

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated March 31, 2015, is made by and between Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC, with an address of, 8000 E. Iliff Avenue, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and Burlingame Ranch I Condominium Association, Inc., with an address of PO Box 2564 _____, Aspen, CO 81612 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated March 31, 2015, 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, an 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 Forge Road, Callahan Court, Mining Stock Parkway & Molly Court _____, Aspen, CO 81611 in Pitkin County, Colorado 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.

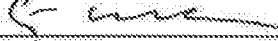
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their
duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Burlingame Ranch I Condominium Association, Inc.



Name: Matthew Hoffman

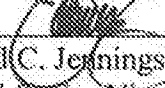
By: 
Name: Carolyn Boyd
Title: HOA President

GRANTEE

ATTEST:

Comcast of Colorado/Florida/Michigan/New
Mexico/Pennsylvania/Washington, LLC


Name: Doris Gage

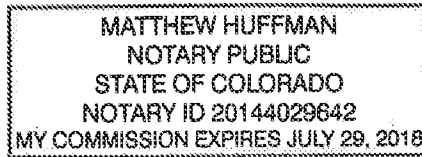
By: 
Name: Richard C. Jennings
Title: Regional Senior Vice President, Cable Management

STATE OF Colorado)
) ss.
COUNTY OF Pitkin)

The foregoing instrument was acknowledged before me this 26th day of August, 2015
by Courtney Boyd, the HOA President of Burlingame Ranch I Condominium
Association, Inc., on behalf of said entity. He/she is personally known to me or has presented
CO Drivers License (type of identification) as identification and did/did not take an oath.
Witness my hand and official seal.

Matthew Huffman
Matthew Huffman Notary Public
(Print Name)

My commission expires: July 29, 2018



STATE OF Colorado)
) ss.
COUNTY OF Archuleta)

The foregoing instrument was acknowledged before me this 14 day of September, 2015
by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast of
Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, 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.

Patricia J. Sanchez
P.J. SANCHEZ Notary Public
(Print Name)

My Commission expires: 4/28/2018

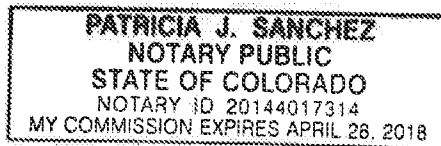


Exhibit "A"

BURLINGAME RANCH AFFORDABLE HOUSING SUBDIVISION PLAN

PROPERTY DESCRIPTION

A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 8TH PRINCIPAL MERIDIAN, CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2 (A FOUND BLM BRASS CAP);
WHENCE THE NORTHWEST CORNER OF SAID SECTION 2 (A FOUND 1973 BRASS CAP STAMPED "LS 8184") BEARS N04°41'18" E (BASIS OF BEARING--ASSUMED) A DISTANCE OF 2635.72 FEET;

THENCE S70°08'54"E A DISTANCE OF 1182.12 FEET TO THE POINT OF BEGINNING

THENCE N02°52'38"E A DISTANCE OF 185.48 FEET;
THENCE N00°30'26"W A DISTANCE OF 243.17 FEET;
THENCE N18°18'57"W A DISTANCE OF 80.12 FEET;
THENCE N22°43'41"W A DISTANCE OF 28.89 FEET;
THENCE S33°44'31"W A DISTANCE OF 135.08 FEET;
THENCE S84°27'15"W A DISTANCE OF 92.93 FEET;
THENCE N22°29'54"W A DISTANCE OF 398.18 FEET;
THENCE N00°13'63"E A DISTANCE OF 231.68 FEET;
THENCE N34°25'37"E A DISTANCE OF 204.32 FEET;
THENCE N04°48'28"E A DISTANCE OF 418.05 FEET;
THENCE N08°51'05"W A DISTANCE OF 138.50 FEET;
THENCE N18°12'06"W A DISTANCE OF 484.43 FEET;
THENCE N05°07'19"W A DISTANCE OF 164.96 FEET;
THENCE N28°27'02"E A DISTANCE OF 124.14 FEET;
THENCE N38°35'29"E A DISTANCE OF 111.10 FEET;
THENCE S59°53'26"E A DISTANCE OF 214.48 FEET;
THENCE S53°48'24"E A DISTANCE OF 153.22 FEET;
THENCE S58°34'09"E A DISTANCE OF 89.27 FEET;
NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE:
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°18'54", A RADIUS OF 1000.00 FEET, A CHORD BEARING OF S27°38'40"E A DISTANCE OF 179.21 FEET, AND AN ARC DISTANCE OF 179.45 FEET;
THENCE S07°11'09"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 50.03 FEET;
THENCE S21°18'17"E A DISTANCE OF 44.53 FEET;
THENCE S05°31'10"W A DISTANCE OF 82.00 FEET;
THENCE S10°32'00"E A DISTANCE OF 45.00 FEET;
NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE:
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 109°11'58", A RADIUS OF 40.00 FEET, A CHORD BEARING OF S85°07'45"E A DISTANCE OF 85.21 FEET, AND AN ARC DISTANCE OF 76.24 FEET;
THENCE S25°20'41"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 42.24 FEET;
THENCE S35°08'28"E A DISTANCE OF 43.07 FEET;
THENCE S29°30'32"E A DISTANCE OF 59.20 FEET;
THENCE S27°41'19"E A DISTANCE OF 17.40 FEET;
THENCE S04°08'52"W A DISTANCE OF 136.85 FEET;
THENCE S68°15'45"E A DISTANCE OF 246.37 FEET;
THENCE S00°10'36"E A DISTANCE OF 288.12 FEET;
THENCE S12°48'24"E A DISTANCE OF 248.10 FEET;
THENCE S07°16'46"W A DISTANCE OF 301.58 FEET;
THENCE S41°28'13"W A DISTANCE OF 219.52 FEET;
THENCE N90°00'00"W A DISTANCE OF 360.86 FEET;
THENCE S12°48'42"W A DISTANCE OF 263.94 FEET;
THENCE S12°44'09"W A DISTANCE OF 118.19 FEET;
THENCE S00°11'54"E A DISTANCE OF 143.37 FEET;
THENCE S02°28'43"W A DISTANCE OF 183.25 FEET;
THENCE N86°46'47"W A DISTANCE OF 6.17 FEET TO THE POINT OF BEGINNING.

516002
Page: 30 of 44
10/19/2005 11:58
R 221.09 D 0.00
SILVIA DAVIS ATKIN COUNTY CO