SURVEYOR'S COMMENTS ON TITLE COMMITMENT EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
File No.: [illegible]
Commitment Date: May 1, 2018 at 08:00 AM

1. [illegible]
THIS ITEM IS NOT A MATTER OF SURVEY.

2. [illegible]
RESULTS OF THE FIELD SURVEY ARE SHOWN HEREON.

3. [illegible]
THIS ITEM IS NOT A MATTER OF SURVEY.

4. [illegible]
RESULTS OF THE FIELD SURVEY ARE SHOWN HEREON.

5. [illegible] THE GENERAL RIGHTS OF SUBJECT PROPERTY.

6. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
THIS ITEM IS NOT A MATTER OF SURVEY.

7. [illegible] for services, labor or materials, imposed by law and not shown by the public records.
THIS ITEM IS NOT A MATTER OF SURVEY.

8. [illegible]
THIS AGREEMENT DOES AFFECT THE SUBJECT PROPERTY.

9. Easement granted Louisville Gas and Electric Company, of record in Deed Book 5018, Page 607, in the Office of [illegible]
[illegible]

10. [illegible] THE SUBJECT PROPERTY IS THE NORTHEASTERN HALF OF THE MELLIGAN AVENUE AS CLOSED BY JEFFERSON CIRCUIT COURT ACTION NO. [illegible]

11. [illegible]

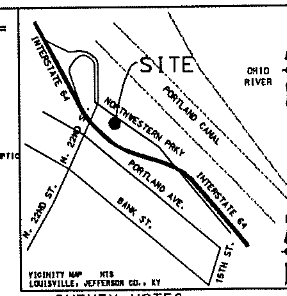
12. Notwithstanding the reference to acreage in the legal description, the final policy will not insure the quantity [illegible]
ACREAGE DETERMINED BY FIELD SURVEY IS SHOWN ON THE SURVEY PLAT.

TITLE COMMITMENT LEGAL DESCRIPTION

[illegible]

LEGEND

Symbol	Description	Symbol	Description
	LIGHT POLE	— GM —	GAS MAIN
	SANITARY/STORM MANHOLE		EXISTING POLE
	POWER POLE		TELEPHONE POLE
	FIRE HYDRANT		POLE ANCHOR
==	GRAVITY SANITARY SEWER LINE/STORM SEWER		TREE/SHRUB
	WATER LINE	— X —	FENCE
WV	WATER VALVE		MONITORING WELL
	PHYSICALLY CHALLENGED PARKING SPACE		WATER METER
CO	CLEAN OUT	— T —	BURIED TELEPHONE/FIBER OPTIC
CLF	CHAIN LINK FENCE		BURIED CABLE TELECOM
GM	GAS METER		GUARDRAIL
WM	WATER METER		OVERHEAD UTILITY LINE
TBM	TEMPORARY BENCHMARK		INTERIOR PROPERTY LINE
CSW	CONCRETE SIDEWALK	CBI	CURB BOX INLET
UGT	UNDERGROUND TELEPHONE	DBI	DROP BOX INLET
CATV	CABLE TELEVISION BOX	P&SB	PLAT AND SUBDIVISION BOOK



