

WHEN RECORDED RETURN TO:

ISLAND TITLE COMPANY

PO BOX 670

BURLINGTON WA 98233



200101190063

, Skagit County Auditor

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# Chicago Title Insurance Company

701 5th Avenue - Suite 1700 - Seattle, Washington 98104

### DOCUMENT TITLE(S)

1. MEMORANDUM OF LEASE (AND CONSENT)

ISLAND TITLE CO.

B14994

### REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

- 3.
- 2.
- 1.

### GRANTOR(S):

1. LONGVIEW FIBRE COMPANY

Additional numbers on page \_\_\_\_\_ of the document

- 3.
- 2.
- 1.

### GRANTEE(S):

1. MOTOROLA, INC.

Additional names on page \_\_\_\_\_ of the document

### ABBREVIATED LEGAL DESCRIPTION:

NE NE, Sec. 22, T34N, R5E W.M.

Complete legal description is on page \_\_\_\_\_ of the document

### ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S):

340522-1-002-0005

(signature only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature

*Karen Sheffer*

This cover sheet is for the County Recorder's indexing purposes only. The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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such description attached hereto.

6. Property Description. Landlord acknowledges that Tenant has retained a surveyor to update or create the legal description for the Site and consents to the later recording of this Memorandum with

5. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of Tenant, Pinnacle, and their respective successors and assigns as tenant under the Lease.

4. Lease in Full Force and Effect. The Lease is presently in full force and effect. On the date hereof, neither Landlord nor, to Landlord's knowledge, Tenant is in default of any of the terms, conditions, or covenants of the Lease.

3. Assignment of Lease. Landlord recognizes that Tenant has entered into an Agreement for Purchase and Sale of Assets (the "Purchase Agreement") dated as of June 29, 1999, with PINNACLE TOWERS, INC., a Delaware corporation, with respect to certain assets of Tenant, including without limitation the Lease and Tenant's leasehold interest thereunder. Pursuant to the Purchase Agreement, Tenant is assigning the Lease to PINNACLE TOWERS, INC., PINNACLE TOWERS CANADA, INC., or an affiliate of either (collectively, "Pinnacle").

2. Site. Subject to the terms of the Lease, Landlord is the owner of and has leased to Tenant the use of a portion of the real property described in Exhibit "A" attached hereto ("Site") and Landlord has granted unto Tenant for the term of the Lease an easement for ingress and egress to the Site, as necessary, over property it owns.

