

VICINITY MAP
Scale: 1" = 1,000'

ORIGIN OF BEARINGS AND COORDINATES

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, KENTUCKY STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).

ORIGIN OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PARTICULARLY, THE ELEVATIONS ARE BASED ON A GNSS SURVEY UTILIZING A CARLSON BR7 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

METHOD OF SURVEY

THIS GROUND SURVEY WAS PREPARED USING TRIMBLE S6 ROBOTIC TOTAL STATION, THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME (VIA CELLULAR COMMUNICATION) OBSERVATION UTILIZING A CARLSON BR7 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

UNDERGROUND UTILITIES DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

SETBACK NOTE

THE BUILDING SETBACK LINES SHOWN HEREON ARE BASED ON THE SURVEYOR'S INTERPRETATION OF THE SETBACK REQUIREMENTS FOR THIS PROPERTY. THESE SETBACK LINES ARE SUBJECT TO THE INTERPRETATION OF AN APPROPRIATE GOVERNMENTAL AGENCY (I.E. BUILDING INSPECTION OR PLANNING/ZONING).

CERTIFICATE OF ACCURACY

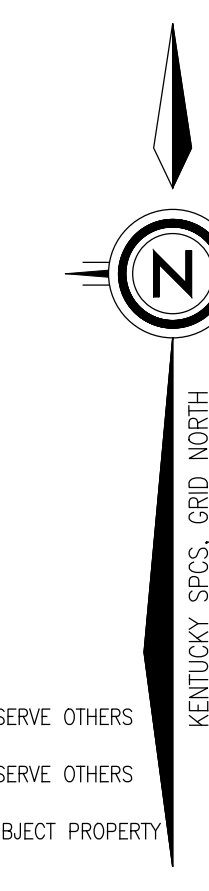
THE SURVEY OF THE SITE WAS PERFORMED WITH A HORIZONTAL CLOSURE RATIO OF 1 : 26,863 AND WAS NOT ADJUSTED FOR CLOSURE. THIS IS AN URBAN CLASS SURVEY.

FEMA FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 210670137E WITH A DATE OF IDENTIFICATION OF MARCH 03, 2014 FOR COMMUNITY NUMBER 21067, LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA SPECIAL FLOOD HAZARD AREA.

APPARENT ENCROACHMENTS AND EASEMENTS

- 1 APPARENT ACCESS BETWEEN PROPERTIES (SEE EXCEPTION 8)
2 APPARENT ENCROACHMENT OF SHED ONTO SUBJECT PROPERTY (MAX. 5.87')
3 APPARENT ENCROACHMENT OF SHED ONTO SUBJECT PROPERTY (MAX. 5.68')



TITLE DESCRIPTION

PARCEL ONE: 1040-1044 EASTLAND DR. (Parcel #15030750) BEING all of Lot 10, Block B, Unit 1, of the Picklesimer Subdivision, to the City of Lexington, Fayette County, Kentucky, as shown by Minor Consolidation Plat of record in Plat Cabinet K, Slide 189, and also as shown on prior plat of record in Plat Cabinet C, Slide 280, Fayette County Clerk's Office; and being known and designated as 1040 Eastland Drive.

BEING all of Lot 11 (a/k/a Parcel 5) and Parcel 4, consolidated, Block B, Unit 1, of the Picklesimer Subdivision, to the City of Lexington, Fayette County, Kentucky, as shown by Minor Consolidation Plat of record in Plat Cabinet K, Slide 189, Fayette County Clerk's Office; and being known and designated as 1042 Eastland Drive. BEING all of Lot 12 (a/k/a Parcel 8) and Parcel 7, consolidated, Block B, Unit 1, of the Picklesimer Subdivision, to the City of Lexington, Fayette County, Kentucky, as shown by Minor Consolidation Plat of record in Plat Cabinet K, Slide 189, Fayette County Clerk's Office; and being known and designated as 1044 Eastland Drive.

