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Book - 11100 Pg - 2050-2059
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MELISSA CATER
7130 GLEN FOREST DR, STE 300
RICHMOND VA 23226
BY: DSA, DEPUTY - MA 10 P.

ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT

PIN: 21-05-126-018-0000 replaces: 21-05-126-015-0000

STATE OF: UTAH
COUNTY OF: SALT LAKE

Document Date: November 27, 2020

ASSIGNOR: LANDMARK INFRASTRUCTURE
HOLDING COMPANY LLC
Address: P.O. Box 3429
El Segundo, CA 90245

ASSIGNEE: LD ACQUISITION COMPANY 20 LLC
Address: P.O. Box 3429
El Segundo, CA 90245

Legal Description: Attached as Exhibit A

Prepared by:
Landmark Dividend LLC
P.O. Box 3429
El Segundo, CA 90245
TC209066

Return after recording to:
Fidelity National Title Group
7130 Glen Forest Dr Ste 300
Richmond, VA 23226-3754
133370-CPF

LDAC Easement & Lease Assgn TCN: 133370-CPF
TC209066/Delta CHI Partners Development LLC

33646454

Ent 13535305 BK 11100 PG 2050

ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT

THIS ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT (this "Assignment"), effective on November 27, 2020 is executed by Landmark Infrastructure Holding Company LLC, a Delaware limited liability company, ("Assignor") and LD Acquisition Company 20 LLC, a Delaware limited liability Company ("Assignee").

WHEREAS, Delta Chi Partners Development LLC, a Utah limited liability company ("Owner") leased a certain portion of property located at 3725 West 4100 South, West Valley UT 84120; as more particularly described in Exhibit "A" attached hereto (the "Property") to Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, ("Tenant") pursuant to a certain lease dated Apr 14, 2011 and more particularly described in Exhibit "C" attached hereto (the "Lease"); and

WHEREAS, Owner and Assignor are parties to that certain Easement and Assignment of Lease Agreement dated Nov 17, 2020, as recorded on November 18, 2020 in the Official Records of Salt Lake County as Instrument 13465506 whereby Owner granted a perpetual easement over the area more particularly described in the attached "Exhibit B" (the "Easement") to Assignor and assigned all of its right, title and interest as lessor under the Lease to Assignor; and


WHEREAS Assignor desires to assign all of Assignor's rights, title and interest in and to the Easement and Lease to Assignee; and

NOW THEREFORE, In consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Assignor Assignment. Assignor does hereby assign, transfer, and deliver to Assignee all of Assignor's right, title, and interest in and to the Easement and Lease, including, without limitation, the right to receive any and all rents thereunder.
2. Assignee Assumption of Obligations of Performance. Assignee warrants that it shall assume and faithfully perform and discharge any and all of obligations as grantee under the Easement and lessor under the Lease and Assignor shall be relieved of all future obligations and liability thereunder.
3. Covenants of Cooperation. Assignor and Assignee warrant that it will take such further actions and execute such further instruments, if any, as may be reasonably required to perfect Assignee's assignment and assumption of the Lease.
4. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State of California without giving effect to its conflict of laws rules.
5. Counterparts; Facsimile Execution. This Assignment may be executed in one or more counterparts (including by facsimile or by electronic copy or transmission), each of which will be the binding agreement of the executing party and which, when taken together, shall be deemed to be one and the same instrument.
6. Successors and Assigns. This Assignment shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns.
7. Effective Date. This Assignment shall be effective on the date first written above.

ASSIGNEE:

LD ACQUISITION COMPANY 20 LLC,
a Delaware limited liability company

By: 
Name: Daniel R. Parsons
Title: Authorized Signatory

Dated: 1/5/21

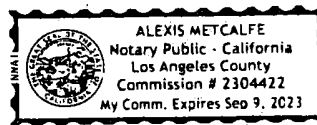
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On 1/5/21, before me Alexis Metcalfe, a Notary Public, personally appeared Daniel R. Parsons, 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 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 of Notary Public

[SEAL]

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 3:

Easement: Proposed Rooftop Easement Area TC209066 (Verizon):

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH, BEING LOCATED ON A ROOFTOP, ELEVATION OF SAID ROOFTOP IS 4370.0 FEET AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 05; THENCE SOUTH 89°53'25" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 05, 724.85 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°06'35" EAST, 361.25 FEET; THENCE SOUTH 89°53'25" WEST, 98.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°53'25" WEST, 63.00 FEET; THENCE NORTH 00°15'14" WEST, 37.24 FEET; THENCE NORTH 89°53'25" EAST, 62.62 FEET; THENCE SOUTH 00°50'14" EAST, 37.24 FEET TO THE POINT OF BEGINNING.

