

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated June 1, 2016, 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 PEMBERLEY AT ROBINSON'S GROVE CONDOMINIUM UNIT OWNERS ASSOCIATION, with an address of PO Box 1138 \_\_\_\_\_, Draper, UT 84020 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated June 1, 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 1390 W 110 N \_\_\_\_\_, Pleasant Grove, UT 84062 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.

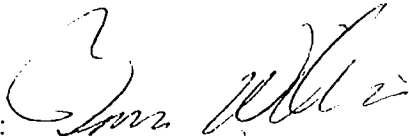
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

PEMBERLEY AT ROBINSON'S GROVE  
CONDOMINIUM UNIT OWNERS ASSOCIATION

\_\_\_\_\_  
\_\_\_\_\_

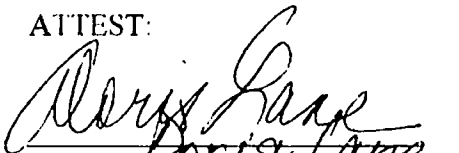
By:   
Name: Barry Williams  
Title: HOA Mgr

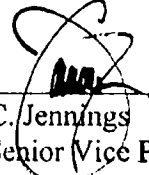
\_\_\_\_\_  
Name: \_\_\_\_\_

GRANTEE

Comcast Cable Communications Management, LLC

ATTEST:

  
Name: Paris Lane

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



STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

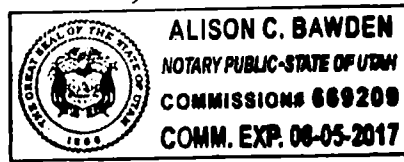
The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of MAY, 2016 by BARRY WILKINS, the PROPERTY MANAGER of PEMBERLEY AT ROBINSON'S GROVE CONDOMINIUM UNIT OWNERS ASSOCIATION, on behalf of said entity. He/she is personally known to me or has presented DRIVERS LICENSE (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

*Alison C Bawden*

ALISON C BAWDEN Notary Public  
(Print Name)

My commission expires: 08-05-2017



STATE OF Colorado )  
 ) ss.  
COUNTY OF Arapahoe )

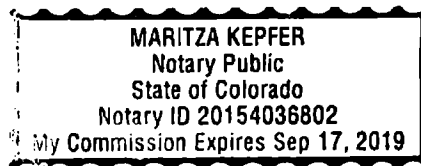
The foregoing instrument was acknowledged before me this 16 day of August, 2016 by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast Cable Communications Management, LLC, on behalf of said entity. He/She is personally known to me or has presented \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

*Maritza Kepfer*

Maritza Kepfer Notary Public  
(Print Name)

My Commission expires: 9.17.19



**PEMBERLEY AT ROBINSON'S GROVE LEGAL DESCRIPTION**

Real property located in Provo, Utah County, Utah described as follows:

COMMENCING AT A POINT LOCATED NORTH 579.62 FEET AND EAST 566.48 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 170.51 FEET; THENCE NORTH 70°42'38" WEST 20.66 FEET; THENCE NORTH 125.02 FEET THENCE NORTH 62°03'43" EAST 22.01 FEET; THENCE NORTH 07°56'24" WEST 35.59 FEET; THENCE NORTH 99.31 FEET; THENCE NORTH 89°08'20" EAST 51.66 FEET; THENCE NORTH 89°58'34" EAST 329.12 FEET; THENCE SOUTH 07°58'24" WEST 446.88 FEET; THENCE SOUTH 89°47'36" WEST 369.21 FEET TO THE POINT OF BEGINNING.

Real property located in Provo, Utah County, Utah described as follows:

BEGINNING AT A POINT LOCATED SOUTH 89°36'07" WEST ALONG THE SECTION LINE 276.00 FEET AND NORTH 578.50 FEET FROM THE SOUTH QUARTER CORNER OF THE SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 01°06'07" WEST 301.84 FEET; THENCE NORTH 01°03'53" EAST 148.24 FEET; THENCE NORTH 00°20'33" EAST 5.39 FEET; THENCE EAST 592.13 FEET; THENCE SOUTH 89°20'57" EAST 223.19 FEET; THENCE SOUTH 78°09'33" EAST 13.45 FEET; THENCE NORTH 89°08'20" EAST 12.07 FEET; THENCE SOUTH 99.31 FEET; THENCE SOUTH 07°56'24" EAST 35.59 SOUTH 70°42'38" EAST 20.66 FEET; THENCE SOUTH 125.02 FEET; THENCE SOUTH 70°42'38" EAST 20.66 FEET; THENCE SOUTH 170.51 FEET; THENCE SOUTH 89°47'36" WEST.

AREA = 8.7308 ACRES.