

LEGAL DESCRIPTION

OF THE LANDS OF
GBH RADIO, INC.

TAX MAP 14, PARCEL 103

BEING all that certain tract, piece or parcel of land lying and being situated in the Third Election District of Worcester County, Maryland and obtained by deed recorded among the Land Records of Worcester County, Maryland in Deed Book 3370, Page 248; said parcel of land being located on the easterly side of Hall Road, 40 feet wide, and the southerly side of, but not binding upon, the State Road leading from Salisbury to Ocean City via Old Ocean City Road, and being more particularly described as follows, to wit:

BEGINNING at a concrete monument found at a point formed by the intersection of the southerly right-of-way line of Hall Road and the northerly line of the lands, now or formerly, of Baker Family, LLC., as recorded in the Land Records of Worcester County in Deed Book 3973, Page 199; said point of beginning being designated as letter "A" and coordinated on an assumed grid N 762.791, E 72.255, as shown hereon, thence,

- 1) leaving said lands of Baker Family, LLC. and running by and with Hall Road the following five courses: North 17 degrees 50 minutes East 300.0' to an iron rod and cap set, thence running,
- 2) North 16 degrees 50 minutes East 47.9' to an iron rod and cap set, thence running,
- 3) North 29 degrees 08 minutes East 100.0' to an iron rod and cap set, thence running,
- 4) North 37 degrees 21 minutes East 100.0' to an iron rod and cap set, thence running,
- 5) North 39 degrees 45 minutes East (passing over a concrete monument found at 200.0' from the beginning of said course) 209.0' to a point on a westerly line of the aforesaid lands of Baker Family, LLC., thence,
- 6) leaving said Hall Road and running by and with the lands of Baker Family, LLC. the following five courses: South 63 degrees 21 minutes East 67.24' to a point, thence running,
- 7) South 28 degrees 30 minutes West 11.0' to a point, said point being located North 42 degrees 43 minutes 08 seconds West 1.02' from an iron pipe found, thence running,
- 9) South 81 degrees 30 minutes East 564.5' to an iron rod and cap set, thence running,
- 10) South 20 degrees 53 minutes West 741.25' to an iron pipe found, thence running,
- 11) North 61 degrees 39 minutes West 722.0' to the point and place of beginning, CONTAINING an area of 12,041.8 acres, more or less. Being all of that parcel of land designated as "PARCEL 103" as shown hereon.

LEGAL DESCRIPTION

PROPOSED 25' INGRESS/EGRESS EASEMENT

ACROSS THE LANDS OF GBH RADIO, INC.,
FOR THE BENEFIT OF CLEARVIEW TOWER COMPANY, LLC.

BEING all that certain strip or parcel of land in, through, over and across the property of the grantors; being situated in the Third Election District of Worcester County, Maryland and being located on the southerly side of Hall Road, 40 feet wide, and being more particularly described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of Hall Road, said point of beginning being designated as letter "B", and coordinated on an assumed grid N 1159.163 E, 214.181, as shown hereon, thence,

- 1) leaving said Hall Road and running through the lands of the grantor, South 58 degrees 03 minutes 00 seconds East 196.75' to a point, thence running,
- 2) South 31 degrees 24 minutes 32 seconds East 56.23' to a point, thence running,
- 3) South 58 degrees 17 minutes 49 seconds East 189.74' to a point, thence running,
- 4) South 32 degrees 25 minutes 12 seconds West 25.00' to a point, thence running,
- 5) North 58 degrees 17 minutes 49 seconds West 195.41' to a point, thence running,
- 6) North 31 degrees 24 minutes 32 seconds West 56.28' to a point, thence running,
- 7) North 58 degrees 03 minutes 00 seconds West 189.60' to a point on the southerly right-of-way line of Hall Road, thence running,
- 9) by and with Hall Road, North 29 degrees 08 minutes East 25.03' to the point and place of beginning, CONTAINING an area of 11,050 square feet, more or less. Being all of that parcel of land designated as "PROPOSED 25' INGRESS/EGRESS EASEMENT" as shown hereon.

LEGAL DESCRIPTION

PROPOSED LEASE AREA

ACROSS THE LANDS OF GBH RADIO, INC.,
FOR THE BENEFIT OF CLEARVIEW TOWER COMPANY, LLC.

