

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (together with all renewals, replacements, modifications and amendments thereof, this “**Agreement**”) is made as of the 9th day of October, 2025 (the “**Effective Date**”), by and among **THE COUNTY OF ERIE**, a New York municipal corporation, having an office and principal place of business at 95 Franklin Street, Buffalo, New York 14202 (the “**County**”), **ERIE COUNTY STADIUM CORPORATION**, a New York business corporation and wholly-owned subsidiary of the New York State Urban Development Corporation d/b/a Empire State Development, a public benefit corporation, having an office and principal place of business at 633 Third Avenue, New York, New York 10017-6754 (“**ECSC**”), and **BILLS STADIUM AND EVENTS COMPANY, LLC**, a Delaware limited liability company, having an office and principal place of business at One Bills Drive, Orchard Park, New York 14127 (“**StadCo**”). The County, ECSC and StadCo are hereinafter sometimes referred to individually as a “**Party**” and collectively as the “**Parties**”.

RECITALS

WHEREAS, the County is the owner in fee simple of an approximately 103.2 acres of real property located in the Town of Hamburg, New York known as 4041 Southwestern Blvd., Hamburg, New York, as shown on as more particularly described in Exhibit A attached hereto and made a part of this Agreement by reference (the “**ECC Parcel**”), currently used to house the South Campus of Erie Community College; and

WHEREAS, the County is the current owner of an approximately 57 acres of real property located in Town of Orchard Park, New York known as 4196 Abbott Road, Orchard Park, New York, as more particularly described in Exhibit B attached hereto and made a part of this Agreement by reference (the “**Stadium Parcel**”) on which a stadium is currently under construction to serve as the home stadium for the Buffalo Bills NFL football franchise (the “**Stadium**”); and

WHEREAS, upon substantial completion of the Stadium, the County will convey the Stadium, together with the Stadium Parcel, all other improvements thereon and certain other adjacent land, to ECSC; and

WHEREAS, at such time, pursuant to a certain Stadium Lease Agreement, dated as of March 23, 2023, between ECSC, as landlord, and StadCo, as tenant (together with all renewals, replacements, modifications and amendments thereof, the “**Stadium Lease**”), the Stadium and the land conveyed by the County to ECSC will be leased to StadCo for a term of 30 years; and

WHEREAS, the County agrees to grant to ECSC a nonexclusive, perpetual access easement over and across that portion of the ECC Parcel that is located within the “**Reciprocal Access Easement Area**” (herein so called) shown and described on Exhibit C attached hereto and made a part of this Agreement by reference, subject in all events to the terms, provisions, and conditions of this Agreement; and

WHEREAS, as part of the transfer of the Stadium Parcel by the County to ECSC, the County shall reserve a nonexclusive, perpetual access easement over and across that portion of the Stadium Parcel that is located within the Reciprocal Access Easement Area, subject in all events to the terms, provisions, and conditions of this Agreement; and

WHEREAS, the ECC Parcel and the Stadium Parcel are sometimes referred to collectively herein as the “**Parcels**,” and sometimes individually as a “**Parcel**.”

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual grants and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to their respective easements, covenants, rights, duties, obligations, restrictions and responsibilities contained herein, and each of the Parties hereby declares that its respective property (i.e., the ECC Parcel or the Stadium Parcel) is to be held and shall be held, conveyed, encumbered, leased, used, occupied and improved subject to the provisions hereinafter set forth:

1. Incorporation of Recitals

The foregoing recitals are true and correct and are incorporated herein by reference.

2. Grant of Reciprocal Access Easement

The County hereby grants to ECSC and StadCo, and with respect to the portion of the Stadium Parcel transferred to ECSC by the County, the County reserves, a nonexclusive, perpetual access easement and right of ingress and egress in, on, over, upon, to and from the paved roads and sidewalks on the portion of the granting Party’s Parcel within the Reciprocal Access Easement Area (the “**Reciprocal Access Easement**”), for the purposes of providing vehicular and pedestrian ingress and egress for the Parcels to and from Southwestern Boulevard and Big Tree Road, all as shown on Exhibit C attached hereto. The Reciprocal Access Easement shall be effective on the Effective Date.

