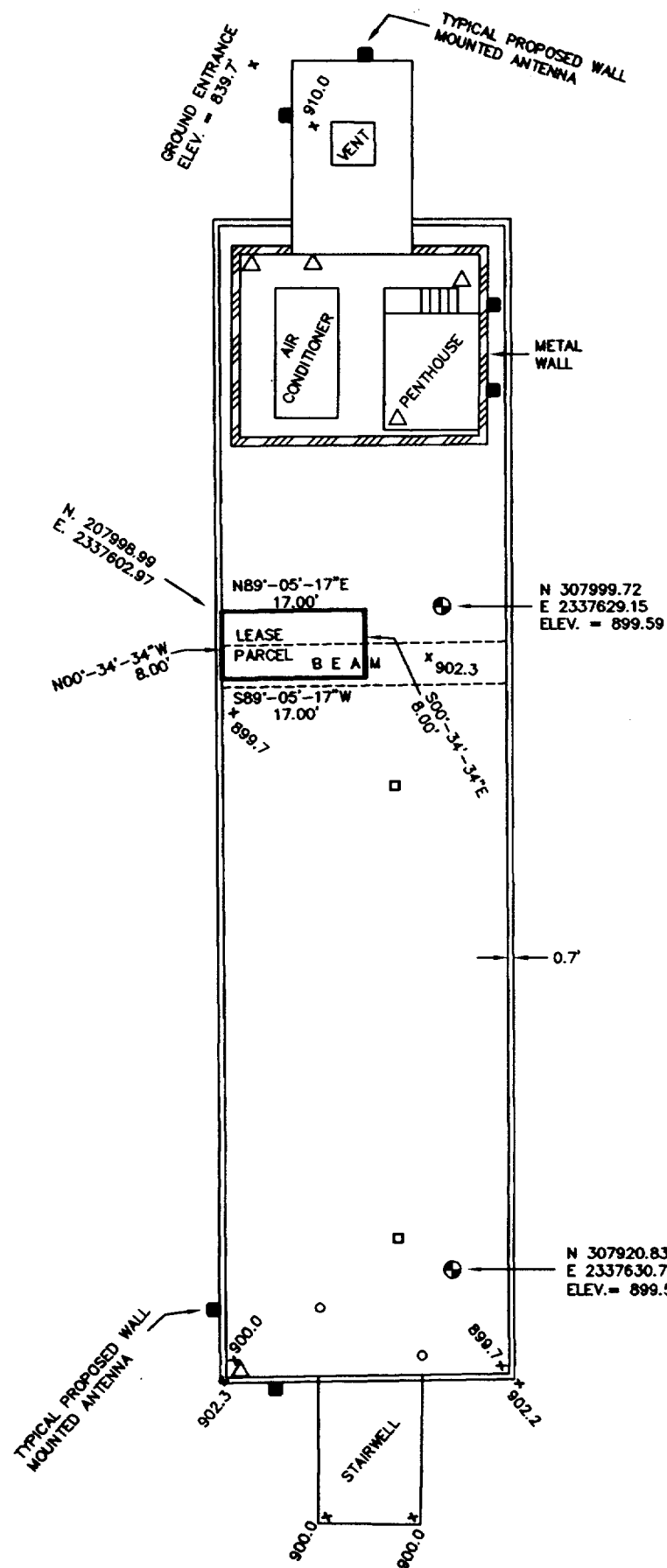




LEGAL DESCRIPTION

Part of Lots 7, 8 and 9 of F.L. Pratts Addition to the City of Whitewater and Lots 1 and 2 of Elm Arbor Addition to the City of Whitewater.

LEASE AREA

Space on the rooftop of Winther Hall of the University of Wisconsin Whitewater property for the purpose of equipment mounting and operation, said space being described as follows:

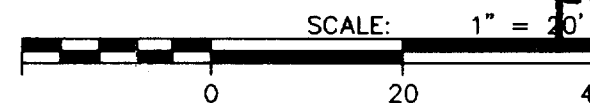
Beginning at a point on the rooftop at the above described property having Wisconsin Grid Coordinates (NAD 83) of Y-2337602.97 and X-207998.99; thence from said point of beginning N89°-05'-17"E 17.00 feet; thence S00°-34'-34"E 8.00 feet; thence S89°-05'-17"W 17.00 feet; thence N00°-34'-34"W 8.00 feet to the point of beginning containing 136 square feet of roof area and occupying wall and air space from an elevation of 899.7± feet to an elevation of 907.0±.

