

SITE STATISTICS
 TOTAL LOT AREA ----- 300,434 sq. ft./6.90 acres
 ZONE ----- B-1
 TOTAL BUILDING AREA ----- 68,600 sq. ft.

B-1 ZONING RESTRICTIONS

MINIMUM LOT SIZE ----- N/A
 MINIMUM FRONT YARD SETBACK ----- 20 FEET
 (50' along a State or Federal Highway)
 MINIMUM SIDE YARD SETBACK ----- N/A
 MINIMUM REAR YARD SETBACK ----- N/A
 MAXIMUM LOT COVERAGE OF BUILDING ----- N/A
 MAXIMUM HEIGHT OF BUILDING ----- 80 FEET OR 6 STORIES

ZONING REGULATIONS FOR THIS PROPERTY ARE ENACTED AND ENFORCED BY THE NICHOLASVILLE, KENTUCKY PLANNING AND ZONING COMMISSION. BASED ON ALL OF THE EVIDENCE OBSERVED, THE CURRENT USE OF THIS PROPERTY COMPLIES WITH ALL APPLICABLE REGULATIONS FOR THE B-1 ZONE.

Bank One Lexington NA
 PO Box 1919
 Wichita Falls, TX 76307
 KIMBERLY HEIGHTS SUBDIVISION
 UNIT 1-Z, SECT. 4

Heritage Assets LLC
 111 Midland Blvd
 Shelbyville, KY 40065
 KIMBERLY HEIGHTS SUBDIVISION
 UNIT 1-Z, SECT. 2

UNIT DENSITY	
UNITS OBSERVED ON SITE	MAXIMUM UNITS PERMITTED BY ZONING
9	N/A

Occupied units observed on site:
 Rite Aid - 951 South Main St.
 Ollie's Bargain Outlet - 955 South Main St.
 VACANT - 963 South Main St.
 Cato Fashions - 965 South Main St.
 Great Clips - 967 South Main St.
 Boost / Virgin Mobile - 969 South Main St.
 Barrett & Co. School of Hair Design - 973 South Main St.
 Snap Fitness - 979 South Main St.
 SSC - 981 South Main St.

PARKING SPACE TABLE		
TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	282	1 space per 400 sq. ft. = 172
HANDICAP	13	7
TOTAL	275	

SURVEYOR'S CERTIFICATION

TO THE KY EQUITIES LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; PNC BANK, ITS SUCCESSORS AND/OR INTERESTS; AND ISLAND ABSTRACT INC.; REGARDING LAND TITLE COMMITMENT C1603974KY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19, 20(a), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1-25-17

DATE OF PLAT OR MAP: 1-25-17
 SIGNED - WILLIAM E. McALPIN, PLS #2053 DATE 1-25-17

LEGAL DESCRIPTION:

Beginning at a #5 rebar with cap found (#2053) in the Westerly right of way of South Main Street (U.S. 27), said point being a common corner with property conveyed to Hardee's Food Systems, Inc.; thence with the common line of aforementioned Hardee's North 71 degrees 10 minutes 00 seconds West for 470.00 feet to a #5 rebar with cap found (#2053), said course also passes the common corner of aforementioned Hardee's and property conveyed to Bank of Jessamine; thence with the aforementioned Bank of Jessamine North 71 degrees 10 minutes 00 seconds West for 58.76 feet to a P.K. nail with I.D. washer found (#2053), said point being a common corner with Bank of Jessamine and the easterly right of way of Southview Drive; thence with the right of way of Southview Drive for the following three courses and distances: along a curve to the right having a radius of 1115.92 feet and a chord of South 36 degrees 58 minutes 19 seconds West for 280.98 feet to a #5 rebar with cap found (#2053); thence South 43 degrees 50 minutes 01 seconds West for 21.83 feet to a P.K. nail with I.D. washer found (#2053); thence along a curve to the left having a radius of 229.84 feet and a chord of South 71 degrees 10 minutes 00 seconds West for 229.84 feet to a #5 rebar with cap found (#2053), said point also being a common corner with property conveyed to the Kroger Company, Inc.; thence along the line of the aforementioned Kroger Co., Inc. for the following three courses and distances: South 71 degrees 10 minutes 00 seconds East for 464.18 feet to a spike in the asphalt (found); thence North 18 degrees 45 minutes 10 seconds East for 33.92 feet to a P.K. nail with I.D. washer found (#2053); thence South 71 degrees 14 minutes 50 seconds East for 236.48 feet to a #4 rebar found, said point being in the westerly right of way of South Main Street (U.S. 27); thence along the westerly right of way of South Main Street North 18 degrees 50 minutes 00 seconds East for 469.75 feet to the point of beginning and containing 6.90 acres per the survey of Eagle Engineering dated January 22, 2013.

