

4

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated April 1, 2016, 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 4 Independance LLC, with an address of 1099 West South Jordan Parkway _____, South Jordan ,UT 84095 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated April 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") limited to a 10 foot wide strip centered on each part of the Company Wiring, and those portions of the Premises necessary for ingress and egress to the Company Wiring for the purposes set forth in the Installation and Services Agreement located at 14800 South 600 West _____, Bluffdale, UT 84065 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.


12405933
11/04/2016 12:29 PM \$16.00
Book - 10496 Pg - 4694-4697
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
COMCAST
8000 E ILIFF AVE
DENVER CO 80231
BY: SSA, DEPUTY - MA 4 P.


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:

4 Independence LLC

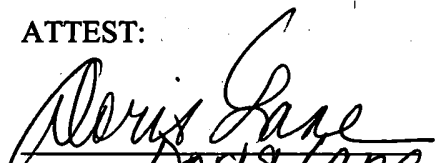

Name: Joseph Salisbury

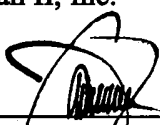
By: 
Name: Bryan J. Flamm
Title: manager

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 Salt Lake) ss.

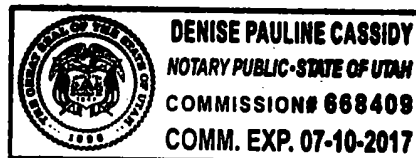
The foregoing instrument was acknowledged before me this 28 day of March, 2016 by Bryan Flamm, the Manager of 4 Independence LLC, on behalf of said entity. He/she is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

Denise Pauline Cassidy
Denise Pauline Cassidy Notary Public
(Print Name)

My commission expires: 7-10-17

STATE OF Colorado)
COUNTY OF Wapahoe) ss.



The foregoing instrument was acknowledged before me this 11 day of May, 2016 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
PATRICIA SANCHEZ Notary Public
(Print Name)

My Commission expires: 4/28/2018

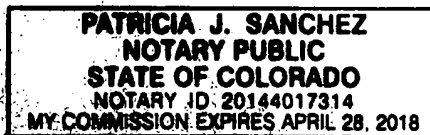


EXHIBIT A

All of the following property to the extent that such property is (a) currently owned or in the future acquired by Grantor, and (b) located within "common area" property owned or maintained by one or more homeowners associations (as reflected in one or more subdivision plats recorded with the Salt Lake County Recorder's office, from time to time):

