

TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
EXCEPTION 2	D.B. 7246-948	EASEMENT IN FAVOR OF LOUISVILLE GAS & ELECTRIC CO.	BURDENS PROPERTY AS PLOTTED
EXCEPTION 3	D.B. 7233-18	EASEMENT IN FAVOR OF METROPOLITAN SEWER DISTRICT	AFFECTS PROPERTY AS PLOTTED
EXCEPTION 4	D.B. 7201-234	ORDINANCE CLOSING A PORTION OF UN-NAMED 15FT. ALLEY	AFFECTS PROPERTY AS PLOTTED
EXCEPTION 5	D.B. 4919-697	CONVEYANCE OF RIGHT OF WAY LOUISVILLE GAS AND ELECTRIC CO.	BLANKET TYPE EASEMENT WITH UNSPECIFIED AFFECTS PROPERTY AS PLOTTED
EXCEPTION 6	D.B. 3630-163	CONVEYANCE OF RIGHT OF WAY TO LOUISVILLE GAS AND ELECTRIC COMPANY	AFFECTS PROPERTY AS PLOTTED

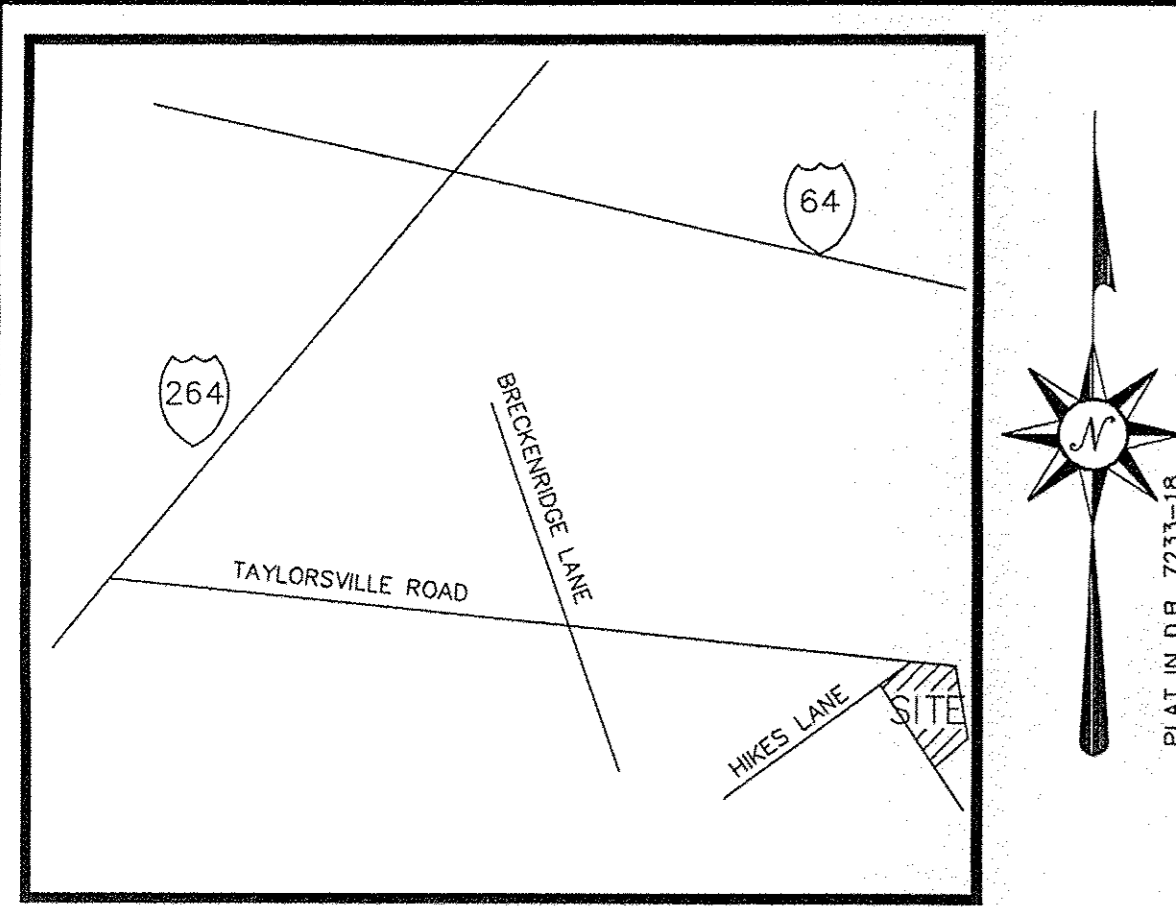
REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-181128-CC COMMITMENT DATE: DEC. 4, 2005

