

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated October 15, 2015, is made by and between Comcast of Utah II, Inc., with an address of, 9602 South 300 West, Sandy Utah 84070 its successors and assigns, hereinafter referred to as "Grantee" and Hidden Creek at The Canyons , with an address of PO Box 980845 - 0845 , Park City ,UT 84098 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated October 15, 2015, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, an easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 1920 Canyons Resort Drive _____, Park City, UT 84098-6727 in Summit County , Utah described as follows:

LEGAL DESCRIPTION:

(See Attached)

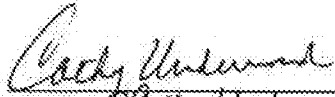
The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.


IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Hidden Creek at The Canyons

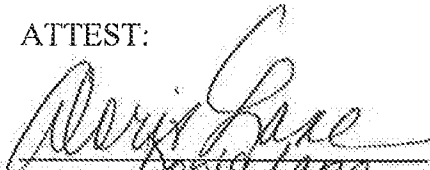

Name: Cathy Underwood
Property Manager

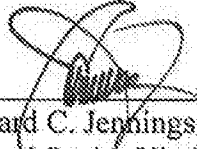
By: 
Name: GUY RAWSON
Title: RES.

GRANTEE

ATTEST:

Comcast of Utah II, Inc.


Name: Paris Lane

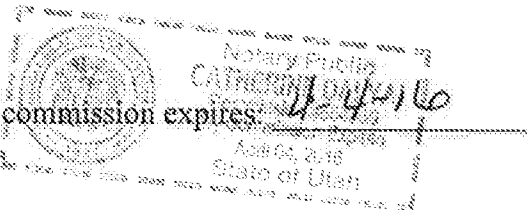
By: 
Name: Richard C. Jennings
Title: Regional Senior Vice President

STATE OF UT)
)
COUNTY OF Summit) ss.

The foregoing instrument was acknowledged before me this 1st day of Oct, 2015
by Guy Rawson, the President of Hidden Creek at
The Canyons, on behalf of said entity. He/she is personally known to me or has presented
_____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

Catherine Daly
Catherine Daly, Notary Public
(Print Name)

My commission expires: 11-4-16


STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 201__
by Richard C. Jennings, the Regional Senior Vice President of Comcast of Utah II, Inc., on
behalf of said entity. He/She is personally known to me or has presented
_____ (type of identification) as identification and did/did not take an
oath.

Witness my hand and official seal.

Notary Public
(Print Name)

My Commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION

The land described in the foregoing document is located in Summit County, Utah and is described more particularly as follows:

CLUSTER PORTION

A parcel lying within the Southwest Quarter of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows;

Beginning at a point South 89°59'29" East a distance of 43.68 feet and North 00°00'31" East a distance of 1970.97 feet from the Southwest corner of said Section 31 (Basis of Bearing being North 00°00'31" East from said Southwest corner to the West Quarter corner of said Section 31); thence leaving said Point Of Beginning North 69°24'00" East a distance of 60.00 feet; thence South 20°36'00" East a distance of 30.00 feet; thence North 69°24'00" East a distance of 60.00 feet; thence North 50°15'13" West a distance of 88.95 feet; thence North 40°00'00" East a distance of 168.00 feet; thence EAST a distance of 215.50 feet; thence NORTH a distance of 70.00 feet; thence North 45°00'00" East a distance of 98.99 feet; thence EAST a distance of 255.08 feet; thence SOUTH a distance of 153.12 feet; thence South 23°05'00" West a distance of 189.00 feet; thence South 21°09'30" East a distance of 85.86 feet to a point on the northerly right-of-way line of Canyons Resort Drive (Park West Drive), said point being on a 972.00 foot radius non-tangent curve to the left, center bears South 13°05'50" East; thence along said arc and said right-of-way, through a central angle of 28°24'10", a distance of 481.84 feet to a point on a 15.00 foot radius curve to the right; thence along said arc and leaving said right-of-way, through a central angle of 90°00'00", a distance of 23.56 feet; thence North 41°30'00" West a distance of 114.95 feet to a point on a 290.00 foot radius curve to the left; thence along said arc, through a central angle of 8°27'00", a distance of 42.77 feet to a point on a 15.27 foot radius non-tangent curve to the left, center bears North 40°03'00" East; thence along said arc, through a central angle of 84°33'00", a distance of 22.53 feet; thence North 45°30'00" East a distance of 51.85 feet; thence North 02°29'00" West a distance of 36.10 feet; thence South 69°24'00" West a distance of 60.00 feet; thence North 20°36'00" West a distance of 30.00 feet; thence South 69°24'00" West a distance of 60.00 feet; thence North 20°36'00" West a distance of 117.30 feet to said point of beginning.

Containing 256,913 square feet, 5.90 acres, more or less.

