Western Co.

DELAWARE COUNTY IOWA
FILED ✓
2001 AU 14 PM 1:34
BOOK 2001 PAGE 2941
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
21.00

PREPARED BY &
Direct inquiries to: Site Acquisition Consultants, LP; Attn: John Drawer (847) 991-2100 ext. 234 655 FIRST BANK DRIVE
Space above line reserved for recording PALATINE, IL 60067

MEMORANDUM OF AGREEMENT

CLERK: Please return this document to:
Site Acquisition Consultants, L. P.
655 First Bank Drive
Palatine, IL 60067
Attn: John Drawer

This Memorandum of Agreement is entered into on this 20th day of July, 2001, by **Charles L. Ankrom and Carol Ann Ankrom, husband and wife, as tenants in common,** (hereinafter referred to as "Lessor") and **Site Acquisition Consultants, L. P., a Nevada Limited Partnership**, with an office at 655 First Bank Drive, Palatine, Illinois 60067 (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Premises Ground Lease Agreement ("Agreement") on the 20th day of July, 2001, for the purpose of installing, operating and maintaining a radio communications facility and other improvements. All of the foregoing is set forth in the Agreement.

2. The term of the Agreement is for Five (5) years commencing not later than six (6) months from full execution of this Agreement or the start of construction, whichever first occurs ("Commencement Date"), and terminating on the fifth (5th) anniversary of the Commencement Date with Five (5) successive Five (5) year options to renew.

3. The Property which is the subject of the Agreement is described in Exhibit A of the Agreement. The portion of the Property being leased to Lessee (the "Premises") is described in Exhibit B of the Agreement.

4. Lessor grants to Lessee, if required by Lessee, easements across the Property for access to install, repair and maintain guy wires, guy anchors and guy enclosures ("Azimuth Easements"). Such Azimuth Easements shall encompass that area of the Property, the width and length of which shall be sufficient for the construction of Lessee Facilities, as more fully described in Exhibit B annexed hereto. Lessor acknowledges that the right of access to the Azimuth Easements shall include the right by Lessee to clear any underbrush or vegetation adjacent to the Azimuth Easements which may block access to the Azimuth Easements.

5. The Azimuth Easements granted herein shall run with the Property and be appurtenant to and for the benefit of the Premises and shall be coterminous with the Agreement. Lessor shall not use nor permit its employees, agents, successors, assigns, or future Lessees to use the Property in any manner which interferes with Lessee's use of the Azimuth Easements. The benefits and obligations of the Azimuth Easements shall be covenants running with the Property and shall inure to and be binding upon the successors, assigns and heirs of the parties.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the 20th day of July, 2001.

Site I.D.#: SAC 3328-A

LESSOR:

Charles L. Ankrom and Carol Ann Ankrom, husband and wife, as tenants in common

By: Charles L. Ankrom
Name: **Charles L. Ankrom**
Title: Owner
Date 7/3/01

By: Carol Ann Ankrom
Name: **Carol Ann Ankrom**
Title: Owner
Date 7-3-01

LESSEE:

Site Acquisition Consultants, L. P., a Nevada Limited Partnership

By:
Name: JONATHAN McKINLEY
Title: General Partner
Date: 07.20.01

LESSOR NOTARY BLOCK:

STATE OF Iowa

COUNTY OF Delaware

On the 3 day of July, 2001, personally appeared before me **Charles L. Ankrom and Carol Ann Ankrom**, the signor(s) of the foregoing instrument, who duly acknowledged to me that he/she executed the same.

AFFIX NOTARY SEAL

My Commission Expires: 5-12-2003

Craig Starr
Official Notary Signature
Notary Public – State of Iowa

LESSEE NOTARY BLOCK:

STATE OF IL

COUNTY OF Cook

On the 20 day of July, 2001, personally appeared before me, the of Jonathan McKinley, the signor(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

AFFIX NOTARY SEAL

"OFFICIAL SEAL"
KATHRYN E. MAXWELL
NOTARY PUBLIC STATE OF ILLINOIS
COMMISSION EXPIRES 10/19/04

My Commission Expires:

Official Notary Signature
Notary Public – State of IL

Site I.D.#: SAC 3328-A

GENERAL NOTES:

1) THE SITE IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA PER FHB MAP COMMUNITY-PANEL NO. 190863-0003-A, WITH AN EFFECTIVE DATE OF 06/22/80.

