

Thomas Title & Escrow

When Recorded Return To:

Ronald P. Adams
Hoopes, Adams & Scharber, PLC
2410 W. Ray Road, Suite 1
Chandler, Arizona 85224
25424503

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement") is made to be effective this 31 day of October, 2025 (the "Effective Date"), by and between Flagstaff Meadows Partners, LP, a California limited partnership ("Grantor"), and Flagstaff Terrace Apartments, Inc., formerly a California corporation but now domesticated in the State of Arizona as an Arizona corporation ("Grantee").

RECITALS:

WHEREAS, Grantor is the owner of that certain tract of real property and improvements thereon legally described in Exhibit A attached hereto and incorporated herein by this reference (the "Grantor Property").

WHEREAS, Grantee is the owner of certain real property and improvements thereon legally described in Exhibit B attached hereto and incorporated herein by this reference (the "Grantee Property").

WHEREAS, Grantor desires to grant to Grantee, its successors, assigns, employees, agents, contractors and invitees, an easement on, under, over and across a portion of the Grantor Property for the purposes set forth herein.

WHEREAS, the parties are entering into this Agreement to clarify the rights, duties and obligations with regard to the use and maintenance of the easement granted herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the foregoing and the mutual covenants, conditions and agreements hereinafter set forth the parties agree as follows:

AGREEMENT:

1. **Grant of Easement.** Grantor, hereby grants to Grantee, and its successors, assigns, employees, agents, contractors and invitees, a non-exclusive, permanent and perpetual easement across, over, on and through the real property described in Exhibit C (the "Easement Property")

attached hereto and incorporated herein by this reference for purposes of ingress and egress and for all purposes described hereinafter in this Agreement.

2. Easement Property. Subject to the terms hereof, (a) neither Grantor nor Grantee shall place or construct any barriers, fences, curbs, walls, ditches, barricades, or other structures or obstacles, between the Grantee Property and the Grantor Property which would burden or interfere with, impede, slow or divert vehicular and pedestrian traffic from freely passing between either party's Property across, over or through the Easement Property, other than necessary traffic control and safety devices, and (b) neither party will interfere with the business operations being conducted on the Property of the other party, nor will either party interfere with the other party's access to the Easement Property or the use, maintenance, or enjoyment of the Easement Property.

3. Maintenance of Improvements. Except as limited by Grantor's indemnification obligation under Section 6 below, Grantee shall solely bear all costs and expenses of developing, constructing, maintaining and repairing the Easement Property.

4. Recordation of Agreement. The parties agree that this Agreement will be recorded with the Coconino County, Arizona Recorder's Office upon execution of the Agreement by all parties.

5. Running of Benefits and Burdens. All provisions of this instrument, including the benefits and burdens of the duties and obligations described herein, shall run with the land and are binding upon and shall inure to the benefit of the parties hereto and to the respective successors in interest and assigns of the Grantor Property and the Grantee Property.

6. Indemnification. Grantee agrees to indemnify and hold Grantor and its successors and assigns harmless for, from and against each and every loss, cost, charge and expense, including reasonable attorneys' fees, arising out of or in connection with Grantee's use, maintenance or repair of the Easement Property. Grantor agrees to indemnify and hold Grantee and its successors and assigns harmless for, from and against each and every loss, cost, charge and expense, including reasonable attorneys' fees, arising out of or in connection with Grantor's use of the Easement Property.

7. Attorneys' Fees. In the event of any action to enforce the provisions of this Agreement, the prevailing party shall be entitled to receive reimbursement for reasonable costs and attorneys' fees in an amount determined by a court and not a jury.

8. Severability; Counterparts. Invalidation of any of the provisions contained herein by judgment or court order shall in no way affect any other covenant or agreement or provision hereof and the same shall remain in full force and effect. This instrument may be executed in counterparts, each of which shall be an original, but all of which constitute but one and the same instrument.

9. Headings. The captions heading the various paragraphs of this Agreement are for convenience and identification only and shall not be deemed to limit or to define the content of any section of this Agreement.

10. Amendment. This Agreement shall continue and endure until canceled, amended, or modified by a written and recorded instrument executed by all persons or other entities having any interest in both the Grantor Property and the Grantee Property, including, by way of illustration, all mortgagees and beneficiaries under deeds of trust.

11. No Merger. The doctrine of merger shall not apply to this Agreement and the easements created herein.

12. Governing Law/Effective Date. This Easement Agreement shall be governed by, construed and enforced in accordance with, the laws of the State of Arizona, without regard to principles or rules regarding conflict or choice of laws. This Agreement shall take effect as of the Effective Date, and shall thereafter be recorded in the Official Records of the Coconino County, Arizona Recorder's Office.

13. Gender/Plurals. Whenever the context of this Easement Agreement shall require, the masculine shall include the neuter and feminine, the neuter, the masculine and feminine, the singular the plural and the plural the singular.

14. No Relationship of Principal and Agent. Nothing in this Easement Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent of limited or general partnership or of a joint venture or any other association between either of the parties hereto.

15. Entire Agreement. This Agreement constitutes the entire agreement among the parties and supersedes all prior and contemporaneous agreements and undertakings of the parties with respect to the subject matter hereof. No supplement, modification or amendment of this Agreement shall be binding and enforceable unless executed in writing by the parties hereto.

16. Time of Essence. Time is of the essence under this Easement Agreement and each and every part hereof.

17. Exhibits. Exhibits attached hereto and referred to in this Easement Agreement are hereby incorporated into this Easement Agreement and made a part hereof.

[SIGNATURE ON PAGE THAT FOLLOWS]

IN WITNESS WHEREOF the parties have executed this Easement Agreement to be effective as of the Effective Date.

“GRANTOR”:

FLAGSTAFF MEADOWS PARTNERS, L.P., a California limited partnership

By: **FLAGSTAFF MEADOWS APARTMENTS, INC.**, an Arizona corporation, its General Partner

By: *Paul F. Schultheis*
Paul F. Schultheis, CEO

“GRANTEE”:

FLAGSTAFF TERRACE APARTMENTS, INC., formerly a California corporation but now domesticated in the State of Arizona as an Arizona corporation

By: *Paul F. Schultheis*
Paul F. Schultheis, CEO

STATE OF California)

County of Orange)

The foregoing instrument was acknowledged before me this 28th day of October, 2025 by Paul F. Schultheis, CEO of Flagstaff Meadows Apartments, Inc., an Arizona corporation, as General Partner of Flagstaff Meadows Partners, LP, a California limited partnership, who executed this instrument for and on behalf of such entity in its capacity as its General Partner.

See attachment
Notary Public

My Commission Expires:

Dec. 17, 2025

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Orange)

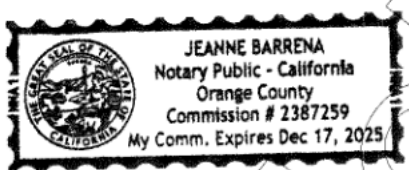
On Oct 28, 2025 before me, Jeanne Barrera, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Paul F. Schultheis
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Easement Agreement - Flagstaff Meadows Partners, LP

Document Date: October 28, 2025 Number of Pages: 7

Signer(s) Other Than Named Above: _____

STATE OF California)
)
County of Orange)

The foregoing instrument was acknowledged before me this 28th day of October, 2025 by Paul F. Schultheis, CEO of Flagstaff Terrace Apartments, Inc., formerly a California corporation but now domesticated in the State of Arizona as an Arizona corporation, who executed this instrument for and on behalf of such corporation.

