

BURNS, DAY & PRESNELL, P. A.

ATTORNEYS AT LAW
2626 GLENWOOD AVENUE, SUITE 560
RALEIGH, NORTH CAROLINA 27608

KENDRA K. BADER
JAMES M. DAY
DANIEL C. HIGGINS
ANDREA L. HINSHAW
GREG L. HINSHAW
EMILY D. IVERSON
JULIA Y. KIRKPATRICK
JAMES J. MILLS

LACY M. PRESNELL III - *RETIRED*
F. KENT BURNS (1929 – 2022)

MAILING ADDRESS:
POST OFFICE BOX 10867
RALEIGH, NORTH CAROLINA 27605

TELEPHONE (919) 782-1441
FACSIMILE (919) 782-2311
www.burnsdaypresnell.com

January 3, 2024

Ms. A. Shonta Dunston
Chief Clerk
North Carolina Utilities Commission
430 N. Salisbury Street
Raleigh, North Carolina

Re: Transfer of Total Environmental Solutions, Inc. (“TESI”) to Red Bird Utility Operating
Company, LLC (“Red Bird”)
Docket Nos.: W-1328, Sub 10 and W-1146, Sub 13

Dear Ms. Dunston:

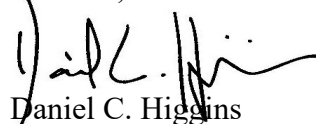
Pursuant to the Commission’s recent Orders in these dockets, on behalf of Red Bird I file the enclosed warranty deed showing Red Bird’s ownership of the required easements and all interest in land it has obtained in connection with the operation and maintenance of the TESI water and sewer utility systems.

Please contact me if you or the Commission have any questions regarding this filing.

With best regards, we remain

Sincerely yours,

BURNS, DAY & PRESNELL, P.A.



Daniel C. Higgins

Email: dhiggins@bdppa.com

cc: Public Staff
Counsel for TESI

OFFICIAL COPY

Jan 03 2024

Counsel for Lake Royale POA

Docket Nos.: W-1328, Sub 10 and W-1146, Sub 13

OFFICIAL COPY

Jan 03 2024

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$615.00
Parcel ID:	028912, 025695, 025755 and 025793
Mail/Box to:	Black Slaughter & Black, PA d/b/a Law Firm Carolinas, 3623 N Elm St., Suite 200, Greensboro, NC 27455
Prepared by:	Jonathan S. Raymer, Black Slaughter & Black, PA d/b/a Law Firm Carolinas, 3623 N Elm St., Suite 200, Greensboro, NC 27455, DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.
Brief description for the index:	Multiple Tracts, Lake Royale Subdivision

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 27th day of December, 2023, by and between:

GRANTOR	GRANTEE
Total Environmental Solutions, Inc., a LA corporation PO Box 14059 Baton Rouge, LA 70898	Red Bird Utility Operating Company, LLC, a NC limited liability company 1630 Des Peres Road Saint Louis, MO 63131

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Louisburg, Franklin County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1197, Page 597 and Book 1236, Page 946.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

Maps showing the Property are listed in Exhibit "A".

1 of 6

NC Bar Association Real Property Section Form No. 6 © Revised 02/2021
Printed by Agreement with the NC Bar Association

Submitted electronically by "Black, Slaughter & Black, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN ADDITION, this conveyance is made in "AS IS" condition without any warranty of fitness or condition, and including against any hidden defects, and by accepting this conveyance, grantee waives and renounces any such warranties, express or implied.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Total Environmental Solutions, Inc., a LA corporation

