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E# 2877622 PG 1 OF 8  
Leann H. Kilts, WEBER COUNTY RECORDER  
07-Sep-17 03:23 PM FEE \$24.00 DEP TN  
REC FOR: FIDELITY NATIONAL TITLE INSURANCE  
ELECTRONICALLY RECORDED

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**ASSIGNMENT OF EASEMENT AGREEMENT**

**PIN: 010750020**

STATE OF: UTAH  
COUNTY OF: WEBER

Document Date: July 28, 2017

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

**ASSIGNEE:** LANDMARK INFRASTRUCTURE  
OPERATING COMPANY 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  
**Return after recording to:**  
Fidelity National Title Group  
7130 Glen Forest Dr Suite 300  
Richmond, VA 23226-3754  
25 146 566

**ASSIGNMENT OF EASEMENT AGREEMENT**

**THIS ASSIGNMENT OF EASEMENT AGREEMENT** (this "Assignment"), effective on July 28, 2017, is executed by Landmark Infrastructure Holding Company LLC, a Delaware limited liability company, ("Assignor") and Landmark Infrastructure Operating Company LLC, a Delaware limited liability Company, ("Assignee").

**WHEREAS**, Ben Lomond Suites Owners Association, a Utah nonprofit corporation, ("Owner") leased a certain portion of property located at 2510 Washington Blvd., Ogden UT 84401; as more particularly described in Exhibit "A" attached hereto (the "Property") to T-Mobile West LLC, a Delaware limited liability company, ("Tenant") pursuant to a certain lease dated Feb 08, 1996 and more particularly described in Exhibit "C" attached hereto (the "Lease"); and

**WHEREAS**, Owner and Assignor are parties to that Easement Agreement dated Jun 27, 2017, as recorded on June 28, 2017 in the Official Records of Weber County as Instrument #2864955 whereby Owner granted a 50 year easement over the area more particularly described in Exhibit "B" attached hereto (the "Easement") to Assignor; and

**WHEREAS** Assignor desires to assign all of Assignor's rights, title and interest in and to the Easement 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, including, without limitation, the right to receive any and all rents thereunder accruing on and after the Effective Date.
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 Assignor shall be relieved of all future obligations and liability thereunder, in each case, accruing on and after the Effective Date.
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 of the Easement.
4. **Governing Law.** This Assignment shall be governed by and construed in accordance with the laws of the State of Delaware 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.

This Assignment is subject to the terms and conditions of that certain Asset Purchase Agreement dated July 28, 2017 between Assignor and Assignee.

IN WITNESS WHEREOF, the parties have executed this Assignment Agreement as of the day and year first above written.

**ASSIGNOR:**

**LANDMARK INFRASTRUCTURE HOLDING COMPANY LLC,  
a Delaware limited liability company**

By: 

Name: Daniel R. Parsons  
Title: Authorized Signatory

Date: 8-9-17

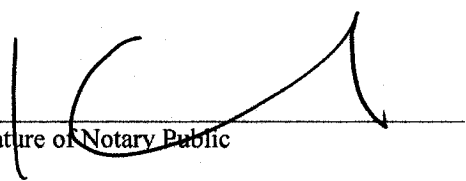
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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

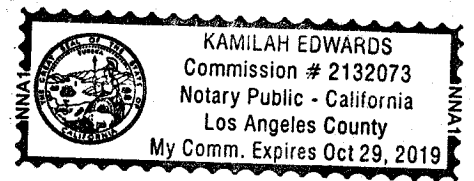
On 8-9-17, before me Kamilah Edwards, a Notary Public, personally appeared Daniel R. Parsons, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

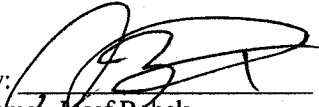
  
Signature of Notary Public

[SEAL]



**ASSIGNEE:**

**LANDMARK INFRASTRUCTURE OPERATING COMPANY LLC**  
a Delaware limited liability company

By:   
Name: Josef Bobek  
Title: Authorized Signatory  
Date: 8-9-17

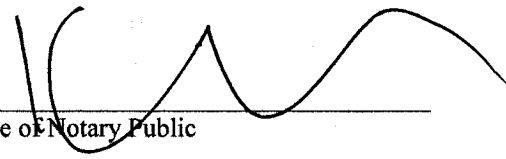
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STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

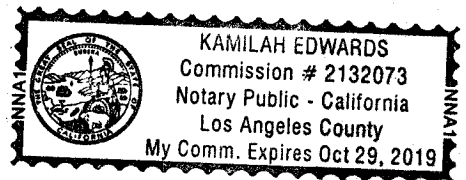
On 8-9-17, before me Kamilah Edwards, a Notary Public, personally appeared Josef Bobek, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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**

