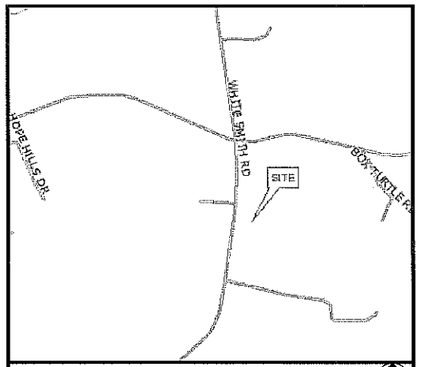


VICINITY MAP n.t.s.

NOTES:

1. This plan was prepared with the benefit of a report of title.

2. This plan does not represent an ALTA/ACSM Land title survey.

3. The basis of the bearings and coordinates. for this plan is the North Carolina State Plane Coordinate System, North American Datum (NCSPCS/NAD 83) based on differential GPS observations performed on February 5, 2014 and tied to the National CORS system via the OPUS utility and expressed in US Survey Feet.

4. Vertical information shown, based on the North American Vertical Datum of 1988 (NAVD '88) in US Survey Feet.

5. This plan does not represent an actual Boundary Survey of Parent Parcel. Property lines are drawn from information found in Deed Book 407, Page 647, of the Chatham County Register of Deeds records.

6. All distances are ground unless otherwise noted.

7. This property is located in flood zone "X", areas determined to be outside 0.2% chance of annual flood. (FEMA Community Panel # 3710970400J, effective February 2, 2007).

8. All building dimensions are approximate.

9. Lessee Information:
American Towers, LLC
3500 Regency Parkway, Suite 100
Cary, NC 27518

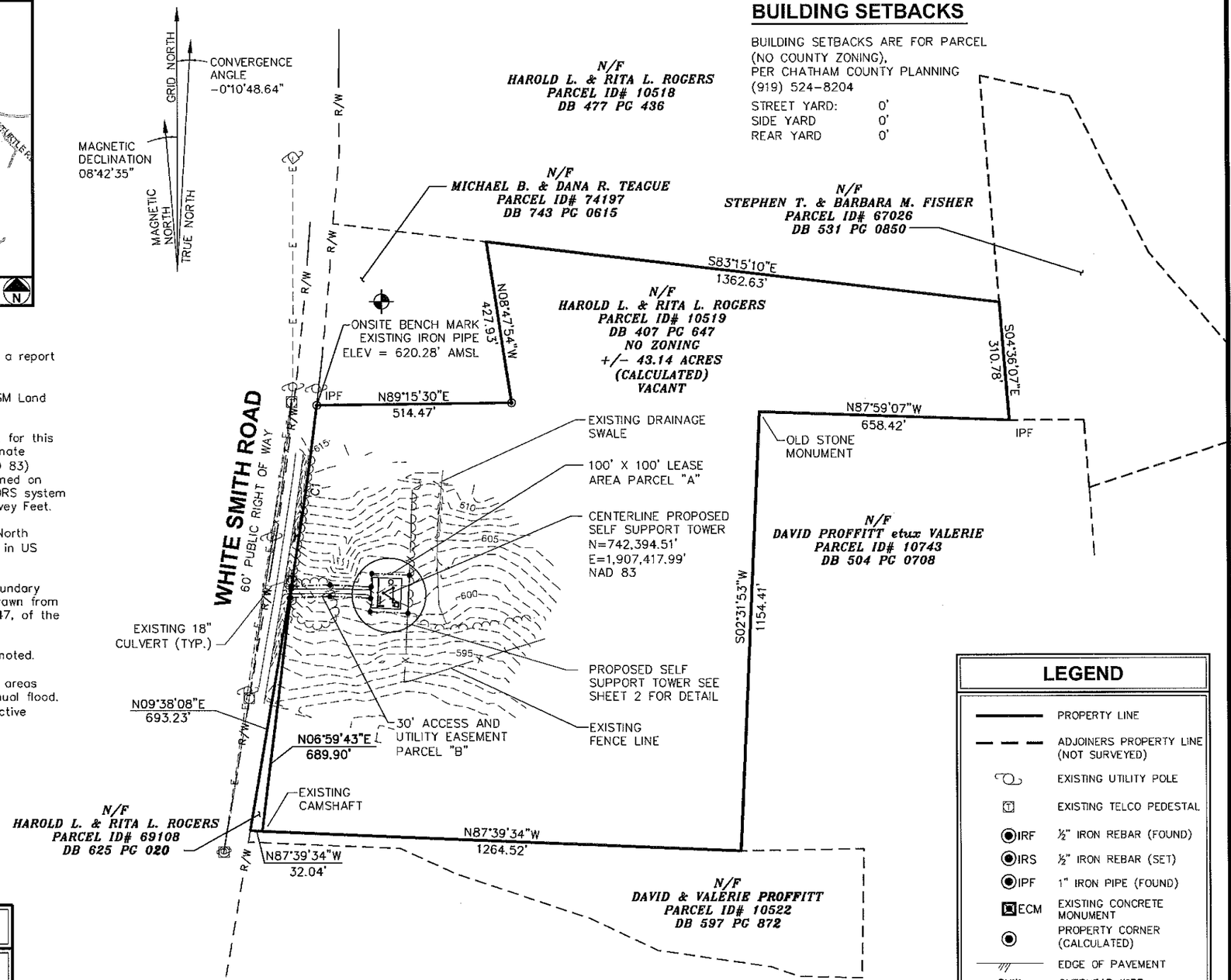
10. Property Information:
Harold & Rita Rogers
White Smith Road
Pittsboro, NC 27312

