

DOUGLAS COUNTY, NV		2019-932298
Rec:\$35.00		
\$35.00	Pgs=14	07/19/2019 08:39 AM
SHERMAN & HOWARD LLC - DENVER		
KAREN ELLISON, RECORDER		

RECORDING REQUESTED BY AND
UPON RECORDING RETURN TO:

Sherman & Howard L.L.C.
Attention: Eileen Lynch
633 17th Street, Suite 3000
Denver, Colorado 80202

Re: NOCAL Edgewood Golf Course

(Space above for Recorder's Office)

STATE OF NEVADA)
)
COUNTY OF DOUGLAS)

APN: 1318-27-001-015

D.T.T = \$0.00 (Lease is less than 35 years)
No prior recording history

MEMORANDUM OF LAND AND TOWER LEASE AGREEMENT

This Memorandum of LAND AND TOWER LEASE AGREEMENT is made as of the date of last execution below by and between Edgewood Companies, a Nevada corporation, hereinafter designated LESSOR, and Sacramento-Valley Limited Partnership d/b/a Verizon Wireless with an address for notices at 180 Washington Valley Road, Bedminster, New Jersey 07921, Attn: Network Real Estate, hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

1. LESSOR and LESSEE entered into a Land and Tower Lease Agreement (the "Agreement") on April 23, 2019, which shall be for an initial term of five (5) years, commencing on the Commencement Date (defined hereinafter), and shall automatically be extended for four (4) additional five (5) year terms unless LESSEE terminates it at the end of the then-current term.

2. LESSOR shall lease to LESSEE a portion of that certain space on the LESSOR's tower ("the Tower Space"), hereinafter referred to as the "Tower," located at 180 Lake Parkway, Stateline, Nevada, as being further described and depicted on Exhibit "A" attached hereto (the entirety of LESSOR's property is referred to hereinafter as the "Property");

together with a parcel of land containing approximately five hundred twenty-two (522) square feet sufficient for the installation of LESSEE's equipment building and generator as depicted on Exhibit "B-1" (the "Equipment Space Easement"); together with the non-exclusive right for ingress and egress, seven (7) days a week, twenty four (24) hours a day, on foot or motor vehicle, including trucks, over the existing fifteen foot (15') wide roadway on the Property from Lake Parkway to the Equipment Space Easement as described and depicted on Exhibit "B-2" (the "Access Easement"); together with the right to install and maintain underground utility wires, cables, conduits, and pipes under a ten foot (10') wide utility line easement to the Equipment Space Easement as described and depicted on Exhibit "B-2" ("the Utility Line Easement"); and together with a non-exclusive connection space easement for access and appurtenant equipment as depicted on Exhibit "B-3" ("the Connection Space Easement").

3. The Commencement Date of the Agreement, of which this is a Memorandum, is based upon on the earlier of the first day of the month following (a) the date LESSEE commences installation of its equipment, or (b) twelve (12) months after the LESSEE's receipt of a written Notice to Proceed (NTP) from LESSOR (either, as appropriate, the "Commencement Date").

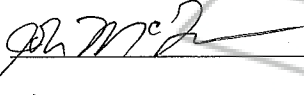
4. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

[signatures on following page]

IN WITNESS WHEREOF, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date of full execution below.

LESSOR:

Edgewood Companies, a Nevada corporation

By: 

Name: JOHN McLAUGHLIN

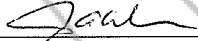
Title: PRESIDENT & CEO

Date: 02/06/2019

LESSEE:

Sacramento-Valley Limited Partnership d/b/a Verizon Wireless

By: AirTouch Cellular, Its General Partner

By: 

Name: JAMES WALTER

Title: EXECUTIVE DIRECTOR NETWORK

Date: 4/23/19

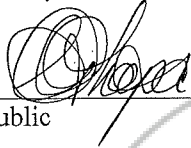
LESSOR ACKNOWLEDGEMENT

State of NEVADA)
)
County of DOUGLAS)

On FEBRUARY 06, 2019, before me, SHEREE K ASHAPA,
Notary Public, personally appeared JOHN McLAUGHLIN, 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
NEVADA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



Place Notary Seal Above

LESSEE ACKNOWLEDGEMENT

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 Sacramento)

On April 23rd, 2019, before me, Brandon Gephart, Notary Public, Notary Public, personally appeared James Wales, 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]
Notary Public



Place Notary Seal Above

**EXHIBIT "A"
TOWER SPACE**

See attached.

