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Davis Wright  
Tremaine LLP  
777 108th Avenue NE  
Bellevue, WA 98004



ENT 53462:2010 PG 1 of 7  
RODNEY D. CAMPBELL  
UTAH COUNTY RECORDER  
2010 Jun 28 2:26 pm FEE 25.00 BY ED  
RECORDED FOR DAVIS WRIGHT TREMAINE

FILED FOR RECORD AT REQUEST OF  
AND WHEN RECORDED RETURN TO:  
Verizon Wireless  
Attn: Network Real Estate – Mountain Region  
9656 S. Prosperity Road  
West Jordan, Utah 84088

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Space above this line is for Recorder's use.

**Memorandum of Option and Land Lease Agreement**

Grantor: Scott Holbrook and Michelle Holbrook  
Grantee: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless  
Legal Description: County of Utah, State of Utah  
**Official legal description as Exhibit A**

**MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT**

THIS MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT evidences that an Option and Land Lease Agreement ("Agreement") was entered into as of May 26th, 2010, by and between Scott Holbrook and Michelle Holbrook ("LESSOR"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("LESSEE"), for certain real property located in Eagle Mountain City, County of Utah, 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, hereunto and to a duplicate hereof, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

**LESSOR: Scott Holbrook and  
Michelle Holbrook**

By: Scott Holbrook  
Name: Scott Holbrook  
Date: 4-4-2010

By: Michelle Holbrook  
Name: Michelle Holbrook  
Date: 4/4/2010

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

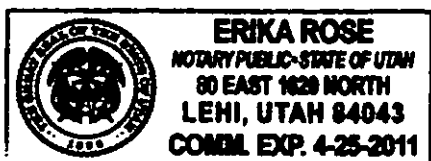
By: [Signature]  
Name: Walter L. Jones, Jr.  
Title: Area Vice President Network  
Date: 5/26/10

LESSOR ACKNOWLEDGMENT

STATE OF Utah )  
 ) ss.  
COUNTY OF Utah )

On this 4<sup>th</sup> day of April, 2010, before me, a Notary Public in and for the State of Utah, personally appeared Scott Holbrook, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be His free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Erika Rose  
NOTARY PUBLIC in and for the State of UT,  
residing at 80 E 1620 N Lehi UT  
My appointment expires 4-25-2011  
Print Name Erika Rose

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

On this 4<sup>th</sup> day of April, 2010, before me, a Notary Public in and for the State of Utah, personally appeared Michelle Holbrook, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be Her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Erika Rose  
NOTARY PUBLIC in and for the State of UT,  
residing at 80 E 1620 N Lehi UT  
My appointment expires 4-25-2011  
Print Name Erika Rose

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

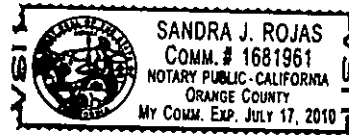
STATE OF CALIFORNIA )  
 )  
COUNTY OF ORANGE )

On 5/26/10 before me, Sandra J. Rojas, Notary Public, personally appeared Walter L. Jones, Jr., 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 for Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, 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.

Sandra J. Rojas  
Signature of Notary Public



Place Notary Seal Above

**EXHIBIT A**

**1 of 3**

**LEGAL DESCRIPTION OF PROPERTY**

**PARCEL 1:**

Commencing at Northeast corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base and Meridian; South  $0^{\circ}53'6''$  West 1360.93 feet; thence South  $62^{\circ}50'6''$  West 2556.23 feet; thence North  $49^{\circ}58'52''$  West 29.67 feet; thence South  $62^{\circ}8'41''$  West 35.41 feet; thence South  $27^{\circ}51'22''$  East 26.92 feet; thence South  $62^{\circ}50'6''$  West 135.9 feet; thence North  $89^{\circ}31'5''$  West 2926.3 feet; thence North  $0^{\circ}37'34''$  East 2653.16 feet; thence South  $89^{\circ}21'56''$  East 2669.93 feet; thence South  $89^{\circ}12'45''$  East 2685.34 feet to beginning.

**PARCEL 2:**

Commencing East Quarter Corner of Section 23, Township 5 South, Range 2 West, Salt Lake Meridian; North  $89^{\circ}31'05''$  west 2093.844 feet; thence North  $62^{\circ}50'06''$  East 2372.468 feet; thence South  $53^{\circ}06'$  West 1100.905 feet to beginning

**EXHIBIT A**  
**2 of 3**  
**DESCRIPTION OF THE PREMISES**

**VERIZON WIRELESS LEASE SITE DESCRIPTION:**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 89°31'05" WEST 1797.85 FEET ALONG QUARTER SECTION LINE AND SOUTH 50.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°28'55" WEST 25.00 FEET; THENCE NORTH 89°31'05" WEST 50.00 FEET; THENCE NORTH 00°28'55" EAST 25.00 FEET; THENCE SOUTH 89°31'05" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1250 SQ. FT. OR 0.028 ACRES, MORE OR LESS, (AS DESCRIBED).