BEING all that certain tract or parcel of land in, through, over and across the property of the grantors; being situated in the Third Election District of Worcester County, Maryland and being located on the southerly side of, but not binding upon, Hall Road, 40 feet wide, and being more particularly described as follows, to wit:

BEGINNING at a point on the easterly line of a "PROPOSED 25' INGRESS/EGRESS EASEMENT", said point of beginning being designated as letter "C", and coordinated on an assumed grid N 973.108, E 465.395, as shown hereon, thence,

- 1) leaving said "INGRESS/EGRESS EASEMENT" and running through the lands of the grantor, North 32 degrees 48 minutes 27 seconds East 93.12' to a point, thence running,
- 2) South 61 degrees 42 minutes 44 seconds East 124.82' to a point, thence running,
- 3) South 32 degrees 25 minutes 12 seconds West 100.54' to a point on the easterly line of aforesaid "INGRESS/EGRESS EASEMENT", thence running,
- 4) by and with said "INGRESS/EGRESS EASEMENT" North 58 degrees 17 minutes 49 seconds West 125.14' to the point and place of beginning, CONTAINING an area of 12,084 square feet, more or less. Being all of that parcel of land designated as "PROPOSED LEASE AREA" as shown hereon.

LEGAL DESCRIPTION

ANCHOR EASEMENTS

ACROSS THE LANDS OF GBH RADIO, INC.,
FOR THE BENEFIT OF CLEARVIEW TOWER COMPANY, LLC.

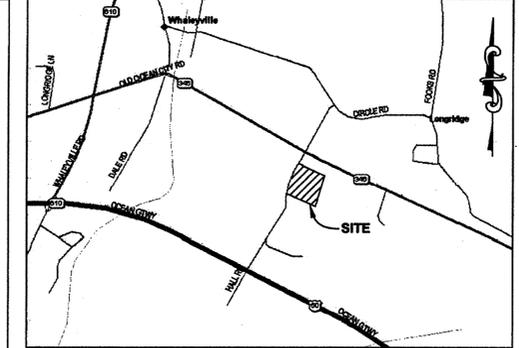
BEING all those certain tracts or parcels of land in, through, over and across the property of the grantors; being situated in the Third Election District of Worcester County, Maryland and being located on the southerly side of, but not binding upon, Hall Road, 40 feet wide, and being more particularly described as follows, to wit:

ANCHOR EASEMENT 1
BEGINNING at a point on the northeasterly line of "PROPOSED LEASE AREA", said point of beginning being designated as letter "D", and coordinated on an assumed grid N 1047.294, E 523.423, as shown hereon, thence,

- 1) leaving said "LEASE AREA" and running through the lands of the grantor, North 03 degrees 46 minutes 45 seconds West 294.66' to a point, thence running,
 - 2) North 86 degrees 13 minutes 15 seconds East 30.00' to a point, thence running,
 - 3) South 03 degrees 46 minutes 45 seconds East 313.46' to a point on the northeasterly line of aforesaid "LEASE AREA", thence running,
 - 4) by and with said "LEASE AREA" North 61 degrees 42 minutes 44 seconds West 35.40' to the point and place of beginning, CONTAINING an area of 9,122 square feet, more or less. Being all of that parcel of land designated as "ANCHOR EASEMENT 1" as shown hereon.
- ANCHOR EASEMENT 2**
BEGINNING at a point on the southeasterly line of "PROPOSED LEASE AREA", said point of beginning being designated as letter "E", and coordinated on an assumed grid N 966.945, E 609.709, as shown hereon, thence,

- 1) leaving said "LEASE AREA" and running through the lands of the grantor, South 63 degrees 47 minutes 27 seconds East 287.74' to a point on the southeasterly line of "PARCEL 103", being other lands of the grantor and shown hereon, thence running,
 - 2) by and with said PARCEL 103, South 20 degrees 53 minutes West 30.13' to a point, thence running,
 - 3) leaving said PARCEL 103 and running through the lands of the grantor, North 63 degrees 47 minutes 27 seconds West 293.80' to a point on the southeasterly line of aforesaid "LEASE AREA", thence running,
 - 4) by and with said "LEASE AREA" North 32 degrees 25 minutes 12 seconds East 30.18' to the point and place of beginning, CONTAINING an area of 8,723 square feet, more or less. Being all of that parcel of land designated as "ANCHOR EASEMENT 2" as shown hereon.
- ANCHOR EASEMENT 3**
BEGINNING at a point on the southwesterly line of "PROPOSED LEASE AREA", said point of beginning being designated as letter "F", and coordinated on an assumed grid N 944.447, E 511.784, as shown hereon, thence,

- 1) leaving said "LEASE AREA" and running through the lands of the grantor, South 56 degrees 09 minutes 31 seconds West 313.55' to a point, thence running,
- 2) North 33 degrees 50 minutes 29 seconds West 30.00' to a point, thence running,
- 3) North 56 degrees 09 minutes 31 seconds East 299.91' to a point on the southwesterly line of aforesaid "LEASE AREA", thence running,
- 4) by and with said "LEASE AREA" South 58 degrees 17 minutes 49 seconds East 32.96' to the point and place of beginning, CONTAINING an area of 9,202 square feet, more or less. Being all of that parcel of land designated as "ANCHOR EASEMENT 3" as shown hereon.



VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA

1. OWNER: GBH RADIO INC. 5012 FISHER ISLAND DRIVE FISHER ISLAND, FL 33109-0213
2. SURVEYOR/ENGINEER: FULLER HALL & ASSOCIATES, INC. 3003 MERRITT MILL ROAD SALISBURY, MD 21804 PHONE: 410-572-8833 FAX: 410-341-3970
3. TAX REFERENCE: MAP 14, PARCEL 103
4. DEED REFERENCE: 3370/248
5. PLAT REFERENCE: 103/25
6. ZONING DISTRICT: A-1, AGRICULTURE
7. BUILDING SETBACKS: 35' FRONT 20' SIDE 50' REAR (ZONING CODE REFERENCE: ZS 1-201)
7. TOWER SETBACKS: 200' + 1.5' PER FOOT IN HEIGHT OVER 200' (ZONING CODE REFERENCE: ZS 1-343)
8. BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 240083 025 PANEL 25 OF 250, THIS LOT IS LOCATED WITHIN FLOOD ZONE C, AREA OF MINIMAL FLOODING.
9. SITE HAS TWO EXISTING LEGAL NONCONFORMING TELECOMMUNICATIONS TOWERS INSIDE SECURITY FENCES. ONLY ONE TOWER IS LOCATED WITHIN THE PROPOSED LEASE AREA.
10. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM "MISS UTILITY" LOCATIONS AND FIELD OBSERVATION AND NEED TO BE TEST PITTED TO VERIFY ACTUAL LOCATION.
11. ALL DETAIL SHOWN HEREON WAS LOCATED BY A FIELD SURVEY USING ACCEPTABLE FIELD SURVEY PRACTICES AND EQUIPMENT.
12. THERE IS NO EVIDENCE OF EARTH MOVING WORK OR BUILDING ADDITIONS WITHIN RECENT MONTHS, OTHER THAN TO ADD ADDITIONAL EQUIPMENT TO TOWERS AND TOWER ANCHORS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO CLEARVIEW TOWER COMPANY, LLC., CAPITALSOURCE BANK, A CALIFORNIA INDUSTRIAL BANK, AS AGENT FOR ITSELF AND THE LENDERS, AND ITS SUCCESSORS AND ASSIGNS, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THAT THE SURVEY PREPARED BY ME ENTITLED "ALTA/ACSM LAND TITLE SURVEY, LEASE AREA & EASEMENTS TO BENEFIT CLEARVIEW TOWER COMPANY, LLC., CROSSING THE LANDS OF GBH RADIO, INC.," DATED SEPTEMBER 1, 2010, WAS ACTUALLY MADE UPON THE GROUND AND THAT THIS SURVEY FULLY AND CORRECTLY REPRESENTS THE PROPERTY INCLUDING ALL BUILDINGS, STRUCTURES, IMPROVEMENTS AND PARKING AREAS THEREON. I FURTHER CERTIFY THAT THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS THE LAND DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; THAT THE LOCATION OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY AND ANY BUILDING SETBACK LINE EXCEPT AS SPECIFICALLY NOTED ON THE SURVEY; THAT THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS EXCEPT AS SPECIFICALLY NOTED ON THE SURVEY; THAT THERE ARE NO ENCROACHMENTS OR USES AFFECTING THIS PROPERTY OF RECORD AS DESCRIBED IN TITLE COMMITMENT NO. MD-241434, ISSUED BY THE OLD REPUBLIC NATIONAL INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2010, OR APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY; THAT ALL UTILITIES SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF THE ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; THAT THE SURVEY SHOWS THE LOCATION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ALL SETBACK REQUIREMENTS OF RECORD OR DISCLOSED BY APPLICABLE ZONING, SUBDIVISION OR BUILDING ORDINANCES, RESTRICTIONS OR OTHER RULES HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY; AND THAT THE PARCELS DESCRIBED HEREIN DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT - FEDERAL INSURANCE ADMINISTRATION - SPECIAL FLOOD HAZARD AREA MAPS".

