Book 2006 Page 2170
Document 2006 2170 Type 07 001 Pages 5
Date 6/19/2006 Time 9:06:25AM
Rec Amt $27.00

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

EMV. Return to and
(X) *THIS INSTRUMENT PREPARED BY: STEPHEN C. NELSON*
Moyer & Bergman, PLC, 2720 1st Ave. NE, PO Box 1943, Cedar Rapids, IA 52406-1943, (319) 366-7331

Legal description located on page 3.

AMENDED AND CORRECTED GROUND LEASE

THIS AGREEMENT is made February 28, 2006 between Wall Leasing, LLC, an Iowa limited liability company ("Landlord") and Hunter Properties, LLC, an Iowa limited liability company ("Tenant").

RECITALS

A. Landlord and Tenant entered into a Ground Lease dated January 18, 2006 and recorded January 30, 2006 in Book 2006, Page 325 in the records of the Delaware County, Iowa Recorder (the "Ground Lease").

B. The land covered by the Ground Lease was set forth on an attached Exhibit A and legally described on the Plat of Survey marked Exhibit B.

C. The parties desire to correct the legal description of the Land and to attach to this Amendment a Plat of Lease Description.

NOW, in consideration of the mutual promises contained in this agreement, it is agreed that the Ground Lease is amended by deleting Exhibit A and Exhibit B which represented the Land and substituting in lieu thereof the attached Exhibit C. Wherever in the Ground Lease reference is made to Exhibit A and Exhibit B, the reference shall now refer to Exhibit C.

Except as amended by this Amendment, all remaining terms and provisions of the Ground Lease shall remain in full force and effect.

LANDLORD: WALL LEASING, LLC

By: Scott A Wall
Scott Wall, Manager

TENANT: HUNTER PROPERTIES, LLC

By:
Hunter Parks, Manager

STATE OF IOWA)
) ss:
COUNTY OF LINN)

This instrument was acknowledged before me on February 28, 2006 by Scott Wall, Manager of Wall Leasing, LLC, an Iowa limited liability company.

NICHOEL M. GRAFF
COMMISSION NO. 717241
MY COMMISSION EXPIRES
6-28-2008

Nichoel M. Graff
NOTARY PUBLIC - STATE OF IOWA

STATE OF IOWA)
) ss:
COUNTY OF LINN)

This instrument was acknowledged before me on February 24, 2006 by Hunter Parks, Manager of Hunter Properties, LLC, an Iowa limited liability company.

Kathl A Beard
NOTARY PUBLIC - STATE OF IOWA

NOTARIAL SEAL IOWA
KATHLEEN A. BEARD
COMMISSION NUMBER 168939
MY COMMISSION EXPIRES
FEBRUARY 25,2009

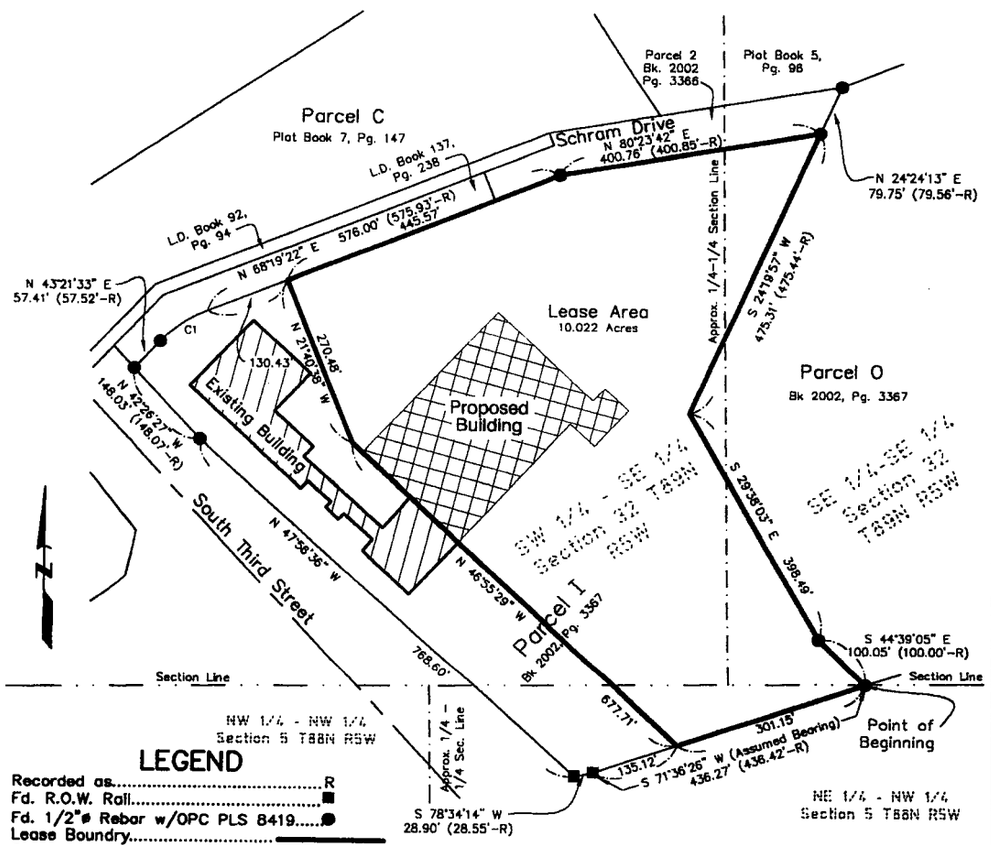
F:\WP\MISC\hunter - manchester project\hunter wall leasing amd to ground lease.DOC