SURVEY NOTES

SURVEYOR'S CERTIFICATION

SURVEYOR'S CERTIFICATION

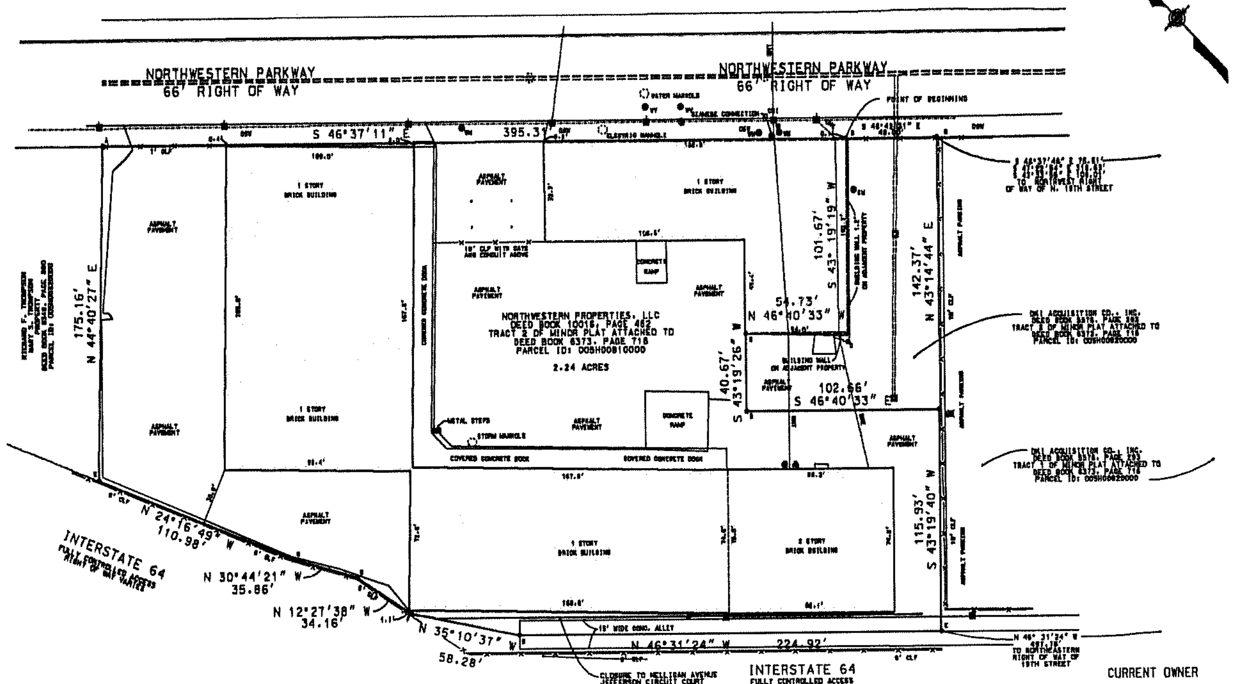
TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF:

I HEREBY CERTIFY TO: LOUISVILLE COMPLEX, LLC; PNC BANK, NATIONAL ASSOCIATION, [illegible] FIRST AMERICAN TITLE INSURANCE COMPANY, AND NO OTHER ENTITIES, SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED [illegible] OF TABLE A THEREOF.

MARK L. WILLMOTH, KY PLS [illegible] — MAY 14, 2018 (DATE)

DATE OF FIELD SURVEY: MAY 11, 2018



SURVEYOR'S NOTES

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND IS IN COMPLIANCE WITH KENTUCKY ADMINISTRATIVE REGULATION 201 KAR 18:150.

THIS SURVEY DOES NOT REPRESENT:
1.) THAT THIS SURVEY DETERMINES LAND OWNERSHIP.
2.) THAT THIS SURVEY PROVIDES MORE THAN EVIDENCE OF RIGHTS IN LAND.
3.) THAT LAND OWNERSHIP CAN BE ESTABLISHED BY A MEANS OTHER THAN AN ACTION IN A KENTUCKY COURT.

RESEARCH REQUIRED BY MINIMUM TECHNICAL STANDARDS HAS BEEN USED TO DETERMINE THE LOCATION OF THE PARCEL BOUNDARY, AND HAS NOT BEEN USED TO DETERMINE LAND TITLE.

INSTRUMENTS AND EQUIPMENT USED IN CONDUCTING THIS SURVEY WERE PROPERLY ADJUSTED, MAINTAINED, AND CALIBRATED.

THIS SURVEY HAS BEEN PERFORMED BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED ERROR OF CLOSURE WAS 1:50,580. THE UNADJUSTED ERROR OF ANGULAR CLOSURE WAS 3 SECONDS PER TRAVERSE ANGLE TURNED. THIS SURVEY MEETS THE SPECIFICATIONS OF A CLASS A SURVEY.

DIRECTIONS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE.

NO VISIBLE SURFACE INDICATIONS OF CEMETERIES WERE OBSERVED IN THE PERFORMANCE OF THIS SURVEY. THIS DOES NOT PRECLUDE THE EXISTENCE OF UNMARKED CEMETERIES ON THIS PARCEL.

NO HEIGHT LIMITATIONS THAT COULD BE IMPOSED BY THE FEDERAL AVIATION ADMINISTRATION WERE RESEARCHED.

