

## GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated October 1, 2017, 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 Horizon Heights, LLC, with an address of 480 W 800 N #206 \_\_\_\_\_, Orem, Utah 84057 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated October 1, 2017, 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 4920 W 13400 S \_\_\_\_\_, Herriman, UT 84096 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.

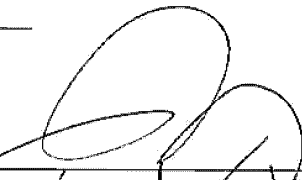
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Edge Horizon Heights, LLC

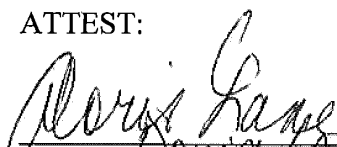
  
Name: KYLE KOHLER

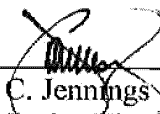
\_\_\_\_\_  
\_\_\_\_\_  
By:   
Name: Gordon Jones  
Title: Manager

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 19 day of September, 2010 by Gordon Jones, the Manager of Edge Horizon Heights, 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  
Notary Public  
(Print Name)

My commission expires: 2/24/19

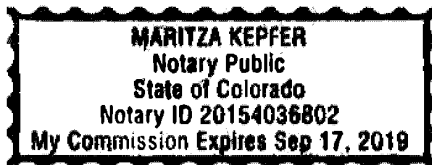
STATE OF Colorado  
COUNTY OF Arapahoe ) ss.

The foregoing instrument was acknowledged before me this 8<sup>TH</sup> day of August, 2017. 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  
Notary Public  
(Print Name)

My Commission expires: 9.17.19



## LEGAL DESCRIPTION

### **Parcel ID: 26364290580000**

BEG N 89°37'15" W 1035.03 FT & S 0°32'17" W 448.33 FT FR E 1/4 COR SEC 36, T3S, R2W, SLM; S 0°32'17" W 601.66 FT; N 89°37'03" W 327.93 FT; N 35°11'33" W 89.52 FT; NW'LY ALG 279FT RADIUS CURVE TO R, 150.35 FT (CHD N 19°44'23" W); N 4°18'05" W 30 FT; NE'LY ALG 363 FT RADIUS CURVE TO R, 30.95 FT (CHD N 88°08'30" E); S 89°24'56" E 38.06 FT; NE'LY ALG 25FT RADIUS CURVE TO L, 16.09 FT (CHD N 19°01'10" E); N 8°48'15" E 3.5 FT; N 0°35'04" E 91.02 FT; NW'LY ALG 465 FT RADIUS CURVE TO L, 50.43 FT (CHD N 2°31'20" W); N 5°37'44" W 113.93 FT; NW'LY ALG 500 FT RADIUS CURVE TO R, 36.51 FT (CHDN 3°32'13" W); N 0°28'19" W 17.71 FT; N 0°35'14" E 53.15 FT; S 89°24'56" E 224 FT; S 0°35'04" W 20.65 FT; S 89°24'56" E 153.44 FT TO BEG. 5.35 AC. LESS LOTS & PUBLIC STREET. 1.74 AC M OR L. (BEING COMMON AREA & PRIVATE STREETS WITHIN HORIZON HEIGHTS PH 4).

### **Parcel ID: 26364000740000**

BEG MOST N'LY COR LOT D HERRIMAN TOWNE CENTER PL F PH 2; S 52°49'19" W 601.11 FT; N 11°48'17" W 75.67 FT M OR L; N 44°18'14" W 285.72 FT; N 53°04'02" E 710.53 FT; N 36°55'58" W 425.24 FT M OR L; N'LY 475.68 FT ALG A 336.50 FT RADIUS CURVE TO L (CHD N 3°27'28" E 437.05 FT); N 37°04'35" W 680.99 FT; W'LY 23.59 FT ALG A 15 FT RADIUS CURVE TO L (CHD N 82°07'38" W 21.23 FT); N 52°49'19" E 153.89 FT M OR L; S 89°37'18" E 669.39 FT M OR L; S'LY ALG A 1010 FT RADIUS CURVE TO R 312 FT M OR L (CHD S 27°03'11" E); N 71°46'26" E 60 FT; S 89°37'27" E 472.60 FT; N 00°18'11" E 256.77 FT M OR L; S 89°37'06" E 44.05 FT M OR L; S 0°24'38" W 561.65 FT; S 89°40'34" E 457.11 FT; S 0°30'51" W 296.37 FT; N 89°37'15" W 2.24 FT; S 0°32'24" W 448.93 FT M OR L; N 89°24'56" W 153.44 FT; N 0°35'04" E 20.65 FT; N 89°24'56" W 224 FT; S 0°35'14" W 53.15 FT; S 0°28'19" E 17.71 FT; N 89°35'23" W 77.07 FT; S 0°24'37" W 76.22 FT; S 4°18'05" E 265.2 FT; SE'LY ALG 279 FT RADIUS CURVE TO L 150.35 FT (CHD S 19°44'23" E 148.54 FT); S 35°11'33" E 89.52 FT; S 89°37'03" E 327.93 FT; S 0°32'24" W 212.38 FT M OR L; S 89°38'26" E 1035.01 FT; S 0°32'24" W 1.64 FT; S 3°10'57" E 131.64 FT; N 89°28'25" W 73.46 FT; N 86°59'03" W 494.97 FT; N 89°28'25" W 477.26 FT; SW'LY 481.70 FT ALG A 732 FT RADIUS CURVE TO L (CHD S 71°40'27" W 473.06 FT); S 52°49'19" W 51.54 FT M OR L; N 37°13'04" W 66 FT; N 52°49'19" E 150.39 FT; NE'LY ALG 712.5 FT RADIUS CURVE TO R 283.88 FT (CHD N 64°14'10" E 282.01 FT); NW'LY ALG 392.52 FT RADIUS CURVE TO R 188.86 FT (CHD N 48°20'20" W 187.05 FT); N 35°11'33" W 197.69 FT; NW'LY ALG 329.11 FT RADIUS CURVE TO R 143.66 FT (CHD N 22°41'15" W 142.52 FT); NW'LY ALG 329.11 FT RADIUS CURVE TO R 60.09 FT (CHD N 4°57'07" W 60 FT); N 4°18'42" W 61.02 FT; S 82°10'42" W 91.45 FT; S 88°19'58" W 50 FT; S 66°18'03" W 89.65 FT; S 52°47'41" W 305.96 FT; S 37°12'19" E 644.9 FT; S 52°49'45" W 114 FT; N 37°12'19" W