

VICINITY MAP

PROPERTY OWNER
WILLIAM D. J. SINGER
807 S. BROADWAY
GEORGETOWN, KY 40324
DEED BOOK 397, PAGE 592

Site Statistics
PVA #: 162-20-012.000
Zoning: Agricultural
Property Size: 44.39 Acres
Setbacks:
Front: 50 ft.
Side: 50 ft.
Rear: 50 ft.

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- Rights or claims of parties in possession not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
- Easements, or claims of easements, not shown by the Public Records.
- Any lien, or right to a lien, for services, labor, or material heretofore of hereafter furnished, imposed by law and not shown by the Public Records.
- Taxes of special assessments which are not shown as existing liens by the Public Records.
- No liability is assumed for tax increases occasioned by retroactive revaluation arising out of the change in land usage, on account of errors or omissions and changes in the valuation of the property by legally constituted authorities.
- All coal, oil, gas and other mineral rights heretofore conveyed, excepted, reserved or leased, together with all incidental rights thereto.
- Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people.
- Rights of public to use those portions of subject premises lying within the confines of public roads and highways.
- Representations of the acreage or area in the property descriptions in Schedule A, or on the survey, if any.
- Lease agreement by and between Ruth Cooper Osborne and William Singer and Marilyn Singer and the W.L. Harper Company, Dated may 15, 1962, of record in Deed Book 97, Page 278, Clerk's Office, Scott County, Kentucky. DOES NOT APPLY (Expired).
- Easement for pipeline purposes to the West Scott County Water District, of record in Deed Book 97, Page 226, Clerk's Office, Scott County, Kentucky. DOES NOT APPLY.
- Easement for water utility purposes to the Kentucky-American Water Company, of record in Deed Book 127, Page 515, Clerk's Office, Scott County, Kentucky. AS SHOWN As affected by Supplemental Agreement by and between Ruth Cooper Osborne and William S. Singer and Marilyn F. Singer, of record Deed Book 133, Page 122, Clerk's Office, Scott County Kentucky.
- Easement for pipeline to Columbia Gas of Kentucky, Inc. of record in Deed Book 156, Page 488, Clerk's Office, Scott County, Kentucky. AS SHOWN (Exception 18)
- Easement for pipeline to Columbia Gas of Kentucky, Inc. of record in Deed Book 156, Page 694, Clerk's Office, Scott County, Kentucky. AS SHOWN (Exception 18)
- Communications Systems Right-Of-Way and Easement Agreement for utility purposes to American Telephone and Telegraph Company, of record in Deed Book 177, Page 446, Clerk's Office, Scott County, Kentucky. UNDETERMINABLE.
- Easement for pipeline purposes to Columbia Gas of Kentucky, Inc. of record in Deed Book 201, Page 595, Clerk's Office, Scott County, Kentucky. AS SHOWN
- Lease Agreement by and between William S. Singer and Marilyn Singer, and U.S. Outdoor Advertising Company, dated August 24, 1994, as evidenced by Memorandum of Lease Agreement, of record in Deed Book 207, Page 592, Clerk's Office Scott County, Kentucky. DOES NOT APPLY
- Land Lease Agreement by and between William S. Singer and Marilyn Singer, and U.S. Outdoor Advertising Company, dated August 1, 1994, of record in Deed Book 209, Page 629, Clerk's Office, Scott County, Kentucky and re-recorded in Deed Book 209, Page 634, Clerk's Office, Scott County, Kentucky. DOES NOT APPLY
- Temporary Easement contained in Deed of Conveyance to the Commonwealth of Kentucky, of record in Deed Book 216, Page 443, Clerk's Office, Scott County, Kentucky. DOES NOT APPLY
- Easement for pipeline to Columbia Gas of Kentucky, Inc. of record in Deed Book 302, Page 214, Clerk's Office, Scott County, Kentucky. AS SHOWN
- Easement for pipeline to Columbia Gas of Kentucky, Inc. of record in Deed Book 309, Page 156, Clerk's Office, Scott County, Kentucky. DOES NOT APPLY
- Easement for pipeline to Columbia Gas of Kentucky, Inc. of record in Deed Book 309, Page 163, Clerk's Office, Scott County, Kentucky. DOES NOT APPLY
- COUNTY: SCOTT
YEAR: 2020
BILL NO: 18986
YEAR: 162-20-012.000
ASSESSED VALUE: \$690,000.00
TAXABLE VALUE: \$22,962.00
FACE AMOUNT: \$201.31
AMOUNT PAID: \$243.58
DATE PAID: April 14, 2021
- Taxes and assessments for the year 2021 and thereafter are a lien but are not yet due and payable. Taxes or special assessments which are not shown as existing liens by the public records. Additions of abatement, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in the valuation.