AND ALSO BEING DESCRIBED AS FOLLOWS:

Being Tract B as shown on the Transfer/Consolidation Plan of Kimberly Heights Subdivision, Unit 1-Z, Section 3, Nicholasville, Jessamine County, Kentucky of record in Plat Cabinet B, Slide 242 in the Jessamine County Clerk's Office.

Parcel 2 (Easement Estate)

Non-exclusive easements and rights benefitting the property as created by that certain Declaration of Reciprocal Easement and Restrictions, recorded on December 29, 1995 in Deed Book 344, Page 572, in the Official Records of Jessamine County Kentucky.

Being the same property conveyed to Action Nicholasville, LLC, a Mississippi limited liability company, by deed dated January 24, 2013 of record in Deed Book 682, Page 589, in the Jessamine County Court Clerk's Office.

THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN SUCH TITLE INSURANCE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

TAX PARCEL IDENTIFICATION NUMBER - 059-00-00-001.00

I FURTHER CERTIFY THAT:

- the accompanying plat of survey correctly shows the boundary lines and dimensions and total area of the property indicated hereon,
- the accompanying plat of survey correctly shows the location and size of all buildings, structures and other improvements situated on the property, except as shown, there are no visible easements, alleys or rights-of-way across the property or other easements, alleys or rights-of-way affecting the property of which the undersigned has been advised
- except as shown, there are no building set back lines, restrictions or other matters of record of which the undersigned has been advised,
- there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location, size or height of the building or other improvements on the property,
- there are no party walls included in any buildings, structures, or other improvements on the property,
- all streets abutting the property and all means of ingress and egress from the property have been completed, dedicated and accepted for public maintenance and use by the applicable governmental authority
- except as shown, there are no encroachments on adjoining premises, streets or alleys by any of the buildings, structures, or other improvements on the property,
- except as shown, there are no encroachments on the property by any buildings, structures, or other improvements located on adjoining premises, and

