

POOR ORIGINAL

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04/06/2022 10:02 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

Return Address:

ATTN: LISA JABER
WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311
OR 01-22018278

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. MEMORANDUM OF ASSIGNMENT OF LEASE
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document PRIOR REF: UNRECORDED LEASE

Grantor(s) Exactly as name(s) appear on document

1. TOM'S RENTAL + STORAGE LLC
2. _____
Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. AP WIRELESS INVESTMENTS I, LLC
2. _____
Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

FIRST ADDITION TO BURLINGTON, SKAGIT CO
Additional legal is on page 5 of document.

Assessor's Property Tax Parcel/Account Number

assigned P72736, P72738, P72187 Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
AP Wireless Investments I, LLC
4250 Executive Square, Suite 900
La Jolla, CA 92037
Attn: Property Management

MEMORANDUM OF ASSIGNMENT OF LEASE

This Memorandum of Assignment of Lease Rents and Successor Lease Rents (this "Memorandum") is made as of 3/30/22, 2022 by and between Tom's Rental & Storage LLC, a Washington limited liability company ("Landlord"), and AP Wireless Investments I, LLC, a Delaware limited liability company ("APWII").

A. Landlord, as lessor, and T-Mobile West LLC, as lessee ("Tenant"), are parties to that certain lease agreement dated November 20, 2018 between Landlord and Tenant (the "Lease") covering premises commonly known as 700 S. Spruce Street, Burlington, WA 98233 and as further described in Exhibit A hereto (the "Premises").

B. Landlord and APWII are parties to an Assignment of Lease Rents and Successor Lease Rents dated as of 3/30/22, 2022 (the "Agreement"), pursuant to which Landlord has, among other things, assigned to APWII its right, title and interest in all monies payable under the Lease and any Successor Lease (whether described as base rent, additional rent, holdover rent, fees, charges, interest, or otherwise). The parties hereto desire to execute this Memorandum to provide constructive notice of the existence of the Lease and the Agreement, and of APWII's rights under the Agreement.

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

Landlord has assigned and hereby does sell and assign all of its right, title and interest in and to the Rents to APWII, on the terms and subject to the conditions set forth in the Agreement. The Successor Lease is for a term commencing upon the expiration or termination of the Lease and ending on 2119. Landlord has retained all of Landlord's obligations and liabilities under the Lease or a Successor Lease. The term of the assignment of the Lease, and of a Successor Lease, is subject to extension on the terms and conditions set forth in the Agreement.

Thomas Studebaker
L1197922
FNF:

The terms and conditions of the Lease and the Agreement are hereby incorporated herein by reference as if set forth herein in full. Copies of the Lease and the 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.

Tom's Rental & Storage LLC, a Washington limited liability company

By: Smiley Management Services, Inc.
Its: Manager

By: Dean A. Smiley
Name: Dean Smiley
Title: President
Date: 3/29/22

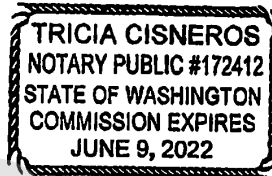
STATE OF WA

COUNTY OF Skagit

On MARCH 29, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Dean Smiley of Smiley Mgmt Svc, 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.

Tricia Cisneros - Skagit, WA
Notary Public in and for said County and State



Assignment of Lease Rents and Successor Lease Rents made as of MARCH 29, 2022 by and between AP Wireless Investments I, LLC, a Delaware limited liability company, and Tom's Rental & Storage LLC, a Washington limited liability company.

AP WIRELESS INVESTMENTS I, LLC

By: [Signature]
Daniel Hasselman
Co-CEO

Address: 4250 Executive Square, Suite 900
La Jolla, CA 92037

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 29th of March, 2022 before me, Gerardo Chen-Wu, 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 Gerardo Chen-Wu (seal)

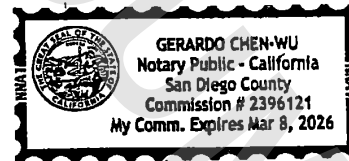


EXHIBIT A**LEGAL DESCRIPTION OF PROPERTY**

Property address of 700 S. Spruce Street, Burlington, WA 98233
Assessor's tax parcel number of P72736, P72738, P72187

The Property is legally described as follows:

PARCEL "A":

A parcel of land out of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) 300 foot wide Station Ground property at Burlington, Washington, lying contiguous to and Easterly of Block 134, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, situate in the Northwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows, to-wit:

Beginning at a point on the Easterly line of Lot 1, Block 134, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", distant 129.0 feet Southerly of the Northeast corner of said Lot 1, as measured along the Easterly line of said Lot 1, said point being the most Southerly corner of that certain parcel of land described in Bargain and Sale Deed from Burlington Northern Railroad Company to TF Land Company, Inc. filed for record October 31, 1996, as Document No. 9610310111 in and for said County thence South 08°23' East (assuming the North line of said Section 5 being an East-West line) along the Easterly line of said Block 134, also being the Westerly boundary of said 300 foot wide Station Ground property, a distance of 310 feet, more or less, to a point 175.0 feet distant Northwesterly of the Southeast corner of Lot 3, said Block 134 as measured along the Easterly line of said Block thence North 81°37' East, at right angles to the last described course, 148.0 feet; thence North 08°23' West, parallel with said Westerly boundary of said 300 foot wide Station Ground property, a distance of 339 feet, more or less, to the Southerly line of said TF Land Company, Inc. property; thence Southwesterly along said Southerly line 142.5 feet, thence Southeasterly parallel with the Easterly line of said Block 134 and along said Southerly line, 29.0 feet, thence Southwesterly at right angles to the last described course and along said Southerly line, 5.50 feet to the true point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

Lots 1 and 2, Block 134, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

ALSO, Lots 1, 2, 3, 4, 5, 6, 7 and the North 20 feet of Lot 8, Block 7, "KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON", as per plat recorded in Volume 3 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of an "Unnamed East-West Street" in Block 7 of said Plat, also described as the North 15 feet of the South 30 feet of Lot 8, Block 7 of said Plat.

ALSO TOGETHER WITH the North 385 feet of vacated alley, said alley also referred to as a North-South unnamed 30 foot wide street.

ALSO TOGETHER WITH the East 15 feet of said North-South unnamed Street abutting on Lot 9, and abutting on the South 15 feet of Lot 8, Block 7 of said Plat, as vacated per Burlington City Ordinance Nos. 673 and 419, dated May 3, 1966 and April 5, 1944, and further recorded under Auditor's File Nos. 755936 and 755937, respectively.

EXCEPT from all of the above, the following described property:

That portion of Lot 2, Block 134, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, and also that portion of the vacated street along the West line of said Lot 2, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2:

thence South 88°26'05" East along the South line of said Lot 2, a distance of 184.12 feet to the Westerly right of way line of the Burlington Northern Railroad;

thence North 6°53'24" West along said right of way line, a distance of 59.04 feet;

thence North 88°26'18" West, a distance of 175.88 feet to the East line of said vacated street; thence

North 88°52'08" West, a distance of 15.00 feet to the centerline of said vacated street; thence South

1007'52" West along said centerline, a distance of 59.39 feet to a point which bears North 88°52'08" West

from the point of beginning;

thence South 88°52'08" East, a distance of 15.00 feet to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

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Thomas Studebaker
L1197922
FNF: