

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT (this "Release") is made and entered into on this the ____ day of _____, 2022, by and between (i) LEXINGTON- FAYETTE URBAN COUNTY GOVERNMENT, an urban county government pursuant to KRS 67A, having an address at 200 East Main Street, Lexington, Kentucky 40507 (hereinafter referred to as "Government"), and (ii) FIP Master Funding VII, LLC, having its address at 2425 East Camelback Road, Suite 800, Phoenix, AZ 85016 (hereinafter referred to as "Owner").

WITNESSETH:

WHEREAS, through that certain Final Record Plat of South Park Shopping Center recorded in Plat Cabinet S, Slide 15 and in Plat Cabinet S, Slide 287, in the Fayette County Clerk's Office (the "Plat"), the Government became the beneficiary of three (3) Easements which are shown as "Easements (to be Released)" on the Easement Release Exhibit attached hereto (hereinafter collectively the "Easement") over and across the following described property, to-wit (the "Property"):

BEING all of Lot 1-B of the South Park Shopping Center, to the City of Lexington, Fayette County, Kentucky, as shown by plat thereof of record in Plat Cabinet S Slide 15 and in Plat Cabinet S, Slide 287, in the Fayette County Clerk's Office; being known and designated as 240 Canary Road.

Being the same property conveyed to FIP Master Funding VII, LLC, by deed dated March 15, 2022, of record in Deed Book 3925, Page 627, in the Fayette County Clerk's Office.

WHEREAS, the Easements are no longer required by the Government, and the Government desires to release and extinguish its interest in and to said Easements.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Government does hereby release, relinquish and quit-claim unto Owner, its successors and assigns forever, all of its right, title and interest in and to the Easements described above.

It is the intention of the Government to forever extinguish its interest in the Easements described above, and the Owner, its successors and assigns forever, shall hereafter have and enjoy said Property free and discharged from the interest of Government.

IN WITNESS WHEREOF, the Government has executed this Release by and through its duly-authorized officer, on the day and year first above written.

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT

BY: _____

Name: _____

Title: _____

STATE OF KENTUCKY)

)

COUNTY OF FAYETTE)

The foregoing Release of Easement was acknowledged before me by _____ as the _____ of LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT, an urban county government pursuant to KRS 67A, on this the ____ day of _____, 2022.

My Commission Expires: _____

NOTARY PUBLIC, KENTUCKY,
STATE AT LARGE

Printed Name: _____

Identification No. _____

THIS INSTRUMENT PREPARED BY:



Mike Gavin | Associate General Counsel
Office. 469-661-2810
Main Event Entertainment, Inc.
1221 S. Belt Line Rd., Suite 500
Coppell, TX 75019
Mike.Gavin@mainevent.com

**RELEASE OF EASEMENT DESCRIPTION FOR A
PORTION OF AN EASTERN SANITARY SEWER EASEMENT
CONTAINING 0.034 ACRES**

Situate in the City of Lexington, County of Fayette, Commonwealth of Kentucky, and residing on Lot 1-B of the Final Record Plat of South Park shopping Center as recorded in Plat Cabinet S, Slice 15 and in Plat Cabinet S, Slide 287 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Fayette County Clerk's Office, unless noted otherwise) and being more particularly bounded and described as follows:

COMMENCING for reference at a found iron pin with a TGA RLS 2524 cap at the northerly line of a 26.49-acre tract of land owned by South Park Shopping Center LLC as recorded in Deed Book 3744, Page 116 and the southerly right-of-way of the New Circle Road on ramp;

Thence along the northerly line of said 26.49-acre tract South 66°32'24" East a distance of 625.60 feet to a point;

Thence continuing along the northerly line of said 26.49-acre tract South 66°54'32" East a distance of 79.30 feet to the **POINT OF BEGINNING** of a 15-foot sanitary sewer easement as shown on PC S, SL 15, and described as follows;

Leaving said northerly line the following three (3) courses:

1. North 23°34'02" East a distance of 100.02 feet;
2. South 66°25'58" East a distance of 15.00 feet;
3. South 23°34'02" West a distance of 99.89 feet to a point in said northerly line;

Thence along said northerly line North 66°54'32" West a distance of 15.00 feet to the POINT OF BEGINNING containing 1,499.32 square feet, 0.034-acres more or less.

