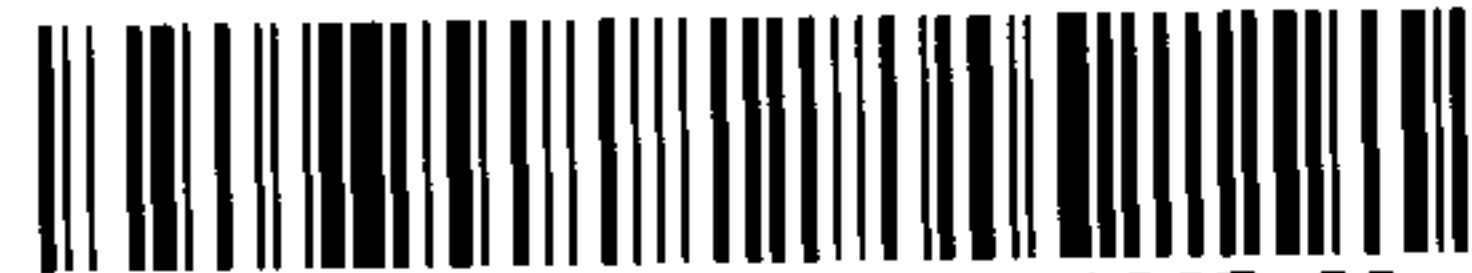


Cellco Site Name: BALLANTRAE
Cellco Location # 181422
Cellco GL Market # 100041

This Document was Prepared by:
Theresa A. Tkacik
Attorney At Law
Haskell Slaughter Young & Rediker, LLC
1400 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203


20080804000312930 1/11 \$267.00
Shelby Cnty Judge of Probate, AL
08/04/2008 02:30:36PM FILED/CERT

Shelby County, AL 08/04/2008
State of Alabama

Deed Tax: \$224.00

Source of Title:
Deeds recorded as instrument numbers
20060425000192390 and 20060425000192400
in the Office of Judge of Probate of Shelby
County, Alabama.

STATE OF ALABAMA)

COUNTY OF SHELBY)

MEMORANDUM OF
LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement is entered into this 9 day of July, 2008, by and between **CARMEN R. CRIM and wife, DOROTHY A. CRIM**, with a mailing address of 150 Carriage Lane, Alabaster, Alabama 35007, and **NICHOLAS M. BRANDLER and wife, SHERRY F. BRANDLER**, with a mailing address of 27500 Marina Road, Orange Beach, Alabama 3656 (hereinafter jointly referred to as "Lessor") and **CELLCO PARTNERSHIP, a Delaware general partnership, d/b/a VERIZON WIRELESS**, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Land Lease Agreement ("Lease") on the 9 day of July, 2008, for the purpose of installing, operating and maintaining a telecommunications facility and other improvements. All of the foregoing is set forth in the Lease.



20080804000312930 2/11 \$267.00
Shelby Cnty Judge of Probate, AL
08/04/2008 02:30:36PM FILED/CERT

2. The initial term of the Lease is for five (5) years commencing on August 1, 2008 ("Commencement Date"), and terminating on July 31, 2013 with four (4) options to renew the Lease for five (5) years each.
3. The land which is the subject of the Lease is described in **Exhibit #A** annexed hereto.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Land Lease Agreement as of the day and year first above written.

LESSOR:

CARMEN R. CRIM

Carmen R. Crim

Date: _____

LESSOR:

DOROTHY A. CRIM

Dorothy A. Crim

Date: _____

NICHOLAS M. BRANDLER

Nicholas M. Brandler

Date: _____

SHERRY F. BRANDLER

Sherry F. Brandler

Date: _____

LESSEE:

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS

By: Hans F. Leutenegger

Its: Area Vice President-
Network - South Area

Date: 7-9-08

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, **Carmen R. Crim**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he executed the same as a free and voluntary act.

Given under my hand and seal this 20th day of June, 2008.

[NOTARIAL SEAL]

Lisa Carol Reed
Notary Public
My Commission Expires: 5/10/09

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, **Dorothy A. Crim**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, she executed the same as a free and voluntary act.

Given under my hand and seal this 20th day of June, 2008.

[NOTARIAL SEAL]

Lisa Carol Reed
Notary Public
My Commission Expires: 5/10/09

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, **Nicholas M. Brandler**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he executed the same as a free and voluntary act.

Given under my hand and seal this 20th day of June, 2008.

[NOTARIAL SEAL]

Lisa Carol Reed
Notary Public
My Commission Expires: 5/10/09

STATE OF ALABAMA
COUNTY OF BALDWIN

20080804000312930 4/11 \$267.00
Shelby Cnty Judge of Probate, AL
08/04/2008 02:30:36PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, ~~Dorothy A. Brandler~~, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, she executed the same as a free and voluntary act.

Given under my hand and seal this 23rd day of June, 2008.

