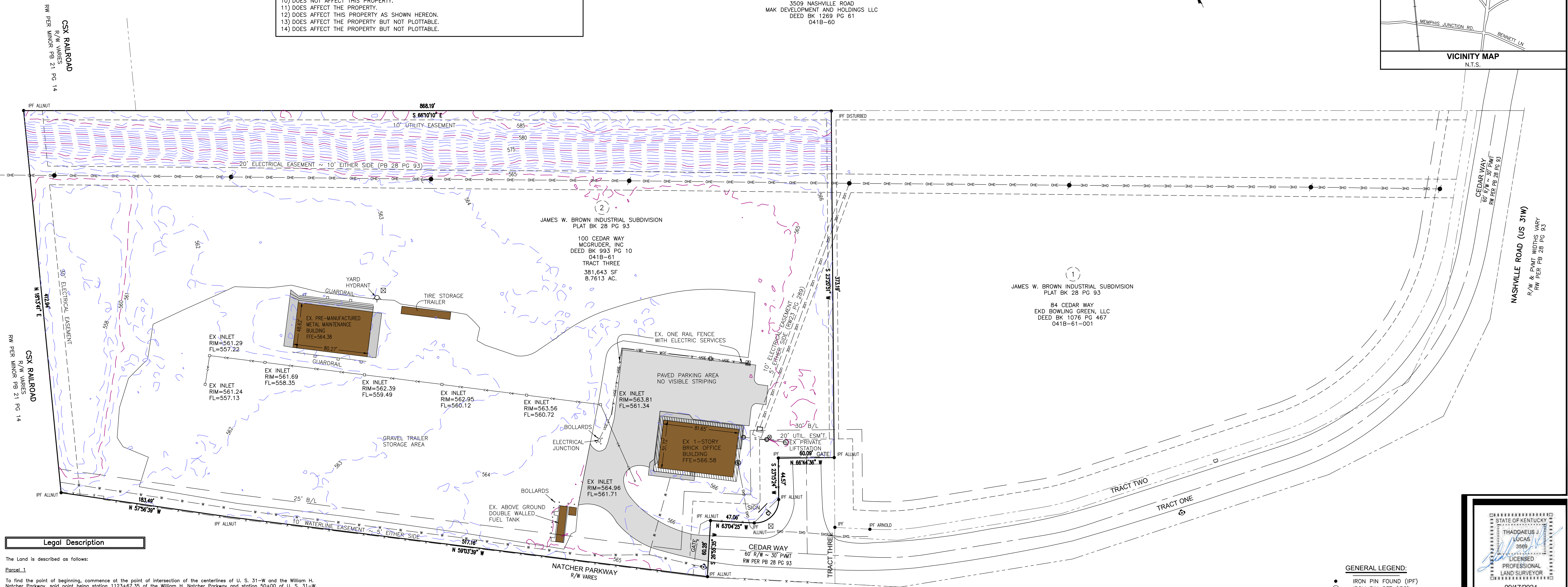
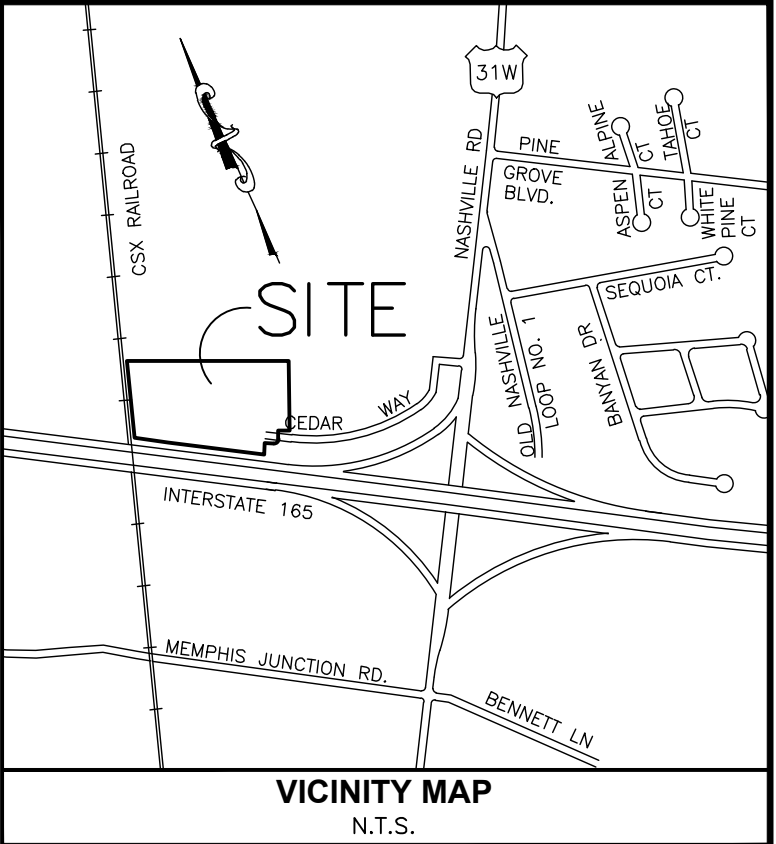


CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: HUD-0824-10-1 DATED AUGUST 14, 2024 SCHEDULE B - SECTION II	
1)	N/A
2)	N/A
3)	N/A
4)	N/A
5)	N/A
6)	N/A
7)	N/A
8)	N/A
9)	DOES AFFECT THE PROPERTY AS SHOWN HEREON.
10)	DOES NOT AFFECT THIS PROPERTY.
11)	DOES AFFECT THE PROPERTY.
12)	DOES AFFECT THIS PROPERTY AS SHOWN HEREON.
13)	DOES AFFECT THE PROPERTY BUT NOT PLOTTABLE.
14)	DOES AFFECT THE PROPERTY BUT NOT PLOTTABLE.

3509 NASHVILLE ROAD  
MAK DEVELOPMENT AND HOLDINGS LLC  
DEED BK 1269 PG 61  
041B-60



#### Legal Description

The Land is described as follows:

Parcel 1

To find the point of beginning, commence at the point of intersection of the centerlines of U. S. 31-W and the William H. Natcher Parkway, said point being station 1123+67.35 of the William H. Natcher Parkway and station 50+00 of U. S. 31-W; thence along the centerline of U. S. 31-W, N 30 degrees 13 minutes East 799.52 feet to centerline station 57+99.52; thence to the left N 66 degrees 11 minutes W 148.01 feet to an iron pin, the Point of Beginning; thence along the right-of-way of Rump C of the William H. Natcher Parkway interchange with U. S. 31-W, S 33 degrees 05 minutes W, 227.66 feet; thence S 49 degrees 34 minutes, 115.67 feet; thence S 86 degrees 54 minutes W 135.38 feet; thence N 84 degrees 26 minutes W, 289.79 feet; thence N 75 degrees 26 minutes W, 187.68 feet; thence N 63 degrees 06 minutes W, 70.12 feet to a point; thence to the right N 23 degrees 23 minutes E, 50.11 feet to a point being a corner common to Parcel 2 of this conveyance; thence with the south line of Parcel 2, S 63 degrees 06 minutes E, 67.79 feet; thence S 75 degrees 26 minutes E, 178.33 feet to an iron pin; thence S 84 degrees 26 minutes E, 282.06 feet to an iron pin; thence N 86 degrees 54 minutes E, 117.70 feet to an iron pin; thence N 49 degrees 34 minutes E, 91.54 feet to an iron pin; thence N 33 degrees 05 minutes E, 212.24 feet to an iron pin, a corner of the Bailey property (DB 695, Pg. 655); thence S 66 degrees 11 minutes E, 50.67 feet to the Point of Beginning, containing 1.136 acres, more or less.

Parcel 2

To find the point of beginning, commence at the point of intersection of the centerlines of U. S. 31-W and the William H. Natcher Parkway, said point being at station 1123+67.35 of the William H. Natcher Parkway and station 50+00 of U. S. 31-W; thence N 30 degrees 13 minutes E, 799.52 feet along centerline of U. S. 31-W to centerline station 57+99.52; thence to the left N 66 degrees 11 minutes W 148.01 feet to an iron pin, the Point of Beginning; thence the following courses and distances: S 33 degrees 05 minutes W, 212.24 feet to an iron pin; S 49 degrees 34 minutes W, 91.54 feet to an iron pin; S 86 degrees 54 minutes W, 117.70 feet to an iron pin; N 84 degrees 26 minutes W, 282.06 feet to an iron pin; N 75 degrees 26 minutes W, 178.33 feet to an iron pin; N 63 degrees 06 minutes W, 67.79 feet to a point; thence N 23 degrees 23 minutes E, 458.53 feet to an iron pin in the property line with the Bailey property (DB 695, Pg. 655); thence along said property line S 66 degrees 11 minutes E, 693.87 feet to the Point of Beginning, containing 6.016 acres, more or less.

