

Easement Agreement

This Letter of Understanding is made and entered into this 21st day of March, 2019 by and between KNHH, LLC, a North Carolina limited liability company; Ronnie Gaines and wife, Merle Gaines, and Tommie Brooks and wife, Margie Brooks.

KNHH, LLC ("KNHH") is the owner of real property located at Hillside Dairy Road, Pittsboro, NC also known as Parcel 12236, Chatham County, North Carolina; and

Ronnie and Merle Gaines ("Gaines") are the owners of real property located at 1260 Hillside Dairy Road, Pittsboro, NC also known as Parcel 12234, Chatham County, North Carolina; and

Tommie and Margie Brooks ("Brooks") are owners of real property located at 0 Hillside Dairy Road, Pittsboro, NC, also known as Parcel 71716, Chatham County, North Carolina.

The parties hereby agree that KNHH shall be permitted to improve the existing farm road (the "Road") that currently traverses all three of the aforementioned properties (the "Properties").

KNHH shall regrade the Road, correct any rutting, and create an access driveway of a minimum of 15 feet wide with gravel with a maximum depth of 3 total inches of #57 washed stone, at the sole cost and expense of KNHH. The length of the improvement shall be no more than 600 ft from the edge of the existing pavement of Hillside Dairy Rd in Pittsboro.

KNHH shall be permitted to use the Road for the benefit of Triangle Cricket League, a 501c3 charitable organization organized for the purpose of cricket leagues.

Triangle Cricket League shall be permitted to use the Road for the purpose of access to Parcel 12236, on weekends between March 15 – October 30 each year, and for the purpose of maintenance throughout the year, ~~in perpetuity.~~ *as long as used as cricket field - CW, MA*

Gaines shall be permitted to use the Road for the purposes of ingress and egress without limitation, in perpetuity.

Brooks shall be permitted to use the Road for the purpose of performing fence repairs and maintenance, if needed, on Parcel 71716, in perpetuity.

In the event the current rezoning application is approved by the County, a formal easement agreement shall then be executed among the parties and recorded in order to make this agreement legal.

KNHH, LLC

By: Kris Vishwanathan, managing member

Tommie Brooks
Tommie Brooks

Margie Brooks

Ronnie Gaines
Ronnie Gaines

Merle Gaines
Merle Gaines