

DEED 2016092753



NOV 07 2016 09:53 P 5

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11-7-16
Date

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By *d*

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BKP _____ C/O _____ COMP MB

DEL _____ SCAN _____ FV _____

MEX

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/7/2016 09:53:10.44

2016092753

Prepared by and
After recording return to:

GINSBERG JACOBS LLC
300 South Wacker Drive, Suite 2750
Chicago, Illinois 60606
Telephone: 312.660.9611
Attention: Steven F. Ginsberg
(Site Name: OMA Reagan)

Grantor: See Next Page
Grantee: See Next Page
Legal Description: See Exhibit A

Memorandum of Antenna Site Agreement

(Document starts on next page)

(6#007729

After recording return to:

Ginsberg Jacobs LLC
300 South Wacker Drive
Suite 2750
Chicago, Illinois 60606
Attn: Steven F. Ginsberg, Esq.
(Site Name: OMA Reagan)

STATE OF NEBRASKA

COUNTY OF DOUGLAS

MEMORANDUM OF ANTENNA SITE AGREEMENT

This Memorandum made this 24th day of August, 2016, between **SBA TOWERS IX, LLC**, a Delaware limited liability company, with its principal offices located at 8051 Congress Avenue, 2nd Floor, Boca Raton, Florida 33487-1307, Tax ID# 47-4681500, hereinafter designated Owner, and **OMAHA CELLULAR TELEPHONE COMPANY** d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Mailstop 4AW100, Basking Ridge, NJ 07920, hereinafter designated Tenant.

1. Owner and Tenant entered into an Antenna Site Agreement on August 24, 2016 for a term of ten (10) years with the right to renew for three (3) additional five (5) year terms unless terminated in accordance with the terms of the Antenna Site Agreement.

2. In consideration of the rental set forth in the Antenna Site Agreement, Owner hereby leases to Tenant a ground space area consisting of approximately 472 square feet, at that certain Property located in Douglas County, State of Nebraska, and being described as a parcel containing 5,019 square feet as shown on the tax map of Douglas County, together with the non-exclusive right for ingress and egress. Being a portion of the same premises leased to Owner from Ground Lessor as reflected in Memorandum of ~~Option and Land Lease in Deed Book~~ at Pages _____, and described in attached Exhibit A.

Instrument No. ~~2016-082046~~ 0010-033040

3. The Antenna Site Agreement commences on the earlier of the date that Tenant begins installation of its Equipment at the Site or April 1, 2017, except as provided in the Antenna Site Agreement, and a copy of the Antenna Site Agreement is on file in the office of the Owner and Tenant.

4. The terms, covenants and provisions of the Antenna Site Agreement of which this is a Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Owner and Tenant.

MEMORANDUM OF ANTENNA SITE AGREEMENT CONTINUED

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, Owner and Tenant have caused this Memorandum to be duly executed on August 24 2016.

TENANT: OMAHA CELLULAR TELEPHONE COMPANY d/b/a Verizon Wireless
By: Verizon Wireless (VAW) LLC
Its General Partner

By: Phillip J. French
Title: Executive Director - Network Field Engineering
Tax No:
Address: One Verizon Way, Mailstop 4AW100
Basking Ridge, NJ 07920

Date: 8/17/2016

Witness: [Signature]
Print Name: Alissa Luyke
Witness: Nicole Longyear
Print Name: Nicole Longyear

TENANT NOTARY BLOCK:

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____, Network of **Omaha Cellular Telephone Company** d/b/a Verizon Wireless, who is personally known to me or produced _____ as identification.