PT-1-A through PT-24-C
PT-25-A through PT-38-D

GEORGETOWN PORTION

A parcel lying within the Southeast Quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows;

Beginning at a point North 89°59'29" West a distance of 46.57 feet and North 00°00'31" East a distance of 1713.90 feet from the Southeast corner of said Section 36 (Basis of Bearing being North 00°00'31" East from said Southeast corner to the East Quarter corner of said Section 36); thence leaving said Point Of Beginning South 43°10'17" West a distance of 45.00 feet; thence South 12°30'55" West a distance of 124.72 feet; thence South 49°25'14" West a distance of 87.48 feet; thence South 14°18'58" East a distance of 17.39 feet; thence South 15°45'01" East a distance of 27.04 feet; thence South 18°22'45" East a distance of 69.41 feet to a point on the northerly right-of-way line of Canyons Resort Drive (Park West Drive), said point being on a 320.00 foot radius non-tangent curve to the right, center bears North 06°21'23" West; thence along said arc and said right-of-way, through a central angle of 18°21'23", a distance of 102.52 feet; thence continuing along said right-of-way North 78°03'30" West a distance of 155.47 feet; thence leaving said right-of-way North 40°00'00" West a distance of 225.30 feet; thence South 64°08'00" West a distance of 212.10 feet; thence South 20°28'28" East a distance of 125.00 feet; thence South 71°30'00" West a distance of 104.58 feet; thence North 37°14'50" West a distance of 224.88 feet; thence North 18°38'39" West a distance of 89.02 feet; thence North 50°00'00" East a distance of 278.50 feet; thence EAST a distance of 102.03 feet; thence North 50°00'00" East a distance of 247.14 feet; thence South 40°00'00" East a distance of 100.70 feet; thence North 49°59'52" East a distance of 93.97 feet; thence North 57°00'00" East a distance of 113.34 feet; thence South 40°00'00" East a distance of 24.37 feet; thence South 57°00'00" West a distance of 101.48 feet; thence South 46°49'43" East a distance of 320.13 feet; to said point of beginning.

Containing 307,247 square feet, 7.05 acres, more or less.

TOGETHER WITH:

An easement for purpose of ingress and egress over that certain property described as follows:

Beginning at a point on the Westerly right of way line of Utah Highway 224, said point located North 1959.01 feet and East 1411.57 feet from the Southwest corner of Section 31; T1S, R4E, Salt Lake Base and Meridian, and running thence 80°13'E 119.30 feet along said Westerly right of way to a point on a 1058.68 foot radius curve to the left; thence Southerly along the arc of said curve 12.35 feet to a point on a reverse curve to the left, the radius point of which bears S89°06'54"W 30.00 feet; thence Northwesterly along the arc of said reverse curve 46.66 feet to a point of tangency; thence West 457.95 feet to a point on a 900.00 foot radius curve to the left; thence Southwesterly along the arc of said curve 651.88 feet to a

point of tangency; thence S48°38'W 321.19 feet to a point on a 392.00 foot radius curve to the right; thence Northwesterly along the arc of said curve 366.02 feet to a point of tangency, thence N78°00'W 182.52 feet to a point on a 339.50 foot radius curve to the left; thence Westerly along the arc of said curve 201.46 feet to a point of reverse curvature; thence Westerly 125.87 feet along the arc of said 1260.00 foot radius curve to the right the long chord of which bears S70°51'42"W 125.83 feet; thence N32°00'W 62.46 feet to a point on a curve; thence Northeasterly 136.81 feet along the arc of said 1200.00 foot radius curve to the left the long chord of which bears N71°51'58"E 136.75 feet; thence Easterly 278.73 feet along the arc of a 469.70 foot radius curve to the right chord of which bears N85°00'E 274.65 feet; thence S78°00'E 143.27 feet to a point on a 320.00 foot radius curve to the left; thence Northeasterly along the arc of said curve 298.79 feet to a point of tangency; thence N48°30'E 255.19 feet to a point on a 15.00 foot radius curve to the left; thence Northerly along the arc of said curve 23.56 feet to a point of tangency; thence N41°30'W 114.95 feet to a point on a 254.00 foot radius curve to the left; thence Northwesterly along the arc of said curve 117.48 feet to a point of tangency; thence N68°00'W 76.72 feet to a point on a 416.00 foot radius curve to the right; thence Northwesterly along the arc of said curve 203.29 feet to a point of tangency; thence N40°00'W 57.53 feet; thence N50°00'E 36.00 feet; thence S40°00'E 57.53 feet to a point on a 380.00 foot radius curve to the left; thence Southeasterly along the arc of said curve 185.70 feet to a point of tangency, thence S68°00'E 76.72 feet to a point on a 290.00 foot radius curve to the right; thence Southeasterly along the arc of said curve 134.13 feet to a point of tangency; thence S41°30'E 114.95 feet to a point on a 15.00 foot radius curve to the left; thence Easterly along the arc of said curve 23.56 feet to a point of reverse curvature on a 972.00 foot radius curve to the right; thence Easterly along the arc of said curve 704.02 feet to a point of tangency; thence East 457.38 feet to a point on a 30.00 foot radius curve to the left; thence Northerly along the arc of said curve 47.24 feet to the point of beginning.