

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated April 3, 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 The Walk at Ivory Ridge Home Owners Association, with an address of 8360 East Via de Ventura _____, Scottsdale ,Arizona 85025 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated April 3, 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 3219 North 150 West _____, Lehi, UT 84043 in Utah 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:

The Walk at Ivory Ridge Home Owners Association

Stephanie Walsh CM
Name: Stephanie Walsh CM

By: [Signature]
Name: Scott Bowman
Title: HOA Secretary

GRANTEE

ATTEST:

Comcast of Utah II, Inc.

[Signature]
Name: Doris Lane

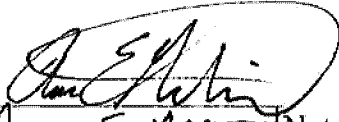
By: [Signature]
Name: Richard C. Jennings
Title: Regional Senior Vice President, Cable Management

[Handwritten mark]

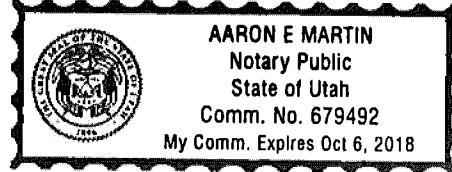
STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 12 day of JUNE, 2017 by SCOTT BOWMAN, the SECRETARY of The Walk at Ivory Ridge Home Owners Association, on behalf of said entity. He/she is personally known to me or has presented UT DL (type of identification) as identification and ~~did~~ did not take an oath.

Witness my hand and official seal.


AARON E. MARTIN Notary Public
(Print Name)

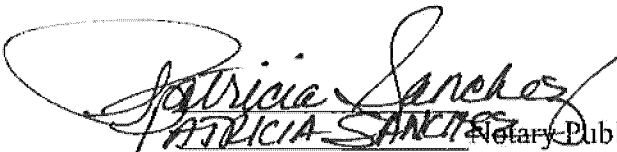
My commission expires: 06-01-2018



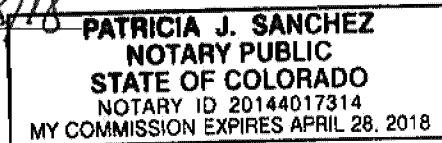
STATE OF Colorado)
) ss.
COUNTY OF Crapahoe)

The foregoing instrument was acknowledged before me this 5th 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.


PATRICIA SANCHEZ Notary Public
(Print Name)

My Commission expires: 4/28/18



The Walk at Ivory Ridge Legal Description

Property Information							
Identification:	42-057-0004 <i>Parcel Number</i>	420570004 <i>APN</i>	134920683 <i>UID</i>				
Land Use:	Commercial/Industrial <i>General</i>	Office <i>Specific</i>	7 <i>Standard Use Code</i>		Zoning Code		
Lot Information:	0.76 <i>Lot Acreage</i>	32,975 <i>Lot SF</i>	Bldg Information:	6,321 <i>Finished SF</i>	<i>Bedrooms</i>	<i>Bathrooms</i>	2006 <i>Year Built</i>
Legal Description:	LOT 4, PLAT A, IVORY RIDGE SUBDV. AREA 0.757 AC.						
Subdivision:	IVORY RIDGE			County:	Utah		
Site Address:	3340 N CENTER ST			LEHI, UT		84043	
Owner:	IVORY RIDGE OFFICE LLC						
Owner Address:	978 WOODOAK LN			CITY, UT		84117	