

## GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated October 1, 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 Crossroads Apartment Holdings, LLC, with an address of 595 S Riverwoods Parkway STE 400 , Logan ,Utah 84321 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated October 1, 2018, 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 2240 West 3800 South, West Valley City, UT 84119 in Salt Lake County , Utah described as follows:

### LEGAL DESCRIPTION:

(See Attached)

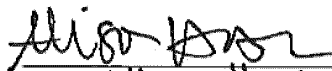
The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and 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:

Crossroads Apartment Holdings, LLC

  
Name: Allison Hanson

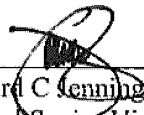
By:   
Name: Patrick Mous  
Title: Regional Manager

GRANTEE

ATTEST:

Comcast Cable Communications Management, LLC

  
Name: MARGIE LOBER

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

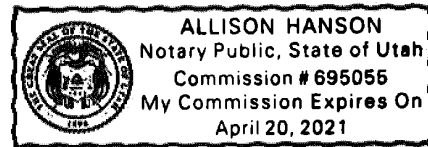
STATE OF Utah )  
COUNTY OF Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 3rd day of October, 2018 by Patrick Morse, the Regional Manager of Crossroads Apartment Holdings, 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.

Allison Hanson  
Allison Hanson Notary Public  
(Print Name)

My commission expires: April 20, 2021



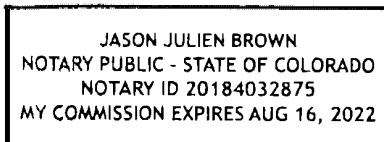
STATE OF Colorado )  
COUNTY OF Arapahoe ) ss.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2018 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 Brown  
Jason Brown Notary Public  
(Print Name)

My Commission expires: 8.16.2022



LEGAL DESCRIPTION

[see attached]

## Selected Property Details

### Property Information

Identification:	15-33-277-014-0000 <small>Parcel Number</small>	15332770140000 <small>APN</small>	134414536 <small>UID</small>
Land Use:	Commercial/Industrial <small>General</small>	Hotel/Motel/Apartment <small>Specific</small>	16      RM <small>Standard Use Code      Zoning Code</small>
Lot Information:	10.55      459,558 <small>Lot Acreage      Lot SF</small>	Bldg Information:	0 <small>Finished SF      Bedrooms      Bathrooms      Year Built</small>
Legal Description:	BEG N 0 00'45" W 40 FT & S 89 56' W 38 FT FR E 1/4 COR OF SEC 33, T 1S, R 1W, S L M; S 89 56' W 752.82 FT; N 3 20'50" W 593.97 FT; N 89 56' E 792.38 FT TO W LINE OF STREET; S 0 00'45" E 588.005 F		
Subdivision:	County: Salt Lake		
Site Address:	2240 W 3800	SALT LAKE CITY, UT	84119
Owner:	WASATCH POOL HOLDINGS LLC		
Owner Address:	399 N MAIN ST, 200	LOGAN, UT	84321

### Tax Assessor Information

**\$23,331,300**      **2017**

Assessor Value      Assessor Year

Land Value:	\$3,010,100	\$3,010,100	
Improved Value:	\$20,321,200	\$20,321,200	
Total Value:	\$23,331,300	\$23,331,300	
	<small>Assessed</small>	<small>Market</small>	<small>Appraised</small>

### Recent Transaction Details

**\$5,898**      **4/16/01**

Sale Price      Sale Date

	Most Recent Transaction (MRT)		
Sale Date:	4/16/01		
Transaction Values:	\$5,898		
	<small>Sale Price</small>	<small>Finished SF</small>	<small>\$/SF</small>
Transaction Type:			
Document/Plat:	<small>Document No</small>	<small>Plat Book / Page</small>	
Seller:	ARCHSTONE COMMUNITIES TRU		
Current Owner:	WASATCH POOL HOLDINGS LLC		
Title Company:	FOUNDERS TITLE CO.		
Lending Company:	FIRST SEC BK/UT		
Loan 1 Details:	\$4,435,000	CNV	
Loan 2 Details:	\$3,350,000	CNV	