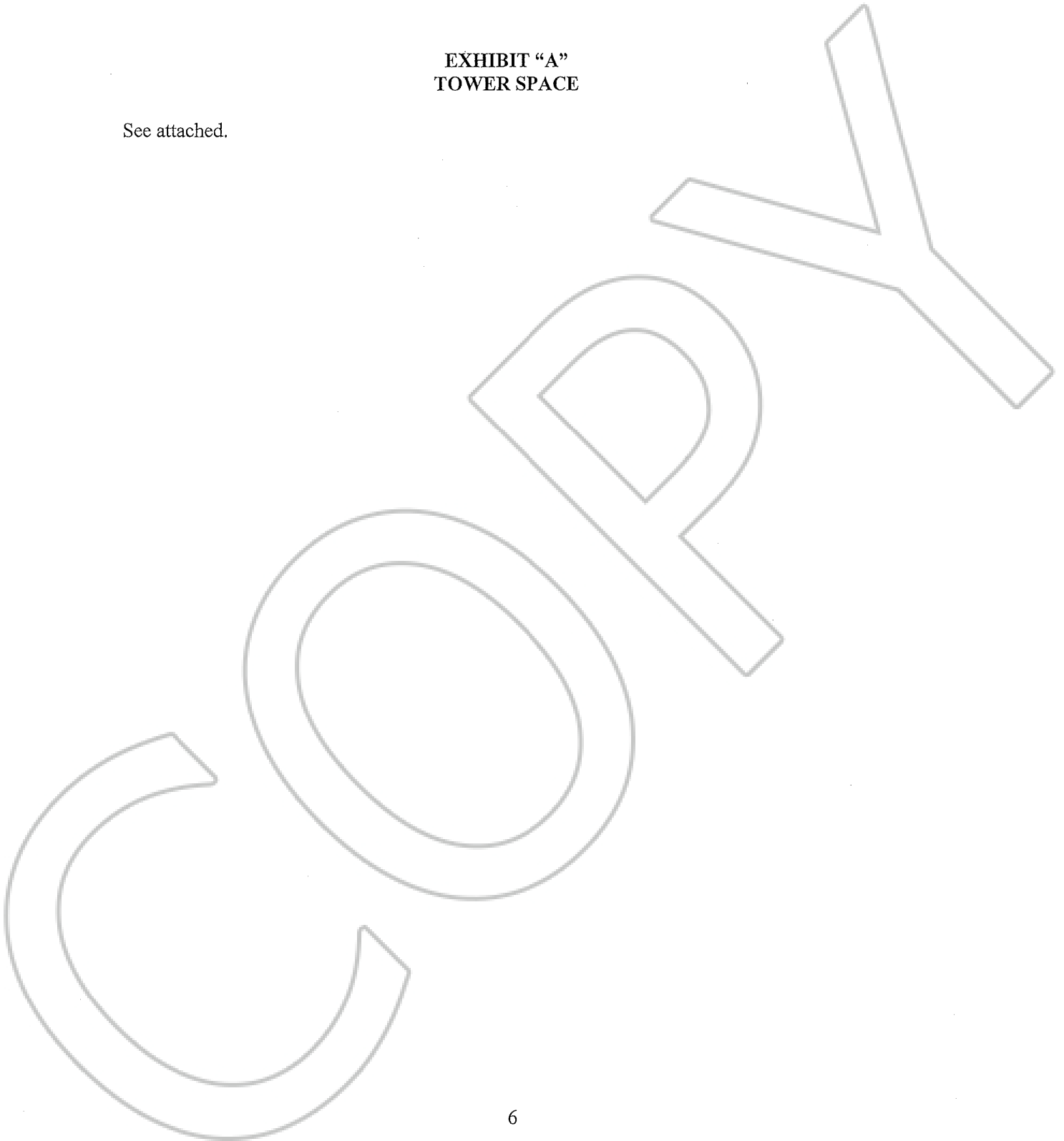
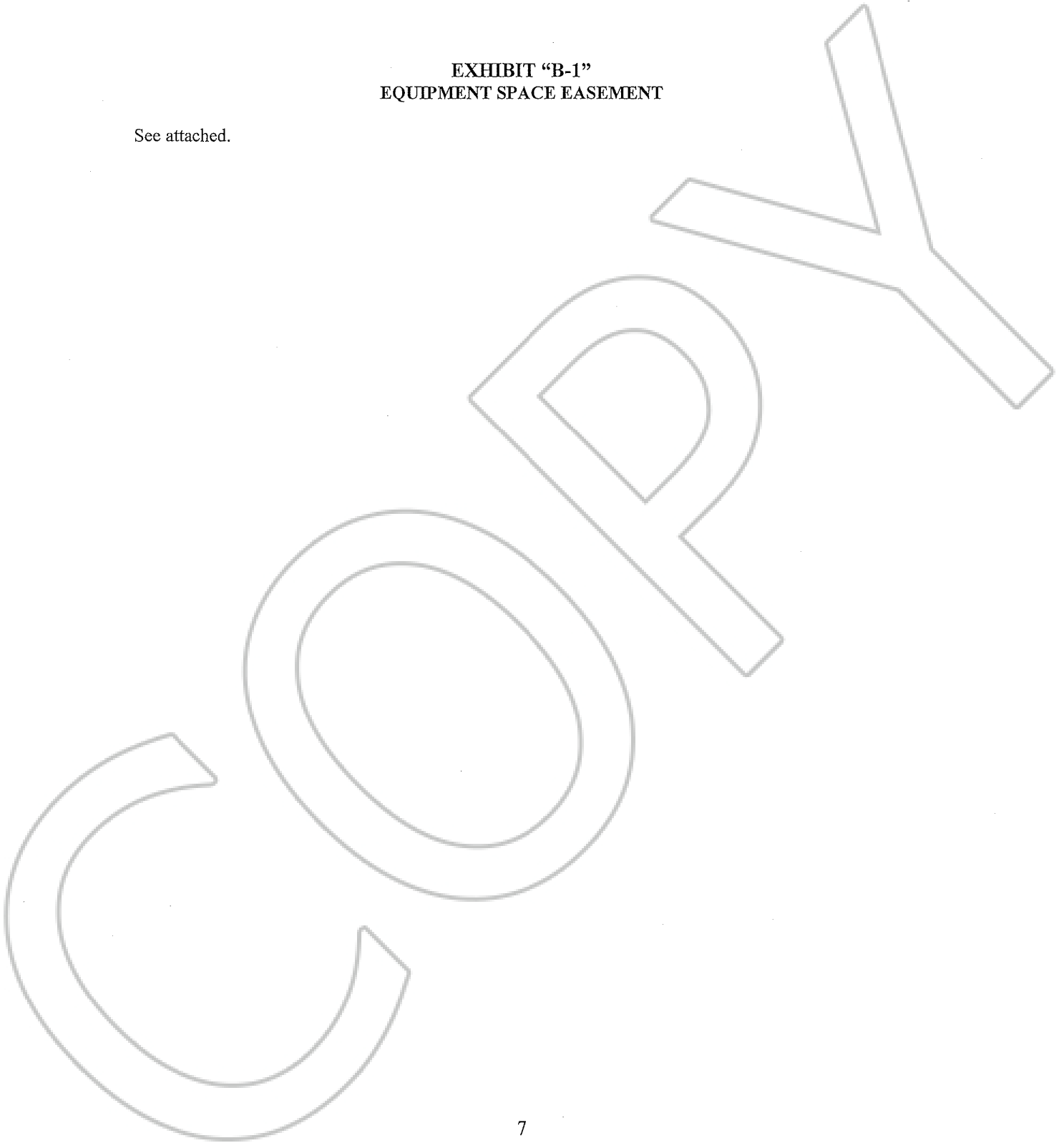


