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10/21/2020 12:30 PM \$40.00
Book - 11043 Pg - 5415-5418
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
LISA ROBERTSON
7130 GLEN FOREST DR
STE 300
RICHMOND VA 23226
BY: JLA, DEPUTY - MA 4 P.

This Instrument Was Prepared by ~~and Recorded and Returned~~

Cumulus Media Tower Co., LLC)
750 Park of Commerce Drive, Suite 200)
Boca Raton, Florida 33487)
Attn: Daniel Marinberg, Esq., General Counsel)

AFTER RECORDING, RETURN TO:
Fidelity National Title Group
7130 Glen Forest Dr., Ste. 300
Richmond, VA 23226

Site Number: US-UT-5034
Commitment #: 32027821

Attn: _____

*Maid Tax Statements to:
Cumulus Media Tower Co. LLC
750 Park of Commerce Dr.
Boca Raton FL 33487*

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of Sept., 2020 between , CUMULUS RADIO LLC, a Delaware limited liability company, successor by conversion to Cumulus Radio Corporation, a Nevada corporation, formerly known as Citadel Broadcasting Company, a Nevada corporation, formerly known as Citadel Communications Corporation, a Nevada corporation ("Grantor"), whose address is 3280 Peachtree Street, NW , Suite 2200 Atlanta, GA 30305, and CUMULUS MEDIA TOWER CO., LLC, a Delaware limited liability company ("Grantee"), whose address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, its heirs and assigns forever, the following described land (the "Property") located in Salt Lake County, Utah, and more particularly described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

Parcel Identification No. 15-22-457-008

TOGETHER with all the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; Grantor has good, right, and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons whomsoever, subject, however, to any Permitted

Encumbrances (as defined in that certain Master Agreement dated as of August 7, 2020 among Cumulus Media New Holdings Inc., a Delaware limited liability company, Vertical Bridge REIT, LLC, a Delaware limited liability company, VB Nimbus, LLC, a Delaware limited liability company, and Grantee).

[Remainder of page intentionally left blank; signature page immediately following]

[Grantor Signature Page to Warranty Deed]

IN WITNESS WHEREOF, the undersigned have executed this Special Warranty Deed as of the date first written above.

CUMULUS RADIO LLC, a Delaware limited liability company, successor by conversion to Cumulus Radio Corporation, a Nevada corporation, formerly known as Citadel Broadcasting Company, a Nevada corporation, formerly known as Citadel Communications Corporation, a Nevada corporation

By: Richard S. Denning

Print Name: RICHARD S. DENNING

Title: EVP + GC

STATE OF Georgia

COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of Sept., 2020, by Richard S. Denning, the EVP + GC of Cumulus Radio LLC, a Delaware limited liability company, on behalf of the company and who is personally known to me or provided _____ as identification.

Hope Reed

Notary Public
Printed Name of Notary: HOPE REED

Commission # _____

My Commission Expires: 10-27-2020

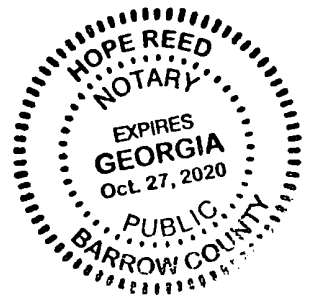


EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

Land in Salt Lake County, Utah, described as follows:

Beginning at a point South 00°07' East 317.05 feet from the Northeast corner of Lot 11, Block 12, Chesterfield Plat "A", a subdivision of parts of Sections 22 and 27, all of Lots 7 and 8, Section 23 and Lot 2, Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 00°07' East 630.01 feet; thence South 78°50' West 171.81 feet; thence South 46°45' West 43.539 feet to the Northeasterly line of Cassell Street; thence North 56°46' West 263.34 feet; thence West 86.96 feet to the Southwest corner of Lot 1, Block 13, Chesterfield Plat "A"; thence North 00°07' West 101.435 feet to the center of Brighton and North Point Canal; thence North 49°28' West along canal 95.82 feet; thence North 42°56' West along canal 1.766 feet to the Southeast corner of Lot 16, Block 13, Chesterfield Plat "A"; thence North 00°07' West 383.79 feet; thence East 581.25 feet to the point of beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee, for the "West Valley Light Rail Transit" a Utah Transit Authority project, being part of Lot 2, Block 12, also a portion of the vacated streets adjoining Southerly and Westerly of Lot 2, Chesterfield Plat "A" Subdivision, a subdivision situate in the Southeast quarter of the Southeast quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point South 00°07' East 317.05 feet and South 00°07' East 630.01 feet from the Northeast corner of Lot 11, Block 12; thence South 78°50'06" West 171.81 feet; thence South 46°45'00" West 43.54 feet; thence North 56°46'00" West 96.00 feet; thence Easterly 295.43 feet along the arc of a 1,687.00 foot radius curve to the right, chord bears North 71°52'10" East 295.05 feet; thence South 00°07'00" East 81.33 feet to the point of beginning.

AND TOGETHER WITH:

PARCEL 1A:

A right-of-way twenty (20) feet in width for access and utilities to and from the herein described Land, as more particularly defined in that certain Easement Deed recorded February 14, 2006 as Entry No. 9637478 in Book 9255 at Page 2954 of official records.

15-22-457-008