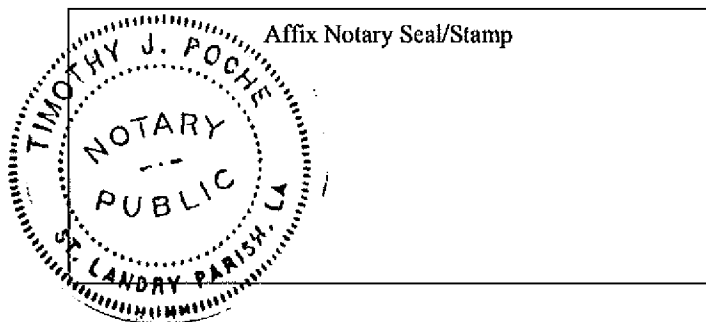
By: Wayne Owens

Name: Wayne Owens

Title: CEO

STATE OF Louisiana ^{Parish}, COUNTY OF East Baton Rouge

I, Timothy Poche ^{parish}, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 27th day of December, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Wayne Owens as CEO of Total Environmental Solutions, Inc.



Timothy Poche

Notary Public (Official Signature)

My commission expires: at death

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1

Parcel No. 028912

All of that certain 8.695 acre tract of land lying and being in Cypress Creel Township, Franklin County, North Carolina, as shown on that plat certain of Bobbitt Surveying, P.A., dated December 10, 1992, and revised April 20, 1994, and recorded in Plat Record File C-3-1994-165 in the office of the Register of Deeds of Franklin County.

The above being further surveyed and described as:

Being all that piece, parcel, and tract of land with no address assigned on Pony Express Cove, being PIN 2830-91-2589, located in Franklin County, North Carolina, containing approximately 8.696 acres, and being more particularly described as follows:

To locate the POINT OF BEGINNING, commence at a one-half inch rebar set with OPUS solution on January 20, 2022 (N:801474.09 E:2239697.94), and run North 55°12'55" East, 160.55 feet to a one-half inch open top iron pin found at a common property corner of Total Environmental Solutions Inc (now or formerly) PIN 2830-91-2589 described in Deed Book 1236, Page 946, Franklin County Public Registry and Lake Royale Property Owners (now or formerly) PIN 2840-01-1734 described in Deed Book 1077, Page 545, Franklin County Public Registry, and being the point of beginning of the tract of land herein described; thence from said POINT OF BEGINNING with the common property line of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly) PIN 2840-01-1734 the following two (2) courses and distances: (1) South 63°04'31" West, 281.95 feet to a point; and (2) South 49°27'08" West, 35.12 feet to a point on the northern right-of-way line of Sagamore Drive; thence leaving the common property line of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly) PIN 2840-01-1734, and with the northern right-of-way line of Sagamore Drive the following five (5) courses and distances: (1) along a curve to the left, having a radius of 234.89 feet, a chord bearing of South 68°36'34" West, and a chord distance of 161.48 feet an arc length of 164.85 feet to a point; (2) South 48°30'14" West, 7.28 feet to a point; (3) along a curve to the right, having a radius of 141.02 feet, a chord bearing of South 78°49'18" West, and a chord distance of 142.37 feet, an arc length of 149.24 feet to a point; (4) North 70°51'38" West, 218.68 feet; and (5) along a curve to the right, having a radius of 505.07 feet, a chord bearing of North 69°00'50" West, and a chord distance of 33.98 feet, an arc length of 33.99 feet to a one-half inch rebar set at a common property corner of Total Environmental Solutions Inc (now or formerly) and W J M LLC (now or formerly) PIN 2830-91-0512 described in Deed Book 1767, Page 796, Franklin County Public Registry; thence leaving the northern right-of-way line of Sagamore Drive, and with the common property lines of Total Environmental Solutions Inc (now or formerly) and W J M LLC (now or formerly) the following two (2) courses and distances: (1) North 23°44'12" East, 166.08 feet to a one-half inch rebar set; and (2) North 66°05'26" West, 71.10 feet to a one-half inch rebar set at a common property corner of Total Environmental Solutions Inc (now or formerly), W J M LLC (now or formerly), and Ronald W. Prokopowicz (now or formerly) PIN 2830-81-9668 described in Deed Book 1498, Page 292, Franklin County Public Registry; thence leaving the common property lines of Total Environmental Solutions Inc (now or formerly) and W J M LLC (now or formerly), and with the common property line of Total Environmental Solutions Inc (now or formerly) and Ronald W. Prokopowicz (now or formerly), North 03°54'02" East, 150.40 feet to a one-half inch rebar set on the southern right-of-way line of Pony Express Cove; thence leaving the common property line of Total Environmental Solutions Inc (now or formerly) and Ronald W. Prokopowicz (now or formerly), and with the western property line of Total Environmental Solutions Inc (now or formerly) and crossing Pony Express Cove, North 03°59'51" East, 60.05 feet to a one-half inch rebar set on the northern right-of-way line of Pony Express Cove; thence leaving the western property line of Total Environmental Solutions Inc (now or formerly), and with the northern right-of-way line of Pony Express Cove the following two (2) courses and distances: (1) North 86°05'46" West, 17.99 feet to a one-half inch rebar set; and (2) along a curve to the left, having a radius of 671.63 feet, a chord bearing of North 86°31'51" West, and a chord distance of 10.19 feet, an arc length of 10.19 feet to a one-half inch rebar set at a common property corner of Total Environmental Solutions Inc (now or formerly) and William A. Lomas (now or formerly) PIN 2830-81-9974 described in Deed Book 1897, Page 26, Franklin County Public Registry; thence leaving the northern right-of-way line of Pony Express Cove, and with the common property line of Total Environmental Solutions Inc (now or formerly) and William A. Lomas (now or formerly), North 03°02'05" East, 238.62 feet to a one-half inch rebar found

