

WHEN RECORDED MAIL TO:

CW SLC The Yard, LLC
610 N 800 W
Centerville, UT 84014

File No.: 164521-TOF

14130997 B: 11433 P: 602 Total Pages: 5
07/20/2023 09:48 AM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Grant of Easement

In Reference to Tax ID Number(s):

15-02-103-007 & 15-02-103-008

GRANT OF EASEMENT

This Grant of Easement ("Easement") dated 7/13/23, is made by and between Fiberwave Technologies, LLC, a Utah limited liability company located at 748 Heritage Park Blvd. suite 202, Layton Utah 84041, its successors and assigns, hereinafter referred to as "Grantee" and CW SLC THE YARD, LLC with an address of 410 N 1800 hereinafter referred to as "Grantor".
*125 W 1800 St. Salt Lake City
610 N. 800w. Centerville*

The Grantor and Grantee are parties to a Service Agreement dated 4/21/23 pursuant to which the Grantee provide certain broadband communication service to the Premises described herein.

In consideration of \$1.00, Grantor, owner of the Premises describe herein grants to 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 (referenced as "External Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, as well as including, but not limited to, above ground enclosures, markers, pads, appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications in, on, under, across, and along that certain real property (the "Premises") located at Salt Lake,
_____ County


LEGAL DESPRIPTION
(See attached)

The Grantor agrees for itself and its heirs and assigns that External Wiring on the Premises shall be and remain the personal property of Grantee and may not be altered, obstructed or removed without the express written consent of Grantee. 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 External Wiring and shall have free access to said External Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that the making any excavation of Premises of the Grantor, 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 or intends broadband service to the Premises.

IN WITNESS WHEREOF, the Parties have executed this Easement as of the Effective Date.

GRANTOR

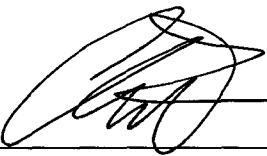
CW SLC THE YARD, LLC,
a Utah limited liability company

By: 
Name: Darlene Carter
Its: Manager

State of Utah)
 §
County of Davis)

On this 13th day of July, 2023, personally appeared before me Darlene Carter, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that she is the Manager of CW SLC THE YARD, LLC, a Utah limited liability company and that said document was signed by her in behalf of said limited liability company by authority of its governing documents, and said Darlene Carter acknowledged to me that said limited liability company executed the same.

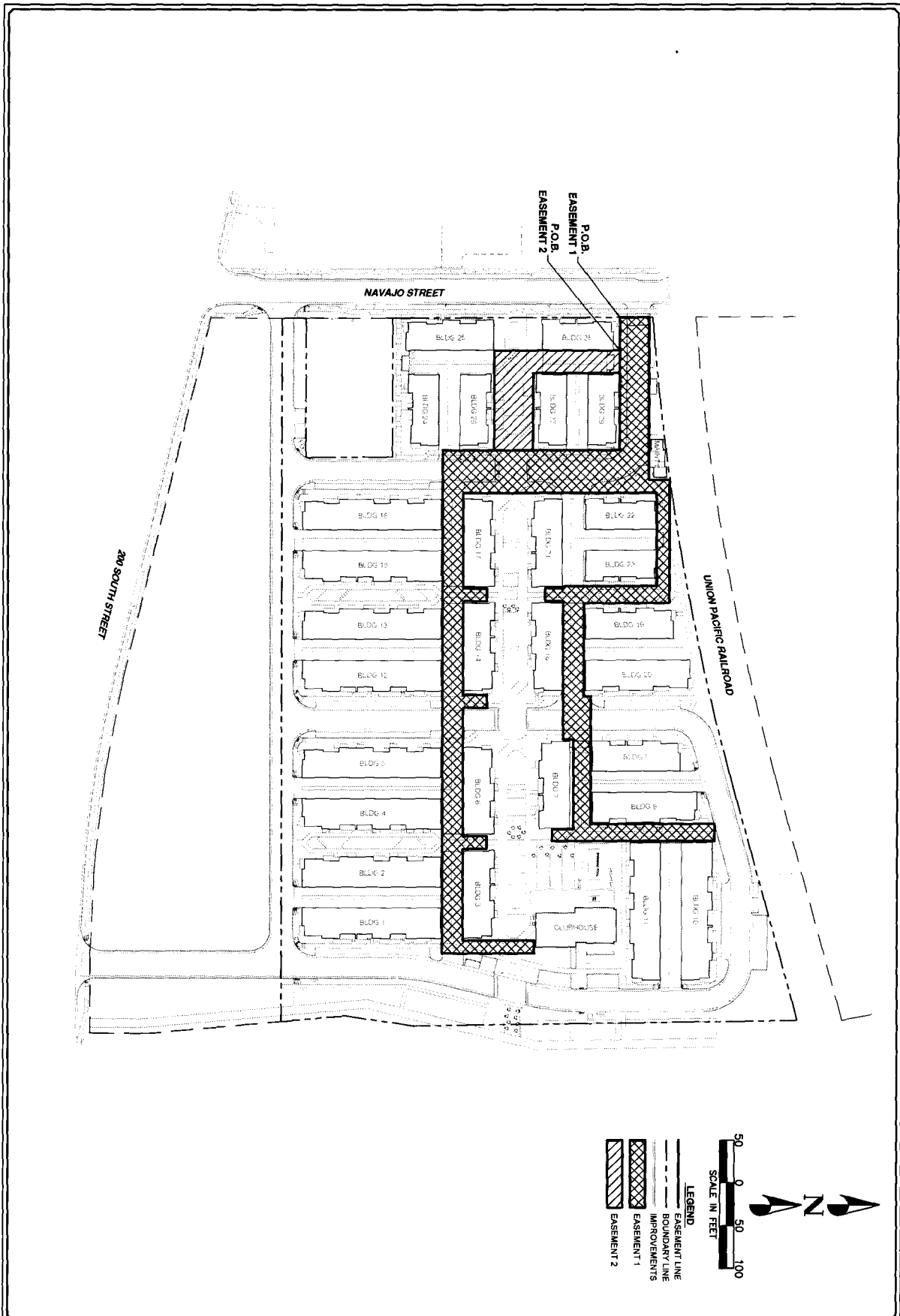
Witness my hand and official seal.