PARCEL TWO: 1048 EASTLAND DR. (Parcel #15029380) BEING all of Lot 13 (a/k/a Parcel 11) and Parcel 10, consolidated, Block B, Unit 1, of the Picklesimer Subdivision, to the City of Lexington, Fayette County, Kentucky, as shown by Minor Consolidation Plat of record in Plat Cabinet K, Slide 189, Fayette County Clerk's Office; and being known and designated as 1048 Eastland Drive.

PARCEL THREE: 1050 EASTLAND DR. (Parcel #15029375) BEING all of Lot 14, Block B, Unit 1, of the Picklesimer Subdivision, to the City of Lexington, Fayette County, Kentucky, as shown by Minor Consolidation Plat of record in Plat Cabinet K, Slide 189, and also as shown on prior plat of record in Plat Cabinet A, Slide 195, Fayette County Clerk's Office; and being known and designated as 1050 Eastland Drive.

AND BEING the same property conveyed to MCB Enterprises, LLC, a Ky. limited liability company, by Deeds dated April 6, 2001, and of record in Deed Book 2196, Page 711 and Deed Book 2196, Page 716, Fayette County Clerk's Office.

SURVEYOR'S REPORT ON TITLE EXCEPTIONS

Exception items denoted with # on the Survey

A review of the Exceptions to land title has been made under the direction and supervision of Kevin M. Phillips, a registered land surveyor in the State of Kentucky (LS #3350), hereinafter referred to as the Surveyor. Regarding said Exceptions, the Surveyor notes the following (text in boldface are Surveyor's comments):

Commonwealth Land Title Insurance Company, Commitment Number: CWJMG27, with an effective date of: January 17, 2022 at 8:30 a.m., referring to property located at 1040-1044, 1048 and 1050 Eastland Drive in Lexington, Fayette County, Kentucky.

Schedule B - Section II

- 1. 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. Not addressed by the surveyor as these are not survey items.
2. Lien of current State, County and School taxes, not yet due and payable. Not addressed by the surveyor as these are not survey items.
3. Rights of tenants in possession, as tenants only, under unrecorded leases. Not addressed by the surveyor as these are not survey items.

ZONING REQUIREMENTS

- I-1 (LIGHT INDUSTRIAL ZONE)
MINIMUM LOT SIZE NO LIMITATION
MINIMUM LOT FRONTAGE NO LIMITATION
MINIMUM FRONT YARD 20'
MINIMUM EACH SIDE YARD NO LIMITATION
MINIMUM REAR YARD NO LIMITATION
MINIMUM USEABLE OPEN SPACE NO LIMITATION
MINIMUM LOT COVERAGE NO LIMITATION
MAXIMUM HEIGHT OF BUILDING 75', EXCEPT WHEN A SIDE OR REAR YARD ADJUTS A PROFESSIONAL OFFICE OR RESIDENTIAL ZONE, THEN A 3:1 HEIGHT TO YARD RATIO.

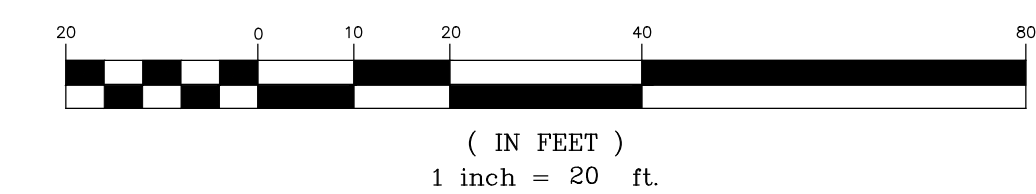


AERIAL PHOTO DATE: 12-19-2021

SURVEY NOTES

- 1. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, RECENT STREET CONSTRUCTION OR SIDEWALK CONSTRUCTION OR REPAIR.
2. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE THAT THE SITE HAS BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
3. THERE WERE NO WETLAND AREAS DELINEATED FOR THE SURVEYOR BY THE OWNER OR OWNERS REPRESENTATIVE. IT IS NOT WITHIN A LAND SURVEYOR'S EXPERTISE TO DETERMINE THE EXTENT OF WETLAND AREAS.
4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO EASTLAND DRIVE, A PUBLIC ROADWAY.