PARCEL A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, OPERATION, MAINTENANCE OF AND UTILITY SERVICE TO THE ROOFTOP CELLULAR EQUIPMENT, IN AND TO THOSE AREAS PROVIDED FOR SUCH USES WITHIN THE EXISTING BUILDING LOCATED ON THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE SOUTH LINE OF 4100 SOUTH STREET AND THE WEST LINE OF FREE COUNTRY ESTATES SUBDIVISION (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER), WHICH POINT IS SOUTH 89°53'25" WEST 495.00 FEET ALONG THE SECTION LINE AND SOUTH 0°06'35" EAST 53.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°06'35" EAST 606.05 FEET ALONG SAID WEST LINE OF FREE COUNTRY ESTATES AND SAID LINE EXTENDED TO THE NORTH LINE OF MEADOW HEIGHTS #5 (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE DUE WEST 666.64 FEET (PRIOR DEEDS = 660.80 FEET) ALONG SAID NORTH LINE AND SAID LINE EXTENDED TO THE EAST LINE OF A UTAH DEPARTMENT OF TRANSPORTATION HIGHWAY PROJECT NO. 1005 COMMONLY KNOWN AS THE BANGERTER HIGHWAY; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 0°04'40" WEST 582.71 FEET (TO A POINT DESIGNATED POINT "B" IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 22, 1991 AS ENTRY NO. 5115421 IN BOOK 6348 AT PAGE 2055 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER) AND NORTH 44°57'53" EAST 31.25 FEET TO THE SOUTH LINE OF 4100 SOUTH STREET (SAID POINT BEING A POINT DESIGNATED POINT "A" IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 22, 1991 AS ENTRY NO. 5115421 IN BOOK 6348 AT PAGE 2055 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE ALONG SAID SOUTH LINE NORTH 89°53'25" EAST 644.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

THAT PORTION OF LAND AS DEEDED TO BOYER DESERT SPRINGS, L.C. BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2002 AS ENTRY NO. 8337272 IN BOOK 8640 AT PAGE 5029, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF FREE COUNTRY ESTATES SUBDIVISION (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER), WHICH POINT IS SOUTH 89°53'25" WEST 495.00 FEET ALONG THE SECTION LINE AND SOUTH 0°06'35" EAST 212.67 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING BEING ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 5 AND THE NORTHEAST

CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID BEARING BEING NORTH 89°54'40" EAST), AND RUNNING THENCE SOUTH 0°06'35" EAST 446.38 FEET ALONG SAID WEST LINE OF FREE COUNTRY ESTATES AND SAID LINE EXTENDED TO THE NORTH LINE OF MEADOW HEIGHTS #5 (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE DUE WEST 207.82 FEET; THENCE DUE NORTH 446.14 FEET; THENCE NORTH 89°56'02" EAST 206.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

THAT PORTION OF LAND GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN ORDER OF IMMEDIATE OCCUPANCY RECORDED MAY 16, 2011 AS ENTRY NO. 11183084 IN BOOK 9924 AT PAGE 6865 AND FINAL JUDGMENT OF CONDEMNATION RECORDED AUGUST 1, 2012 AS ENTRY NO. 11442297 IN BOOK 10041 AT PAGE 9748 BEING FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE INCIDENT TO THE CONSTRUCTION OF PROJECT NO. F-0154(57)14, BEING A PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, T.2S., R.1W., S.L.B.&M., THE BOUNDARIES OF SAID LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT IN THE SOUTHERLY RIGHT OF WAY LINE OF 4100 SOUTH STREET WHICH IS 495.00 FEET S.89°53'25"W. ALONG THE SECTION LINE AND 53.00 FEET S.00°06'35"E. AND 32.64 FEET S.89°53'25"W. FROM THE NORTH QUARTER CORNER OF SAID SECTION 5, SAID POINT IS APPROXIMATELY 51.19 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID 4100 SOUTH STREET OF SAID PROJECT OPPOSITE ENGINEER STATION 45+15.75, AND RUNNING THENCE S.18°13'59"W. 25.08 FEET TO A LINE PARALLEL WITH AND 75.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 45+07.85; THENCE S.89°52'30"W. 40.93 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 44+66.92; THENCE N.14°17'47"W. 21.66 FEET TO A POINT 54.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+61.62; THENCE N.85°58'02"W. 13.79 FEET TO A LINE PARALLEL WITH AND 53.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+47.86; THENCE S.89°52'30"W. 41.36 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 44+06.50; THENCE S.00°07'30"E. 4.50 FEET TO A LINE PARALLEL WITH AND 57.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+06.50; THENCE S.89°52'30"W. 12.00 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 43+94.50; THENCE N.00°07'30"W. 4.50 FEET TO A LINE PARALLEL WITH AND 53.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 43+94.50; THENCE S.89°52'30"W. 38.01 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 43+56.49; THENCE S.38°36'55"W. 28.21 FEET TO A LINE PARALLEL WITH AND 75.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 43+38.84; THENCE S.89°52'30"W. 50.36 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 42+88.48; THENCE N.48°29'29"W. 6.02 FEET TO A LINE PARALLEL WITH AND 71.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 42+83.98; THENCE S.89°52'30"W. 220.43 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 40+63.55; THENCE N.87°05'13"W. 113.22 FEET TO A LINE PARALLEL WITH AND 65.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 39+50.49; THENCE S.89°52'30"W. 60.29 FEET ALONG SAID PARALLEL LINE TO A POINT THE EASTERLY RIGHT OF WAY AND LIMITED ACCESS LINE OF THE EXISTING HIGHWAY STATE ROUTE 154 (BANGERTER HIGHWAY) OPPOSITE ENGINEER STATION 38+90.20, SAID POINT IS ALSO 91.70 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF BANGERTER HIGHWAY OF SAID PROJECT OPPOSITE ENGINEER STATION 515+45.71; THENCE N.44°57'53"E. 19.79 FEET ALONG SAID EASTERLY RIGHT OF WAY AND LIMITED ACCESS LINE TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE N.89°53'25"E. 611.54 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL B:

THE NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING AND FOR UTILITIES, AS CREATED AND DESCRIBED IN THAT CERTAIN DECLARATION OF PARKING, ACCESS AND UTILITY EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AUGUST 29, 2002 AS ENTRY NO. 8337273 IN BOOK 8640 AT PAGE 5031, WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE SOUTH LINE OF 4100 SOUTH STREET AND THE WEST LINE OF FREE COUNTRY ESTATES SUBDIVISION (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER), WHICH POINT IS SOUTH 89°53'25" WEST 495.00 FEET ALONG THE SECTION LINE AND SOUTH 0°06'35" EAST 53.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°06'35" EAST 606.05 FEET ALONG SAID WEST LINE OF FREE COUNTRY ESTATES AND SAID LINE EXTENDED TO THE NORTH LINE OF MEADOW HEIGHTS #5 (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE DUE WEST 666.64 FEET (PRIOR DEEDS = 660.80 FEET) ALONG SAID NORTH LINE AND SAID LINE EXTENDED TO THE EAST LINE OF A UTAH DEPARTMENT OF TRANSPORTATION HIGHWAY PROJECT NO. 1005 COMMONLY KNOWN AS THE BANGERTER HIGHWAY; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 0°04'40" WEST 582.71 FEET (TO A POINT DESIGNATED POINT "B" IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 22, 1991 AS ENTRY NO. 5115421 IN BOOK 6348 AT PAGE 2055 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER) AND NORTH 44°57'53" EAST 31.25 FEET TO THE SOUTH LINE OF 4100 SOUTH STREET (SAID POINT BEING A POINT DESIGNATED POINT "A" IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 22, 1991 AS ENTRY NO. 5115421 IN BOOK 6348 AT PAGE 2055 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE ALONG SAID SOUTH LINE NORTH 89°53'25" EAST 644.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

THAT PORTION OF LAND AS DEEDED TO BOYER DESERT SPRINGS, L.C. BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2002 AS ENTRY NO. 8337272 IN BOOK 8640 AT PAGE 5029, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF FREE COUNTRY ESTATES SUBDIVISION (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER), WHICH POINT IS SOUTH 89°53'25" WEST 495.00 FEET ALONG THE SECTION LINE AND SOUTH 0°06'35" EAST 212.67 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING BEING ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 5 AND THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID BEARING BEING NORTH 89°54'40" EAST), AND RUNNING THENCE SOUTH 0°06'35" EAST 446.38 FEET ALONG SAID WEST LINE OF FREE COUNTRY ESTATES AND SAID LINE EXTENDED TO THE NORTH LINE OF MEADOW HEIGHTS #5 (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE DUE WEST 207.82 FEET; THENCE DUE NORTH 446.14 FEET; THENCE NORTH 89°56'02" EAST 206.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

