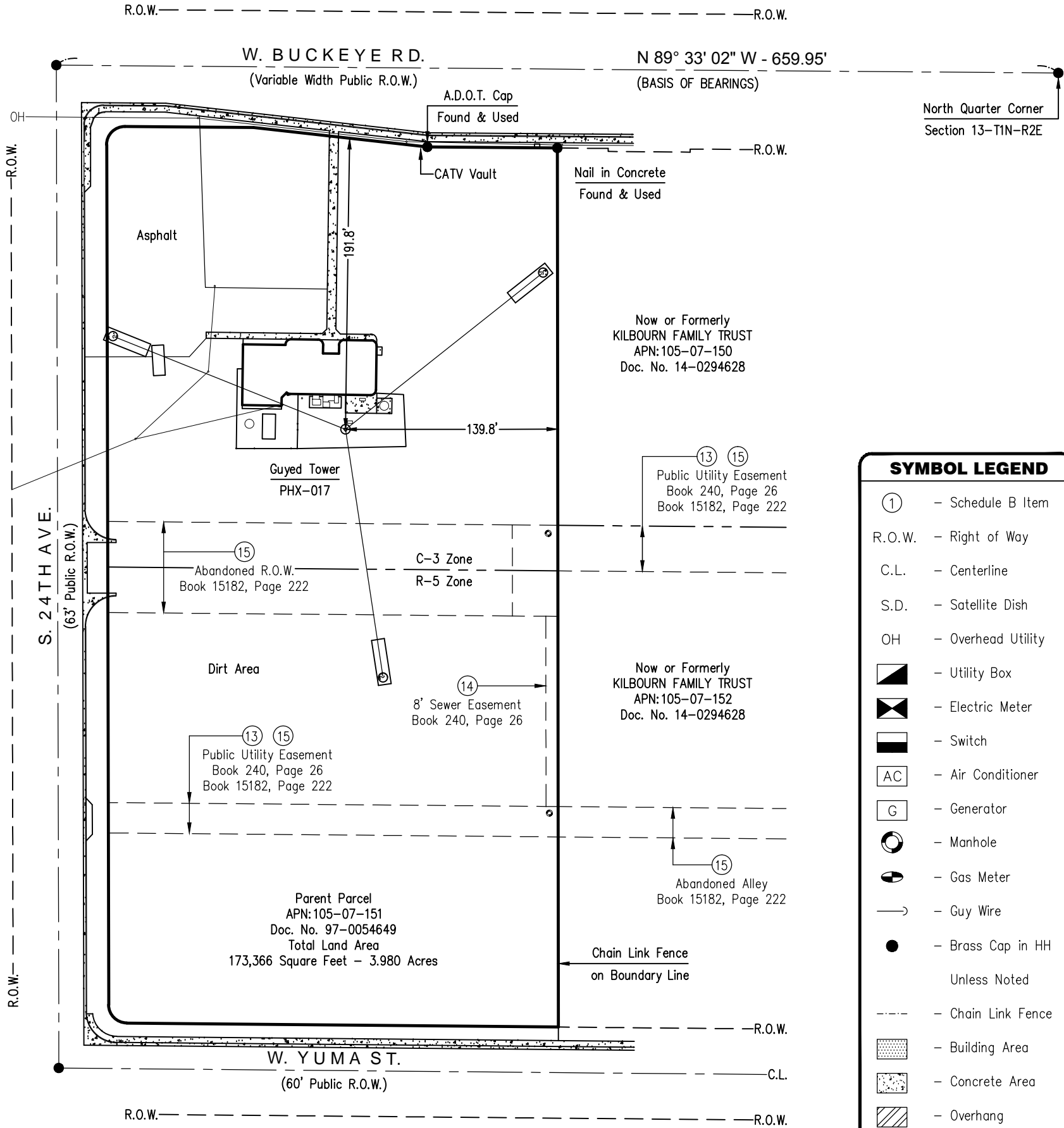
THE CURRENT ZONING CLASSIFICATION OF THE PARENT PARCEL IS "C-3" (COMMERCIAL) AND "R-5" (MULTIPLE FAMILY RESIDENCE) IN THE CITY OF PHOENIX, AZ. (PER CITY OF PHOENIX ZONING MAP)

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 04013C 2215 L, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