LEGEND

- - SET 1/2" IRON BAR W/ CAP "LS 3870"
- - PROPERTY CORNER FOUND AS NOTED
- ▲ - FOUND MAG NAIL
- - PROPERTY BOUNDARY
- - CONTOURS
- - PROP. ADJOINER
- - ROAD
- - BUILDING LINE
- - EASEMENTS
- X X --- - FENCE
- OE OE --- - OVERHEAD ELECTRIC
- ST ST --- - STORM
- GAS --- - GAS
- SAN --- - SANITARY
- W W --- - WATER
- S --- - SANITARY MANHOLE
- F --- - FIRE HYDRANT
- V --- - WATER VALVE
- P --- - POWER POLE
- L --- - LIGHT POLE

EXHIBIT "A"

That portion of the following described property located on the northeast side of Interstate 75, bounded on the southeast by the railroad, on the west by I-75, and on the northeast by Cherry Blossom Way Spur, containing approximately 46 acres, more or less.

Beginning at a stone corner to J.W. Osborn, thence with two of his lines S 12 1/2° W 16 3/4 poles, S 65 1/2° E 102.56 poles to a stone in the line of right-of-way of C & S R.R., thence with three lines of same N 22 1/2° E 88 1/2 poles, N 67 1/2° W 3 poles, N 22 1/2° E 72 1/2 poles to a stone in the line of said R.R. and corner to Mrs. Cannon, thence with her line and a line of Davenport N 69 1/2° W 109.18 poles to a post of fence corner to Davenport, thence with his line N 73 1/2° W 42 poles to a stone corner to J.W. Osborn, thence of his lines S 33 1/2° W 27.08 poles, S 69 1/2° E 35 1/2 poles, S 12 1/2° W 108 poles, to the beginning, containing 116 acres, 3 rods and 10 poles.

AND

That certain house and lot in Scott County, Kentucky, located at Deleplain Station (formerly Kinleard Station) bounded on the north by the property formerly owned by B.J. Deleplain (now Barkley) on the west by the property formerly owned by John Hendricks (now Leach) on the south by land formerly owned by J.W. Osborn (now Mrs. Singer) on the east by a roadway.

Being Tract II of the property acquired by William D.J. Singer by Special Warranty Deed dated May 16, 2018, of record in Deed Book 397, Page 592, in the aforesaid office.

THERE IS EXCEPTED from the foregoing, any or all of that property conveyed to the Commonwealth of Kentucky for Interstate 75, US 25 and/or Deleplain Road, by the following deeds (including, but not limited to): (1) Deed dated April 19, 1928, from John Osborne and Bettie Osborne, his wife, of record in Deed Book 56, Page 438; (2) Deed dated March 16, 1938 from Ruth Cooper Osborne, a widow, of record in Deed Book 64, Page 43; (3) Deed dated October 31, 1959 from Ruth Cooper Osborne, a single person, William S. Singer, a single person, et al., of record in Deed Book 88, Page 299; (4) Deed dated April 1, 1960, from Ruth Cooper Osborne, a single person, et al., of record in Deed Book 89, Page 5; (5) Deed dated July 19, 1965, from Ruby Osborne Sharp, et al., of record in Deed Book 99, Page 459; and (6) Deed dated January 25, 1996 from William S. Singer and Marilyn Singer, his wife, of record in Deed Book 216, Page 443, all appearing in the aforesaid office.