at a common property corner of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly) PIN 2830-78-6230 described in Deed Book 2201, Page 980, Franklin County Public Registry; thence leaving the common property line of Total Environmental Solutions Inc (now or formerly) and William A. Lomas (now or formerly), and with the common property lines of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly) PIN 2830-78-6230 the following two (2) courses and distances: (1) South 78°14'08" East, 159.93 feet to a one-half inch open top iron pin found; and (2) North 83°40'47" East, 91.54 feet to a one-half inch open top iron pin found at a common property corner of Total Environmental Solutions Inc (now or formerly), Lake Royale Property Owners (now or formerly) PIN 2830-78-6230, and Lake Royale Property Owners (now or formerly) PIN 2840-01-1734; thence leaving the common property lines of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly) PIN 2830-78-6230, and with the common property lines of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly) PIN 2840-01-1734 the following three (3) courses and distances: (1) South 02°36'24" East, 132.86 feet to a one-half inch rebar set; (2) South 77°08'32" East, 584.45 feet to a one-half inch open top iron pin found; and (3) South 03°44'57" West, 188.07 feet to the point of beginning as shown on a survey by Christopher F. Jordan, PLS #L-4956 dated December 20, 2023.

TRACT 2

Parcel No. 025695

Being all of Lot 194-B of Lake Royale Subdivision, formerly known as Lake Sagamore Subdivision, as shown on plat of Bobbitt Surveying, P.A., Registered Land Surveyors, dated December 18, 1992, and being entitled "Property of Lake Royale Corporation, Survey for Riviera Utilities of N.C. Site #1, copy of said plat being recorded in C-3-1994-46, in the office of the Register of Deeds of Franklin County, North Carolina, reference to which is made for a more particular and accurate description; the herein described parcel being the eastern portion of Lot 194 of Lake Royale Subdivision, formerly known as Lake Sagamore Subdivision, as shown on plat recorded in Plat Book 12, Page 10, in the office of the Register of Deeds of Franklin County, North Carolina. Subject to right-of-ways and easements as shown on said plat.