[NOTARIAL SEAL]

V. A. Hulsewood
Notary Public

My Commission Expires: Sept. 6, 2010

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

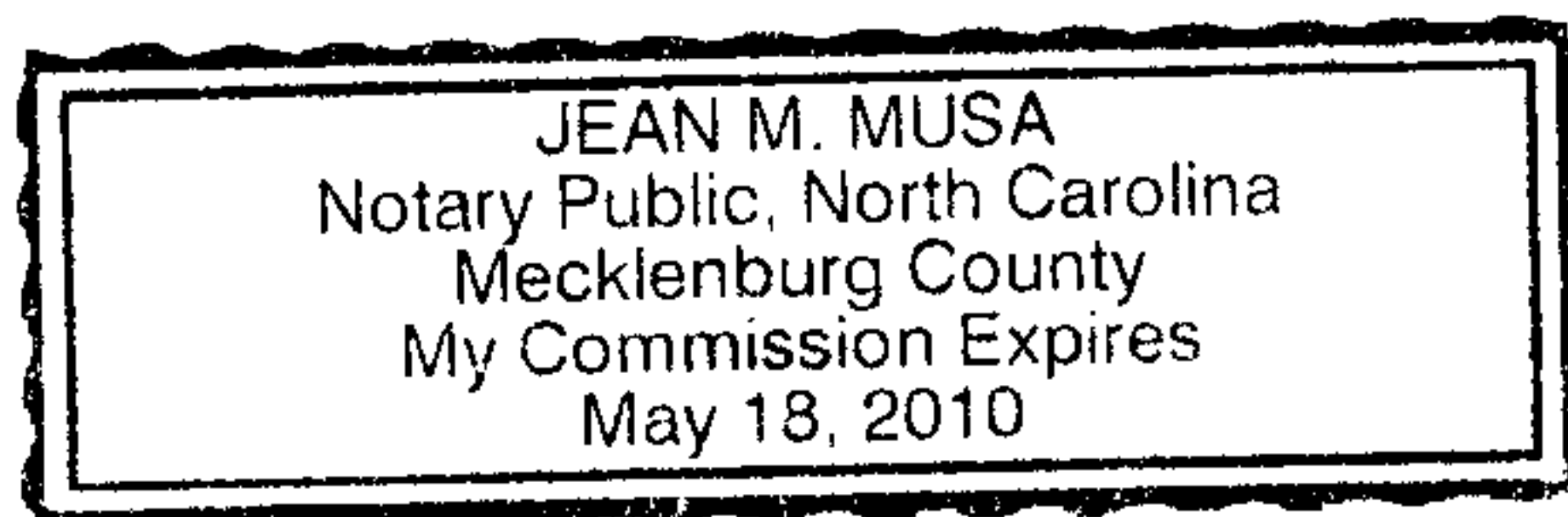
I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, **Hans F. Leutenegger**, whose name as **Area Vice President-Network-South Area of Cellco Partnership, a Delaware general partnership, d/b/a Verizon Wireless**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said general partnership on the day the same bears date.

Given under my hand and seal this 9 day of July, 2008.

[NOTARIAL SEAL]

Jean M. Musa
Notary Public

My Commission Expires: _____





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Shelby Cnty Judge of Probate, AL
08/04/2008 02:30:36PM FILED/CERT

EXHIBIT #A

Description of Premises

SEE ATTACHED

SUBJECT PROPERTY
CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS
"BALLANTRAE"

All that tract or parcel of land lying and being in Section 33, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

BEGINNING at the northeast corner of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 20 South, Range 2 West; Thence leaving said corner and running, South $03^{\circ}23'03''$ West, 1397.58 feet to a point on the northwesterly right-of-way line of Ridge View Lake Road (having a 60-foot wide right-of-way); Thence along said northwesterly right-of-way line of Ridge View Lake Road, South $79^{\circ}19'19''$ West, 258.10 feet to a point; Thence, 120.06 feet along a curve to the right, having a radius of 970.00 feet and being scribed by a chord bearing South $82^{\circ}52'04''$ West, 119.98 feet to a point; Thence, South $86^{\circ}24'49''$ West, 378.39 feet to a point; Thence, 188.06 feet along a curve to the left, having a radius of 330.00 feet and being scribed by a chord bearing South $70^{\circ}05'13''$ West, 185.53 feet to a point; Thence, South $53^{\circ}45'37''$ West, 259.81 feet to a point; Thence, 234.06 feet along a curve to the left, having a radius of 830.00 feet and being scribed by a chord bearing South $45^{\circ}40'53''$ West, 233.29 feet to a point; Thence, South $37^{\circ}36'09''$ West, 81.53 feet to a point; Thence, 49.24 feet along a curve to the right, having a radius of 220.00 feet and being scribed by a chord bearing South $44^{\circ}00'53''$ West, 49.14 feet to a point; Thence leaving said northwesterly right-of-way line of Ridge View Lake Road and running, North $19^{\circ}18'42''$ West, 643.19 feet to a point; Thence, South $55^{\circ}45'58''$ West, 1032.49 feet to a point; Thence, South $29^{\circ}33'06''$ East, 149.37 feet to a point; Thence, South $58^{\circ}42'01''$ West, 351.76 feet to a point; Thence, South $02^{\circ}45'25''$ West, 198.38 feet to a point; Thence, North $85^{\circ}25'53''$ West, 663.27 feet to a point; Thence, North $02^{\circ}07'10''$ East, 331.60 feet to a point; Thence, North $56^{\circ}02'29''$ East, 3732.26 feet to a point; Thence, South $85^{\circ}54'58''$ East, 324.41 feet to a point and the true POINT OF BEGINNING.