3. Use of Reciprocal Access Easement

The Reciprocal Access Easement shall be used by each of the Parties solely for providing vehicular and pedestrian ingress and egress for its Parcel to and from each other and Southwestern Boulevard and Big Tree Road and for no other purpose. Each of the Parties shall comply with all federal, state, municipal, and other laws and ordinances in connection with its use of the Reciprocal Access Easement and shall not commit any act which shall constitute a nuisance or annoyance to the other Party or for any illegal purpose. No act shall be performed by either Party which would in any manner materially and adversely affect or obstruct the free and continuous use and enjoyment of the Reciprocal Access Easement by the other Party or such Party’s licensees, agents, invitees, or employees. Each of the Parties agrees that it shall not erect any structures, permanent or otherwise, including gates or fences within the Reciprocal Access Easement Area without the prior written consent of the other Party, which consent shall be within such Party’s sole discretion. Each of the Parties shall have the right to use that portion of the Reciprocal Access Easement Area located on its own Parcel for any purpose which is not in conflict with the Reciprocal Access Easement.

4. Relocation

Either Party may at any time, at such Party’s sole cost and expense, construct new improvements or make alterations (including, without limitation, reconstruction and additions) to the existing

improvements located within such Party's Parcel, and in connection therewith, may relocate any easement and easement area within such Parcel (an "**Easement Area**") granted to the other Party pursuant to this Agreement; provided, however, that such improvements, alterations or relocation of an easement shall not, without the other Party's express prior written consent: (i) materially diminish the benefits afforded to such other Party by such easement; (ii) unreasonably interrupt such other Party's use of such easement; (iii) materially increase the burdens or costs imposed upon the other Party or reduce the utility of the other Party's Parcel; or (iv) cause noncompliance of the other Party's Parcel (or any improvements thereon) or such other Party with any applicable laws or knowingly violate the requirements of any lease, franchise or licensing agreement pertaining to the use of the other Party's Parcel entered into in reliance on such easement.

5. Indemnity

- a. The County shall, to the extent permitted by law, indemnify and defend ECSC and StadCo against and save them harmless from any and all claims, actions, losses, damages, liability and expense (including, but not limited to, reasonable attorneys' fees) (collectively, "**Losses**") in connection with personal injury, loss of life, or property or other damage arising from or out of the County's breach of this Agreement or use of the Reciprocal Access Easement, except to the extent of the negligence or willful misconduct of ECSC, StadCo, or their respective licensees, agents, tenants, invitees or employees.
- b. StadCo shall indemnify and defend the County and ECSC against and save them harmless from any and all Losses originating prior to the expiration or earlier termination of the Stadium Lease and in connection with personal injury, loss of life, or property or other damage arising from or out of the StadCo's breach of this Agreement or use of the Reciprocal Access Easement, except to the extent of the negligence or willful misconduct of the County, ECSC, or their respective licensees, agents, tenants, invitees or employees.
- c. Commencing upon the expiration or earlier termination of the Stadium Lease, ECSC shall indemnify and defend the County against and save it harmless from any and all Losses in connection with personal injury, loss of life, or property or other damage arising from or out of the ECSC's breach of this Agreement or use of the Reciprocal Access Easement, except to the extent of the negligence or willful misconduct of the County, its licensees, agents, tenants, invitees or employees.

6. Maintenance and Repair of Reciprocal Access Areas

Subject to Section 5 of this Agreement, for so long as the Stadium Lease shall remain in effect, StadCo, at StadCo's sole cost and expense, shall be responsible, consistent with customary and reasonable practices of prudent commercial property owners and managers with respect to similarly situated properties utilized for similar purposes in the Buffalo, New York metropolitan area, for the maintenance, repair, replacement and operation (including, without limitation, snow and ice removal and prevention as to any roadways or sidewalks) of any portion of the Reciprocal Access Easement Area. In connection with the performance of StadCo's obligations set forth in this Section 6, StadCo shall use reasonable efforts: (a) to minimize interference with any operations on ECC Parcel; (b) to not adversely materially obstruct or impede vehicular or pedestrian access

to and from the ECC Parcel via Southwestern Boulevard and Big Tree Road; and (c) to not cause noncompliance of the ECC Parcel (or any improvements thereon) or the County with any applicable laws. Prior to performing any maintenance activity on ECC Parcel, StadCo shall provide reasonable advance written notice (except in the case of bona fide emergency) to the County stating the scope of the work to be performed, the date on which the work will commence and the date the work is expected to be completed.