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS AND CLASSIFICATION FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDES ITEMS 1,2,3,4,6,8,9,10,11(B),13,14,15 AND 16 OF TABLE A AS SPECIFICALLY DEFINED THEREIN. THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS." FULLER HALL & ASSOCIATES, INC. BY BARRY M. HALL, AGENT

Barry M. Hall
BARRY M. HALL
VICE PRESIDENT
REGISTERED PUBLIC SURVEYOR
MD. NO. 21057
3003 MERRITT MILL RD., SALISBURY, MD, 21804
410-572-8833

DATE: 09/01/2010
JOB NUMBER: 2007-037
SCALE: 1" = 60'

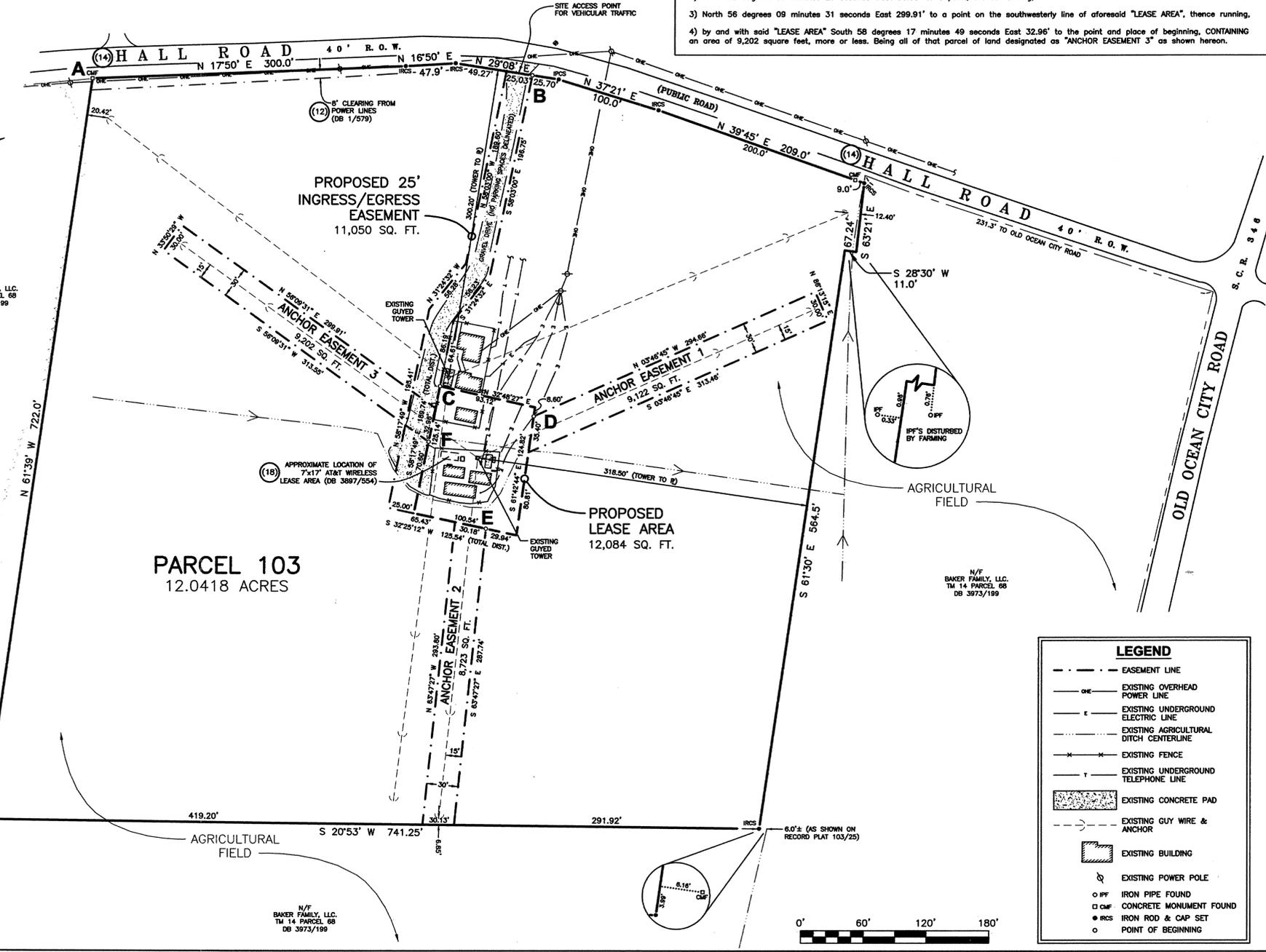
COORDINATE TABLE

POINT	NORTHINGS	EASTINGS
A	762.791	72.255
B	1159.163	214.181
C	973.108	465.395
D	1047.294	523.423
E	966.945	609.709
F	944.447	511.784

