

SURVEY FOR: Midwest Real Estate Services, Inc.

and

VoiceStream WIRELESS Site A10221
Backus, Minnesota
"Backus South - Potlatch No. 2"

SITE LOCATION: 555 - 44th Street Southwest, Backus, Minnesota

PARENT PROPERTY LEGAL DESCRIPTION: (Entire property not surveyed)
The Southwest Quarter of the Northwest Quarter of Section 8, Township 138, Range 30, Cass County, Minnesota.

CERTIFICATION:
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

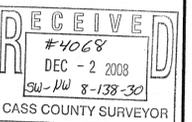
I further certify that the proposed tower as shown has a latitude of 46°47'06.3" North and has a longitude of 94°30'37.9" West and is accurate to within ± 20 feet horizontally, and that said tower will have a proposed ground elevation of 1343 feet AMSL and is accurate to within ± 3 feet. The proposed height of the structure is 400 feet AGL, giving an overall elevation of 1743 feet AMSL. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD 83) and are expressed as degrees, minutes and seconds. The vertical datum (heights determined to the nearest foot) are in terms of the National Geodetic Vertical Datum of 1929 (NGVD 29). In accordance to FAA accuracy code: "1-A".

In addition, the above proposed tower has a latitude of 46°47'06.5" North and has a longitude of 94°30'36.9" West, accurate to within ± 20 feet horizontally, in terms of the North American Datum of 1927 (NAD 27) and are expressed as degrees, minutes and seconds.

Dated this 18th day of March, 2002

Egan, Field & Nowak, Inc.
Land Surveyors

Lee J. Nord
Minnesota License No. 22033



NOTES:

- The orientation of this bearing system is based on the Cass County Coordinate Grid, South Zone.
- According to the Cass County Environmental Services Department, the property described hereon is zoned Agricultural/Forestry (AF). No flood zone information is available for this site because Cass County no longer participates in the FEMA flood insurance program.
- Existing utilities and services shown hereon, were located either physically, from existing records made available to us or by resident testimony. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.
- According to the Land Use Ordinance for Non-shoreland Areas of Cass County, Minnesota, general building setback requirements are as follows:
Front = 20 feet from right-of-way
Rear = 50 feet
Side = 10 feet
In addition, towers are subject to the following setback requirements:
• The tower must be setback from all property lines an amount equal to the height of the structure.
• Guy wires must setback a minimum of 25 feet from all property lines.
- BENCHMARK: MnDot Control Monument "BARCLAY MNDT" (Elevation = 1317.41 feet NAVD 88).
- Access to the proposed Voicestream lease tract is from 44th Avenue Southwest, maintained by Pine River Township.
- No fire hydrants are located near the proposed tower location.

PROPOSED LEASE TRACT DESCRIPTION

That part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 138, Range 30, Cass County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence North 01 degree 46 minutes 49 seconds East, bearings based on the Cass County Coordinate Grid, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 284.67 feet; thence South 87 degrees 54 minutes 51 seconds East a distance of 506.71 feet to the point of beginning of the lease tract to be described; thence continuing South 87 degrees 54 minutes 51 seconds East a distance of 466.00 feet; thence North 02 degrees 05 minutes 09 seconds East a distance of 466.00 feet; thence North 87 degrees 54 minutes 51 seconds West a distance of 466.00 feet; thence South 02 degrees 05 minutes 09 seconds West a distance of 466.00 feet to the point of beginning.

The area of the proposed lease tract is 4.99 acres.