Parcel 3

To find the point of beginning, commence at the point of intersection of the centerlines of U. S. 31-W and the William H. Natcher Parkway, said point being at station 1123+67.35 of the William H. Natcher Parkway and station 50+00 of U. S. 31-W; thence N 30 degrees 13 minutes E, 799.52 feet along centerline of U. S. 31-W to centerline station 57+99.52; thence to the left N 66 degrees 11 minutes W, 148.01 feet to an iron pin, the Point of Beginning; thence the following courses and distances: S 33 degrees 05 minutes W, 212.24 feet to an iron pin; S 49 degrees 34 minutes W, 91.54 feet to an iron pin; S 86 degrees 54 minutes W, 117.70 feet to an iron pin; N 84 degrees 26 minutes W, 282.06 feet to an iron pin; N 75 degrees 26 minutes W, 178.33 feet to an iron pin; N 63 degrees 06 minutes W, 67.79 feet to a point; thence N 23 degrees 23 minutes E, 458.53 feet to an iron pin in the property line with the Bailey property (DB 695, Pg. 655); thence along said property line S 66 degrees 11 minutes E, 693.87 feet to the Point of Beginning, containing 9.055 acres, more or less.

LESS AND EXCEPT the following described real property:

The following is a boundary description of Lot 1 on the James W. Brown Industrial Subdivision (plot book 28 page 93 slide 10-93 recorded in the office of the Clerk of Warren County Kentucky) being a portion of parcel 1 and parcel 2 previously recorded in deed book 715 page 536 in the office of the Clerk of Warren County Kentucky located in the northwestern quadrant of the intersection of US 31-W (Nashville Road) and William Natcher Parkway (formerly known as Green River Parkway) in the southern portion of Bowling Green, Warren County Kentucky and is further described below:  
Beginning at an iron pin located thirty feet from the centerline of Cedar Way, being S 66 deg 11 min 00 sec E 60.79 feet from the right of way of US 31-W (Nashville Road); and being an intersection of the extension of property line of the Brown and Bailey property with Cedar Way right of way; thence along the right of way of Cedar Way S 33 deg 05 min 00 sec W 135.02 feet to an iron pin, thence along an arc to the right with a (delta of 62 deg 29 min 00 sec, an arc of 254.45 feet, a radius of 270.00 feet and a chord of 280.07 feet) to an iron pin, thence N 84 deg 26 min 00 sec W 226.68 feet to an iron pin, thence along an arc to the right with a (delta of 09 deg 00 min 00 sec, an arc of 42.41 feet, a radius of 270.00 feet, and a chord of 42.37 feet) to an iron pin, thence N 75 deg 26 min 00 sec W 126.03 feet to an iron pin, thence along an arc to the right with a (delta of 12 deg 20 min 00 sec, an arc of 58.12 feet, a radius of 270.00 feet, and a chord of 36.42 feet) to an iron pin, thence N 63 deg 06 min 00 sec W 38.16 feet to an iron pin, thence N 23 deg 23 min 00 sec E 75.00 feet to an iron pin, a corner common to lot 2 of the James W. Brown Industrial Subdivision, thence leaving the right of way along a line with lot 2 N 23 deg 23 min 00 sec E 373.56 feet to an iron pin, a point in the line of the Bailey property, thence along a line with the Bailey property S 66 deg 11 min 00 sec E 683.81 feet to the point of beginning containing 5.747 acres according to a survey by Gregory W. Allnut, a licensed Land Surveyor in Kentucky no. 2459 on 31 October 1995.

Being the same property conveyed unto James Wesley Brown by Deed dated October 23, 1995, of record in Deed Book 715, Page 536, in the Office of the Warren County Clerk. Further being the same property conveyed unto McGruder Enterprises, LP, by Quitclaim Deed dated August 12, 2009, of record in Deed Book 993, Page 10, in the office aforesaid.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	40.87	36.47	S 70°05'30" W	93°40'12"

#### ALTA/NSPS Land Title Survey

To: MAQ DEVELOPMENTS LLC, PIERCE & SHADOWN, as agent for CHICAGO TITLE INSURANCE COMPANY, and to each of their successors and/or assigns:

This is to certify that this map or plot 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, 6a, 8, 9, 11a, 13, 16, 18, and 19 of Table A thereof. The field work was completed on July 29, 2024.

PLS # 3569

Original Date: September 17, 2024

#### SOURCE OF TITLE:

DEED BOOK 993, PAGE 10

#### OWNER:

MCGRUDER INC  
2081 ARMORS FRD  
GREENSBORO, GA 30642-6415

#### CLIENT:

MAQ DEVELOPMENTS, LLC  
814 STATE STREET  
SUITE 300  
BOWLING GREEN, KY 42102

#### FLOOD INSURANCE NOTE:

I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 21227C0303 E AND DATED MAY 2, 2007.

#### UTILITY LOCATION DISCLAIMER:

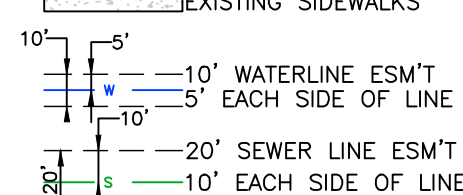
LOCATIONS OF UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM FIELD OBSERVATIONS OR REVIEW OF UTILITY COMPANY RECORDS. CONTRACTORS WHO PERFORM EXCAVATION ARE ADVISED TO CALL FOR ON-THE-GROUND LINE LOCATION FROM KENTUCKY UNDERGROUND (B.U.D.) AT 1-800-752-6007.