UTILITY EASEMENT

A non exclusive right and easement on the rooftop of Winther Hall of the University of Wisconsin Whitewater property for the purpose of installing antenna cables. This easement is to include the entire rooftop area of said property for the installation and maintenance of antenna cables from the afore described LEASE AREA to the antennas.

Together with a non exclusive Right and Easement for Ingress and Egress at all times, on foot or by motor vehicle, including trucks, and for the installation and maintenance of utility wires, cables, conduits, pipes and equipment, over, under or along the existing entrance(s), driveway(s), parking area(s), roof, elevator(s), stairway(s), landscaped area(s) and open area(s) located on the aforementioned property extending to and from the leased areas as described above and from the adjoining Public Right-of-Ways.

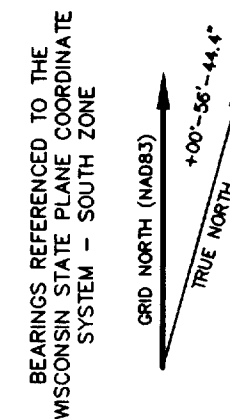
NOTE:
THESE ARE APPROXIMATE LOCATIONS
OF WALL MOUNTED ANTENNA SECTORS.
EXACT LOCATIONS TO BE DETERMINED.



- CENTER BUILDING -

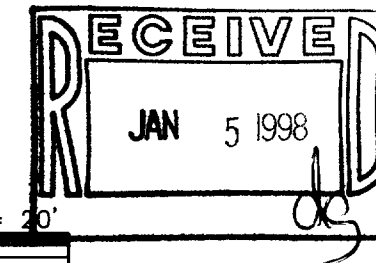
Latitude: 42°-50'-12.0"
Longitude: 88°-37'-25.3"
(North American Datum of 1983/91)

Main Roof Elevation: 899.7'
Ground Elevation: 839.7'
(National Geodetic Vertical Datum of 1929)



- LEGEND -

- = ROOF VENT
- = ROOF DRAIN
- ⊙ = PAINT MARK - CONTROL POINT
- △ = EXISTING ANTENNA



SURVEYED FOR:
AIRADIGM COMMUNICATIONS, INC.
2301 KELBE DRIVE
LITTLE CHUTE, WI 54140
414-687-2111

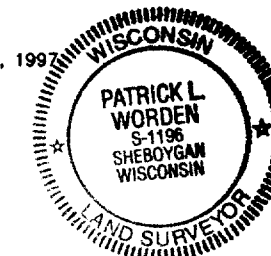
PROPERTY OWNER:
UW-WHITWATER
800 W. MAIN STREET
WHITWATER, WI

SURVEYOR'S CERTIFICATE

I, Patrick L. Worden, Wisconsin Registered Land Surveyor of Aero-Metric, Inc., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 4TH day of DECEMBER, 1997

Patrick L. Worden
WISCONSIN REGISTERED LAND SURVEYOR
Patrick L. Worden S-1196



SITE NAME:
UW-WHITWATER

SITE NUMBER:
W70179

SITE ADDRESS:
PRAIRIE ROAD

SITE SURVEY
FOR

AIRADIGM COMMUNICATIONS, INC.

A PART OF THE NE1/4

SECTION 5, T.4N., R.15E., CITY OF
WHITWATER, WALWORTH COUNTY, WISCONSIN

DWG. FILE: ADW70179 DATE: 12-03-97

PRJT. NO.: 2971112 REVISIONS:

DRAWN BY: S.F.S. CHECKED BY: G.A.P.

NOTEBOOK: P-193 PAGE(S): 61-62

SHEET 1 OF 1 D-562

AERO-METRIC

Aero-Metric, Incorporated
Land Planning & Design Division
920-848-7708 800-472-5313 FAX (848-7709)
539 NORTH MADISON STREET CHILTON, WISCONSIN 53014

010-624 / EA-1
/ PF-8 1PF-9