



5656 W. Talavi Boulevard
Glendale, AZ 85306
epcor.com

August 12, 2025

VIA EMAIL TO: gordon@tunagroupus.com

MFA 2023-RTL2 Trust
c/o Evan Schneider ("**Applicant**"):
7617 E Thunderbird Road
Scottsdale, AZ. 85260

RE: Request for Approval of the Abandonment of the 25' Future Public Roadway Easement located across the parcel commonly known as 7617 E Thunderbird Road, Scottsdale, AZ (APN: 175-03-131). ("Property")

Dear MFA 2023-RTL2 Trust c/o Evan Schneider ("**Applicant**"):

EPCOR USA, INC., and its subsidiaries ("**EPCOR**"), has or has no objections to your request for abandonment of the existing 25' Future Public Roadway Easement running along the Northern Boundary ("**Abandonment Area**") of the Property.

It is the intent and understanding of EPCOR that this abandonment shall not reduce our rights to any other existing easement or rights we have on this Property or in this area.

This abandonment request is being submitted with the stipulation that if EPCOR facilities are found and/or damaged within the Abandonment Area, the Applicant will bear the cost of relocation and repair of said facilities.

Should you have any further questions or concerns, please contact me directly.

Sincerely,

Todd Vesledahl

Todd Vesledahl
Real Estate Specialist
Legal Department
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CC: Gregory Stein Esq., Legal Counsel via email to GStein@epcor.com