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

TO: EASTLAND DRIVE INDUSTRIAL, LLC
STOCK YARDS BANK & TRUST
AND
COMMONWEALTH LAND TITLE COMPANY
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, 6(a), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15, 17, 18 and 19 (\$1,000,000) OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON JANUARY 19, 2022.
DATE OF PLAT OR MAP: JANUARY 21, 2022.
KEVIN M. PHILLIPS, PLS # 3350
DATE 01-21-2022

UTILITY OWNERS

- ELECTRIC KENTUCKY UTILITIES
NATURAL GAS COLUMBIA GAS
WATER KENTUCKY WATER COMPANY
WASTE WATER LFUDCO
TELEPHONE WINDSTREAM
CABLE TELEVISION SPECTRUM
STATE ROADS TRANSPORTATION CABINET

PARKING TOTAL

- REGULAR PARKING 10
HANDICAP PARKING 0
TOTAL PARKING 10

LEGEND

- FOUND MONUMENT
AS NOTED ON SURVEY
48"-LONG, 5/8" DIAMETER REBAR WITH ALUMINUM SURVEYOR'S CAP (SET, PLS 3350)
MAG NAIL WITH ID TAG (SET, PLS 3350)
CONTROL POINT / BENCHMARK
STREET LIGHT (LP)
POWER POLE (PP)
TELEPHONE POLE (TP)
FIRE HYDRANT (FH)
INDICATES ORIGIN OR OUTLET OF UTILITY OR PIPE IS UNKNOWN
LIGHT POLE (LP)
POST INDICATOR VALVE (PIV)
CLEAR CUT (C/C)
SANITARY MANHOLE
SIGNS
STORM MANHOLE
WATER VALVE (WV)
WATER METER (WM)
GAS METER (GM)
GAS VALVE (GV)
ELECTRIC METER (EM)
RCP: REINFORCED CONCRETE PIPE
CMP: CORRUGATED METAL PIPE
PVC: PLASTIC PIPE
ADS: PLASTIC PIPE
CWP: CORRUGATED PLASTIC PIPE
VCP: VITRIFIED CLAY PIPE
MH: MANHOLE
INV: INVERT ELEVATION
F.L.: FLOW LINE ELEVATION
T.C.: SURFACE ELEVATION (TOP-OF-GRATE)
T.R.: SURFACE ELEVATION (TOP-OF-RIM)
L.S.A.: LANDSCAPING AREA
CHAIN LINK FENCE
BOARD FENCE
WATER LINE
WATER LINE (PER PLAN)
GAS LINE
GAS LINE (PER PLAN)
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE/CABLE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE/CABLE
SANITARY SEWER (PER PLAN)
P.O.B.: POINT OF BEGINNING
BRACKETED DIMENSIONS ARE THE DIMENSIONS ACCORDING TO RECORD SOURCE (Per Plan)
REFERS TO PLANS OR SERVICE MAPS FOR EXISTING UTILITIES AS

Table with columns for Survey Number, Date, and Status.

E.E. ENDRIS Engineering logo and contact information: 771 ENTERPRISE DRIVE, LEXINGTON, KY 40510.

MCB Enterprises LLC Property 1040, 1048 & 1050 Eastland Drive Lexington, Fayette County, Kentucky

This represents a boundary survey and complies with 201 KAR 18:150. SURVEY COMPLETED January 19, 2022. JOB NUMBER 4667, DRAWING DATE 1-21-2022, DRAWING FILE #667 1048-1050 Eastland Drive.dwg, SCALE: 1" = 20'.