TITLE COMMITMENT NOTES
0.136 ACRE TRACT

This survey does not constitute a title search by Sabak, Wilson & Lingo, Inc. and as such we are not responsible for the investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, unrecorded easements, appurtenant easements, or any other facts that an accurate and current title search may disclose. Information regarding these matters were gained from the Research Report listed below.

Tax Block 34D, Tax Lot 104

The easements and restrictions shown hereon are from a Research Report issued by Abstracts and Titles, Inc., Exam No. 169805a, dated the 28th day of March, 2011. The numbers in the comments correspond to the numbering system in the Research Report.

Item 1: Sabak, Wilson & Lingo, Inc. did not examine or address this item.

Item 2: This survey is subject to the Minor Subdivision Plat recorded in Deed Book 9331, Page 55.

Item 3: This survey is subject to the Assignment and Assumption of Easement recorded in Deed Book 9564, Page 80 for the Pedestrian Bridge over CSX Railroad. The original Deed of Easement was recorded in Deed Book 9379, Page 590 not Deed Book 9331, Page 64 mentioned in Deed Book 9564, Page 80.

Item 4: Sabak, Wilson & Lingo, Inc. did not examine or address this item.

TITLE COMMITMENT NOTES
12.709 ACRES TRACT

This survey does not constitute a title search by Sabak, Wilson & Lingo, Inc. and as such we are not responsible for the investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, unrecorded easements, appurtenant easements, or any other facts that an accurate and current title search may disclose. Information regarding these matters were gained from the Research Report listed below.

Tax Block 34D, Tax Lots 22, 23, 24, 25, 26 & 30

The easements and restrictions shown hereon are from a Research Report issued by Abstracts and Titles, Inc., Exam No. 169805, dated the 28th day of March, 2011. The numbers in the comments correspond to the numbering system in the Research Report.

Item 1: Memorandum of Ground Lease to ULH, Inc. recorded in Deed Book 7916, Page 857 does affect this survey.

Item 2: Assignment of Parking License Agreement to ULH, Inc. recorded in Deed Book 7676, Page 551 does affect this survey.

Item 3: Parking License Agreement recorded in Deed Book 7916, Page 862 does affect this survey.

Item 4: Leasehold Mortgage recorded in Mortgage Book 11869, Page 372 and Assignment of Rents and Leases recorded in Deed Book 9504, Page 17 does affect this survey.

Item 5: "F: Street that was on this property and was closed by Jefferson Circuit Court Action #271643 dated October 21, 1941, Ordinance No. 100 series 1941.

Item 6: 10' alley that was on this property and was closed by Jefferson Circuit Court Action #125244 dated April 9, 1969.

Item 7: Sewer Easement of unspecified width recorded in Deed Book 690, Page 572 and Deed Book 691, Page 366 does affect this survey as shown.

Item 8: Easements for Louisville Gas and Electric Company as recorded in Deed Book 5091, Page 991, Deed Book 8064, Page 473, Deed Book 8115, Page 288 and Deed Book 8211, Page 939 does affect this survey as shown.

Item 9: 15' Building Limit Agreement recorded in Deed Book 1872, Page 227 is from the old right-of-way line. 10' strip was added to the right-of-way of Fourth Street, only 5' building limit is left, as shown on the survey along Fourth Street.

Item 10: Water Line Easement recorded in Deed Book 1807, Page 373 does affect this survey as shown.

Item 11: Right to use railroad switching tracks recorded in Deed Book 1686, Page 65 is no longer in affect, because all lots have been consolidated.

Item 12: Sewer, Gas and Water lines mentioned in Deed Book 1465, Page 331 is no longer in affect, because all lots have been consolidated.

Item 13: Pipeline Easement for oil and gas recorded in Deed Book 1450, Page 384 is no longer in affect, because all lots have been consolidated.

Item 14: Easement mentioned in Deed Book 1518, Page 636 and released and Quit Claim per Deed Book 2792, Page 247 are no longer in affect, because all lots have been consolidated.

Item 15: Rights for sewer and water recorded in Deed Book 1613, Page 289 and Deed Book 2781, Page 168 are no longer in affect, because all lots have been consolidated.

Item 16: Rights and restrictions as set out in Deed Book 2792, Page 247, are no longer in affect, because all lots have been consolidated.

Item 17: A portion of this survey is shown on a plat recorded in Deed Book 1450, Page 386.

Item 18: This survey is subject to the restrictions recorded in Deed Book 4273, Page 502, Section B of that deed has been terminated per Deed Book 7947, Page 335.

