

GRANT OF EASEMENT


RECORDING REQUESTED BY AND }
WHEN RECORDED MAIL TO: }
Charter Communications }
Attn: Jason Baker }
Address: 12012 N Mopac Expressway }
Austin, TX 78758 }

Above for recorders use only


THIS GRANT OF EASEMENT is made effective as of this 5 day of November, 2019, by and between Tramway Apartment Condominium (“Owner”) and Spectrum Pacific West, LLC (“Operator”). The parties agree as follows:

- 1. PREMISES.** Owner’s property, including the buildings, streets, roadways, alleyways, conduits, easements and structures located within the common areas (“Common Areas”) of the Premises, is located at the street address of 115 Tramway, County of Douglas, City of Stateline, State of NV with a legal description as set forth in Exhibit A to this Easement.
- 2. GRANT OF EASEMENT.** For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner grants and conveys to Operator a non-exclusive easement across, under, over, within and through the Common Areas as necessary for the routing, installation, maintenance, improvement, service, operation and removal of Equipment including wiring used in the provision of Services that Operator may lawfully provide to the Premises, and of the marketing and provision of such Services. Such easement shall be for the additional use and benefit of Operator’s designees, agents, successors and assigns and shall run with the land and be binding on the parties and their respective successors and assigns.
- 3. SUPPLEMENT.** This Grant of Easement shall serve to supplement the terms and conditions of that certain Nonexclusive Installation and Service Agreement between the parties with an Effective Date of November 5, 2019 (“Agreement”) and shall be coterminous with the term of the Agreement and any subsequent renewals.

OPERATOR:
Spectrum Pacific West, LLC
By: Charter Communications, Inc., its Manager

By: 
Printed Name: Monty R Gaden
Title: VP, Spectrum Community Solutions
Date: 12-10-19

OWNER:
Tramway Apartment Condominium

By: 
Printed Name: Doug Clark
Title: President
Date: November 7, 2019

NOTARY

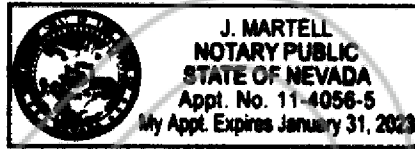
State of Nevada

County of Douglas

This instrument was acknowledged before me on November 7, 2019 (date) by Doug Clark
(name(s) of person(s)) as President (type of authority, e.g., officer, trustee, etc.)
of Tramway Apartment Condominium. (name of party on behalf of whom instrument was executed)

J. Martell

(Signature of notarial officer)
(Seal, if any)



Nevada Notary Public

Title (and Rank)

My commission expires: January 31, 2023

NOTARY

State of _____

County of _____

This instrument was acknowledged before me on _____ (date) by _____
(name(s) of person(s)) as _____ of authority, e.g., officer, trustee, etc.)
of _____ (name of party on behalf of whom instrument was executed)

see attached

(Signature of notarial officer)
(Seal, if any)

Title (and Rank)

My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On December 10, 2019 before me, Terri-Ann Nelson, Notary Public
(insert name and title of the officer)

personally appeared Monty R. Gaden
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Terri-Ann Nelson* (Seal)



EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, WITH A SITUS ADDRESS OF 115 TRAMWAY DR, STATELINE, NV 89449 CURRENTLY OWNED BY TRAMWAY APT/TRAMWAY CONDOS HAVING A TAX ASSESSOR NUMBER OF 1319-19-612-000 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS COMMON AREA-FOOTPRINT DATED AND RECORDED .

COPY