

2008-004819

Klamath County, Oregon



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04/01/2008 03:18:53 PM

Fee: \$46.00

MTC 801912

AFTER RECORDING PLEASE RETURN TO:

U.S. Cellular

Attn: Real Estate

8410 W. Bryn Mawr Avenue, Suite 700

Chicago, IL 60631

MEMORANDUM OF GROUND LEASE

WHEREAS, a GROUND LEASE, was made and entered into on the 3rd day of April, 2007, by and between FLOWERS BROS., INC., hereinafter called "Landlord", and UNITED STATES CELLULAR OPERATING COMPANY OF MEDFORD, an Oregon corporation, hereinafter called "Tenant".

WITNESSETH:

WHEREAS, the Landlord thereby leased to Tenant and Tenant thereby leased from Landlord, the property ("Premises") hereinafter described, for the purposes of establishing a communications site for the transmission and reception of radio communications signals, and, for the construction and maintenance of related facilities, towers, antennas, or buildings for related activities on said Premises. The Premises leased are situated in Klamath County, State of Oregon, and is described as follows, to wit:

Commencing at the 1919 brass disk marking the closing corner between Sections 14 & 23 in Township 40 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon; thence South 17°34'36" West, 1089.68 feet, to the true point of beginning; thence South 50°00'00" East, 50.00 feet; thence South 40°00'00" West, 50.00 feet; thence North 50°00'00" West, 50.00 feet; thence North 40°00'00" East, 50.00 feet to the true point of beginning.

Containing 2500 square feet of land, more or less.

The above Ground Lease was made for the term, and subject to each and all the terms, provisions, covenants, and conditions set forth therein between the parties hereto, covering the Premises hereinabove described, and, said Ground Lease is hereby incorporated herein with the same force and effect as though herein set forth at length.

1 - MEMORANDUM OF GROUND LEASE

46 HMT

IN WITNESS WHEREOF, said parties have caused this Ground Lease to be duly effective and executed this 20th day of March, 2008.

LANDLORD:

FLOWERS BROS., INC.

By: Marjorie Lukens

Printed: Marjorie Lukens

Title: President

TENANT:

UNITED STATES CELLULAR
OPERATING COMPANY OF
MEDFORD, an Oregon corporation

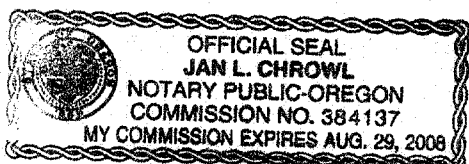
By: [Signature]

Printed: JOHN C. GOCKLEY

Title: VICE PRESIDENT

STATE OF OREGON)
) ss.
County of Klamath)

I, the undersigned, being a notary public in and for the State and County aforesaid, do hereby certify that Marjorie Lukens, for FLOWERS BROS., INC., known to me to be the same person whose name is subscribed to the foregoing Memorandum of Ground Lease, appeared before me this day in person and acknowledged that, pursuant to his/her authority, he/she signed the said Memorandum of Ground Lease as his/her free and voluntary act of FLOWERS BROS., INC., an Oregon corporation, for the uses and purposes therein stated.



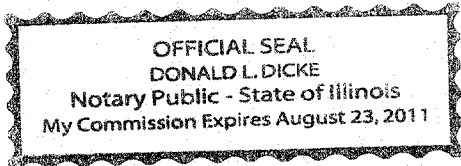
[Signature]
Notary Public - State of Oregon

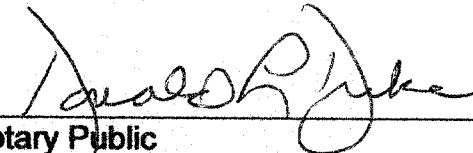
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, being a notary public in and for the State and County aforesaid, do hereby certify that JOHN C. GOCKLEY, VICE PRESIDENT, for UNITED STATES CELLULAR OPERATING
2 - MEMORANDUM OF GROUND LEASE

COMOPANY OF MEDFORD, known to me to be the same person whose name is subscribed to the foregoing Memorandum of Ground Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Memorandum of Ground Lease as his free and voluntary act of UNITED STATES CELLULAR OPERATING COMPANY OF MEDFORD, an Oregon corporation, for the uses and purposes therein stated.

Given under my hand and seal this 20th day of March, 2008.