Subject to Section 5 of this Agreement, upon the expiration or earlier termination of the Stadium Lease, the County and ECSC shall be responsible, consistent with customary and reasonable practices of prudent commercial property owners and managers with respect to similarly situated properties utilized for similar purposes in the Buffalo, New York metropolitan area, for the maintenance, repair, replacement and operation (including, without limitation, snow and ice removal and prevention as to any roadways, sidewalks, driveaisles or parking areas) of any portion of the Reciprocal Access Easement Area or the Reciprocal Parking Easement Area on its Parcel (the “**Reciprocal Easement Maintenance and Repair Obligations**”). In connection with the performance of a Party’s Reciprocal Easement Maintenance and Repair Obligations set forth in this Section 6, each Party shall use reasonable efforts: (a) to minimize interference with the operations of the business located on the other Parcel; (b) to not materially and adversely obstruct or impede vehicular or pedestrian access to and from the ECC Parcel via Southwestern Boulevard and Big Tree Road; and (c) to not cause noncompliance of the other Party’s Parcel (or any improvements thereon) or such other Party with any applicable laws. Any Party performing any maintenance activity on its Parcel which could affect the other Parcel (including, without limitation, any restriction or interruption of vehicular or pedestrian access or parking or other interference with the business operations of the other Party) shall provide reasonable advance written notice (except in the case of bona fide emergency) to the other Party stating the scope of the work to be performed, the date on which the work will commence and the date the work is expected to be completed.

7. Covenant Running with the Land

The Reciprocal Access Easement shall be deemed to be a covenant running with the land, and the rights and obligations stated herein with respect to such Reciprocal Access Easement shall be binding on the Parties and their respective heirs, successors, and assigns. The Parties shall cause this Agreement to be recorded in the Land Records of Erie County, within a reasonable period time following the full execution of this Agreement. The Reciprocal Access Easement, in addition to benefiting the benefited Parcel, shall be for the use and benefit of the then-owner of the benefited Parcel, and such owner’s ground lessees, lessees, tenants, licensees, employees, invitees, agents, contractors, independent contractors, customers and guests.

8. Termination of StadCo Rights

Notwithstanding anything in this Agreement to the contrary, upon the expiration or earlier termination of the Stadium Lease, all rights of StadCo with respect to the Reciprocal Access Easement shall immediately terminate without the need to file any additional document in the Land Records of Erie County. StadCo’s indemnification obligations pursuant to Section 5(b) of this Agreement for all Losses originating prior to the expiration or earlier termination of the Stadium

Lease shall survive the termination of StadCo's rights hereunder.

9. Limitation of Liability

Notwithstanding anything herein to the contrary, neither Party shall have any liability hereunder for any expense or obligation whatsoever, unless such liability accrues while the relevant Party is the owner of record of the relevant Parcel. Any action brought by either Party to enforce the terms of this Agreement shall only be brought against the entity that owned the other Parcel the time the cause of action accrued, except that if the liability is of a continuing nature, then any Party who was a Parcel owner during such continuing period may be liable for such damage that occurred during its tenure as a Parcel owner.

10. Acceptance

Each Party, on behalf of itself and its successors and assigns, does accept the grant of the Reciprocal Access Easement benefiting its respective Parcel made by this Agreement upon the terms and conditions herein set forth.