**A portion of the Common Elements, being part of the rooftop, of Ben Lomond Suites Condominium Project, as established and defined by Declaration of Condominium recorded September 18, 1984 in Deed Book 1454, Page 71.**

## EXHIBIT "B"

EASEMENT LEGAL DESCRIPTION

The Telecom Easement Area is limited to (i) the location of the Tenant's equipment as of the Effective Date, within the following described area, as demised pursuant to the Lease (see also attached survey for a depiction of Tenant's equipment as of the Effective Date), and (ii) the location of Tenant's equipment as depicted on Exhibit B-1 of that certain Third Amendment to Rooftop Site Lease with Option dated June 19, 2017, between Grantor and Tenant, the depiction of which location is attached hereto as Exhibit B-1 and incorporated herein:

## Easement Area # 1:

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH AND ALSO BEING A PORTION OF LOTS 5 AND 6, BLOCK 17, PLAT "A", OGDEN CITY SURVEY AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 17, PLAT A OF THE OGDEN CITY SURVEY; THENCE ALONG THE EASTERLY LINE OF WASHINGTON BOULEVARD AND THE WESTERLY LINE OF THE PARENT PARCEL, 51.44 FEET; THENCE DEPARTING SAID LINE SOUTH 89°02'00"EAST, 97.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°35'18"EAST, 16.66 FEET; THENCE SOUTH 89°23'28"EAST, 16.00 FEET; THENCE SOUTH 00°31'01" WEST, 16.63 FEET; THENCE NORTH 89°29'19" WEST, 16.02 FEET TO THE POINT OF BEGINNING.

## Easement Area # 2:

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH AND ALSO BEING A PORTION OF LOTS 5 AND 6, BLOCK 17, PLAT "A", OGDEN CITY SURVEY AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 17, PLAT A OF THE OGDEN CITY SURVEY; THENCE ALONG THE EASTERLY LINE OF WASHINGTON BOULEVARD AND THE WESTERLY LINE OF THE PARENT PARCEL, 69.15 FEET; THENCE DEPARTING SAID LINE SOUTH 89°02'00"EAST, 9.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14°45'30"EAST, 17.45 FEET; THENCE NORTH 79°07'45" WEST, 6.47 FEET; THENCE NORTH 15°18'38" WEST, 12.08 FEET; THENCE NORTH 51°34'32"EAST, 6.48 FEET TO THE POINT OF BEGINNING.

## Easement Area # 3:

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH AND ALSO BEING A PORTION OF LOTS 5 AND 6, BLOCK 17, PLAT "A", OGDEN CITY SURVEY AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 17, PLAT A OF THE OGDEN CITY SURVEY; THENCE ALONG THE EASTERLY LINE OF WASHINGTON BOULEVARD AND THE WESTERLY LINE OF THE PARENT PARCEL, 95.99 FEET; THENCE DEPARTING SAID LINE SOUTH 89°02'00"EAST, 6.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 62°08'00"EAST, 17.56 FEET; THENCE SOUTH 02°52'22" EAST, 6.36 FEET; THENCE SOUTH 62°05'24" WEST, 12.00 FEET; THENCE NORTH 54°16'20" WEST, 6.45 FEET TO THE POINT OF BEGINNING.

Easement Area # 4:

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH AND ALSO BEING A PORTION OF LOTS 5 AND 6, BLOCK 17, PLAT "A", OGDEN CITY SURVEY AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 17, PLAT A OF THE OGDEN CITY SURVEY; THENCE ALONG THE EASTERLY LINE OF WASHINGTON BOULEVARD AND THE WESTERLY LINE OF THE PARENT PARCEL, 32.76 FEET; THENCE DEPARTING SAID LINE SOUTH 89°02'00" EAST, 148.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'23" EAST, 3.36 FEET, THENCE SOUTH 00°38'37" WEST, 1.00 FEET; THENCE NORTH 89°21'23" WEST, 3.36 FEET; THENCE NORTH 00°38'37" EAST, 1.00 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "C"**

**LEASE DESCRIPTION**

That certain Rooftop Site Lease With Option Agreement dated Feb 08, 1996, by and between Landmark Infrastructure Holding Company LLC, a Delaware limited liability company, successor in interest to Ben Lomond Suites Owners Association, a Utah nonprofit corporation, Corporation whose address is P.O. Box 3429, El Segundo, California, 90245 ("Lessor") and T-Mobile West LLC, a Delaware limited liability company, ("Lessee"), whose address is 12920 SE 38th Street , Bellevue WA 98006, for the property located at 2510 Washington Blvd., Ogden UT 84401.