

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2001-38432  
2001 NOV 20 P 2:10 PM

*Lloyd J. Dowding*  
REGISTER OF DEEDS

Counter skm  
Verify JW  
D.E. SM  
Proof SM  
Fee \$ 33.50  
Ck  Cash  Chg   
40809



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FOR RECORDING  
INFORMATION.**

**DOCUMENT STARTS ON  
NEXT PAGE.**

**LLOYD J. DOWDING**

SARPY COUNTY REGISTER OF DEEDS  
1210 GOLDEN GATE DRIVE, STE 1109  
PAPILLION, NE 68046-2895  
402-593-5773

38432

200138432 A

April 99

### EXHIBIT B

### PCS Site Agreement

Site I. D. OM13XC422-E

Site Name Southroads Mall

### Memorandum of PCS Site Agreement

This memorandum evidences that a lease was made and entered into by written PCS Site Agreement dated 6/22/00, ~~1999~~, between United Investment Group Venture ("Owner") and Sprint Spectrum L.P., a Delaware limited partnership ("SSLP").

Such Agreement provides in part that Owner leases to SSLP a certain site ("Site") located at 1001 Ft. Crook Road, City of Bellevue, County of Sarpy, State of Nebraska, within the property of Owner which is described in Exhibit A attached hereto, with grant of easement for unrestricted rights of access thereto and to electric and telephone facilities for a term of five (5) years commencing on 06/22/ 2000, which term is subject to four (4) additional five (5) year extension periods by SSLP.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

#### "OWNER"

#### "SSLP"

United Investment Group Venture

Sprint Spectrum L.P.

By: [Signature]

By: [Signature]

Name: STEVE STRACK

Name: James G. Meyers

Title: GENERAL MANAGER

Title: DIRECTOR OF SITE DEVELOPMENT

See Exhibit B1 for continuation of Owner signatures

Address: 9801 W. HIGGINS RD.  
ROSEMONT, IL 60018

Address: 1001 Ft. Crook Road  
Bellevue, Nebraska 68005

Owner Initials [Signature]  
SSLP Initials [Signature]

Attach Exhibit A - Site Description

Return TO:  
Kim Argo  
Abrahams Kastlow & Cassman LLP  
8712 W. Dodge Rd, #300  
Omaha, NE 68114

201 38432B

EXHIBIT A

April 99

Site Name Southroads Mall \_\_\_\_\_

PCS Site Agreement

Site I. D. OM13XC422-E

Site Description

Site situated in the City of Bellevue, County of Sarpy, State of Nebraska commonly described as follows:  
1001 Ft. Crook Road

Legal Description:

Lot L, Clinton's Subdivision, City of Bellevue, Sarpy County, Nebraska

**LOT L**

A TRACT OF LAND LYING WHOLLY WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, CONTAINING THE FOLLOWING PARCELS OF LAND: ALL OF LOTS 2C1A, 2C1B, 2C2, 3, 4A2, 4A2B, 4C, 5A, 5A2, 5C, 6A1A1, 6A1A2, 6A1A3, 6B, 7A1, 7B, 8A, 8A1, 8A2, 8A3, 8C, AND 8D, OF CLINTONS, SUBDIVISION IN SAID SECTION 14, ALL OF TAX LOTS F2B1B1, F2B1B2 AND G4 IN SAID SECTION 14, ALL OF LOTS 7 AND 10, PARTS OF LOTS 11 AND 12 OF LAWDALE SUBDIVISION IN SAID SECTION 14, ALL OF LOTS 1 AND 2 AND PART OF LOTS 3, 6, AND 7 OF JULL'S SUBDIVISION IN SAID SECTION 14, ALSO PORTIONS OF VACATED PRAIRIE AVENUE. SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF CHILDS ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF PRAIRIE AVENUE, THENCE SOUTH 90 DEGREES 00 MINUTES WEST (ASSUMED) ALONG THE NORTHERLY RIGHT OF WAY LINE OF CHILDS ROAD A DISTANCE OF 1099.18 FT. TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY #73-75, THENCE NORTH 15 DEGREES 18 MINUTES WEST ALONG THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY #73-75 A DISTANCE OF 488.69 FT. TO A POINT, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE RIGHT OF WAY LINE OF STATE HIGHWAY #73-75 AND SAID RIGHT OF WAY LINE BEING ON A CURVE TO THE LEFT AND SAID CURVE HAVING A RADIUS OF 2,914.9 FT. A DISTANCE OF 462.92 FT. TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BREWSTER ROAD, THENCE NORTH 73 DEGREES 25 MINUTES 50 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BREWSTER ROAD A DISTANCE OF 654.09 FT. TO A POINT, THENCE NORTH 69 DEGREES 00 MINUTES 48 SECONDS CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BREWSTER ROAD A DISTANCE OF 354.84 FT. TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VACATED PRAIRIE AVENUE, THENCE NORTH 76 DEGREES 10 MINUTES 04 SECONDS EAST A DISTANCE OF 20.62 FT. TO A POINT ON THE CENTERLINE OF VACATED PRAIRIE AVENUE, THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS WEST ALONG THE CENTERLINE OF VACATED PRAIRIE AVENUE A DISTANCE OF 134.97 FT. TO A POINT, THENCE SOUTH 89 DEGREES 44 MINUTES 06 SECONDS EAST A DISTANCE OF 20.00 FT. TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VACATED PRAIRIE AVENUE, THENCE SOUTH 88 DEGREES 38 MINUTES 21 SECONDS EAST A DISTANCE OF 185.13 FT. TO A POINT, THENCE SOUTH 00 DEGREES 15 MINUTES 39 SECONDS WEST A DISTANCE OF 75.56 FT. TO A POINT, THENCE NORTH 87 DEGREES 18 MINUTES 39 SECONDS EAST A DISTANCE OF 82.60 FT. TO A POINT, THENCE SOUTH 00 DEGREES 15 MINUTES 39 SECONDS WEST A DISTANCE OF 71.70 FT. TO A POINT, THENCE NORTH 89 DEGREES 42 MINUTES 21 SECONDS WEST A DISTANCE OF 37.66 FT. TO THE NORTHEAST CORNER OF LOT 7 OF LAWDALE SUBDIVISION, THENCE SOUTH 00 DEGREES 16 MINUTES 07 SECONDS WEST ALONG THE EASTERLY LINE OF LOTS 7 & 10 AND THE EASTERLY LINE OF LOTS 7 & 10 EXTENDED SOUTH A DISTANCE OF 610.98 FT. TO A POINT ON THE SOUTHERLY LINE OF LOT 12 OF LAWDALE SUBDIVISION, THENCE NORTH 89 DEGREES 45 MINUTES 09 SECONDS WEST A DISTANCE OF 29.54 FT. TO THE SOUTHWEST CORNER OF LOT 12 OF LAWDALE SUBDIVISION, THENCE SOUTH 55 DEGREES 04 MINUTES 07 SECONDS WEST A DISTANCE OF 15.00 FT. TO A POINT ON THE CENTERLINE OF VACATED PRAIRIE AVENUE, THENCE SOUTH 34 DEGREES 55 MINUTES 53 SECONDS EAST ALONG THE CENTERLINE OF VACATED PRAIRIE AVENUE A DISTANCE OF 349.00 FT. TO A POINT, THENCE SOUTH 10 DEGREES 19 MINUTES 35 SECONDS EAST A DISTANCE OF 36.03 FT. TO THE POINT OF BEGINNING. THE ABOVE TRACT OF

2007-38432C

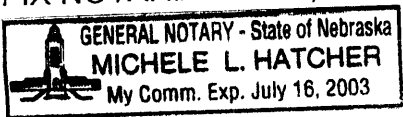
OWNER NOTARY BLOCK:

STATE OF Nebraska

COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 28th day of February, 2000  
 by Steve Strack,  by \_\_\_\_\_, as General Manager  
of United Investment Group Venture, a \_\_\_\_\_ corporation, on behalf of the corporation,  
by \_\_\_\_\_, partner (or agent) on behalf of \_\_\_\_\_, a partnership.

(AFFIX NOTARIAL SEAL)



My commission expires: 7-16-2003

Michele L Hatcher  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC—STATE OF Nebraska

Michele L Hatcher  
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)  
COMMISSION NUMBER: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_,  by \_\_\_\_\_, as \_\_\_\_\_  
of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of the corporation,  
by \_\_\_\_\_, partner (or agent) on behalf of \_\_\_\_\_, a partnership.

(AFFIX NOTARIAL SEAL)

My commission expires:

\_\_\_\_\_  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC—STATE OF \_\_\_\_\_

\_\_\_\_\_  
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)  
COMMISSION NUMBER: \_\_\_\_\_

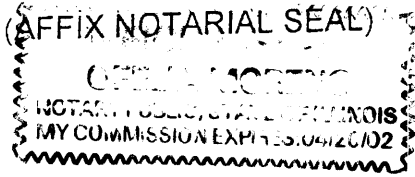
2001-38432 P

NOTARY BLOCK:

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of June, 2000 by  
**James C. Meyers** **DIRECTOR OF SITE DEVELOPMENT** of

Sprint Spectrum L.P., a Delaware limited partnership, who executed the foregoing instrument on behalf of such corporation.



My commission expires:

Ofelia Moreno  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC—STATE OF Illinois  
Ofelia Moreno  
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by

(AFFIX NOTARIAL SEAL)

My commission expires:

\_\_\_\_\_  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC—STATE OF \_\_\_\_\_

\_\_\_\_\_  
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)