1A CERTIFICATE

LATITUDE: N 35° 47' 21.436" (NAD '27)
LONGITUDE: W 79° 18' 44.767" (NAD '27)

LATITUDE: N 35° 47' 21.946" (NAD '83)
LONGITUDE: W 79° 18' 43.829" (NAD '83)

GROUND ELEV. (AMSL): 601.9'± (NAVD '88)



BUILDING SETBACKS

BUILDING SETBACKS ARE FOR PARCEL (NO COUNTY ZONING), PER CHATHAM COUNTY PLANNING (919) 524-8204

STREET YARD:	0'
SIDE YARD	0'
REAR YARD	0'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	438.41'	9381.42'	438.37'	N08°02'40"E

LEGEND

- PROPERTY LINE
- ADJOINERS PROPERTY LINE (NOT SURVEYED)
- EXISTING UTILITY POLE
- EXISTING TELCO PEDESTAL
- IRF ½" IRON REBAR (FOUND)
- IRS ½" IRON REBAR (SET)
- IPF 1" IRON PIPE (FOUND)
- ECM EXISTING CONCRETE MONUMENT
- PROPERTY CORNER (CALCULATED)
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

0 300 600
SCALE IN FEET

SITE SURVEY

SCALE: 1" = 300'

PREPARED FOR:

AMERICAN TOWER
AMERICAN TOWERS, LLC
3500 REGENCY PARKWAY, SUITE 100
CARY, NC 27518

PROJECT INFORMATION:

AT&T SITE # 368-512
ATC SITE # 282296
GUM SPRING NC
WHITE SMITH ROAD
PITTSBORO,NC 27312
(CHATHAM COUNTY)

PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
3703 JUNCTION BOULEVARD
RALEIGH, NC 27603-5263
(919) 661-6351
NC LICENSE NO. C-1794

SURVEYOR CERTIFICATE

I, CLIFFORD BYRD, CERTIFY THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY DIRECT SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES, DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS REFERENCED HEREON; THAT RATIO OF PRECISION AS CALCULATED IS 1: 10,000 OR GREATER; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 1ST DAY OF APRIL, 2014.

NORTH CAROLINA PROFESSIONAL SEAL L-3782 LAND SURVEYOR CLIFFORD C. BYRD

NORTH CAROLINA PLS # L-3782
CLIFFORD C. BYRD

SHEET TITLE:

SITE SURVEY

DATE: 04/01/2014	REVISION: 0
SHEET #: 1 OF 3	TEP #: 52181

LEGAL DESCRIPTION OF 100' X 100' LEASE AREA PARCEL"A"