THAT PORTION OF LAND GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN ORDER OF IMMEDIATE OCCUPANCY RECORDED MAY 16, 2011 AS ENTRY NO. 11183084 IN BOOK 9924 AT PAGE 6865 AND FINAL JUDGMENT OF CONDEMNATION RECORDED AUGUST 1, 2012 AS ENTRY NO. 11442297 IN BOOK 10041 AT PAGE 9748 BEING FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE INCIDENT TO THE CONSTRUCTION OF PROJECT NO. F-0154(57)14, BEING A PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, T.2S, R.1W., S.L.B.&M., THE BOUNDARIES OF SAID LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT IN THE SOUTHERLY RIGHT OF WAY LINE OF 4100 SOUTH STREET WHICH IS 495.00 FEET S.89°53'25"W. ALONG THE SECTION LINE AND 53.00 FEET S.00°06'35"E. AND 32.64 FEET S.89°53'25"W. FROM THE NORTH QUARTER CORNER OF SAID SECTION 5, SAID POINT IS APPROXIMATELY 51.19 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID 4100 SOUTH STREET OF SAID PROJECT OPPOSITE ENGINEER STATION 45+15.75, AND RUNNING THENCE S.18°13'59"W. 25.08 FEET TO A LINE PARALLEL WITH AND 75.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 45+07.85; THENCE S.89°52'30"W. 40.93 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 44+66.92; THENCE N.14°17'47"W. 21.66 FEET TO A POINT 54.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+61.62; THENCE N.85°58'02"W. 13.79 FEET TO A LINE PARALLEL WITH AND 53.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+47.86; THENCE S.89°52'30"W. 41.36 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 44+06.50; THENCE S.00°07'30"E. 4.50 FEET TO A LINE PARALLEL WITH AND 57.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+06.50; THENCE S.89°52'30"W. 12.00 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 43+94.50; THENCE N.00°07'30"W. 4.50 FEET TO A LINE PARALLEL WITH AND 53.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 43+94.50; THENCE S.89°52'30"W. 38.01 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 43+56.49; THENCE S.38°36'55"W. 28.21 FEET TO A LINE PARALLEL WITH AND 75.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 43+38.84; THENCE S.89°52'30"W. 50.36 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 42+88.48; THENCE N.48°29'29"W. 6.02 FEET TO A LINE PARALLEL WITH AND 71.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 42+83.98; THENCE S.89°52'30"W. 220.43 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 40+63.55; THENCE N.87°05'13"W. 113.22 FEET TO A LINE PARALLEL WITH AND 65.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 39+50.49; THENCE S.89°52'30"W. 60.29 FEET ALONG SAID PARALLEL LINE TO A POINT THE EASTERLY RIGHT OF WAY AND LIMITED ACCESS LINE OF THE EXISTING HIGHWAY STATE ROUTE 154 (BANGERTER HIGHWAY) OPPOSITE ENGINEER STATION 38+90.20, SAID POINT IS ALSO 91.70 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF BANGERTER HIGHWAY OF SAID PROJECT OPPOSITE ENGINEER STATION 515+45.71; THENCE N.44°57'53"E. 19.79 FEET ALONG SAID EASTERLY RIGHT OF WAY AND LIMITED ACCESS LINE TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE N.89°53'25"E. 611.54 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

Tax Id No.: 21-05-126-018

EXHIBIT "B"

EASEMENT AREA DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 05; THENCE SOUTH 89°53'25" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 05, 724.85 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°06'35" EAST, 361.25 FEET; THENCE SOUTH 89°53'25" WEST, 98.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°53'25" WEST, 63.00 FEET; THENCE NORTH 00°15'14" WEST, 37.24 FEET; THENCE NORTH 89°53'25" EAST, 62.62 FEET; THENCE SOUTH 00°50'14" EAST, 37.24 FEET TO THE POINT OF BEGINNING.

ROOFTOP EASEMENT AREA (VERIZON) CONTAINS 0.054 ACRES OR 2339 SQUARE FEET MORE OR LESS.

A NON-EXCLUSIVE EASEMENT IN, TO, UNDER AND ACROSS THE REAL PROPERTY (PARCEL 1A) FOR INGRESS AND EGRESS, OPERATION, MAINTENANCE OF AND UTILITY SERVICE TO THE ROOFTOP CELLULAR EQUIPMENT.

EXHIBIT "C"

LEASE DESCRIPTION

That certain Antenna Site License Agreement dated Apr 14, 2011, by and between Landmark Infrastructure Holding Company LLC, a Delaware limited liability company, successor in interest to Delta Chi Partners Development LLC, a Utah limited liability company, whose address is P.O. Box 3429, El Segundo, California, 90245 ("Lessor") and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, ("Lessee"), whose address is 180 Washington Valley Road , Bedminster NJ 07921, for the property located at 3725 West 4100 South, West Valley UT 84120, together with any addenda, amendments, modifications and/or assignments thereto.