THE CITY OF SAN DIEGO

October 27, 2011

Mr. Duffy Daugherty
PLANCOM, INC
302 State Place, 2nd Floor
Escondido, CA 92029

Reference: Memorandum of Lease – Qualcomm Stadium

Dear Mr. Daugherty:

Enclosed is one original, fully-executed Memorandum of Lease to memorialize the City of San Diego's lease with New Cingular Wireless PCS, LLC, for space at Qualcomm Stadium, 9449 Friars Road ("MOL"). Please send a conformed copy of the recorded MOL to me via e-mail or at the address below.

If you have any questions, please contact me at clyoung@sandiego.gov or (619) 236-6081.

Very truly yours,

Carol L. Young
Supervising Property Agent

Enclosure

cc: Cory Autrey, Sr. Real Estate Manager – West Region, AT&T

I:\READ\YOUNG\AT&T (New Cingular)\Ltr-Daugherty-MOL-Stadium 10-26-11.doc

DIVERSITY IN PEOPLE AS ALL TOGETHER

Real Estate Assets
1200 Third Avenue, Suite 1700, MS 51A • San Diego, CA 92101-4199
Tel (619) 236-6020 Fax (619) 236-6706

Recording Requested By and
When Recorded Return To:
New Cingular Wireless PCS, LLC
12555 Cingular Way
Alpharetta, Georgia
Attn: Network Real Estate Administration

APN# 433-250-16
Site # SS0112

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is effective as of July 1, 2011 (the Effective Date").

1. THE CITY OF SAN DIEGO, a California municipal corporation ("CITY"), with an office at 1200 Third Avenue, M.S. 51A, San Diego, CA 92101-4155, and New Cingular Wireless PCS, LLC, a Delaware limited liability company ("LESSEE"), with an office at 7337 Trade Street, 3East, Room 3684, San Diego, CA 92121, entered into that certain CITY OF SAN DIEGO TELECOMMUNICATIONS LEASE ("Lease") dated July 1, 2011, for the purpose of installing, operating, and maintaining a wireless communication facility and other improvements as set forth in the Lease.

2. The term of the Lease is Ten (10) years and commenced on July 1, 2011.

3. The land which is the subject of the Lease is described in attached Exhibit "A." The portion of the land being leased to LESSEE is set forth in the Lease.

IN WITNESS WHEREOF, this Memorandum of Lease is executed to be effective as of the Effective Date:

CITY:

THE CITY OF SAN DIEGO, a
California municipal corporation

By: _____

Name: James F. Barwick, CCIM
Director, Real Estate Assets

Title: _____

APPROVED AS TO FORM AND LEGALITY:
JAN I. GOLDSMITH, CITY ATTORNEY

By: _____

Name: Leslie FitzGerald

Title: Deputy City Attorney

LESSEE:

New Cingular Wireless PCS, LLC
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____

Name: Jon Morris

Title: Director, Contracts and Shared Services

CARA E. LEHMAN
NOTARY PUBLIC
STATE OF WASHINGTON
My Comm. Expires May 30, 2015

Cara E Lehman
King County, WA
Commission expires
5/30/15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of SAN DIEGO }

On 10-26-11 (Date) before me, DAVID C. MARTENS, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared JAMES F. BARWICK (Name(s) of Signer(s))

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 _____ (Signature of Notary Public)

DAVID C. MARTENS
Commission # 1823504
Notary Public - California
San Diego County
My Comm. Expires Nov 22, 2012

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: MEMORANDUM OF LEASE

Document Date: 10-26-11 Number of Pages: 6

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT A

DESCRIPTION OF PREMISES

to the Memorandum of Lease agreement dated July 1, 2011, by and between The City of San Diego, a California municipal corporation, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Premises are described and/or depicted as follows:

Property Legal Description:

Parcel 1:

Those portions of Lots 31, 35 and 45 in the City of San Diego, County of San Diego, State of California, according to Partition Map thereof on file in the Office of the County Clerk of said San Diego County, in Action No. 348, entitled "Juan M. Luco, et al, vs. the Commercial Bank of San Diego, et al", described as follows:

Beginning at the Northwesterly corner of said Lot 45;

Thence along the Northerly line thereof, South 88°48'15" East, 239.02 feet to the Northwesterly corner of land described in Deed to Charles E. Dupont, et ux, recorded June 25, 1964, Recorder's File No. 111113, Series 5, Book 1964 of Official Records being the True Point of Beginning;

Thence South 00°38'01" West, along the Westerly line of said Dupont Land, 261.68 feet to a point on the arc of a 8982.03 foot radius curve, concave Southeasterly, a radial line of said curve bears North 12°50'48" West to said point;

Thence Southwesterly, along the arc of said curve, through a central angle of 04°49'17", a distance of 755.83 feet to the Westerly line of the land described in Deed to Carnation Company, recorded February 2, 1959 in Book 7476, Page 69 of Official Records;

