

2016-007549

Klamath County, Oregon



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07/18/2016 09:25:57 AM

Fee: \$67.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Charter Communications
2701 Daniels St
Madison, WI 53718
Attn: Jodi Joas

APN r443069

Above for recorders use only

TITLE: Grant of Easement

DATE: July 5, 2016

GRANTOR (S): ARHC PPKLAOR01

GRANTEE(S): Falcon Cable Systems Company II, LP

GRANTOR'S MAILING ADDRESS:

615 Washburn Way
Klamath Falls OR 97601

GRANTEE'S MAILING ADDRESS:

Charter Communications
Attn: MDU Dept
2701 Daniels St
Madison, WI 53718

LEGAL DESCRIPTION: Please see Exhibit "A"

GRANT OF LICENSE

RECORDING REQUESTED BY AND }
WHEN RECORDED MAIL TO: }
Charter Communications }
Attn: Jodi Joas }
Address: 2701 Daniels St }
Madison, WI 53718 }

Above for recorders use only

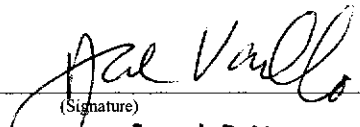
THIS GRANT OF LICENSE is made effective as of this 13th day of May, 2016, by and between ARHC PPKLAOR01, LLC, a Delaware limited liability company ("Lessor"), and Falcon Cable Systems Company II, LP, ("Operator"). The parties agree as follows:

1. **PREMISES.** Lessor's property, including the improvements thereon (the "Premises"), is located at the street address of 615 Washburn Way, County of Klamath, City of Klamath Falls, State of Oregon with a legal description as set forth on Exhibit A to this License.
2. **GRANT OF LICENSE.** For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor grants and conveys to Operator a, non-exclusive license across, under, over, within and through the Premises (and the improvements now or hereafter located thereon), as necessary or desirable, for the routing, installation, maintenance, improvement, service, operation and removal of wiring and equipment used in the provision of multi-channel video television programming and other communication services that Operator may lawfully provide to the Premises, and of the marketing and provision of such services. Such License shall be for the additional use and benefit of Operator's designees, agents, successors and assigns.
3. **BINDING EFFECT.** The benefits and burdens of this GRANT OF LICENSE shall bind and inure to the benefit of the parties and their respective successors and assigns.
4. **SUPPLEMENT.** This Grant of License shall serve to supplement the terms and conditions of that certain Nonexclusive Installation and Service Agreement between ARHC PPKLAOR01 TRS, LLC, an Oregon limited liability company ("Lessee"), and Falcon Cable Systems Company II, LP ("Operator") with an Effective Date of May 13, 2016 ("Agreement"). This Grant of License shall be coterminous with the term of the Agreement and any subsequent renewals.

[Signatures follow on the next page.]

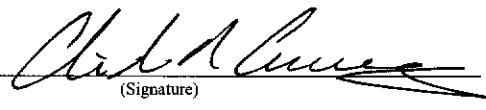
OPERATOR:

Falcon Cable Systems Company II, LP
By: Charter Communications, Inc., its Manager

By: 
(Signature)
Printed Name: Joseph P. Varello
VP, Community Solutions
Title: _____
Date: 6-17-16

LESSEE:

ARHC PPKLAOR01 TRS, LLC

By: 
(Signature)
Printed Name: Christian N. Cummings
Title: President
Date: 5/13/16

IN WITNESS WHEREOF, the parties have set their hands on the date first set forth herein above.

LESSOR:

ARHC PPKLAOR01, LLC
a Delaware limited liability company

By: *Christian N. Cummings*
(Signature)

Printed Name: Christian N. Cummings

Title: President

Date: 5/13/16

STATE OF Kentucky)
COUNTY OF Jefferson) ss.

On this 13th day of May, 2016, before me personally appeared Christian N. Cummings to me known to be the President of ARHC PPKLAOR01, LLC, the company that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the date and year first above written.

