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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DAVIS WRIGHT TREMAINE
777 108TH AVE NE STE 2300
BELLEVUE WA 98004-5149
BY: TWA, DEPUTY - MA S P.

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Davis Wright Tremaine LLP
Attn: C. Eng
777 108th Avenue NE, Suite 2300
Bellevue, WA 98004-5149

Space above this line is for Recorder's use.

Memorandum of Land Lease Agreement

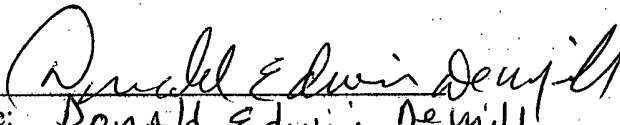
Grantor: Sterling Investments, LLC
Grantee: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless
Legal Description: County of Salt Lake, State of Utah
Official legal description as Exhibit A
Assessor's Tax Parcel ID#: 15031780070000, 15031790060000, 15031790030000
Reference # (if applicable):

MEMORANDUM OF LAND LEASE AGREEMENT

THIS MEMORANDUM OF LAND LEASE AGREEMENT evidences that a Land Lease Agreement ("Agreement") was entered into as of June 9, 2014, by and between Sterling Investments, LLC ("Lessor"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Lessee"), for certain real property located at 294 South Redwood Road, Salt Lake City, in the County of Salt Lake, State of Utah, within the property of Lessor which is described in Exhibit "A" attached hereto ("Legal Description"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Lessee's rights to extend the term of the Agreement as provided in the Agreement.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Land Lease Agreement as of the day and year last below written.

LESSOR: Sterling Investments, LLC

By: 
Name: Donald Edwin Dewill
Title: President
Date: 5-30-14

LESSEE: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless

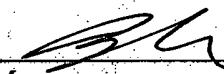
By: 
Brian Mecum
Area Vice President Network
Date: 6/9/14

Exhibit A – Legal Description

LESSEE ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

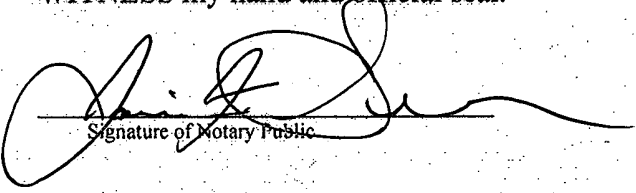
State of California)
) ss.
County of Orange)

On June 9, 2014 before me, Janice K. Sorenson, Notary Public,
personally appeared Brian Mecum

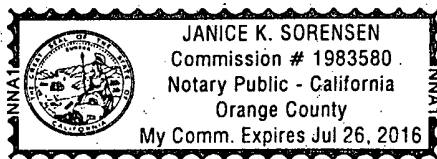
who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that he executed the same in his
authorized capacity, and that by his signature on the instrument the person, or the entity upon
behalf of which the person 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



Place Notary Seal Above

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:

Parcel 1:

Beginning at a point 231.0 feet North 0°03'08" West 700 feet more or less West from the Southeast corner of the Northwest 1/4 of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point being on the intersection of the Northerly right of way line of Third South Street and the Southerly right of way line of the Union Pacific Railroad; thence North 89°58'19" East 389.20 feet; thence North 52°05' East 35.0 feet to a point 50 feet perpendicularly distant Southwesterly from the center line of a redwood Road Detour incident to the construction of a freeway known as Project No. 80-3 at Highway Engineer Station 25 + 21; thence North 37°55' West 160.02 feet to the Southerly right of way line of the Union Pacific Railroad; thence South 65°05' West 351.16 feet to the point of beginning.

Less and excepting the following and any portion lying Easterly of the Westerly boundary thereof.

Beginning at a point on the South right of way line of the Union Pacific Railroad, said point being North 377.48 feet and West 382.57 feet from the center of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 65°05' East 60 feet; thence due South 172.50 feet, more or less, to the North line of 3rd South Street; thence along said North line of 3rd South Street due West 172.5 feet; thence North 97.5 feet to the South line of the Union Pacific Railroad right of way, thence along said South line North 65°05' East to the point of beginning.

Parcel 2:

Commencing at a point which is West 465.5 feet more or less, from the Southeast corner of the Southeast quarter of the Northwest quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence along the South line of said quarter section West 821.5 feet, more or less, to the East line of road; and running thence along the East line of said road North 165 feet, more or less, to the South line of Third South Street; thence along the South line of Third South Street East 821.5 feet, more or less; thence South 165 feet, more or less, to the point of beginning.

Less and excepting the following and any portion lying Westerly of the Easterly boundary thereof:

Beginning at a point which is South 89°51'16" West 734.13 feet from the center of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°56'16" West 454.84 feet, more or less, to the South right of way line of the Union Pacific Railroad; thence running along said right of way line, North 65°05' East 393.74 feet, more or less, to the South line of 300 South Street; thence North 89°58'07" East along said South Street line, 78.16 feet; thence South 9°23'41" East 119.98 feet; thence South 47.05 feet to the point of beginning.

Parcel 3:

Beginning at a point which is West 298 feet and North 165.0 feet, more or less, from a point that is East 5 rods from the Southwest corner of the Southeast quarter of the Northwest quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Meridian, said point of beginning being on the West line of a Freeway known as Project no. 80-3, running thence along the West line of said Freeway South 32°38'16" East 103.38 feet; thence South 2°28'30" East 78 feet, more or less, to the South line of the Southeast quarter of the Northwest quarter of said Section 3, Township 1 South, Range 1 West, Salt Lake Meridian, thence along said South line of said quarter section West 309.123 feet; thence North 164.983 feet; thence East 250 feet to the place of beginning.

Less and excepting the following and any portion lying Easterly of the Westerly boundary thereof:

Beginning at a point which is West 298 feet and North 165.0 feet, more or less, from a point that is East 5 rods from the Southeast corner of the Southeast quarter of the Northwest quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Meridian said point of beginning being on the West line of a Freeway known as Project No. 80-3 running thence along the West line of said Freeway South 32°38'16" East 103.38 feet; thence South 2°28'30" East 78 feet, more or less, to the South line of the Southeast quarter of the Northwest quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Meridian, thence along said South line of said quarter section West 301.123 feet; thence North 164.983 feet; thence East 242 feet to the point of beginning.

Tax ID: 15-03-178-007, 15-03-179-006, and 15-03-179-003