

Version 1.

EXHIBIT B

March 97

Site Name Cow Pen Creek

PCS Site Agreement

Site I. D. SM076

Memorandum of PCS Site Agreement

This memorandum evidences that a lease was made and entered into by written PCS Site Agreement dated August 25, 1997, between Frank and Evelyn Waggener ("Owner") and SprintCom, Inc., a Kansas corporation ("SprintCom").

Such Agreement provides in part that Owner leases to SprintCom a certain site ("Site") located at Horn Lake Road City of De Soto County of Mississippi State of Mississippi, 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 September 10, 1997 which term is subject to four (4) additional five (5) year extension periods by SprintCom.

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

"OWNER"

"SprintCom"

Frank W. Waggener

SprintCom, Inc., a Kansas corporation

By: \_\_\_\_\_

By: Matthew W. Anderson

Name: Evelyn R. Waggener

Name: Matthew W. Anderson

Title: \_\_\_\_\_

Title: Director E & O

See Exhibit B1 for continuation of Owner signatures

Address: 1515 Bowman Rd., Ste. B  
Little Rock, AR 72211

Address: \_\_\_\_\_

Owner Initials FWW & ERW

SprintCom Initials MA

This document prepared by:  
Susan Karolchik  
SpectraSite Services  
11 Corporate Hill Drive  
Little Rock, AR 72205  
501-666-1300

Attach Exhibit A - Site Description

STATE MS. - DESOTO CO. ff

MAR 23 1 21 PM '98

BK 77 PG 48  
W.E. DAVIS ON CLK.





Site Name Cow Pen Creek

EXHIBIT A

Site I. D. Sm076

TO

## MEMORANDUM OF PCS SITE AGREEMENT

## Legal Description of Property:

LEGAL DESCRIPTION - PROPOSED SPRINTCOM MUTUAL USE, NON-EXCLUSIVE, INGRESS/EGRESS AND UTILITY EASEMENT

BEING A LEGAL DESCRIPTION OF A PROPOSED SPRINTCOM MUTUAL USE, NON-EXCLUSIVE, INGRESS-EGRESS AND UTILITY EASEMENT ACROSS THE FRANK W. WAGGENER, ET UX PROPERTY RECORDED IN DEED BOOK 44 PAGE 487 AT THE OFFICE OF THE CHANCERY CLERK OF DE SOTO COUNTY, MISSISSIPPI SAID PROPERTY SITUATED IN DE SOTO COUNTY, MISSISSIPPI AND SAID PROPOSED EASEMENT AREA BEING DESCRIBED AS:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION EIGHT, TOWNSHIP TWO SOUTH, RANGE EIGHT WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE PHYSICAL CENTERLINE OF HORN LAKE ROAD (A PUBLIC, PAVED ROAD) AND THE PHYSICAL CENTERLINE OF CHURCH ROAD (A PUBLIC, PAVED ROAD), THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST - 2868.18 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST - 193.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 14 MINUTES 53 SECONDS WEST - 65.00 FEET; THENCE SOUTH 44 DEGREES 45 MINUTES 07 SECONDS EAST - 35.20 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST - 180.40 FEET TO THE PHYSICAL CENTERLINE OF ABOVE SAID HORN LAKE ROAD, SAID POINT LYING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET; THENCE NORTHWARDLY AND CLOCKWISE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID CENTERLINE AN ARC DISTANCE OF 75.16 FEET (CENTRAL ANGLE = 18 DEGREES 43 MINUTES 22 SECONDS - CHORD = NORTH 18 DEGREES 57 MINUTES 49 SECONDS EAST - 74.82 FEET); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (LEAVING SAID CENTERLINE) - 177.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,870 SQUARE FEET OR 0.268 ACRES, MORE OR LESS, SUBJECT TO ROAD RIGHT-OF-WAY

THE ABOVE DESCRIBED LAND IS VACANT.

LEGAL DESCRIPTION - PROPOSED SPRINTCOM TOWER LEASE AREA

BEING A LEGAL DESCRIPTION OF A PROPOSED SPRINTCOM TOWER LEASE AREA BEING PART OF THE FRANK W. WAGGENER, ET UX PROPERTY RECORDED IN DEED BOOK 44 PAGE 487 AT THE OFFICE OF THE CHANCERY CLERK OF DE SOTO COUNTY, MISSISSIPPI, SAID PROPERTY SITUATED IN DE SOTO COUNTY, MISSISSIPPI AND SAID LEASE AREA BEING DESCRIBED AS:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION EIGHT, TOWNSHIP TWO SOUTH, RANGE EIGHT WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE PHYSICAL CENTERLINE OF HORN LAKE ROAD (A PUBLIC, PAVED ROAD) AND THE PHYSICAL CENTERLINE OF CHURCH ROAD (A PUBLIC, PAVED ROAD), THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST - 2868.18 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST - 193.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 45 MINUTES 07 SECONDS EAST - 61.00 FEET; THENCE SOUTH 45 DEGREES 14 MINUTES 53 SECONDS WEST - 65.00 FEET; THENCE NORTH 44 DEGREES 45 MINUTES 07 SECONDS WEST - 81.00 FEET; THENCE NORTH 45 DEGREES 14 MINUTES 53 SECONDS EAST - 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,965 SQUARE FEET OR 0.091 ACRES OF LAND MORE OR LESS.

THE ABOVE DESCRIBED LAND IS VACANT.

BEARINGS ARE MISSISSIPPI GRID NORTH (NAD 83 - NORTH ZONE)