Notary Public in and for the State of Kentucky
Residing at Jefferson County
My commission expires: 8/13/2019

Type or Print Notary Name Theresa M. Smith

Theresa M. Smith

THERESA M. SMITH
NOTARY PUBLIC
Kentucky, State At Large
I.D. # 539853
My Commission Expires 8/13/2019

State of Connecticut

County of Fairfield ss. (Town/City)

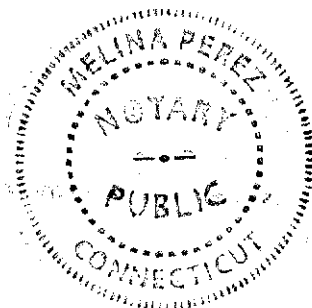
On this the 17 day of June, 20 16, before me, Melina Perez, the
Undersigned officer, personally appearing Joe Vercello, known to me (or satisfactorily
proven) to be the person whose name is subscribed to the within instrument and acknowledged that
she/he executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand

Melina Perez
(Signature of Notary Public)

Date Commission Expires. 4-20-21

MELINA PEREZ
NOTARY PUBLIC OF CONNECTICUT
I.D. # 171303
My Commission Expires 4/30/2021



Attachment 1 License

ARHC PPKLAOR01 TRS, LLC
Pelican Pointe
615 Washburn Way
Klamath Falls, OR 97663
APN R443069
Alt APN 3809E34BC00600

Parcel 1

That portion of Tract 40B lying South and Westerly of the USBR "A" Canal and Easterly of Washburn Way and all of Tract 40C, Enterprise Tracts, in the county of Klamach, State of Oregon

Excepting Therefrom that portion deeded to Klamach County in Book 335, Page 87, tract Deeded to Fred A. Lewis, et ux, in Book 336, Page 157, and parcel deeded to United States of America for Canals and laterals recorded June 25, 1909 in Book 27, Page 236 and in Book 38 at Pages 209 and 210, all Deed Records of Klamach County, Oregon and that portion of Tract 40C described as follows:

Beginning at a one-half inch iron pin on the East right-of-way line of Washburn Way, said point Being North 00 degrees 20' 00" East along the centerline of Washburn Way and along the West line of Section 34 a distance of 332 19 feet and South 89 degrees 33' 03" East a distance of 30.00 feet from the 518-inch iron pin marking the West one-quarter corner of Section 34, thence North 00 degrees 20' 00" East along the East right-of-way line of Washburn Way a distance 285.00 feet to a one-half inch iron pin; thence South 89 degrees 33' 03" East parallel with the North line of "Mills Gardens" subdivision a distance of 472 43 feet to a one-half inch iron pin, thence continuing South 89 degrees 33' 03" East a distance of 29 feet, more or less, to the Westerly right-of-way line of the USBR "A" Canal; thence Southeasterly along said Westerly line to the North line of "Mills Gardens" subdivision, thence North 89 degrees 33' 03" West along the North line of "Mills Gardens" subdivision (South 89 degrees 45' West by said subdivision plat) a distance of 20 96 feet, more or less, to a two-inch iron pipe, thence continuing North 89 degrees 33' 03" West along said subdivision line a distance of 606 40 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within the boundaries of Washburn Way Parcel 2.

A tract of land situated in Tracts 40B and 40C, Enterprise Tracts, in the NW ¼ of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamach, State of Oregon, more particularly described as follows:

Beginning at an iron pin located North 0 degrees 24' West a distance of 792 2 feet from the two-inch Pipe marking the initial point of "Mills Gardens" subdivision, said initial point being North 0 degrees 24" West a distance of 15.0 feet and North 89 degrees 45' East a distance of 30.0 feet from the West quarter corner of said Section 34 according to the officially recorded plat of said "Mills Gardens" subdivision, thence North 0 degrees 24' West a distance of 85.0 feet to an iron pin; thence North 89 degrees 36' East a distance of 100.0 feet to an iron pin; thence South 0 degrees 24' East a distance of 85.0 feet to an iron pin; thence South 89 degrees 36' West a distance of 100.0 feet, more or less to the point of beginning

EXCEPT THEREFROM that portion lying within the boundaries of Washburn Way