1. Lease Term. The term of the Lease, including all remaining option periods, expires on December 6, 2010.

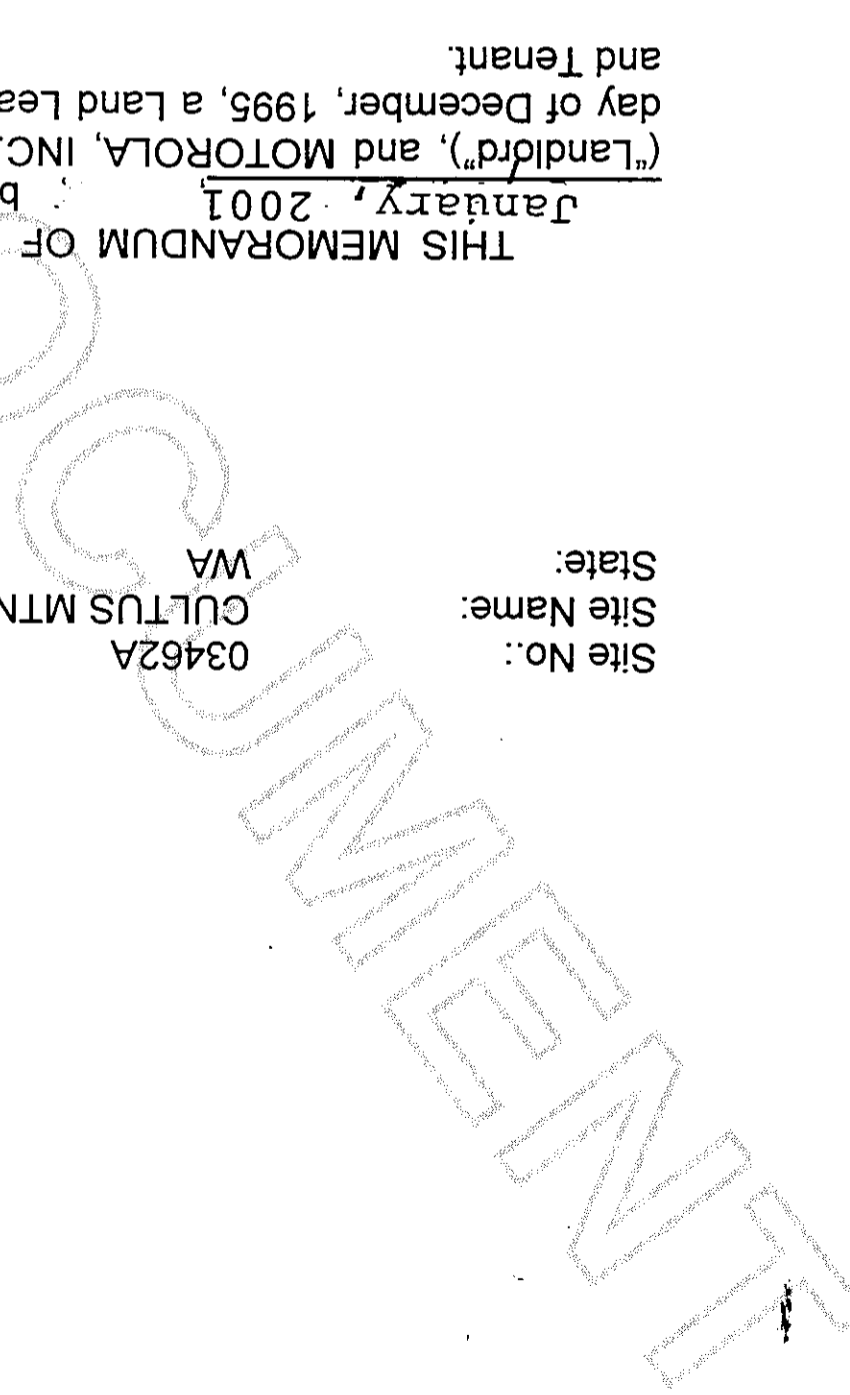
THIS MEMORANDUM OF LEASE ("Memorandum") is executed as of this 18th day of January, 2001, by LONGVIEW FIBRE COMPANY, a Washington corporation ("Landlord"), and MOTOROLA, INC., a Delaware corporation ("Tenant"), and evidences that on the 6th day of December, 1995, a Land Lease Agreement ("Lease") was entered into by and between Landlord and Tenant.

MEMORANDUM OF LEASE [AND CONSENT]

ISLAND TITLE CO. B14994 ✓

03462A  
CULTUS MTN WA ANTENNA SITE  
WA

Site No.:  
Site Name:  
State:



7. Assignment. Landlord hereby acknowledges and consents to the assignment of the Lease by Tenant to Pinnacle and the assumption of the Lease by Pinnacle.

8. Counterparts. This Memorandum may be executed in counterparts, and both counterparts signed together will constitute a single, original instrument.

