

COMMERCIAL LAND

14 ACRES

"ML" LIGHT MANUFACTURING



\$3.00

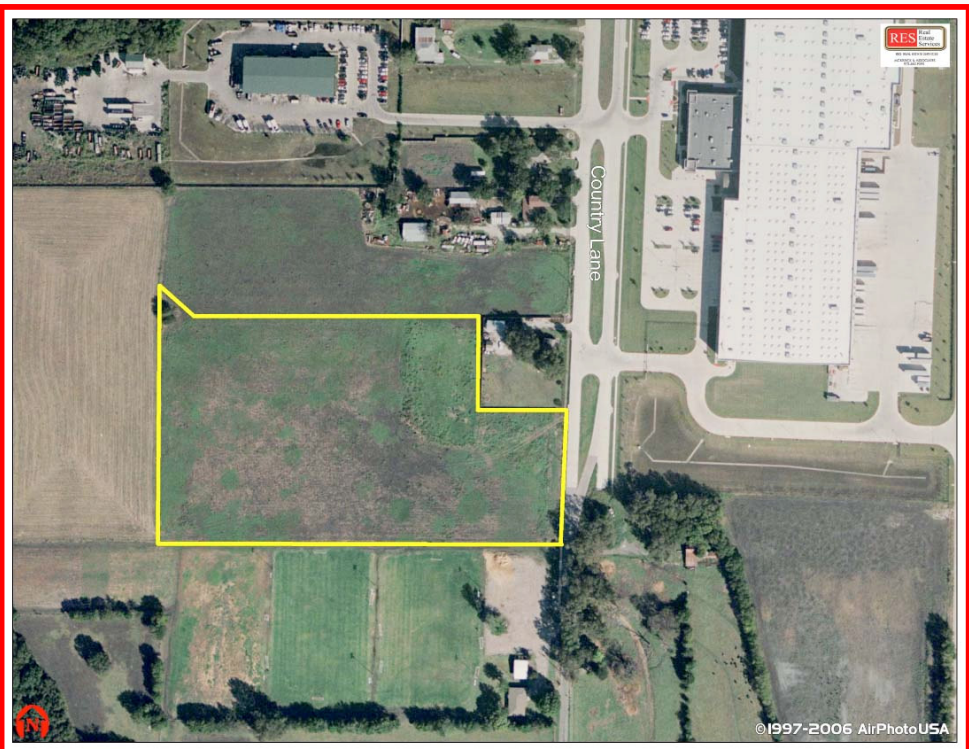
Per square foot

Country Lane / Airport Road

Access to Hwy 5, Hwy 75 &
Hwy 380

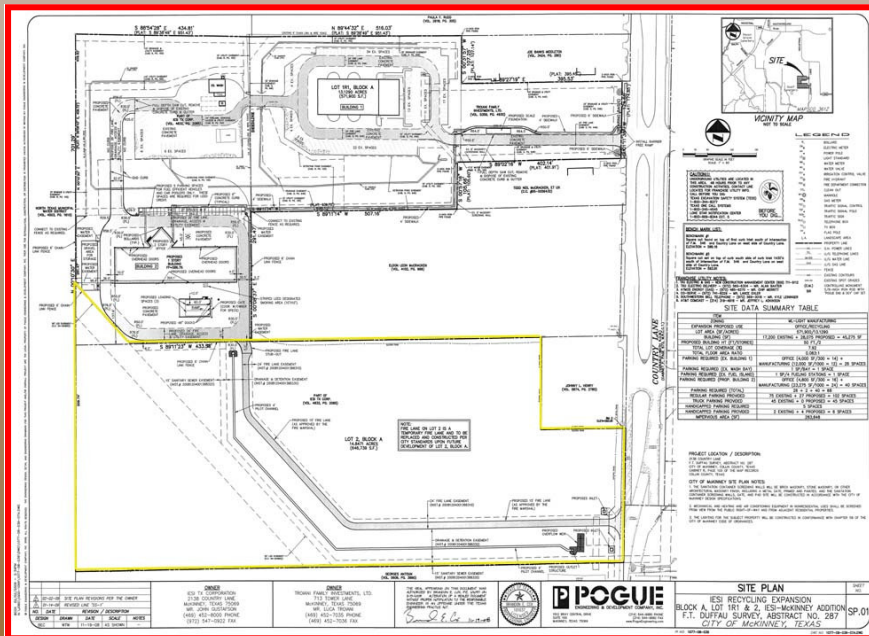
McKinney, TX

From Hwy 75 (North Central
Exwy) take Eldorado Pkwy
east. Eldorado becomes Indus-
trial. Make a right on FM 546
and a right on Country Lane.
Property is on the right.

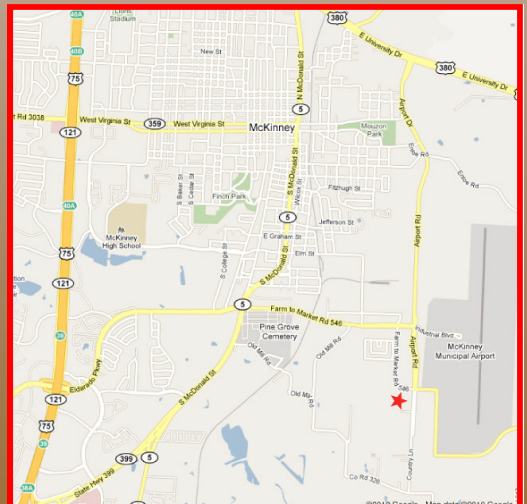


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~BUYER MUST PROVIDE SELLER ACCESS THRU SITE TO COUNTRY~



CONTACT:
Charles B. McKissick
972-562-9090 ext 304
214-533-5146
cmckissick@resmckinney.com
www.resmckinney.com

