

Certificate of Title

OWNER VERIFICATION SEARCH

This Certificate of Title report is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance policy. The report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefore.

UST FILE NO.13422-RE064-8100
REFERENCE NO. MD30118 SITE NAME MD30118

PREPARED FOR: Johnson
Catherine Red
2339 Pennsylvania Ave NW
Suite 100
Washington DC, DC 2006

PREMISES: 0 HAYES ROAD, JOHNSON, MD 58854

COUNTY: ANGELES

SCHEDULE A

1 DATE OF THIS CERTIFICATE 2/22/2006

EXAMINED THRU 2/14/2006

2 THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS CERTIFICATE IS:

Fee Simple

3 TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS CERTIFICATE IS AT THE EFFECTIVE DATE HEREOF VESTED IN:

Jimmy E. Hendricks

SOURCE OF TITLE:

VESTING made by Book 834, Page 233; Book 242, Page 542 .

4 THE LAND REFERRED TO IN THIS CERTIFICATE IS DESCRIBED AS FOLLOWS:

Book 834, Page 233
=====

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the A. VARILLA SURVEY, ABSTRACT NO. 49 and being a part or portion of that certain 5.96 acre tract of land described in a Deed from Wayne Palmer et ux to Billy F. Holcombe et ux, dated August 18, 1980 and recorded in Volume 507, on Page 640 of the Deed Records of Angelina County, Texas to which reference is hereby made for all purposes and the said part or portion being described by mete and bounds as follows, to-wit:

BEGINNING at the most Eastern Northeast corner of the aforesaid referred to 5.96 acre tract, a 1" iron pipe found for corner on the West side of a oiled road;

THENCE S 24° 27' 10" W, with the East Boundary Line of the said 5.96 acre tract, at 200.00 feet, a point for corner in the aforesaid oiled road;

THENCE N 66° 22' 31" W, at 20.00 feet, pass on line a 1/2" iron pin set for reference corner, at 186.38 feet, a 1/2" iron pin set for corner;

THENCE North, at 100.00 feet, an all corner of the said 5.96 acre tract, a 1/2" iron pin set for corner;

THENCE N 58° 21' 16" E, with the most Eastern North Boundary Line of the said 5.96 acre tract, at 253.84 feet, (called 225 feet), the point and place of beginning and containing 0.719 acre of land, more or less.

Book 922, Page 318

=====

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the A. VARILLA SURVEY, ABSTRACT NO. 49 and being a part or portion of that certain 5.96 acre tract of land described in a Deed from Wayne Palmer et ux to Billy F. Holcombe et ux, dated August 18, 1980 and recorded in Volume 507, on Page 640 of the Deed Records of Angelina County, Texas to which reference is hereby made for all purposes and the said part or portion being by mete and bounds as follows, to-wit:

BEGINNING at the most Eastern Northeast corner of the aforesaid referred to 5.96 acre tract, a 1" iron pipe found for corner on the West side of a oiled road;

THENCE S 24° 27' 10" W, with East Boundary Line of the said 5.96 acre tract, at 200.00 feet, a point for corner in the aforesaid oiled road;

THENCE N 66° 22' 31" W, at 20.00 feet, pass on line a 1/2" iron pin set for reference corner, at 186.38 feet, a 1/2" iron pin set for corner;

THENCE NORTH, at 100.00 feet, an all corner of the said 5.96 acre tract, a 1/2" iron pin set for corner;

THENCE N 58° 21' 16" E, with the most Eastern North Boundary Line of the said 5.96 acre tract, at 253.84 feet, (called 225 feet), the point and place of beginning and containing 0.719 acre of land, more or less.

SCHEDULE B (EXCEPTIONS)

THIS IS NOT A COMMITMENT OR PRELIMINARY REPORT OF TITLE TO ISSUE A POLICY OR POLICIES OF TITLE INSURANCE. THE EXCEPTIONS SET FORTH HEREIN ARE INTENDED TO PROVIDE YOU WITH NOTICE OF MATTERS AFFECTING TITLE TO THE LAND DESCRIBED IN SCHEDULE A OF THIS CERTIFICATE.

