

**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 15-0135 - SCHEDULE A:**

Tract 1: 501 Horton Court a/k/a 2601 Buck Lane and 551 Horton Court

All of Lot Nos. 1 and 2, Block E, Unit 2, of Hillenmeyer Industrial Park to the City of Lexington, as shown by plat thereof of record in Plat Cabinet F, Slide 164, in the Fayette County Clerk's Office.

Tract 2: 575 Horton Court

All of Lot No. 3, Block E, Unit 2, of Hillenmeyer Industrial Park to the City of Lexington, as shown by plat thereof of record in Plat Cabinet F, Slide 164, in the Fayette County Clerk's Office together with that certain access easement across Tract 1 as shown on the plat of record in Plat Cabinet F, Slide 164, in the aforesaid clerk's office.

Tract 3: 574 Horton Court

All of Lot No. 4-D, Block E, Unit 2, of Hillenmeyer Industrial Park to the City of Lexington as shown by plat thereof of record in Plat Cabinet F, Slide 167, in the Fayette County Clerk's Office.

Being a part of the same property conveyed to HORTON COURT, LLC, a Delaware limited liability company, by deed dated May 4, 2005, of record in Deed Book 2547, page 447, in the Fayette County Clerk's Office.

**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 15-0135 - SCHEDULE B - SECTION 2:**

Numbers correspond with survey-related Schedule B - Section 2 exception items contained in the above referenced Title Commitment.

7. Easements, building set-back lines, conditions, restrictions and notes set forth on the recorded plat of record in Plat Cabinet F, Slide 164 (Tract Nos. 1 and 2), and Plat Cabinet F, Slide 167 (Tract No.3), in the Fayette County Clerk's Office.
(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

9. Deed of Easement dated July 25, 1985 between Theodore W. Werne and Betty Alice Werne, his wife, and Kentucky Utilities Company of record in Deed Book 1379, page 410, in the Fayette County Clerk's Office.
(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

10. Right of Way Easement dated December 14, 2012, between Horton Court, LLC, a Delaware limited liability company and Lexington-Fayette Urban County Government of record in Deed Book 3121, page 368, in the Fayette County Clerk's Office.
(CANNOT DETERMINE - INTERNALLY REFERENCED DOCUMENT NOT PROVIDED)

MISCELLANEOUS NOTES:

- There is direct access to the subject property via Horton Court and Buck Lane, both public rights-of-way.
- The posted addresses on site is 501 Horton Court a/k/a 2601 Buck Lane, 551 Horton Court, 575 Horton Court and 574 Horton Court, Lexington, Kentucky.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The party walls as designated by the client and shown hereon were determined by a reflectorless location by a Trimble 5600 Total Station.
- The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company, Title Commitment No. 15-0135 with an effective date of January 16, 2015.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$1,000,000. to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

BASIS OF BEARING:

The basis for all bearings shown hereon is the southeast right-of-way line of Horton Court being N 24°25'00" E, per Plat Cabinet F, Slide 164 of the Fayette County Records.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property lies partially in Zone X Unshaded (Areas determined to be outside the 0.2% annual chance floodplain), and partially in Zone X-Shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) according to the Flood Insurance Rate Map for the County of Lexington-Fayette Urban, in the Commonwealth of Kentucky, Community Panel No. 2100670108E, Revised Date March 03, 2014.

ZONING:

Zoning Classification: I-1 Light Industrial
Permitted Use: Permitted by Right
Minimum Building Setbacks:
Front: 20 feet
Side: None
Rear: None
Parking/Other Setbacks: None
Maximum Building Height: 75 feet
Parking Ratio: Warehouse/Office Mixed Use
1 space for every 600 square feet of floor area, with a minimum of 5 spaces