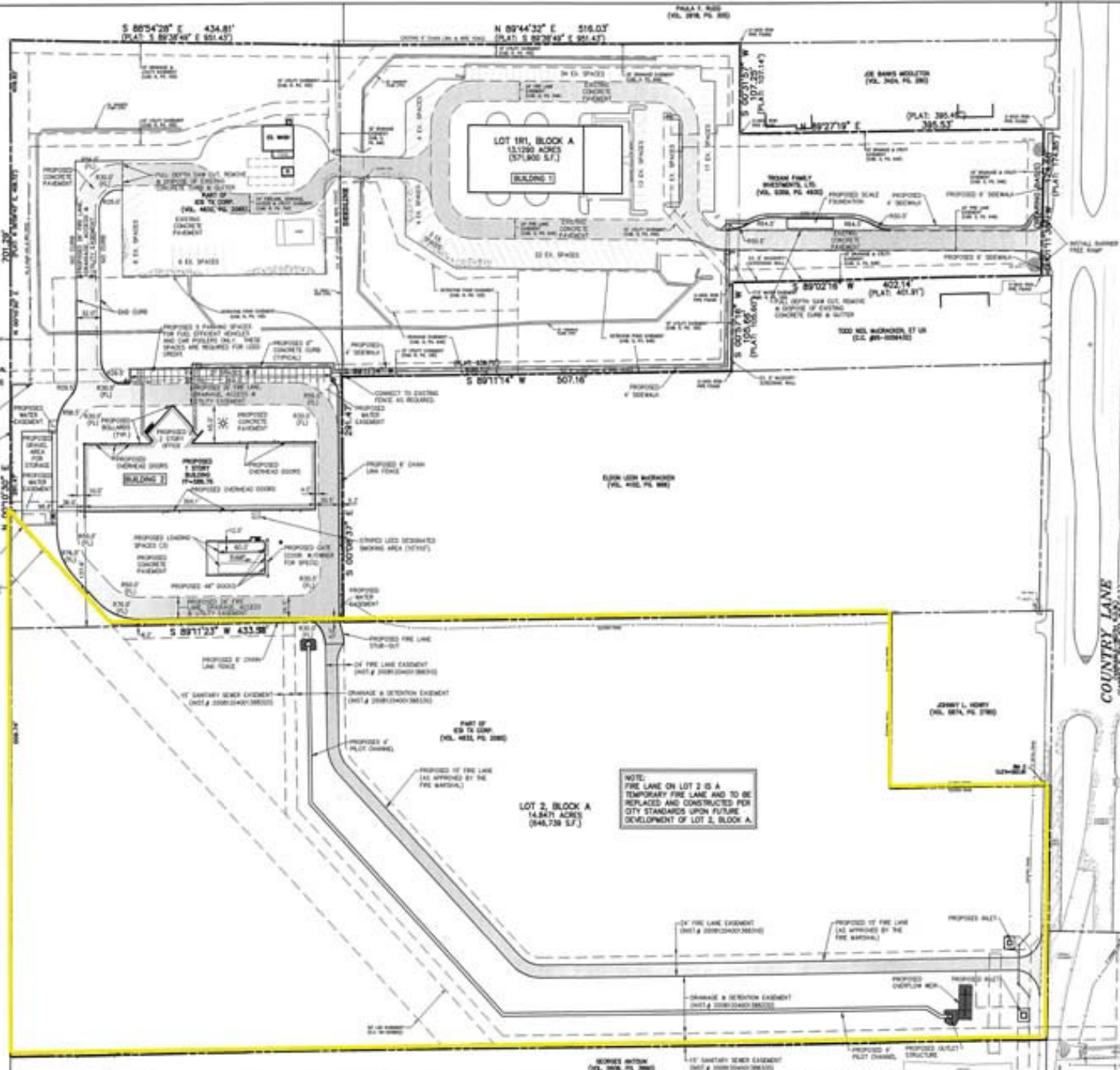


LAND~COMMERCIAL~INVESTMENT PROPERTIES~FARMS & RANCHES

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES- Real Estate Services.
Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

Country Lane





CAUTION:
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT THE UTILITY LOCATOR FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-244-8277
TEXAS ONE CALL SYSTEM 1-800-244-8848
LINE ITEM INFORMATION CENTER 1-800-888-6344 EXT. 5

BENCH MARK LIST:
BENCHMARK #1
Square set on top of old well that south of intersection of F.M. 340 and County Line on west side of County Line. ELEVATION = 106.18.
BENCHMARK #2
Square set on top of well south side of north that 100' S. south of intersection of F.M. 340 and County Line on west side of County Line. ELEVATION = 106.01.

FRANCHISE UTILITY NOTES:
1. THE UTILITY LOCATOR IS A FRANCHISE UTILITY LOCATOR CENTER (FUTC) 101-101-101.
2. THE UTILITY LOCATOR - (972) 999-4334 - MR. ALAN BAXTER
3. THE UTILITY LOCATOR - (972) 999-4334 - MR. JIMMY HENRY
4. CO-OP - (972) 999-4334 - MR. LANCE BULLER
5. SOUTHERN BELL TELEPHONE - (972) 999-4334 - MR. KYLE LEMMON
6. FIRST CONTACT - (972) 999-4334 - MR. JIMMY L. ANDERSON