2) LEFT BLANK INTENTIONNALLY.

3) THIS SURVEY IS FOR LEASE PURPOSES. IT SHOULD NOT BE USED FOR BOUNDARY RETRACEMENT OF THE SERVIENT TENEMENT OR ADJACENT PARCELS .

4) THIS SURVEY WAS PREPARED FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE CLIENT' S SCOPE OF WORK REQUIREMENTS. ABACI CONSULTING ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THIS DRAWING (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID SCOPE OF WORK REQUIREMENTS.

5) REFERENCE ARCHITECTURAL SITE PLAN (USU. A-1 SHEET) FOR TOWER ORIENTATION DETAILS.



PROPRIETOR'S LEGAL DESCRIPTION (SERVIENT TENEMENT)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5; AND THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 5; THE SOUTH-EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, EXCEPT THAT PORTION OF THE THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST 300.0 FEET, ALONG THE LINE FENCE; THENCE SOUTH 160.0 FEET; THENCE EAST 300.0 FEET, TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG SAID EAST LINE 160.00 FEET, TO THE POINT OF BEGINNING; ALL IN T88N, R6W OF THE 5TH P.M., DELAWARE COUNTY, IOWA.

LEGAL DESCRIPTION OF PROPOSED LEASE PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, T88N, R6W OF THE 5TH P.M., DELAWARE COUNTY, IOWA; THENCE NORTH 00°00' 00" EAST, 156.69 FEET; THENCE NORTH 90°00' 00" WEST, 300.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°00' 00" WEST, 28.87 FEET, TO JUNCTION POINT "B"; THENCE CONTINUING SOUTH 00°00' 00" WEST, 21.13 FEET; THENCE NORTH 90°00' 00" WEST, 100.00 FEET; THENCE NORTH 00°00' 00" EAST, 21.13 FEET, TO JUNCTION POINT "C", THENCE CONTINUING NORTH 00°00' 00" EAST, 78.87 FEET; THENCE NORTH 90°00' 00" EAST, 50.00 FEET, TO JUNCTION POINT "D"; THENCE CONTINUING NORTH 90°00' 00" EAST, 50.00 FEET; THENCE SOUTH 00°00' 00" WEST, 50.00 FEET, TO THE POINT OF BEGINNING CONTAINING 10,000 SQUARE FEET (0.23 AC.) MORE OR LESS

LEGAL DESCRIPTION OF ACCESS & UTILITY EASEMENT

THE CENTERLINE OF A 30 FOOT WIDE EASEMENT FOR ACCESS AND UTILITY SERVICE TO THE PROPOSED LEASE AREA IS DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, T88N, R6W OF THE 5TH P.M., DELAWARE COUNTY, IOWA; THENCE NORTH 00°00' 00" EAST, 156.69 FEET; THENCE NORTH 90°00' 00" WEST, 50.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00' 00" WEST, 215.00 FEET, TO JUNCTION POINT "A"; THENCE CONTINUING NORTH 90°00' 00" WEST, 35.00 FEET, TO THE TERMINUS, WHICH IS THE EAST LINE OF THE PROPOSED LEASE AREA.
AND
BEGINNING AT JUNCTION POINT "A"; THENCE NORTH 00°00' 00" EAST, 35.00 FEET

LEGAL DESCRIPTION OF GUY EASEMENTS

THE CENTERLINES OF THREE 30 FOOT WIDE EASEMENTS FOR GUY WIRE ANCHORS ARE DESCRIBED AS:
BEGINNING AT JUNCTION POINT "B"; THENCE SOUTH 60°00' 00" EAST, 187.26 FEET, TO THE TERMINUS
AND
BEGINNING AT JUNCTION POINT "C"; THENCE SOUTH 60°00' 00" WEST, 187.26 FEET, TO THE TERMINUS
AND
BEGINNING AT JUNCTION POINT "D"; THENCE NORTH 00°00' 00" WEST, 195.00 FEET, TO THE TERMINUS

Survey Performed By:
Abaci Consulting
200 South Main Street
Grimes, IA 50111 Ph. (515)986-5048 FAX. (515)986-0588

