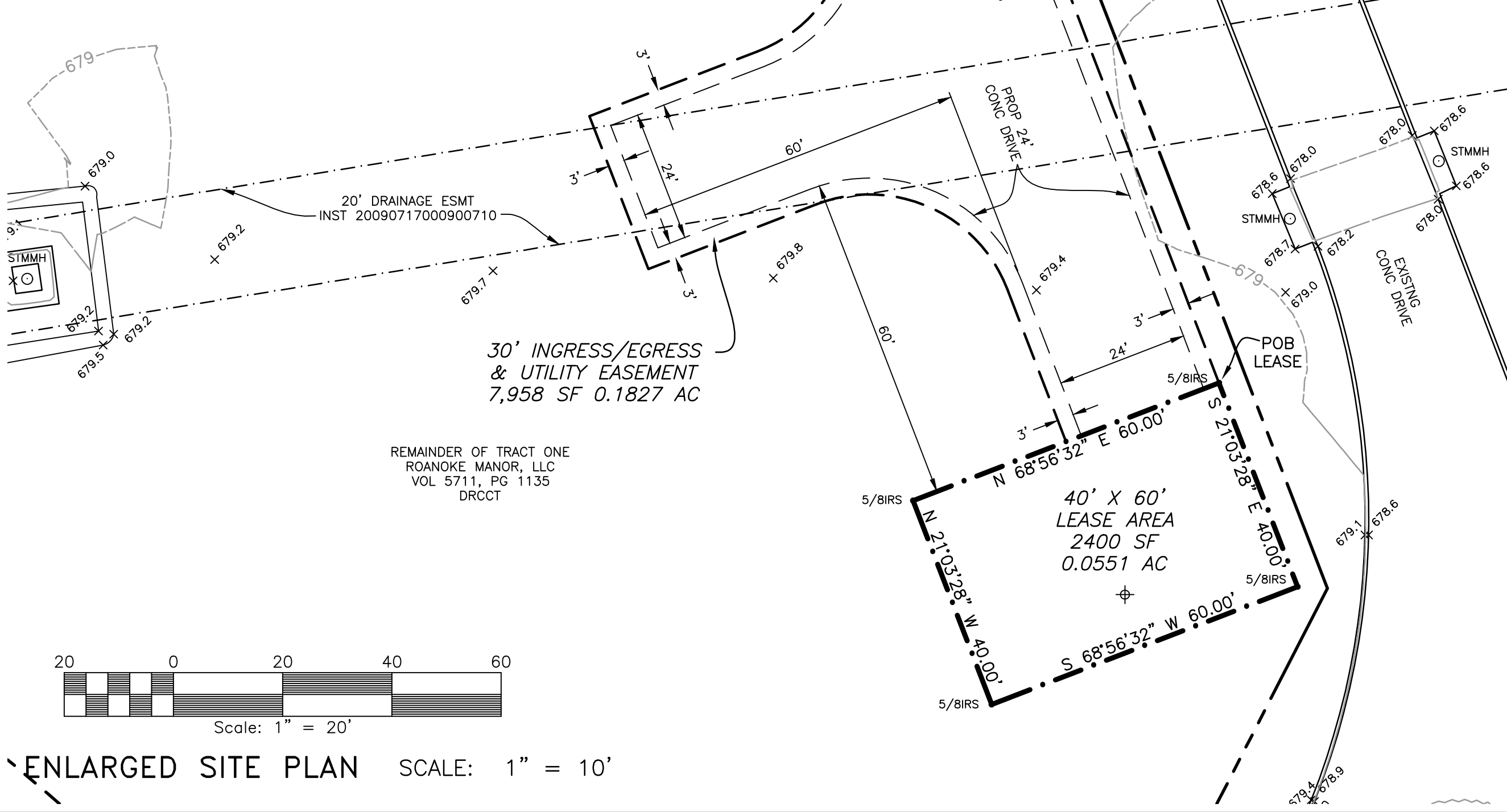


NUMBER	DIRECTION	DISTANCE
L1	S 89°18'59" W	28.74'
L2	S 00°41'01" E	41.39'
L3	S 21°03'28" E	191.63'
L4	S 68°56'32" W	30.00'
L5	N 21°03'28" W	30.00'
L6	S 68°56'32" W	33.00'
L7	N 21°03'28" W	30.00'
L8	N 68°56'32" E	33.00'
L9	N 21°03'28" W	84.14'