GENERAL NOTES

- NORTH ARROW AND BEARINGS BASED ON - D.B. 7233-18
- PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOODING) AS DEPICTED ON F.I.R.M. COMMUNITY-PANEL NO. - 21111000950
DATED: February 2, 1994
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- REFERENCE IS MADE TO THE FOLLOWING MAPS: PLAT & SUBDIVISION MAP 3 PG. 31
- PORTION OF CLOSED ALLEY TO RITE AID DUE TO OWNERSHIP OF ADJOINING PROPERTIES

FREELAND - CLINKSCALES & ASSOCIATES, INC. OF N.C. ENGINEERS & LAND SURVEYORS
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STATE OF KENTUCKY
FULTON V. CLINKSCALES, JR.
2977
LICENSED PROFESSIONAL LAND SURVEYOR
F.V. CLINKSCALES, JR., P.E.
No. 2877



LOCATION MAP
NOT TO SCALE
LEGAL DESCRIPTION

TRACT 1 (FEE PARCEL)
COMMENCING AT A REBAR AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF TAYLORSVILLE ROAD AND THE EAST RIGHT OF WAY OF HIKES LANE;
THENCE RUNNING ALONG THE SOUTH RIGHT OF WAY OF TAYLORSVILLE ROAD SOUTH 85°41'00" EAST, 152.88 FEET TO THE TRUE POINT AND PLACE OF BEGINNING;
THENCE RUNNING ALONG THE SOUTH RIGHT OF WAY OF TAYLORSVILLE ROAD SOUTH 85°41'00" EAST, 39.34 FEET TO A REBAR; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,515.15 FEET, LENGTH OF 160.66 FEET AND A CHORD BEARING OF S86°04'59" EAST, 160.66 FEET TO A MAG NAIL;
THENCE RUNNING ALONG LOT 8 OF GERINO'S SUBDIVISION AS SHOWN ON PLAT OF SAME OF RECORD IN PLAT AND SUBDIVISION BOOK 3, PAGE 31 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, KENTUCKY, SOUTH 03°14'09" WEST, 216.02 FEET TO AN IRON PIPE FOUND AT THE NORTH LINE OF THE UNNAMED 15 FEET WIDE ALLEY AS SHOWN ON SAID GERINO'S SUBDIVISION;
THENCE RUNNING ALONG SAID NORTH LINE, NORTH 61°23'26" WEST, 130.07 FEET TO A POINT IN THE SOUTHEAST LINE OF THAT CERTAIN CLOSED UNNAMED ALLEY AS DESCRIBED IN "ORDINANCE NO. 8, SERIES 1999" RECORDED IN BOOK 7201 PAGE 234; THENCE SOUTH 64°48'59" WEST, 8.29 FEET TO THE CENTERLINE THEREOF;
THENCE RUNNING ALONG SAID CENTERLINE NORTH 61°23'26" WEST, 82.04 FEET TO A LINE DRAWN SOUTH 03°10'03" WEST FROM THE POINT AND PLACE OF BEGINNING;
THENCE NORTH 03°10'03" EAST, 132.21 FEET TO THE POINT AND PLACE OF BEGINNING;
BEING LOTS 4, 5, 6 AND 7, GERINO'S SUBDIVISION AS SHOWN ON PLAT OF SAME OF RECORD IN PLAT AND SUBDIVISION BOOK 3, PAGE 31 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, KENTUCKY AND A PORTION OF THE CLOSED UNNAMED ALLEY AS DESCRIBED IN "ORDINANCE NO. 8, SERIES 1999" RECORDED IN BOOK 7201 PAGE 234;
BEING THE SAME PREMISES CONVEYED TO RITE AID OF KENTUCKY, INC. BY A DEED OF CONSOLIDATION DATED FEBRUARY 12, 1999, OF RECORD IN DEED BOOK 7188, PAGE 0164 AND BY DEED DATED SEPTEMBER 2, 1998 OF RECORD IN DEED BOOK 7101, PAGE 092, IN THE OFFICE OF THE CLERK OF THE COUNTY OF JEFFERSON, KENTUCKY.