AREA SUMMARIES			
	AREA	S.F.±	ACRES±
(A)	PARENT PARCEL	173,366	3.980
(B)	TOWER COMPOUND	NA	NA
(C)	TOWER PARCEL	NA	NA
(D)	ACCESS & UTILITY ESMNT.	NA	NA
(E)	UTILITY ESMNT.	NA	NA



SYMBOL LEGEND

- ① - Schedule B Item
- R.O.W. - Right of Way
- C.L. - Centerline
- S.D. - Satellite Dish
- OH - Overhead Utility
- ▤ - Utility Box
- ⬮ - Electric Meter
- ▬ - Switch
- AC - Air Conditioner
- G - Generator
- ⊙ - Manhole
- ⊖ - Gas Meter
- - Guy Wire
- - Brass Cap in HH
- Unless Noted
- - - - Chain Link Fence
- ▨ - Building Area
- ▩ - Concrete Area
- ▧ - Overhang

AS-BUILT SURVEY

IN SECTION 13,
TOWNSHIP 1 NORTH, RANGE 2 EAST
MARICOPA COUNTY

SURVEYOR'S NOTES

1. THE MERIDIAN FOR ALL BEARINGS SHOWN HEREON IS THE CENTERLINE OF W. BUCKEYE RD. KNOWN AS BEING NORTH 89 DEGREES 33 MINUTES 02 SECONDS WEST PER BOOK 240 OF MAPS, PAGE 26.
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA EXCEPT AS SHOWN HEREON.

SURVEYOR'S NOTES

I HEREBY CERTIFY TO (I) VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; (II) THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT, AND ITS SUCCESSORS AND/OR ASSIGNS, AND (III) OLD REPUBLIC NATIONAL TITLE INS. CO THAT THIS GROUND SURVEY WAS MADE UNDER MY SUPERVISION.

Robert H. Canady Jr.

ROBERT H. CANADY JR.
ARIZONA NO. 53145
DATE OF SURVEY: 4-14-15
REVISED:

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 53145
DATE SIGNED 4/14/15
ARIZONA, U.S.A.
EXPIRES 3/31/18



FOR: VERTICAL BRIDGE TOWERS, LLC

SITE NAME:
SITE NUMBER: US-AZ-5009
ADDRESS: 2345 W. BUCKEYE RD.
PHOENIX, AZ 85009
MARICOPA COUNTY

SURVEY WORK PERFORMED BY:



15278 W. BELL RD. - SUITE 102
SURPRISE, AZ 85374
PHONE: (623) 209-8933
J.V. SURVEYING NO. 3823

J.V. Surveying, L.L.C.