Said tract contains 66.6701 ACRES (2,904,149 square feet), more or less, as shown in a survey prepared for Cellco Partnership d/b/a Verizon Wireless by POINT TO POINT LAND SURVEYORS, INC. dated October 30, 2007, and last revised on February 6, 2008.

LEASE AREA
CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS
"BALLENTRAE"

All that tract or parcel of land lying and being in Section 33, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

To find the point of beginning, commence at the northeast corner of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 20 South, Range 2 West; thence leaving said corner and running, South $03^{\circ}23'03''$ West, 1397.58 feet to a point on the northwesterly right-of-way line of Ridge View Lake Road (having a 60-foot wide right-of-way); thence along said northwesterly right-of-way line of Ridge View Lake Road, South $79^{\circ}19'19''$ West, 258.10 feet to a point; thence, 120.06 feet along a curve to the right, having a radius of 970.00 feet and being scribed by a chord bearing South $82^{\circ}52'04''$ West, 119.98 feet to a point; thence, South $86^{\circ}24'49''$ West, 43.93 feet to a point; thence leaving said northwesterly right-of-way line of Ridge View Lake Road and running, 276.68 feet along the arc of a curve to the left, having a radius of 840.84 feet and being scribed by a chord bearing North $62^{\circ}52'51''$ West, 275.43 feet to a point; thence, North $81^{\circ}34'17''$ West, 171.91 feet to a point; thence, North $85^{\circ}09'30''$ West, 237.30 feet to a point; thence, 103.15 feet along the arc of a curve to the left having a radius of 357.36 feet and being scribed by a chord bearing South $88^{\circ}00'42''$ West, 102.79 feet to a point; thence, South $80^{\circ}33'55''$ West, 181.81 feet to a point; thence, 169.28 feet along the arc of a curve to the right having a radius of 158.52 feet and being scribed by a chord bearing North $74^{\circ}49'08''$ West, 161.35 feet to a point; thence, North $41^{\circ}03'41''$ West, 35.65 feet to a point; thence, North $33^{\circ}11'04''$ West, 37.50 feet to a point; thence, North $56^{\circ}48'56''$ East, 15.00 feet a point; thence, North $33^{\circ}11'04''$ West, 37.50 feet to a point and the true POINT OF BEGINNING; Thence running, North $56^{\circ}48'56''$ East, 75.00 feet to a point; Thence, South $33^{\circ}11'04''$ East, 75.00 feet to a point; Thence, South $56^{\circ}48'56''$ West, 75.00 feet to a point; Thence, North $33^{\circ}11'04''$ West, 75.00 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1291 ACRES (5,625 square feet), more or less, as shown in a survey prepared for Cellco Partnership d/b/a Verizon Wireless by POINT TO POINT LAND SURVEYORS, INC. dated October 30, 2007, and last revised on February 6, 2008.

30' INGRESS-EGRESS & UTILITY EASEMENT
CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS
"BALLENTRAE"

Together with a 30-foot wide ingress-egress and utility easement lying and being in Section 33, Township 20 South, Range 2 West, Shelby County, Alabama, being scribed by the following centerline data:

