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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
COMCAST MDU CONCIERGE
BY: LHA, DEPUTY - WI 4 P.

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated September 15, 2016, is made by and between Comcast of Utah II, Inc., with an address of, 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and Edge Shadow Run, LLC, with an address of 480 West 800 North #200 _____, Orem, Utah 84057 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated September 15, 2016, 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, a non-exclusive 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 14487 S Juniper Shade Drive _____, Herriman, UT 84065 in Salt Lake 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.

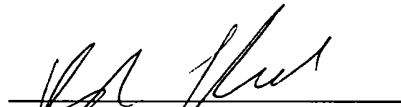
NB
SHADOW RUN SOUTH

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:

Edge Shadow Run, LLC



Name: Kyle Kowal

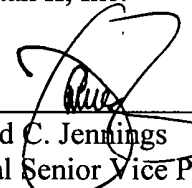
By: 
Name: Gordon Jones
Title: Manager

GRANTEE

ATTEST:

Comcast of Utah II, Inc.


Name: Doris Lane

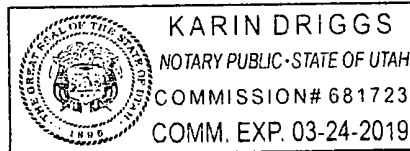
By: 
Name: Richard C. Jennings
Title: Regional Senior Vice President, Cable Management

STATE OF Utah)
COUNTY OF Utah) ss.

The foregoing instrument was acknowledged before me this 23 day of August, 2016 by Gordon Jones, the Manager of Edge Shadow Run, LLC, 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.

Karin Driggs
Karin Driggs Notary Public
(Print Name)

My commission expires: 3/24/19



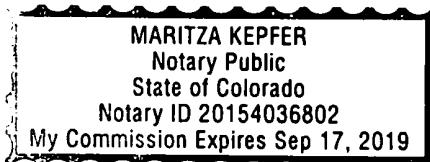
STATE OF Colorado)
COUNTY OF Arapahoe) ss.

The foregoing instrument was acknowledged before me this 6 day of OCTOBER, 2016 by Richard C. Jennings, the Regional Senior Vice President, Cable Management 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.

Maritza Kepfer
Maritza Kepfer Notary Public
(Print Name)

My Commission expires: 9.17.16





Parcel

Parcel Record 33072510030000
 Owner ROSECREST COMMUNITIES LLC
 Address 14508 S AUTUMN CREST BLVD
 Total Acreage 77.21
 Tax Class Id
 Property Type 816
 Tax District 708
 % Exempt
 Exempt Type
 Municipal Zone
 MLS Number

Valuation / Tax Year 2016
 Land Value \$ 5,559,100
 Building Value \$ 0
 Final Value: \$ 5,559,100

Legal Description:
 LOT C, SOUTH HERRIMAN. LESS & EXCEPT, BEG S
 0°26'18" W 857.93 FT & S 89°33'42" E 387.82 FT & S
 86°16'38" E 34.94 FTFR N 1/4 COR SEC 7, T4S, R1W,
 SLN; S 41°56'51" E 795.94 FT; S 48°03'09" W 5 FT; S
 51°43'15" W 117.94 FT; S 60°22'16" W 81 FT; S 65°25'58"
 W 59.24 FT; S 69°48'12" W 59.18 FT; S 73°48'32" W
 59.08 FT; S 78°34'32" W 56.90 FT; S 81°41'30" W 388.11
 FT; S 60°17'08" W 103 FT; NWLY 19.37 FT ALG A 533
 FT RADIUS CURVE TO L (CHD N 28°40'24" W 19.37 FT); S
 62°22'05" W 223.52 FT; S 37°56'56" W 254.19 FT; N
 52°03'04" W 266.57 FT; N 46°19'06" W 223.74 FT; N
 39°47'40" W 429.30 FT; N 39°47'40" W 90.11 FT M OR L;
 N 47°20'29" E 165.56 FT; NELY 574.86 FT ALG A 845 FT
 RADIUS CURVE TO R; N 86°19'13" E 222.12 FT; NELY
 504.26 FT ALG A 755 FT RADIUS CURVE TO L; N48°03'09"
 E 4.65 FT; S 41°56'51" E 114.69 FT M OR L TO BEG.