ALL THAT CERTAIN LEASE AREA PARCEL OF LAND, SITUATE, LYING AND BEING IN CHATHAM COUNTY, NORTH CAROLINA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 407 AT PAGE 647 OF THE CHATHAM COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ON THE EASTERN RIGHT OF WAY OF WHITE SMITH ROAD, SAID IRON BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED BOOK 407 AT PAGE 647, SAID IRON HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 742,888.44', AND EASTING = 1,907,225.83'; THENCE FROM THE POINT OF COMMENCEMENT, SOUTH 18°05'12" EAST, A DISTANCE OF 464.84 FT. TO A POINT ON THE NORTHEAST CORNER OF THE DESCRIBED 100' X 100' LEASE AREA, SAID POINT BEING THE TRUE POINT OF BEGINNING, AND HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 742,446.57', AND EASTING = 1,907,370.14'; THENCE FROM THE POINT OF BEGINNING SOUTH 87°35'09" EAST, A DISTANCE OF 100.00 FT. TO A POINT; THENCE SOUTH 02°24'51" WEST FOR A DISTANCE OF 100.00 FT. TO A POINT; THENCE NORTH 87°35'09" WEST FOR A DISTANCE OF 100.00 FT. TO A POINT. THENCE NORTH 02°24'51" EAST FOR A DISTANCE OF 100.00 FT. TO THE POINT OF BEGINNING.

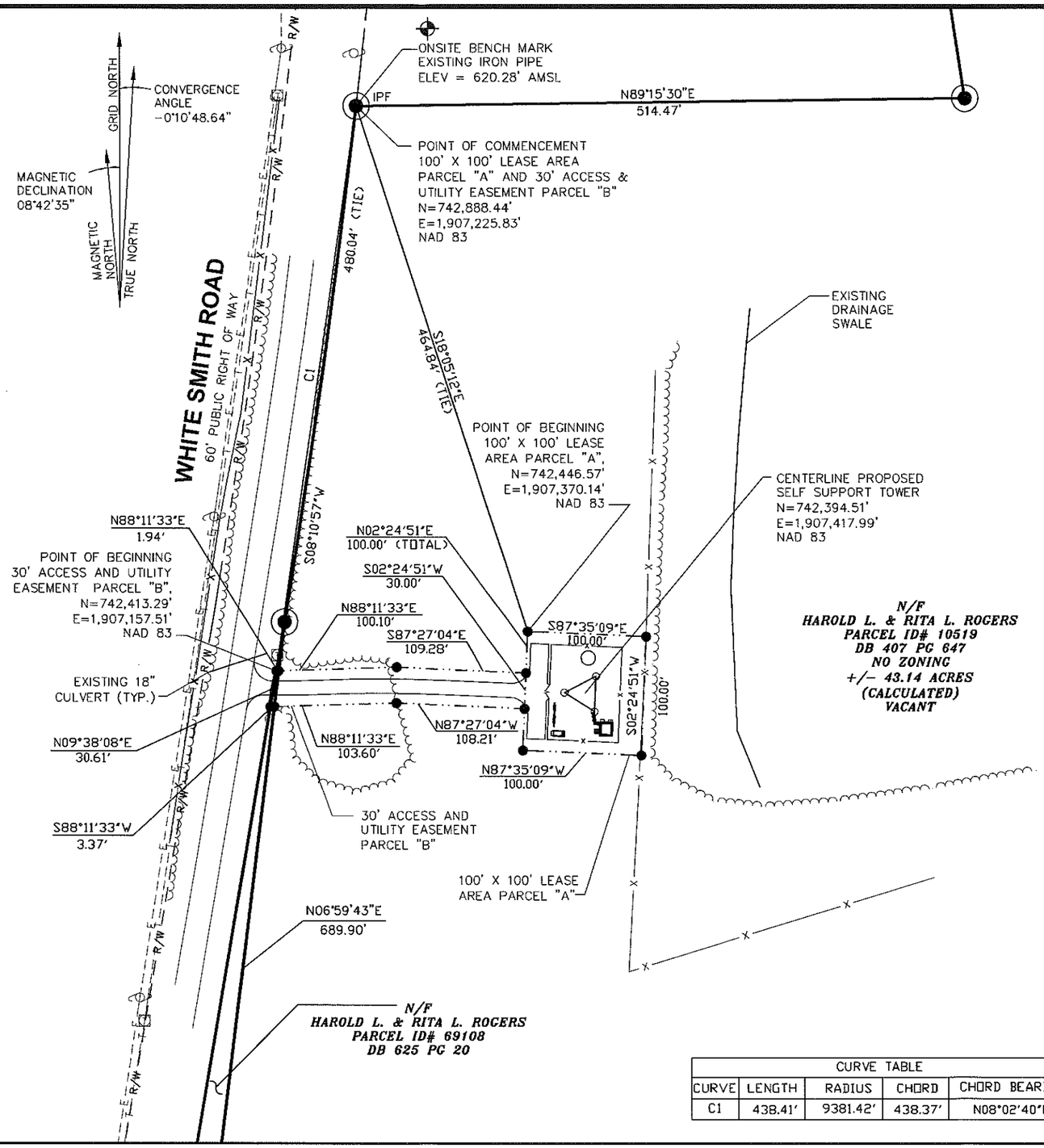
SAID LEASE AREA PARCEL CONTAINING 10,000 SQ. FT. OR 0.23 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF 30' ACCESS AND UTILITY EASEMENT AREA PARCEL "B"

