

SIGNAGE AND MAINTENANCE EASEMENT
AGREEMENT

THIS AGREEMENT, made this 26 day of April, 2016
between Utah California Crossings LLC, whose mailing address is 6910 Santa Teresa Blvd
San Jose, CA 95119 (hereinafter referred to as "UCC"), and California Redwood LLC,
whose mailing address is 292 East 12200 South Suite 100 Draper, Utah 84020 (hereinafter
referred to as "CR").

WITNESSETH:

In consideration of the mutual covenant, conditions and promises herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged in the contract and agree as follows: "UCC" hereby grant, convey and assign to "CR", its successors and assigns, an exclusive signage and maintenance easement for purposes of construction and maintenance of signage and lighting over, upon, under, and across the real property legally described in Exhibit "A" attached hereto, and an exclusive easement for associated underground electrical conduit and wiring within the property legally described in Exhibit "B", and the approved sign plans, Salt Lake City Permit and engineering letter in Exhibit "C", attached hereto (collectively, the "Easement Premises"). Together with reasonable ingress and egress to the Easement Premises.

1. Construction: "CR" shall, at its sole cost and expense, construct the sign (the sign will be built in accordance with the attached plans Exhibit "C") and any other pertinent improvements, within the confines of the portion of the Easement Premises described in Exhibit "A", and install underground electrical conduit and wiring within the portion of the Easement Premises legally described in Exhibit "B". "UCC" will allow "CR" use of 2-20 Amp breakers in the house panel for operation of the LED Sign. "CR" agrees that all construction and installation shall be diligently pursued to completion.

2. Maintenance: "CR" shall, at its sole cost and expense, maintain the sign, electrical conduit, and any improvements within the confines of the Easement Premises

3. "UCC" shall allow "CR" to trim or possibly remove and maintain the trees and bushes in the line of sight from the sign to Redwood Road to allow clear views from Redwood Road. "CR" will trim, remove and maintain trees at "CR"'s sole cost.

4. "UCC" will Lease to "CR" for the annual sum of \$10.00, 1 square foot in the mechanical room, if so required by Salt Lake City to conform with SLC sign ordinance in respect to off sight signage and advertising.

5. Access: "CR" shall have the right for ingress and egress over and across the Easement Premises and "UCC"'s adjoining property as is reasonably necessary for the use of any right granted herein, provided the same shall not unreasonably interfere with "UCC"'s use and enjoyment of its adjoining property.

6. Personal Property: All risk of loss or damage shall be assumed and born by "CR,, for all equipment and personal property placed or located on the easement premises.

7. "CR,, agrees to pay "UCC,, 30% of Gross Revenue from all sales of advertising on the electronic sign. However, all advertising by "CR,, 's DBA Box N Lock storage will not be billed or included in any Revenue Calculations.

8. "CR,, to allow "UCC,, to use one blank white space on each side of the sign directly below the LED portion of the sign for a Tenant or Tenants of "UCC,, 's choice if "UCC,, decides to divide its space in half, at no lease cost to "UCC,,. "UCC,, 's Tenant will be responsible to pay for the graphics and installation of the vinyl on the white lexon portion of the sign. Please have Tenants sign company contact "CR,, to coordinate the installation of the vinyl lettering on the sign.

9. "CR,, will allow 50% of total advertising time on the sign for the potential of leasing space for Tenants of "UCC,,. If Tenants of "UCC,, do not lease the 50% of the time "CR,, will have the right to Lease the balance of that 50% to outside sources. If "UCC,, or outside sources do not fill the 50% time allotment "CR,, will fill the balance of the time with "CR,, 's DBA "Box N Lock Storage,, adds at no additional fee.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their respective names on the dates set forth below.

"UCC,,

Utah California Crossing, LLC

By:
Its:

STEPHEN TR-7
MEMBER

4/26/12

"CR,,

California Redwood, LLC

By:
Its:

6. Personal Property: All risk of loss or damage shall be assumed and born by "CR" for all equipment and personal property placed or located on the easement premises.

