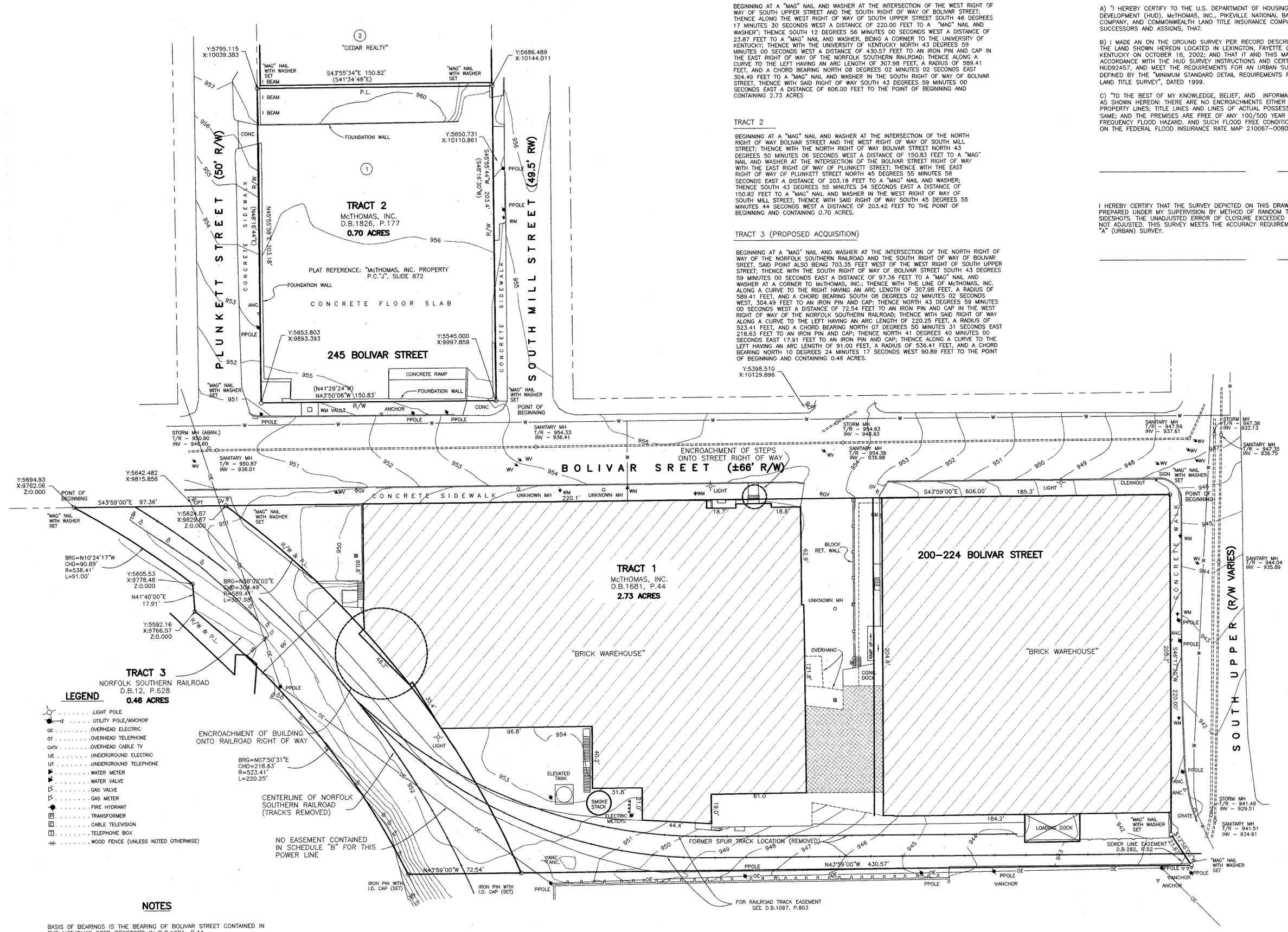

LEGEND

- LIGHT POLE
- UTILITY POLE/ANCHOR
- OC . . . . . OVERHEAD ELECTRIC
- OT . . . . . OVERHEAD TELEPHONE
- CATV . . . . . OVERHEAD CABLE TV
- UE . . . . . UNDERGROUND ELECTRIC
- UT . . . . . UNDERGROUND TELEPHONE
- WATER METER
- WATER VALVE
- GAS VALVE
- GAS METER
- FIRE HYDRANT
- TRANSFORMER
- CABLE TELEVISION
- TELEPHONE BOX
- WOOD FENCE (UNLESS NOTED OTHERWISE)