ALL THAT CERTAIN EASEMENT AREA PARCEL OF LAND, SITUATE, LYING AND BEING IN CHATHAM COUNTY, NORTH CAROLINA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 407 AT PAGE 647, AND DEED BOOK 625 AT PAGE 20 OF THE CHATHAM COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ON THE EASTERN RIGHT OF WAY OF WHITE SMITH ROAD, SAID IRON BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED BOOK 407 AT PAGE 647, SAID IRON HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 742,888.44', AND EASTING = 1,907,225.83'; THENCE FROM THE POINT OF COMMENCEMENT, SOUTH 08°10'57" WEST A DISTANCE OF 480.04 FT. TO A POINT ON SAID RIGHT OF WAY OF WHITE SMITH ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING OF A DESCRIBED 30' ACCESS AND UTILITY EASEMENT, AND HAVING NORTH CAROLINA STATE PLANE COORDINATES OF: NORTHING = 742,413.29'; AND EASTING = 1,907,157.51'; THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID RIGHT OF WAY, NORTH 88°11'33" EAST A DISTANCE OF 1.94 FT. TO A POINT ON THE WESTERN LIMITS OF THE PARCEL DESCRIBED IN DEED BOOK 407 AT PAGE 647; THENCE WITH SAID LANDS, NORTH 88°11'33" EAST FOR A DISTANCE OF 100.10 FT. TO A POINT; THENCE SOUTH 87°27'04" EAST A DISTANCE OF 109.28 FT. TO A POINT ON THE WESTERN LIMITS OF DESCRIBED LEASE AREA PARCEL; THENCE WITH SAID WESTERN LIMITS, SOUTH 02°24'51" WEST A DISTANCE OF 30.00 FT. TO A POINT ON SAID WESTERN LIMITS; THENCE LEAVING SAID WESTERN LIMITS, NORTH 87°27'04" WEST A DISTANCE OF 108.21 FT. TO A POINT; THENCE SOUTH 88°11'33" WEST A DISTANCE OF 103.60 FT. TO A POINT ON THE EASTERN LIMITS OF THE PARCEL DESCRIBED IN DEED BOOK 625 AT PAGE 20; THENCE WITH SAID LANDS SOUTH 88°11'33" WEST A DISTANCE OF 3.37 FT. TO A POINT ON THE EASTERN RIGHT OF WAY OF WHITE SMITH ROAD; THENCE WITH SAID RIGHT OF WAY, NORTH 09°38'08" EAST A DISTANCE OF 30.61 FT. TO THE POINT OF BEGINNING.

SAID EASEMENT AREA PARCEL CONTAINING 6398 SQ. FT. OR 0.15 ACRES MORE OR LESS.



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	438.41'	9381.42'	438.37'	N08°02'40"E

LEGAL DESCRIPTIONS

SCALE: 1" = 100'

0 100 200
SCALE IN FEET

PREPARED FOR:

AMERICAN TOWER
AMERICAN TOWERS, LLC
3500 REGENCY PARKWAY, SUITE 100
CARY, NC 27518

PROJECT INFORMATION:

AT&T SITE # 368-512
ATC SITE # 282296
GUM SPRING NC
WHITE SMITH ROAD
PITTSBORO, NC 27312
(CHATHAM COUNTY)

PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
3703 JUNCTION BOULEVARD
RALEIGH, NC 27603-5263
(919) 661-6351
NC LICENSE NO. C-1794

SURVEYOR CERTIFICATE

I, CLIFFORD BYRD, CERTIFY THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY DIRECT SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES, DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS REFERENCED HEREON; THAT RATIO OF PRECISION AS CALCULATED IS 1: 10,000 OR GREATER; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 1ST DAY OF APRIL, 2014.

