

LEGEND

- Indicates set 5/8"x24" iron pin w/ cap stamped "RS Matheny PLS 3173" ***Unless otherwise noted***
- Indicates found monument *As Noted*
- ◆ Indicates set 1/4" Mag Nail with Shiner stamped "Matheny PLS KY #3173" ***Unless otherwise noted***
- 6" Fence (As Noted)
- OHU Existing Overhead Utility Line
- POB Point of Beginning
- ⊙ Existing Sanitary Sewer Manhole
- ⊙ Existing Storm Sewer Manhole
- ⊙ Existing Utility Pole
- ⊙ Existing Down Guy
- ⊙ Existing Ballard
- ⊙ Existing Meter
- ⊙ Existing Telephone Box
- ⊙ Existing Water Meter
- ⊙ Existing Water Valve
- ⊙ Existing Fire Hydrant
- ⊙ Existing Light Pole
- ⊙ Existing Wheel Stop
- ⊙ Existing Traffic Signal Pole
- ⊙ IPC Iron Pin with Cap
- R/W Right-of-Way
- D.B. Deed Book
- PG. Page
- CB Catch Basin
- CONC. Concrete



LEGAL DESCRIPTION PER TITLE

PARCEL 1-- FERN CREEK ROAD
 BEGINNING at a point in the center line of Fern Creek Road; said point being North 76° 30' East 258.86 feet East of the center line Bardstown Road, as measured along the center line of Fern Creek Road; thence with the center line of said last mentioned Road North 76° 30' East 75 feet extending back between parallel lines South 15° 15' East 123 feet.

Being the same property acquired by COPELAND REALTY COMPANY, LLC, a Kentucky Limited Liability Corporation, by General Warranty Deed dated November 7, 1995, of record in Deed Book 6704, Page 254, both in the Office of the Clerk of Jefferson County, Kentucky.

PARCEL 11 -- BARDSTOWN ROAD
 BEGINNING in the original center line of Bardstown Road at a point South 22° 23' East 155.91 feet from its intersection with the centerline of Fern Creek Road, if extended; thence with the original centerline of Bardstown Road South 22° 23' Minutes East 136 feet; thence North 69° 24' East 152.73 feet to a bolt; thence North 76° 53' East 189.69 feet to a pipe in the West line of the tract conveyed to A.O. Taylor, Sr. and wife, by Deed of record in Deed Book 2348, page 332, in the aforesaid office; thence with said West line North 12° 02' West 136 feet to its intersection with the South line of the tract conveyed to A.O. Taylor, Sr. and wife, by Deed of record in Deed Book 2348, Page 348, in the aforesaid office; thence with the South line of said last mentioned tract and the South lines of the tracts conveyed to Leslie P. Baker and wife, and Lawrence G. Jones and wife, by Deeds of record in 3100, Page 193 and in Deed Book 2329, Page 392, both in the aforesaid office respectively, South 78° 32' West 195 feet to the Southwest corner of the Jones tract aforesaid; thence South 67° 52' West 172.92 feet to the beginning.

Being the same property acquired by COPELAND REALTY COMPANY, LLC, a Kentucky Limited Liability Corporation, by General Warranty Deed dated November 7, 1995, of record in Deed Book 6704, Page 251, both in the Office of the Clerk of Jefferson County, Kentucky.

TITLE COMMITMENT NOTES

The following information corresponds to Chicago Title Insurance Company title commitment order number C1905639LKV, effective date July 29, 2019, at 8:00 A.M.

SCHEDULE A

ITEMS 1: Through 4 Cardinal Surveying did not examine or address these items.

ITEM 5: The land hereon is the same as that described in Chicago Title commitment order number C1905639LKV.

SCHEDULE B, Part I

ITEMS 1-10: Cardinal Surveying did not address or examine these items.

SCHEDULE B, Part II

ITEM 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. Cardinal did not address this beyond what is shown on the face of the survey.

ITEM 2: Lien of Louisville/Jefferson County Metro Government real estate taxes for the period 2018 and all subsequent years, not yet due and payable. Cardinal did not address this item which does not pertain to surveying.

ITEM 3: Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, or easements or claims of easements not shown by the public records that would be disclosed by an accurate and complete land survey of the Land. There is an overlap of legal descriptions between the site deed and the adjacent recorded subdivision plat.

ITEM 4: Rights of tenants in possession, as tenants only, under unrecorded unexpired leases. Cardinal did not address this item which does not pertain to surveying.

ITEM 5: All coal, oil, gas and other mineral rights heretofore conveyed, excepted, reserved or leased, together with all incidental rights thereto. Cardinal did not research or address this item.

ITEM 6: Subject to rights of others in the use of any roadways that may lie within the boundaries of the property described in Schedule A.

