DELAWARE COUNTY IOWA
FILED
2000 AP -6 AM 10: 28
BOOK 2000 PAGE 1077
DEBORAH L. FEYTON
DELAWARE CO. RECORDER
$10.00

Prepared By: Brenda S. Grubb, Iowa Wireless 11358 Aurora Ave. Urbandale, IA 50322

Memorandum of Lease

To the Site Lease with Option dated the 17th day of December, 1998, between CEDAR VALLEY MOTORSPORTS PARK, LTD. as Landlord, and Iowa Wireless Services, LP., as Tenant.

After recording, please return to:

Iowa Wireless Services, LP.
Attn.: Jeff B. Patten
11358 Aurora Avenue
Urbandale, Iowa 50322
Phone: 515-258-7507
Fax: 515-258-7100

Prepared by: Brenda GRUBBS

Site Identification: IA0077A

Market: Phase II

Memorandum of Lease Between CEDAR VALLEY MOTORSPORTS PARK, LTD. ("Landlord") and Iowa Wireless Services, LP. ("Tenant")

A Site Lease with Option between CEDAR VALLEY MOTORSPORTS PARK, LTD. ("Landlord") and Iowa Wireless Services, LP. ("Tenant") was made regarding the following premises:

See attached Exhibit A

The date of execution of the Site Lease with Option was the 17th day of December, 1998. Subject Lease is for a term of five (5) years and will commence on the 1st day of March, 2000, ("Commencement Date") and shall terminate at midnight on the last day of the month in which the 5th anniversary of the Commencement Date shall have occurred. Tenant shall have the right to extend this Lease for five additional five-year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum this 17th day of December, 1998.

LANDLORD: Cedar Valley Motorsports Park, Ltd., an Iowa Corporation

By: _____
Reid E. Kuhlman

Its: President

TENANT: Iowa Wireless Services, LP
by INS Wireless, Inc., as General Partner

By: _____
Michael S. Haskins

Its: Vice-President of Operations

ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 17th day of December, 1998, before me, a Notary Public personally appeared Reid E. Kuhlman, to me personally known, who being by me duly sworn, did say that he is the President of the Cedar Valley Motorsports Park, Ltd. an Iowa corportion, and authorized by the corporation to execute the foregoing instrument, by the authority of its Board of Directors; and he acknowledged the execution to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the
State of Iowa
My commission expires: 12/16/00

BRENDA S. GRUBB
MY COMMISSION EXPIRES
December 16, 2000

ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this 22nd day of December, 1998, before me personally appeared Michael S. Haskins, to me personally known, who being by me duly sworn, did say that he is the Vice-President of Operations, of INS WIRELESS, INC., the General Partner of IOWA WIRELESS SERVICES, LP, a Delaware limited partnership, executing the foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation as General Partner of IOWA WIRELESS SERVICES, LP, a Delaware limited partnership, by authority of the Corporation's Board of Directors; and that as such officer acknowledged execution of the instrument to be the voluntary act and deed of the corporation and limited partnership by it and by them voluntarily executed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC in and for the
State of Iowa
My commission expires:

JEFF B. PATTEN
MY COMMISSION EXPIRES
September 2, 2001

Legal Description

To the Memorandum of Lease dated the 1st day of March, between Cedar Valley Motorsports Park, Ltd. as Landlord, and Iowa Wireless Services, LP., as Tenant.

The Property is legally described as follows:

DESCRIPTION OF LEASE AREA

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SECTION 2, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH P.M.;

THENCE SOUTH 02° 35' 27" EAST 961.25 FEET ALONG THE EAST LINE OF THE SAID NORTHEAST ONE QUARTER OF SECTION 2;

THENCE SOUTH 87° 24' 33" WEST 1,387.64 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 37° 41' 33" EAST 75.00 FEET;

THENCE SOUTH 52° 18' 27" WEST 75.00 FEET;

THENCE NORTH 37° 41' 33" WEST 75.00 FEET;

THENCE NORTH 52° 18' 27" EAST 75.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5,625 SQUARE FEET MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION, ALL BEARINGS ARE BASED ON TRUE NORTH.)

SITE SURVEY

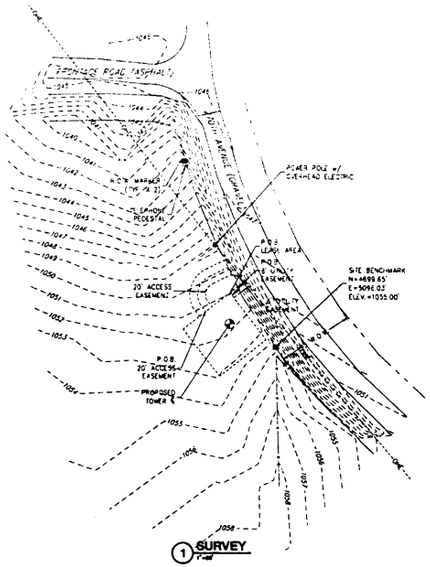
SURVEYED FOR IOWA WIRELESS SERVICES, LP

PROPERTY OF: CEDAR VALLEY MOTORSPORTS PARK

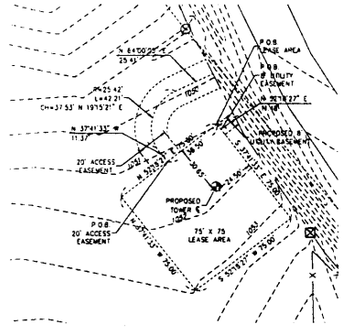
GEOGRAPHIC COORDINATES OF PROPOSED TOWER
LATITUDE 42° 26' 08" (NAD 83)
LONGITUDE 91° 16' 22" (NAD 83)
ELEVATION 1051.7 FT. MSL (NGVD 29)