7. "CR" agrees to pay "UCC" 30% of Gross Revenue from all sales of advertising on the electronic sign. However, all advertising by "CR"'s DBA Box N Lock storage will not be billed or included in any Revenue Calculations.

8. "CR" to allow "UCC" to use one blank white space on each side of the sign directly below the LED portion of the sign for a Tenant or Tenants of "UCC"'s choice if "UCC" decides to divide its space in half, at no lease cost to "UCC". "UCC"'s Tenant will be responsible to pay for the graphics and installation of the vinyl on the white lexon portion of the sign. Please have Tenants sign company contact "CR" to coordinate the installation of the vinyl lettering on the sign.

9. "CR" will allow 50% of total advertising time on the sign for the potential of leasing space for Tenants of "UCC". If Tenants of "UCC" do not lease the 50% of the time "CR" will have the right to Lease the balance of that 50% to outside sources. If "UCC" or outside sources do not fill the 50% time allotment "CR" will fill the balance of the time with "CR"'s DBA "Box N Lock Storage" adds at no additional fee.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their respective names on the dates set forth below.

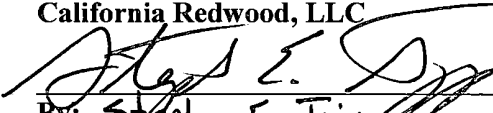
"UCC"

Utah California Crossing, LLC

By:
Its:

"CR"

California Redwood, LLC



By: Stephen E. Trippe
Its: Managing Member

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Santa Clara)

On April 26, 2016 before me, Kathleen LASH, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Stephen Troy
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 Kathleen Lash, Notary Public
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document signage & UCC, Notary Acknowledgment
Title or Type of Document: Maintenance Easement Agmt Document Date: _____
Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: Stephen Troy
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: member
Signer Is Representing: _____

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

"UCC" Notary acknowledgment

State of _____)
County of _____)

On the **day of April 2016**, personally appeared before me _____, Manager(s)/Member(s), known to me to be a member(s)/manager(s) or designated agent(s) of the limited liability company that executed the instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath state that he or she (they) is(are) authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company.

Notary Public:

"CR" Notary acknowledgment

State of **Utah**)
County of **Salt Lake**)

On the **28** day of **April 2016**, personally appeared before me *Stephen E. Tripp*, Manager(s)/Member(s), known to me to be a member(s)/manager(s) or designated agent(s) of the limited liability company that executed the instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath state that he or she (they) is(are) authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company.



Notary Public:

Exhibit A
Sign Easement

Located in the Southwest Quarter of Section 10, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Utah. Also being located on lot 1A California Redwood Commercial Park Subdivision Amended as recorded in book 2007 Page 482 in the Salt Lake County Records office.

And being further described as follows

Beginning at a point being located East 235.04 feet and North 11.11 feet from the Northwest Corner of said lot 1A California Redwood Commercial Park Subdivision Amended and running thence North 05°03'08" West 4.00 feet; Thence North 84°56'52" East 10.00 feet; Thence South 05°03'08" East 4.00 feet; Thence South 84°56'52" West 10.00 feet to the point of beginning.

Exhibit B

Underground Electrical Easement

Located in the Southwest Quarter of Section 10, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Utah. Also being located on lot 1A California Redwood Commercial Park Subdivision Amended as recorded in book 2007 Page 482 in the Salt Lake County Records office.

And the Center line of a 2' wide power service line being further described as follows.

Beginning at a point being located East 216.92 and South 44.51 feet from the Northwest Corner of said lot 1A California Redwood Commercial Park Subdivision Amended; And running thence North $22^{\circ}23'47''$ East 60.64 to the point of ending.

