



November 19, 2014

Meritage Homes of California, Inc.
1250 Corona Pointe Court, suite 210
Corona, CA 92879
Attn: Kenneth Kim

Subject: Will Serve Letter – Conditional:

To provide Cox Services to the **Encanto** property located at **25136 Commercentre Dr, Lake Forest, CA 92610** known as **Encanto** (hereinafter **Project**”).

Cox Communications California, LLC ("Cox"), directly or through its affiliates, is a full-service provider of cable television, Cox High-Speed Internet, Cox Digital Telephone, and any additional telecommunications services (collectively "Services") as they become available through Cox to Lake Forest, California pursuant to a franchise (the "Franchise") from the appropriate governmental entity, and is permitted by the Franchise and/or other applicable laws to make such Services available to commercial and residential properties in the Franchise area. **Meritage Homes of California, Inc.** herinafter will be refered to as "Owner/Developer".

Please be advised Cox has the ability to provide Services and necessary delivery facilities to the Project and serviceability will be subject to the terms and conditions of its applicable Franchise, other applicable laws, rules or regulations, and is subject to the following requirements and conditions:

(i) **Services and Access Agreement.** Owner/Developer and or its successors will enter into a Standard Installation and Services Access Agreement with Cox formally specifying the provision of backbone facilities and Services throughout the Project, **which may necessitate special requirements, facilities, and or shared costs required from Owner/Developer as a condition to the connection of the Service to this project.**

(ii) **Easements.** Cox will be named a Grantee under any "Owners Certificate and Dedication" providing for the dedication of public or private rights-of-way, and/or public or private utility easements within or adjacent to individual subdivision parcels within the Project. In the event Cox's installation of facilities necessitates placement of facilities external to dedicated public or private utility easements, Owner/Developer and or its successors will work in good faith with Cox to provide for additional easement areas; and

(iii) **Joint Trench.** Owner/Developer and or its successors will work in good faith with Cox to provide access to the Project's joint utility trench.

Please contact Rod Rounds at 949-546-2774, the Cox Planner, should you need additional information or clarification regarding the availability of Cox Services and facilities to the Project.

Sincerely,

Rod Rounds

Rod.Rounds@cox.com

Cox Communications Planner