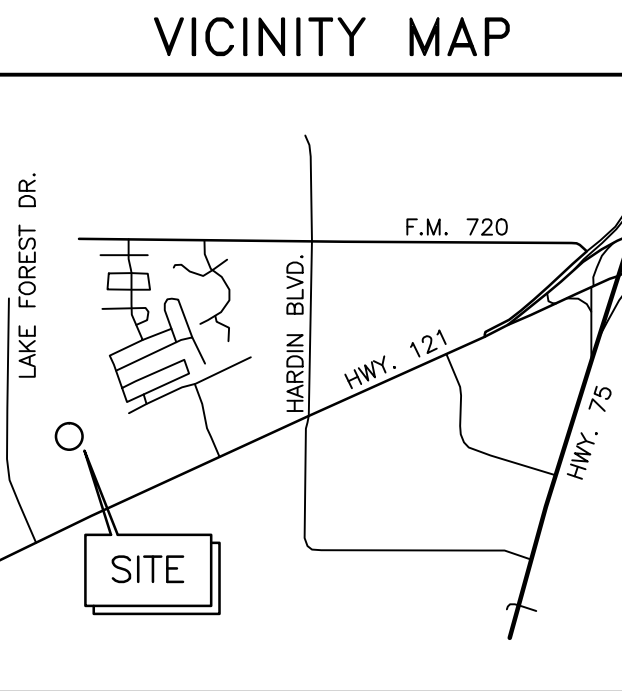
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	00°51'14"	2060.00	15.35	30.70	30.70	N 81°10'57" E
C2	90°00'00"	27.00	27.00	42.41	38.18	N 66°03'28" W
C3	90°00'00"	27.00	27.00	42.41	38.18	N 23°56'32" E

SITE PLAN SCALE: 1" = 60' NOTE: IF DRAWING IS 11"x17" REFER TO GRAPHIC SCALE.



LEGEND

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WV - WATER VALVE
- FH - FIRE HYDRANT
- ⊕ TOWER CENTROID
- ⊗ LP - LIGHT POLE
- ⊞ EM - ELECTRIC METER
- ⊞ GM - GAS METER
- ⊞ IRS - IRON ROD SET
- ⊞ IRF - IRON ROD FOUND
- ⊞ TBM - BENCH MARK
- ▭ BUILDING LINES
- FENCE LINE
- GHP - POWER LINE



PROJECT INFORMATION

CENTER OF TOWER COORDINATES:
 NAD83:
 LAT 33° 08' 58.0490"
 LONG 96° 40' 32.3586"
 ELEV. 679.6 FEET (AMSL NAVD88)

NOTES:
 INGRESS/EGRESS IN COMMON WITH LESSOR.
 LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.
 MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.
 LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.
 BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 CONVERGENCE ANGLE: 0° 59' 42"

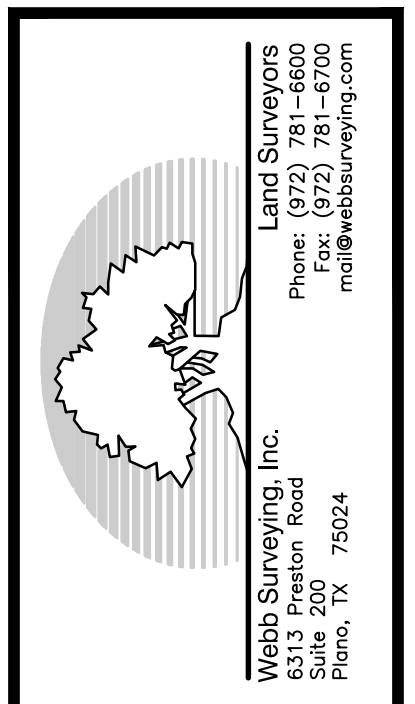
BY GRAPHIC PLOTTING ONLY, THE LEASE AREA IS WITHIN ZONE "X" AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0270J, DATED 06/02/2009; REVISED BY NATHAN D. MAIER CONSULTING ENGINEERS. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