TRACT 2 (Lease Parcel)
LOTS 1, 2, 3, 10 AND 11 GERINO'S SUBDIVISION AS SHOWN ON PLAT OF SAME OF RECORD IN PLAT AND SUBDIVISION BOOK 3, PAGE 31 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, KENTUCKY;
TOGETHER WITH A PORTION OF THE CLOSED UNNAMED ALLEY AS DESCRIBED IN "ORDINANCE NO. 8, SERIES 1999" RECORDED IN BOOK 7201 PAGE 234 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A REBAR FOUND ON THE NORTHEAST RIGHT OF WAY OF HUNTSINGER LANE, SAID REBAR BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID CLOSED UNNAMED ALLEY (BOOK 7201 PAGE 234);
THENCE FROM SAID POINT OF BEGINNING RUNNING ALONG THE NORTH LINE OF THE CLOSED UNNAMED ALLEY BEING THE SOUTHEAST LINE OF THE ABOVE REFERENCED LOTS 1, 2 AND 3, OF GERINO'S SUBDIVISION NORTH 55°22'54" EAST, 126.07 FEET AND SOUTH 61°23'26" EAST, 3.95 FEET TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN LOTS 3 AND 4 OF SAID GERINO'S SUBDIVISION;
THENCE ALONG A DIRECT EXTENSION SOUTHERLY OF SAID COMMON BOUNDARY LINE SOUTH 03° 10' 03" WEST 8.31 FEET TO THE CENTERLINE OF SAID CLOSED UNNAMED ALLEY;
THENCE ALONG THE CENTER LINE OF THE CLOSED UNNAMED ALLEY SOUTH 61°23'26" EAST, 82.04 FEET TO A POINT ON THE SOUTHEAST SIDE OF SAID CLOSED UNNAMED ALLEY;
THENCE ALONG THE SOUTHEAST SIDE OF THE CLOSED UNNAMED ALLEY, SOUTH 64°48'59" WEST, 9.29 FEET TO A POINT ON THE NORTHEAST LINE OF LOT 11 OF THE ABOVE REFERENCED GERINO'S SUBDIVISION ALSO BEING THE SOUTH LINE OF THE CLOSED UNNAMED ALLEY;
THENCE RUNNING ALONG THE SOUTH LINE OF THE CLOSED UNNAMED ALLEY, BEING THE NORTHEAST LINE OF LOTS 10 AND 11, NORTH 61°23'26" WEST, 74.84 FEET TO A POINT;
THENCE CONTINUING ALONG THE SOUTH LINE OF THE CLOSED UNNAMED ALLEY, BEING THE NORTHEAST LINE OF LOT 10, OF THE ABOVE REFERENCED GERINO'S SUBDIVISION SOUTH 55°22'54" WEST, 116.88 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF HUNTSINGER LANE;
THENCE RUNNING ALONG THE NORTHEAST RIGHT OF WAY LINE OF HUNTSINGER LANE NORTH 34°27'00" WEST, 18.00 FEET TO THE POINT OF BEGINNING.

TRACT 3 (Fee Parcel)
LOTS 1, 2, 3, 10 AND 11 GERINO'S SUBDIVISION AS SHOWN ON PLAT OF SAME OF RECORD IN PLAT AND SUBDIVISION BOOK 3, PAGE 31 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, KENTUCKY;
TOGETHER WITH A PORTION OF THE CLOSED UNNAMED ALLEY AS DESCRIBED IN "ORDINANCE NO. 8, SERIES 1999" RECORDED IN BOOK 7201 PAGE 234 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A REBAR FOUND ON THE NORTHEAST RIGHT OF WAY OF HUNTSINGER LANE, SAID REBAR BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID CLOSED UNNAMED ALLEY (BOOK 7201 PAGE 234);
THENCE FROM SAID POINT OF BEGINNING RUNNING ALONG THE NORTH LINE OF THE CLOSED UNNAMED ALLEY BEING THE SOUTHEAST LINE OF THE ABOVE REFERENCED LOTS 1, 2 AND 3, OF GERINO'S SUBDIVISION NORTH 55°22'54" EAST, 126.07 FEET AND SOUTH 61°23'26" EAST, 3.95 FEET TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN LOTS 3 AND 4 OF SAID GERINO'S SUBDIVISION;
THENCE ALONG A DIRECT EXTENSION SOUTHERLY OF SAID COMMON BOUNDARY LINE SOUTH 03° 10' 03" WEST 8.31 FEET TO THE CENTERLINE OF SAID CLOSED UNNAMED ALLEY;
THENCE ALONG THE CENTER LINE OF THE CLOSED UNNAMED ALLEY SOUTH 61°23'26" EAST, 82.04 FEET TO A POINT ON THE SOUTHEAST SIDE OF SAID CLOSED UNNAMED ALLEY;
THENCE ALONG THE SOUTHEAST SIDE OF THE CLOSED UNNAMED ALLEY, SOUTH 64°48'59" WEST, 9.29 FEET TO A POINT ON THE NORTHEAST LINE OF LOT 11 OF THE ABOVE REFERENCED GERINO'S SUBDIVISION ALSO BEING THE SOUTH LINE OF THE CLOSED UNNAMED ALLEY;
THENCE RUNNING ALONG THE SOUTH LINE OF THE CLOSED UNNAMED ALLEY, BEING THE NORTHEAST LINE OF LOTS 10 AND 11, NORTH 61°23'26" WEST, 74.84 FEET TO A POINT;
THENCE CONTINUING ALONG THE SOUTH LINE OF THE CLOSED UNNAMED ALLEY, BEING THE NORTHEAST LINE OF LOT 10, OF THE ABOVE REFERENCED GERINO'S SUBDIVISION SOUTH 55°22'54" WEST, 116.88 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF HUNTSINGER LANE;
THENCE RUNNING ALONG THE NORTHEAST RIGHT OF WAY LINE OF HUNTSINGER LANE NORTH 34°27'00" WEST, 18.00 FEET TO THE POINT OF BEGINNING.