Thence North 00°38'01" West, along said Westerly line, a distance of 16.86 feet to the Northwesterly line of said Lot 31;

Thence along said Northwesterly line South 47°28'35" West, 371.20 feet to the Easterly line of Parcel Map No. 7254 filed in the Office of the County Recorder of San Diego County;

Thence along said Easterly line North 1°05'35" East 50.23 feet to the Northeasterly corner of said Parcel Map;

Thence along the Northerly line of said Parcel Map Westerly along the arc of a 8,890.66 foot radius curve through an angle of 1°48'08.5", a distance of 279.67

feet to the Northwesterly corner of said Parcel Map;
Thence along the Westerly line of said Parcel Map No. 7254 and the prolongation thereof South 1°05'35" West, 321.77 feet to a point in the arc of a 3030.02 foot radius curve, concave Southeasterly in the Northwesterly line of the land described in Deed to the State of California recorded July 2, 1968 Recorder's File No. 111332 of Official Records;
Thence along said Northwesterly line, Westerly along said curve 259.78 feet; and South 54°56'28" West to the Southeasterly line of said Lot 35;
Thence along the Northeasterly, Easterly and Northerly boundary of Camino Del Rio North as described in Deed to the State of California recorded September 11, 1969, Recorder's File No. 166295 of Official Records, as follows: File No: 12551518

South 54°56'28" West, 393.85 feet; Northwesterly along the arc of a 170 foot radius curve, concave Northeasterly, through an angle of 92°51'08" a distance of 275.50 feet;
Thence to said curve North 32°12'24" West, 168.35 feet; Northwesterly along the arc of a 230 foot radius curve, concave Southwesterly, through an angle of 101°24'14" a distance of 407.06 feet; and tangent to said curve South 46°23'22" West to the Southwesterly line of said Lot 35;
Thence Northwesterly along said Southwesterly line to the most Westerly corner thereof;
Thence Northeasterly along the Northwesterly line of said Lot 35 to the most Northerly corner thereof;
Thence along the Northeasterly line of said Lot, South 58°07'54" East to the Westerly line of the land described in Deed to the State of California recorded July 15, 1966, Recorder's File No. 115132 of Official Records;
Thence along said Westerly line South 4°20'34" East to the Southerly line of said Lot 35;
Thence Westerly along said Southerly line to the True Point of Beginning.
Parcel 2:
All that portion of Lots 36, 42 and 43 of Rancho Mission of San Diego, in the County of San Diego, State of California, according to the Partition Map thereof on file in Case No. 348 of Superior Court in San Diego County entitled Juan M. Luco, et al, vs., the Commercial Bank of San Diego, et al, lying within the following described boundary:
Beginning at the Southwesterly corner of said Lot 42;
Thence along the Southwesterly lines of said Lots 42 and 43, South 58°07'54" East 1430.86 feet to a point on the arc of a 9259.03 foot radius curve, concave Southeasterly a radial line of which bears North 06°48'18" West to said point;
Thence Northeasterly along the arc of said curve through a central angle of 00°29'05" a distance of 78.33 feet to the Westerly boundary of Murphy Canyon Road;
Thence along said boundary to and along the boundary of Road Survey No. 1533 as follows: North 15°38'54" West 487.26 feet; South 74°21'06" West 12.00 feet; North 15°38'54" West 309.60 feet to the beginning of a tangent 3060.00 foot

radius curve, concave Northeasterly; Northwesterly along the arc of said curve through a central angle of 05°36'42" a distance of 299.70 feet; tangent to said curve North 10°02'12" West 179.22 feet to the beginning of a tangent 2548.00 foot radius curve, concave Northeasterly; Northwesterly along the arc of said curve through a central angle of 05°47'50" a distance of 257.81 feet; tangent to said curve North 04°14'22" West 72.93 feet to the beginning of a tangent 352.00 foot radius curve, concave Southwesterly; Northwesterly along the arc of said curve through a central angle of 63°41'34" a distance of 391.30 feet; tangent to said curve North 67°55'56" West 116.79 feet; North 72°13'17" West 97.37 feet and North 21°05'07" East 43.79 feet;
Thence North 72°13'39" West 530.72 feet;
Thence North 00°54'06" East 21.58 feet; File No: 12551518