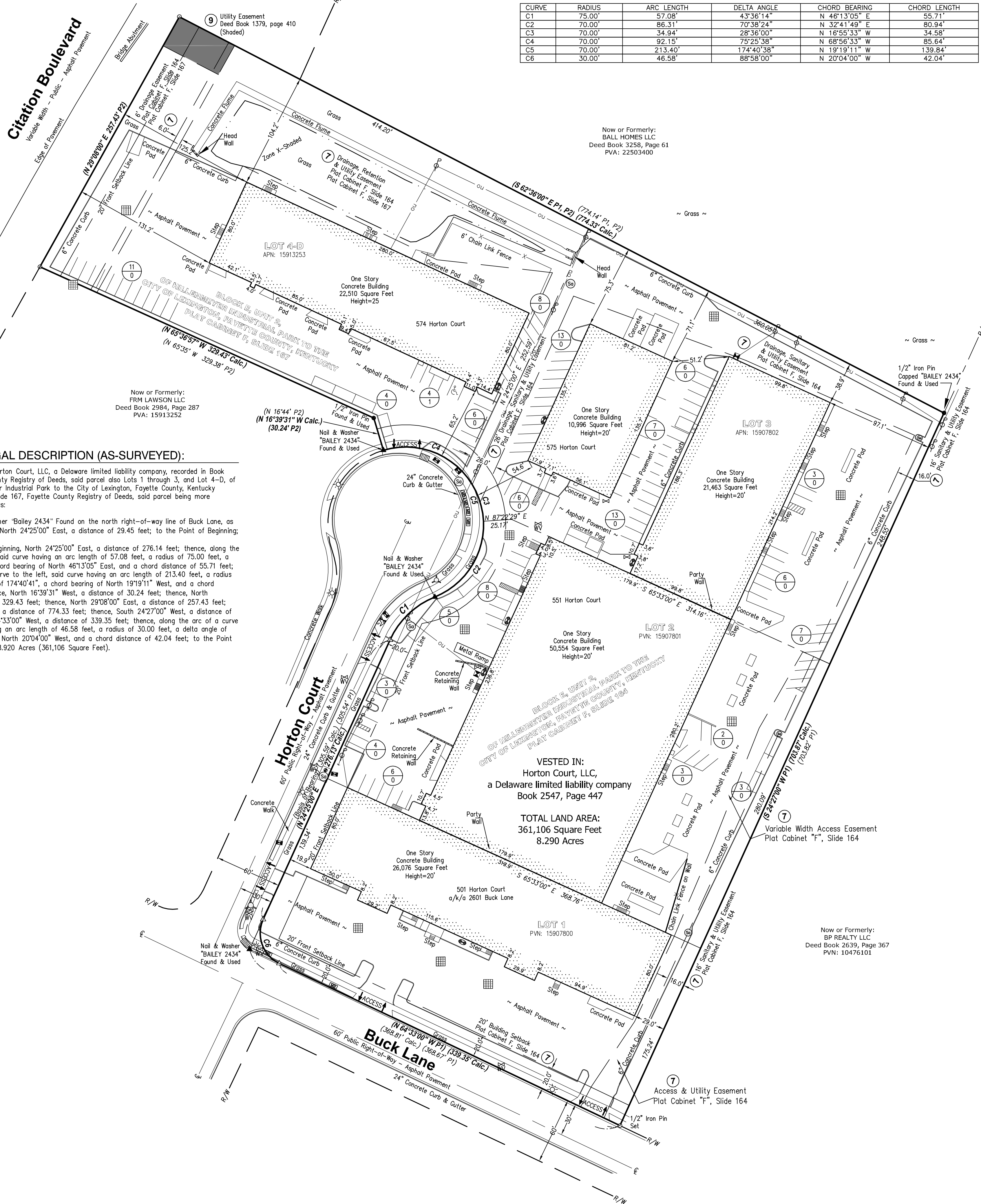
This zoning information is taken from a zoning report compiled by Millman National Land Services under Project No. 13315, dated March 2, 2015.

SOURCE: Zoning Ordinance Lexington-Fayette Urban County, Kentucky

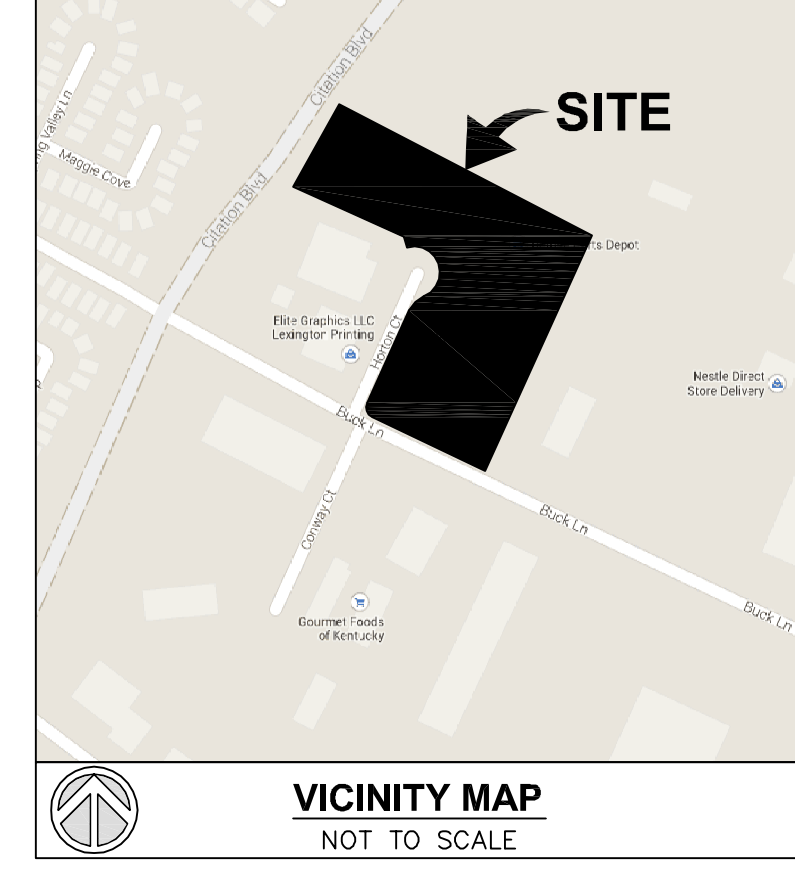
This zoning information is based upon current zoning regulations. These conditions may not reflect the zoning regulations at the time of building or site construction.