10. Miscellaneous

- a. All headings, captions and titles contained in this Agreement are intended for convenience of reference only and are not to be deemed or interpreted as a summary of the provisions to which they pertain or as a construction thereof.
- b. If any provision of this Agreement shall be deemed to be invalid or unenforceable under applicable law, said provision shall be ineffective to the extent of such invalidity or unenforceability only, without in any way affecting the remaining provisions of this Agreement. This Agreement represents the final agreement between the Parties as to the subject matter described herein and may only be amended by a written instrument signed and notarized by both Parties and recorded in the Land Records of Erie County, New York.
- c. This Agreement may be executed in counterparts, and when executed by both Parties shall constitute one and the same instrument.
- d. Each Party covenants for itself that it has the full right and authority to enter into this Agreement according to the terms hereof.
- e. The Effective Date of this Agreement shall be the earlier of (i) full and final execution of this Agreement by all Parties; (ii) the signed written consent and joinder to this Agreement by all existing secured lienholders of the Parties; and (iii) the substantial completion of the Stadium. If the term of the Stadium Lease fails to commence by June 1, 2028, this Agreement will be deemed null and void and of no effect.
- f. Each Party agrees to secure and keep in force from and after the date hereof, at its own cost and expense insurance with such coverage and in such amounts as it deems commercially appropriate. Notwithstanding anything herein to the contrary, each Party agrees to secure and

keep in force from and after the date hereof, at its own cost and expense (i) Commercial General Liability Insurance on a per occurrence basis with a limit of liability in an amount of at least Five Million Dollars (\$5,000,000) and (ii) Comprehensive Automobile Liability Insurance with minimum limits of Two Million Dollars (\$2,000,000) combined single limit each accident, including bodily injury and property damage liability. The other Parties and their secured lenders and other designees shall be additional insureds on such policies as it applies to the insuring Party's Parcel. Certificates evidencing such insurance shall be provided promptly following a Party's written request.

- g. The parties will do any and all further acts necessary or reasonably required to effectuate the transactions contemplated herein, including executing, acknowledging, delivering, filing and recording any and all documents and instruments as the other party may reasonably request to fully perfect the rights of such party under this Agreement, including a confirmatory version of this Agreement once the easement areas granted hereunder are platted. The Parties will cooperate with each other in preparing reports, instruments, and documents which, in the opinion of any Party, are reasonably required by any statute, rule or regulation or order of any governmental or administrative body in connection with the transactions contemplated herein.
- h. This Agreement shall be governed by and construed in accordance with the laws of the State of New York without regard to its conflicts of laws provisions.
- i. Except as otherwise expressly set forth in this Agreement, in the event of a breach of this Agreement by either Party (for purposes hereof, the "Defaulting Party"), which breach remains uncured for a period of more than thirty (30) days after written notice from the non-Defaulting Party (except in the event of an emergency), the non-Defaulting Party shall have all rights and remedies available to it at law, in equity or hereunder, including, without limitation, injunctive relief and the recovery of its reasonable attorneys' fees and court costs.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year set forth above.

COUNTY OF ERIE

By: _____
Mark C. Poloncarz, County Executive

Approved as to Form:

Jeremy Toth, County Attorney

Approved as to Content:

Lisa Chimera, Deputy County Executive

ERIE COUNTY STADIUM CORPORATION

By: _____
Name: Steven Ranalli
Title: President

BILLS STADIUM AND EVENTS COMPANY, LLC

By: _____
Name: Terrence M. Pegula
Title: Authorized Signatory

STATE OF NEW YORK

: SS.

COUNTY OF ERIE

On this ____ day of _____, in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark C. Poloncarz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK

: SS.

COUNTY OF ERIE

On this ____ day of _____, in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven Ranalli, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK

: SS.

COUNTY OF ERIE

On this ____ day of _____, in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Terrence M. Pegula, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

Notary Public

[Signature Page to Reciprocal Easement Agreement]

EXHIBIT A
DESCRIPTION OF ECC PARCEL
(To Come Once Completed)

EXHIBIT B
DESCRIPTION OF STADIUM PARCEL

Being all that tract or parcel of land located on the west side of Abbott Road in the Town of Orchard Park, County of Erie, State of New York and being part of Lots 39 and 40, Township 9, Range 7 of the Holland Land Company's survey and further bounded and described as follows:

Commencing at the centerline of Abbott Road at its intersection with the centerline of Southwestern Boulevard;

thence S $5^{\circ}19'26''$ E along the centerline of Abbott Road a distance of Five Hundred Thirty-Eight and Thirty-Four hundredths feet (538.34') to a point of curve in the centerline of Abbott Road as now laid out;

thence southerly along a curve to the right having a radius of One Thousand Nine Hundred Nine and Eighty-Six hundredths feet (1,909.86') and being the centerline of Abbott Road as now laid out an arc length of Nineteen and no hundredths feet (19.00') to its intersection with the north line of lands formerly conveyed to E.I. DuPont DeNemours & Company by Liber 1295 of Deeds at Page 469 and the point of beginning;

thence southerly along a curve to the right forming the centerline of Abbott Road as now laid out having a radius of One Thousand Nine Hundred Nine and Eighty-Six hundredths feet (1,909.86') an arc length of Five Hundred Four and Four hundredths feet (504.04') to a point of tangency;

thence S $10^{\circ}22'02''$ W along the centerline of Abbott Road as now laid out and tangent to the last described curve a distance of Seven Hundred Sixty-Eight and Ninety-Three hundredths feet (768.93') to an angle point;

thence S $11^{\circ}51'58''$ W along the centerline of Abbott Road as now laid out a distance of One Thousand Sixty-One and Seventy-Two hundredths feet (1,061.72') to the southeast corner of lands conveyed to the County of Erie by Liber 7551 of Deeds at Page 607;

thence N $78^{\circ}41'03''$ W a distance of Three Hundred Twenty and no hundredths feet (320.00') to an angle point in lands conveyed to the County of Erie by Liber 7551 of Deeds at Page 607;

thence S $11^{\circ}51'58''$ W along an east line of lands conveyed to the County of Erie by Liber 7551 of Deeds at Page 607 and parallel with the centerline of Abbott Road a distance of Three Hundred Twenty and no hundredths feet (320.00') to the northwest corner of lands conveyed by James F. Pirdy and wife to the County of Erie by Liber 8070 of Deeds at Page 377;

thence S $78^{\circ}41'03''$ E a distance of One Hundred Twenty and no hundredths feet (120.00') to a point;
thence S $11^{\circ}51'58''$ W and parallel with the centerline of Abbott Road a distance of One Hundred Forty and no hundredths feet (140.00') to a point;

thence S 78°41'02" E a distance of Two Hundred and no hundredths feet (200.00') to the centerline of Abbott Road at the northeast corner of lands of the County of Erie as shown on SK 217-90 and known as Parcel No. 1, said point being Six Hundred Seventy-Five and Ten hundredths feet (675.10') north of the centerline of Big Tree Road as measured along said centerline of Abbott Road;

thence S 11°51'58" W along said centerline of Abbott Road as shown on SK 217-90 a distance of Four Hundred Fifty-Five and Fifteen hundredths feet (455.15') to the southeast corner of lands of the County of Erie as shown on SK 217-90 and known as Parcel No. 1;

thence N 78°21'07" W a distance of Three Hundred Eighty-Two and Twenty-Six hundredths feet (382.26');

thence N 28°01'26" W a distance of Sixty-Nine and Thirty-Six hundredths feet (69.36'); thence N 80°00'42" W a distance of Ninety-Three and Forty hundredths feet (93.40');

thence N 76°20'34" W a distance of One Hundred Fifty and Thirteen hundredths feet (150.13'); thence N 85°10'45" W a distance of One Hundred and Sixty-Six hundredths feet (100.66'); thence N 80°36'35" W a distance of Fifty and One hundredths feet (50.01');

thence N 11°18'00" E a distance of Three and no hundredths feet (3.00');

thence N 84°44'22" W a distance of Fifty and Twenty-Eight hundredths feet (50.28'); thence N 11°18'00" E a distance of One and Fourteen hundredths feet (1.14');

thence N 81°18'40" W a distance of Thirty-Five and Three hundredths feet (35.03') to a point; thence N 11°51'58" E and parallel with the centerline of Abbott Road a distance of Eight Hundred Seventy-One and Sixteen hundredths feet (871.16') to a point on the extension west of the north line of lands conveyed by James F. Pirdy to Frank Nucherno by Liber 8815 of Deeds at Page 624;

thence S 78°41'02" E and along the extension west of lands conveyed by Liber 8815 of Deeds at Page 624 a distance of Two Hundred Nineteen and Eighty-Four hundredths feet (219.84') to a point on the extension south of the west line of lands conveyed to E.I. DuPont DeNemours & Company by Liber 1295 of Deeds at Page 469;