Thence North 79°52'32" West 149.77 feet to a point on the arc of an 8000.00 foot radius curve, concave Southerly a radial line of which bears North 17°57'19" West to said point;
Thence Westerly along the arc of said curve through a central angle of 00°27'10" a distance of 63.22 feet;
Thence South 71°35'31" West 923.84 feet to the beginning of a tangent 1000.00 foot radius curve, concave Northwesterly;
Thence Southwesterly along the arc of said curve through a central angle of 15°24'29" a distance of 268.92 feet;
Thence tangent to said curve South 37°00'00" West 386.11 feet to the beginning of a tangent 1000.00 foot radius curve, concave Southeasterly;
Thence Southwesterly along the arc of said curve through a central angle of 24°47'13" a distance of 432.61 feet;
Thence tangent to said curve South 62°12'47" West 156.54 feet to an intersection with the Westerly line of the land described in Parcel 1 in Deed to the City of San Diego recorded January 3, 1966 as Document No. 121 of Official Records;
Thence along said Westerly line South 05°14'33" East 1744.24 feet to the Northwesterly line of said Lot 35;
Thence along said Northwesterly line North 40°17'08" East 1866.48 feet to the most Northerly corner thereof;
Thence along the Northeasterly boundary of said Lot 35, South 58°07'54" East 1056.17 feet to the Point of Beginning.
Excepting from Lot 42 all oil, gas and other hydrocarbon and mineral substances lying not less than 500 feet below the surface of the land as reserved by San Diego Pipeline Co., by Deeds recorded March 8, 1966 as File Nos. 39319 and 39320.
Also excepting therefrom, the following described parcels:
Parcel 2A:
Commencing at the most Northerly corner of Lot 35, said Rancho Mission of San Diego;
Thence South 40°17'08" West, 1866.48 feet;

Thence North 02°28'43" East, 102.43 feet;
Thence North 67°09'56" West, 74.66 feet;
Thence continuing North 67°09'56" West, 408.34 feet;
Thence North 73°26'35" West, 344.99 feet to a point to which a radial of a 400.00 foot radius curve, concave Southeasterly, bears North 16°33'25" East;
Thence Northwesterly, Westerly and Southwesterly, along the arc of said curve, through a central angle of 52°34'36", an arc length of 422.11 feet;
Thence South 53°58'49" West, 395.86 feet;
Thence South, 120.00 feet;
Thence West, 110.00 feet;
Thence North 10°26'46" West, 194.27 feet;
Thence West, 550.67 feet;
Thence South 87°00'00" West, 350.18 feet to a point to which a radial of 1000.00 foot radius curve, concave Southeasterly, bears North 03°00'00" West;
Thence Southwesterly, along the arc of said curve, through a central angle of 24°47'13", an arc length of 432.61 feet;
Thence South 62°12'47" West, 193.09 feet; File No: 12551518
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Thence North 05°14'33" West, 70.38 feet, returning to said True Point of Beginning.
Parcel 2B:
Commencing at the most Northerly corner of Lot 35, said Rancho Mission;
Thence South 58°07'54" East 2,376.38 feet to the True Point of Beginning a radial of a 4141.50 foot radius curve, concave Southwesterly, bears North 84°07'23" East to said point;
Thence Northwesterly, along the arc of said curve, through a central angle of 09°46'17" an arc length of 706.30 feet;
Thence North 15°38'54" West, 101.74 feet, to a point to which a radial of a 2500.00 foot radius curve, concave Northeasterly, bears South 74°21'06" West;
Thence Northwesterly and Northerly, along the arc of said curve, through a central angle of 18°07'37", an arc length of 790.94 feet;
Thence North 02°28'43" East, 102.43 feet;
Thence North 67°09'56" West, 74.66 feet;
Thence South 02°28'43" West 128.39 feet to a point to which a radial of a 2570.00 foot radius curve, concave Easterly, bears South 87°31'17" East;
Thence Southerly, along the arc of said curve, through a central angle of 18°07'37" an arc length of 813.08 feet;
Thence South 15°38'54" East, 101.74 feet to a point to which a radial of a 4071.50 foot radius curve, concave Southwesterly bears North 74°21'06" East;
Thence Southeasterly along the arc of said curve, through a central angle of 09°00'17" an arc length of 639.89 feet;
Thence South 58°07'54" East 87.99 feet, returning to said True Point of Beginning

at&t

Cory Autrey
12900 Park Plaza Dr., 2nd Floor
Cerritos, CA 90703

T: 562-468-6602
ca4213@att.com
www.att.com

DATE: October 25, 2011

TO: Carol Young, City of San Diego

FROM: Cory Autrey, AT&T

RE: Qualcomm Stadium MOL – Request for Signature

Hi Carol,

Sorry for the delay in getting this to you but enclosed is the AT&T signed MOL for City's countersignature. Once fully executed, please mail to Duffy Daugherty at the following address as he will handle the recording:

Duffy Daugherty
PlanCom Inc.
302 State Place, 2nd Floor
Escondido, CA 92029
925.548.2050 (p)

Thanks for all of your help!

Cory Autrey
Sr. Real Estate Mgr. - West Region
AT&T - Antenna Solutions Group
cell 626-297-7759
desk 562-468-6602
12900 Park Plaza Drive
Cerritos, CA 90703
cory.autrey@att.com

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