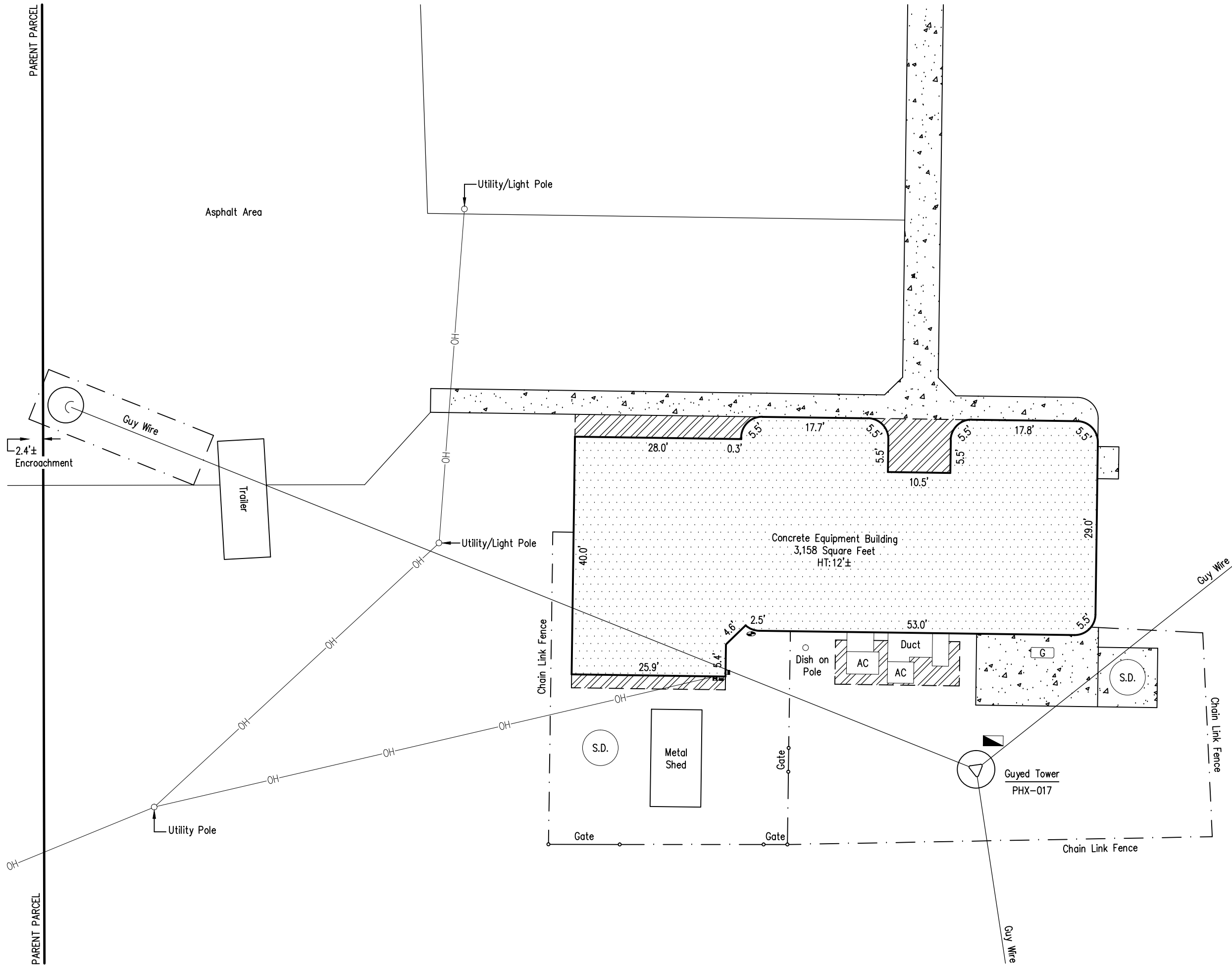
NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A
Alachua, FL 32615
(386) 418-0500
(386) 462-9986 Fax
WWW.GEOLINEINC.COM

PARENT PARCEL

PARENT PARCEL



AS-BUILT SURVEY

IN SECTION 13,
TOWNSHIP 1 NORTH, RANGE 2 EAST
MARICOPA COUNTY

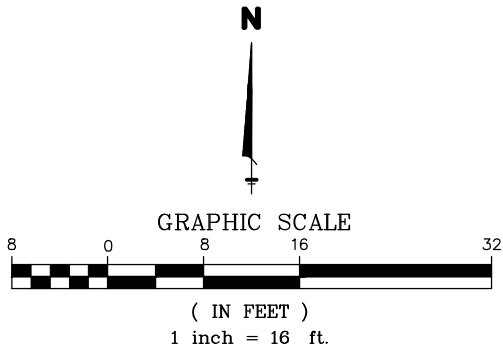
FAA 1-A TOWER LOCATION INFORMATION

456.00' ±1' (TYPE OF TOWER) TOWER
ON A 0.30' TALL CONCRETE CAISSON

NAD83
LATITUDE = 33°26'10.07" N ±20'
LONGITUDE = -112°06'36.73" W ±20'

NAVD88
GROUND ELEVATION AT BASE OF TOWER = 1057.20' ±3'
TOP OF TOWER ABOVE GROUND = 1513.50' ±1'
HIGHEST APPURTENANCE ABOVE GROUND = 1535.50 ±1'

BENCHMARK = 65044-1 (ID:11858)
ELEVATION = 1049.652'



verticalbridge

FOR: VERTICAL BRIDGE TOWERS, LLC

SITE NAME:
SITE NUMBER: US-AZ-5009
ADDRESS: 2345 W. BUCKEYE RD.
PHOENIX, AZ 85009
MARICOPA COUNTY

SURVEY WORK PERFORMED BY:



15278 W. BELL RD. - SUITE 102
SURPRISE, AZ 85374
PHONE: (623) 209-8933
J.V. SURVEYING NO. 3823

J.V. Surveying, L.L.C.