Item 19: 10' Strip dedicated to widening of Fourth Street in Deed Book 4273, Pages 502 & 516 are now contained in the 80' right-of-way of Fourth Street.

Item 20: Sabak, Wilson & Lingo, Inc. did not examine or address this item.

NOTES

1. This property is not located in a 100-year flood hazard area, Zone X. This determination has been made from a review of Flood Insurance Rate Map #21111C0041E & #21111C0057E dated December 5, 2006.

2. The basis of the reference meridian used on this survey to determine the directions of survey lines were taken from Deed Book 5193, Page 73 and shown as North 11°05'21" West on a west line.

3. This is a Class "A" Survey. The Precision Ratio was 1:48,362 and was adjusted by Compass Rule Adjustment. Field work for this survey was conducted in March, 2011.

4. Utilities have been plotted from available maps, records and paint marks found on the asphalt and grass areas and therefore their locations are approximate. The location of all underground utilities must be verified by the appropriate utility company prior to any construction. Security camera wires were not traceable.

LEGEND

☼	LIGHT POLE
FH	FIRE HYDRANT
CO	CLEAN OUT
	DOWN GUY
UP	UTILITY POLE
TP	TELEPHONE POLE
D.B.	DEED BOOK
PG.	PAGE
OE&T	OVERHEAD ELECTRIC & TELEPHONE
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
2"G	GAS MAIN WITH SIZE
8"W	WATER MAIN WITH SIZE
I.E.	INVERT ELEVATION
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
TC	TOP OF CURB
BC	BOTTOM OF CURB
RCP	REINFORCE CONCRETE PIPE
PVC	PLASTIC PIPE
423.23	STOP ELEVATION
PM	PARKING METER
GT	GREASE TRAP
TW	TOP OF WALL
HC	HANDICAP
IV	IRRIGATION VALVE
UGF	UNDERGROUND FIBER OPTICS

LEGAL DESCRIPTION
12.709 ACRES TRACT

A certain tract of land in the community of Louisville, Jefferson County, Kentucky, more particularly described as follows;

Unless stated otherwise, any monument referred to herein as a "pin and cap" is a set 5/8" rebar, eighteen (18") inches in length, with a yellow plastic cap stamped "SL Burch, LS3022". All bearings stated herein are referred to in the deed description recorded in Deed Book 5193, Page 73 in the office of the County Clerk of Jefferson County, Kentucky and described herein.

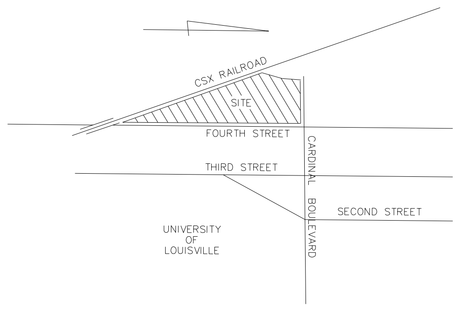
Beginning at a metal monument with a aluminum cap at the intersection of the west right-of-way line of Fourth Street and the east right-of-way line of CSX Railroad, said monument also being 50 feet east and at right angles to the centerline of the north bound main track; thence with the east right-of-way line of CSX Railroad the following courses:
North 11°05'21" West, 816.34 feet to a "pin and cap";
South 78°54'39" West, 11.00 feet to a ½" pin;
North 11°05'21" West, 226.00 feet to a ½" pin;
South 78°54'39" West, 11.00 feet to a ½" pin;
North 11°05'21" West, 32.37 feet to a ½" pin;
North 78°54'39" East, 11.00 feet to a ½" pin, LS2068;
North 11°05'21" West, 169.29 feet to a ½" pin, LS2747;
thence leaving the east right-of-way line of CSX Railroad and along the east line of a tract conveyed to Louisville Properties II, LLC as recorded in Deed Book 9564, Page 34 in the aforementioned clerk's office North 11°05'21" West, 203.23 feet to a 1/2" pin; thence North 08°44'43" East, 158.54 feet to a ½" pin, LS2747 in the east line of a tract conveyed to Standard Oil Company now Chevron USA, Inc. as recorded in Deed Book 298, Page 196, Deed Book 2692, Page 369 and Deed Book 3718, Page 400 in the aforementioned clerk's office; thence with the east line of Chevron USA, Inc. North 22°37'24" East, 290.40 feet to a ½" pin, LS2747 in the centerline of Cardinal Boulevard, if extended; thence with the centerline of Cardinal Boulevard, if extended South 81°20'22" East, 130.00 feet to a pk nail; thence South 08°44'43" West, 30.03 feet to a pin and cap in the south right-of-way line of Cardinal Boulevard; thence with the south right-of-way line of Cardinal Boulevard South 81°20'22" East, 214.99 feet to a pin and cap; thence South 73°12'25" East, 75.11 feet to a ½" pin; thence with the arc of a curve to the right having a radius of 24.00 feet and a chord of South 32°13'51" East, 31.48 to a 5/8" aluminum pin in the west right-of-way line of Fourth Street; thence with the west right-of-way line of Fourth Street South 08°44'43" West, 445.20 feet to a x-cut; thence South 08°50'58" West, 1058.08 feet to a ½" pin; thence with the arc of a curve to the right having a radius of 3274.50 feet and a chord of South 10°07'18" West, 145.40 feet to a metal monument; thence with the arc of a curve to the left having a radius of 3274.50 feet and a chord of South 10°38'39" West, 85.71 feet to the point of beginning containing 12.709 acres and being the property conveyed to Commonwealth of Kentucky for the use and benefit of the University of Louisville as recorded in Deed Book 5193, Page 73 in the office of the County Clerk of Jefferson County, Kentucky.

