

EASEMENT APPLICATION FORM

Date: _____

Information - Applicant

Company Name

Contact Name

Mailing Address

Phone Number

Email

Information - Applicant's Project

Project Name and General Description (E.g., 8-acre commercial development, 180-unit single-family development, etc.)

Project Location – Street/Intersection Name, City, State

General Description of Easement(s) Being Requested

Notes to Applicant:

1. This application must be completed, signed, and dated by the Applicant, and submitted with as many of the supporting documents as applicable/relevant to our review (a list of suggested documents is attached hereto as Exhibit "A") – additional documents may be required during the course Redwood's review of the easement request.
2. This request must be submitted together with a check in the amount of \$500.00, payable to Redwood Living, Inc. ("Application Fee"). The Application Fee is nonrefundable, regardless of whether the easement is approved or not.
3. The nature of the easement request and any relevant mortgage review requirements will determine the timing and cost of the easement request. Redwood makes no representations, warranties or guarantees regarding the approval, timing and/or cost of any easement request, but generally the cost is \$5,000-\$10,000 and a full review takes 3-6 months. Each request is reviewed and approved or denied on a case-by-case basis.
4. Applicant is responsible for the payment of all costs and fees in connection with the review of the easement request, including internal legal review, external legal review, lender legal review, lender consent fees, recording fees, etc. ("Total Costs"). The Application Fee will be applicable to all Total Costs. With respect to any external fees, Applicant may be required, at the discretion of Redwood, to pay certain fees directly rather than reimbursing Redwood, and all fees paid shall be non-refundable to Applicant. All final documents will be held pending receipt of all final outstanding costs incurred, and upon receipt of final payment, documents will be recorded by Redwood and a recorded copy will be provided to Applicant.

APPLICANT SHALL SUBMIT DOCUMENTATION AND PAYMENT AS FOLLOWS:

- Electronic copies of the completed application, together with all supporting documents, shall be emailed to Easements@ByRedwood.com.

AND

- Hard copies of the completed application and all supporting documents, as well as a check for the \$500.00 Application Fee (payable to Redwood Living, Inc.) shall be sent to the following address:

Redwood Living, Inc.
Attn: Legal Department
7007 E. Pleasant Valley Road
Independence, OH 44131

****YOUR REQUEST WILL NOT BE PROCESSED UNTIL HARD COPIES AND PAYMENT ARE RECEIVED****

(Approvals are at Redwood's sole discretion and are subject to Lender Consent, which is beyond Redwood's control.)

By my signature below, I agree to the terms, conditions and other requirements set forth in this Application (including, without limitation, the "Notes to Applicant"). I also agree that the information provided in this application and the attachments submitted herewith are accurate and complete. I understand that any incomplete application may delay commencement of, processing of, or invalidate the Application and any subsequent approval. I understand and agree that the Review Fee (and any fees paid directly to external parties, such as a lender review fee) are non-refundable. I understand that Applicant is responsible for payment of all Total Costs, and final documents will not be recorded until final payment of Total Costs is received. I further agree that I understand that Redwood makes no representations, warranties or guarantees regarding the approval, timing and/or cost of any easement request.

Signature of Applicant

Date

EXHIBIT A

SUPPORTING DOCUMENTS FOR APPLICATION

1. A letter requesting and describing the project/proposed easement, along with the estimated start and end date of construction.
2. Site plan showing proposed easement location and access needed along with work taking place on Redwood's property.
3. Detailed scope of work to be completed with estimated construction schedule, working hours, type of equipment that will be utilized during construction along with stored materials/equipment locations.
4. List of Authorities having jurisdiction along with a timeline for submittals/approvals.
5. Restoration plan.