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Doc#: 2026039005 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/16/2020 08:47 AM Pg: 1 of 6

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
AP Wireless Investments I, LLC
9276 Scranton Road, Suite 600
San Diego, CA 92121
Attn: Property Management

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

PIN: 09-30-201-002-0000 and
09-30-200-018-0000

MEMORANDUM OF EASEMENT AND ASSIGNMENT

This Memorandum of Easement and Assignment (this "Memorandum") is made as of June 12, 2020 by and between CJ Logistics America, LLC, a Delaware limited liability company, successor by name change from DSC Logistics, LLC, a Delaware limited liability company, successor by merger of Dry Storage Corporation, a Delaware limited liability company ("Site Owner"), and AP Wireless Investments I, LLC, a Delaware limited liability company ("APWII").

A. Site Owner is party to certain lease agreements, and amendments, transfers, modifications and/or assignments thereof (the "Existing Agreements"), affecting all or a portion of the Property located in the City of Des Plaines, and County of Cook, in the State of California, having a street address of 1750 South Wolf Road, Des Plaines, IL 60018, fully described on Exhibit A hereto.

B. Site Owner and APWII are parties to an Easement and Assignment Agreement dated as of June 12, 2020 (the "Agreement"), pursuant to which Site Owner has, among other things, granted certain easements with respect to the Property and as more fully described on Exhibits B and C to this Memorandum and assigned to APWII its right, title and interest (but not obligations, duties or liabilities) in and to the Existing Agreements. The parties hereto desire to execute this Memorandum to provide constructive notice of the existence of the Agreement, and of APWII's rights under the Agreement including the easement granted therein.

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto acknowledge and/or agree as follows:

Site Owner has transferred and assigned to APWII all of its beneficial rights, title and interest in, to and under the Existing Agreements, including without limitation, all rents and other monies due the Site Owner specified therein. The parties intend that the Agreement served as an absolute assignment and transfer to APWII of all rents and other monies due the Site Owner pursuant to the Existing Agreements. Site Owner has retained all of Site Owner's obligations and liabilities under the Existing Agreements. Site Owner has also granted, bargained, sold, transferred and conveyed to APWII the easements set forth on Exhibits B and C.

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The terms and conditions of the Existing Agreements and this Agreement are hereby incorporated herein by reference as if set forth herein in full. Copies of the Existing Agreements and this Agreement are maintained by APWII at the address of APWII above, and are available to interested parties upon request. This Memorandum has been duly executed by the undersigned as of the date first written above.

Site Owner:

CJ Logistics America, LLC, a Delaware limited liability company, successor by name change from DSC Logistics, LLC, a Delaware limited liability company, successor by merger of Dry Storage Corporation, a Delaware limited liability company

By: *[Signature]*
Name: MARIA MOTEV
Title: GENERAL COUNSEL

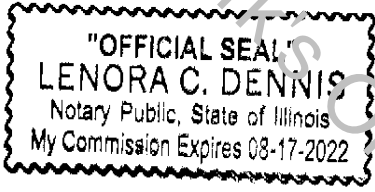
STATE OF ILLINOIS }

COUNTY OF COOK }

On 12th of June, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared MARIA MOTEV of CJ LOGISTICS AMERICA, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

[Signature]
Notary Public in and for said County and State

My commission expires: 8-17-2022




[Signature]

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Easement and Assignment made as of June 12, 2020 by and between AP Wireless Investments I, LLC, a Delaware limited liability company, and CJ Logistics America, LLC, a Delaware limited liability company, successor by name change from DSC Logistics, LLC, a Delaware limited liability company, successor by merger of Dry Storage Corporation, a Delaware limited liability company.