EXHIBIT C

TeKIPPE ENGINEERING, P.C., 1919 – 210th Street P.O. Box 357, Manchester, Iowa 52057 Ph. 563–927–2060

Plat of Lease Description

Land Lease in Parcel I
in Part of the S 1/2 – SE 1/4 of Section 32, T89N, R5W and Part of the NE 1/4 – NW 1/4 of Section 5, T88N, R5W, City of Manchester, Delaware County, Iowa



LEGEND

Recorded as.....R
Fd. R.O.W. Rail.....■
Fd. 1/2"ø Rebar w/OPC PLS 8419.....●
Lease Boundry.....
Orange Plastic Cap.....OPC

100' 0 100' 200' 400'

1 inch = 200 ft.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	87.14'	200.00'	24°57'50"	86.45'	S 55°50'27" W
	(86.88'-R)			(86.20'-R)	

Lease was drafted on November 16, 2005.

Proprietors:
Wall Leasing, LLC, an Iowa Limited Liability Company

Requested by:
Hunter Companies

PROFESSIONAL LAND SURVEYOR
PAUL R. HEROLD
15525
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed 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.

Paul R. Herold 12-1-05

Paul R. Herold Date:
License number 15525
My license renewal date is December 31, 2006.
Sheets covered by this seal: Sheet P1

TeKIPPE ENGINEERING, P.C.

128 South Vine Street
West Union, IA 52175
www.tekippe.com
PH. (563) 422-5131
FAX (563) 422-5884

1919 210th Street
P.O. Box 357
Manchester, IA 52057
PH. (563) 927-2060
FAX (563) 927-3603

M:\Projects\2005\05669LS\dwg\05669LS.dwg
Field Book Manchester No. 1 Pages 49–50
Project No. 05669.MS Sheet P1

TeKIPPE ENGINEERING, P.C., 1919 210th Street, Manchester, Iowa 52057 Phone #563/927-2060

Project No.05669.LS

PROFESSIONAL LAND SURVEYOR
PAUL R. HEROLD
15525
IOWA

I hereby certify that this land survey document was prepared and the related survey work was performed 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.

Paul R. Herold — 12-1-05

Paul R. Herold — Date

License Number 15525

My license renewal date is December 31, 2006.

Pages covered by this seal: LD-1 through LD-2

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Paul R. Herold this 1st day of December, 2005.

NOTARIAL SEAL IOWA
CHRISTINA RICHTER
Commission Number 723809
My Commission Expires
8/5/06

Christina Richter
Notary Public

SURVEY AND PLAT OF:

Lease Description:

Land Lease Area in Parcel I Located in the South Half of the Southeast Quarter of Section 32, Township 89 North, Range 5 West of the 5th P.M., and Part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 88 North, Range 5 West of the 5th P.M., in the City of Manchester Delaware County, Iowa, and more particularly described as follows:

Beginning at the Southeast corner of Parcel I,

Thence **South 71°36'26" West (Assumed Bearing), 301.15 feet**, along the Northerly Right-of-Way Line of U.S. Highway 20;

Thence **North 46°55'29" West, 677.71 feet;**

Thence **North 21°40'38" West, 270.48 feet,** to the Southerly Right-of-Way line of Schram Drive and the Southerly Line of Parcel 2;

Thence **North 68°19'22" East, 445.57 feet,** along said line and the Northerly Line of Parcel I;

Thence **North 80°23'42" East, 400.76 feet,** along said Northerly Line;

Thence **South 24°19'57" West, 475.31 feet,** all along the Easterly Line of said Parcel I;

Thence **South 29°38'03" East, 398.49 feet,** along said Line;

Thence **South 44°39'05" East, 100.05 feet,** along said Line; to the Point of Beginning. Containing **10.022 acres**, subject to easements of record.
(See plat attached to this original survey description.)

References are hereby made to a Survey and Plat made by J. David Gibbs, recorded July 25, 1995, in Book 7, page 147; a Survey and Plat made by J. David Gibbs, recorded September 18, 2002, in Book 2002, Page 3366; and a Survey and Plat made by J. David Gibbs, recorded September 18, 2002, in Book 2002, Page 3367, as corrected by affidavit recorded in Book 2002, Page 4222; all on file in the Delaware County Recorder's Office, Manchester, Iowa.