

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated December 15, 2018, is made by and between Comcast Cable Communications Management, LLC, with an address of 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and D. R. Horton, Inc., with an address of 12351 S Gateway Park Place Suite #D-100, Draper ,Utah 84020 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Installation and Services Agreement dated December 15, 2018, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantors, owners of the Premises described below, hereby grants 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 3600 West 750 North, Lehi, UT 84043 in Utah County, Utah described as follows:

LEGAL DESCRIPTION:
(See Attached)

The Grantors agree for itself and its successors 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 in accordance with the Agreement 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:

D. R. Horton, Inc.

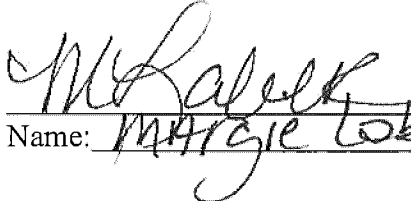
Name: _____


By: 
Name: Jonathan S. Thornley
Title: Division CFO

GRANTEE

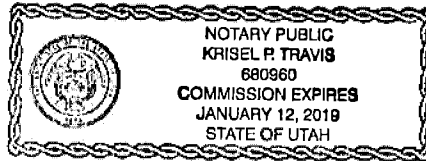
ATTEST:

Comcast Cable Communications Management, LLC


Name: MARGIE LOBER

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

STATE OF Utah)
COUNTY OF Salt Lake) ss.



The foregoing instrument was acknowledged before me this 18 day of December, 2018 by Jonathan S. Thornley, the Division CFO of D. R. Horton, 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.

Krisel P. Travis
Krisel P. Travis Notary Public
(Print Name)

My commission expires: Jan. 12, 2019

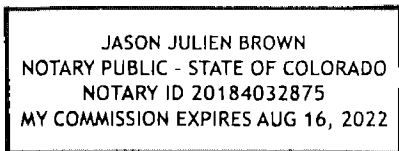
STATE OF Colorado)
COUNTY OF Angus) ss.

The foregoing instrument was acknowledged before me this 25th day of February, 2019 by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast Cable Communications Management, 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.

Jason Julien Brown
Jason Julien Brown Notary Public
(Print Name)

My Commission expires: 8.16.2022



LEGAL DESCRIPTION

[see attached]

COLD SPRING RANCH MD5, PHASE 1

A PORTION OF SECTIONS 11 & 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LEHI, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°51'47"W ALONG THE SECTION LINE 244.96 FEET AND NORTH 966.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 1163.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 76.04 FEET (RADIUS BEARS: S88°37'29"E) THROUGH A CENTRAL ANGLE OF 3°44'46" (CHORD: N3°14'54"E 76.03 FEET); THENCE N5°07'17"E 124.56 FEET; THENCE ALONG THE ARC OF A 1237.00 FOOT RADIUS CURVE TO THE LEFT 103.98 FEET THROUGH A CENTRAL ANGLE OF 4°48'59" (CHORD: N2°42'48"E 103.95 FEET); THENCE N0°18'19"E 543.23 FEET; THENCE ALONG THE ARC OF A 1163.00 FOOT RADIUS CURVE TO THE RIGHT 63.92 FEET THROUGH A CENTRAL ANGLE OF 3°08'57" 63.92 FEET (CHORD: N1°52'47"E 63.91 FEET); THENCE S65°22'05"E 392.60 FEET; THENCE N89°57'25"E 1090.78 FEET; THENCE S18°09'00"E 126.25 FEET; THENCE S89°57'25"W 285.29 FEET; THENCE SOUTH 123.00 FEET; THENCE S89°57'25"W 51.72 FEET; THENCE SOUTH 302.00 FEET; THENCE S30°18'04"E 93.92 FEET; THENCE ALONG THE ARC OF A 1500.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S30°18'04"E) TO THE LEFT 305.86 FEET THROUGH A CENTRAL ANGLE OF 11°40'59" (CHORD: S53°51'26"W 305.33 FEET); THENCE S48°00'57"W 91.17 FEET; THENCE ALONG THE ARC OF A 303.00 FOOT RADIUS CURVE TO THE RIGHT 365.43 FEET THROUGH A CENTRAL ANGLE OF 69°06'03" (CHORD: S82°33'58"W 343.68 FEET); THENCE N62°53'01"W 196.64 FEET; THENCE ALONG THE ARC OF A 1050.00 FOOT RADIUS CURVE TO THE LEFT 293.53 FEET THROUGH A CENTRAL ANGLE OF 16°01'01" (CHORD: N70°53'31"W 292.57 FEET); THENCE N78°54'02"W 92.40 FEET; THENCE ALONG THE ARC OF A 45.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S25°46'13"E) TO THE LEFT 49.37 FEET THROUGH A CENTRAL ANGLE OF 62°51'15" (CHORD: S32°48'09"W 46.93 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±23.58 ACRES