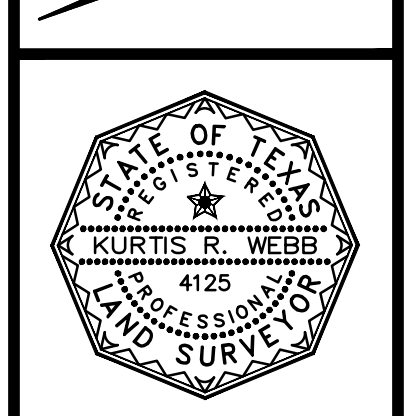
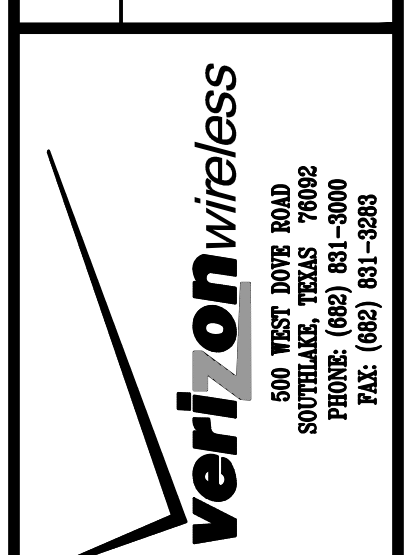
The undersigned hereby certifies unto Verizon Wireless that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on October 8, 2012, and as to matters of record relies upon Abstractor's Certificate #166946, dated effective as of May 24, 2012, issued by Core Information Services, covering the Lease Property (the "Lease Property") described on this drawing; (b) this survey accurately shows to the best of my knowledge upon review of the existing recorded instruments provided (1) the location of any buildings, structures and other improvements situated on or within the Lease Property, (2) the facts found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Lease Property, and (4) all setback lines, encroachments, easements and rights-of-way across, abutting or affecting the Lease Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Lease Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the legal description attached to this survey accurately states the courses and measured distances found in performing the on-the-ground survey; (e) except as shown on the survey drawing, to the best of my knowledge upon review of the existing recorded instruments provided, there are no (1) visible easements or rights-of-way across or abutting or affecting the Lease Property, (2) easements or rights-of-way across or abutting or affecting the Lease Property of which the undersigned has been advised, (3) visible encroachments from the Lease Property onto an adjacent property, or onto easements, streets, or alleys, by any of the Lease Property building structures or other improvements, or (4) visible encroachments on the Lease Property by building structures or other improvements situated on adjoining property; (f) no portion of the Lease Property has been designated as lying within a flood zone or flood prone area as designated on the most recent Flood Insurance Rate Map promulgated by the Federal Emergency Management Agency, except as shown hereon; and (g) this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition I Survey.

Kurtis R. Webb
 R.P.L.S. #4125

KRW JOB NO: 212-178



SURVEY
 SITE NAME: GARDENIA LANE
 SITE NUMBER: 261784
 LAKE FOREST DRIVE
 MCKINNEY, TX 75070



NO.	DATE	DESCRIPTION
1	10/08/2012	DATE OF SURVEY
2	10/16/2012	ISSUED
3	12/21/2012	ADDED SETBACK RADII
4	04/09/2013	REVISED LEASE AREA
5	05/01/2013	REVISED INGRESS/EGRESS
6		
7		

SV-1

LEASE AREA

BEING a tract of land situated in the George Fitzhugh Survey, Abstract No. 321, City of McKinney, Collin County, Texas, also being situated in the remainder of that certain tract of land conveyed to Roanoke Manor, LLC, and described as Tract One in Special Warranty Deed dated July 14, 2004, and recorded in Volume 5711, Page 1135, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the northeast corner of the remainder of said Roanoke Manor tract, same being the northwest corner of Lot 2, Block A, Roanoke Manor Addition, an addition to the City of McKinney according to the map or plat thereof recorded in Volume 2009-285, Map Records, Collin County, Texas, and being on the south line of that certain tract of land conveyed to Blackmon Ranch, Ltd. by Volume 4071, Page 698, Deed Records, Collin County, Texas;

THENCE along the north line of said Roanoke Manor tract, same being the south line of said Blackmon Ranch, Ltd. tract, South 89 degrees 18 minutes 59 seconds West, a distance of 28.74 feet to a Point;

THENCE through the interior of said Roanoke Manor tract the following three (3) courses:

1. South 00 degrees 41 minutes 01 seconds East, a distance of 41.39 feet to a Point;
2. Along a curve to the left having a radius of 2060.00 feet, an arc distance of 30.70 feet, through a central angle of 00 degrees 51 minutes 14 seconds, and whose chord bears North 81 degrees 10 minutes 57 seconds East, a distance of 30.70 feet to a Point;
3. South 21 degrees 03 minutes 28 seconds East, a distance of 191.63 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Roanoke Manor tract the following four (4) courses:

1. South 21 degrees 03 minutes 28 seconds East, a distance of 40.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
2. South 68 degrees 56 minutes 32 seconds East, a distance of 60.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
3. North 21 degrees 03 minutes 28 seconds West, a distance of 40.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
4. North 68 degrees 56 minutes 32 seconds East, a distance of 60.00 feet to the POINT OF BEGINNING hereof and containing 0.0551 acres or 2,400 square feet of land, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT

BEING a tract of land situated in the George Fitzhugh Survey, Abstract No. 321, City of McKinney, Collin County, Texas, also being situated in the remainder of that certain tract of land conveyed to Roanoke Manor, LLC, and described as Tract One in Special Warranty Deed dated July 14, 2004, and recorded in Volume 5711, Page 1135, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the northeast corner of the remainder of said Roanoke Manor tract, same being the northwest corner of Lot 2, Block A, Roanoke Manor Addition, an addition to the City of McKinney according to the map or plat thereof recorded in Volume 2009-285, Map Records, Collin County, Texas, and being on the south line of that certain tract of land conveyed to Blackmon Ranch, Ltd. by Volume 4071, Page 698, Deed Records, Collin County, Texas;

THENCE along the north line of said Roanoke Manor tract, same being the south line of said Blackmon Ranch, Ltd. tract, South 89 degrees 18 minutes 59 seconds West, a distance of 28.74 feet to a Point;

THENCE through the interior of said Roanoke Manor tract, South 00 degrees 41 minutes 01 seconds East, a distance of 41.39 feet to the POINT OF BEGINNING hereof, same being on the north line of that certain road easement granted by Instrument No. 20090717000900670, Deed Records, Collin County, Texas;

THENCE continuing through the interior of said Roanoke Manor tract the following eleven (11) courses:

1. Along the north line of said road easement and along a curve to the left having a radius of 2060.00 feet,
2. an arc distance of 30.70 feet, through a central angle of 00 degrees 51 minutes 14 seconds, and whose chord bears North 81 degrees 10 minutes 57 seconds East, a distance of 30.70 feet to a Point;
3. South 21 degrees 03 minutes 28 seconds East, a distance of 191.63 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northeast corner of the lease area described hereon;
4. Along the north line of said lease area, South 68 degrees 56 minutes 32 seconds West, a distance of 30.00 feet to a Point;
5. North 21 degrees 03 minutes 28 seconds West, a distance of 30.00 feet to a Point;
6. Along a curve to the left having a radius of 27.00 feet, an arc distance of 42.41 feet, through a central angle of 90 degrees 00 minutes 00 seconds, and whose chord bears North 66 degrees 03 minutes 28 seconds West, a distance of 38.18 feet to a Point;
7. South 68 degrees 56 minutes 32 seconds West, a distance of 33.00 feet to a Point;
8. North 21 degrees 03 minutes 28 seconds West, a distance of 30.00 feet to a Point;
9. North 68 degrees 56 minutes 32 seconds East, a distance of 33.00 feet to a Point;
10. Along a curve to the left having a radius of 27.00 feet, an arc distance of 42.41 feet, through a central angle of 90 degrees 00 minutes 00 seconds, and whose chord bears North 23 degrees 56 minutes 32 seconds East, a distance of 38.18 feet to a Point;
11. North 21 degrees 03 minutes 28 seconds West, a distance of 84.14 feet to the POINT OF BEGINNING hereof and containing 0.1827 acres or 7,958 square feet of land, more or less.

EASEMENT NOTES:

INVOLUNTARY LIENS:

Document Type: Agreed Judgment Nunc Pro Tunc; Plaintiff: Brazos Electric Power Cooperative, Inc.; Defendant: Roanoke Manor, LLC; Judgment Date: 01/18/2012; Recorded Date: 01/27/2012; Document No.: 20120127000097560. Does not affect the parent tract.