PROPOSED ACCESS EASEMENT DESCRIPTION

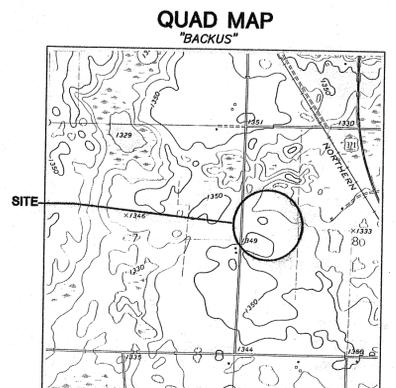
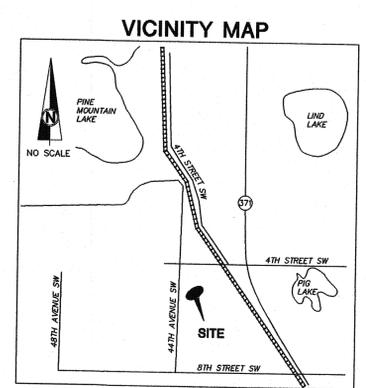
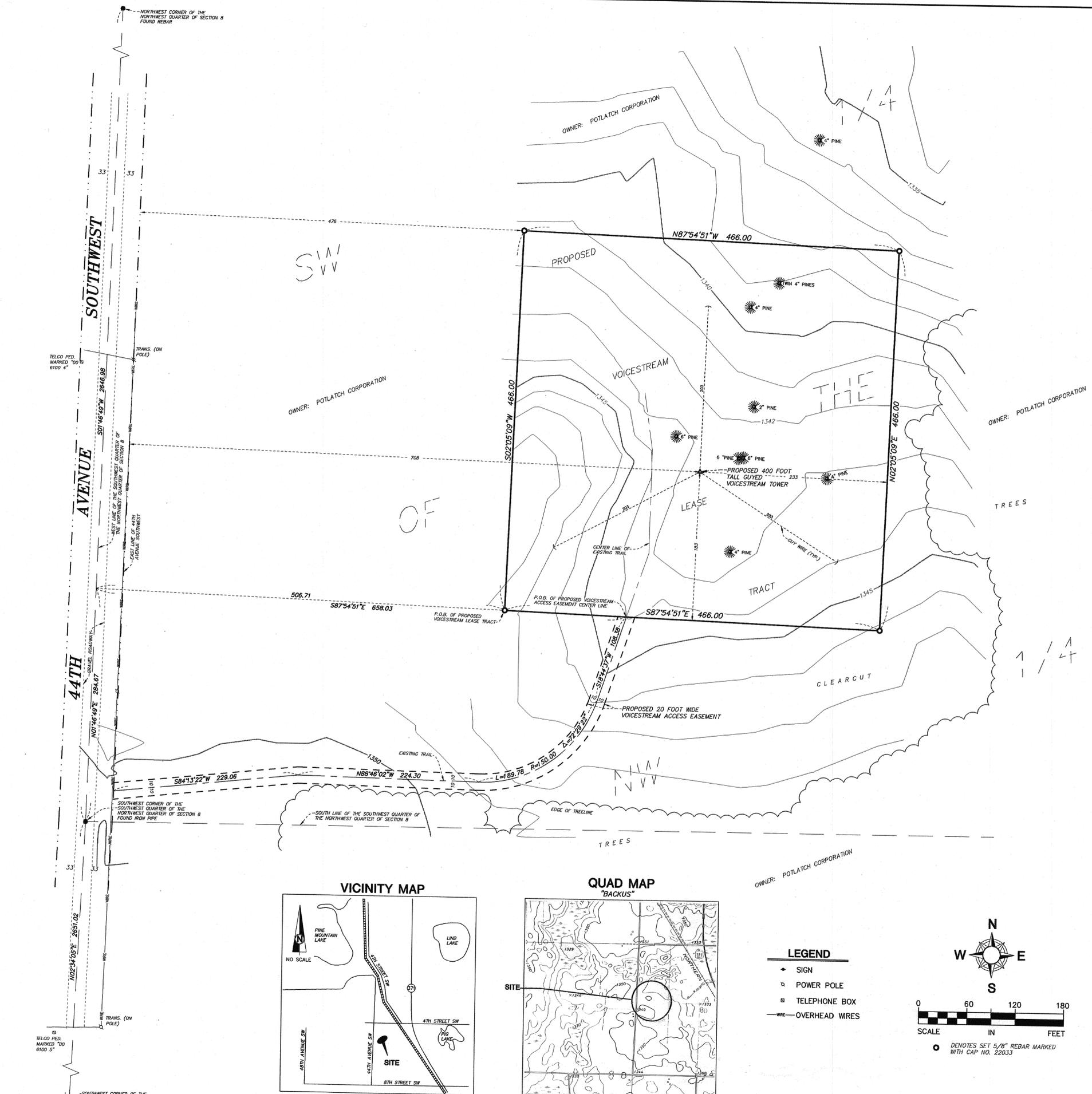
A 20 foot wide easement for ingress and egress purposes over and across part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 138, Range 30, Cass County, Minnesota, the center line of said easement is described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence North 01 degree 46 minutes 49 seconds East, bearings based on the Cass County Coordinate Grid, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 284.67 feet; thence South 87 degrees 54 minutes 51 seconds East a distance of 506.71 feet to the point of beginning of said center line; thence South 18 degrees 44 minutes 37 seconds West a distance of 108.38 feet; thence southerly and westerly a distance of 189.78 feet along a tangential curve concave to the northwest, said curve having a radius of 150.00 feet and a central angle of 72 degrees 29 minutes 22 seconds; thence North 88 degrees 46 minutes 02 seconds West, tangent to said curve, a distance of 224.30 feet; thence South 84 degrees 13 minutes 22 seconds West a distance of 229.06 feet to the east line of 44th Avenue Southwest, and said center line there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate at a line bearing South 87 degrees 54 minutes 51 seconds East from said point of beginning.

The area of the proposed access easement is 15,030 square feet.

EGAN, FIELD & NOWAK, INC. 7415 WAYZATA BOULEVARD
SURVEYORS MINNEAPOLIS, MINNESOTA
TELE: (952) 546-6837



- LEGEND
- ◆ SIGN
 - POWER POLE
 - TELEPHONE BOX
 - OVERHEAD WIRES