WILLIAM E. McALPIN, P.L.S. #2053 DATE 1-25-17

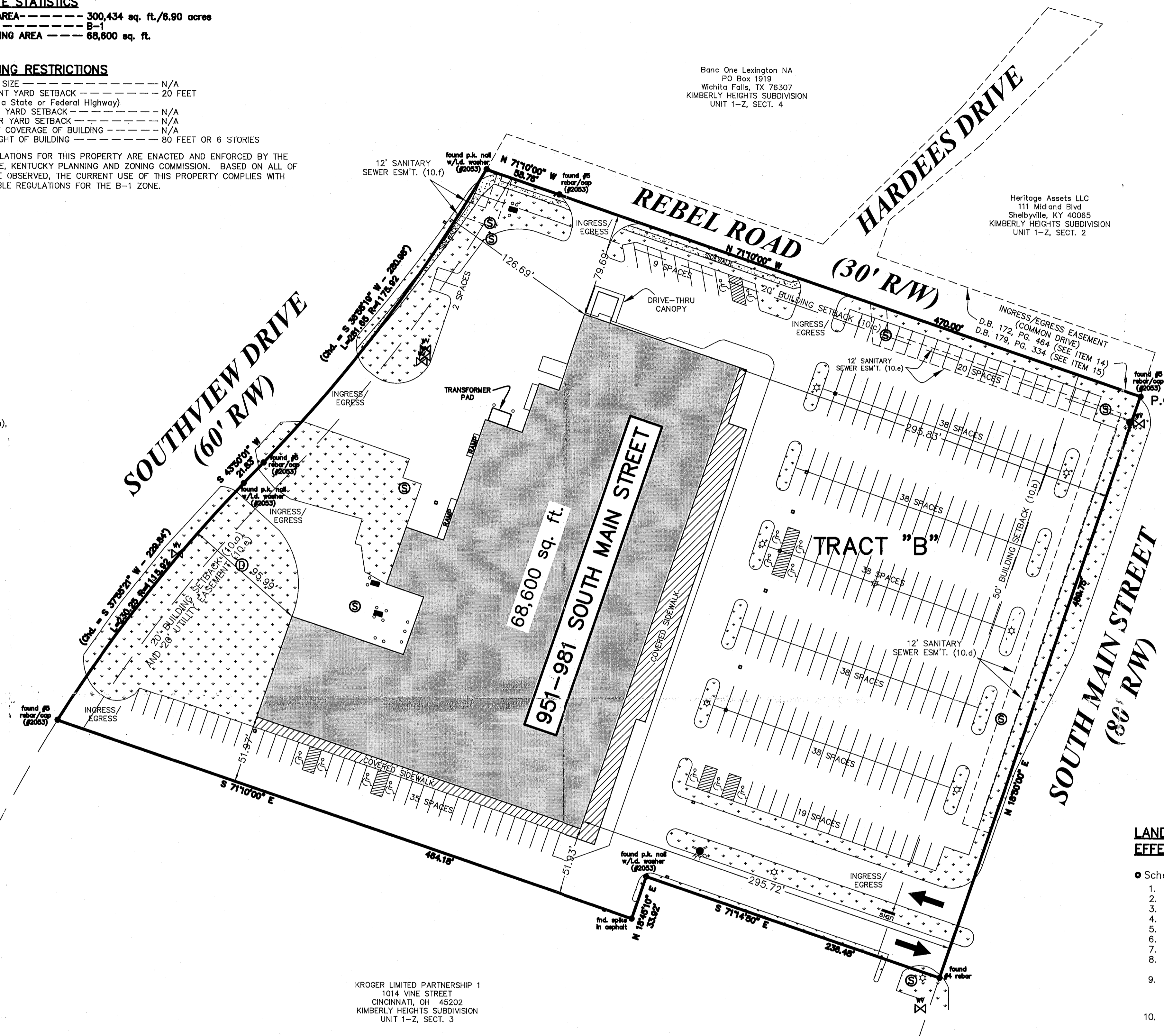
FLOOD ZONE

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 21113C0127C, WITH A DATE OF IDENTIFICATION OF June 2, 2011, FOR COMMUNITY NUMBER 210126, IN NICHOLASVILLE, JESSAMINE COUNTY, STATE OF KENTUCKY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GENERAL NOTES

- ALL STRUCTURES DEPICTED HEREON ARE EXISTING AND NOT PROPOSED.
- OTHER THAN THOSE LOCATED IN DESIGNATED LANDSCAPING AREAS, THERE ARE NO TREES LOCATED ON THIS PROPERTY.
- NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DESCRIBED ON FLOOD INSURANCE RATE MAP 21113C0127C, DATED JUNE 2, 2011.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- ALL PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH AN 18" X 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED #2053 UNLESS NOTED OTHERWISE.
- THIS IS NOT A RECORDABLE DOCUMENT.
- ALL EASEMENTS DEPICTED HEREON HAVE AS THEIR ORIGIN THE PLAT ENTITLED "TRANSFER/CONSOLIDATION PLAN, KIMBERLY HEIGHTS SUBDIVISION, UNIT 1-Z, SECTION 3", OF RECORD IN PLAT CABINET B, SLIDE 242 IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.
- THE BUILDING HEIGHT IS 24'-2", WHICH MEETS THE ZONING REQUIREMENT.
- EACH PARCEL (UNIT) WITHIN THE DEFINED STRUCTURE IS CONTIGUOUS, WITH NO GAPS OR GORES IDENTIFIED.
- ALL POINTS OF INGRESS AND EGRESS ABOUT A PUBLIC RIGHT-OF-WAY WITHOUT ANY GAPS OR GORES.
- ALL STREET ADJACENT TO SUBJECT PROPERTY ARE PUBLIC RIGHTS-OF-WAYS.

