



200106220076  
, Skagit County Auditor

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**WHEN RECORDED RETURN TO:**

Nextel West Corp.,  
dba Nextel Communications  
10545 Willows Road NE, Suite 100  
Redmond, Washington 98052  
ATTN: System Development Manager

LAND TITLE COMPANY OF SKAGIT COUNTY

*M-12911*

**DOCUMENT TITLE(s):**

1. Memorandum of Agreement

**REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:**

\_\_\_\_\_ Additional names on page \_\_\_\_\_ of documents

**GRANTOR(s) / LICENSOR(s):**

1. Property Investors, L.L.C., a Washington limited liability company

\_\_\_\_\_ Additional names on page \_\_\_\_\_ of documents

**GRANTEE(s) / LICENSEE's:**

1. Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications

\_\_\_\_\_ Additional names on page \_\_\_\_\_ of documents

**LEGAL DESCRIPTION:**

Complete legal description on page 3 of the document.

**ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):** Tract "G"

**MEMORANDUM OF AGREEMENT**

CLERK: Please return this document to: Nextel West Corp.  
10545 Willows Road NE, Suite 100  
Redmond, WA 98052  
Attn: System Development Manager

This Memorandum of Agreement is entered into on this 13 day of April, 2001, by and between Property Investors, L.L.C., a Washington limited liability company, with an office at 669 Sunset Park Drive, Sedro Wolley, WA 98284, (hereinafter referred to as "Lessor") and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, with an office at 10545 Willows Road NE, Suite 100, Redmond, WA 98052, (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Communications Site Lease Agreement (Ground) ("Agreement") on the 13 day of April, 2001, for the purpose of installing, operating and maintaining a radio communications facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for five (5) years commencing on the date Lessee exercises its Option, but in no event shall commencement be later than September 1, 2002 ("Commencement Date"), and terminating on the fifth anniversary of the Commencement Date with five (5) successive five (5) year options to renew.
3. The Land which is the subject of the Agreement is described in Exhibit A annexed hereto. The portion of the Land being leased to Lessee (the "Premises") is described in Exhibit B annexed hereto.



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

LESSOR: Property Investors, L.L.C.,  
a Washington limited liability company

LESSEE: Nextel West Corp., a Delaware corporation,  
d/b/a Nextel Communications

By: [Signature]

By: [Signature]

Name: Daniel R. Madlung

Name: Colin E. Holland Joseph W. Kirsten

Title: Managing Member

Title: Director  
Regional VP - Engineering & Operations

Date: Feb 14, 2001

Date: April 13, 2001

STATE OF WASHINGTON

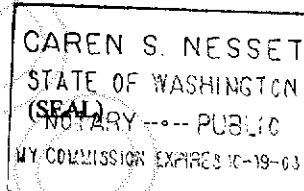
COUNTY OF Skagit

On 2-16-01, before me, Caren S. Nesset, Notary Public, personally appeared **Daniel R. Madlung**, personally known to me (or 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.

Caren S. Nesset  
Notary Public

My commission expires: 10-19-03



STATE OF Washington

COUNTY OF King

On April 13, 2001, before me, Mary M. Murdoch, Notary Public, personally appeared, Colin E. Holland Joseph W. Kirsten, personally known to me (or 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.

Mary M. Murdoch  
Notary Public

My commission expires: 1/4/05



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**EXHIBIT A**

**DESCRIPTION OF LAND**

to the Communications Site Lease Agreement (Ground) dated April 13, 2001, by and between Property Investors, L.L.C., a Washington limited liability company, as Lessor, and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, as Lessee.

The Land is described and/or depicted as follows (metes and bounds description):

Tract "G", "PLAT OF TINAS COMA", as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, through and across those certain 20 foot and 30 foot easements over Tract "J", as shown on the face of the plat.

Situate in the County of Skagit, State of Washington.

INITIALS


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**EXHIBIT B**

**DESCRIPTION OF PREMISES**

to the Communications Site Lease Agreement (Ground) dated April 13, 2001, by and between Property Investors, L.L.C., a Washington limited liability company, as Lessor, and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, as Lessee.