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A
Alachua, FL 32615
(386) 418-0500
(386) 462-9986 Fax
WWW.GEOLINEINC.COM

PARENT PARCEL LEGAL DESCRIPTION

(PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

(TITLE COMMITMENT NO. 01-14096896-01T - DATE: 12-22-14)

SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA

PARENT PARCEL

LOT 3, K.L.J. PLAT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 240 OF MAPS, PAGE 26;

EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 2
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ON THE EXISTING CENTERLINE OF STATE ROUTE 85 (BUCKEYE ROAD);

THENCE NORTH 89 DEGREES 55 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 13, COINCIDENT WITH SAID CENTERLINE OF STATE ROUTE 85, A DISTANCE OF 329.49 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 55 SECONDS WEST 49.50 FEET TO THE EASTERLY LINE OF SAID LOT 3;

THENCE SOUTH 00 DEGREES 25 MINUTES 34 SECONDS EAST ALONG SAID EASTERLY LOT LINE,

A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 55 MINUTES 05 SECONDS WEST, 85.65 FEET;

THENCE NORTH 83 DEGREES 56 MINUTES 38 SECONDS WEST, 115.30 FEET TO THE POINT OF ENDING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 85.

Tax ID: 105-07-151

BEING THE SAME PROPERTY CONVEYED TO CHANCELLOR RADIO BROADCASTING COMPANY, GRANTEE, FROM RADIO 95 OF PHOENIX LIMITED PARTNERSHIP, GRANTOR, BY DEED RECORDED 01/28/1997, AS INSTRUMENT NUMBER 19970054649 OF THE COUNTY RECORDS.

SCHEDULE B ITEMS

(PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

(TITLE COMMITMENT NO. 01-14096896-01T - DATE: 12-22-14)

EXCEPTION ITEMS 1 THROUGH 9

(NOT A SURVEY MATTER)

(10) EASEMENT FOR ELECTRIC LINE IN FAVOR OF CENTRAL ARIZONA LIGHT AND POWER COMPANY, RECORDED 05/24/1937, AS BOOK 54, PAGE 176 OF THE MARICOPA COUNTY RECORDS.

(DOCUMENT NOT PROVIDED)

(11) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE WILFER PLACE, AS RECORDED IN PLAT BOOK 25, PAGE 6 OF MARICOPA COUNTY RECORDS.

(AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

(12) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE DESIGNATED COUNTY ROAD "A" PLAT, AS RECORDED IN PLAT BOOK 10, PAGE 66 OF MARICOPA COUNTY RECORDS.

(AFFECT SUBJECT PROPERTY - BLANKET IN NATURE)

(13) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE K.L.J. PLAT, AS RECORDED IN PLAT BOOK 240, PAGE 26 OF MARICOPA COUNTY RECORDS.

(AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN)

(14) EASEMENT IN FAVOR OF THE CITY OF PHOENIX, RECORDED 08/01/1962, AS BOOK 4238, PAGE 235 OF THE MARICOPA COUNTY RECORDS.

(AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN)

(15) RESOLUTION NO. 15 APPROVING THE ABANDONMENT OF PUBLIC RIGHT OF WAY, RECORDED 04/22/1981, IN BOOK 15182, PAGE 222 OF THE MARICOPA COUNTY RECORDS.

(AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN)

AS-BUILT SURVEY

IN SECTION 13,
TOWNSHIP 1 NORTH, RANGE 2 EAST
MARICOPA COUNTY



FOR: VERTICAL BRIDGE TOWERS, LLC

SITE NAME:
SITE NUMBER: US-AZ-5009
ADDRESS: 2345 W. BUCKEYE RD.
PHOENIX, AZ 85009
MARICOPA COUNTY

SURVEY WORK PERFORMED BY:



15278 W. BELL RD. - SUITE 102
SURPRISE, AZ 85374
PHONE: (623) 209-8933
J.V. SURVEYING NO. 3823

J.V. Surveying, L.L.C.

NATIONAL SURVEY SERVICES COORDINATION BY:



13430 NW 104th Terrace, Suite A
Alachua, FL 32615
(386) 418-0500
(386) 462-9986 Fax
WWW.GEOLINEINC.COM