Date of Field Work: 02/21/01

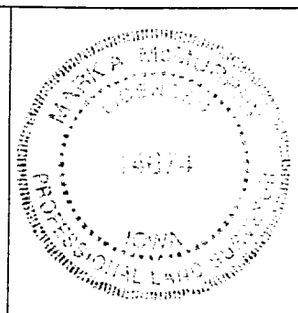
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Mark A. McMurphy 7-2-01

MARK A. MCMURPHY, IOWA LIC. NO. 14674 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31,2002.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) _____



AMERICAN TOWER CORPORATION
1101 PERIMETER DRIVE
SUITE 225
SCHAUMBURG
ILLINOIS, 60173
PHONE: (847) 910-0016

SITE ACQUITITION CONSULTANTS
655 FIRST BANK DRIVE
PALATINE
ILLINOIS, 60067
PHONE: (847) 991-2100

PROJECT NO: 3328-A

DRAWN BY: JH & JL

CHECKED BY: MM

7.06.01	Surveyor' s Notes
5.15.01	Legals
3.01.01	Preliminary #2
2.28.01	Preliminary #1

3328-A

GUYED TOWER

ANKROM

110th AVE.
APPROX. .3 MILES
SOUTH OF HWY 20
MASONVILLE, IA
50654

SHEET TITLE
LEASE SURVEY

SHEET NUMBER
L-1

ABACI DWG. NO.
X100147

ting
Ph.: (515)-986-5048
Fax: (515)-986-0588

MASONVILLE

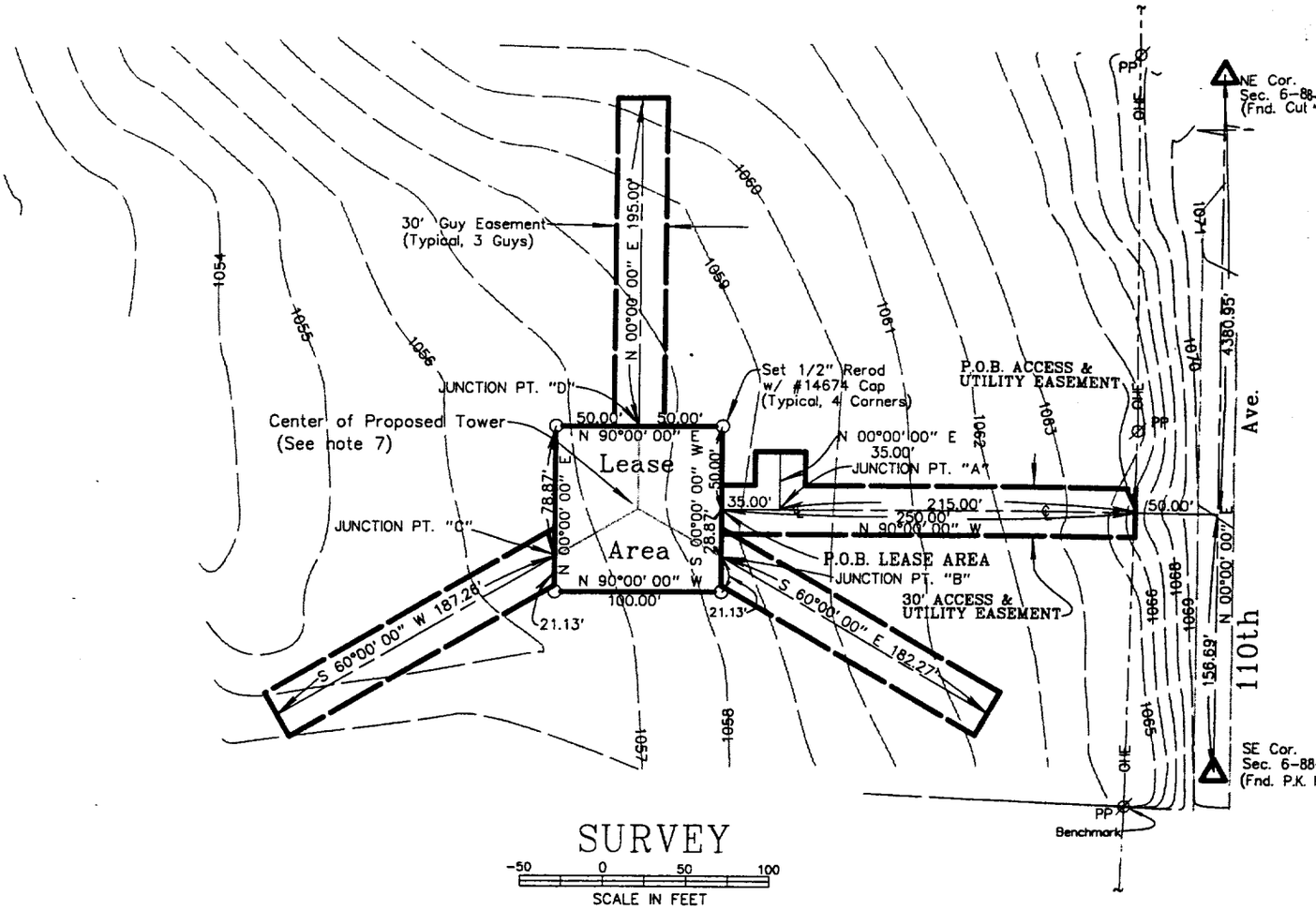
SITE SURVEY

SURVEYED FOR SAC

PROPRIETOR(S): Charles Ankrom
Carol Ankrom

GEOGRAPHIC COORDINATES OF PROPOSED TOWER
LATITUDE: N 42°27' 26.2" (NAD '83)