NOTARIAL SEAL

(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC—STATE OF _____

My commission expires: _____

(NAME OF NOTARY)
COMMISSION NUMBER: _____

OWNER: SBA TOWERS IX, LLC

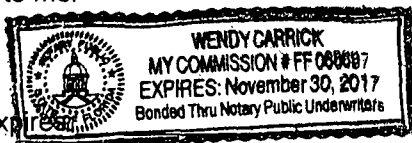
By: Alyssa Houlihan
Title: Vice President, Site Leasing
Tax No: 47-4681500
Address: 8051 Congress Avenue
2nd Floor
Boca Raton, FL 33487-1307
Date: 8/24/16

Witness: [Signature]
Print Name: Julie Rampersaud
Witness: [Signature]
Print Name: Gabriella Ramirez

OWNER NOTARY BLOCK:

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24 day of August, 2016 by Alyssa Houlihan, Vice President, Site Leasing of **SBA Towers IX, LLC**, a Delaware limited liability company, who is personally known to me.



Wendy Carrick
NOTARY PUBLIC - STATE OF FLORIDA
Wendy Carrick
Printed Name of Notary _____

My commission expires _____

NOTARY ACKNOWLEDGMENT

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

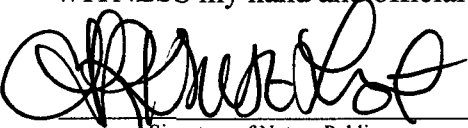
STATE OF CALIFORNIA

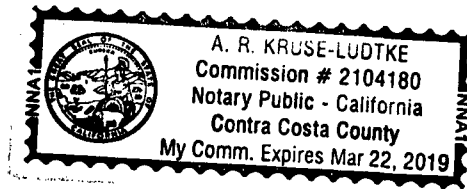
COUNTY OF Contra Costa

On August 17, 2016 before me, A. R. KRUSE-LUDTKE, a Notary Public, personally appeared Phillip French 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

Site ID: NE16014-B-01
Site Name: Omaha 9

Tenant Site ID:
Tenant Site Name: OMA Reagan

**EXHIBIT A
SITE DESCRIPTION**

Site situated in: City of Omaha, County of Douglas, State of Nebraska
commonly described as follows: 5808 Coventry Drive, Omaha, Nebraska 68022

Legal Description:

A portion of:

Lot 1 in Coventry Replat Six recorded in Instrument No. 2016001880 on January 08, 2016 in Douglas County, Nebraska.

AND BEING a portion of the same property conveyed to Birch Lane Farms, L.L.C., a Nebraska limited liability company from C. Fredrick Kuehl a/k/a Fred Kuehl and Pauline M. Kuehl, John F. Kuehl and Susan G. Kuehl, James S. Kuehl and Linda A. Kuehl, Patricia J. Kuehl, and Paul M. Kuehl and Marilyn Kuehl by Warranty Deed dated November 01, 2006 and recorded November 03, 2006 in Instrument No. 2006126151; AND FURTHER CONVEYED to Birch Lane Farms, L.L.C., a Nebraska limited liability company from C. Fredrick Kuehl a/k/a Fred Kuehl and Pauline M. Kuehl, John F. Kuehl and Susan G. Kuehl, James S. Kuehl and Linda A. Kuehl, Patricia J. Kuehl, and Paul M. Kuehl and Marilyn Kuehl by Warranty Deed dated August 04, 2001 and recorded August 13, 2001 in Deed Book 2188, Page 546; AND FURTHER CONVEYED to AVG-CFM 204Q, LLC, a Delaware limited liability company from Birch Lane Farms, L.L.C., a Nebraska limited liability company by Warranty Deed dated October 31, 2006 and recorded November 03, 2006 in Instrument No. 2006126158; AND FURTHER CONVEYED to AVG-CFM 204Q, LLC, a Delaware limited liability company from C. Fredrick Kuehl and Pauline M. Kuehl, John F. Kuehl and Susan G. Kuehl, James S. Kuehl and Linda A. Kuehl, Patricia J. Kuehl, Paul M. Kuehl and Marilyn Kuehl, Birch Lane Farms, L.L.C., a Nebraska limited liability company, and Harvey R. Breasch and Elvira Breasch by Quitclaim Deed dated November 01, 2006 and recorded November 03, 2006 in Instrument No. 2006126161.

Latitude: 41° 11' 58.58" North

Longitude: -96° 14' 15.67" West