Woolpert, Inc.



Michael Wilson, LS
Kentucky Professional Surveyor #4074



**RELEASE OF EASEMENT DESCRIPTION
FOR A STORM SEWER EASEMENT
CONTAINING 0.038 ACRES**

Situate in the City of Lexington, County of Fayette, Commonwealth of Kentucky, and residing on Lot 1-B of the Final Record Plat of South Park shopping Center as recorded in Plat Cabinet S, Slice 15 and in Plat Cabinet S, Slice 287 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Fayette County Clerk's Office, unless noted otherwise) and being more particularly bounded and described as follows:

COMMENCING at a found iron pin with a TGA RLS 2524 cap at the northerly line of a 26.49-acre tract of land owned by South Park Shopping Center LLC as recorded in Deed Book 3744, Page 116 and the southerly right-of-way of the New Circle Road on ramp;

Thence along the northerly line of said 26.49-acre tract South 66°32'24" East a distance of 480.84 feet to the PONT OF BEGINNING of a 12-foot storm sewer easement as shown on PC M SL 2

Leaving said northerly line the following three (3) courses:

1. North 20°41'13" East a distance of 137.74 feet;
2. South 69°18'47" East a distance of 12.00 feet;
3. South 20°41'13" East a distance of 138.33 feet to a point in said northerly line;

Thence North 66°32'24" West a distance of 12.00 feet the **POINT OF BEGINNING** containing 1,656.42 square feet, 0.038-acres more or less.

Woolpert, Inc.



Michael Wilson, LS
Kentucky Professional Surveyor #4074



**RELEASE OF EASEMENT DESCRIPTION FOR A
PORTION OF AN WESTERN SANITARY SEWER EASEMENT
CONTAINING 0.003 ACRES**

Situate in the City of Lexington, County of Fayette, Commonwealth of Kentucky, and residing on Lot 1-B of the Final Record Plat of South Park shopping Center as recorded in Plat Cabinet S, Slice 15 and in Plat Cabinet S, Slide 287 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Fayette County Clerk's Office, unless noted otherwise) and being more particularly bounded and described as follows:

COMMENCING at a found iron pin with a TGA RLS 2524 cap at the northerly line of a 26.49-acre tract of land owned by South Park Shopping Center LLC as recorded in Deed Book 3744, Page 116 and the southerly right-of-way of the New Circle Road on ramp;

Thence along the northerly line of said 26.49-acre tract South 66°32'24" East a distance of 492.20 feet to a point;

Thence, leaving said northerly line, North 19°11'23" East a distance 16.98 feet to the **POINT OF BEGINNING** of a 12-foot sanitary sewer easement as shown on PC F SL 748, and described as follows;

North 19°11'23" East a distance of 11.71 feet;

Thence South 70°48'37" East a distance of 12.00 feet;

Thence South 19°11'23" West a distance of 11.71 feet;

Thence North 70°48'37" West a distance of 12.00 feet to the **POINT OF BEGINNING** containing 140.53 square feet, 0.003-acres more or less.

Woolpert, Inc.


Michael Wilson, LS

Kentucky Professional Surveyor #4074



CERTIFICATION:

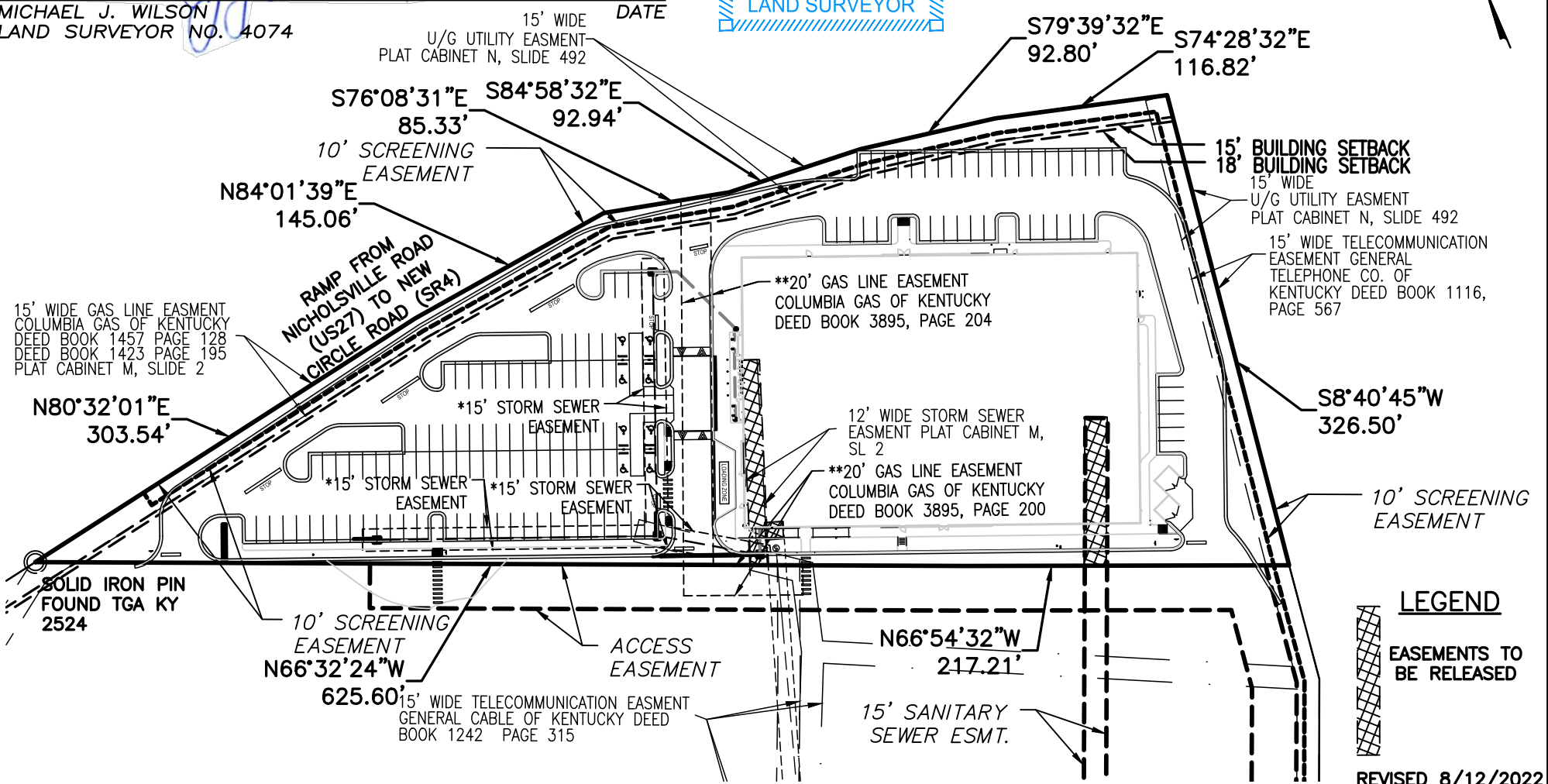
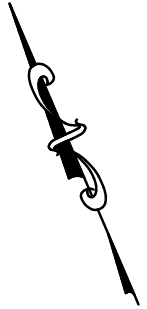
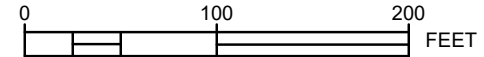
THIS DRAWING IS AN EXHIBIT FOR RELEASE OF EASEMENT DESCRIPTIONS CREATED UNDER MY DIRECT SUPERVISION ON 8/11/2022.

WOOLPERT, INC.