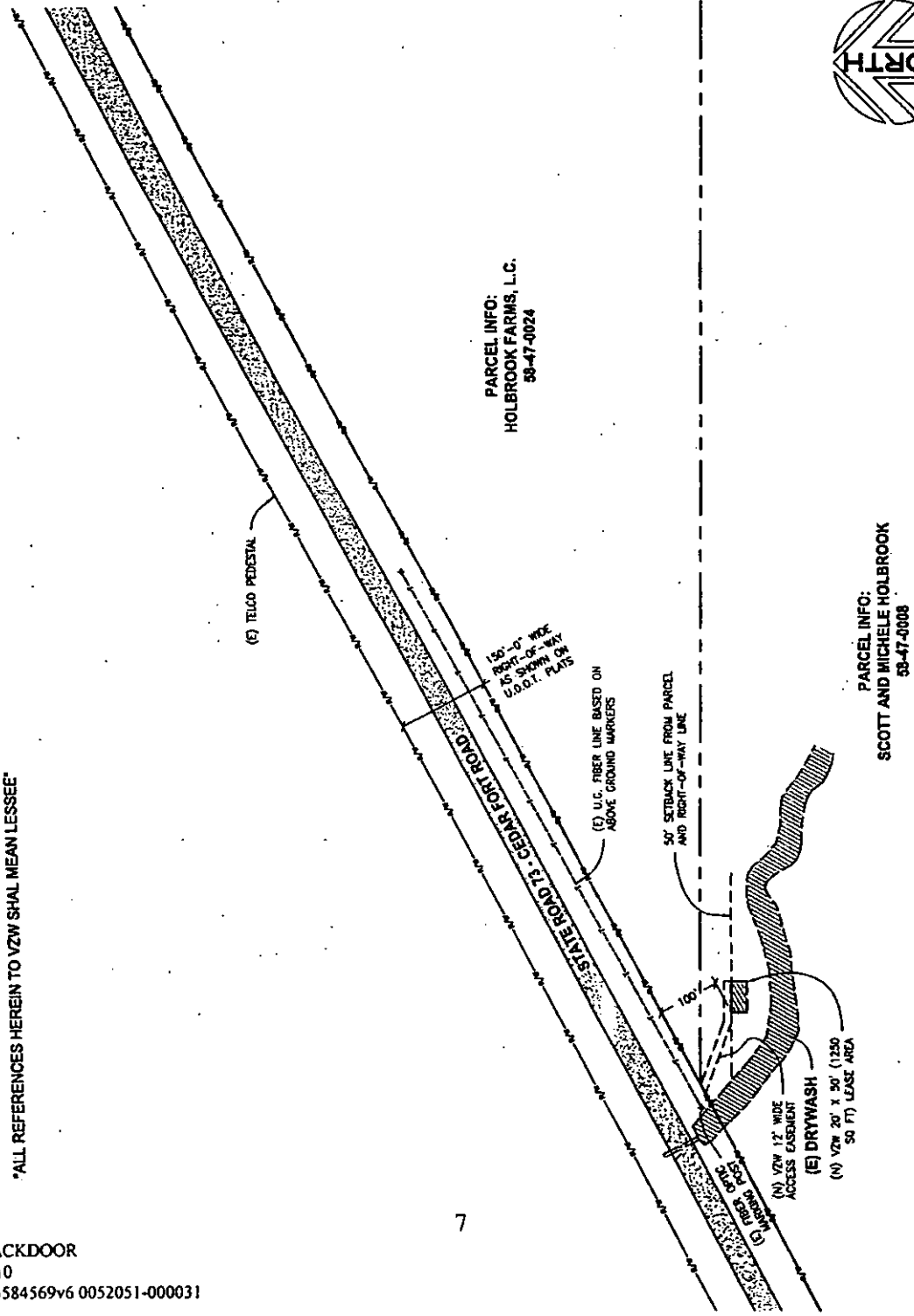
**VERIZON WIRELESS ACCESS EASEMENT DESCRIPTION:**

A 12 FOOT WIDE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED NORTH 89°31'05" WEST 1797.80 FEET ALONG QUARTER SECTION LINE AND SOUTH 44.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°31'05" WEST 66.00 FEET; THENCE NORTH 70°00'00" WEST 117.48 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 73 AND TERMINATING.

CONTAINS: 0.050 ACRES, MORE OR LESS, (AS DESCRIBED).

**EXHIBIT A**  
**3 of 3**  
**DESCRIPTION OF THE PREMISES**



PARCEL INFO:  
HOLBROOK FARMS, L.C.  
58-47-0024

PARCEL INFO:  
SCOTT AND MICHELE HOLBROOK  
58-47-0008

\*ALL REFERENCES HEREIN TO VZW SHAL MEAN LESSEE\*

PRO BACKDOOR  
3/17/2010  
DWT 13584569v6 0052051-000031