SURVEYOR NOTES TABLE

CLASS A SURVEY (URBAN)
METHOD: RTK GNSS
INSTRUMENT: TRIMBLE R10 GNSS RECEIVER
AND TRIMBLE TSC3 DATA COLLECTOR.

-THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PERFORMED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY #: GLW2100633

-SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY RECORDED OR UNRECORDED.

-PROPERTY LOCATED AT 1 CHERRY BLOSSOM WAY, GEORGETOWN, KY 40324

-IRON BARS (FOUND) DENOTES A 1/2" REBAR WITH A PLASTIC CAP STAMPED AS NOTED.

-CURRENT DEED INFORMATION ACQUIRED FROM SCOTT COUNTY PVA OFFICE.

-LAST DATE OF FIELD WORK 8/16/2021.

-THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON KENTUCKY STATE PLANE COORDINATES NORTH ZONE NAD83. VERTICAL DATUM IS NAVD 88

-THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT BEARING COMMITMENT FILE NO. RGLW2100633, WITH AN EFFECTIVE DATE OF APRIL 21, 2021 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

-PROPERTY IS ZONED AGRICULTURAL

-PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP ("FEMA FIRM MAP") PANEL NO. 21209C0120D, EFFECTIVE ON 12/21/2017.

-ALL AREAS IN ANY RECIPROCAL EASEMENT AGREEMENT IDENTIFIED IN THE TITLE COMMITMENT, IF ANY, AND THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS IF ANY ARE SHOWN ON THIS SURVEY.

-EXISTING UTILITIES ARE WITHIN THEIR DESIGNATED EASEMENTS.

-NO ENCROACHMENT OF SAID PROPERTY WERE OBSERVED.

-NO PARKING STALLS WERE OBSERVED AT THE TIME OF SURVEY.

-NO EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.