LANDLORD:

LONGVIEW FIBRE COMPANY, a Washington corporation

By: David L. Bowden  
 Senior Vice President-Timber

# 39080  
 SKAGIT COUNTY WASHINGTON  
 Real Estate Excise Tax  
 JAN 19 2001  
 Amount Paid \$  
 Skagit Co. Treasurer  
 Deputy

TENANT:

MOTOROLA, INC., a Delaware corporation

By: Bob Kell  
 COEP VP + Director  
 of Finance + Strategy

By: Justin A. Gresh  
 SUSTAIN A. GRESH  
 ASSISTANT SECRETARY



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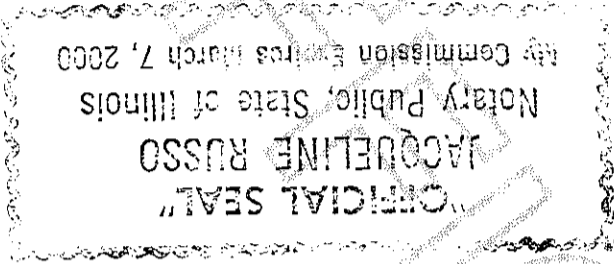
Skagit County Auditor

200101190063



On this 8th day of NOVEMBER, 1999, before me personally appeared ~~JUSTIN A. GORAK~~ JUSTIN A. GORAK, to me known to be the ASSISTANT SECRETARY of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

STATE OF ILLINOIS )  
County of COOK )  
ss. )



Notary Public in and for the State of ILLINOIS  
My Commission Expires: 3-7-2000

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.

On this 8th day of NOVEMBER, 1999, before me personally appeared BOB KELL, to me known to be the CEO VP & DR. AND STRATEGY of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

STATE OF ILLINOIS )  
County of COOK )  
ss. )

Notary Public in and for the State of Washington  
My Commission Expires: 4-30-2000

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.

On this 21st day of September, 1999, before me personally appeared DAVID L. BOWDEN, to me known to be the Senior Vice President-Timber, of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

STATE OF WASHINGTON )  
County of Cowitz )  
ss. )

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.

*Jacqueline Russo*  
Notary Public in and for the State of ILLINOIS  
My Commission Expires: 3-7-2000

"OFFICIAL SEAL"  
JACQUELINE RUSSO  
Notary Public, State of Illinois  
My Commission Expires March 7, 2000