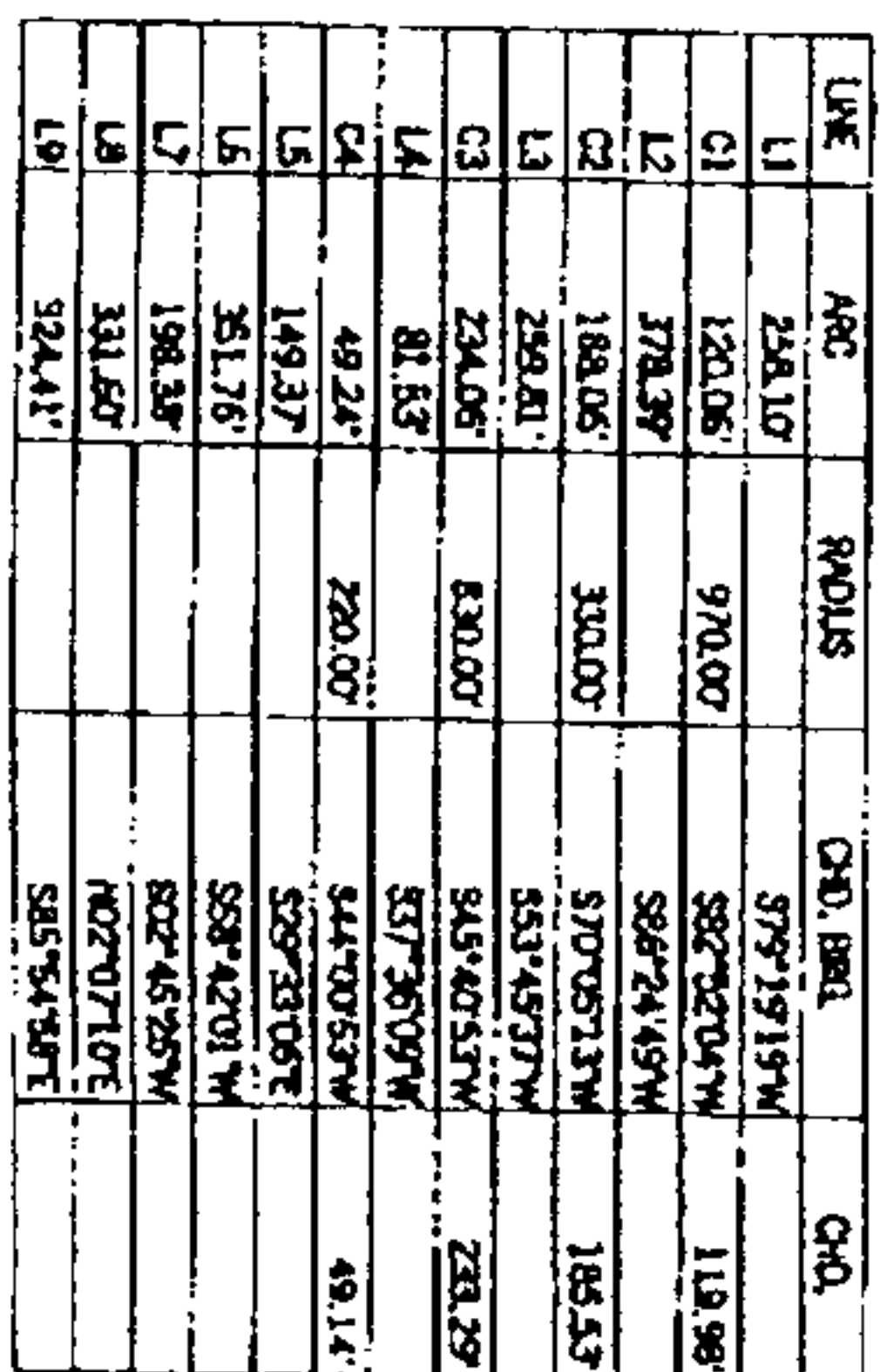
To find the point of beginning, commence at the northeast corner of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 20 South, Range 2 West; thence leaving said corner and running, South $03^{\circ}23'03''$ West, 1397.58 feet to a point on the northwesterly right-of-way line of Ridge View Lake Road (having a 60-foot wide right-of-way); thence along said northwesterly right-of-way line of Ridge View Lake Road, South $79^{\circ}19'19''$ West, 258.10 feet to a point; thence, 120.06 feet along a curve to the right, having a radius of 970.00 feet and being scribed by a chord bearing South $82^{\circ}52'04''$ West, 119.98 feet to a point; thence, South $86^{\circ}24'49''$ West, 43.93 feet to a point and the true POINT OF BEGINNING; Thence leaving said northwesterly right-of-way line of Ridge View Lake Road and running, 276.68 feet along the arc of a curve to the left, having a radius of 840.84 feet and being scribed by a chord bearing North $62^{\circ}52'51''$ West, 275.43 feet to a point; Thence, North $81^{\circ}34'17''$ West, 171.91 feet to a point; Thence, North $85^{\circ}09'30''$ West, 237.30 feet to a point; Thence, 103.15 feet along the arc of a curve to the left having a radius of 357.36 feet and being scribed by a chord bearing South $88^{\circ}00'42''$ West, 102.79 feet to a point; Thence, South $80^{\circ}33'55''$ West, 181.81 feet to a point; Thence, 169.28 feet along the arc of a curve to the right having a radius of 158.52 feet and being scribed by a chord bearing North $74^{\circ}49'08''$ West, 161.35 feet to a point; Thence, North $41^{\circ}03'41''$ West, 35.65 feet to a point; Thence, North $33^{\circ}11'04''$ West, 37.50 feet to a point; Thence, North $56^{\circ}48'56''$ East, 15.00 feet to the ENDING at a point.

As shown in a survey prepared for Cellco Partnership d/b/a Verizon Wireless by POINT TO POINT LAND SURVEYORS, INC. dated October 30, 2007, and last revised on February 6, 2008.

THE EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VACATION HOMELESS AND ELIGIBILITY FOR THE TRANSFER OF THE UNASSIGNED THE RESULTS OF EASEMENT SURVEY PERSONS AND SHALL NOT BE USED IN THE FUTURE TRANSFER OF THE SAID PROPERTY, AND BOUNDARY SURVEY WAS PERFORMED

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR INTERESTS THAT NOT SHOWN HEREON.