1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein.
2. Mortgages returned herein. (-0-). See Separate Mortgage Schedule.
3. Any state of facts which an accurate survey might show or survey exceptions set forth herein.
4. Rights of tenants or person in possession.

(Judgments)

- 5 None of Record

(Covenants/Restrictions)

- 6 None of Record

(Easements and Rights of Way)

- 7 None of Record

(Other Filed Documents)

8. NOTICE OF OPTION TO LEASE between David Hendricks and Merciel Communications Limited Partnership, through its general partner, Merciel Management Corporation dated 10/15/1998 recorded 3/3/1999 in volume 1196 page 781 in Instrument No. 110791.

US TITLE SEARCH, INC.

FILE NO. 15252-TX0602-5013 REFERENCE NO. TX30118

MORTGAGE SCHEDULE

None of Record

TAX SEARCH

1. TAX ID :0049-382-110-001-00

Land Assessment: \$6,110.00 Building Assessment: \$1,080.00

Total Assessed Value:\$7,190.00

Period :2005 Payment Status: Open

DEED CHAIN

1. VESTING made by Book 833, Page 633; Book 922, Page 318 to David E. Hendricks.
2. Warranty Deed made by Billy F. Holcombe and wife, Mary Holcombe to David E. Hendricks dated 4/24/1991 recorded on 4/29/1991 in volume 833 page 633 Instrument No. 21955.
3. Quit Claim Deed made by Darla Hallmark to Jimmy E. Hendricks dated 8/26/1992 recorded on 6/22/1993 in volume 922 page 318 Instrument No. 44703.

WARRANTY DEED

Vol 833 Page 633

Date: April 24, 1991

Grantor: BILLY F. HOLCOMBE and wife, MARY HOLCOMBE

Grantor's Mailing Address (including county):

o/o Holcombe Fabric & Bridal Shop
113 N 1st

Grantee: Lufkin, Angelina County, Texas 75901
DAVID E. HENDRICKS

Grantee's Mailing Address (including county):

~~XXXXXXXXXXXXXXXXXXXX~~ P.O. Box 3721
Lufkin, Angelina County, Texas 75901-0721

Consideration:

TEN AND NO/100 (\$10.00) DOLLARS and other good and
valuable consideration

Property (including any improvements):

See Exhibit A attached hereto and made a part
hereof as though copied herein in full

Reservations from and Exceptions to Conveyance and Warranty:

none

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells,
and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to
have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor
and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to
Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully
claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

B.F.H. M.H.

EXHIBIT A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the A. VARILLA SURVEY, ABSTRACT NO. 49 and being a part or portion of that certain 5.96 acre tract of land described in a Deed from Wayne Palmer et ux to Billy F. Holcombe et ux, dated August 18, 1980 and recorded in Volume 507, on Page 640 of the Deed Records of Angelina County, Texas to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the most Eastern Northeast corner of the aforesaid referred to 5.96 acre tract, a 1" iron pipe found for corner on the West side of a oiled road;

THENCE S 24° 27' 10" W, with the East Boundary line of the said 5.96 acre tract, at 200.00 feet, a point for corner in the aforesaid oiled road;

THENCE N 66° 22' 31" W, at 20.00 feet, pass on line a 1/2" iron pin set for reference corner, at 186.38 feet, a 1/2" iron pin set for corner;

THENCE North, at 100.00 feet, an ell corner of the said 5.96 acre tract, a 1/2" iron pin set for corner;

THENCE N 88° 21' 16" E, with the most Eastern North Boundary line of the said 5.96 acre tract, at 253.84 feet, (called 223 feet), the point and place of beginning and containing 0.719 acre of land, more or less.

[Handwritten signature]
B.F. H.

SIGNED this 24th day of April, 1991.