Notary Public

SITE PLAN

Located in
NW 1/4 of Section 23
T40S, R8E, W.M.
Klamath County, Oregon
US Cellular
Site 349428 Worden Repeater
March 12, 2007
Revised June 1, 2007

Legal Description

Commencing at the 1919 brass disk marking the closing corner between Sections 14 & 23 in Township 40 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon;
thence South 17°34'36" West, 1089.58 feet, to the true point of beginning;
thence South 50°00'00" East, 50.00 feet;
thence South 40°00'00" West, 50.00 feet;
thence North 50°00'00" West, 50.00 feet;
thence North 40°00'00" East, 50.00 feet to the true point of beginning.
Containing 2500 square feet of land, more or less.

Basis of Bearings

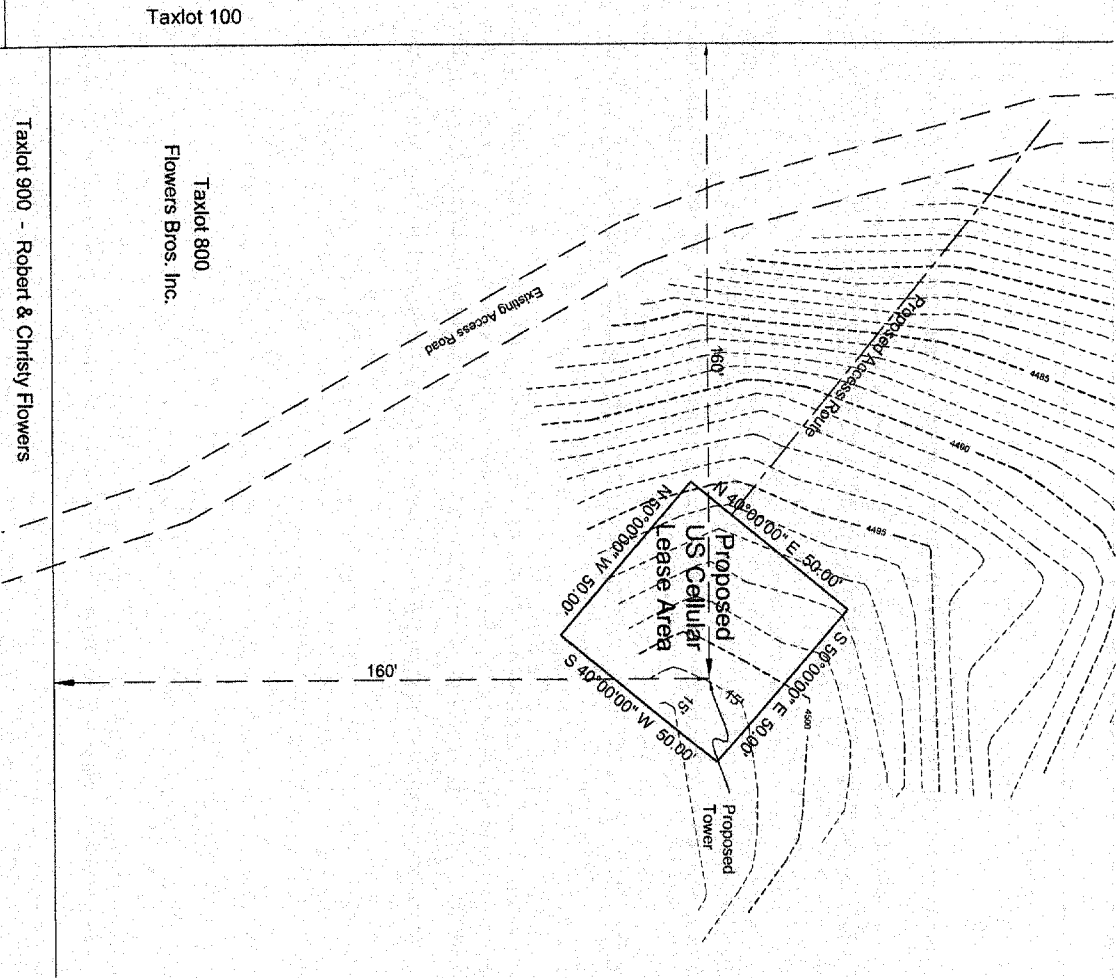
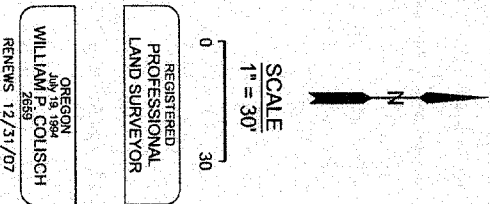
True North as derived from GPS observations

Statement of Accuracy

This is to certify that the proposed tower site shown hereon has the following geographic location:

Latitude: N 42°04'45.3" (NAD83)
Longitude: W 121°51'16.9" (NAD83)
Accurate to within fifty [50] feet
Ground Elevation: 4500 feet (NAVD 88)
Accurate to within twenty [20] feet
Location determined using static GPS procedures.