Outdoor Pylon Sign

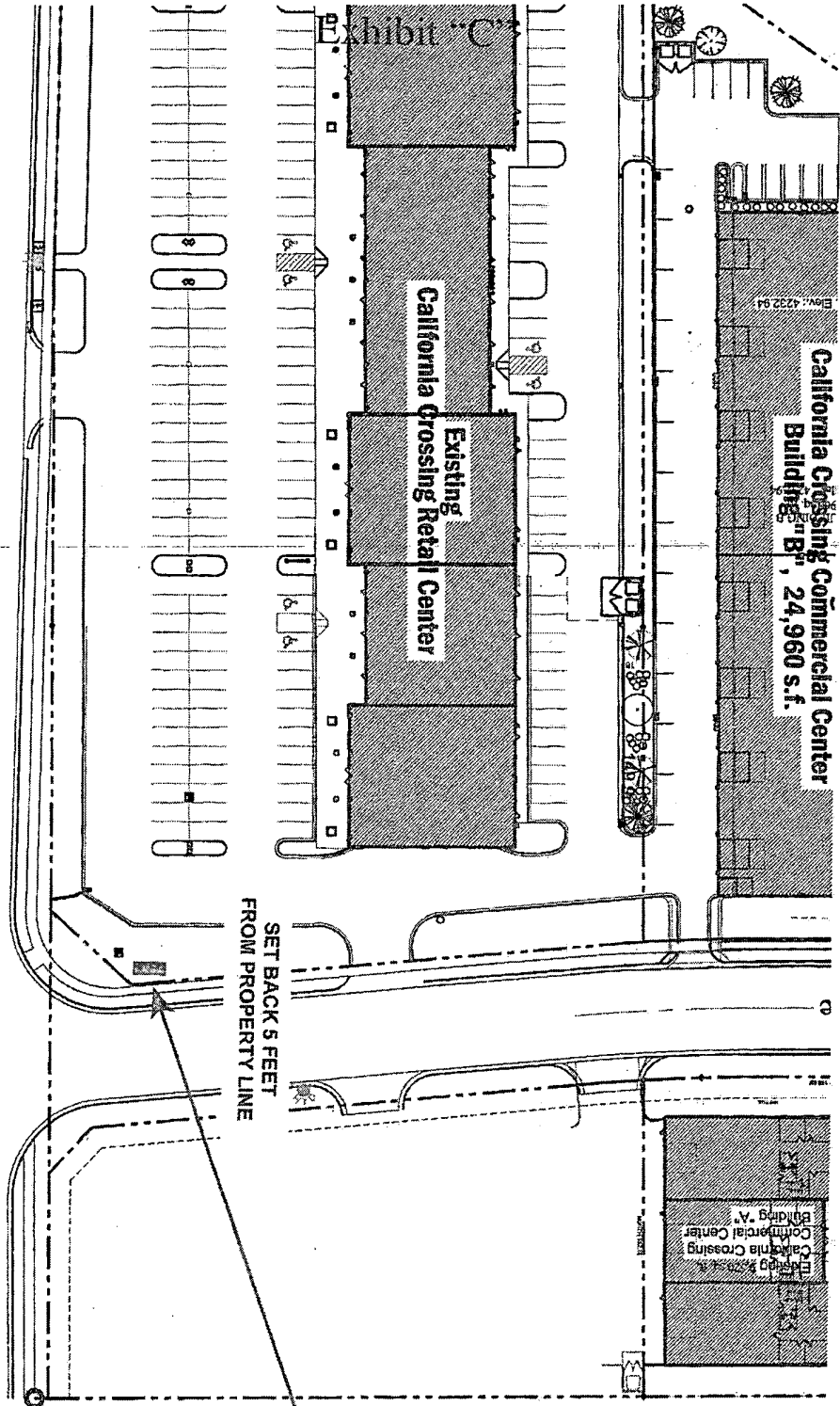
STANDARD FEATURES:

- LED Message Center
- 2" Angle Iron Fall Frame (both top & bottom) skinned with 6053 aluminum
- Steel and aluminum construction
- LED Back Illumination
- 3/16" Flex Faces on All
- Gutter pole for Schedule 40
- Pole overhangs not work to match