A.L.T.A. COMMITMENT SECTION B - EXCEPTIONS

AS PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY;
TITLE NO. MD-241434

- (10) Right of Way by William P. Baker and Annie L. Baker, his wife to The Chesapeake and Potomac Telephone Company of Baltimore City, dated 10/2/1917 recorded 10/12/1917 in liber 28 page 169.
(NOT LOCATED ON SUBJECT PROPERTY - EASEMENT ALONG OLD OCEAN CITY ROAD)
- (11) Right of Way by William P. Baker and Annie L. Baker, his wife to Eastern Shore Gas and Electric Company, dated 3/10/1926 recorded 4/6/1926 in liber 54 page 531.
(NOT LOCATED ON SUBJECT PROPERTY - EASEMENT ALONG OLD OCEAN CITY ROAD)
- (12) Right of Way by W.R. Baker and Myra Holland Baker, his wife to The Eastern Shore Public Service Company of Maryland a Maryland corporation, dated 5/24/1945 recorded 6/24/1945 in liber 1 page 579.
(SHOWN ON PLAT - 8' CLEARING ALONG SUBJECT PARCEL'S WESTERLY LINE)
- (13) Right of Way by W.R. Baker and Myra Holland Baker, his wife to The Eastern Shore Public Service Company of Maryland, a Maryland corporation, dated 5/23/1947 recorded 6/30/1947 in liber 17 page 78.
(SUBJECT TO RECORD PLAT - TOO VAGUE TO PLOT)
- (14) Road Deed by Harry J. Powell, Betty H. Powell, W. Robert Baker, Myra H. Baker, J. William Hall, Betty L. Hall and Alexey L. Jackson to County Commissioners of Worcester County, a public corporation of the State of Maryland, dated 10/27/1953 recorded 6/2/1954 in liber 71 page 414.
(SHOWN ON PLAT - HALL ROAD)
- (15) Easement by Edward C. Baker and Eva W. Baker, his wife to John M. Lewis and Viola B. Lewis, his wife, dated 7/3/1972 recorded 7/5/1972 in liber 356 page 442.
(NOT LOCATED ON SUBJECT PROPERTY - EASEMENT 1200' EAST AND RUNNING PARALLEL WITH SUBJECT PARCEL'S EASTERLY LINE)
- (16) Property Survey for Mardel Communications recorded 1/9/1988 in plat book 103 page 35.
(SUBJECT TO RECORD PLAT)
- (17) Certificate of Conveyance between Marden Communications, Inc., a Maryland Corporation, and Woolfson Broadcasting Corporation of Salisbury - Ocean City, Inc., a Delaware Corporation, and Mark L. Woolfson, an individual and Woolfson Broadcasting Corporation of Salisbury - Ocean City, Inc. dated 2/4/1986 recorded 5/26/1986 in liber 1178 page 542.
(DESCRIPTION MATCHES SUBJECT PARCEL)
- (18) Memorandum of Lease between GBH Radio, Inc., a Florida company and AT&T Wireless PCS, LLC, a Delaware Company dated 4/3/2003 recorded 10/8/2003 in liber 3897 page 554.
(SHOWN ON PLAT - 7' x 17' LEASE AREA)



LEGEND

- - - - - EASEMENT LINE
- O — EXISTING OVERHEAD POWER LINE
- E — EXISTING UNDERGROUND ELECTRIC LINE
- A — EXISTING AGRICULTURAL DITCH CENTERLINE
- X — EXISTING FENCE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- ▣ EXISTING CONCRETE PAD
- ▣ EXISTING BUILDING
- EXISTING POWER POLE
- IFF IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- IRCS IRON ROD & CAP SET
- POINT OF BEGINNING

Fuller Hall & Associates, Inc.
3003 MERRITT MILL ROAD
SALISBURY, MARYLAND 21804
PHONE: 410-572-8833
FAX: 410-341-3970

REVISIONS

DATE	REVISED FOR:
9/8/10	CLIENT COMMENTS
10/28/10	LEGAL DESCRIPTIONS
10/28/10	NEW TITLE COMMITMENT

ALTA/ACSM LAND TITLE SURVEY
LEASE AREA & EASEMENTS TO BENEFIT
CLEARVIEW TOWER COMPANY, LLC
CROSSING THE LANDS OF GBH RADIO INC.
THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

DRAWN BY: HDH DATE: 09/01/2010
JOB NUMBER: 2007-037
SCALE: 1" = 60'

P184544 MSA SSU 1257 8472