EXHIBIT "B-1"
EQUIPMENT SPACE EASEMENT

See attached.



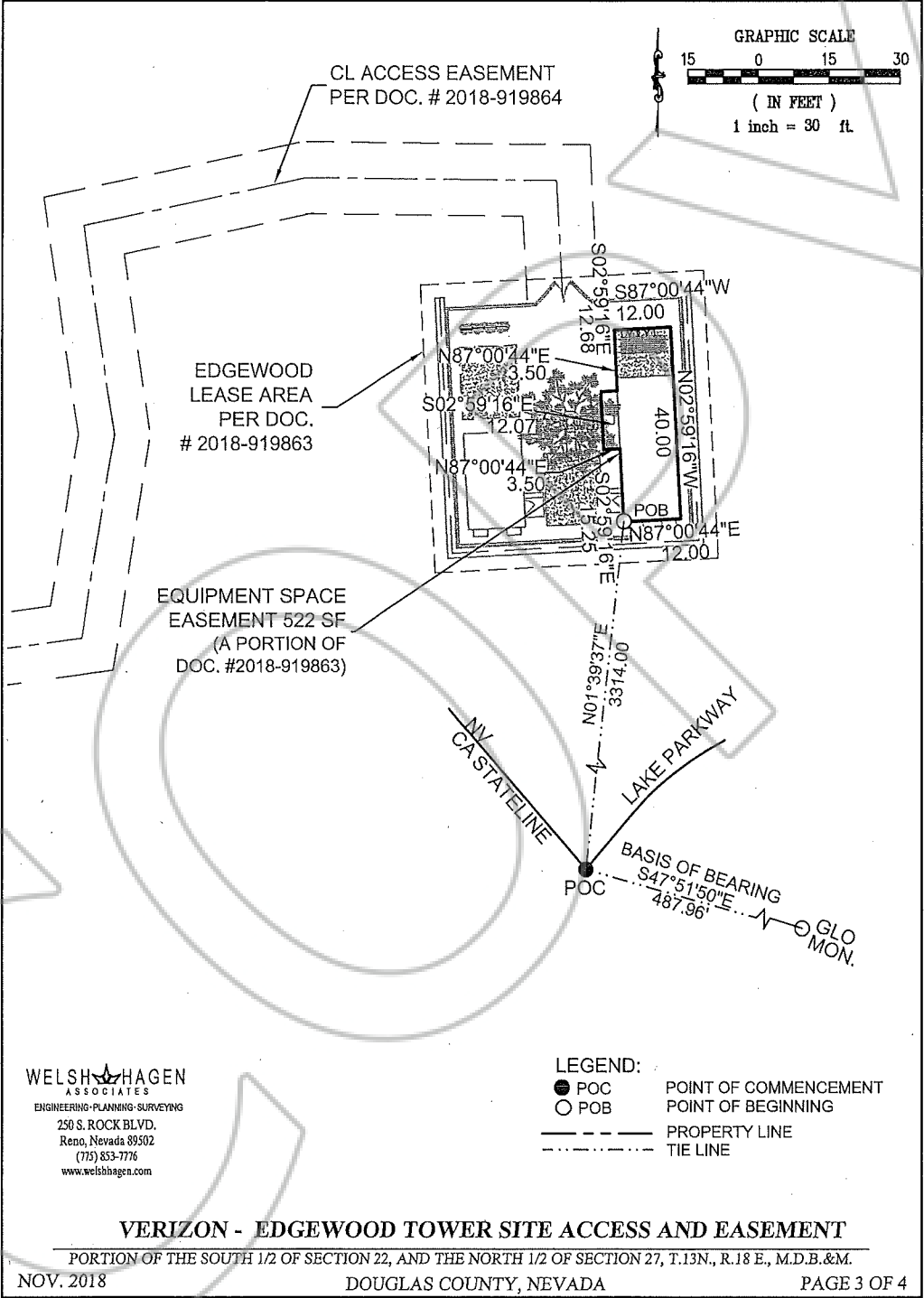
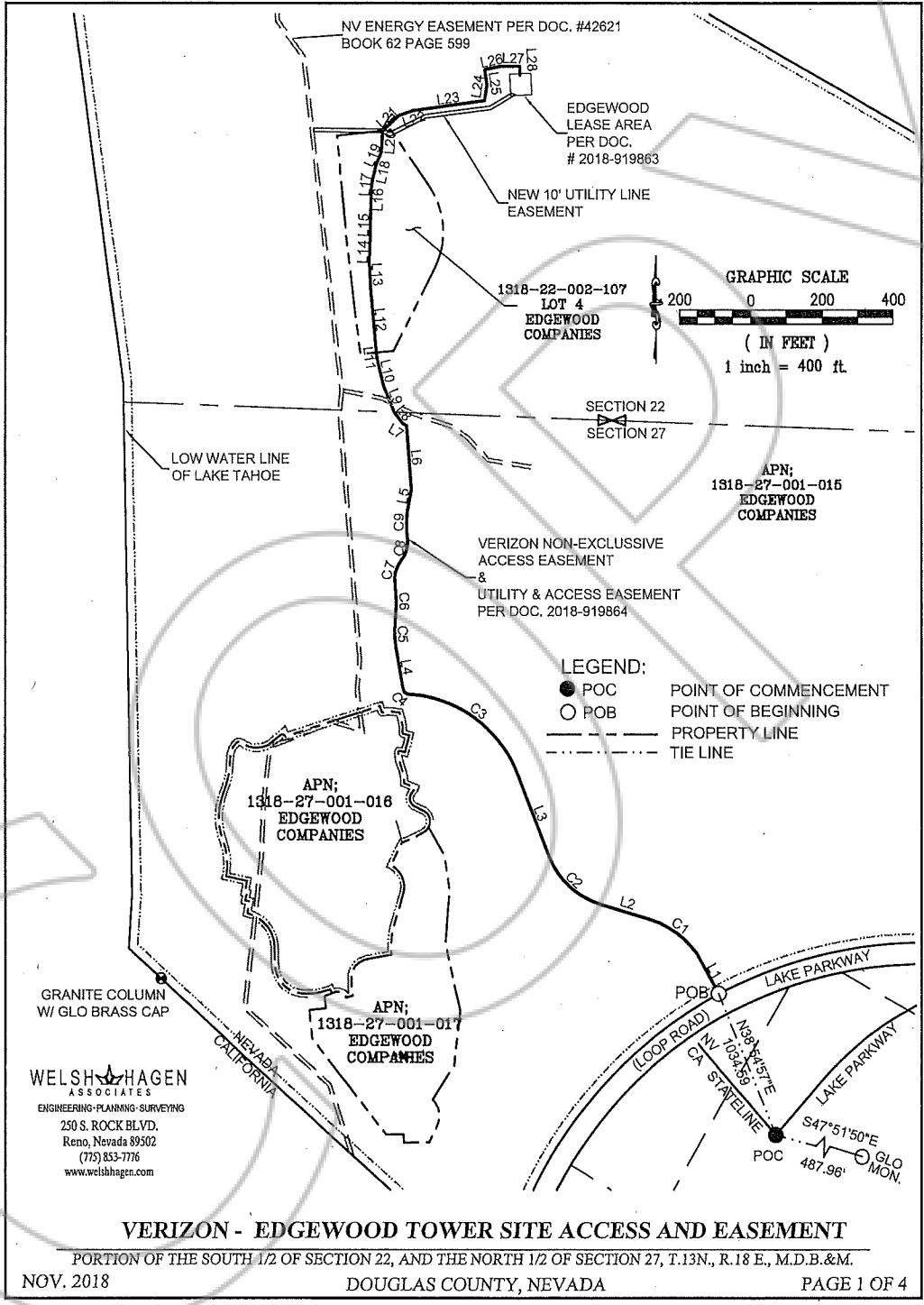