NOTES

BASIS OF BEARINGS IS THE BEARING OF BOLIVAR STREET CONTAINED IN THE McTHOMAS DEED RECORDED IN D.B.1681, P.44

ALL UTILITY SERVICES ENTER THIS PROPERTY THROUGH APPROPRIATE DEDICATED RIGHTS-OF-WAY OR EASEMENTS.

PROPERTY LINE DIMENSIONS SHOWN AND CONTAINED IN THE LEGAL DESCRIPTIONS ABOVE ARE BASED ON FIELD SURVEYED DIMENSIONS. WHERE FIELD DIMENSIONS DIFFER FROM RECORD DIMENSIONS, THE RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS

THE LOCATIONS OF UNDERGROUND UTILITIES WERE DETERMINED BY VISUAL INSPECTION AND REFERENCE TO SELECTED RECORD DRAWINGS AND MAPS. THE LOCATIONS AS SHOWN SHOULD BE CONSIDERED APPROXIMATE ONLY. IT IS ALSO POSSIBLE THAT UNDERGROUND UTILITY LINES EXIST WHICH ARE NOT SHOWN. NO EXCAVATION SHOULD TAKE PLACE ON THIS PROPERTY WITHOUT FIRST NOTIFYING ALL UTILITY COMPANIES AND KENTUCKY UNDERGROUND PROTECTION (B.U.D.) AT 1-800-752-6007.

LEGAL DESCRIPTIONS

TRACT 1

BEGINNING AT A "MAG" NAIL AND WASHER AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF SOUTH UPPER STREET AND THE SOUTH RIGHT OF WAY OF BOLIVAR STREET; THENCE ALONG THE WEST RIGHT OF WAY OF SOUTH UPPER STREET SOUTH 46 DEGREES 17 MINUTES 30 SECONDS WEST A DISTANCE OF 220.00 FEET TO A "MAG" NAIL AND WASHER"; THENCE SOUTH 12 DEGREES 56 MINUTES 00 SECONDS WEST A DISTANCE OF 23.87 FEET TO A "MAG" NAIL AND WASHER, BEING A CORNER TO THE UNIVERSITY OF KENTUCKY; THENCE WITH THE UNIVERSITY OF KENTUCKY NORTH 43 DEGREES 59 MINUTES 00 SECONDS WEST A DISTANCE OF 430.57 FEET TO AN IRON PIN AND CAP IN THE EAST RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILROAD; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 307.98 FEET, A RADIUS OF 589.41 FEET, AND A CHORD BEARING NORTH 08 DEGREES 02 MINUTES 02 SECONDS EAST 304.49 FEET TO A "MAG" NAIL AND WASHER IN THE SOUTH RIGHT OF WAY OF BOLIVAR STREET, THENCE WITH SAID RIGHT OF WAY SOUTH 43 DEGREES 59 MINUTES 00 SECONDS EAST A DISTANCE OF 606.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.73 ACRES