Document Type: Agreed Judgment; Plaintiff: Onco Electric Delivery Company, LLC; Defendant: Roanoke Manor, LLC; Judgment Date: 01/19/2011; Recorded Date: 02/14/2011. Does not affect the parent tract.

EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY:

Document Type: Release of Facilities Agreement; Grantor: Roanoke Manor, LLC; Grantee: City of McKinney, Texas; Document Date: 07/07/2011; Recorded Date: 07/12/2011; Document No.: 20110712000718970. Does not affect the parent tract.

Document Type: Surface Use Waiver Agreement; Grantor: Roanoke Manor, LLC; Grantee: Brazos Electric Power Cooperative, Inc.; Document Date: 07/30/2009; Recorded Date: 08/04/2009; Document No.: 20090804000975570. Does not affect the parent tract.

Document Type: Electric Line Easement and Right of Way; Grantor: Roanoke Manor, LLC; Grantee: Denton County Electric Cooperative, Inc. d/b/a Coserv Electric; Document Date: 07/31/2009; Recorded Date: 08/04/2009; Document No.: 20090804000975560. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Electric Line Easement and Right of Way; Grantor: Roanoke Manor, LLC; Grantee: Denton County Electric Cooperative, Inc. d/b/a Coserv Electric; Document Date: 07/31/2009; Recorded Date: 08/04/2009; Document No.: 20090804000975550. Affects the ingress/egress & utility easement shown hereon.

Document Type: Special Warranty Deed; Grantor: Roanoke Manor, LLC; Grantee: Brazos Electric Power Cooperative, Inc.; Document Date: 07/31/2009; Recorded Date: 08/04/2009; Document No.: 20090804000975520. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Facilities Agreement; Grantor: Roanoke Manor, LLC; Grantee: City of McKinney, Texas; Document Date: 07/24/2009; Recorded Date: 07/24/2009; Document No.: 20090724000932770. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Sanitary Sewer Easement; Grantor: Roanoke Manor, LLC; Grantee: City of McKinney, Texas; Document Date: 07/08/2009; Recorded Date: 07/17/2009; Document No.: 20090717000900720. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Drainage Easement; Grantor: Roanoke Manor, LLC; Grantee: City of McKinney, Texas; Document Date: 07/13/2009; Recorded Date: 07/17/2009; Document No.: 20090717000900710. Does not affect the lease area or ingress/egress and utility easement shown hereon.

EASEMENT NOTES (continued):

Document Type: Drainage Easement; Grantor: Roanoke Manor, LLC; Grantee: City of McKinney, Texas; Document Date: 07/13/2009; Recorded Date: 07/17/2009; Document No.: 20090717000900700. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Drainage Easement; Grantor: Roanoke Manor, LLC; Grantee: City of McKinney, Texas; Document Date: 07/13/2009; Recorded Date: 07/17/2009; Document No.: 20090717000900690. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Water Line Easement; Grantor: Roanoke Manor, LLC; Grantee: City of McKinney, Texas; Document Date: 07/13/2009; Recorded Date: 07/17/2009; Document No.: 20090717000900680. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Road Access Easement; Grantor: Roanoke Manor, LLC; Grantee: Brazos Electric Power Cooperative, Inc.; Document Date: 07/08/2009; Recorded Date: 07/17/2009; Document No.: 20090717000900670. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Drainage Easement; Grantor: Continental Mortgage and Equity Trust; Grantee: City of McKinney, Texas; Document Date: 04/13/1999; Recorded Date: 04/26/1999; Document No.: 99-0050852. Does not affect the lease area or ingress/egress and utility easement shown hereon.