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UNOFFICIAL DOCUMENT

LONGVIEW FIBRE COMPANY  
Chelan Tree Farm

T34N R05E sec 22  
Skagit County

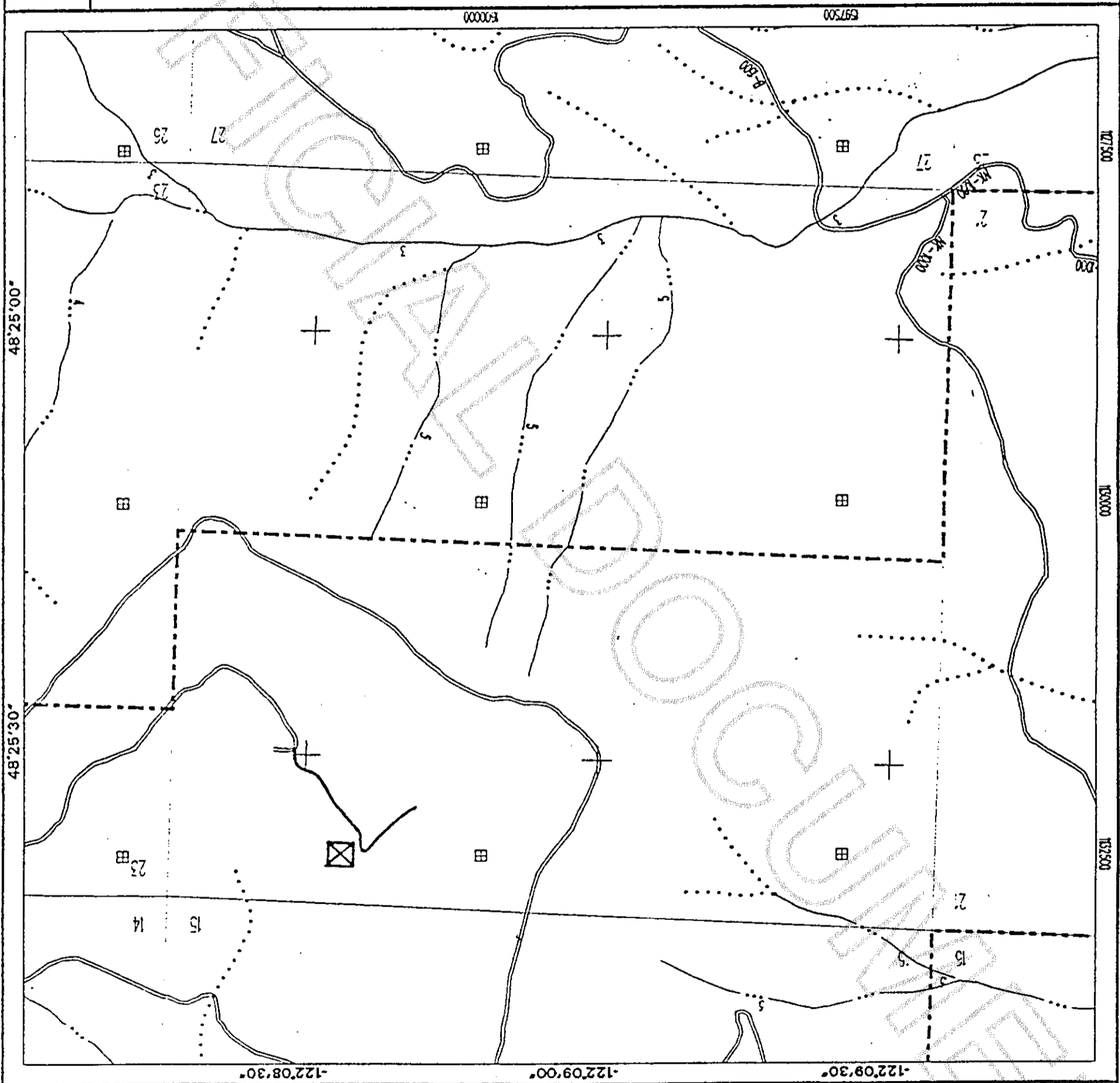
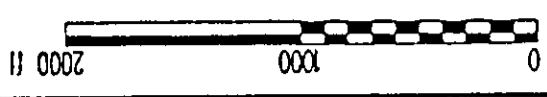


Exhibit A  
☒ - Approximate Location of Cultus Mtn. Tower Site



Scale: 1"=1000'  
Map Created November 20, 1995



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Skagit County Auditor



Mag 10.00  
 Thu Dec 07 12:31:48 1995

Scale 1:500,000 (at center)  
 10 Miles  
 10 KM

- LEGEND
- Population Center
  - Geo Feature
  - Town, Small City
  - Large City
  - Hill
  - Park
  - Interstate, Turnpike
  - Major Street/Road
  - State Route
  - Interstate Highway
  - US Highway
  - Land Mass