The above being further surveyed and described as:

Being all that piece, parcel, and tract of land with an address of 112 Chippewa Drive, being PIN 2830-55-9261, located in Franklin County, North Carolina, containing approximately 2.506 acres, and being more particularly described as follows:

To locate the POINT OF BEGINNING, commence at a five-eighths inch rebar set with OPUS solution on January 21, 2022 (N:806224.55 E:2236933.77), and run South 48°54'38" West, 1180.79 feet to a three-quarter inch open top iron pin found (N:805448.53 E:2236043.88) at a common property corner of Total Environmental Solutions Inc (now or formerly) PIN 2830-55-9261 described in Deed Book 1197, Page 597, Franklin County Public Registry, James R. Huskins (now or formerly) PIN 2830-65-0660 described in Deed Book 1955, Page 107, Franklin County Public Registry, Robert L. Brown (now or formerly) PIN 2830-65-1457 described in Deed Book 2202, Page 1831, Franklin County Public Registry, and Good Properties LLC (now or formerly) PIN 2830-65-1337 described in Deed Book 2280, Page 510, Franklin County Public Registry, and being the point of beginning of the tract of land herein described; thence from said **POINT OF BEGINNING** with the common property line of Total Environmental Solutions Inc (now or formerly) and Good Properties LLC (now or formerly), South 02°04'48" West, 139.36 feet to a one-half inch open top iron pin found at a common property corner of Total Environmental Solutions Inc (now or formerly), Good Properties LLC (now or formerly), and 4 Ever Homes Construction LLC (now or formerly) PIN 2830-65-1248 described in Deed Book 2207, Page 1381, Franklin County Public Registry; thence leaving the common property line of Total Environmental Solutions Inc (now or formerly) and Good Properties LLC (now or formerly), and with the eastern property line of Total Environmental Solutions Inc (now or formerly), South 11°09'39" East, 348.01 feet to a three-quarter inch open top iron pin found at a common property corner of Total Environmental Solutions Inc (now or formerly), 1st Choice Homes LLC (now or formerly) PIN 2830-65-1091 described in Deed Book 2231, Page 1485, Franklin County Public Registry, and William K. Schmitt (now or formerly) PIN 2830-64-1836 described in Deed Book 1539, Page 34, Franklin County Public Registry; thence leaving the eastern property line of Total Environmental Solutions Inc (now or formerly), and with the common property line of Total Environmental Solutions Inc (now or formerly) and William K. Schmitt (now or formerly), South 77°07'02" West,

26.06 feet to a five-eighths inch rebar found at a common property corner of Total Environmental Solutions Inc (now or formerly) and William K. Schmitt (now or formerly); thence leaving the common property line of Total Environmental Solutions Inc (now or formerly) and William K. Schmitt (now or formerly), and with the southern property line of Total Environmental Solutions Inc (now or formerly), South $76^{\circ}37'24''$ West, 200.04 feet to a one-half inch rebar found at a common property corner of Total Environmental Solutions Inc (now or formerly), Rosendo V. Bryden (now or formerly) PIN 2830-54-9884 shown as Lot 191 in Map Book 12, Page 10, Franklin County Public Registry, Wills Eunice Jones (now or formerly) PIN 2830-54-8834 described in Deed Book 1527, Page 197, Franklin County Public Registry, and Lake Royale Property Owners (now or formerly) PIN 2830-55-7186 described in Deed Book 991, Page 405, Franklin County Public Registry; thence leaving the southern property line of Total Environmental Solutions Inc (now or formerly), and with the common property line of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly), North $04^{\circ}23'31''$ West, 478.59 feet to a one-half inch rebar found at a common property corner of Total Environmental Solutions Inc (now or formerly), Lake Royale Property Owners (now or formerly), and Daniel G. Cutlip (now or formerly) PIN 2830-55-8448 described in Deed Book 1380, Page 827, Franklin County Public Registry; thence leaving the common property line of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly), and with the common property lines of Total Environmental Solutions Inc (now or formerly) and Daniel G. Cutlip (now or formerly) the following two (2) courses and distances: (1) North $85^{\circ}12'05''$ East, 111.85 feet to a one-half inch rebar set; and (2) North $18^{\circ}09'11''$ West, 216.37 feet to a five-eighths inch rebar found on the southern right-of-way line of Chippewa Drive; thence leaving the common property lines of Total Environmental Solutions Inc (now or formerly) and Daniel G. Cutlip (now or formerly), and with the southern right-of-way line of Chippewa Drive, along a curve to the left, having a radius of 215.11 feet, a chord bearing of North $65^{\circ}08'31''$ East, and a chord distance of 48.09 feet, an arc length of 48.19 feet to a one-half inch open top iron pin found at a common property corner of Total Environmental Solutions Inc (now or formerly) and James R. Huskins (now or formerly); thence leaving the southern right-of-way line of Chippewa Drive, and with the common property line of Total Environmental Solutions Inc (now or formerly) and James R. Huskins (now or formerly), South $30^{\circ}43'05''$ East, 208.87 feet to the point of beginning as shown on a survey by Christopher F. Jordan, PLS #L-4956 dated December 20, 2023.