933 REC 635

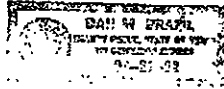
Accepted: David E. Hendricks
David E. Hendricks

Billy F. Holcombe
Billy F. Holcombe
Mary Holcombe
Mary Holcombe

(Acknowledgment)

STATE OF TEXAS
COUNTY OF ANGELINA

This instrument was acknowledged before me on the 24th day of April, 1991
by BILLY F. HOLCOMBE and wife, MARY HOLCOMBE



Dan M. Brazil
Notary Public, State of Texas
Notary's name (printed): DAN M. BRAZIL
Notary's commission expires: July 21, 1992

(Signature of Acknowledgment)

STATE OF TEXAS
COUNTY OF ANGELINA

This instrument was acknowledged before me on the 24th day of April, 1991
by David E. Hendricks

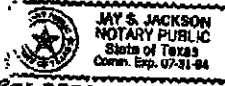
XX
XX



Jay S. Jackson
Notary Public, State of Texas
Notary's name (printed): JAY S. JACKSON
Notary's commission expires: July 31, 1994

AFTER RECORDING RETURN TO:

David E. Hendricks
P.O. Box 3721
Lufkin, Texas 75903-0721



PREPARED IN THE LAW OFFICE OF:

FILED

AT 9:10 O'CLOCK AM

APR 29 1991

PAULINE GRISHAM, Clerk, County Court
Angelina County, Texas

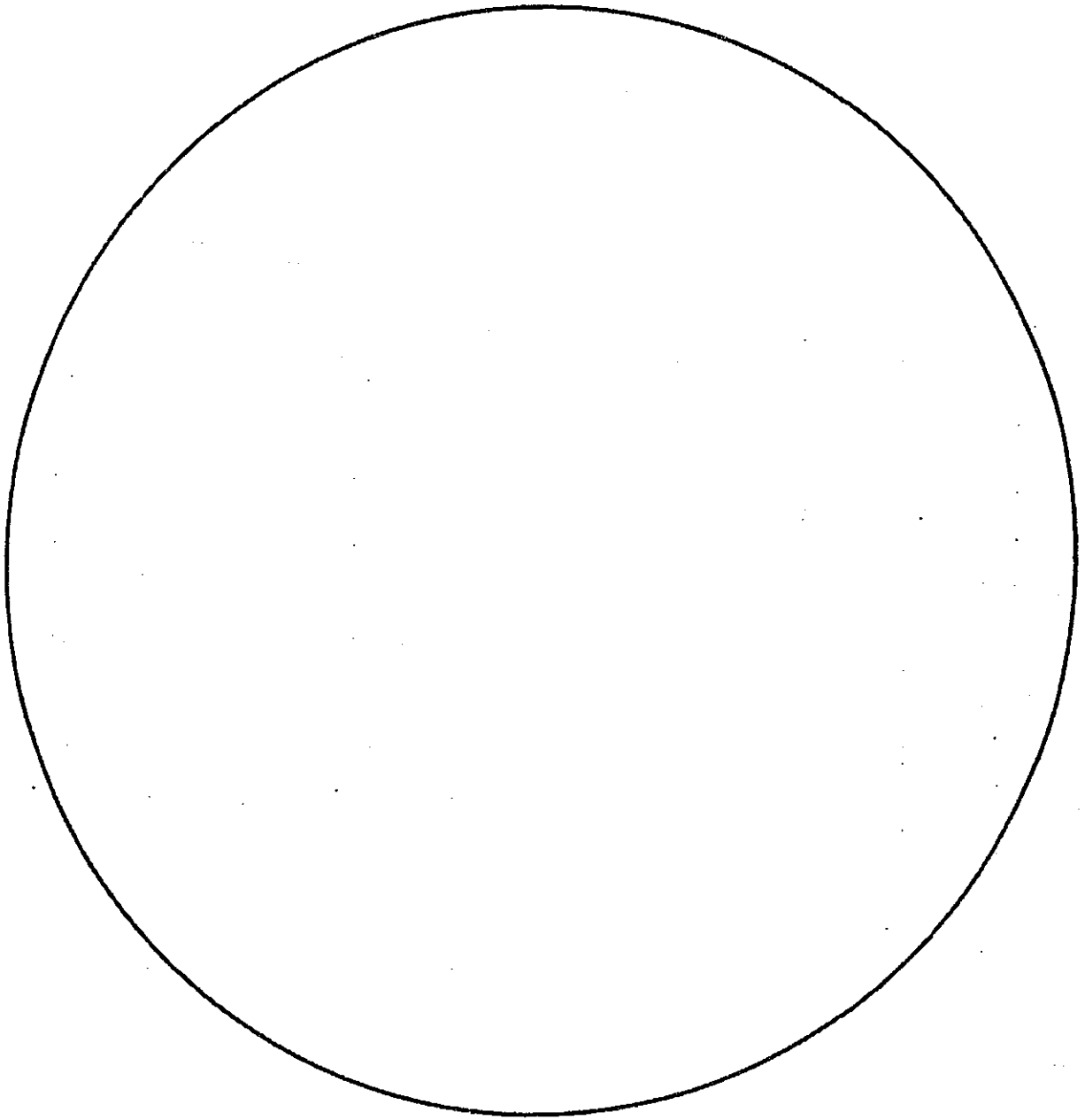
Mc

STATE OF TEXAS
COUNTY OF ANGELINA

I hereby certify that this instrument was FILED in
the Public Records on the date and at the time stamped
herein by me and was duly RECORDED in the Public
Records of the County of Angelina County, Texas on



APR 6 1991
Pauline Grisham
COUNTY CLERK
ANGELINA COUNTY, TEXAS



QUIT CLAIM DEED

THE STATE OF TEXAS }
COUNTY OF ANGELINA }

KNOW ALL MEN BY THESE PRESENTS;

THAT I, DARLA HALLMARK, of the County of Angelina, State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have QUITCLAIMED, and by these presents do QUITCLAIM unto DAVID E. HENDRICKS, whose address is Rt. 7, Box 5388; Lufkin, Angelina County, Texas, all of my right, title and interest in and to the following described real property in Angelina County, Texas, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ANY AND ALL PURPOSES AS THOUGH COPIED IN FULL HEREIN.

Together with the following personal property: that one certain mobile home described as :