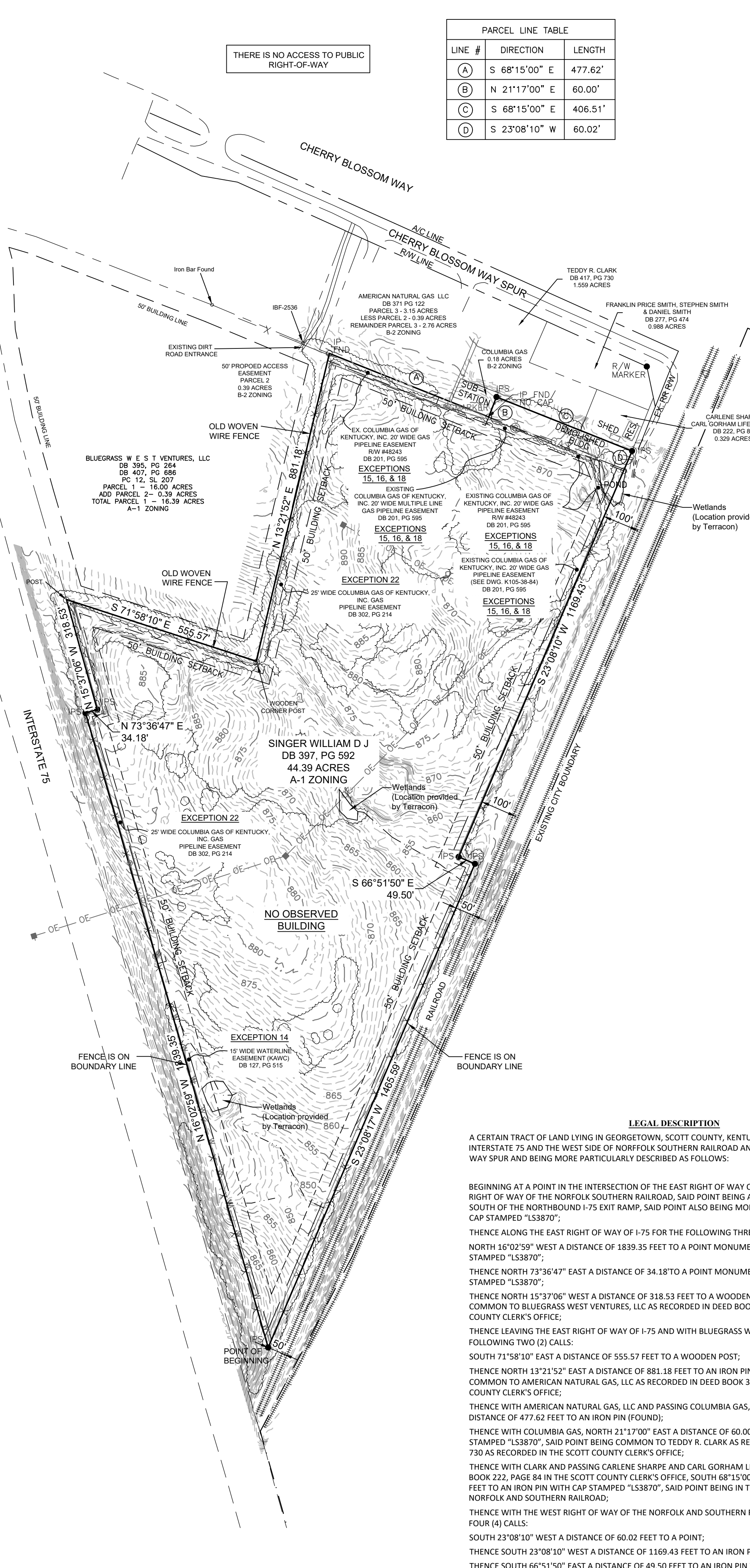
-NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

-THIS SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THIS PROPERTY. DOES NOT APPEAR THAT WETLANDS DELINEATION WAS PERFORMED ON SITE AT TIME OF SURVEY.

-NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT THE TIME OF SURVEY.

-TOTAL ACREAGE FOR TRACT 44.39 Acres

-EMAIL FOR SURVEYOR "kwinstead@tbredfirm.com" & COMPANY WEBSITE "www.thoroughbredfirm.com"



PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
A	S 68°15'00" E	477.62'
B	N 21°17'00" E	60.00'
C	S 68°15'00" E	406.51'
D	S 23°08'10" W	60.02'

SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, R.L.R. INVESTMENTS, LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6(A)(B), 7(B)-(C), 8, 9, 11, 13, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/16/2021. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 21209C0120D, WITH A DATE OF IDENTIFICATION OF 12/21/2017, FOR COMMUNITY NUMBER 210208, IN COMMONWEALTH OF KENTUCKY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

[Signature]

KEITH G. WINSTEAD, PLS 3870
THOROUGH BREED
PO BOX 481
LEXINGTON, KY 40508
(859) 785-0383

08/19/2021
DATE

PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18-150

ADDITIONAL SURVEYOR'S NOTES:

- METHODOLOGY: THE SURVEY POINTS USED TO CREATE CONTOURS, AS DESIGNATED BY THE CLIENT, WERE LOCATED BY GPS RTK EQUIPMENT ON KENTUCKY NORTH STATE PLANE COORDINATE SYSTEM, VERTICAL DATUM ON NAVD 88. CONTOURS INSIDE SURVEY LIMITS WAS DERIVED BY AERIAL PHOTOGRAPHY COLLECTED WITH QUANTUM DRONE AND PHOTOGRAMMETRY SOFTWARE TO GENERATE A POINT CLOUD AND DTM (DIGITAL TERRAIN MODEL). CONTOURS OUTSIDE SURVEY LIMITS ARE FROM LIDAR (LIGHT DETECTION & RANGING) DATA KENTUCKY AERIAL PHOTOGRAPHY AND ELEVATION DATA PROGRAM BY: KENTUCKY AERIAL PHOTOGRAPHY AND ELEVATION DATA PROGRAM - KYAPED KENTUCKY DEM (DIGITAL TERRAIN MODEL) DATA FILES.
- ACCURACY: THE TRIMBLE R10 RECEIVER HAS A STATED VERTICAL ACCURACY OF +/- 10 CM AND THE QUANTUM DRONE IS +/- 1 CM.
- CURRENCY: DATA REGARDING UTILITIES WERE OBTAINED FROM CLIENTS.
- DUE TO THE ABOVE, THOROUGH BREED ENGINEERING, ASSUMES NO LIABILITY WITH REGARDS TO INFORMATION PERFORMED BY OTHERS, SHOWN OR OTHERWISE INFERRED. NOTHING CONTAINED HEREIN SHALL BE HELD AS A LEGAL WARRANTY, EXPRESSED OR IMPLIED.
- THE FEMA FLOOD MAP FOR THE SELECTED AREA IS NUMBER 21209C0120D, EFFECTIVE ON 12/21/2017
- ZONING, BUILDING, HEIGHT, PARKING, LANDSCAPE, SCREENING, USES, AND SETBACK REQUIREMENTS FOR THE SELECTED AREA(S) CAN BE FOUND IN THE SCOTT COUNTY PLANNING COMMISSION ZONING ORDINANCE: AGRICULTURAL

UTILITY COMPANIES

- TELEPHONE & FIBER OPTIC: AT&T TRANSMISSION
- COMMUNICATIONS: AT&T DISTRIBUTION SPECTRUM
- GAS: COLUMBIA GAS
- ELECTRIC: KENTUCKY UTILITIES
- WATER: KENTUCKY AMERICAN WATER COMPANY
- WATER & SEWER: GEORGETOWN WATER AND SEWER



Utility Note
Underground utilities shown on this "ALTA Survey" were marked in the field (07-07-2021) by The Utility Protection Center "KENTUCKY 811 CALL BEFORE YOU DIG"; toll Free Phone No. 1-800-752-6007 Print No. 2107021416 This number was established to provide accurate location of existing underground utilities (i.e. Cables, Water, Electric Wires, & Gas). Service Line Utilities locations are approximate. Prior to any future construction would require field verification.