See attachment
Notary Public

My Commission Expires:

Dec. 17, 2025

Unofficial

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

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County of Orange)

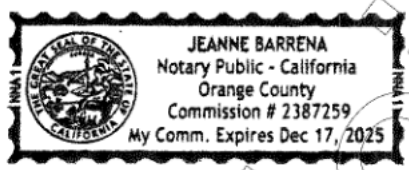
On Oct. 28, 2025 before me, Jeanne Barrena, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Paul F. Schultheis
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Easement Agreement - Flagstaff Terrace Apartments

Document Date: October 28, 2025 Number of Pages: 7

Signer(s) Other Than Named Above: _____

Exhibit A

Grantor Property

DESCRIPTION OF THE LAND

THAT CERTAIN PORTION OF THE SOUTH 1625.00 FEET OF THE WEST 1340.31 FEET OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;

THENCE SOUTH 88 DEGREES 36 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 44.00 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE CURVED EASTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, AS DESCRIBED IN THE DOCUMENT RECORDED IN DOCKET 878, PAGE 635, RECORDS OF SAID COUNTY, SAID CURVED RIGHT-OF-WAY LINE ALSO BEING THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN DOCKET 881, PAGES 150 AND 151 OF THE RECORDS OF SAID COUNTY, SAID CURVED RIGHT-OF-WAY ALSO BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 3016.01 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 89 DEGREES 09 MINUTES 17 SECONDS EAST;

THENCE NORTHERLY ALONG SAID CURVED EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 47 MINUTES 53 SECONDS A DISTANCE OF 199.93 FEET;

THENCE NORTH 02 DEGREES 57 MINUTES 10 SECONDS EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 109.86 FEET TO THE BEGINNING OF A CURVE THEREIN, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 86 DEGREES 12 MINUTES 00 SECONDS A DISTANCE OF 45.13 FEET;

THENCE NORTH 89 DEGREES 09 MINUTES 10 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORTLAND BOULEVARD, AS DESCRIBED IN SAID RECORDED DOCUMENT IN DOCKET 878, PAGE 635, A DISTANCE OF 35.08 FEET TO THE BEGINNING OF A CURVE THEREIN, CONCAVE TO THE NORTHWEST AND HAVING A MEASURED RADIUS OF 500.17 FEET;

THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 79 DEGREES 48 MINUTES 40 SECONDS A MEASURED DISTANCE OF 696.73 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND CONTINUING NORTHERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 04 MINUTES 47 SECONDS, A DISTANCE OF 210.21 FEET;

THENCE NORTH 14 DEGREES 44 MINUTES 17 SECONDS WEST 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 912.90 FEET;

THENCE NORTHERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 39 MINUTES 30 SECONDS A DISTANCE OF 361.02 FEET TO THE POINT OF INTERSECTION OF SAID CURVE WITH THE NORTH LINE OF SAID SOUTH 1625.00 FEET;

THENCE SOUTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, ALONG SAID NORTH LINE A DISTANCE OF 700.62 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 19 SECONDS EAST 854.30 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN DOCKET 881, PAGES 150 AND 151;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL OF LAND A MEASURED BEARING NORTH 88 DEGREES 35 MINUTES 35 SECONDS WEST A MEASURED DISTANCE OF 600.41 FEET, TO THE POINT OF BEGINNING;

EXCEPT 1/16TH OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCE, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AND THE EXCLUSIVE RIGHT THERETO, ON, IN, OR UNDER THE ABOVE DESCRIBED LANDS SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA; AND EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS CONVEYED IN INSTRUMENT RECORDED IN DOCKET 848, PAGE 962, OFFICIAL RECORDS

Exhibit B

Grantee Property

DESCRIPTION OF LAND

THAT CERTAIN PORTION OF THE SOUTH 1625.00 FEET OF THE WEST 1340.31 FEET OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;

THENCE SOUTH 88 DEGREES 36 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 44.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN DOCKET 881, PAGES 150 AND DOCKET 881, PAGE 151 OF THE RECORDS OF SAID COUNTY;

THENCE CONTINUING SOUTH 88 DEGREES 36 MINUTES 38 SECONDS EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID PARCEL OF LAND, A MEASURED DISTANCE OF 681.15 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND, SAID SOUTHEAST CORNER BEING THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL A MEASURED BEARING OF NORTH 49 DEGREES 40 MINUTES 55 SECONDS EAST, A MEASURED DISTANCE OF 632.57 FEET;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL A MEASURED BEARING OF NORTH 00 DEGREES 28 MINUTES 46 SECONDS WEST, A MEASURED DISTANCE 349.97 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID NORTHEAST CORNER BEING THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN DOCKET 905, PAGE 589 OF THE RECORDS OF SAID COUNTY;