TRACT 2

BEGINNING AT A "MAG" NAIL AND WASHER AT THE INTERSECTION OF THE NORTH RIGHT OF WAY BOLIVAR STREET AND THE WEST RIGHT OF WAY OF SOUTH MILL STREET; THENCE WITH THE NORTH RIGHT OF WAY BOLIVAR STREET NORTH 43 DEGREES 50 MINUTES 06 SECONDS WEST A DISTANCE OF 150.83 FEET TO A "MAG" NAIL AND WASHER AT THE INTERSECTION OF THE BOLIVAR STREET RIGHT OF WAY WITH THE EAST RIGHT OF WAY OF PLUNKETT STREET; THENCE WITH THE EAST RIGHT OF WAY OF PLUNKETT STREET NORTH 45 DEGREES 55 MINUTES 58 SECONDS EAST A DISTANCE OF 203.18 FEET TO A "MAG" NAIL AND WASHER; THENCE SOUTH 43 DEGREES 55 MINUTES 34 SECONDS EAST A DISTANCE OF 150.82 FEET TO A "MAG" NAIL AND WASHER IN THE WEST RIGHT OF WAY OF SOUTH MILL STREET; THENCE WITH SAID RIGHT OF WAY SOUTH 45 DEGREES 55 MINUTES 44 SECONDS WEST A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.70 ACRES.

TRACT 3 (PROPOSED ACQUISITION)

BEGINNING AT A "MAG" NAIL AND WASHER AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILROAD AND THE SOUTH RIGHT OF WAY OF BOLIVAR SREET, SAID POINT ALSO BEING 703.35 FEET WEST OF THE WEST RIGHT OF SOUTH UPPER STREET; THENCE WITH THE SOUTH RIGHT OF WAY OF BOLIVAR STREET SOUTH 43 DEGREES 59 MINUTES 00 SECONDS EAST A DISTANCE OF 97.36 FEET TO A "MAG" NAIL AND WASHER AT A CORNER TO McTHOMAS, INC.; THENCE WITH THE LINE OF McTHOMAS, INC. ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 307.98 FEET, A RADIUS OF 589.41 FEET, AND A CHORD BEARING SOUTH 08 DEGREES 02 MINUTES 02 SECONDS WEST, 304.49 FEET TO AN IRON PIN AND CAP; THENCE NORTH 43 DEGREES 59 MINUTES 00 SECONDS WEST A DISTANCE OF 72.54 FEET TO AN IRON PIN AND CAP IN THE WEST RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILROAD; THENCE WITH SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 220.25 FEET, A RADIUS OF 523.41 FEET, AND A CHORD BEARING NORTH 07 DEGREES 50 MINUTES 31 SECONDS EAST 218.63 FEET TO AN IRON PIN AND CAP; THENCE NORTH 41 DEGREES 40 MINUTES 00 SECONDS EAST 17.91 FEET TO AN IRON PIN AND CAP; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 91.00 FEET, A RADIUS OF 536.41 FEET, AND A CHORD BEARING NORTH 10 DEGREES 24 MINUTES 17 SECONDS WEST 90.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.46 ACRES.

CERTIFICATION

1. INITIAL CLOSING SURVEY: (INSURANCE OF ADVANCES)

A) "I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), McTHOMAS, INC., PIKEVILLE NATIONAL BANK AND TRUST COMPANY, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, THAT:

B) I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE THE LAND SHOWN HEREON LOCATED IN LEXINGTON, FAYETTE COUNTY, KENTUCKY ON OCTOBER 18, 2002; AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND CERTIFICATE, FORM HUD92457, AND MEET THE REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED BY THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY", DATED 1999.

C) "TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP 210067-0080C.

I HEREBY CERTIFY THAT THE SURVEY DEPICTED ON THIS DRAWING WAS PREPARED UNDER MY SUPERVISION BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED ERROR OF CLOSURE EXCEEDED 1:10000 AND WAS NOT ADJUSTED. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" (URBAN) SURVEY.

AS-BUILT DRAWING

INITIAL ENDORSEMENT

ALTA/ACSM LAND TITLE SURVEY
200-224 BOLIVAR STREET
245 BOLIVAR STREET

LEXINGTON, FAYETTE COUNTY, KENTUCKY

PREPARED BY:
WESLEY B. WITT, INC.
725 MILLPOND ROAD
LEXINGTON,KENTUCKY 40514
PHONE 859-296-5558 FAX 859-296-5558

SCALE 1"= 30' OCTOBER 2002