

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated December 29, 2017, is made by and between Comcast of Wasatch, Inc., with an address of 8000 E Iliff Ave, Denver Colorado 80231 its successors and assigns, hereinafter referred to as "Grantee" and West Square, LLC, with an address of 50 East 2500 North STE 101 _____, Logan ,Utah 84341 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated December 29, 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 900 S Depot Street _____, Clearfield, UT 84015 in Davis 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:

West Square, LLC

Name: _____

By: Douglas W Borgan
Name: _____
Title: Project Manager
12-1-17

GRANTEE

ATTEST:

Comcast of Wasatch, Inc.

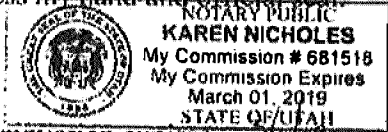
M. K. Raloff
Name: MARGIE RALOFF

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

STATE OF Utah)
COUNTY OF Cathe) ss.

The foregoing instrument was acknowledged before me this 1st day of December, 2017 by Douglas W. Burgan, the Project Manager of West Square, LLC, on behalf of said entity. He/she is personally known to me or has presented Personally Known By Me (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.



Karen Nicholes
Karen Nicholes Notary Public
(Print Name)

My commission expires: 3/1/19

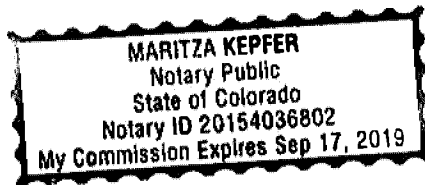
STATE OF Colorado)
COUNTY OF Arapahoe) ss.

The foregoing instrument was acknowledged before me this 12TH day of APRIL, 2018 by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast of Wasatch, 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



Property Information: *West Square Condos*

Year:

Parcel

Serial Number: 128500001

Tax District: 13

Legal Description: ALL OF LOT 1, WEST SQUARE SUBDIVISION. CONT.
7.32000 ACRES.

SITUS Address: 875 S DEPOT ST
CLEARFIELD, 84015

Building/Land Values

Acres: 7.32

**Residence Year
Built:** 0

**Residence Square
Feet:** 0

Tax Information

Delinquency

Payoff Amount *No delinquencies were found for this serial number at this
(for specific future time.*
Payoff Date):

**2017 Tax
Statement
Recipient:** WEST SQUARE LLC
50 EAST 2500 NORTH STE 101
NORTH LOGAN, UT 84341

**2017 Total Market
Value:** \$1,195,722.00

Selected Property Details

Property Information

Identification:	12-850-0001 <small>Parcel Number</small>	128500001 <small>APN</small>	188657621 <small>UID</small>
Land Use:	Vacant <small>General</small>	Vacant Residential <small>Specific</small>	29 <small>Standard Use Code Zoning Code</small>
Lot Information:	7.32 <small>Lot Acreage</small>	318,859 <small>Lot SF</small>	Bldg Information: 0 <small>Finished SF Bedrooms Bathrooms Year Built</small>
Legal Description:	ALL OF LOT 1, WEST SQUARE SUBDIVISION. CONT. 7.32000 ACRES.		
Subdivision:	WEST SQUARE SUB		County: Davis
Site Address:	875 S DEPOT ST	CLEARFIELD, UT	84015
Owner:	IRONWOOD DEVELOPMENT GROUP LC		
Owner Address:	50 E 2500 , 101	NORTH LOGAN, UT	84341

Tax Assessor Information

\$1,195,722 **2017**
Assessor Value Assessor Year

Land Value:	\$1,195,722	\$1,195,722	
Improved Value:			
Total Value:	\$1,195,722	\$1,195,722	
	<small>Assessed</small>	<small>Market</small>	<small>Appraised</small>

Recent Transaction Details

		<small>Sale Price</small>	<small>Sale Date</small>						
Sale Date:	<p style="text-align: center;">Most Recent Transaction (MRT)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><small>Sale Price</small></td> <td style="width: 30%;"><small>Finished SF</small></td> <td style="width: 40%;"><small>\$/SF</small></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			<small>Sale Price</small>	<small>Finished SF</small>	<small>\$/SF</small>			
<small>Sale Price</small>	<small>Finished SF</small>	<small>\$/SF</small>							
Transaction Values:									
Transaction Type:									
Document/Plat:									
Seller:									
Current Owner:	IRONWOOD DEVELOPMENT GROUP LC								
Title Company:									
Lending Company:									
Loan 1 Details:									
Loan 2 Details:									