Manufacturer: Champion Metamora Homes
Size: 24' X 44'
Year model: 1982
Serial Number: 43201 4246
Label/Decal Number: A Side: Texas 173538
B Side: Texas 173539

TO HAVE AND TO HOLD all of my right, title and interest in and to the above described property and premises unto the said Grantee, his heirs and assigns forever, so that neither myself nor my heirs, legal representatives or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Executed this the 26th day of August, 1992.

Darla Hallmark
DARLA HALLMARK
09927641 DA

THE STATE OF TEXAS }
COUNTY OF ANGELINA }

This instrument was acknowledged before me on the 26 day of August, 1992, by DARLA HALLMARK.

Jody Pearson
Notary Public, State of Texas

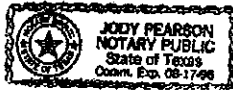


EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the A. VANILLA SURVEY, ABSTRACT NO. 49 and being a part or portion of that certain 5.96 acre tract of land described in a Deed from Wayne Palmer et ux to Billy F. Holcombe et ux, dated August 18, 1900 and recorded in Volume 507, page 640 of the Deed Records of Angelina County, Texas to which reference is hereby made for all purposes and the said part or portion being by site and bounds as follows, to-wit:

BEGINNING: at the most Eastern Northeast corner of the aforesaid referred to 5.96 acre tract, a 1" iron pipe found for corner on the West side of a oiled road;

THENCE S 24° 27' 10" W, with East boundary line of the said 5.96 acre tract, at 200.00 feet, a point for corner in the aforesaid oiled road;

THENCE N 66° 22' 51" W, at 20.00 feet, pass on line a 1/2" iron pin set for reference corner, at 186.38 feet, a 1/2" iron pin set for corner;

THENCE NORTH, at 100.00 feet, on all corner of the said 5.96 acre tract, a 1/2" iron pin set for corner;

THENCE N 88° 21' 16" E, with the most Eastern North Boundary line of the said 5.96 acre tract, at 253.84 feet, (called 225 feet), the point and place of beginning and containing 0.719 acre of land, more or less.