TRACT 3

Parcel No. 025755

All of Lot 2411 as shown on plat thereof recorded in Plat Record File 1, Slide 104 in the Franklin County Registry.

The above being further surveyed and described as:

Being all that piece, parcel, and tract of land with an address of 150 Sequoia Drive, being PIN 2840-08-6572, located in Franklin County, North Carolina, containing approximately 0.346 acres, and being more particularly described as follows:

To locate the POINT OF BEGINNING, commence at a one-half inch rebar set with OPUS solution on January 22, 2022 (N:809148.63 E:2240493.48), and run South $24^{\circ}55'34''$ East, 679.22 feet to a one-half inch iron bar found (N:808532.72 E:2240779.72) at a common property corner of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-6572 described in Deed Book 1197, Page 597, Franklin County Public Registry, Lake Royale Property Owners (now or formerly) PIN 2840-26-1264 shown as Greenway in Plat Record File 1, Slide 104, Franklin County Public Registry, Dorothy Corpening (now or formerly) PIN 2840-08-6661 described in Deed Book 1176, Page 211, Franklin County Public Registry, and 1st Choice Homes LLC (now or formerly) PIN 2840-08-7636 described in Deed Book 2231, Page 1485, Franklin County Public Registry, and being the point of beginning of the tract of land herein described; thence from said **POINT OF BEGINNING** with the common property line of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly) PIN 2840-26-1264, South $00^{\circ}10'29''$ West, 50.69 feet to a one-half inch rebar set at a common property corner of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly) PIN 2840-08-6480 described in Deed Book 1997, Page 22, Franklin County Public Registry; thence leaving the common property line of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly) PIN 2840-26-1264, and with the common property line of Total Environmental Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly) PIN 2840-08-6480, North $89^{\circ}49'34''$ West, 200.01 feet to a one-half inch rebar set on the eastern right-of-way line of Sequoia Drive; thence leaving the common property line of Total Environmental

Solutions Inc (now or formerly) and Lake Royale Property Owners (now or formerly) PIN 2840-08-6480, and with the eastern right-of-way line of Sequoia Drive, North 00°10'26" East, 100.01 feet to a one-half inch rebar set at a common property corner of Total Environmental Solutions Inc (now or formerly) and Dorothy Corpening (now or formerly); thence leaving the eastern right-of-way line of Sequoia Drive, and with the common property line of Total Environmental Solutions Inc (now or formerly) and Dorothy Corpening (now or formerly), South 75°58'33" East, 206.00 feet to the point of beginning as shown on a survey by Christopher F. Jordan, PLS #L-4956 dated December 20, 2023.

TRACT 4

Parcel No. 025793

Being all of Lot 3061 of Lake Royale Subdivision as shown on plat thereof recorded in Plat Record File 1, Slide 180-A, Franklin County Registry.