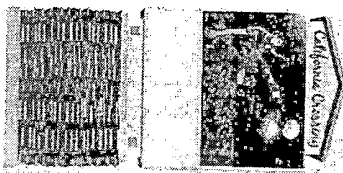
Exhibit "C"



Outdoor Pylon Sign



OVERALL SITE PLAN
Scale: 1" = 50'-0"

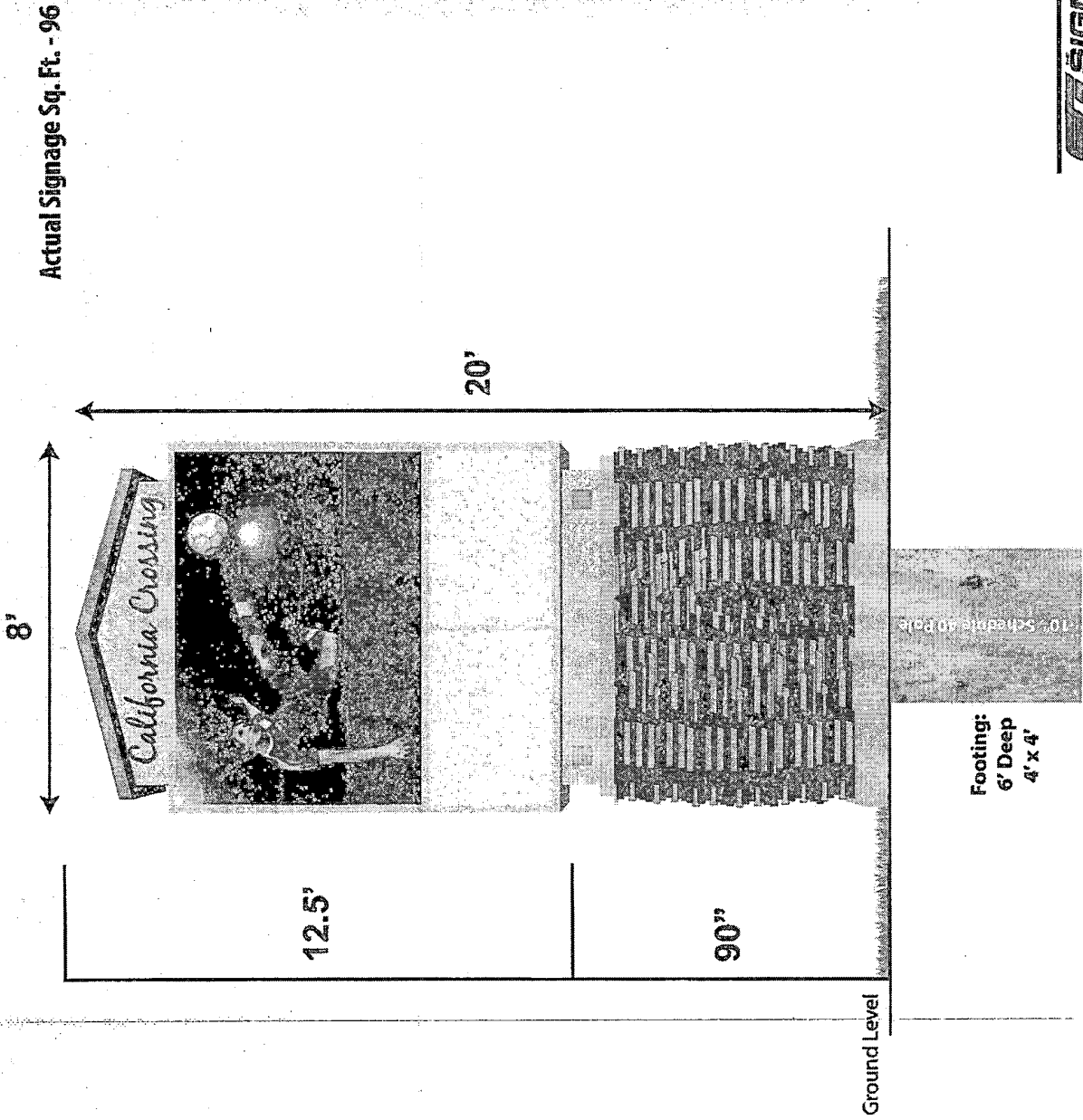


Outdoor Pylon Sign

STANDARD FEATURES:

- LED Message Center
- 2" Angle Iron Full Frame (both top & bottom) finished with 063 Aluminum
- Steel and Aluminum construction
- LED for Illumination
- 3/16" Plex Faces on All
- Center pole 10" Schedule 40
- Pole cover/base neck work to match

Exhibit "C"



SALT LAKE CITY CORPORATION - BUILDING PERMIT APPLICATION

451 South State Street, Room 215
 P O BOX 145471

Salt Lake City, Utah 84114-5471

(801) 535-6000 Telephone (801) 535-7750 Fax

FOR INSPECTIONS - CALL (801) 535-6000 OR SCHEDULE ONLINE AT aca/slcgov.com/citizen/

Today's Date: 04/06/2016	Log Number:	Issued Date: 04/06/2016	Permit Valuation: \$ 35,000.00	Permit Number: BLD2016-03235
Property Address: 1240 S REDWOOD Rd				Floor/Suite #
Address Certificate Number: (New Construction)		Tax Parcel ID Number: (New Construction) 15-10-376-019-0000		
Use of Premises: (i.e s/f dwelling, duplex, commercial structure, etc.)				
Project Name: (i.e. Property Owner, Business Name, etc.) Monument				
Project Contact Person:			Contact Phone Number:	
SqFt of Area Being Worked In:	Bldg Total SqFt	# of Stories	Type of Const.	Occ. Group
Finished Bsmt SqFt	Unfin. Bsmt SqFt	Garage/Carport	Garage/Carport SqFt	# of Residential Units
Permit Requestor's Name: () Owner (X) Contractor () Other _____				
{Service Guys LLC The} contact:				
Contractor's Business Name: Service Guys LLC The		State License Number: 7899900-5501	Telephone Number: 8013686355	
Contractor/Requestor Mailing Address: 218 S 240 W, Lindon, UT 84042				
Job Site E-Mail Address:				
Job Site Fax Number:		Project Phone Number:		
Description of Work: New monument sign orients to Sequoia Vista Circle street.				
FOR OFFICIAL USE ONLY: Approval and Comments Fire Sprinkled () Yes (X) No				
Approvals	Date	IBC/IRC Comments	Deferred Submittal: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Building Codes	04/06/2016			
Engineering				
Fire				
P.U.				
Planning				
Structure				
Transportation				
Zoning	04/06/2016			
Is Zoning Certificate Needed? () Yes (X) No		Zoning Certificate #:	Impact Fee Area: () Infill () NW Quad () Westside	
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of an other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.				
() Owner		() Contractor		() Other, Specify _____
(If a contractor is on this job, he must sign for and take out this permit, or sign and send in with applicant a notarized Contractor's Release Form)				
Signature <input checked="" type="checkbox"/>			Date: Wednesday, April 06, 2016	

Exhibit "C"

CKR Engineers, Inc.

Consulting Structural Engineers

April 4, 2016

Ethan Moon
The Sign Guys
218 South 240 West
Lindon, Utah 84042

File: 16191

Re: California Crossing Outdoor Pylon Sign
Salt Lake City, UT

Dear Ethan:

Enclosed you will find one set of mass concrete foundation calculations for the above sign.

The footing sizes required for the sign are 4 ft. long x 4 ft. wide x 6 ft. deep as shown by the included drawing. A 10 in. schedule 40 pole is adequate for strength and deflection.

We used the 2012 International Building Code with a 115 mph Exposure C wind load for our calculations. Our calculations are attached.

The overall sign cabinet zones are shown on the attached sketches. These calculations do not include the structures within the cabinets or the connection of the pole to the foundation.

Please call if you have questions.

Sincerely,

Eric Scott, E.I.T.

Encl.

Reviewed by:



Chad Kohler, S.E.

