

EXHIBIT A

Existing Drive Panhandle

A strip of land lying in the Northeast Quarter (NE¹/₄) of Section Eighteen (18), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the southeast corner of said Northeast Quarter (NE¹/₄);

THENCE North 89°26'42" West, along the south line of said Northeast Quarter (NE¹/₄), a distance of 2,175.46 feet;

THENCE North 45°35'53" East a distance of 398.46 feet to a point on the westerly right of way line of Highland Park Boulevard and a point on a curve;

THENCE Northwestwardly along said right of way line on a non tangent curve to the right having a radius of 2,848.55 feet (said curve subtended by a chord which bears North 42°07'42" West a distance of 283.18 feet) for an arc distance of 283.28 feet to the end of said curve, said point being the POINT OF BEGINNING;

THENCE South 61°11'58" West a distance of 25.50 feet to a point of curvature;

THENCE Southerly along a curve to the left having a radius of 9.47 feet (said curve subtended by a chord which bears South 17°08'37" West a distance of 10.38 feet) for an arc distance of 10.99 feet;

THENCE South 61°28'50" West a distance of 30.80 feet to a point on a curve;

THENCE Westerly along a non tangent curve to the left having a radius of 5.74 feet (said curve subtended by a chord which bears North 70°32'04" West a distance of 9.01 feet) for an arc distance of 10.36 feet;

THENCE South 60°53'24" West a distance of 107.52 feet;

THENCE North 29°06'38" West a distance of 40.16 feet;

THENCE North 60°55'55" East a distance of 63.06 feet to a point of curvature;

THENCE Northerly along a curve to the left having a radius of 8.98 feet (said curve subtended by a chord which bears North 14°30'40" East a distance of 12.69 feet) for an arc distance of 14.52 feet;

THENCE North 82°09'06" East a distance of 28.23 feet to a point on a curve;

THENCE Easterly along a non tangent curve to the left having a radius of 8.58 feet (said curve subtended by a chord which bears South 70°17'05" East a distance of 11.83 feet) for an arc distance of 12.78 feet;

THENCE North 60°52'56" East a distance of 39.98 feet to a point of curvature;

THENCE Northeasterly along a curve to the left having a radius of 11.77 feet (said curve subtended by a chord which bears North 38°08'11" East a distance of 4.54 feet) for an arc distance of 4.57 feet to a point on a curve;

THENCE Southeasterly along a non tangent curve to the left having a radius of 2,849.55 feet (said curve subtended by a chord which bears South 38°51'05" East a distance of 42.58 feet) for an arc distance of 42.58 feet to the POINT OF BEGINNING.

Said described strip of land contains an area of 7,484 square feet or 0.1718 acres, more or less.

The bearing of North 89°28'42" West, along the south line of the Northeast Quarter of Section 18, Township 13 North, Range 3 West of the Indian Meridian as described in CORRECTED QUIT CLAIM DEED recorded in Book 13277, Page 1495 was used as the basis of bearing for this legal description.

WHEN RECORDED MAIL TO:

~~Return to:~~
Stewart Title of Oklahoma, Inc.
701 N. Broadway, Ste. 300
Oklahoma City, OK 73102
File # 447417

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

ACCESS EASEMENT

WHEREAS, FNB Community Bank is the owner of the real property more particularly described as Tract 1 attached hereto ("Tract 1"); and

WHEREAS, BBN HOTEL INVESTMENTS LLC is the owner of the real property more particularly described as Tract 2 attached hereto ("Tract 2"); and

WHEREAS, FNB Community Bank is the owner of the real property more particularly described as Tract 3 attached hereto ("Tract 3"); and

WHEREAS, an existing private access drive, which provides direct access to Highland Park Boulevard, is located on Tract 2 ("Existing Drive Panhandle"), and more particularly described in Exhibit A attached hereto.

THEREFORE, BBN HOTEL INVESTMENTS LLC hereby grants and conveys a perpetual, non-exclusive, mutual access easement in favor of the owners, successors and assigns of Tract 1 and Tract 3, over and across the Existing Drive Panhandle located on Tract 2 and grants limited rights and privileges to access and to free movement through and over the Existing Drive Panhandle. Such grant of easement shall be limited to the owners, tenants, customers, and guests of the owners of Tract 1 and Tract 3. Such grant of easement shall in no manner unduly impair, abridge or destroy the mutual rights and privileges to access and to free movement of the owners, successors and assigns of Tract 2.

FURTHER, the owners of Tract 1, Tract 2 (said owner of Tract 2 hereinafter, the "Servient Owner"), and Tract 3 (each an "Owner") shall equally share the costs and expenses of the repair and maintenance of the Existing Drive Panhandle. The Servient Owner shall be solely responsible for determining the necessity of repairs and maintenance and for initiating the same, provided that no Owner shall be required to pay for any improvements to the Existing Drive Panhandle other than repair or replacement, if needed, to the Existing Drive Panhandle to restore it to its original condition. The Owners shall deliver payment to the Servient Owner for their share of the repairs and maintenance provided for herein within fifteen (15) days of receiving an itemized invoice for any work or portion of work performed on the Existing Drive Panhandle.

Approved and Executed this 20th day of December, 2020.

BBN HOTEL INVESTMENTS LLC, an
Oklahoma limited liability company

By: McBee
Name: Mark Beckett
Title: Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
) SS:
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this 20th day of December, 2020, by Mark Beckett, as manager of BBN Hotel Investments LLC, an Oklahoma limited liability company.

Penny L. Nelson
Notary Public

My Commission Expires:

My Commission Number:

(SEAL)