thence N 00°01'46" E and along the west line of lands conveyed by Liber 1295 of Deeds at Page 469 and its extension south and also north a distance of Two Thousand One Hundred Ninety-Two and Eighty-Six hundredths feet (2,192.86') to the southerly line of Southwestern Boulevard being 100' wide; thence N 64°45'18" E along the southerly line of Southwestern Boulevard a distance of One Hundred and no tenths feet (100.0');

thence S 0°01'46" W a distance of Fifty-Nine and Fourteen hundredths feet (59.14') to the north line of lands conveyed to E.I. DuPont DeNemours & Company;

thence S 89°14'02" E along the said north line a distance of Nine Hundred Fifty-Eight and Eighty-Two hundredths feet (958.82') to the point of beginning;

The said parcel containing 58.65 acres more or less.

EXHIBIT C
DEPICTION OF RECIPROCAL ACCESS EASEMENT AREA

ACCESS EASEMENT LANDS NOW OR FORMERLY
OF COUNTY OF ERIE

T.A. No. 160.16-1-12 / T.A. No. 161.00-5-1

Legal Description

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Hamburg, County of Erie, and State of New York, as shown upon a map entitled "Proposed Access Easement, New Buffalo Bills NFL Stadium – Phase II," prepared by Azar Design Co., last dated June 10, 2025, and more particularly described as follows:

Access Easement

Beginning at the intersection of the northerly bounds of Big Tree Road (Right of Way Width Varies) with the division line of the Town of Orchard Park and the Town of Hamburg, Thence;

- 1) N 78°55'44" W, a distance of 143.30 feet to a point, Thence;
- 2) N 11°04'16" E, a distance of 17.00 feet to a point, Thence;
- 3) N 11°50'56" E, a distance of 613.83 feet to a point, Thence;
- 4) N 01°57'08" E, a distance of 59.11 feet to a point, Thence;
- 5) N 01°49'21" E, a distance of 130.02 feet to a point of curvature, Thence;
- 6) Along a curve to the right, having a chord bearing of N 10°41'29" E, chord length of 181.21 feet, and a radius of 600.16 feet to a point of tangency, Thence;
- 7) N 18°58'36" E, a distance of 218.96 feet to a point of curvature, Thence;
- 8) Along a curve to the left, having a chord bearing of N 00°08'16" E, chord length of 109.30 feet, and a radius of 169.25 feet to a point of tangency, Thence;
- 9) N 18°40'42" W, a distance of 181.10 feet to a point of curvature, Thence;
- 10) Along a curve to the right, having a chord bearing of N 08°38'25" W, chord length of 74.04 feet, and a radius of 202.89 feet to a point of tangency, Thence;
- 11) N 01°52'25" E, a distance of 611.64 feet to a point, Thence;
- 12) N 35°22'07" W, a distance of 161.67 feet to a point, Thence;
- 13) S 71°05'59" W, a distance of 519.60 feet to a point, Thence;
- 14) N 18°54'27" W, a distance of 29.60 feet to a point of curvature, Thence;
- 15) Along a curve to the left, having a chord bearing of N 27°51'17" E, chord length of 32.45 feet, and a radius of 22.32 feet to a point of tangency, Thence;
- 16) N 18°50'38" W, a distance of 23.57 feet to a point of curvature, Thence;