AP WIRELESS INVESTMENTS I, LLC

By: 
Daniel Hasselman
Co-CEO

Address: 9276 Scranton Road, Suite 600
San Diego, CA 92121

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 SAN DIEGO }

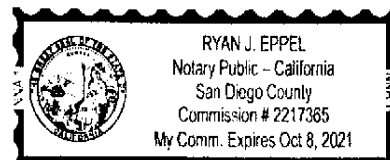
On June 10, 2020 before me, Ryan J. Eppel, Notary Public,
(Name of Notary Public and Title)

Personally appeared DANIEL HASSELMAN 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  (seal)



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EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

That part of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 30, Township 41 North, Range 12 East of the Third Principal Meridian, lying north of a line 14.70 feet north of and parallel with the east and west center line of the North 1/2 of said Section 30, except that part thereof taken for Streets and Highways, in Cook County, Illinois.

PARCEL 2:

Lot 1 in Grew's Subdivision of that part of the Northwest Fractional 1/4 and the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 30, Township 41 North, Range 12 East of the Third Principal Meridian, lying north of a line 14.70 feet north of the east and west center line of the North 1/2 of said section (Except the right of way of the Desplaines Valley Railway), excepting therefrom that part thereof described as follows:

That part of Lot 1 in Grew's Subdivision aforesaid, described as follows:

Commencing at the southwest corner of aforesaid Lot 1; thence North 87 degrees, 20 minutes, 30 seconds East in its south line a distance of 0.79 of a foot to the place of beginning of the following described tract of land; thence continuing North 87 degrees, 20 minutes, 30 seconds East on aforesaid south line, a distance of 395.27 feet to a point; thence North 00 degrees, 09 minutes, 48 seconds West in a line, a distance of 240.94 feet to a point; thence South 87 degrees, 20 minutes, 30 seconds West in a line, a distance of 29.76 feet to a point of intersection with a curved line; thence southwesterly on aforesaid curved line convex to the southeast and having a radius of 524.05 feet, an arc distance of 102.56 feet and whose chord length is 102.40 feet and bears South 65 degrees, 57 minutes, 03 seconds West; thence South 71 degrees, 33 minutes, 27 seconds West in a line tangent to the aforesaid curve, a distance of 57.59 feet to a point of tangency with a curved line; thence southwesterly on last described curved line, convex to the northwest and having a radius 360.00 feet, an arc distance of 301.93 feet and whose chord length is 293.16 feet and bears South 47 degrees, 31 minutes, 50 seconds West, to the place of beginning, also excepting that part thereof taken for Oakton Street, in Cook County, Illinois.

AND BEING the same property conveyed to Dry Storage Corporation from Chicago Title Land Trust Company, a corporation of Illinois, as Successor Trustee under the Provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 18th day of July, 1985, and known as Trust Number 109929 by Trustee's Deed dated February 13, 2013 and recorded April 1, 2013 in Instrument No. 1309149047.

Tax Parcel Nos. 09-30-201-002, 09-30-200-018

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EXHIBIT B COMMUNICATION EASEMENT

That portion of the Property on which any towers, antennas, buildings, fences, gates and related facilities (collectively, "Facilities") exist on the date of the Agreement together with the portion of the Property leased by Site Owner under the Existing Agreements, and the portion of the Property described as follows:

The Communication Easement shall also specifically include all of that certain water tank ("Structure"), approximate height of 124', all antennas and cabling attached to the Structure, ground space of approximately 1,200 square feet containing an equipment shelter, and all interior space in any building that contain any Facilities.

Site Owner herein agrees that this legal description may be substituted at a later date upon presentation of a survey of the property more clearly defining the location thereof.

Property of Cook County Clerk's Office

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EXHIBIT C ACCESS AND UTILITY EASEMENTS

That portion of the Property on which any Facilities exist on the date of the Agreement or provided by Site Owner under the Existing Agreements for access and utility providers, and the portion of the Property, including the following:

All rights of ingress and egress across the Property to and from the Communication Easement described in Exhibit B hereof, providing access to a publicly dedicated roadway, including but not limited to South Wolf Road (hereinafter the "Access Easement"), along with the right to use said Access Easement for the development, installation, repair, maintenance and removal of utilities providing service to the Communication Easement and the Facilities, and any related activities and uses in, along, under and over the Access Easement and the property substantially described in Exhibit B ("Utility Easement").

Site Owner herein agrees that the above legal description and drawing may be substituted at a later date upon presentation of a survey of the property more clearly defining the location thereof.