INDEPENDENCE AT THE POINT, COMCAST AREA 2

A PORTION OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: S89°46'54"W BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/4 CORNER OF SECTION 14, T4S, R1W, SLB&M); THENCE S0°48'27"W 1256.45 FEET; THENCE ALONG THE ARC OF A 1633.00 FOOT RADIUS CURVE TO THE LEFT 804.76 FEET THROUGH A CENTRAL ANGLE OF 28°14'10" (CHORD: S13°18'38"E 796.64 FEET); THENCE S27°25'43"E 454.96 FEET; THENCE S62°34'17"W 469.57 FEET; THENCE ALONG THE ARC OF A 1150.00 FOOT RADIUS CURVE TO THE LEFT 879.40 FEET THROUGH A CENTRAL ANGLE OF 43°48'50" (CHORD: S40°39'53"W 858.13 FEET); THENCE S18°45'28"W 75.81 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S18°45'28"W) TO THE LEFT 110.21 FEET THROUGH A CENTRAL ANGLE OF 21°02'53" (CHORD: N81°45'59"W 109.59 FEET); THENCE S87°42'35"W 1.06 FEET; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE RIGHT 248.62 FEET THROUGH A CENTRAL ANGLE OF 15°49'39" (CHORD: N84°22'36"W 247.83 FEET); THENCE N76°27'46"W 180.50 FEET; THENCE ALONG THE ARC OF A 145.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N22°44'09"W) TO THE LEFT 113.75 FEET THROUGH A CENTRAL ANGLE OF 44°56'57" (CHORD: N44°47'23"E 110.86 FEET); THENCE N22°18'54"E 53.39 FEET; THENCE N16°26'46"E 66.83 FEET; THENCE N20°41'04"E 48.45 FEET; THENCE N27°00'29"E 37.54 FEET; THENCE N40°08'40"E 97.05 FEET; THENCE ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE LEFT 107.76 FEET THROUGH A CENTRAL ANGLE OF 66°23'30" (CHORD: N6°56'55"E 101.84 FEET); THENCE N26°14'50"W 145.67 FEET; THENCE ALONG THE ARC OF A 36.00 FOOT RADIUS CURVE TO THE RIGHT 38.33 FEET THROUGH A CENTRAL ANGLE OF 61°00'32" (CHORD: N4°15'26"E 36.55 FEET); THENCE ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT 129.84 FEET THROUGH A CENTRAL ANGLE OF 30°07'04" (CHORD: N49°49'14"E 128.35 FEET); THENCE ALONG THE ARC OF A 378.00 FOOT RADIUS CURVE TO THE LEFT 86.61 FEET THROUGH A CENTRAL ANGLE OF 13°07'42" (CHORD: N58°18'55"E 86.42 FEET); THENCE ALONG THE ARC OF A 268.00 FOOT RADIUS CURVE TO THE LEFT 88.15 FEET THROUGH A CENTRAL ANGLE OF 18°50'45" (CHORD: N42°19'41"E 87.75 FEET); THENCE ALONG THE ARC OF A 426.52 FOOT RADIUS CURVE TO THE LEFT 216.46 FEET THROUGH A CENTRAL ANGLE OF 29°04'39" (CHORD: N18°22'00"E 214.14 FEET); THENCE ALONG THE ARC OF A 293.00 FOOT RADIUS CURVE TO THE LEFT 79.49 FEET THROUGH A CENTRAL ANGLE OF 15°32'40" (CHORD: N3°56'40"W 79.25 FEET); THENCE N11°43'00"W 126.28 FEET; THENCE N4°56'30"W 146.30 FEET; THENCE N19°20'47"W 78.65 FEET; THENCE ALONG THE ARC OF A 458.00 FOOT RADIUS CURVE TO THE LEFT 135.77 FEET THROUGH A CENTRAL ANGLE OF 16°59'05" (CHORD: N27°50'20"W 135.27 FEET); THENCE ALONG THE ARC OF A 192.00 FOOT RADIUS CURVE TO THE RIGHT 93.80 FEET THROUGH A CENTRAL ANGLE OF 27°59'31" (CHORD: N22°20'07"W 92.87 FEET); THENCE N8°20'21"W 109.00 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT 27.41 FEET THROUGH A CENTRAL ANGLE OF 10°28'11" (CHORD: N13°34'27"W 27.37 FEET); THENCE N18°48'32"W 177.80 FEET; THENCE ALONG THE ARC OF A 117.00 FOOT RADIUS CURVE TO THE RIGHT 114.50 FEET THROUGH A CENTRAL ANGLE OF 56°04'20" (CHORD: N9°13'38"E 109.99 FEET); THENCE N37°15'48"E 198.36 FEET; THENCE N22°11'09"E 151.65 FEET; THENCE N6°12'20"E 103.55 FEET; THENCE N10°29'22"E 156.99 FEET; THENCE N9°01'33"W 134.32 FEET; THENCE N17°45'19"W 122.06 FEET; THENCE ALONG THE ARC OF A 239.45 FOOT RADIUS CURVE TO THE LEFT 133.77 FEET THROUGH A CENTRAL ANGLE OF 32°00'27" (CHORD: N33°45'33"W 132.03 FEET); THENCE N47°47'33"W 57.07 FEET; THENCE N44°03'00"W 127.62 FEET; THENCE N35°56'32"W 192.34 FEET; THENCE N38°01'57"W 43.50 FEET TO THE NORTH LINE OF SECTION 14; THENCE N89°32'53"E ALONG THE SECTION LINE 1109.30 FEET TO THE POINT OF BEGINNING.

CONTAINS: 62.91± ACRES