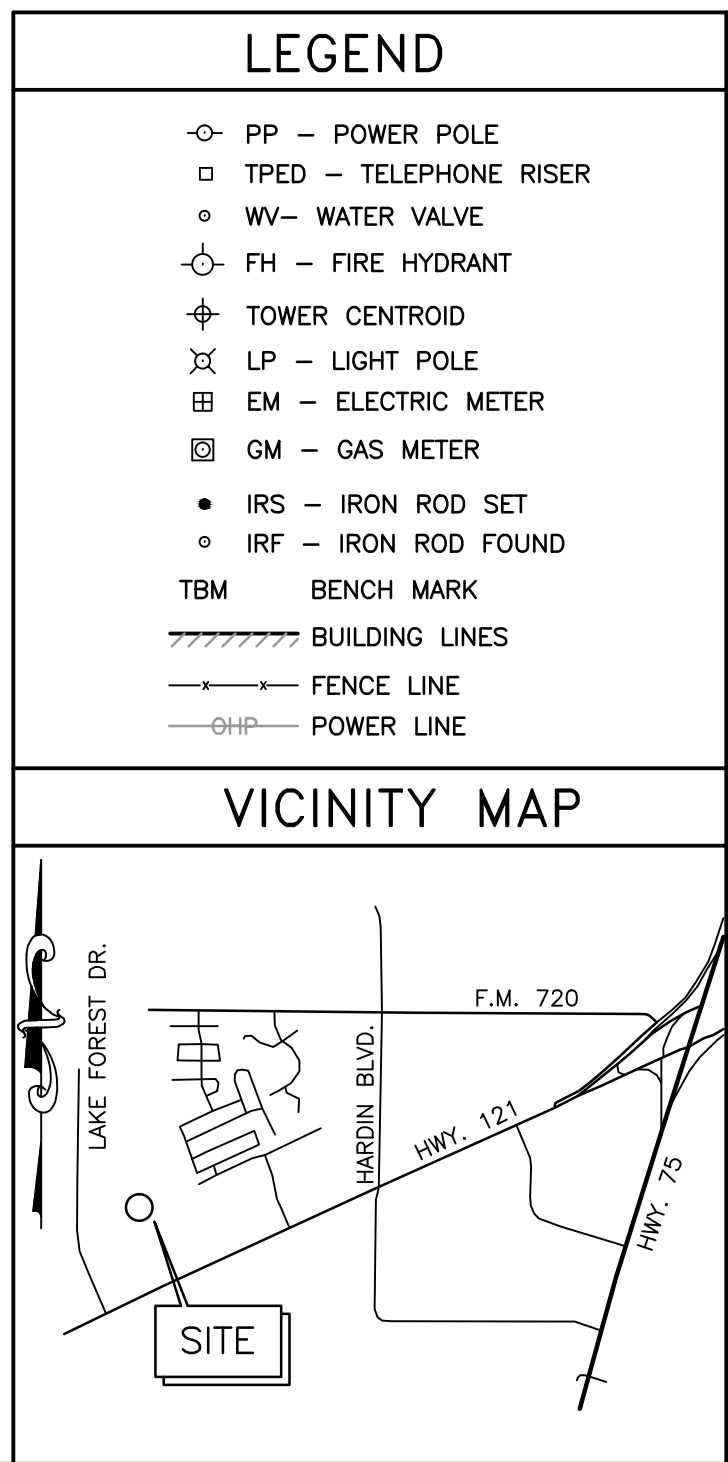
Document Type: Easement for Right of Way; Grantor: Gaylord Properties, Inc.; Grantee: North Texas Municipal Water District; Document Date: 12/07/1995; Recorded Date: 01/26/1996; Document No.: 96-0007119. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Easement; Grantor: Horseshoe Bend Office Park Joint Venture; Grantee: Enserch Corporation; Document Date: 01/01/1991; Recorded Date: 01/18/1991; Book: 3427 Page: 878. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Easement; Grantor: Horseshoe Bend Office Park Joint Venture; Grantee: The City of McKinney, Texas; Document Date: 08/12/1986; Recorded Date: 09/03/1986; Book: 2447 Page: 872. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Restrictions; Grantor: Opubco Properties, Inc.; Grantee: Horseshoe Bend Office Park Joint Venture; Document Date: 05/15/1985; Recorded Date: 05/20/1985; Book: 2132 Page: 980. Does not affect the lease area or ingress/egress and utility easement shown hereon.

Document Type: Right of Way Easement; Grantor: Chas. A. Angle; Grantee: State Highway Commission of Texas; Document Date: 03/30/1948; Recorded Date: 04/12/1948; Book: 389 Page: 358. Does not affect the lease area or ingress/egress and utility easement shown hereon.