EXHIBIT "B-2"
ACCESS EASEMENT AND UTILITY LINE EASEMENT

See attached.





LINE TABLE		
LINE	LENGTH	BEARING
L1	126.45	S29°31'57"E
L2	153.98	S73°13'00"E
L3	244.83	S21°33'01"E
L4	117.27	S09°47'29"E
L5	39.32	S11°24'51"W
L6	180.12	S04°00'09"E
L7	14.34	S59°03'57"E
L8	37.82	S37°51'55"E
L9	77.95	S22°17'02"E
L10	76.99	S13°34'09"E
L11	19.74	S08°31'05"E
L12	179.49	N05°02'25"W
L13	72.93	N03°33'02"W
L14	56.34	N01°49'58"E
L15	91.75	N01°50'35"E
L16	54.43	N01°33'40"E
L17	22.54	N05°49'34"E
L18	48.82	N13°15'12"E
L19	37.14	N22°56'30"E
L20	58.60	N03°51'47"E
L21	62.25	N47°02'46"E
L22	42.41	N71°29'41"E
L23	205.79	N82°12'00"E
L24	42.92	N09°06'42"E
L25	44.00	N08°20'55"W
L26	48.08	N78°03'02"E
L27	53.16	N89°23'11"W
L28	24.44	N03°04'06"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIR.	CHORD
C1	165.67	248.37	N54°07'57"W	162.62
C2	198.38	220.00	S47°23'00"E	191.73
C3	408.58	358.19	N54°13'40"W	386.78
C4	20.19	15.00	S48°20'54"E	18.70
C5	70.23	257.75	S01°59'10"E	70.01
C6	112.01	513.12	N00°26'04"W	111.79
C7	66.07	83.68	S15°55'52"W	64.37
C8	65.20	81.25	N15°33'49"E	63.46
C9	95.34	290.01	S01°59'44"W	94.92

WELSH HAGEN
 ASSOCIATES
 ENGINEERING-PLANNING-SURVEYING
 250 S. ROCK BLVD.
 Reno, Nevada 89502
 (775) 853-7776
 www.welshhagen.com

VERIZON - EDGEWOOD TOWER SITE ACCESS AND EASEMENT

PORTION OF THE SOUTH 1/2 OF SECTION 22, AND THE NORTH 1/2 OF SECTION 27, T.13N., R.18 E., M.D.B.&M.

NOV. 2018

DOUGLAS COUNTY, NEVADA

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EXHIBIT "B-3"
CONNECTION SPACE EASEMENT

See attached.