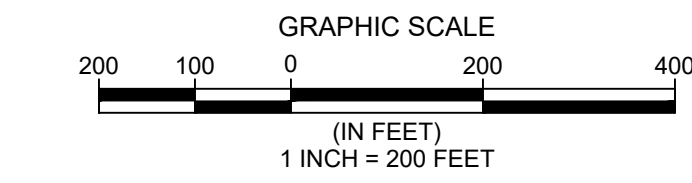
LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND LYING IN GEORGETOWN, SCOTT COUNTY, KENTUCKY ON THE EAST SIDE OF INTERSTATE 75 AND THE WEST SIDE OF NORFOLK SOUTHERN RAILROAD AND SOUTH OF CHERRY BLOSSOM WAY SPUR AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERSECTION OF THE EAST RIGHT OF WAY OF INTERSTATE 75 AND THE WEST RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILROAD, SAID POINT BEING APPROXIMATELY 2,870 FEET SOUTH OF THE NORTHBOUND I-75 EXIT RAMP, SAID POINT ALSO BEING MONUMENTED BY AN IRON PIN WITH CAP STAMPED "LS3870";
THENCE ALONG THE EAST RIGHT OF WAY OF I-75 FOR THE FOLLOWING THREE (3) CALLS:
NORTH 16°02'59" WEST A DISTANCE OF 1839.35 FEET TO A POINT MONUMENTED BY AN IRON PIN WITH CAP STAMPED "LS3870";
THENCE NORTH 73°36'47" EAST A DISTANCE OF 34.18 TO A POINT MONUMENTED BY AN IRON PIN WITH CAP STAMPED "LS3870";
THENCE NORTH 15°37'06" WEST A DISTANCE OF 318.53 FEET TO A WOODEN POST, SAID POINT BEING COMMON TO BLUEGRASS WEST VENTURES, LLC AS RECORDED IN DEED BOOK 395, PAGE 264 IN THE SCOTT COUNTY CLERK'S OFFICE;
THENCE LEAVING THE EAST RIGHT OF WAY OF I-75 AND WITH BLUEGRASS WEST VENTURES, LLC FOR THE FOLLOWING TWO (2) CALLS:
SOUTH 71°58'10" EAST A DISTANCE OF 555.57 FEET TO A WOODEN POST;
THENCE NORTH 13°21'52" EAST A DISTANCE OF 881.18 FEET TO AN IRON PIN (FOUND), SAID POINT BEING COMMON TO AMERICAN NATURAL GAS, LLC AS RECORDED IN DEED BOOK 371, PAGE 122 IN THE SCOTT COUNTY CLERK'S OFFICE;
THENCE WITH AMERICAN NATURAL GAS, LLC AND PASSING COLUMBIA GAS, SOUTH 68°15'00" EAST A DISTANCE OF 477.62 FEET TO AN IRON PIN (FOUND);
THENCE WITH COLUMBIA GAS, NORTH 21°17'00" EAST A DISTANCE OF 60.00 FEET TO AN IRON PIN WITH CAP STAMPED "LS3870", SAID POINT BEING COMMON TO TEDDY R. CLARK AS RECORDED IN DEED BOOK 417, PAGE 730 AS RECORDED IN THE SCOTT COUNTY CLERK'S OFFICE;
THENCE WITH CLARK AND PASSING CARLENE SHARPE AND CARL GORHAM LIFE ESTATE AS RECORDED IN DEED BOOK 222, PAGE 84 IN THE SCOTT COUNTY CLERK'S OFFICE, SOUTH 68°15'00" EAST A DISTANCE OF 406.51 FEET TO AN IRON PIN WITH CAP STAMPED "LS3870", SAID POINT BEING IN THE WEST RIGHT OF WAY OF THE NORFOLK AND SOUTHERN RAILROAD;
THENCE WITH THE WEST RIGHT OF WAY OF THE NORFOLK AND SOUTHERN RAILROAD FOR THE FOLLOWING FOUR (4) CALLS:
SOUTH 23°08'10" WEST A DISTANCE OF 60.02 FEET TO A POINT;
THENCE SOUTH 23°08'10" WEST A DISTANCE OF 1169.43 FEET TO AN IRON PIN WITH CAP STAMPED "LS3870";
THENCE SOUTH 66°51'50" EAST A DISTANCE OF 49.50 FEET TO AN IRON PIN WITH CAP STAMPED "LS3870";
THENCE SOUTH 23°08'17" WEST A DISTANCE OF 1465.59 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 44.39 ACRES.

ADDITIONAL NOTE:

PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E. SCOTT COUNTY CLERK (Deed Book 397, Pg. 592), SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC).



P.O. BOX 481 LEXINGTON, KY 40588
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CEI CONSTRUCTION SERVICES



ALTA / NSPS LAND TITLE SURVEY
WILLIAM D. J. SINGER
CHERRY BLOSSOM WAY SPUR, GEORGETOWN, SCOTT, KENTUCKY

PROJECT NO.:	DRAWN BY:
-	CLG
DATE:	REVIEWED BY:
08-19-2021	KGW
ISSUED FOR REVIEW	
REVISION:	DATE:
Rev. 1	12-15-2021

STATE OF KENTUCKY
KEITH G. WINSTEAD
3870
LICENSED PROFESSIONAL
LAND SURVEYOR