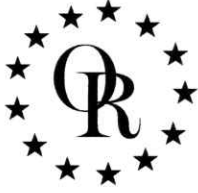


Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Florida corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A. *Continued on second page*

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Rose Grash Camenisch Mains PLLC Agent

[Signature]
Authorized Signatory *Member*

ORTForm 4308
ALTA Commitment for Title Insurance 6/06

By *[Signature]* President
Attest *[Signature]* Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith
 - (a) to comply with the requirements hereof, or
 - (b) to eliminate exceptions shown in Schedule B, or
 - (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at: <http://www.alta.org/>.



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT
SCHEDULE A**

Issued by: Rose Camenisch Mains PLLC, 326 S. Broadway, Lexington, KY 40508 | (859)721-2100

FILE NO.: 20134-00001 - 3

ADDRESS REFERENCE: 1068 Aspiration Drive, Lexington, Kentucky

1. Effective Date: September 9, 2016 at 07:00 AM

2. Policy (or Policies) to be issued:

(a) 'ALTA' OWNER'S POLICY 2006 Amount: \$4,882,500

PROPOSED INSURED:

KENTUCKY EMPLOYERS' MUTUAL INSURANCE AUTHORITY

(b) 'ALTA' LOAN POLICY 2006 Amount: \$ N/A

PROPOSED INSURED: N/A

3. The estate or interest in land described or referred to in this Commitment is FEE SIMPLE.

4. Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:

ANDERSON-RAMSEY, LLC, a Kentucky limited liability company, LEES2826, LLC, a Kentucky limited liability company and RAMSEY I-75, LLC, a Kentucky limited liability company, as tenants-in-common

5. The land referred to in this Commitment is described as follows:

See Schedule C.

**SCHEDULE B – SECTION I
REQUIREMENTS**

The following are the requirements to be complied with:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
4. Instruments creating the estate or interest to be insured must be executed and filed for record to-wit:
 - (a) Deed from: ANDERSON-RAMSEY, LLC, a Kentucky limited liability company, LEES2826, LLC, a Kentucky limited liability company, and RAMSEY I-75, LLC, a Kentucky limited liability company

to: KENTUCKY EMPLOYERS' MUTUAL INSURANCE AUTHORITY
 - (b) Mortgage from: N/A
to: N/A
5. Evidence satisfactory to us of the existence, and authority to convey the insured land, of ANDERSON-RAMSEY, LLC, a Kentucky limited liability company, LEES2826, LLC, a Kentucky limited liability company, and RAMSEY I-75, LLC, a Kentucky limited liability company.
6. Evidence satisfactory to us of the authority of the persons executing the required conveyance instruments on behalf of ANDERSON-RAMSEY, LLC, a Kentucky limited liability company, LEES2826, LLC, a Kentucky limited liability company, and RAMSEY I-75, LLC, a Kentucky limited liability company.
7. Evidence satisfactory to us of the existence and authority of KENTUCKY EMPLOYERS' MUTUAL INSURANCE AUTHORITY.
8. Evidence satisfactory to us of the authority of the persons executing the required conveyance instruments on behalf of KENTUCKY EMPLOYERS' MUTUAL INSURANCE AUTHORITY.
9. Pay all taxes, charges and assessments levied against subject premises, which are due and payable.

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**SCHEDULE B – SECTION I
REQUIREMENTS**

10. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor or materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
11. If a policy is issued, a Fayette County premium tax of 5% MUST be collected in addition to the title insurance premium.
12. Since less than all of the subject real estate is to be conveyed to the proposed insured owner, the Company must be provided with evidence of a legally created subdivision parcel(s) creating the property to be insured, as required by any local planning and zoning regulations, which shall be placed of record.
13. Pay and have released of record the mortgage to secure \$4,471,807 in favor of Traditional Bank, dated September 6, 2006, of record in Mortgage Book 5842, Page 93, in the Office aforesaid, solely as to the property to be insured.
14. Release of record Assignment of Rents by and between Anderson-Ramsey, LLC, et al, in favor of Traditional Bank, Inc. dated September 13, 2006 recorded in Deed Book 2674, Page 224, in the Office aforesaid.
15. Pay and have released of record the Mortgage and Security Agreement to secure \$2,187,000.00, in favor of First State Financial , Inc., dated April 26, 2007, of record in Mortgage Book 6055, Page 94, in the Office aforesaid. Affects subject property and additional property.
16. Have released of record the Conditional Assignment of Rents and Leases in favor of First State Financial, Inc., dated April 26, 2007, of record in Deed Book 2721, Page 545, in the office aforesaid. Affects subject property and additional property.

**SCHEDULE B – SECTION II
EXCEPTIONS**

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to our satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests, or claims which are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land
3. Matters reflected on ALTA/ACSM Land Title Survey, Kingston Hall, Unit 1, Lot 22, 2175 Russell Cave Road (a portion of), by EA Partners, PLC, dated June 2, 2016.
4. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in actual possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. 2016-17 and subsequent years Real Estate Taxes, not yet due and payable.
8. Controlled or limited access, and potentially easements, as stipulated in the conveyance to the Commonwealth of Kentucky, Department of Highways, by deed recorded in Deed Book 903, Page 553, in the Office aforesaid.
9. Matters reflected on plat of record in Plat Cabinet E, Page 230 in the Office aforesaid.
10. Matters reflected on plat of record in Plat Cabinet R. Slide 470 in the Office aforesaid.

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**SCHEDULE B – SECTION II
EXCEPTIONS**

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

1. Rights or claims of parties other than Insured in actual possession of any or all of the property.
2. Easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

SCHEDULE C

The land referred to in this Commitment is described as follows:

Being all of Lot 22 of Kingston Hall, Unit 2 (a portion of) & Kingston Hall, Unit 1, as shown by Final Record Plat of Kingston Hall, Unit 2 (a portion of) & Kingston Hall, Unit 1, Lot 22 of record in Plat Cabinet R, Slide 470 in the Fayette County Clerk's Office; said Lot and any improvements thereon being known and designated as 1068 Aspiration Drive

Being part of the same property conveyed to (1) Ramsey I-75, LLC, a Kentucky limited liability company, as to an undivided 1/4 interest, by Deed dated July 24, 2006 recorded in Deed Book 2668, Page 730, and (2) Anderson-Ramsey, LLC, a Kentucky limited liability company, as to an undivided 1/2 interest, by Deed dated July 24, 2006 recorded in Deed Book 2668, Page 712, and (3) to Lees2826, LLC, a Kentucky limited liability company, as to an undivided 1/4 interest, by Deed dated July 24, 2006 recorded in Deed Book 2668, Page 701, all in the Office of the Clerk of Fayette County, Kentucky. The remaining portion of the property was a part of the same property conveyed to Anderson-Ramsey, LLC by deed dated April 26, 2007, and being of record in Deed Book 2721, Page 453 in the aforesaid County Clerk's Office

FOR INFORMATIONAL PURPOSES ONLY

2015 Fayette County taxes, in the amount of \$347.33 have been paid. Assessment: \$33,600 (FMV \$1,884,600); Tax Id#:20096760

2015 Fayette County taxes, in the amount of \$1,646.69 have been paid. Assessment: \$159,300 (FMV \$1,229,000); Tax Id#:24956800

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