As to Parcel 1:

ITEM 7: Right of Way Agreement granted to Jefferson County, Kentucky, of record in Deed Book 3609, Page 593, in the Office aforesaid. This item affects the parcel the parcel and is shown as Item 7.

ITEM 8: Certificate of Sanitary Sewer and Drainage Easement granted to Louisville and Jefferson County Metropolitan Sewer District (MSD), of record in Deed Book 6541, Page 447, in the Office aforesaid. This item affects the parcel the parcel and is shown as Item 8.

As to Parcel 2:

ITEM 9: Certificate of Sanitary Sewer and Drainage Easement granted to Louisville and Jefferson County Metropolitan Sewer District (MSD), of record in Deed Book 6531, Page 688, in the Office aforesaid. This item affects the parcel the parcel and is shown as Item 9. (Deed Book 6531, Page 688 erroneously shows the distance from the Northeastern corner of the Parcel 2 as 36.56'. This distance is the tie to the Southeastern corner of lot 8 as shown on the easement plat in Deed Book 6531, Page 691, which is the Northern 50' feet of the property shown on Deed Book 6531, Page 688, and not an adjoining property.)

ITEM 10: Certificate of Land Use Restriction with the Jefferson County, Kentucky Department of Planning and Environmental Management--Division of Planning and Development Services, of record in Deed Book 6905, Page 317, in the Office aforesaid. This item affects the parcels but cannot be graphically shown.

FLOOD NOTE
 Flood Plain Determination is restricted to a review of the Flood Insurance Rate Maps latest revisions and shall not be construed as a confirmation or denial of flooding potential. A portion of the property shown hereon is not located within a 100 year flood zone as indicated by F.E.M.A. Map No. 21111C0080E dated December 5, 2006.

KY GRID NORTH BEARING DATUM
 The basis of bearings for this plot, is based on G.P.S. observations taken along a random traverse line on 08/29/2019. Kentucky State Plane Coordinates NAD83, Kentucky North Zone.

TABLE A NOTES

1. All property corners on the subject property are marked or set monuments.
2. The address of the subject property is shown in the title block of this survey.
3. See Flood Note on the face of this survey.
4. Gross land survey shown on the face of this survey.
7. Exterior dimensions and building height is shown on the face of the survey.
8. Substantial features of the site are shown on the face of the survey.
9. The surface parking areas are shown on the face of the survey.
11. The observed evidence of above ground utilities and plottable easements are shown on the face of the survey.
13. The names of adjoining land owners per tax records are shown on the face of the survey.

ZONING
 Zoning C-1 & R-4
 FORM DISTRICT TOWN CENTER/NEIGHBORHOOD
 C.U.P-DOCKET Nos. B-138-96; B-137-96
 ZONING CERTIFICATION per Metro Louisville dated 4/19/18

PARKING SPACES

| | |
|--------------------|----|
| Regular Spaces | 46 |
| Handicapped Spaces | 3 |
| Total | 49 |

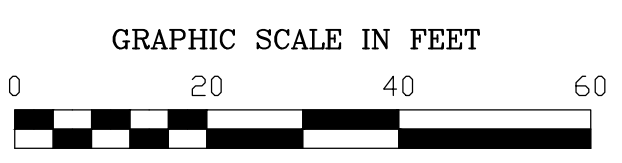
LAND SURVEYOR'S CERTIFICATE
 (ALTA/NSPS 2016)

To: L2 LOUISVILLE LLC, A FLORIDA LIMITED LIABILITY COMPANY, L2 PARTNERS LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, BANK OF AMERICA N.A. and CHICAGO TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 7(a)(c), 8, 9, 11 (observed only), 13, and 20 of Table A thereof. The field work was completed on August 30, 2019. Date of Plot or Map: September 18, 2019.

STATE OF KENTUCKY
RICHARD S. MATHENY
 LICENSED PROFESSIONAL LAND SURVEYOR

Richard S. Matheny 09/18/2019
 RICHARD S. MATHENY - P.L.S. # 3173 DATE



CARDINAL SURVEYING
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| REVISIONS | | | | |
|--------------|-----|-----|------------|------------------------------|
| Design: | NO. | BY | DATE | REMARKS |
| SS | 1 | RSM | 09/18/2019 | Proforma updated no comments |
| Checked: RSM | | | | |

ALTA/NSPS LAND TITLE SURVEY
CVS/pharmacy

Client: L2 Louisville LLC, a Florida Limited Liability Company
 Site Address: 6109 BARDSTOWN ROAD and 9210 Fern Creek Road
 This survey complies with 201 KAR 18:150

| | | | |
|--------------------------|------------------|-------------------------------------|----------|
| Vertical Scale: NONE | Date: 09-18-2019 | Field Survey - Date: 09-06-2019 | 1 |
| Horizontal Scale: 1"=20' | By: AS/CC/RM | Field Verification - Date: 09-09-19 | |
| | By: CC | | |

Sheet Number 1 of 1