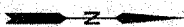
AP# 40-08-23 Taxlot 800



NOTE: The parcel lines shown were taken from Klamath County's GIS & are approximate only

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Located in
NW 1/4 of Section 23
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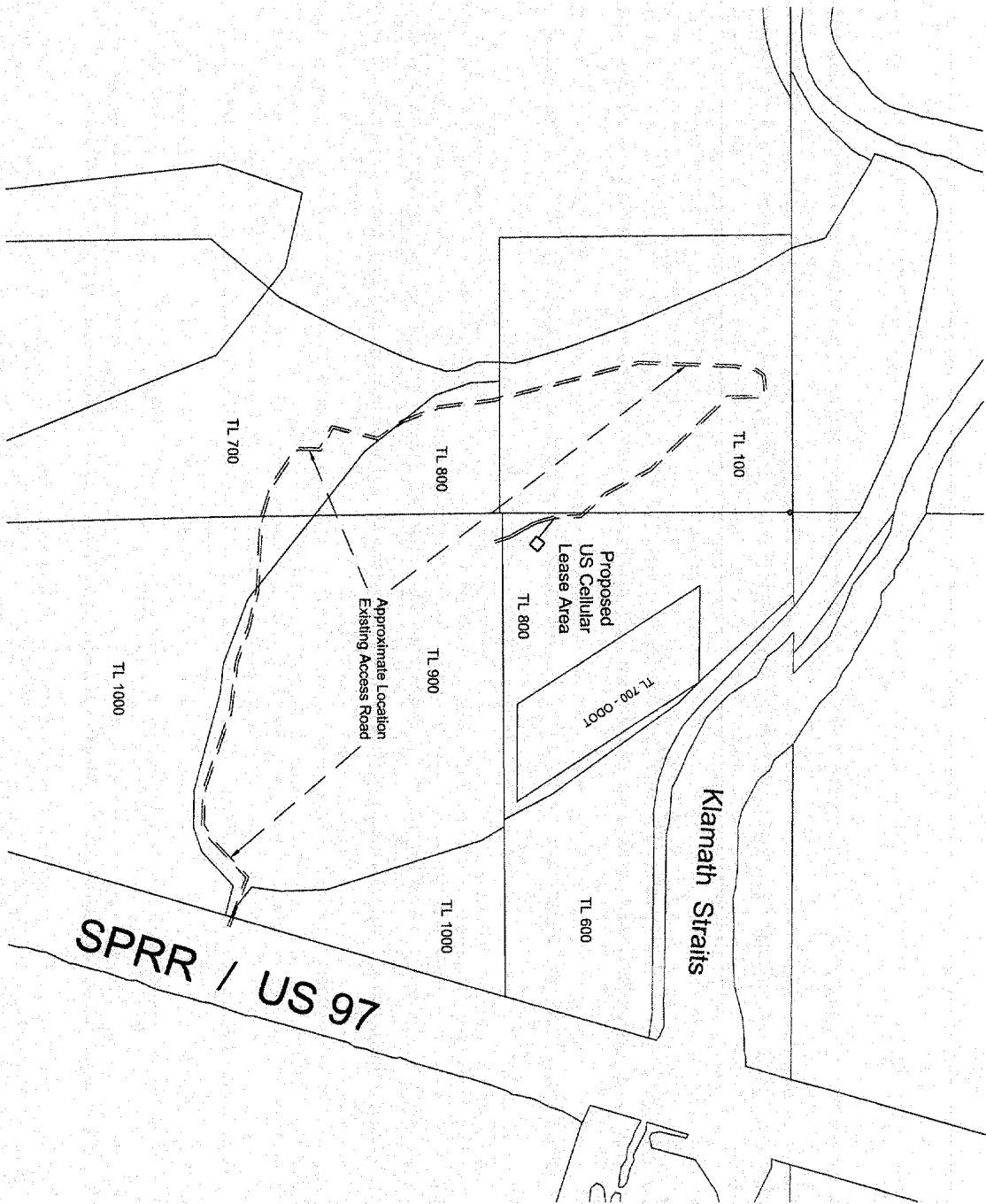


SCALE
1" = 500'

0 500

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 1994
WILLIAM P. COLSICH
2659
RENEWED 12/31/07



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