OWNER: CHEN, A. & DONALD T. CHEN
AND NICHOLAS A. & BERNET F. BRONDEL
SITE ADDRESS: 1351 ROBERTSON LANE, DOWNE, ALABAMA, AL 36007
PARCEL ID: 14-0-33-0-000-001-016
APRIL 06-57016 ACRES
XZDLN: NO ZONING IN UNINCORPORATED SHELBY COUNTY
REFERENCE: NATHANIEL NATHAN 2006042750000 92400



FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B, SECTION 2
ISSUING OFFICE FILE NUMBER T-76866
EFFECTIVE DATE: AUGUST 27, 2007 AT 6:00 AM

11. RESTRICTIONS APPEARING OR RECORD IN INSTRUMENT BOOK 44, PAGE 311, NOTE CONVEYANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISQUALIFICATION BASED ON AGE, COLOR, RACE, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN ARE HEREBY DELETED TO THE EXTENT SUCH CONVEYANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3606(d). THESE ITM DOES NOT AFFECT THE 30 YEARS/25 YEARS & LIFETIME EXEMPTION OR THE LEASE AREA.

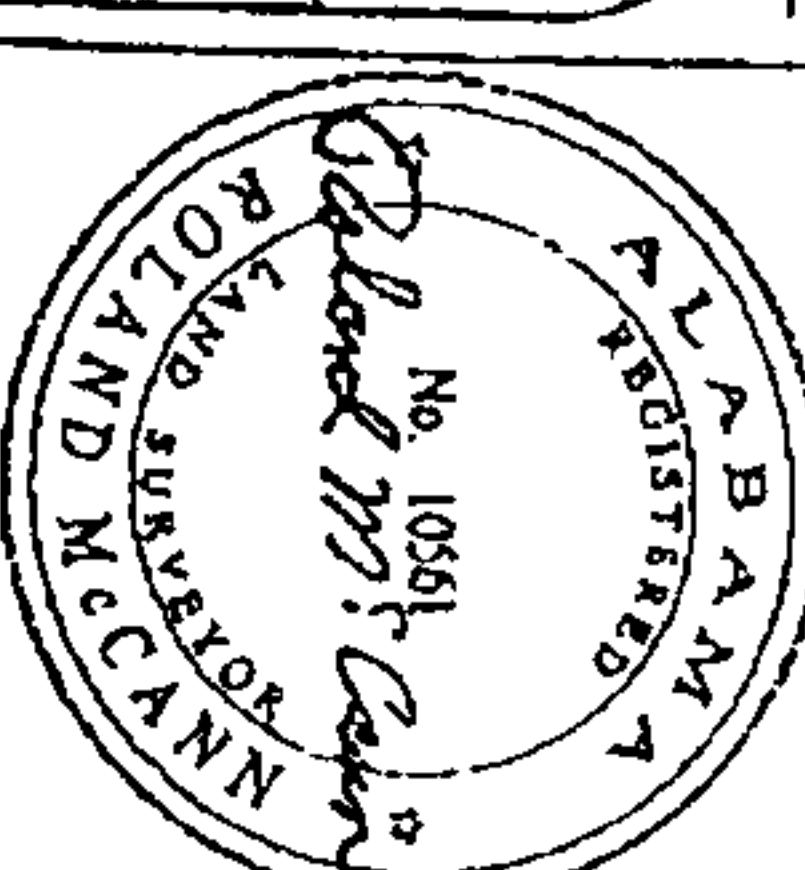
12. RE SEVERAL LOTS, CONDITIONS, PROVISIONS AS SET OUT IN DEED BOOK 34, PAGE 509 AND DEED BOOK 341, PAGE 578, THESE ITM AFFECTS SURVEYED PROPERTY LESS WITHIN PARCEL 3, AS DISCLOSED IN THE ABOVE LISTED INSTRUMENT.

13. EASEMENT FOR ROAD RIGHT OF WAY, AS SHOWN BY INSTRUMENT RECORDED IN DEED, VOLUME 64, PAGE 722, THIS ITM MAY AFFECT SURVEYED PROPERTY BUT ITS DISPOSITION IS NOT WANTED TO BE PLUOTED.