THENCE NORTH 00 DEGREES 29 MINUTES 19 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LAST MENTIONED PARCEL, A DISTANCE OF 854.30 FEET TO THE NORTHEAST CORNER OF SAID LAST MENTIONED PARCEL; SAID LAST MENTIONED NORTHEAST CORNER BEING ON THE NORTH LINE OF SAID SOUTH 1625.00 FEET;

THENCE SOUTH 88 DEGREES 36 MINUTES 14 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 129.26 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1625.00 FEET OF THE WEST 1340.31 FEET;

THENCE SOUTH 00 DEGREES 28 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID WEST 1340.31 FEET, A DISTANCE OF 1625.34 FEET TO THE POINT OF INTERSECTION OF SAID LAST MENTIONED EAST LINE WITH SAID SOUTH LINE OF SECTION 8;

THENCE NORTH 88 DEGREES 36 MINUTES 38 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 8, A DISTANCE OF 615.16 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT 1/16TH OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN PATENT RECORDED FEBRUARY 18, 1982 IN DOCKET 875, PAGES 523 AND DOCKET 875, PAGE 525.

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS CONVEYED IN INSTRUMENT RECORDED IN DOCKET 848, PAGE 962, OFFICIAL RECORDS.

Unofficial

Exhibit C

Easement Property

See Attached

Unofficial Copy

INGRESS/EGRESS EASEMENT 'A' DESCRIPTION

THE FOLLOWING IS A LEGAL DESCRIPTION OF AN ALIGNMENT DESCRIBING AN INGRESS/EGRESS EASEMENT LOCATED IN PARCEL 113-37-002G SITUATED IN THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 08 EAST, GILA SALT RIVER BASE AND MERIDIAN, IN THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS AND AS DEPICTED IN EXHIBIT 'B' AS INCORPORATED HEREIN;

BEGINNING ON A POINT ON THE EAST EDGE OF RIGHT OF WAY OF CORTLAND BOULEVARD. SAID POINT OF BEGINNING BEING N17°20'09.37"E, 1652.24 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 8, WHICH IS A BRASS CAP IN HAND HOLE;

THENCE FROM THE POINT OF BEGINNING, A 24 FOOT WIDE STRIP OF LAND LYING 12 FEET ON THE LEFT AND 12 FEET ON THE RIGHT OF THE FOLLOWING ALIGNMENT BEARING: S86°44'15.61"E, 196.55 FEET;

THENCE S88°25'26.58"E, 178.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A CENTRAL ANGLE OF 11°33'56.56", WHOSE LONG CHORD BEARS N85°47'35.14"E, FOR A DISTANCE OF 20.15 FEET, FOR AN ARC LENGTH OF 20.19 FEET TO A POINT OF TANGENCY;

THENCE N80°00'36.86"E, 25.45 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150 FEET, A CENTRAL ANGLE OF 17°46'08.07", WHOSE LONG CHORD BEARS N88°53'40.89"E, FOR A DISTANCE OF 46.33 FEET, FOR AN ARC LENGTH OF 46.52 FEET TO A POINT OF TANGENCY;

THENCE S82°13'15.07"E, 73.73 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100 FEET, A CENTRAL ANGLE OF 06°04'43.97", WHOSE LONG CHORD BEARS S85°15'37.05"E, FOR A DISTANCE OF 10.60 FEET, FOR AN ARC LENGTH OF 10.61 FEET TO A POINT OF TANGENCY;

THENCE S88°17'59.04"E, 109.22 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 87°48'40.04", WHOSE LONG CHORD BEARS S44°23'39.02"E, FOR A DISTANCE OF 34.67 FEET, FOR AN ARC LENGTH OF 38.31 FEET TO A POINT OF TANGENCY LABELED POINT A;