(Notary Signature)



(Seal)

[Remainder of page left intentionally blank. Additional pages follow.]



SHEET NO. EX-1	SALT LAKE COUNTY	YARD SUBDIVISION 125 S. NAVAJO STREET FIBERWAVE UTILITY EASEMENT EXHIBIT	CMT TECHNICAL SERVICES 9270 SOUTH 300 WEST • SANDY, UT 84070 PHONE: (801) 563-2521 • FAX: (801) 563-2581 <small>MATERIALS TESTING • INSPECTION SERVICES • LAB TESTING • GEOTECHNICAL ENVIRONMENTAL • CIVIL ENGINEERING • TRANSPORTATION ENGINEERING SURVEYING • CONSTRUCTION MANAGEMENT • SPECIALTY LAB</small>	ORIG. DATE: 02/2002 SURVEY BY: OMT OEW DRAWN BY: JCS DESIGNED BY: OMT CHECKED BY: JRE SCALE: 1"=50'	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>APP'D</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE	APP'D																																								
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FIBERWAVE Easement 1

Beginning at a point being North 00°03'34" West, along the monument line of Navajo Street, 1446.63 feet and North 89°56'26" East, 30.70 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 995.75 feet and North 89°56'26" East, 28.66 feet from the Northeast Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°03'34" West, 34.00 feet; thence East, 189.70 feet; thence North, 24.12 feet; thence East, 143.42 feet; thence South, 99.10 feet; East, 108.09 feet; thence North, 8.31 feet; thence East, 150.57 feet; thence North, 143.55 feet; thence East, 20.00 feet; thence South, 188.55 feet; thence West, 14 feet; thence North, 25.00 feet; thence West, 105.45 feet; thence South, 12.31 feet; thence West, 161.71 feet; thence South, 20.94 feet; thence West, 15.00 feet; thence North, 20.94 feet; thence West, 2.50 feet; thence North, 108.10 feet; thence West, 108.42 feet; thence South, 224.27 feet; thence East, 111.00 feet; thence North, 27.79 feet; thence East, 15.00 feet; thence South, 27.79 feet; thence East, 109.01 feet; thence North, 27.79 feet; thence East, 15.00 feet; thence South, 27.79 feet; thence East, 150.99 feet; thence North, 27.79 feet; thence East, 15.00 feet; thence South, 27.79 feet; thence East, 106.93 feet; thence North, 83.00 feet; thence East, 15.00 feet; thence South, 107.00 feet; West, 587.93 feet; thence North, 205.15 feet; thence West, 154.66 feet to the point of beginning.

Contains: 1.08 Acres (or 47,242 sq. ft.)

FIBERWAVE Easement 2

Beginning at a point being North 00°03'34" West, along the monument line of Navajo Street, 1446.59 feet and North 89°56'26" East, 68.95 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 995.79 feet and North 89°56'26" East, 66.91 feet from the Northeast Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence East, 26.00 feet; thence South, 100.43 feet; thence East, 90.42 feet; thence South, 45.00 feet; thence West, 116.42 feet; thence North, 145.43 feet to the point of beginning.

Contains: 0.18 Acres (or 7,850 sq. ft.)