810 Jackson Street
Locust Grove, Georgia 30248
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com

NO.	DATE	REASON
1	11-9-07	UPDATE COORDS
2	11-27-07	ADD TITLE.DW
3	02-06-08	PER COMMENTS.DW

EASEMENT SURVEY PREPARED FOR
CELLOO PARTNERSHIP D/B/A

Verizon
wireless

"BALLANTRAE"

TOWNSHIP 20 SOUTH, RANGE 2 WEST
 SHELBY COUNTY, ALABAMA

[illegible]

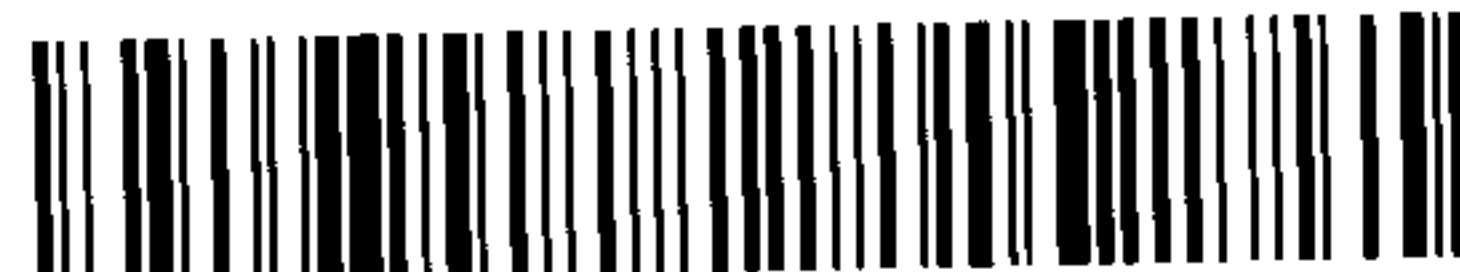
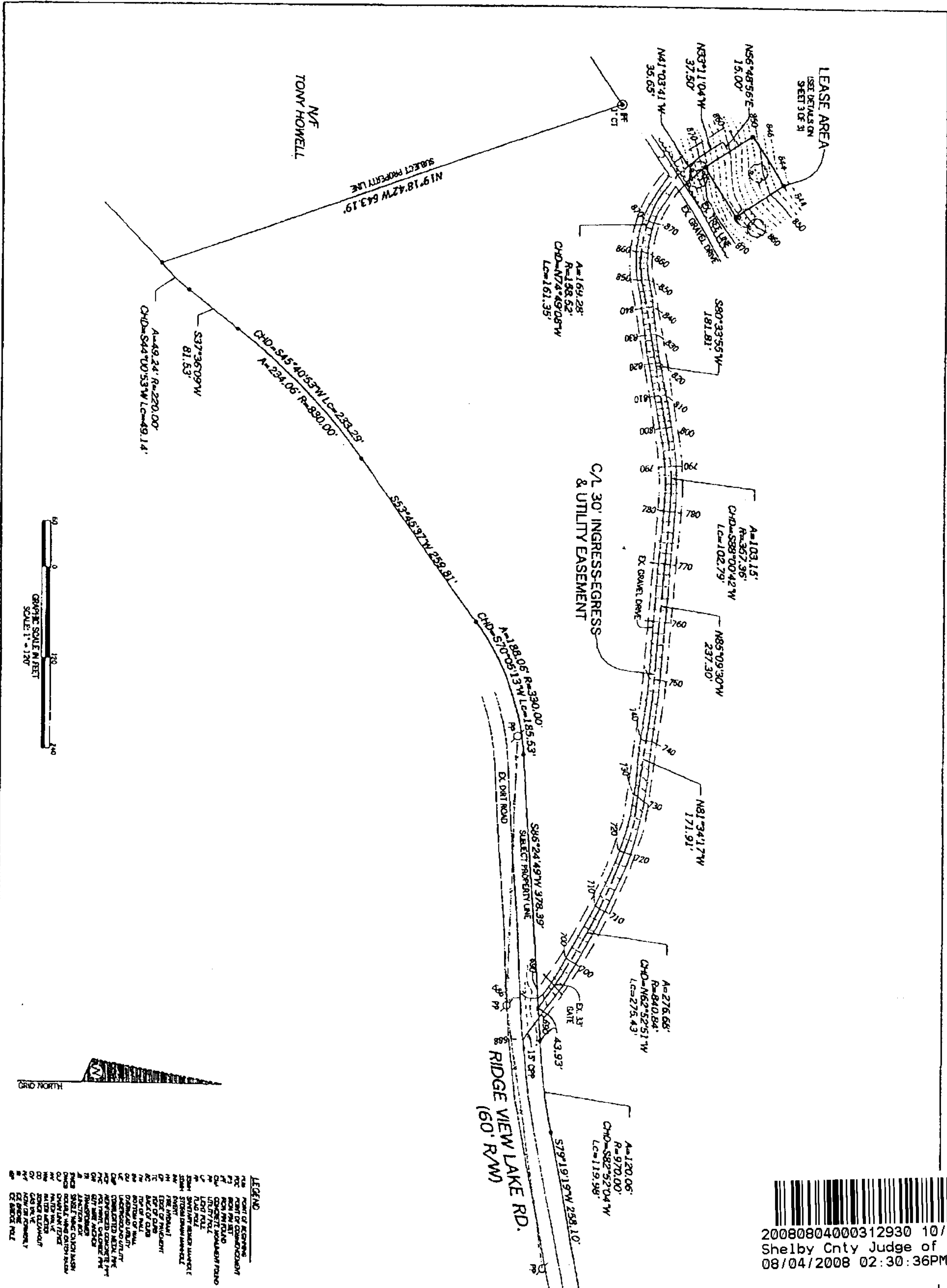
RECORDED BY: C. WADE