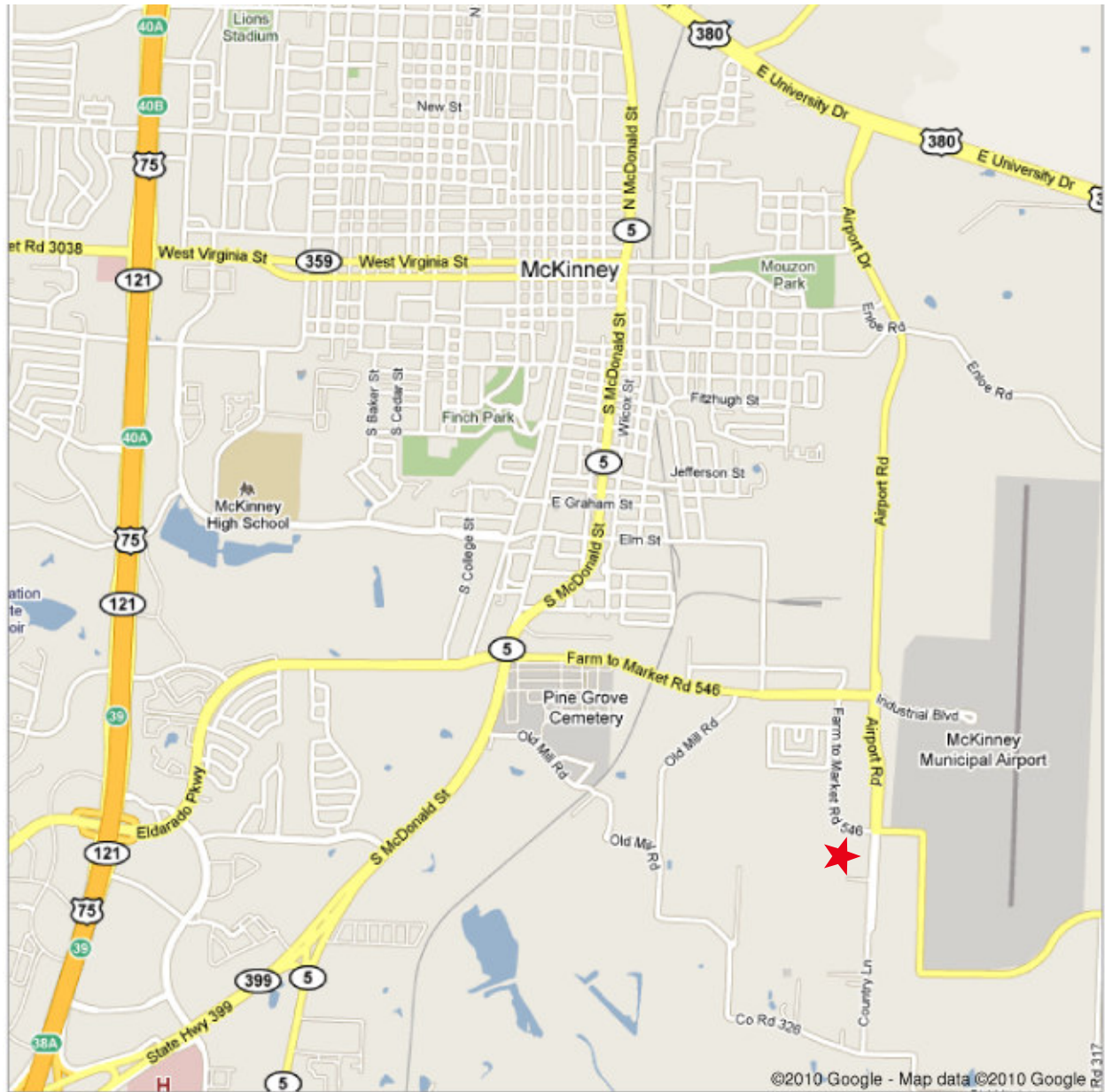
SITE DATA SUMMARY TABLE	
ITEM	QUANTITY
EXPANSION PROPOSED USE	OFFICE/RECYCLING
LOT AREA (SQ. ACRES)	37.9720/33.1290
PROPOSED BUILDING FT. (FT.)/CIRCUMFERENCE	17,200 EXISTING = 26,875 PROPOSED = 45,275 SF
TOTAL LOT COVERAGE (%)	50.00/50.00
TOTAL FLOOR AREA RATIO	0.063/0.1
PARKING REQUIRED (EX. BUILDING 1)	OFFICE (4,000 SF/300 = 14) + MANUFACTURING (12,000 SF/300 = 40) = 54 SPACES
PARKING REQUIRED (EX. BUILDING 2)	1 SP/4 FUEL STATIONS = 1 SPACE
PARKING REQUIRED (PROP. BUILDING 3)	OFFICE (4,000 SF/300 = 14) + MANUFACTURING (12,000 SF/300 = 40) = 54 SPACES
PARKING REQUIRED (TOTAL)	58 EXISTING + 27 PROPOSED = 85 SPACES
REGULAR PARKING PROVIDED	35 EXISTING + 0 PROPOSED = 35 SPACES
TRUCK PARKING PROVIDED	45 EXISTING + 0 PROPOSED = 45 SPACES
MANUFACTURING PARKING PROVIDED	5 SPACES
MANUFACTURING PARKING PROVIDED	2 EXISTING + 0 PROPOSED = 2 SPACES
INTERIUS AREA (SQ. FT.)	38,448