STATE OF TEXAS
COUNTY OF ANGELINA

I hereby certify that the foregoing was read in the Public Records on the date and at the place herein above given, and found to be correct. Attest: Myself, Clerk of the County of Angelina County, Texas.



JUN 28 1993

Pauline Grisham
COUNTY CLERK
ANGELINA COUNTY TEXAS

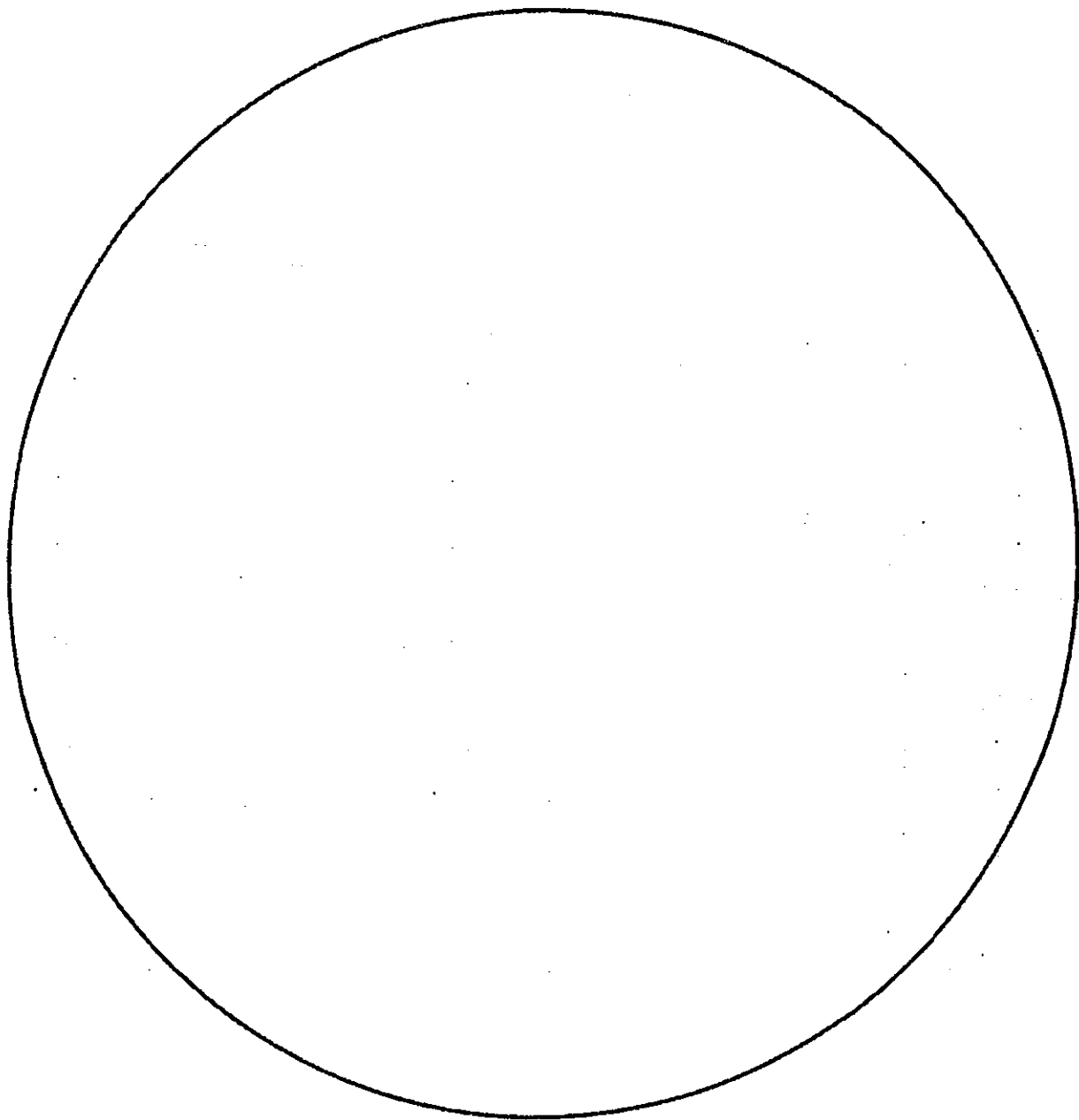
FILED

AT 12:50 O'CLOCK P.M.

