

**Fidelity National Title Insurance Company**  
**Commitment No. 16-54098**  
**Dated September 7, 2016**  
**SURVEY DESCRIPTION**

**EXHIBIT A**

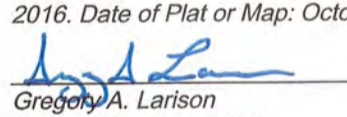
LEGAL DESCRIPTION  
 Group Number: 5218  
 PIDN: 047-00-08-022-02  
 Commonly known as 1341 Aviation Boulevard, Helton, KY 41048  
 BEING all of Lot 22B of Resubdivision of Lot 22, Airpark International, Section 20, as same appears in Plat Cabinet 5, Page 696 of the Boone County Clerk's records at Burlington, Kentucky.  
 Being a part of the property acquired by AIRPARK INTERNATIONAL II, LLC, a Kentucky limited liability company, by Deed dated February 4, 2011, of record in Deed Book 989, Page 96, in the Office of the Clerk of Boone County, Kentucky.


- Fidelity National Title Insurance Company**  
**Commitment No. 16-54098**  
**Dated September 7, 2016**  
**SCHEDULE B, SECTION 2 EXCEPTIONS**
14. Pipe Line Right of Way dated May 16, 1949, in favor of Mid-Valley Pipeline Company, of record in Volume Book 93, Page 105, as affected by Encroachment Agreement dated March 18, 2014, of record in Miscellaneous Book 1247, Page 602, both in the Office aforesaid. **Plotted as shown.**
  15. Grant of Easement dated November 11, 1966, in favor of The Union Light, Heat and Power Company, of record in Miscellaneous Book 39, Page 133, in the Office aforesaid. **Does not affect subject property.**
  16. Grant of Easement on Private Property dated December 2, 1969, in favor of Cincinnati and Suburban Bell, of record in Miscellaneous Book 49, Page 92, in the Office aforesaid. **Does not affect subject property.**
  17. Grant of Easement on Private Property dated July 27, 1970, in favor of Cincinnati Bell Inc., of record in Miscellaneous Book 50, Page 341, in the Office aforesaid. **Does not affect subject property.**
  18. Right of Way Option and Grant of Easement dated April 22, 1992, in favor of TE Products Pipeline Company, of record in Easement Book 29, Page 57, in the Office aforesaid. **Does not affect subject property.**
  19. Easement dated May 14, 1992, in favor of TE Products Pipeline Company, of record in Easement Book 29, Page 192, in the Office aforesaid. **Does not affect subject property.**
  20. Easement dated May 14, 1992, in favor of TE Products Pipeline Company, of record in Easement Book 29, Page 192, in the Office aforesaid. **Does not affect subject property.**
  21. Declaration of Protective Covenants Airpark International dated February 9, 1994, by Paul Hemmer and Associates, III, of record in Miscellaneous Book 436, Page 163, as affected by Memorandum of Agreement dated May 1, 1998, of record in Miscellaneous Book 704, Page 79, and modified by Modification of Protective Covenants dated October 25, 2001, of record in Miscellaneous Book 879, Page 121, all in the Office aforesaid. **Affects subject property. Cannot be plotted.**
  22. Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as provided for on the recorded Plats of record in Plat Cabinet 5, Page 212, and Plat Cabinet 5, Page 696, both in the Office aforesaid. **Plotted as shown.**
  23. Easement for Sewer dated February 5, 2002, in favor of Sanitation District No. 1, of record in Easement Book 64, Page 123, in the Office aforesaid. **Does not affect subject property.**
  24. Storm Water Detention Easement and Maintenance Agreement dated September 3, 2002, by and between Paul Hemmer and Associates, III, and Airpark Business Center II, LLC, of record in Easement Book 65, Page 16, and re-recorded in Easement Book 67, Page 367, as modified by NCS No. 16-54098 Local No. C1603854KY Issued Date 09/20/2016 Version No. 1, Side Agreement Regarding Storm Water Detention Easement and Maintenance Agreement dated July 19, 2013, of record in Miscellaneous Book 1230, Page 844, all in the Office aforesaid. **Plotted as shown.**
  25. Joint Access and Maintenance Agreement dated September 4, 2002, by and between Paul Hemmer and Associates, III and Aviation Blvd, LLC, of record in Easement Book 65, Page 325, and re-recorded in Easement Book 67, Page 376, as modified by Side Agreement Regarding Storm Water Detention Easement and Maintenance Agreement dated July 19, 2013, of record in Miscellaneous Book 1230, Page 855, all in the Office aforesaid. **Plotted as shown.**
  26. Reservations of Nonexclusive Easements recorded July 24, 2013, by Airpark International II, LLC, of record in Easement Book 77, Page 86, and in Easement Book 77, Page 92, both in the Office aforesaid. **Plotted as shown.**

**Surveyors Certification**

To: R.L.R. Investments, L.L.C. and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a)(b)(1)(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 (\$2,000,000) of Table A thereof. The field work was completed on October 12, 2016. Date of Plat or Map: October 13, 2016.