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08/04/2008 02:30:36PM FILED/CERT

LEGEND

1. POINT OF BEGINNING
2. POINT OF COMMENCEMENT
3. BOUNDARY LINE
4. EASEMENT
5. UTILITY
6. ROAD
7. RAILROAD
8. WATER
9. FENCE
10. SURVEYOR'S MARK
11. ADJACENT PROPERTY
12. ADJACENT ROAD
13. ADJACENT RAILROAD
14. ADJACENT WATER
15. ADJACENT FENCE
16. ADJACENT SURVEYOR'S MARK
17. ADJACENT PROPERTY
18. ADJACENT ROAD
19. ADJACENT RAILROAD
20. ADJACENT WATER
21. ADJACENT FENCE
22. ADJACENT SURVEYOR'S MARK

POINT TO POINT LAND SURVEYORS
810 Jackson Street
Locust Grove, Georgia 30248
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com

Verizon
wireless
10000 OLD ALABAMA
ROAD CONNECTOR
ALBUQUERQUE, NM 87102

SECTION 33
TOWNSHIP 20 SOUTH, RANGE 2 WEST
SHELBY COUNTY, ALABAMA

DATE: 30 OCTOBER 2007
APPROVED BY: C. W. WALKER
DATE: 30 OCTOBER 2007

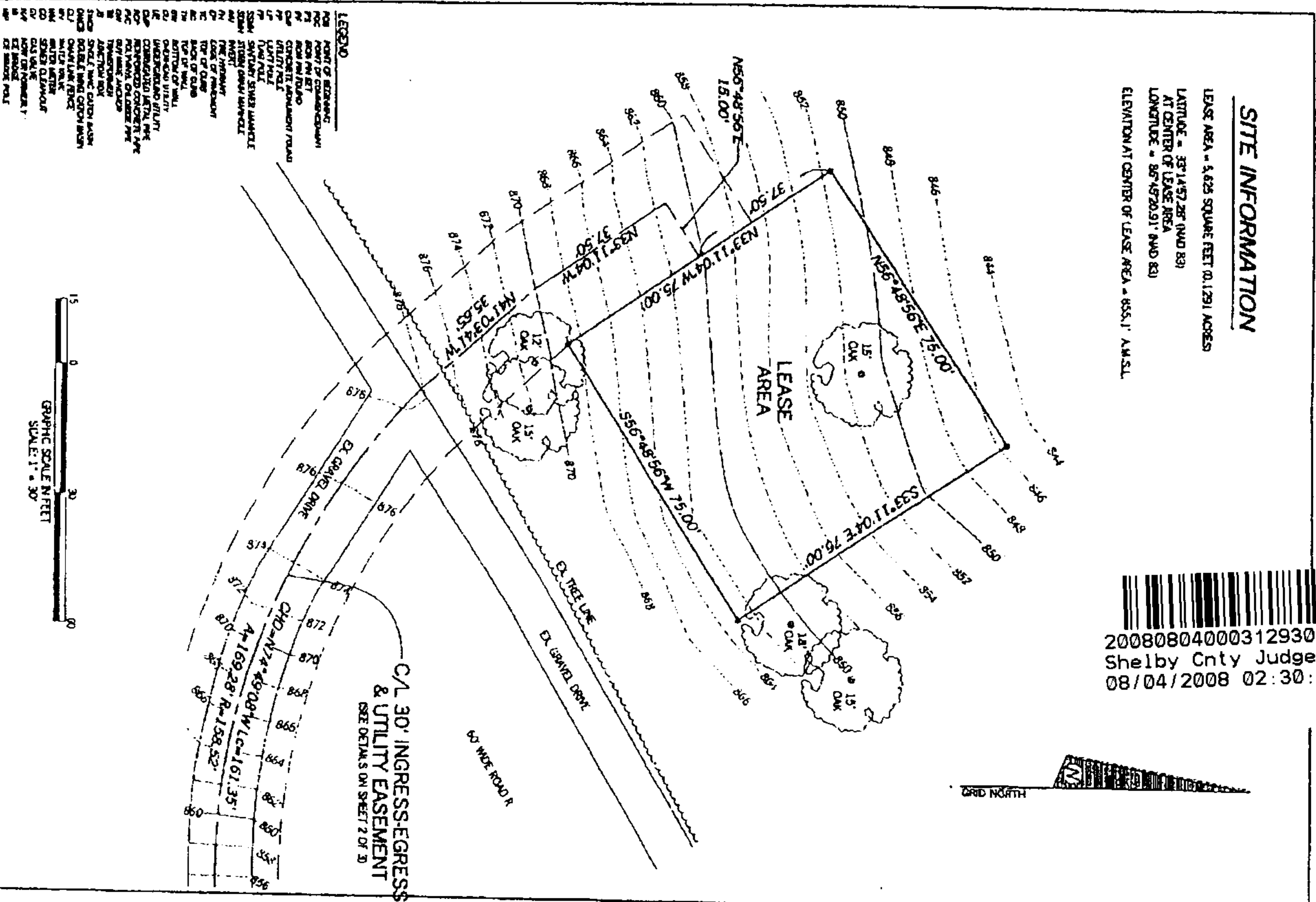
DATE: 30 OCTOBER 2007
APPROVED BY: C. W. WALKER
DATE: 30 OCTOBER 2007