LEGEND

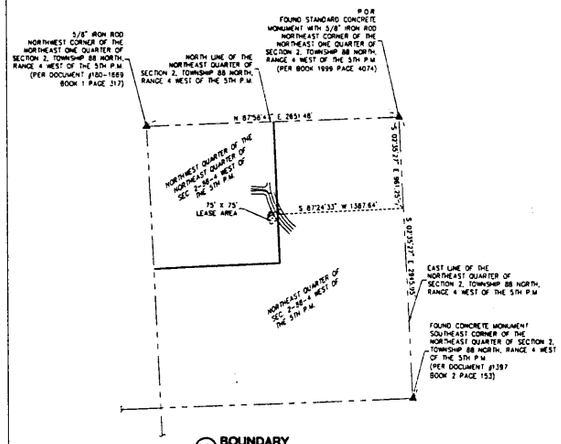
- TELEPHONE PEDESTAL
- POWER POLE
- FOUND IRON ROD/PIPE
- SET IRON ROD
- R.O.W. MARKER
- TOWER CENTERLINE
- UGE — UNDERGROUND UTILITY LINES
- OHE — OVERHEAD UTILITY LINES
- 69 — CONTOURS
- ( ) RECORD DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE



1 SURVEY

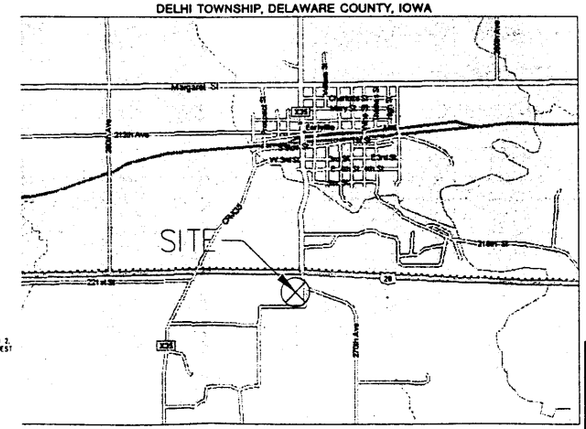


2 LEASE PARCEL

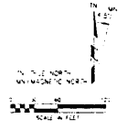


4 BOUNDARY

DELHI TOWNSHIP, DELAWARE COUNTY, IOWA



3 VICINITY MAP
NOT TO SCALE



SITE BENCHMARK

R.O.W. MARKER ON WEST SIDE OF 270TH AVENUE
ELEV.=1055.0

UTILITY NOTE:

THE LOCATIONS OF UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING

GENERAL NOTES

1. PARCEL IS WITHIN THE DELAWARE COUNTY JURISDICTION
2. SETBACKS: FRONT = N/A; SIDE = N/A; REAR = N/A.
3. THIS PARCEL IS NOT LOCATED WITHIN A HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 190863 0004 A DATED JULY 22, 1980.
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE COMMITMENT. REFER TO CURRENT TITLE COMMITMENT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER RESTRICTIONS NOT SHOWN HEREON.

FIELDBOOK: 398

LICENSED PROFESSIONAL ENGINEER — MYRON K. SCHUBE 8807 — IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE _____
NAME MYRON K. SCHUBE, L.S.
DATE _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000
PAGES OR SHEETS COVERED BY THIS SEAL _____

IOWA WIRELESS

IOWA WIRELESS
11368 AURORA AVENUE
URBANDALE, IOWA
50322

PHONE : (515) 258-7506
FAX : (515) 258-7100

TRI-STATE RACEWAY

DATE: FEBRUARY 2, 2000

REVISIONS	
NO.	DATE
1	
2	
3	
4	
5	
6	

SHIVE·HATTERY
Cedar Rapids, IA · Iowa City, IA · Des Moines, IA
Moline, IL · Bloomington, IL · Park Ridge, IL

Shive Hattery, Inc.
1830 9th Avenue
Moline, Illinois 61265

Phone-(309) 764-7660
Fax-(309) 764-8618

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SHIVE-HATTERY PROJECT NUMBER

399745-0

SITE TYPE

GROUND BUILD
SELF-SUPPORT

SITE NUMBER

IA0077 A

SITE ADDRESS

270TH AVENUE
EARLVILLE, IA 52041

SHEET TITLE

SITE SURVEY

SHEET NUMBER

L-1