THIS SURVEY DOES NOT PRECLUDE THE EXISTENCE OF OTHER RECORDED, IMPLIED, OR PRESCRIPTIVE EASEMENTS OR RIGHTS OF WAY, ENVIRONMENTALLY SENSITIVE AREAS, WETLANDS, HAZARDOUS WASTE AREAS, OR UNMARKED CEMETERIES ACROSS OR WITHIN THIS PARCEL. THIS SURVEY DOES NOT PRECLUDE THE EXISTENCE OF OTHER IMPLIED, OR PRESCRIPTIVE EASEMENTS OR RIGHTS OF WAY, ENVIRONMENTALLY SENSITIVE AREAS, WETLANDS, HAZARDOUS WASTE AREAS, OR UNMARKED CEMETERIES ACROSS OR WITHIN THIS PARCEL. WILLMOTH INTERNATIONAL, PSC RELIES SOLELY UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. [illegible], EFFECTIVE DATE MAY 1, 2018 AT 8:00 AM FOR ALL RECORDED ENCUMBRANCES TO SUBJECT PROPERTY.
WILLMOTH INTERNATIONAL, PSC HAS NOT PREPARED OR CAUSED TO HAVE PREPARED TITLE EXAM OR COMMITMENT FOR TITLE FOR THIS PROPERTY. THIS SURVEY IS SUBJECT TO ALL LAND USE RESTRICTIONS AND ALL APPLICABLE PLANNING AND ZONING ORDINANCES.

BASED UPON MAPS PREPARED BY THE DEPARTMENT OF HOMELAND SECURITY, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD.
FLOOD INSURANCE RATE MAP 21111C0026 E, EFFECTIVE DATE 12/05/2006.

NO UTILITY RESEARCH WAS PERFORMED IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON VISIBLE SURFACE FEATURES. OTHER UTILITIES MAY EXIST. NO UNDERGROUND UTILITY WAS UNCOVERED AND PHYSICALLY LOCATED.

MONUMENT LEGEND

A. ONE INCH INSIDE DIAMETER STEEL PINCHTOPPED PIPE FOUND
B. MAG NAIL WITH ALUMINUM WASHER STAMPED "2852" SET
C. MAG NAIL WITH ALUMINUM WASHER STAMPED "2852" SET S 43°19'19" W 5.00 FEET FROM RECORD CORNER
D. ONE HALF INCH INSIDE DIAMETER STEEL PIPE FOUND
E. ONE HALF INCH DIAMETER STEEL REINFORCING BAR FOUND
F. ONE HALF INCH INSIDE DIAMETER STEEL PINCHTOPPED PIPE FOUND
G. ONE HALF INCH STEEL REINFORCING BAR WITH PLASTIC CAP STAMPED "2852" SET

BASIS OF BEARINGS

BASIS OF BEARINGS IS BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NORTH AMERICAN DATUM OF 1983) FROM A REAL TIME KINEMATIC OBSERVATION.

30' 0' 15' 30' 60' 90'
SCALE IN FEET
GRAPHIC SCALE 1' = 30' 1"=30'

CURRENT OWNER

PROPERTY AND MAILING ADDRESS
2016 NORTHWESTERN PARKWAY
LOUISVILLE, KY 40203

NORTHWESTERN PROPERTIES, LLC
DEED BOOK 10016, PAGE 452

ZONING INFORMATION

SUBJECT PROPERTY IS ZONED EZ1, AND IS LOCATED IN THE TRADITIONAL NEIGHBORHOOD FORM DISTRICT, AS DEFINED BY THE LOUISVILLE METRO PLANNING COMMISSION.

SHEET 1 OF 1
WII 2018039

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SURVEY OF
THE EVENT COMPANY
2012 NORTHWESTERN PARKWAY
LOUISVILLE, KY 40202

ALTA/NSPS LAND TITLE SURVEY

DATE: 05-14-2018 DRAWN: MLW CHECKED: MLW

PROPERTY OWNER

NORTHWESTERN PROPERTIES, LLC
DEED BOOK 10016, PAGE 452
TRACT 2 OF MINOR PLAT ATTACHED TO
DEED BOOK 6373, PAGE 716

SURVEY FOR CLIENT
LOUISVILLE COMPLEX, LLC
C/O FORT PHELPS, PLLC
415 E. MARKET ST., SUITE 101
LOUISVILLE, KY 40202

WILLMOTH INTERNATIONAL, PSC
PROFESSIONAL LAND SURVEYING
205 S. BIRCHWOOD AVENUE
LOUISVILLE, KY 40206
(502) 494-4654
EMAIL:WILLMOTH@BELLSOUTH.NET

STATE OF KENTUCKY
MARK L. WILLMOTH
2852
LICENSED PROFESSIONAL LAND SURVEYOR

2018\2018039\2018039alta.dgn May 15, 2018 10:15:40

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