The Premises are described and/or depicted as follows:

**See Attached Exhibit B Page**

INITIALS


Notes:

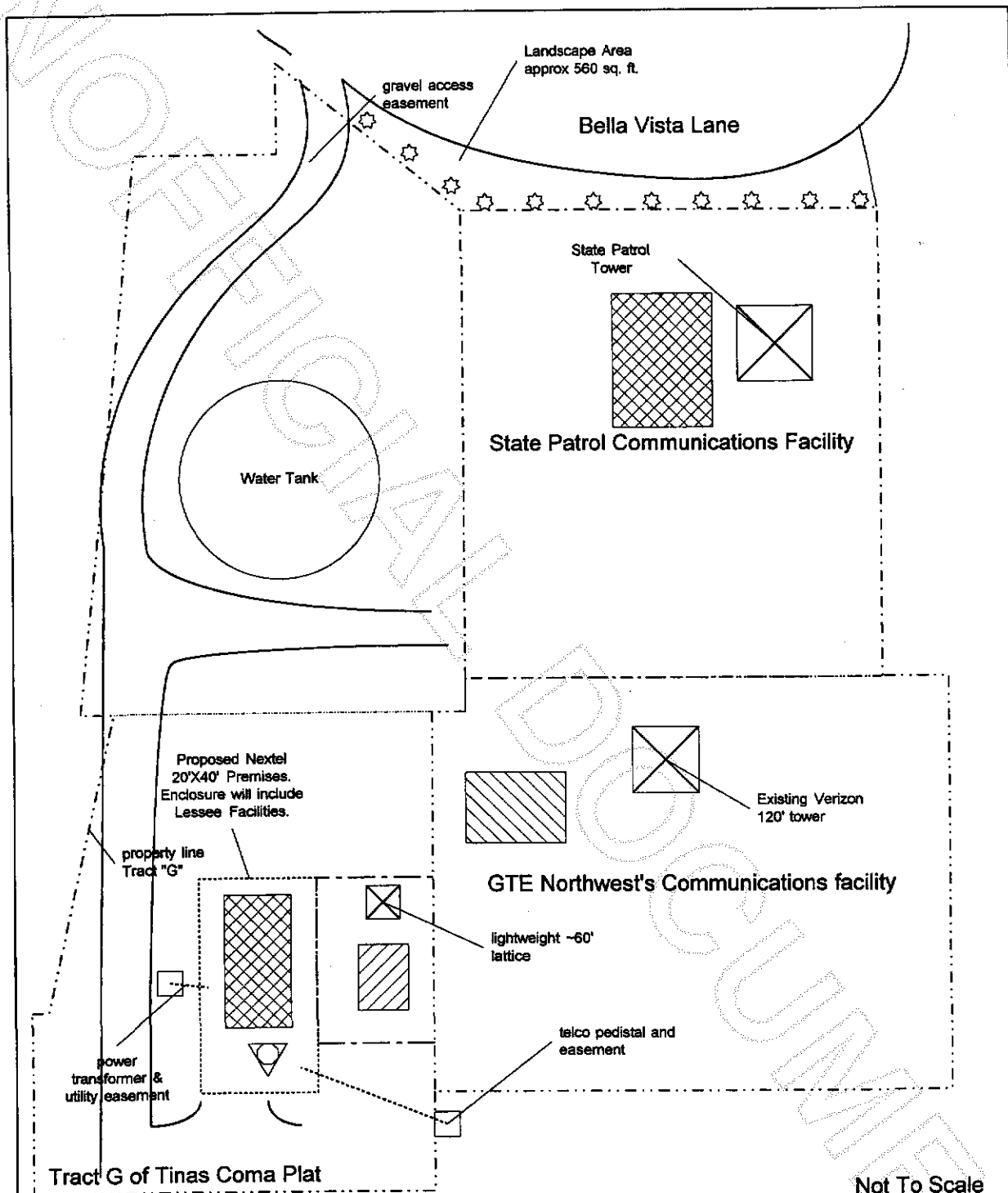
1. This Exhibit may be replaced by a land survey of the Premises once it is received by Lessee.
2. Setback of the Premises from the Land's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers, mounting positions may vary from what is shown above.
5. The locations of any utility easement is illustrative only. The actual location will be determined by the servicing utility company in compliance with all local laws and regulations.



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Not To Scale

BURLINGTON	EXHIBIT B	Tinas Coma Tract G of Tinas Coma, Burlington, WA
WA0461-4		



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