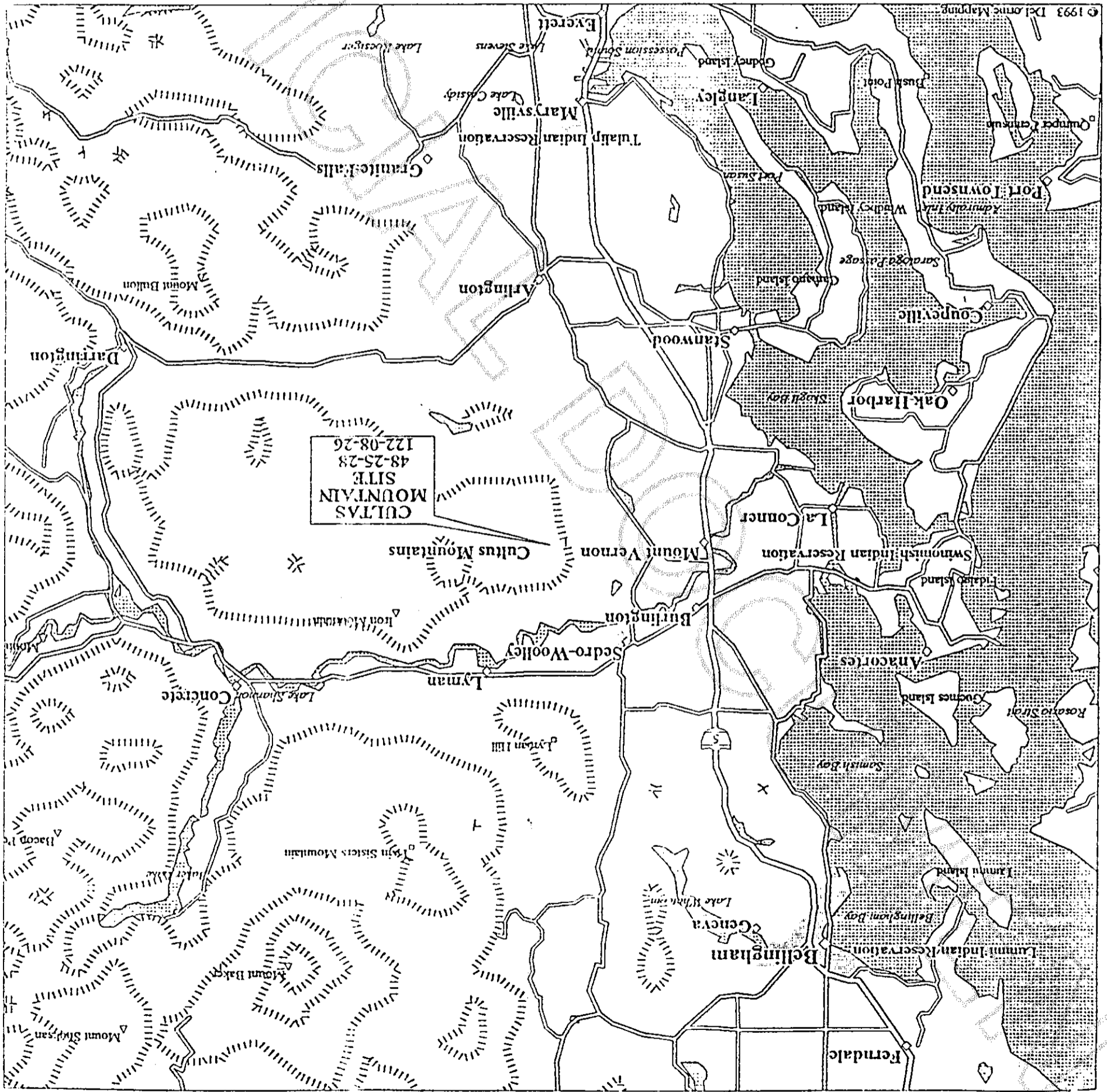


EXHIBIT A

SCHEDULE A

A Tract of land located in the Northeast Quarter of Section 22, Township 34 North, Range 5 East, W.M., Skagit County, Washington, described more particularly as follows:

Commencing at the East 1/4 corner of said Section 22;

THENCE North 42 degrees 29 minutes 39 seconds West for a distance of 3887.95 feet to the North 1/4 corner of said Section 22;

THENCE South 56 degrees 11 minutes 09 seconds East for a distance of 2196.06 feet to the True Point of Beginning for this legal description;

THENCE South 49 degrees 06 minutes 50 seconds East for a distance of 156.31 feet;

THENCE South 70 degrees 00 minutes 54 seconds West for a distance of 157.93 feet;

THENCE North 10 degrees 57 minutes 11 seconds East for a distance of 159.19 feet to the True Point of Beginning;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.248 acres more or less.



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Site 3462A

Skagit County, WA