- 17) Along a curve to the left, having a chord bearing of N 35°39'12" W, chord length of 16.00 feet, and a radius of 27.98 feet to a point of reverse curvature, Thence;
- 18) Along a curve to the right, having a chord bearing of N 32°16'53" W, chord length of 31.73 feet, and a radius of 50.66 feet to a point of reverse curvature, Thence;
- 19) Along a curve to the left, having a chord bearing of N 21°55'54" W, chord length of 37.41 feet, and a radius of 347.25 feet to a point of tangency, Thence;
- 20) N 25°01'10" W, a distance of 95.49 feet to a point, Thence;
- 21) N 29°42'29" W, a distance of 4.95 feet to a point, Thence;
- 22) N 64°51'32" E, a distance of 54.29 feet to a point, Thence;
- 23) S 20°26'51" E, a distance of 4.82 feet to a point, Thence;
- 24) S 25°01'10" E, a distance of 95.73 feet to a point of curvature, Thence;
- 25) Along a curve to the right, having a chord bearing of S 21°55'54" E, chord length of 43.17 feet, and a radius of 400.75 feet to a point of tangency, Thence;
- 26) S 18°50'38" E, a distance of 41.44 feet to a point of curvature, Thence;
- 27) Along a curve to the left, having a chord bearing of S 58°15'27" E, chord length of 34.60 feet, and a radius of 27.25 feet to a point of tangency, Thence;
- 28) N 31°41'55" E, a distance of 3.48 feet to a point, Thence;
- 29) N 18°55'54" W, a distance of 12.29 feet to a point, Thence;
- 30) N 70°56'19" E, a distance of 33.14 feet to a point, Thence;
- 31) N 19°00'00" W, a distance of 9.36 feet to a point, Thence;
- 32) N 71°00'00" E, a distance of 7.93 feet to a point, Thence;
- 33) S 17°54'17" E, a distance of 16.22 feet to a point, Thence;
- 34) S 71°04'06" W, a distance of 5.27 feet to a point, Thence;
- 35) S 18°55'54" E, a distance of 5.91 feet to a point, Thence;
- 36) S 64°17'22" E, a distance of 3.20 feet to a point, Thence;
- 37) N 71°00'10" E, a distance of 33.58 feet to a point, Thence;
- 38) N 25°56'55" E, a distance of 3.18 feet to a point, Thence;
- 39) N 19°04'09" W, a distance of 18.79 feet to a point, Thence;
- 40) N 70°55'51" E, a distance of 77.50 feet to a point, Thence;
- 41) S 19°04'09" E, a distance of 18.84 feet to a point, Thence;
- 42) S 64°03'05" E, a distance of 3.18 feet to a point, Thence;
- 43) N 70°57'58" E, a distance of 255.97 feet to a point of curvature, Thence;
- 44) Along a curve to the right, having a chord bearing of S 85°50'52" E, chord length of 80.75 feet,

- and a radius of 102.50 feet to a point of reverse curvature, Thence;
- 45) Along a curve to the left, having a chord bearing of $S78^{\circ}50'50''E$, chord length of 44.35 feet, and a radius of 79.50 feet to a point of tangency, Thence;
- 46) $N84^{\circ}57'18''E$, a distance of 53.50 feet to a point, Thence;
- 47) $S01^{\circ}53'31''W$, a distance of 781.25 feet to a point, Thence;
- 48) $S18^{\circ}23'18''E$, a distance of 65.46 feet to a point of curvature, Thence;
- 49) Along a curve to the left, having a chord bearing of $S06^{\circ}28'24''E$, chord length of 43.10 feet, and a radius of 104.85 feet to a point of tangency, Thence;
- 50) $S18^{\circ}42'06''E$, a distance of 130.23 feet to a point of curvature, Thence;
- 51) Along a curve to the right, having a chord bearing of $S00^{\circ}08'15''W$, chord length of 136.11 feet, and a radius of 210.75 feet to a point of tangency, Thence;
- 52) $S18^{\circ}58'36''W$, a distance of 136.55 feet to a point of curvature, Thence;
- 53) Along a curve to the left, having a chord bearing of $S15^{\circ}53'06''W$, chord length of 64.42 feet, and a radius of 597.25 feet to a point of tangency, Thence;
- 54) $S08^{\circ}46'15''W$, a distance of 86.24 feet to a point, Thence;
- 55) $S01^{\circ}58'48''W$, a distance of 289.92 feet to a point of curvature, Thence;
- 56) Along a curve to the right, having a chord bearing of $S06^{\circ}35'31''W$, chord length of 30.63 feet, and a radius of 168.77 feet to a point of tangency, Thence;
- 57) $S11^{\circ}23'52''W$, a distance of 181.13 feet to a point, Thence;
- 58) $S01^{\circ}54'27''W$, a distance of 431.81 feet back to the Point and Place of Beginning.

Containing 190,499 square feet or 4.373 acres more or less.