THENCE A 34 FOOT WIDE STRIP OF LAND LYING 22 FEET ON THE LEFT WHICH IS ALSO THE EAST PROPERTY LINE OF SAID PARCEL 113-37-002G AND 12 FEET ON THE RIGHT SIDE OF THE FOLLOWING ALIGNMENT BEARING: S0°29'19.00"E, 700.88 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT LABELED POINT B;

THENCE A 24 FOOT WIDE STRIP OF LAND LYING 12 FEET ON THE LEFT AND 12 FEET ON THE RIGHT OF THE FOLLOWING ALIGNMENT ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 42 FEET, A CENTRAL ANGLE OF 91°19'49.84", WHOSE LONG CHORD BEARS S45°10'35.92"W, FOR A DISTANCE OF 60.08 FEET, FOR AN ARC LENGTH OF 66.95 FEET TO A POINT OF TANGENCY;



3/21/19

The
WLB
Group, Inc.

WLB No. 311010A003

PAGE 1 OF 4

03/21/2019

INGRESS/EGRESS EASEMENT 'A' DESCRIPTION

THENCE N89°09'29.16"W, 101.28 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150 FEET, A CENTRAL ANGLE OF 11°05'11.53", WHOSE LONG CHORD BEARS S85°17'55.08"W, FOR A DISTANCE OF 28.98 FEET, FOR AN ARC LENGTH OF 29.02 FEET TO A POINT OF TANGENCY;

THENCE S79°45'19.31"W, 29.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 145 FEET, A CENTRAL ANGLE OF 33°26'41.26", WHOSE LONG CHORD BEARS N83°31'20.06"W, FOR A DISTANCE OF 83.44 FEET, FOR AN ARC LENGTH OF 84.64 FEET TO A POINT OF TANGENCY;

THENCE N66°47'59.43"W, 5.37 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

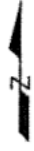
THENCE ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET, A CENTRAL ANGLE OF 22°25'27.27", WHOSE LONG CHORD BEARS N78°00'43.06"W, FOR A DISTANCE OF 19.44 FEET, FOR AN ARC LENGTH OF 19.57 FEET TO A POINT OF TANGENCY;

THENCE N89°13'26.70"W, 263.46 FEET TO THE POINT OF ENDING, WHICH LIES ON THE EASTERN EDGE OF THE RIGHT OF WAY OF CORTLAND BOULEVARD.

