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12/04/2001 10:45 AM 20.00
Book - 8536 Pg - 746-750
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SCOTT W KING
4543 S 700 E STE.200
SLC UT 84107
BY: ZJH, DEPUTY - WI 5 P.

RETURN TO:
SCOTT W. KING, ESQ.
4543 South 700 East, #200
Salt Lake City, UT 84107

EXHIBIT B

April 99

Site Name: GRANITE

PCS Site Agreement

Site I. D. SL54XC094

Memorandum of PCS Site Agreement

This memorandum evidences that a lease was made and entered into by written PCS Site Agreement dated June 29, 2001, between Utah Museum of Science & Industry, a Utah Non-Profit Corporation, and D. Calvin Richardson, an adult individual, and Calvin Bruce Richardson, an adult individual (as lessor), 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 3400 East 9400 South, Granite, County of Salt Lake, State of Utah, 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 fifteen (15) years commencing on June 29, 2001.

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

"OWNER"

"SSLP"

UTAH MUSEUM OF SCIENCE & INDUSTRY,
A Utah Non-Profit Corporation

Sprint Spectrum L.P.

without prejudice
By: Calvin-Bruce Richardson
Name: Calvin Bruce Richardson
Title: president

By: [Signature]

Name: James Amato
Title: Site Development Manager
Sprint Spectrum, L.P.

D. Calvin Richardson

D. CALVIN RICHARDSON, an adult individual
Calvin-Bruce Richardson
CALVIN BRUCE RICHARDSON, an adult individual

Address: 4683 Chabot Drive, Suite 100, Pleasanton, CA 94588

Address: 3400 East 9900 South, Granite, UT 84092

Attach Exhibit A - Site Description

[Signature] [Signature]

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OWNER NOTARY BLOCK:

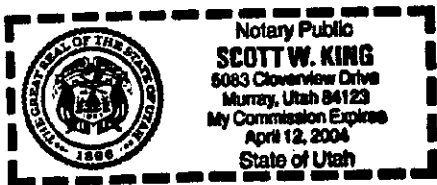
STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 21st day of June, 2001, by Calvin Bruce Richardson, as PRESIDENT of UTAH MUSEUM OF SCIENCE & INDUSTRY, a Utah Non-Profit corporation, on behalf of the corporation.

Scott W. King

NOTARY PUBLIC



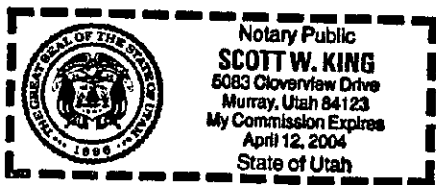
STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 21st day of June, 2001, by D. CALVIN RICHARDSON and CALVIN BRUCE RICHARDSON, adult individuals, each for himself.

Scott W. King

NOTARY PUBLIC



CBR R R

BK8536PG0747

SPRINT SPECTRUM L.P. NOTARY BLOCK:

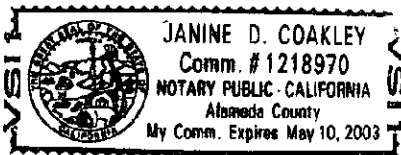
STATE OF CALIFORNIA

COUNTY OF ALAMEDA

The foregoing instrument was acknowledged before me this 29th day of June, 2001, by Jim Amato, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

(AFFIX NOTARIAL SEAL)



My commission expires:
May 10, 2003

Janine D. Coakley
(OFFICIAL NOTARY SIGNATURE)
Notary Public - State of California

