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Skagit County Auditor

\$80.00

2/16/2016 Page

1 of

8 11:54AM

Space Above Line Reserved For Recorder's Use

S 1/2 N 1/2 35 TWN 35N R8E W.M.

Prepared by & Return to:

Ryan Oatis

American Tower

Contract Management

10 Presidential Way

Woburn, MA 01801

Parcel # 8843416

After Recording Return To:

Linear Title & Closing

127 John Clarke Road

Middletown, RI 02842

Heather Raposa

401-608-1284

1. Title of Document:

Memorandum of Lease

2. Date of Document:3. Lessor:

Sierra Pacific Industries

4. Lessee:

American Tower Asset Sub, LLC

5. Statutory Mailing Address(es):

Lessor:

Sierra Pacific Industries

PO Box 496014

Redding CA, 96049

Lessee:

American Tower Asset Sub, LLC

10 Presidential Way

Woburn, MA 01901

6. Property Address:

42740 Baker Lake Road

Concrete, WA 98237

7. Legal Description:

Per Exhibits

Prepared by and Return to:

American Tower
10 Presidential Way
Woburn, MA 01801
Attn: Ryan Oatis
ATC Site #310510
ATC Site Name: Rebar
Assessor Parcel # P43416

ATC-499509-C

MEMORANDUM OF LEASE

This **MEMORANDUM OF LEASE** ("*Memorandum*") is entered into on the 18 day of Jan, 2010, by and between **Sierra Pacific Industries**, a California corporation (the "*Lessor*"), and **American Tower Asset Sub, LLC**, a Delaware limited liability company, with a principal place of business at 116 Huntington Avenue, Boston, MA 02116 (the "*Lessee*").

NOTICE is hereby given of the following described Lease as amended, for the purpose of recording and giving notice of the existence of said Lease. To the extent that notice of such Lease has previously been recorded, then this Memorandum shall constitute a restatement and amendment of any such prior recorded notices.

1. **Lease:** Communications Site Lease Agreement between Crown Pacific Limited Partnership, a Delaware limited partnership, predecessor in interest to Lessor, and Nextel West Corp., a Delaware corporation, dba Nextel Communications, predecessor in interest to Lessee, entered into on July 24, 1997 (as amended, the "*Lease*").
2. **Lease Commencement:** July 1, 2000;
3. **Expiration of Current Term:** June 30, 2020;
4. **Renewal Terms:** Lessee has the option to further extend the term of the Lease for two (2) additional five (5) year terms.
5. **Leased Premises:** As described in Exhibit "B" attached hereto, together with any access and utility easements.
6. **Notice:** Notices may be sent to the appropriate parties as follows:

Lessor: Sierra Pacific Industries
PO Box 496014
Redding CA, 96049

Lessee: American Tower Asset Sub, LLC
10 Presidential Way
Woburn, MA 01801

7. **Incorporation:** The terms and conditions of the Lease, as amended, are hereby incorporated into this Memorandum.

8. **Effect:** This Memorandum is not a complete summary of the terms and conditions contained in the Lease. Provisions in the Memorandum should not be used in interpreting the Lease provisions. In the event of a conflict between this Memorandum and the Lease, the Lease will control.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Lessor and Lessee have each executed this Memorandum as of the day first above written.

LESSOR:
Sierra Pacific Industries, a California corporation

Gary Blane

By: Gary Blane
Its: Land Development Manager

WITNESSES:

Susan Witherspoon

Signature
Print Name: Susan Witherspoon

ACKNOWLEDGEMENT

State of _____

County of _____)

On _____ before me, _____ (here insert name), a Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

FEB 16 2016

Amount Paid \$ 0
By 108 Skagit Co. Treasurer Deputy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Shasta

On December 14, 2015 before me, Susan E. Witherspoon
(insert name and title of the officer)