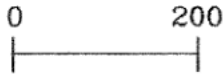


3/21/19

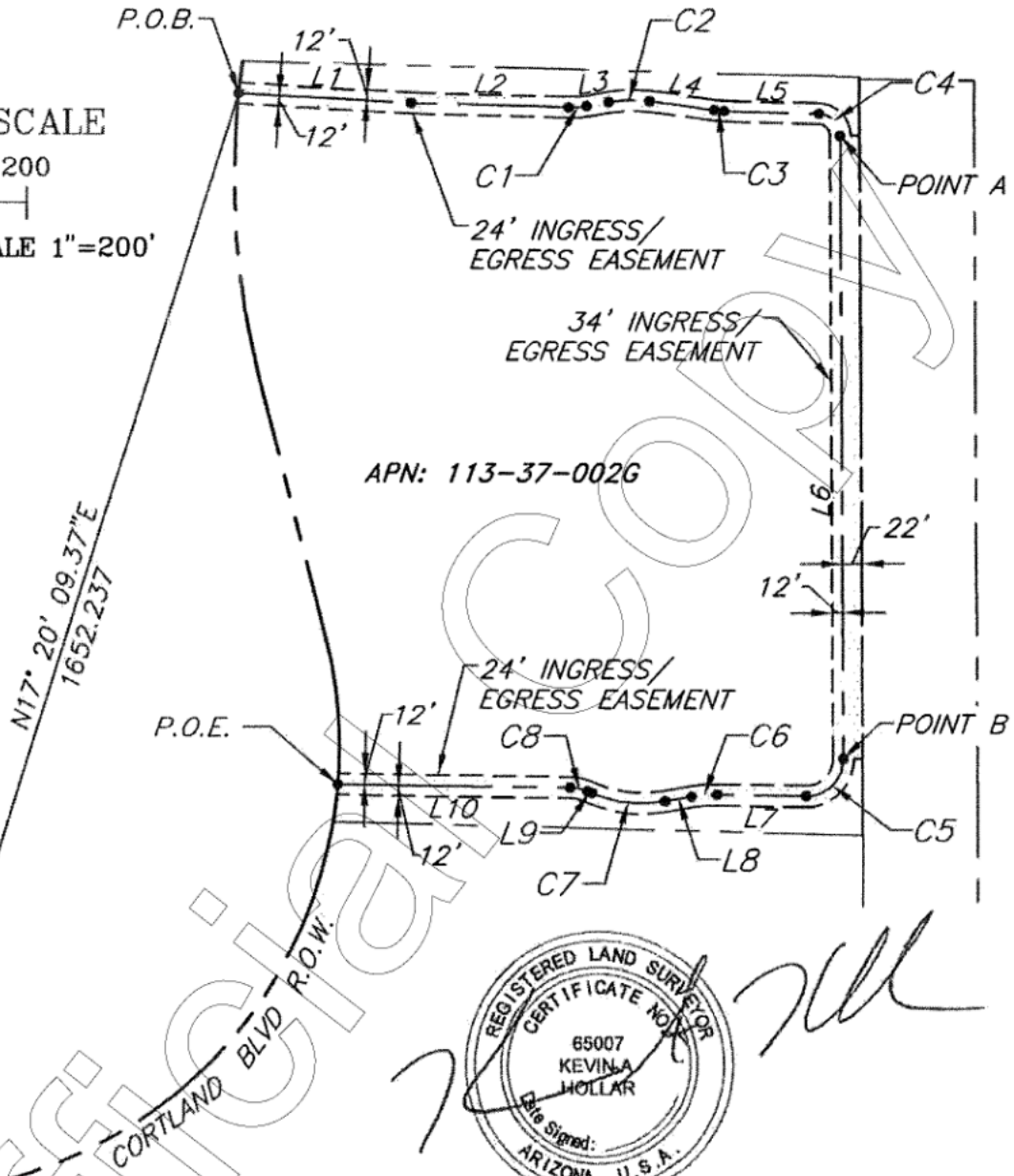
EXHIBIT 'B'



GRAPHIC SCALE



HORIZONTAL SCALE 1"=200'



LEGEND

- EXISTING RIGHT OF WAY
- - - EXISTING PROPERTY LINE
- - - PROPOSED INGRESS-EGRESS EASEMENT
- ▭ SHADED AREA CONTAINS 48031.40 SQ. FT.
- EASEMENT CENTERLINE POINTS
- ⊙ FND SECTION CORNERS

FOUND BRASS CAP IN HAND HOLE SW CORNER SECTION 8



LINE AND CURVE TABLES

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	196.55	S86° 44' 15.61"E
L2	178.56	S88° 25' 26.58"E
L3	25.45	N80° 00' 36.86"E
L4	73.73	S82° 13' 15.07"E
L5	109.22	S88° 17' 59.04"E
L6	700.88	S0° 29' 19.00"E
L7	101.28	N89° 09' 29.16"W
L8	29.78	S79° 45' 19.31"W
L9	5.37	N66° 47' 59.43"W
L10	263.46	N89° 13' 26.70"W

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	100.00	20.19	11°33'56.56"	N85° 47' 35.14"E	20.15
C2	150.00	46.52	17°46'08.07"	N88° 53' 40.89"E	46.33
C3	100.00	10.61	6°04'43.97"	S85° 15' 37.05"E	10.60
C4	25.00	38.31	87°48'40.04"	S44° 23' 39.02"E	34.67
C5	42.00	66.95	91°19'49.84"	S45° 10' 35.92"W	60.08
C6	150.00	29.02	11°05'11.53"	S85° 17' 55.08"W	28.98
C7	145.00	84.64	33°26'41.26"	N83° 31' 20.06"W	83.44
C8	50.00	19.57	22°25'27.27"	N78° 00' 43.06"W	19.44