#### GENERAL NOTES:

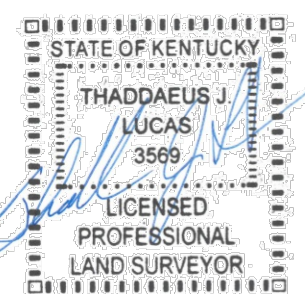
- THE METHOD OF CONVENTIONAL SURVEY WAS BY RANDOM CLOSED TRAVERSE. THE BEARINGS AND DISTANCES WERE ADJUSTED FOR CLOSURE AND ALL BEARINGS ARE BASED UPON GRID NORTH AS PER STATE PLANE COORDINATES, NAD 83, LAMBERT PROJECTION, KENTUCKY SINGLE ZONE. CONTROL POINTS WERE OBTAINED BY A C.P.S. R.T.K. SURVEY WITH AN ERROR OF 0.04± PER POINT IN A STATISTICAL ACCURACY FOR HORIZONTAL PRECISION, AND 0.04± PER POINT IN A STATISTICAL ACCURACY FOR VERTICAL PRECISION.
- EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS, VISIBLE USES, CONFLICTS, ENCROACHMENTS, OVERLAPS, OVERHANGS, UTILITY LINES, ABOVE OR BELOW THE GROUND OR OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE PROPERTY, THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS ONTO ANY ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE ENCROACHMENTS ON THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, AND THERE ARE NO ENCROACHMENTS ON ANY EASEMENTS LOCATED ON THE PROPERTY BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON THE PROPERTY.
- SURVEY PERFORMED ON 7-29-2024.
- SOURCE OF TITLE: DEED BOOK 993, PAGE 10.
- ALL SET IRON PINS ARE 5/8"x18" REBAR WITH ONE INCH CAP STAMPED "T LUCAS KY 3569."
- TOTAL AREA: 8.7613 ACRES, (381,643 SF).
- CLASS "A" URBAN SURVEY.
- THIS PROPERTY IS SUBJECT TO REGULATIONS AND RESTRICTIONS OF ZONING PER WARREN COUNTY, KENTUCKY PLANNING AND ZONING REGULATIONS.
- VERTICAL DATUM: NAVD 88.
- ZONING LETTER NOT PROVIDED BY OWNER OR CLIENT.
- THIS PROPERTY HAS DIRECT ACCESS TO CEDAR WAY.
- AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE PROPERTY.
- TRACT ONE, A PORTION OF TRACT TWO, AND A PORTION OF TRACT THREE AS SHOWN HEREON HAVE BEEN DEDICATED TO THE CITY OF BOWLING GREEN AS PUBLIC RIGHT-OF-WAY PER PLAT BOOK 28, PG. 93. THE REMAINDER OF THE PROPERTY IS ALL OF LOT 2 OF THE JAMES W. BROWN INDUSTRIAL SUBDIVISION AS RECORDED IN PLAT BOOK 28, PAGE 93.
- REQUESTS WERE MADE BY LEI TO 811 AND TO THE LOCAL UTILITY COMPANIES TO MARK UNDERGROUND UTILITY ON THE GROUND MARKING. IN THOSE INSTANCES, ONLY THE VISIBLE PEDISTAL OR SIMILAR ITEMS ARE SHOWN.

#### GENERAL LEGEND:

- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- EXISTING ELECTRIC METER
- EXISTING TELE/CAB BOX
- EXISTING CATV PED.
- EXISTING TELEPHONE MANHOLE
- EXISTING GAS METER
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING CURB BOX INLET
- EXISTING CURB DRAIN MANHOLE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCELINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING TELEPHONE
- GAS
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING FORCE MAIN
- EXISTING WATER LINE
- EXISTING CONTOURS
- EXISTING PAVEMENT
- EXISTING BUILDINGS
- EXISTING SIDEWALKS



0' 50' 100' 150'  
Drawing Scale: 1"=50'



Civil Engineering  
Transportation  
Materials Testing  
Land Surveying  
Land Planning  
Landscape Architecture

Landmark Engineering, Inc.  
183 Saint Charles Street  
Bowling Green, KY 42101  
P: 270.842.0812  
F: 270.842.0910  
lei@landmarkengineering.net

Drawn By: T. Lucas  
Checked By: T. Lucas  
Approved By: T. Lucas

Job Number: 24178

Plot Date: September 17, 2024

ALTA/NSPS  
Land Title  
Survey