

News Release

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Sudberry Properties and AT&T Announce Complete FTTP Network at Civita

SAN DIEGO – Sudberry Properties and AT&T* today announced a new agreement to offer AT&T U-verse® services to the Civita community residents. The services will be provided over a fiber to the premises network (FTTP). Civita will be the first major masterplan in San Diego to offer residents the suite of AT&T U-verse entertainment services utilizing a FTTP network.

AT&T will offer Civita residents 100-percent Internet Protocol (IP)-based AT&T U-verse TV and fast U-verse High Speed Internet on an advanced fiber network through AT&T's Connected Communities program. AT&T U-verse TV is the only 100-percent IPTV service offered by a national service provider, making AT&T U-verse one of the most dynamic and application-rich services available today. The agreement also provides for free AT&T Wi-Fi access in pool and recreation areas of Civita apartment neighborhoods, as well as other common areas within the community, such as the proposed park.

“Bringing fiber optic capabilities to every home is part of our commitment to make Civita an innovative urban village that is rooted in sustainability, advanced technology, connectedness and architectural vitality,” said Colton Sudberry, president of Sudberry Properties. He noted that an AT&T community concierge will be available during business hours to give Civita residents assistance with initial ordering and installation.

“Today’s tech savvy residents want access to the latest and greatest in entertainment and communications services, and AT&T U-verse will offer Civita

residents access to an advanced suite of services to complement other amenities in the community,” said Todd Flack, AVP Connected Communities, AT&T.

Civita residents can enjoy numerous U-verse features and applications, including the ability to manage their DVR recordings, and, for qualifying TV customers, watch hit TV shows on their iPad or select smartphones with the U-verse app; the freedom to manage and playback recorded programs from a single DVR on any U-verse connected TV in the house with Total Home DVR; the ability to choose and watch up to four of their favorite channels at one time with the AT&T U-verse My Multiview app; an extensive High Definition (HD) channel lineup; personalized, on-screen weather, sports, traffic and stock information via AT&T U-bar; the ability to check the current weather conditions and forecasts in any U.S. city with Weather On Demand; and more.

Residents will also have access to a nearby AT&T experience store located on Friars Road.

Sudberry Properties is transforming a 70-year-old sand and gravel quarry into a hip, stylish address that incorporates urban conveniences within a stunning garden setting. The heart of the community is a 20-acre neighborhood park and a lively civic area, with a network of footpaths, bike paths, and vista parks leading to individual neighborhoods.

Plans for the 230-acre property call for 4,780 residential homes and apartments in numerous configurations, approximately 480,000 square feet for a lifestyle retail center and 420,000 square feet for an office/business campus. Called “a perfect model for the future growth of the region” in a recent *New York Times* article, Civita has already earned major regional and national recognition for its sustainability, smart growth, and environmental leadership, including the 2009 California State Governor’s Award for Environmental and Economic Leadership (GEELA), California’s highest environmental honor. www.civitalife.com

Located in the heart of San Diego with easy access to the San Diego Trolley, Civita is surrounded by extensive shopping, gourmet dining, entertainment,

educational opportunities, employment centers, top health care providers and nearby outdoor activities.

More information on AT&T Connected Communities can be found at:

<http://www.att.com/communities>. For additional information on AT&T U-verse, visit www.att.com/uverse.

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About AT&T

AT&T Inc. (NYSE:T) is a premier communications holding company and one of the most honored companies in the world. Its subsidiaries and affiliates – AT&T operating companies – are the providers of AT&T services in the United States and around the world. With a powerful array of network resources that includes the nation's fastest mobile broadband network, AT&T is a leading provider of wireless, Wi-Fi, high speed Internet, voice and cloud-based services. A leader in mobile broadband and emerging 4G capabilities, AT&T also offers the best wireless coverage worldwide of any U.S. carrier, offering the most wireless phones that work in the most countries. It also offers advanced TV services under the AT&T U-verse® and AT&T |DIRECTV brands. The company's suite of IP-based business communications services is one of the most advanced in the world.

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Geographic and service restrictions apply to AT&T U-verse services. HD: Access to HD service requires monthly fee and HD Premium Tier available for an additional monthly fee. U-verse app for iPad and smartphones: Access to select content requires compatible device, qualifying U-verse TV plan and WiFi connection and/or cellular data connection. Available content may vary by device and/or U-verse TV plan and is subject to change. Data charges may apply. Total Home DVR: Total Home DVR functionality is available on up to 8 TVs, and requires a receiver for each additional TV. Multiview: Channels/content available for viewing in Multiview are based on TV package and additional programming purchased. A limited number of HD channels is not supported for display within My Multiview. U-bar: AT&T U-verse High Speed Internet Account required for personalized features.

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