LEGAL DESCRIPTION
0.136 ACRE TRACT

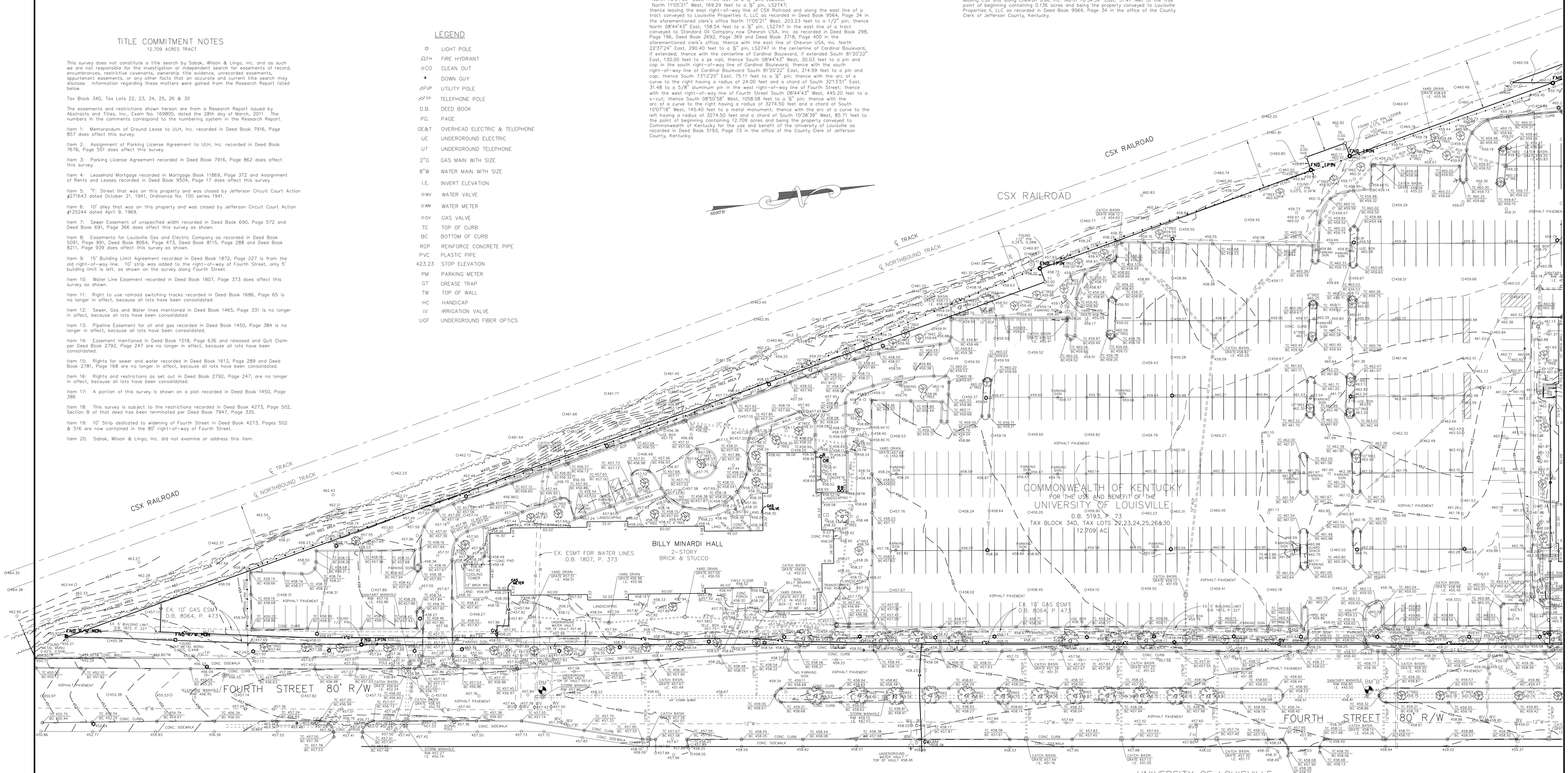
A certain tract of land in the community of Louisville, Jefferson County, Kentucky, more particularly described as follows;

