

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated January 1, 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 Rivendell Condominium Homeowners Association, with an address of 6995 Union Park Center _____, Cottonwood Heights, Utah 84121 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated January 1, 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 5710 South 900 East _____, Salt Lake City, UT 84121 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.

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:

Rivendell Condominium Homeowners Association

By: SK Property Man.
Name: Property Manager
Title: President

Name: _____

GRANTEE

ATTEST:

Comcast of Utah II, Inc.

Doris Lane
Name: Doris Lane

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

STATE OF Utah)
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 5th day of December, 2016
by Jeanne Roxburgh, the Pres/Property Manager Rivendell
Condominium Homeowners Association, on behalf of said entity. He/she is personally known to
me or has presented Utah Drivers license (type of identification) as identification and did/did
not take an oath.

Witness my hand and official seal.

Joni Matich
Joni Matich Notary Public
(Print Name)

My commission expires: July 30, 2017



Notary Public
TORRIMATICH
Commission #667973
My Commission Expires
July 30, 2017
State of Utah

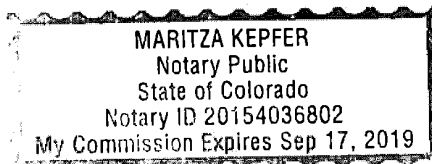
STATE OF Colorado
) ss.
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 12 day of January, 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.

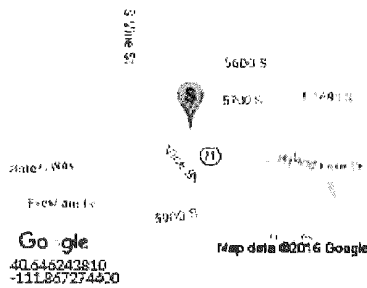
Maritza Kepfer
Maritza Kepfer Notary Public
(Print Name)

My Commission expires: 9.17.19



LEGAL DESCRIPTION

Parcel	22-17-182-097-0000
Owner	RIVENDELL CONDM COMMON AREA MASTER CARD
Address	5714 S 900 E
Total Acreage	3.60
Above Grade sqft.	
Property Type	711 - CND COMMON MAST
Tax District	21P
2016 Land Value	\$ 331,200
2016 Building Value	\$ 12,000
2016 Market Value	\$ 343,200
% Exempt	100
Exempt Type	TOTAL



Value History

		Land Value	Building Value	Market Value
2016		\$ 331,200	\$ 12,000	\$ 343,200
2015	1	\$ 318,600	\$ 12,000	\$ 330,600
2014	1	\$ 318,600	\$ 11,200	\$ 329,800
2013	1	\$ 318,600	\$ 12,000	\$ 330,600
2012	1	\$ 318,600	\$ 12,400	\$ 331,000

Land Record

22-17-182-097-0000

Record ID 1	Influence Effect	Lot Shape	REGULAR	Traffic	MEDIUM
Lot Use RESIDENTIAL	Assmt. Class RES-SECONDRY	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type PRIMARY-ACRE	Lot Depth	Neighborhood	661	Street type	TWO-WAY
Land Class	Acres 3.60	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag	Zone R-M-20	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use	Sewer PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type	Number Lots				

Detached Structure

Structure POOL-GTE/CNC	Effective Year Built 1994	Replacement Cost New	\$ 43,020
Description	Actual Year Built	Replacement Cost New,	\$ 12,046
Assessment Class RES-SECONDRY	Quality AVERAGE	Less Depreciation	
Units SQUARE-FEET	Condition FAIR	Sound Value	\$ 0
Measure 1 20	Income Flag N	Building Number	
Measure 2 50			

Legal Description

22-17-182-097-0000

BEG S 89°56'27" E 379.69 FT & N 0°14'30" E 30.95 FT FR SW COR OF SE 1/4 OF NW 1/4 OF SEC 17, T 2S, R 1E, S L M; W 630.3 FT; N 2° W 11.49 FT; N 86°15' W 34.48 FT; N 2°50' W 221.14 FT; E 677 FT; S 0°14'30" W 234.6 FT TO BEG. 3.602 AC