Michael J. Wilson 8/12/2022

MICHAEL J. WILSON
LAND SURVEYOR NO. 4074

STATE of KENTUCKY
MICHAEL WILSON
4074
LICENSED PROFESSIONAL LAND SURVEYOR



LEGEND
EASEMENTS TO BE RELEASED

REVISED 8/12/2022



1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300
FAX: 937.461.0743

**SOUTH PARK SHOPPING CENTER
RELEASE OF EASEMENTS EXHIBIT
OVERALL MAP WITH EASEMENTS
CITY OF LEXINGTON, FAYETTE COUNTY KY**

PROJECT NO.
82091
DATE 8/12/22
DR. MJW
SHT. # 1 OF 3

CERTIFICATION:

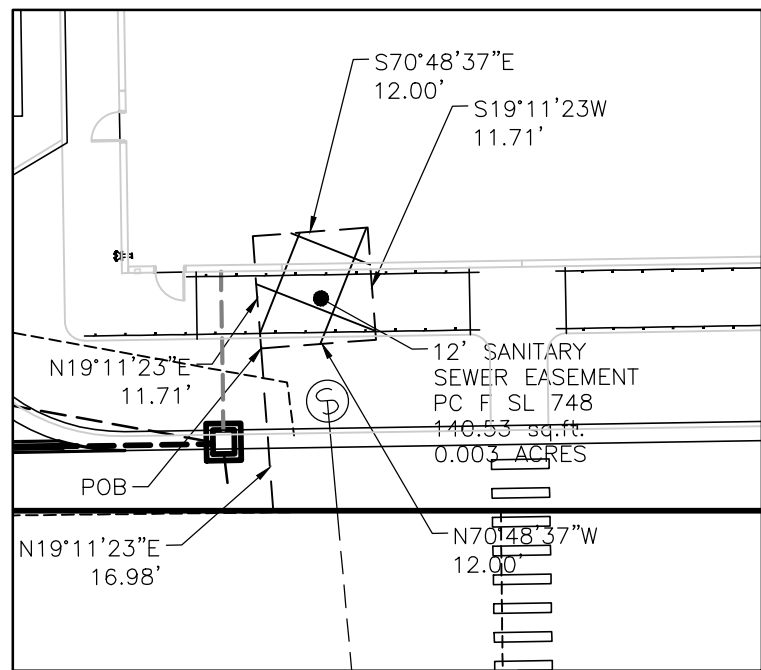
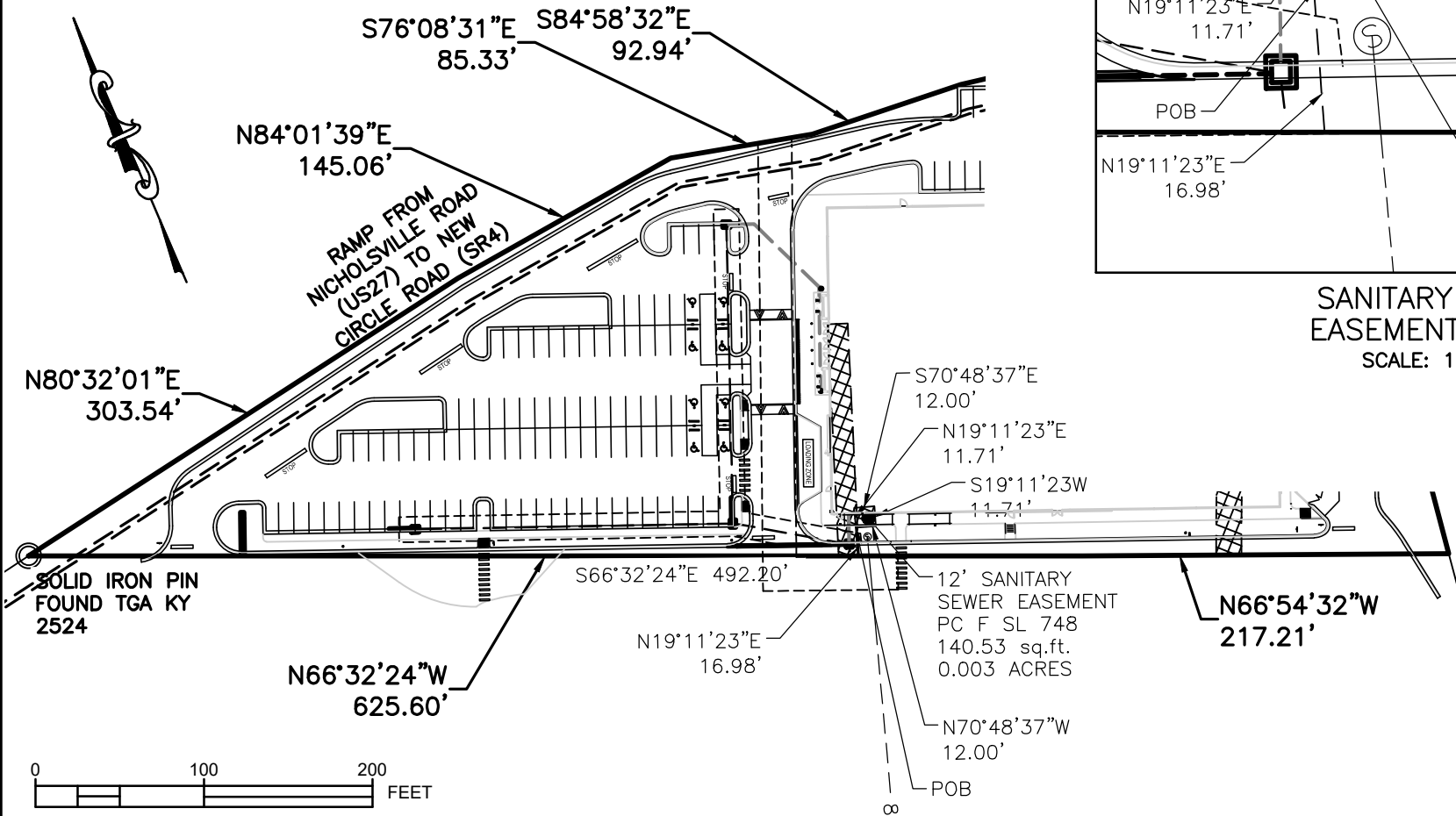
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WOOLPERT, INC.