LEGEND

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WV - WATER VALVE
- FH - FIRE HYDRANT
- TOWER CENTROID
- LP - LIGHT POLE
- EM - ELECTRIC METER
- GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- TBM - BENCH MARK
- ////// BUILDING LINES
- FENCE LINE
- GHP - POWER LINE

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:
 NAD83:
 LAT 33° 08' 58.0490"
 LONG 96° 40' 32.3586"
 ELEV. 679.6 FEET (AMSL NAVD88)

NOTES:
 INGRESS/EGRESS IN COMMON WITH LESSOR.
 LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.
 MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.
 LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.
 BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 CONVERGENCE ANGLE: 0° 59' 42"

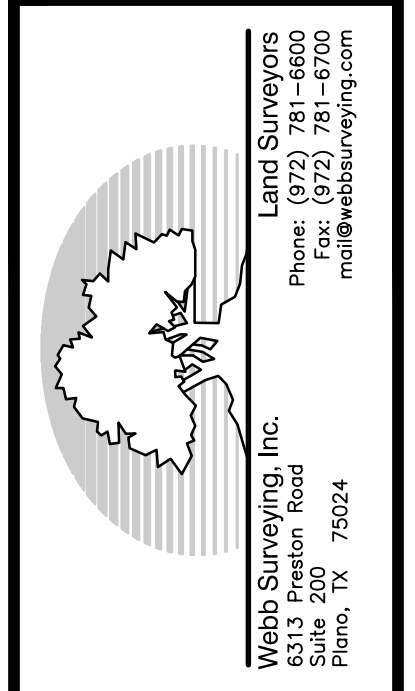
BY GRAPHIC PLOTTING ONLY, THE LEASE AREA IS WITHIN ZONE "X" AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0270J, DATED 06/02/2009; REVISED BY NATHAN D. MAIER CONSULTING ENGINEERS. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies unto Verizon Wireless that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on October 8, 2012, and as to matters of record relies upon Abstractor's Certificate #166946, dated effective as of May 24, 2012, issued by Core Information Services, covering the Lease Property (the "Lease Property") described on this drawing; (b) this survey accurately shows to the best of my knowledge upon review of the existing recorded instruments provided (1) the location of any buildings, structures and other improvements situated on or within the Lease Property, (2) the facts found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Lease Property, and (4) all setback lines, encroachments, easements and rights-of-way across, abutting or affecting the Lease Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Lease Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the legal description attached to this survey accurately state the courses and measured distances found in performing the on-the-ground survey; (e) except as shown on the survey drawing, to the best of my knowledge upon review of the existing recorded instruments provided, there are no (1) visible easements or rights-of-way across or abutting or affecting the Lease Property, (2) easements or rights-of-way across or abutting or affecting the Lease Property of which the undersigned has been advised, (3) visible encroachments from the Lease Property onto an adjacent property, or onto easements, streets, or alleys, by any of the Lease Property building structures or other improvements, or (4) visible encroachments on the Lease Property by building structures or other improvements situated on adjoining property; (f) no portion of the Lease Property has been designated as lying within a flood zone or flood prone area as designated on the most recent Flood Insurance Rate Map promulgated by the Federal Emergency Management Agency, except as shown hereon; and (g) this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Conditional Survey.

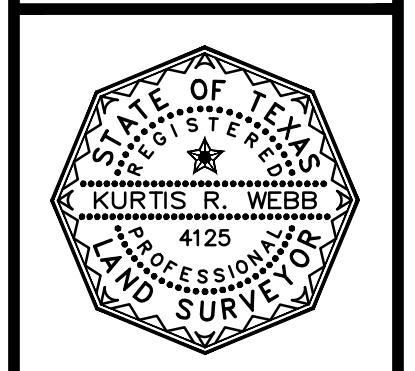
Kurtis R. Webb
 R.P.L.S. #4125

KRW JOB NO. 212-178



SURVEY

SITE NAME: GARDENIA LANE
 SITE NUMBER: 261784
 LAKE FOREST DRIVE
 MCKINNEY, TX 75070



NO.	DATE	DESCRIPTION
1	10/08/2012	DATE OF SURVEY
2	10/16/2012	ISSUED
3	12/21/2012	ADDED SETBACK RADIIUS
4	04/09/2013	REVISED LEASE AREA
5	05/01/2013	REVISED INGRESS/EGRESS
6		
7		

DRWN KRW
 CK KRW

SV-2

WEB, MAY 01, 2013 02:06 P
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 K:REFS: 16228A.GET\$DWG