COLD SPRING RANCH HD4 - TOWNHOMES

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°51'47"W ALONG THE SECTION LINE 129.03 FEET; THENCE N10° 04'41"W 141.81 FEET; THENCE ALONG THE ARC OF A 250.75 FOOT RADIUS CURVE TO THE RIGHT 24.56 FEET THROUGH A CENTRAL ANGLE OF 5°36'41" (CHORD: N7°16'21"W 24.55 FEET); THENCE N4°28'00"W 301.92 FEET; THENCE ALONG THE ARC OF A 1237.00 FOOT RADIUS CURVE TO THE LEFT 109.04 FEET THROUGH A CENTRAL ANGLE OF 5°03'01" (CHORD: N6°59'31"W 109.00 FEET); THENCE EAST 955.34 FEET; THENCE S22°40'03"E 182.97 FEET; THENCE S40°06'13"W 55.08 FEET; THENCE S29°50'43"W 45.33 FEET; THENCE S36°48'20"W 111.34 FEET; THENCE S41°44'07"W 129.89 FEET; THENCE S45°16'15"W 92.68 FEET; THENCE S59°14'33"W 137.52 FEET; THENCE S89°52'38"W 436.89 FEET TO THE POINT OF BEGINNING

CONTAINS: ±11.43 ACRES

COLD SPRING RANCH HD1, PHASE 1

A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LEHI, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°51'47"W ALONG THE SECTION LINE 205.98 FEET AND NORTH 2293.36 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 548.06 FEET; THENCE NORTH 96.00 FEET; THENCE WEST 17.99 FEET; THENCE N0°00'17"W 33.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N0°00'01"W) TO THE LEFT 23.48 FEET THROUGH A CENTRAL ANGLE OF 89°40'56" (CHORD: N45°09'30"E 21.15 FEET); THENCE NORTH 120.20 FEET; THENCE EAST 56.00 FEET; THENCE SOUTH 34.50 FEET; THENCE N89°57'32"E 417.67 FEET; THENCE S61°55'22"E 11.48 FEET; THENCE N28°04'38"E 57.98 FEET; THENCE ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE LEFT 48.37 FEET THROUGH A CENTRAL ANGLE OF 24°06'04" (CHORD: N16°01'36"E 48.02 FEET); THENCE S83°16'58"E 18.52 FEET; THENCE ALONG THE ARC OF A 133.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N85°38'38"W) TO THE LEFT 10.15 FEET THROUGH A CENTRAL ANGLE OF 4°21'22" (CHORD: N2°10'41"E 10.15 FEET); THENCE NORTH 2.57 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.62 FEET THROUGH A CENTRAL ANGLE OF 90°14'27" (CHORD: N45°07'13"W 21.26 FEET); THENCE N0°13'08"E 33.00 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N0°14'27"W) TO THE LEFT 13.68 FEET THROUGH A CENTRAL ANGLE OF 39°12'02" (CHORD: N70°13'09"E 13.42 FEET); THENCE N45°07'13"W 5.03 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N37°27'29"W) TO THE LEFT 13.76 FEET THROUGH A CENTRAL ANGLE OF 52°32'31" (CHORD: N26°16'15"E 13.28 FEET); THENCE NORTH 93.03 FEET; THENCE N88°30'38"E 176.12 FEET; THENCE ALONG THE ARC OF A 1154.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N83°32'15"W) TO THE RIGHT 426.87 FEET THROUGH A CENTRAL ANGLE OF 21°11'38" (CHORD: S17°03'33"W 424.44 FEET); THENCE ALONG THE ARC OF A 1246.00 FOOT RADIUS CURVE TO THE LEFT 102.02 FEET THROUGH A CENTRAL ANGLE OF 4°41'29" (CHORD: S25°18'38"W 101.99 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±4.24 ACRES

COLD SPRING RANCH MD1

A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LEHI, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°51'47"W ALONG THE SECTION LINE 355.19 FEET AND NORTH 1679.72 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 351.84 FEET; THENCE N0°00'08"W 614.00 FEET; THENCE EAST 496.08 FEET; THENCE ALONG THE ARC OF A 1246.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S67°02'07"E) TO THE LEFT 492.77 FEET THROUGH A CENTRAL ANGLE OF 22°39'35" (CHORD: S11°38'06"W 489.57 FEET); THENCE S0°18'19"W 89.73 FEET; THENCE ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT 70.45 FEET THROUGH A CENTRAL ANGLE OF 89°42'16" (CHORD: S45°09'09"W 63.47 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±5.95 ACRES