The above being further surveyed and described as:

Being all that piece, parcel, and tract of land with an address of 103 Wounded Knee Drive, being PIN 2840-08-9318, located in Franklin County, North Carolina, containing approximately 1.617 acres, and being more particularly described as follows:

To locate the POINT OF BEGINNING, commence at a one-half inch rebar set with OPUS solution on January 22, 2022 (N:809148.63 E:2240493.48), and run South 24°55'34" East, 679.22 feet to a one-half inch iron bar found (N:808532.72 E:2240779.72) at a common property corner of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-6572 described in Deed Book 1197, Page 597, Franklin County Public Registry, Lake Royale Property Owners (now or formerly) PIN 2840-26-1264 shown as Greenway in Plat Record File 1, Slide 104, Franklin County Public Registry, Dorothy Corpening (now or formerly) PIN 2840-08-6661 described in Deed Book 1176, Page 211, Franklin County Public Registry, and 1st Choice Homes LLC (now or formerly) PIN 2840-08-7636 described in Deed Book 2231, Page 1485, Franklin County Public Registry; thence South 47°43'14" East, 11.26 feet to a one-half inch iron bar found at a common property corner of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318 described in Deed Book 1197, Page 597, Franklin County Public Registry and Lake Royale Property Owners (now or formerly), and being the point of beginning of the tract of land herein described; thence from said **POINT OF BEGINNING** with the common property line of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318 and Lake Royale Property Owners (now or formerly), South 89°24'52" East, 248.21 feet to a one-half inch rebar set at a common property corner of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318, Roy C. Beard (now or formerly) PIN 2840-18-2405 described in Deed Book 1886, Page 427, Franklin County Public Registry, and Jose Neftaly Gonzalez Rivas (now or formerly) PIN 2840-18-1327 described in Deed Book 2153, Page 923, Franklin County Public Registry; thence leaving the common property line of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318 and Lake Royale Property Owners (now or formerly), and with the common property line of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318 and Jose Neftaly Gonzalez Rivas (now or formerly), South 00°10'25" West, 170.01 feet to a one-half inch rebar set at a common property corner of Jose Neftaly Gonzalez Rivas (now or formerly) and 1st Choice Homes LLC (now or formerly) PIN 2840-18-1235 described in Deed Book 2231, Page 1470, Franklin County Public Registry; thence leaving the common property line of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318 and Jose Neftaly Gonzalez Rivas (now or formerly), and with the common property line of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318 and 1st Choice Homes LLC (now or formerly) PIN 2840-18-1235, South 00°10'25" West, 142.40 feet to a one-half inch rebar set at a common property corner of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318, 1st Choice Homes LLC (now or formerly) PIN 2840-18-1235, Michael F. Gerbos (now or formerly) PIN 2840-18-1069 described in Deed Book 1787, Page 251, Franklin County Public Registry, and Pedro Vences (now or formerly) PIN 2840-08-9148 described in Deed Book 1498, Page 562, Franklin County Public Registry; thence leaving the common property line of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318 and 1st Choice Homes LLC (now or formerly) PIN 2840-18-1235, and with the common property line of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318 and Pedro Vences (now or formerly), North 75°36'11" West, 192.20 feet to a one-half inch rebar found on the northeastern right-of-way line of Wounded Knee Drive; thence leaving the common property line of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318 and Pedro Vences (now or formerly), and with the northern right-of-way line of Wounded Knee Drive, South 89°50'51"

West, 61.90 feet to a one-half inch rebar set at a common property corner of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318 and Lake Royale Property Owners (now or formerly); thence leaving the northern right-of-way line of Wounded Knee Drive, and with the common property line of Total Environmental Solutions Inc (now or formerly) PIN 2840-08-9318 and Lake Royale Property Owners (now or formerly), North $00^{\circ}10'25''$ East, 267.32 feet to the point of beginning as shown on a survey by Christopher F. Jordan, PLS #L-4956 dated December 20, 2023.