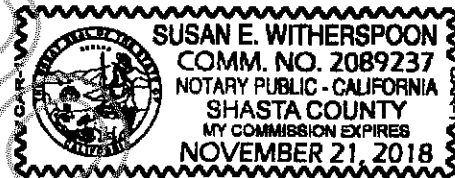
personally appeared Gary Blanc,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan E. Witherspoon

(Seal)



LESSEE:

American Tower Asset Sub, LLC, a
Delaware limited liability company

By: [Signature]
Its: Margaret Robinson
Senior Counsel

WITNESSES:

[Signature]
Signature
Print Name: Ryan Vatis

[Signature]
Signature
Print Name: Kenneth Lamy

ACKNOWLEDGEMENT

LESSEE

Commonwealth of Massachusetts

County of Middlesex

On January 18, 2016 before me, Susan H. Christ (here insert name), a Notary Public, personally appeared Margaret Robinson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public
Print Name: Susan H. Christ
My commission expires: 12/19/19

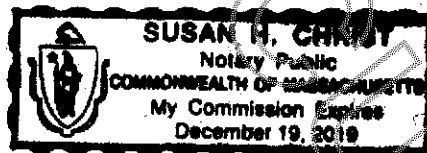


EXHIBIT A

DESCRIPTION AND/OR DEPICTION OF PARENT PARCEL

**THE SOUTH 1/2 OF THE NORTH HALF OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8
EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.**

EXHIBIT B

This Exhibit May be Replaced by an As-Built Survey at Lessee's Option depicting the Leased Premises, Access and Utilities Easements and if applicable, guy wire and guy anchor easements

Original Leased Premises

LEASE AREA 45' X 45' LEGAL DESCRIPTION (AS SURVEYED)

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT A WASHINGTON STATE DEPARTMENT OF TRANSPORTATION SURVEY MARK DESIGNATION GP29020-39 (DETAILED DESCRIPTION ON FILE WITH WASHINGTON STATE DEPARTMENT OF TRANSPORTATION GEOGRAPHIC SERVICES). FROM WHICH NATIONAL GEODETIC SURVEY CONTROL POINT DESIGNATION K61 (DETAILED DESCRIPTION ON FILE WITH NATIONAL GEODETIC SURVEY) BEARS SOUTH 87°10'07" WEST A GRID DISTANCE OF 68,526.01 FEET;

THENCE NORTH 37°53'14" WEST A GRID DISTANCE OF 7,230.59 FEET;
THENCE NORTH 38°27'43" EAST A DISTANCE OF 47.43 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED AREA;

Additional Leased Premises

LEASE AREA 18' X 11.67' LEGAL DESCRIPTION (AS SURVEYED)

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT A WASHINGTON STATE DEPARTMENT OF TRANSPORTATION SURVEY MARK DESIGNATION GP29020-39 (DETAILED DESCRIPTION ON FILE WITH WASHINGTON STATE DEPARTMENT OF TRANSPORTATION GEOGRAPHIC SERVICES). FROM WHICH NATIONAL GEODETIC SURVEY CONTROL POINT DESIGNATION K61 (DETAILED DESCRIPTION ON FILE WITH NATIONAL GEODETIC SURVEY) BEARS SOUTH 87°10'07" WEST A GRID DISTANCE OF 68,526.01 FEET;

THENCE NORTH 37°53'14" WEST A GRID DISTANCE OF 7,230.59 FEET;
THENCE NORTH 38°27'43" EAST A DISTANCE OF 47.43 FEET;
THENCE NORTH 51°32'17" WEST A DISTANCE OF 45.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED AREA;

THENCE CONTINUING NORTH 51°32'17" WEST A DISTANCE OF 11.67 FEET;
THENCE NORTH 38°27'43" EAST A DISTANCE OF 18.00 FEET;
THENCE SOUTH 51°32'17" EAST A DISTANCE OF 11.67 FEET;
THENCE SOUTH 38°27'43" WEST A DISTANCE OF 18.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON AND CONTAINING APPROXIMATELY 210 SQUARE FEET.