LONGITUDE: W 91°34' 49.74" (NAD '83)
ELEVATION: 1058 FEET (NAVD '88)

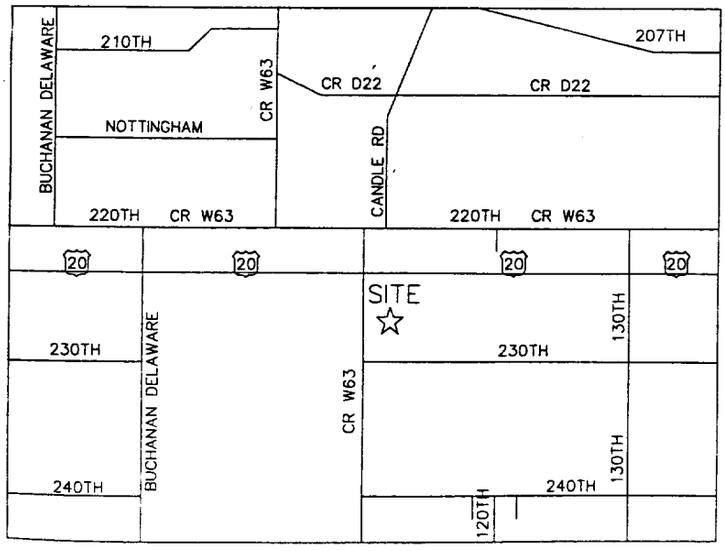
SITE BENCHMARK: SPIKE IN PP APROX.
350' SE of Tower
Elevation = 1065.29



SURVEY

-50 0 50 100

SCALE IN FEET



SURVEYOR'S NOTES:

1) THE RIGHT-OF-WAY EASEMENT TO CENTRAL IOWA POWER COOPERATIVE FIL
27, 1955 AT BOOK I, PAGE 265 DOES NOT EFFECT THE LEASEHOLD, GUY EA
ACCESS AND UTILITY EASEMENTS.
2) THE EASEMENT TO CENTRAL IOWA POWER COOPERATIVE FILED JANUARY 19
BOOK I, PAGE 309 DOES NOT EFFECT THE LEASEHOLD, GUY EASEMENTS OR A
AND UTILITY EASEMENTS.
3) THE EASEMENT FOR PUBLIC HIGHWAY TO DELAWARE COUNTY RECORDED
FEBRUARY 3, 1964 AT BOOK 83, PAGE 449 PROVIDES RIGHT-OF-WAY FOR 11
WHICH SERVES THE LEASEHOLD, GUY EASEMENTS, AND ACCESS AND UTILITY
EASEMENTS BUT DOES NOT ENCUMBER SAID LEASEHOLD AND EASEMENTS.

UTILITIES INFORMATION

UTILITIES SHOWN FOR REFERENCE ONLY.
IOWA LAW REQUIRES AT LEAST 48 HOU
ADVANCE NOTICE BEFORE EXCAVATION
BEGINS. NOTIFY IOWA ONE-CALL SERVICE
PHONE 1-800-292-8989

200 S. Main Street
Grimes, IA 50111

Abaci Consult