Unless stated otherwise, any monument referred to herein as a "pin and cap" is a set 5/8" rebar, eighteen (18") inches in length, with a yellow plastic cap stamped "SL Burch, LS3022". All bearings stated herein are referred to in the deed description recorded in Deed Book 5193, Page 73 in the office of the County Clerk of Jefferson County, Kentucky and described herein.

Beginning at a pk nail in the center of western terminus of Cardinal Boulevard; thence continuing west along the center of Cardinal Boulevard, if extended and the south line of a tract conveyed to Standard Oil Company now Chevron USA, Inc. as recorded in Deed Book 298, Page 196, Deed Book 2692, Page 369 and Deed Book 3718, Page 400 North 81°20'22" West, 130.00 feet to a ½" pin, LS2747; thence South 22°37'24" West, 290.40 feet to a ½" pin, LS2747; thence South 08°44'43" West, 39.26 feet to a ½" pin and the true point of beginning; thence South 08°44'43" West, 119.28 feet to a ½" pin; thence South 11°05'21" East, 203.23 feet to a ½" pin, LS2747 in the east right-of-way line of CSX Railroad; thence with the east right-of-way line of CSX Railroad South 08°49'06" West, 32.31 feet to a ½" pin; thence North 11°05'21" West, 345.81 feet to a ½" pin, LS3005 in the south line of a tract conveyed to Chevron USA, Inc. aforementioned; thence leaving CSX and along Chevron USA, Inc. North 78°54'39" East, 51.47 feet to the true point of beginning containing 0.136 acres and being the property conveyed to Louisville Properties II, LLC as recorded in Deed Book 9564, Page 34 in the office of the County Clerk of Jefferson County, Kentucky.



LOCATION MAP
NO SCALE



UNIVERSITY OF LOUISVILLE
318 W BRANDEIS AVE.

SURVEYOR'S CERTIFICATE

THIS SURVEY IS A CLASS "A" SURVEY, AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER 201 KAR 18.150. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE. THE UNADJUSTED ERROR OF CLOSURE FOR THIS SURVEY WAS 0.07 FT. THE PRECISION RATIO WAS 1:48,362. THIS SURVEY WAS ADJUSTED FOR CLOSURE USING THE COMPASS METHOD.

SIGNATURE RLS NO. DATE

BENCH MARKS (NAVD 88 DATUM)

STA 052-2003 FROM THE INTERSECTION OF SECOND STREET & CARDINAL BOULEVARD TRAVEL EAST 900 FEET TO THE INTERSECTION OF CARDINAL BOULEVARD & BROOK STREET, GO NORTH 235 FEET TO CONTROL MONUMENT IN CENTER OF MEDIAN.
ELEVATION 452.23

BM "A" SET MAG NAIL ON SOUTH SIDE OF PEDESTRIAN WALKWAY TOWARD PEDESTRAIN BRIDGE CROSSING RAILROAD, 140' WEST OF KURZ HALL
ELEVATION 460.79

BM "B" RIM OF SANITARY MANHOLE IN THE CENTER OF FOURTH STREET AT THE ENTRANCE OF THE PARKING AREA BETWEEN KURZ HALL & MINARDI HALL. ELEVATION 458.85

BM "C" RIM OF STORM MANHOLE IN THE CENTER OF FOURTH STREET AT THE SOUTH END OF MINARDI HALL. ELEVATION 457.86

DENOTES SET 5/8" IRON PIN W/CAP S.L. BURCH LS 3022 UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
0 15 30 60

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271

Scale: 1"=30'
Date: 04/12/11

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
COMMONWEALTH OF KENTUCKY
FOR THE USE AND BENEFIT OF THE
UNIVERSITY OF LOUISVILLE
D.B. 5193, P. 73
TAX BLOCK 34D, TAX LOTS 22,23,24,25,26&30
AND
LOUISVILLE PROPERTIES II, LLC
D.B. 9564, P. 34
TAX BLOCK 34D, TAX LOT 104

1900 & 2040 SOUTH FOURTH STREET
LOUISVILLE, KENTUCKY

File: 2772-BS01
R-1
Sheets in Set: 2