 1/10/17  
 Gregory A. Larson Date  
 Registration No.: 3357  
 Within the State of Kentucky



**Flood Zone Classification**

Said described property is located within areas having a Zone Designation of X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 21015C0110C, with an effective date of June 4, 2007, in Boone County, Commonwealth of Kentucky, which is the current Flood Insurance Rate Map for the community in which said property is situated.

- Miscellaneous Notes**
- Subject property has direct physical access to Aviation Boulevard, a publicly dedicated right-of-way.
  - The Parcel shown hereon is contiguous, and no gaps, gores or hiatus occurs between said parcel and adjoining property.
  - Table A, #16: No observed evidence of current earth moving, building construction or building additions.
  - Table A, #17: No evidence of proposed changes in right of way lines or recent street/sidewalk construction.
  - Table A, #18: No evidence of the site being used as a solid waste dump, sump or sanitary landfill.
  - Table A, #19: To my knowledge any possible wetlands have not been delineated by the appropriate authorities.

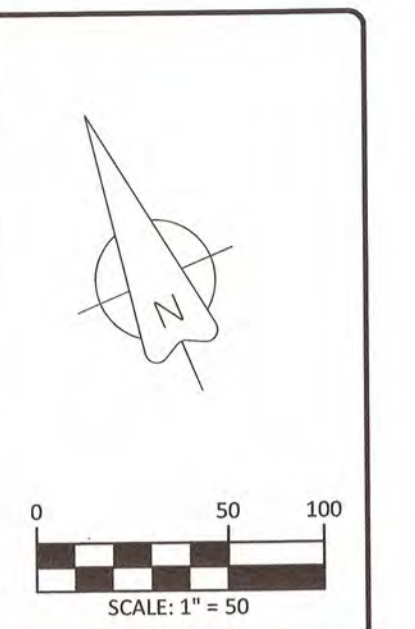
**LEGEND**

▲ EXISTING CUT NOTCH	✕ LIGHT POLE	⊙ TREE
● EXISTING 1/2" x 18" REBAR AND CAP STAMPED "1781"	⊕ FIRE HYDRANT	◇ BUSH
⊙ BOLLARD	∟ POLE	— X — FENCE LINE
■ CATCH BASIN	⊗ SANITARY MANHOLE	— T — TELEPHONE LINE
■ CATCH BASIN DOUBLE GRATE	⊙ WATER VALVE	— G — GAS LINE
■ CATCH BASIN SINGLE GRATE	⊙ GAS METER	— UE — ELECTRIC LINE
■ CATCH BASIN 2x2	⊙ WATER METER	— OU — UTILITY LINE
⊙ STORM MANHOLE	⊙ MAILBOX	— W — WATER MAIN
⊙ GAS VALVE	⊙ ELECTRIC MANHOLE	⊙ TELEPHONE MANHOLE
∟ SIGN	□ UTILITY BOX	
	⊙ UTILITY VALVE	

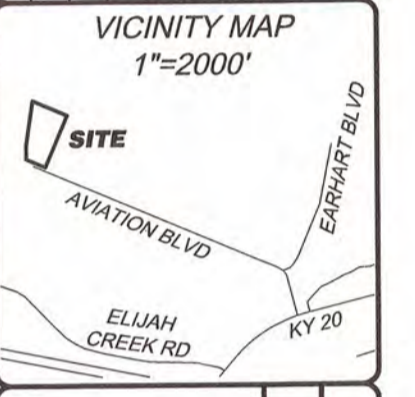
**ZONING INFORMATION**

ZONING DISTRICT	MAXIMUM INTENSITY	MINIMUM SIZE OF DISTRICT	MINIMUM LOT SIZE	MINIMUM FRONTAGE	MINIMUM HEIGHT	MAXIMUM FRONT	MINIMUM REAR	MINIMUM SIDE
I-1CD	25,000 sq. ft.	5 acres	20,000	150	50	50	30 (50)'	10 (50)'

\* When adjoining any of the following zoning districts: A-1, A-2, R CONS, RSE, RS, SR-1, SR-2, SR-3, UR-1, UR-3, MHP & RIF



Revision	Date	By	Check



**VIOX & VIOX**

Civil Engineers, Surveyors, and Landscape Architects  
 466 Erlanger Road • Erlanger, Kentucky 41018  
 Ph: (859) 727-3293 • Fax: (859) 727-8452 • www.vioxinc.com

Project No: 214512041  
 Date: 10-13-16

Check: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Approved: \_\_\_\_\_

**ALTANSPS LAND TITLE SURVEY**  
**LOT 22B, AIRPARK INTERNATIONAL**  
 BOONE COUNTY, KENTUCKY  
 Commitment No. 16-54098

SHEET:  
**1 of 1**