DATE: 30 OCTOBER 2007
APPROVED BY: C. W. WALKER
DATE: 30 OCTOBER 2007

SITE INFORMATION

LEASE AREA = 5.625 SQUARE FEET (0.1291 ACRES)
 LATITUDE = 33°14'57.28" (NAD 83)
 AT CENTER OF LEASE AREA
 LONGITUDE = 86°45'20.91" (NAD 83)
 ELEVATION AT CENTER OF LEASE AREA = 855.1' A.M.S.L.

20080804000312930 11/11 \$267.00
 Shelby Cnty Judge of Probate, AL
 08/04/2008 02:30:36PM FILED/CERT



LEGAL DESCRIPTIONS

SUBJECT PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 33, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE LEAVING SAID CORNER AND RUNNING SOUTH 03°23'03\"/>

SAID TRACT CONTAINS 66.6701 ACRES (29,041.49 SQUARE FEET), MORE OR LESS.

30' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT LYING AND BEING IN SECTION 33, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE LEAVING SAID CORNER AND RUNNING SOUTH 03°23'03\"/>

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 33, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

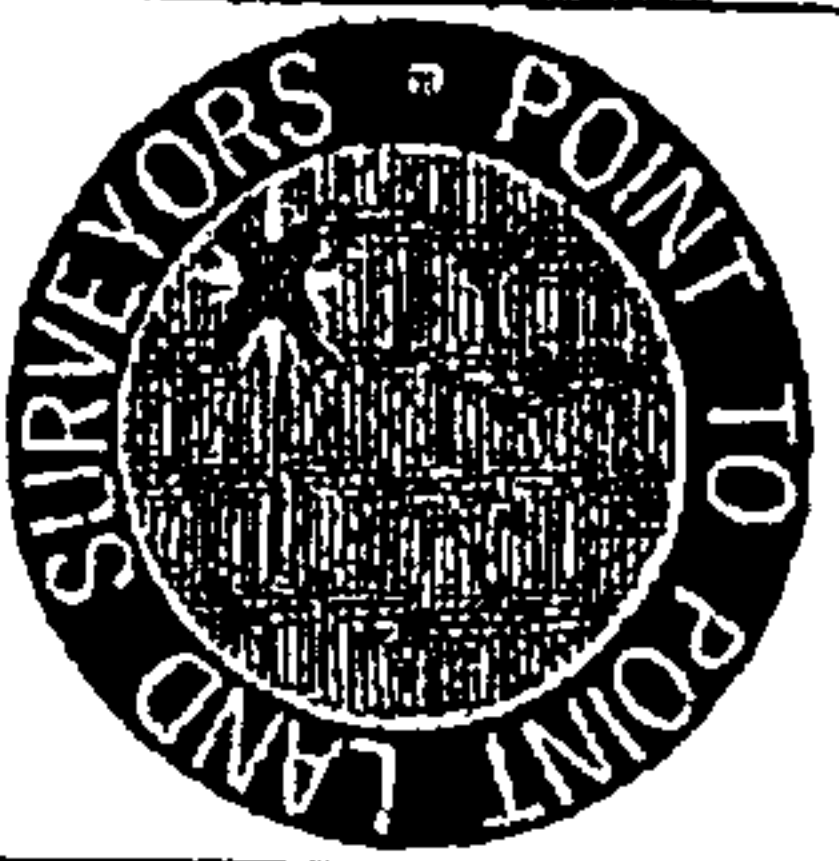
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE LEAVING SAID CORNER AND RUNNING SOUTH 03°23'03\"/>

SAID TRACT CONTAINS 0.1291 ACRES (5.625 SQUARE FEET), MORE OR LESS.



NO.	DATE	REVISION
1	11/20/07	UPDATE COORDS
2	11/27/07	ADD TITLE, PLOT
3	02/05/08	FOR COMMENTS: JPM

EASEMENT SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Locust Grove, Georgia 30248
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:
 CELLCO PARTNERSHIP, D/B/A



10307 OLD ALABAMA
 ROAD CONNECTOR
 ALBANY, GA 31702
 "BALLANTREE"

SECTION 33 TOWNSHIP 20 SOUTH, RANGE 2 WEST SHELBY COUNTY, ALABAMA	DRAWN BY: RBY	CHECKED BY: C. WIDE	DATE: 30 OCTOBER, 2007	3 OF 3
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