PROJECT LOCATION / DESCRIPTION:
2138 COUNTRY LANE
F.T. DUFFAU SURVEY, ABSTRACT NO. 287
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
CORNER & PLAT: 2138 OF THE MAP RECORDED COLLIN COUNTY, TEXAS

CITY OF MCKINNEY SITE PLAN NOTES:
1. THE SANITATION CONTAINER STATIONS SHALL BE 10' HIGH, 10' WIDE, 10' DEEP, OR OTHER ARCHITECTURAL, MATERIALS, FINISH, INCLUDING A 10' HIGH, 10' WIDE, 10' DEEP, AND THE SANITATION CONTAINER STATIONS SHALL, DATE, AND FIVE (5) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN MANUFACTURING USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LANDING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

OWNER IESI TX CORPORATION 2138 COUNTRY LANE MCKINNEY, TEXAS 75069 MR. JOHN DUSTARSON (469) 452-7035 PHONE (972) 547-0922 FAX		OWNER TROIANI FAMILY INVESTMENTS, LTD. 713 TOWER LANE MCKINNEY, TEXAS 75069 MR. LUCA TROIANI (469) 452-7035 PHONE (469) 452-7036 FAX		THE SEAL AFFIXED TO THIS DOCUMENT WAS AFFIXED BY ME OR BY A PERSON I HAVE AUTHORIZED TO AFFIX THE SAME. I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. I HAVE REVIEWED THE PROJECT AND I HAVE FOUND THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.				POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 102 WEST CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 CITY: 972-544-6666 FAX: 972-544-6667 www.pogueengineering.com		SITE PLAN IESI RECYCLING EXPANSION BLOCK A, LOT 1B1 & 2, IESI-MCKINNEY ADDITION F.T. DUFFAU SURVEY, ABSTRACT NO. 287 CITY OF MCKINNEY, TEXAS		SHEET NO. SP.01
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NO.	DATE	REVISION / DESCRIPTION
1	07-10-08	SITE PLAN REVISIONS PER THE OWNER
2	07-14-08	REVISED LINE 10-1
3	07-14-08	REVISED LINE 10-1
4	07-14-08	REVISED LINE 10-1
5	07-14-08	REVISED LINE 10-1
6	07-14-08	REVISED LINE 10-1
7	07-14-08	REVISED LINE 10-1
8	07-14-08	REVISED LINE 10-1
9	07-14-08	REVISED LINE 10-1
10	07-14-08	REVISED LINE 10-1



RES Real Estate Services
NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

RES-Real Estate Services

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78771-2188 or call 512-465-3960.

1996 NTCAR form 15 (1/96)

Single page

RES Real Estate Services 1434 N. Central Expwy. #103 Mc Kinney, TX 75070

Phone: (972) 562 - 9090

Fax:

Charles McKissick

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