NORTH CAROLINA PROFESSIONAL SEAL L-3782 LAND SURVEYOR CLIFFORD C. BYRD

NORTH CAROLINA PLS # L-3782
CLIFFORD C. BYRD

SHEET TITLE:

LEGAL DESCRIPTIONS

DATE: 04/01/2014	REVISION: 0
SHEET #: 2 OF 3	TEP #: 52181

SCHEDULE B - SECTION II EXCEPTIONS

FEDILITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: 18362806
COMMITMENT EFFECTIVE DATE: MARCH 19, 2014 AT 8:00 AM
SCHEDULE B – SECTION II

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (UNABLE TO PLOT.)

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (UNABLE TO PLOT.)

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (UNABLE TO PLOT.)

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM.)

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (UNABLE TO PLOT.)

6. TAXES AND SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM.)

7. TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. (NOT A SURVEY ITEM.)

8. PLAT RECORDED ON 07/15/1972 IN PLAT BOOK 22, PAGE 9. (DOES NOT AFFECT SUBJECT LEASE AREA.)

9. DEED OF TRUST FROM HAROLD L ROGERS AN RITA L ROGERS, GRANTOR(S), TO DEBBIE MARSTEINER AND PATRICIA HARVEY, TRUSTEE(S), IN FAVOR OF SUNTRUST BANK, DATED 03/23/2005, AND RECORDED 04/28/2005 IN DEED BOOK 01174, PAGE 0728, IN THE ORIGINAL AMOUNT OF $90,000.00. (NOT A SURVEY ITEM.)

SURVEYOR CERTIFICATE
TO: AMERICAN TOWERS LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,3,4,5,8,11A,13,17, & 20A OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 5TH, 2014.

EXECUTED THIS 1ST DAY OF APRIL, 2014.

CLIFFORD C. BYRD REGISTERED PROFESSIONAL LAND SURVEYOR NO. L-3782

TITLE LEGAL DESCRIPTION

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:
BEGINNING AT AN IRON STAKE IN THE CENTER LINE OF STATE ROAD 1506 WHERE IT INTERSECTS WITH A NORTH PROPERTY LINE OF SHAW AND JOHNSON AS SHOWN ON THE MAP HEREINAFTER REFERRED TO, THIS IRON STAKE IS ALSO LOCATED APPROXIMATELY 1.3 MILES NORTH OF THE INTERSECTION OF STATE ROAD 1506 WITH STATE ROAD 1346; THENCE WITH THE CENTER LINE OF STATE ROAD 1506, NORTH 13° 19' EAST 801.44 FEET TO AN IRON STAKE; THENCE SOUTH 8° 46' WEST 795.82 FEET TO AN OLD IRON STAKE SOUTHWEST CORNER OF TRACT A AS SHOWN ON THE MAP HEREINAFTER REFERRED; THENCE WITH A NORTH PROPERTY LINE OF SHAW AND JOHNSON, NORTH 84° WEST 63.81 FEET TO THE STAKE AT THE POINT AND PLACE OF BEGINNING: AND BEING ALL OF PARCEL D, MARKED HAROLD L. AND RITA L. ROGERS, CONTAINING 0.582 ACRES MORE OR LESS, AS SHOWN ON A MAP ENTITLED "HAROLD L. AND RITA L. ROGERS PROPERTY, HADLEY TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA, DATED JULY 15, 1977 BY JAMES D. HUNTER, REGISTERED LAND SURVEYOR, RECORDED IN PLAT BOOK 22, AT PAGE 9, CHATHAM COUNTY REGISTRY TO WHICH REFERENCE IS HEREBY MADE. AND BEING THE SAME PROPERTY CONVEYED TO HAROLD L. ROGERS AND WIFE, RITA L. ROGERS FROM VARNEY D. LINDLEY AND WIFE, HAZEL W. LINDLEY BY NORTH CAROLINA GENERAL WARRANTY DEED DATED OCTOBER 21, 1977 AND RECORDED OCTOBER 25, 1977 IN DEED BOOK 407, PAGE 645.
TAX PARCEL NO. 0069108