PARKING:

128 Parking Spaces
1 Handicap Space
129 Total Parking Spaces



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	57.08'	43°36'14"	N 46°13'05" E	55.71'
C2	70.00'	86.31'	70°38'24"	N 32°41'49" E	80.94'
C3	70.00'	34.94'	28°38'00"	N 16°55'33" W	34.58'
C4	70.00'	92.15'	75°25'38"	N 68°56'33" W	85.64'
C5	70.00'	213.40'	174°40'38"	N 19°19'11" W	139.84'
C6	30.00'	46.58'	88°58'00"	N 20°04'00" W	42.04'



SYMBOL LEGEND

R/W	- Right-of-Way
P/L	- Adjacent Property Line
—	- Centerline
(X)	- Schedule B-Section II Item
P1	- Plat Cabinet F, Slide 164
P2	- Plat Cabinet F, Slide 167
●	- Monumentation Found as Noted
○	- 5/8" Iron Pin w/Cap Set Stamped "MILLMAN 3303420723"
▲	- PK/MAG Nail or Railroad Spike Found as Noted
△	- MAG Nail or PK Nail Set
XX	- No. of Regular Parking Spaces
XX	- No. of Handicap Parking Spaces
⊘	- Manhole
⊘	- Curb Inlet Basin w/ Grate
⊘	- Catch Basin
⊘	- Sanitary Manhole
⊘	- Fire Hydrant
⊘	- Water Valve
⊘	- Water Meter
⊘	- Irrigation Valve
⊘	- Gas Meter
⊘	- Electric Meter
⊘	- Electric Transformer
⊘	- Handicap Space
⊘	- Sign
⊘	- Mail Box
⊘	- Utility Pole
⊘	- Light Pole
⊘	- Fence (As Noted)
⊘	- Overhead Utilities
⊘	- No Parking Area
⊘	- Building Area

SURVEYOR'S LEGAL DESCRIPTION (AS-SURVEYED):

A parcel of land Vested in Horton Court, LLC, a Delaware limited liability company, recorded in Book 2547, Page 447, Fayette County Registry of Deeds, said parcel also Lots 1 through 3, and Lot 4-D, of Block E, Unit 2, of Hillenmeyer Industrial Park to the City of Lexington, Fayette County, Kentucky recorded in Plat Cabinet F, Slide 167, Fayette County Registry of Deeds, said parcel being more particularly described as follows:

Commencing at a Nail & Washer "Bailey 2434" Found on the north right-of-way line of Buck Lane, as a point of reference; thence, North 24°25'00" East, a distance of 29.45 feet; to the Point of Beginning; Thence from said Point of Beginning, North 24°25'00" East, a distance of 276.14 feet; thence, along the arc of a curve to the right, said curve having an arc length of 57.08 feet, a radius of 75.00 feet, a delta angle of 43°36'10", a chord bearing of North 46°13'05" East, and a chord distance of 55.71 feet; thence, along the arc of a curve to the left, said curve having an arc length of 213.40 feet, a radius of 70.00 feet, a delta angle of 174°40'41", a chord bearing of North 19°19'11" West, and a chord distance of 139.84 feet; thence, North 16°39'31" West, a distance of 30.24 feet; thence, North 65°36'57" West, a distance of 329.43 feet; thence, North 29°08'00" East, a distance of 257.43 feet; thence, South 62°36'00" East, a distance of 774.33 feet; thence, South 24°27'00" West, a distance of 703.87 feet; thence, North 64°33'00" West, a distance of 339.35 feet; thence, along the arc of a curve to the right, said curve having an arc length of 46.58 feet, a radius of 30.00 feet, a delta angle of 88°58'00", a chord bearing of North 20°04'00" West, and a chord distance of 42.04 feet; to the Point of Beginning, and Containing 8.920 Acres (361,106 Square Feet).

CERTIFICATION:

To: Pacific Southwest Realty Services, Horton Court, LLC, a Delaware limited liability company, Southern Farm Bureau Life Insurance Company, and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 15, 16, 17, 18 and 22, of Table A thereof. The field work was completed on February 11, 2015.

Date of Plat or Map: February 12, 2015.

I do hereby certify that the survey shown was performed under my direct supervision by the method of random traverse with an un-adjusted field closure of greater than 1:15,000 and has not been adjusted. This is a Class A survey. All monuments have been set as shown on the final plat.

By: Deron J. Millman, PS
Kentucky Professional Surveyor No. 3528
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
CA	03/03/15	LENDERS COMMENTS

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National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
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millman
virtualsurveyor
for more information
visit <http://vimeo.com/25774136>

501 Horton Court
a/k/a 2601 Buck Lane,
551, 575 & 574 Horton Court
City of Lexington
County of Fayette
Commonwealth of Kentucky

NORTH
GRAPHIC SCALE
0 50 100
1 INCH = 50 FT.

**PRELIMINARY
FOR REVIEW ONLY**

Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 35289
PM: DJ/JFD Drafter: JLO