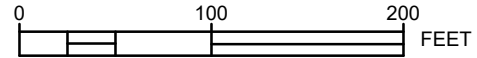


Michael Wilson 8/12/2022

SURVEYOR NAME
LAND SURVEYOR NO. 4074 DATE



SANITARY SEWER EASEMENT DETAIL
SCALE: 1" = 20'



REVISED 8/12/2022



1203 Walnut Street
2nd Floor
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FAX: 937.461.0743

**SOUTH PARK SHOPPING CENTER
RELEASE OF EASEMENTS EXHIBIT
SANITARY SEWER EASEMENT
CITY OF LEXINGTON, FAYETTE COUNTY KY**

PROJECT NO.
82091
DATE 8/12/22
DR. MJW
SHT. # 2 OF 3

CERTIFICATION:

THIS DRAWING IS AN EXHIBIT FOR RELEASE OF EASEMENT DESCRIPTIONS CREATED UNDER MY DIRECT SUPERVISION ON 8/11/2022.

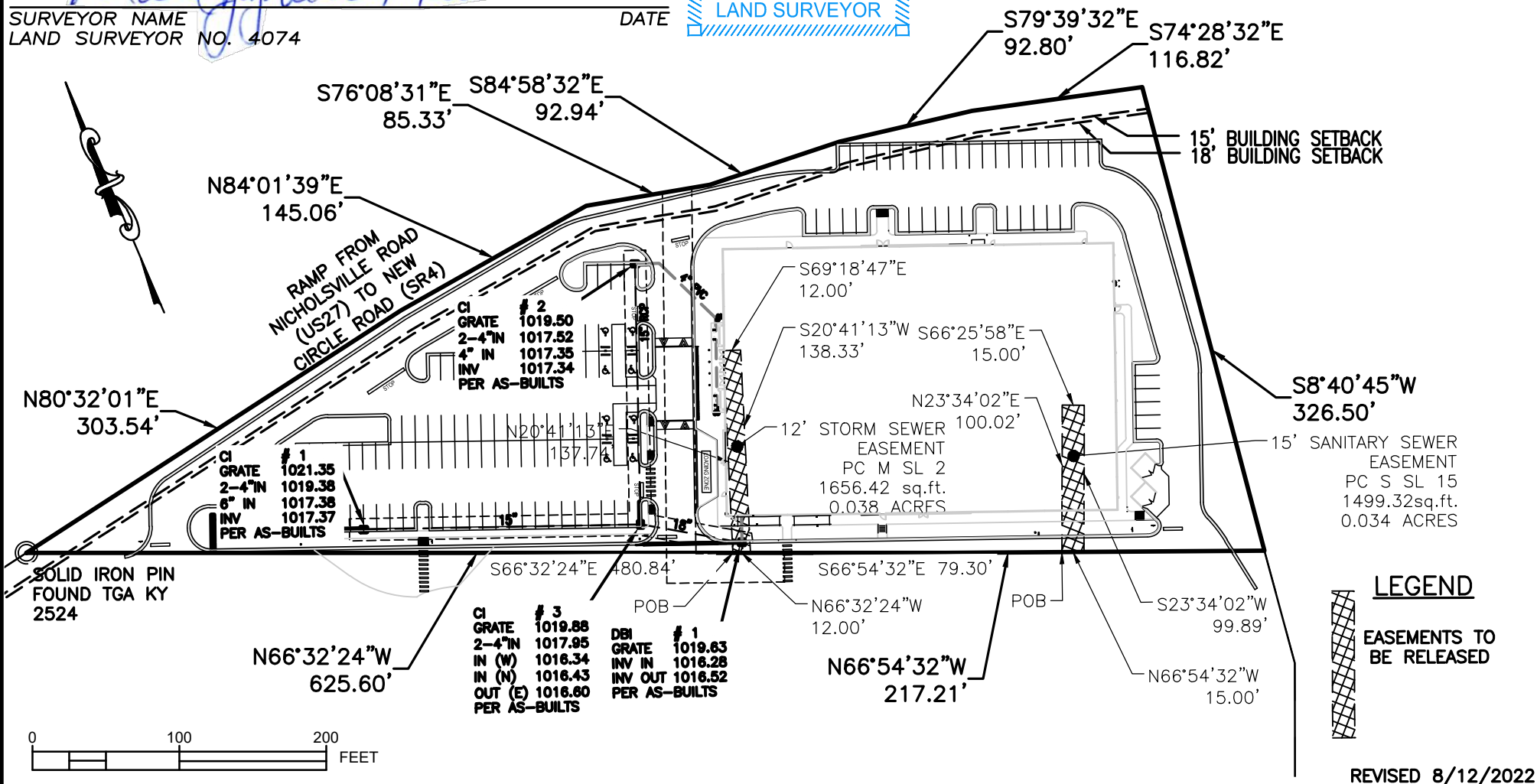
WOOLPERT, INC.

Michael Wilson 8/12/2022

SURVEYOR NAME
LAND SURVEYOR NO. 4074

DATE

STATE of KENTUCKY
MICHAEL WILSON
4074
LICENSED PROFESSIONAL LAND SURVEYOR



LEGEND
EASEMENTS TO BE RELEASED

REVISED 8/12/2022



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2nd Floor
Cincinnati, OH 45202
513.272.8300
FAX: 937.461.0743

**SOUTH PARK SHOPPING CENTER
RELEASE OF EASEMENTS EXHIBIT
STORM/SANITARY SEWER EASEMENTS
CITY OF LEXINGTON, FAYETTE COUNTY KY**

PROJECT NO.
82091
DATE 8/12/22
DR. MJW
SHT. # 3 OF 3