BEGINNING AT AN IRON STAKE IN THE CENTER LINE OF OLD ROAD WHICH IS NOW PART OF STATE ROAD 1506 (TO REACH THE POINT OF BEGINNING START AT AN IRON STAKE IN THE INTERSECTION OF THE CENTER LINE OF STATE ROAD 1557 AND STATE ROAD 1506 AND RUN THENCE SOUTH 1° 59' WEST 211.69 FEET TO A STAKE IN THE CENTER LINE OF THE OLD ROAD; THENCE SOUTH 0° 36' WEST 115 FEET TO A STAKE; THENCE SOUTH 7° 30' WEST 185 FEET TO THE STAKE AT THE POINT OF BEGINNING); RUN THENCE A NEW SOUTH LINE WITH WILSON AND MABEL P. LINDLEY AS SHOWN ON THE MAP HEREINAFTER REFERRED TO, SOUTH 79° 37' EAST 28.32 FEET TO A STAKE IN THE EASTERN RIGHT OF WAY OF STATE ROAD 1506; THENCE CONTINUING WITH A NEW SOUTH LINE OF WILSON AND MABEL P. LINDLEY, SOUTH 79° 37' EAST 1809.03 FEET TO AN IRON STAKE; THENCE WITH A WESTERN PROPERTY LINE OF HARRY PERRY, SOUTH 0° 55' EAST 310.78 FEET TO AN OLD FLINTSTONE AND IRON STAKE; THENCE WITH THE NORTH PROPERTY LINE OF COLLIE AUSTIN, NORTH 84° 18' WEST 658.42 FEET TO AN OLD STONE; THENCE WITH A WEST PROPERTY LINE OF COLLIE AUSTIN, SOUTH 6° 13' WEST 1154.41 FEET TO AN OLD STONE AND POINTERS; THENCE WITH A NORTH PROPERTY LINE OF SHAW AND JOHNSON, NORTH 84° 0' WEST 1265.62 FEET TO AN OLD IRON STAKE (THIS OLD IRON STAKE IS LOCATED SOUTH 84° EAST 63.81' FROM AN IRON STAKE IN THE CENTER LINE OF STATE ROAD 1506 WHERE IT INTERSECTS WITH THE NORTHERN PROPERTY LINE OF SHAW AND JOHNSON); THENCE NORTH 8° 46' EAST 795.82 FEET TO AN IRON STAKE IN STATE ROAD 1506 THENCE WITHIN THE RIGHT OF WAY OF STATE ROAD 1506, NORTH 8° 46' EAST 141.65 FEET TO A STAKE; THENCE CONTINUING WITHIN THE RIGHT OF WAY FOR STATE ROAD 1506, NORTH 6° 27' EAST 377.6 FEET TO A STAKE; THENCE CONTINUING WITHIN THE RIGHT OF WAY OF STATE ROAD 1506, NORTH 7° 30' EAST 293.8 FEET TO THE STAKE AT THE POINT AND PLACE OF BEGINNING, AND BEING TRACT A LABELED HAROLD L. AND RITA L. ROGERS, CONTAINING 49.156 ACRES MORE OR LESS AS SHOWN ON A MAP PREPARED BY JAMES D. HUNTER, FROM AN ACTUAL SURVEY MADE JULY 09, 1977, RECORDED IN PLAT 22, AT PAGE 9, CHATHAM COUNTY REGISTRY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO MICHAEL B. TEAGUE AND WIFE, DANA R. TEAGUE FROM HAROLD L. ROGERS AND WIFE, RITA L. ROGERS BY DEED DATED FEBRUARY 13, 1998 AND RECORDED
FEBRUARY 25, 1998 IN DEED BOOK 743, PAGE 615. AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HAROLD L. ROGERS AND WIFE, RITA L. ROGERS FROM WILSON W. LINDLEY AND WIFE, MABEL P. LINDLEY BY NORTH CAROLINA GENERAL WARRANTY DEED DATED OCTOBER 21, 1977 AND RECORDED OCTOBER 25, 1977 IN DEED BOOK 407, PAGE 647.
TAX PARCEL NO. 0010519

TITLE EXCEPTIONS

PREPARED FOR:
AMERICAN TOWER
AMERICAN TOWERS, LLC
3500 REGENCY PARKWAY, SUITE 100
CARY, NC 27518

PROJECT INFORMATION:
AT&T SITE # 368-512
ATC SITE # 282296
GUM SPRING NC
WHITE SMITH ROAD
PITTSBORO, NC 27312
(CHATHAM COUNTY)

PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
3703 JUNCTION BOULEVARD
RALEIGH, NC 27603-5263
(919) 661-6351
NC LICENSE NO. C-1794

SURVEYOR CERTIFICATE
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NORTH CAROLINA PROFESSIONAL SEAL L-3782 LAND SURVEYOR CLIFFORD C. BYRD

NORTH CAROLINA PLS # L-3782
CLIFFORD C. BYRD

SHEET TITLE:
TITLE EXCEPTIONS

DATE: 04/01/2014	REVISION: 0
SHEET #: 3 OF 3	TEP #: 52181