Janine D. Coakley
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

COMMISSION NUMBER: 1218970

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AMENDED EXHIBIT A

Site Name: GRANITE

PCS Site Agreement
Site Description

Site I. D. SL54XC094

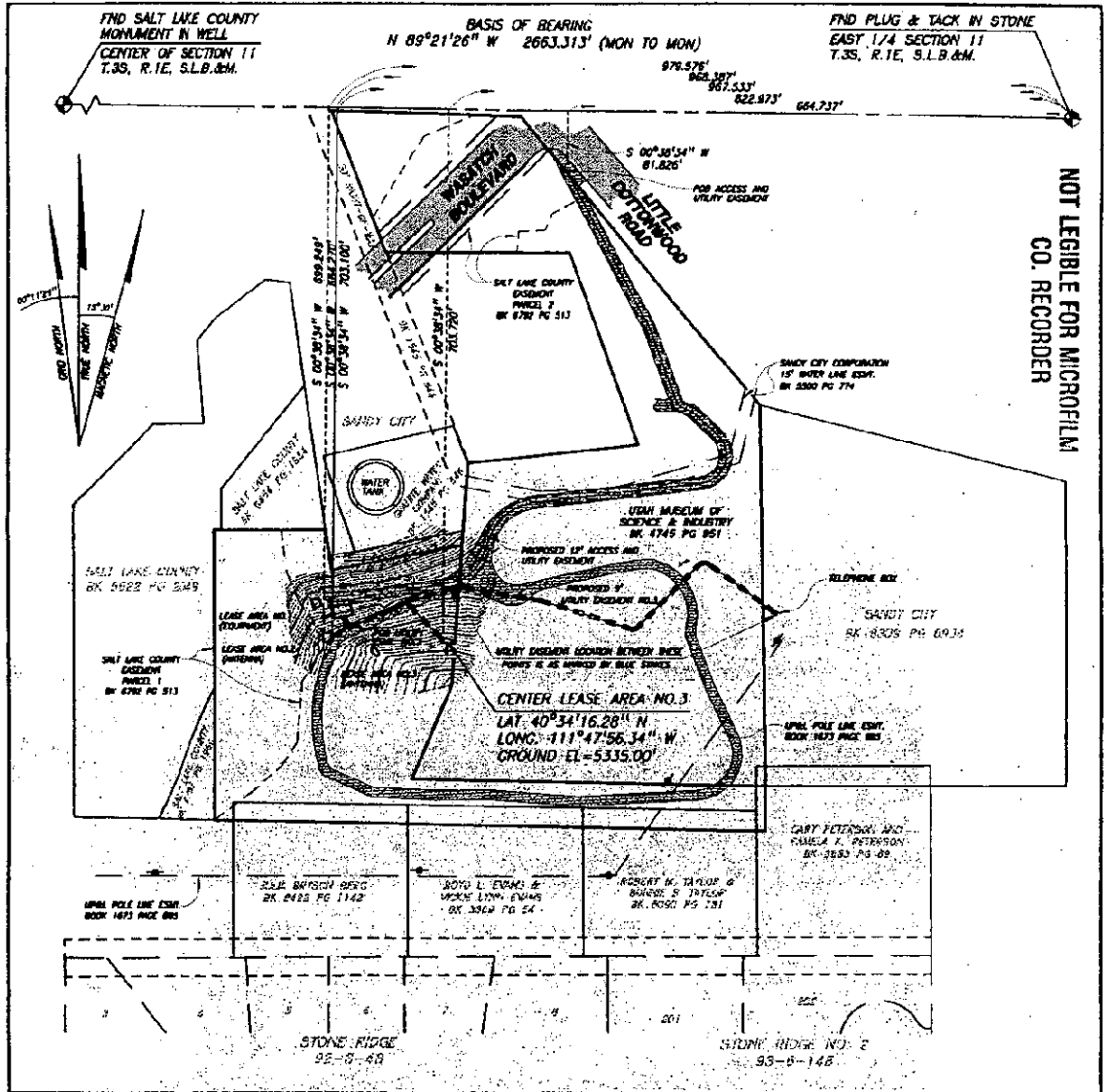
HIGHLIGHTED AREA-POOR COPY
CO. RECORDER

Site situated in the County of Salt Lake, State of Utah, commonly described as follows:

Legal Description:

SEE EXHIBIT'A-1' ATTACHED HERETO AND INCORPORATED BY REFERENCE.

Sketch of Site:



NOT LEGIBLE FOR MICROFILM
CO. RECORDER

Owner Initials _____
SSLP Initials *ML*

Note: Owner and SSLP may, at SSLP's option, replace this Exhibit with an exhibit setting forth the legal description of the property on which the Site is located and/or an as-built drawing depicting the Site.

BK 8536 PG 0749

EXHIBIT 'A-1'

THAT CERTAIN REAL PROPERTY situated in Salt Lake County, State of Utah, being more particularly described as follows:

PARCEL NO. 1:

Beginning at a point which is West 720.55 + or - feet from the East Quarter Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 39°49' East 497.40 + or - feet along the westerly line of Little Cottonwood Road; thence South 00°46'50" East 513.08 feet + or - to a copper plug in a rock; thence North 88°53'20" West 468.98 feet + or - to a copper plug; thence North 22°18'20" East 135.87 + or - feet to a copper plug; thence North 4°14'40" East 301.31 + or - feet to a copper plug; thence North 83°41'03" East 229.06 feet + or -; thence North 19°59'40" West 270.81 feet + or -; thence North 89°52'17" West 242.19 + or - feet to the East line of a right of way; thence North 20°55'10" West 199.09 + or - feet; thence South 88°31'20" East 247.82 + or - feet to the point of Beginning. Contain 6.275 Acres.

AND Beginning at a point which is South 955.084 feet and West 395.19 feet from the East Quarter Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 60.00 feet; thence North 88°53'20" West 468.98 feet; thence North 22°18'20" East 135.87 feet; thence North 4°14'40" East 191.26 feet; thence South 78°39'00" West 173.71 feet; thence North 8°12'00" West 54.689 feet; thence West 148.883 feet; thence South 391.315 feet; thence South 88°53'20" East 730.30 feet to the point of Beginning. Containing 3.22 acres (a total of 9.439 acres)

POSSIBILITY OF REVERTER IN WARRANTY DEED from D. Calvin Richardson and Calvin Bruce Richardson to the Utah Museum of Science & Industry.

(Tax Serial No. 28-11-427-009)

PARCEL NO. 2:

BEGINNING at a point which is West 720.55 + or - feet from the East Quarter Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 39°49' East 497.40 + or - feet along the westerly line of Little Cottonwood Road; thence South 00°46'50" East 513.08 feet + or - to a copper plug in a rock; thence North 88°53'20" West 468.98 feet + or - to a copper plug; thence North 22°18'20" East 135.87 + or - feet to a copper plug; thence North 4°14'40" East 301.31 + or - feet to a copper plug; thence North 83°41'03" East 229.06 feet + or -; thence North 19°59'40" West 270.81 feet + or -; thence North 89°52'17" West 242.19 + or - feet to the East line of a right of way; thence North 20°55'10" West 199.09 + or - feet; thence South 88°31'20" East 247.82 + or - feet to the point of Beginning.

LESS AND EXCEPTING the parcel condemned by Salt Lake County, State of Utah, a Municipal Corporation, by Final Judgment of Condemnation dated October 12, 1993 and recorded November 2, 1993 as Entry No. 5645519 in Book 6792 at Page 513 of official records.

(Tax Serial No. 28-11-427-039)

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