KROGER LIMITED PARTNERSHIP 1
 1014 VINE STREET
 CINCINNATI, OH 45202
 KIMBERLY HEIGHTS SUBDIVISION
 UNIT 1-Z, SECT. 3



- LEGEND**
- PROPERTY CORNER (FOUND OR SET AS NOTED)
 - FIRE HYDRANT
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - PARKING LOT LIGHT
 - CONCRETE POST
 - STORM SEWER MANHOLE
 - STORM SEWER INLET GRATE
 - WATER VALVE
 - HATCH REPRESENTS GRASS AREAS

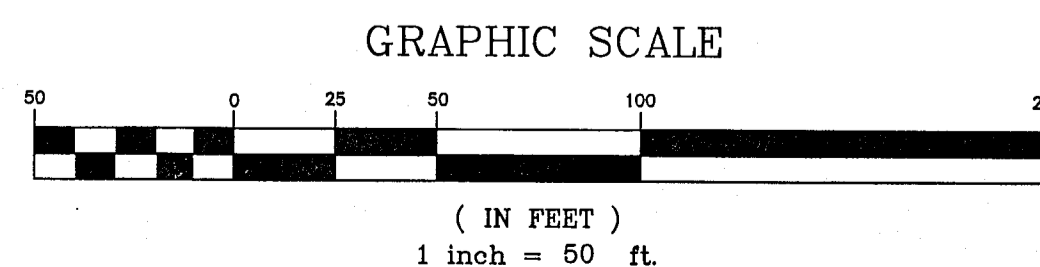
ALTA/ACSM TABLE A ITEMS

- NO OBSERVABLE EVIDENCE OF CURRENT EARTH WORK, BUILDING CONSTRUCTION OR ADDITIONS.
- NO OBSERVABLE EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION.
- NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO OBSERVABLE EVIDENCE OF ANY WETLAND AREAS.
- THERE WERE NO IMPROVEMENTS OBSERVED WITHIN ANY OFFSITE EASEMENTS OR SERVICUTES BENEFITTING THE SUBJECT PROPERTY.

LAND TITLE COMMITMENT C1603974KY
 EFFECTIVE DATE DECEMBER 07, 2016, at 8:00 am

Schedule B - Section 2

- Not a plottable item.
- Not a plottable item.
- Not a plottable item.
- No issues related to Deed Book 344, Page 572 identified.
- Easement depicted and labeled on survey.
- Easement depicted and labeled on survey.
- Easement depicted on survey.
- All previously plotted information has been reviewed and plotted on this survey if relevant.
- No encroachments, encumbrances, violations, variations, adverse circumstances, easements, or claims of easements (shown or not shown) that might affect the Title were observed during the course of this survey.
- Not a plottable item.



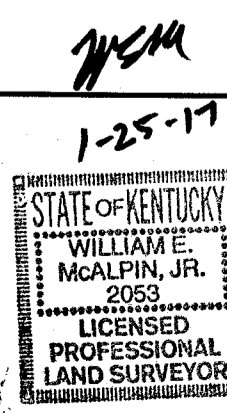
January 14, 2017
 PROJECT NO. 17010
 DRAWN BY J.B.J.
 DATE January 2017

ALTA/ACSM LAND TITLE SURVEY
 TRACT "B", KIMBERLY HEIGHTS SUBDIVISION
 UNIT 1-Z, SECTION THREE
 NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

FOR
 KY EQUITIES LLC

EAGLE ENGINEERING
 2351 VERSAILLES ROAD
 LEXINGTON, KENTUCKY 40504
 (859)-252-7104

CERTIFIED BY



CERTIFIED BY