JUN 22 1993

PAULINE GRISHAM, Clerk, County Court
Angelina County, Texas

By *ogc* Deputy



110791

NOTICE OF OPTION TO LEASE

This Notice of Option to Lease is made and entered this 15 day of OCTOBER, 1998, by and between DAVID HENDRICKS ("Optionor") and Meretel Communications Limited Partnership, through its general partner, Meretel Management Corporation, ("Optionee") and the heirs, legal representatives, successors and assigns of the respective parties.

WITNESSETH:

Optionor, for good and valuable consideration given by Optionee, the receipt and sufficiency of which is hereby acknowledged, granted Optionee the right and option to lease premises as needed to construct a tower and building to operate a wireless communications system ("Option") on Optionor's real property located in the County of ANGELINA, State of Texas, and more particularly described in Exhibit "A" attached hereto and made a part hereof ("Premises").

The initial term of the Option is six (6) months, commencing OCTOBER 15, 1998, with a further option granted to Optionee to renew the Option for one (1) additional six (6) month term.

IT IS UNDERSTOOD AND AGREED that this is a Notice of Option to Lease executed for the purposes of recordation among land records in the County of ANGELINA, State of Texas, and that certain Option granted by Optionor and effective as of the 15 day of OCTOBER, 1998 specifically sets out all of the terms, covenants and conditions of the Option to lease the Premises described herein, and all the terms and conditions contained in said Option are incorporated herein just as fully and completely as if expressly set forth herein.

IN WITNESS WHEREOF, the Optionor and Optionee execute this Notice of Option to Lease on this the 15 day of OCTOBER, 1998.

WITNESSES:

OPTIONOR:
[Signature]
By: David Hendricks
Title: _____

WITNESSES:
[Signature] - TRACY DAVIS
[Signature]
CAROL DUPLOCHAU

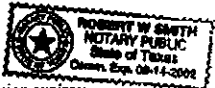
OPTIONEE:
Meretel Communications Limited Partnership, through its general partner, Meretel Management Corporation
By: *[Signature]*
Name: Thomas G. Henning
Title: Secretary

LWR 1196 INL 782

STATE OF TEXAS

COUNTY OF Angline

Personally came and appeared before me, the undersigned notary public, on this 15 day of Oct, 1998, within my jurisdiction, the within named, DAVID HENDRICKS, who acknowledged that he/she is the OWNER of Said TRACT, and as its act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said OWNER so to do.



Robert W. Smith
NOTARY PUBLIC

My Commission expires: _____

STATE OF LOUISIANA

PARISH OF CALCASIEU

Personally came and appeared before me, the undersigned notary public, on this 16th day of November, 1998, within my jurisdiction, the within named, Thomas G. Henning, who acknowledged that he is the Secretary of Meretel Management Corporation, general partner of Meretel Communications Limited Partnership, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said partnership so to do.

Joy K. Meyer
NOTARY PUBLIC
Joy K. Meyer

My Commission expires: at death

EXHIBIT A

Vol. 1196 Page 793

Final lease description including all right of ways and easements to be determined by actual ground survey, mutual agreement of both parties and included in the Lease Agreement.

An Approximately 60 foot X 60 foot tract of land out of 0.719 acres of land, more or less, in the Amstacio Barala Survey; A-49 Angelina County, Texas, and being designated as Tax Tract Number 110.1 and by Tax designation Number R22524. Vol. 922, Page 318

FILED FOR RECORD
AT 1:41 O'CLOCK P.M.
ON THE 30th DAY OF MAR.
A.D. 1999

STATE OF TEXAS
COUNTY OF ANGELINA
I hereby certify that this instrument was filed on
the date and at the time and place herein by me
and was duly recorded in the Public and
Page of the Public Records of
Angelina County, Texas.

J. Ann Shelton
COUNTY CLERK
BY *J.H.* DEPUTY



J. Ann Shelton
COUNTY CLERK
ANGELINA COUNTY, TEXAS