TRACT 4 (Fee Parcel)
LOTS 1, 2, 3, 10 AND 11 GERINO'S SUBDIVISION AS SHOWN ON PLAT OF SAME OF RECORD IN PLAT AND SUBDIVISION BOOK 3, PAGE 31 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, KENTUCKY;
TOGETHER WITH A PORTION OF THE CLOSED UNNAMED ALLEY AS DESCRIBED IN "ORDINANCE NO. 8, SERIES 1999" RECORDED IN BOOK 7201 PAGE 234 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A REBAR FOUND ON THE NORTHEAST RIGHT OF WAY OF HUNTSINGER LANE, SAID REBAR BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID CLOSED UNNAMED ALLEY (BOOK 7201 PAGE 234);
THENCE FROM SAID POINT OF BEGINNING RUNNING ALONG THE NORTH LINE OF THE CLOSED UNNAMED ALLEY BEING THE SOUTHEAST LINE OF THE ABOVE REFERENCED LOTS 1, 2 AND 3, OF GERINO'S SUBDIVISION NORTH 55°22'54" EAST, 126.07 FEET AND SOUTH 61°23'26" EAST, 3.95 FEET TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN LOTS 3 AND 4 OF SAID GERINO'S SUBDIVISION;
THENCE ALONG A DIRECT EXTENSION SOUTHERLY OF SAID COMMON BOUNDARY LINE SOUTH 03° 10' 03" WEST 8.31 FEET TO THE CENTERLINE OF SAID CLOSED UNNAMED ALLEY;
THENCE ALONG THE CENTER LINE OF THE CLOSED UNNAMED ALLEY SOUTH 61°23'26" EAST, 82.04 FEET TO A POINT ON THE SOUTHEAST SIDE OF SAID CLOSED UNNAMED ALLEY;
THENCE ALONG THE SOUTHEAST SIDE OF THE CLOSED UNNAMED ALLEY, SOUTH 64°48'59" WEST, 9.29 FEET TO A POINT ON THE NORTHEAST LINE OF LOT 11 OF THE ABOVE REFERENCED GERINO'S SUBDIVISION ALSO BEING THE SOUTH LINE OF THE CLOSED UNNAMED ALLEY;
THENCE RUNNING ALONG THE SOUTH LINE OF THE CLOSED UNNAMED ALLEY, BEING THE NORTHEAST LINE OF LOTS 10 AND 11, NORTH 61°23'26" WEST, 74.84 FEET TO A POINT;
THENCE CONTINUING ALONG THE SOUTH LINE OF THE CLOSED UNNAMED ALLEY, BEING THE NORTHEAST LINE OF LOT 10, OF THE ABOVE REFERENCED GERINO'S SUBDIVISION SOUTH 55°22'54" WEST, 116.88 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF HUNTSINGER LANE;
THENCE RUNNING ALONG THE NORTHEAST RIGHT OF WAY LINE OF HUNTSINGER LANE NORTH 34°27'00" WEST, 18.00 FEET TO THE POINT OF BEGINNING.

LEGEND

---	Property Line
---	Easement Line
W	Water Line
G	Gas Line
T	Telephone Line
E	Electric Line
---	Overhead Wires
○	Chain Link Fence
□	Wood Fence
○	Utility Pole
○	Utility Pole w/ Light
○	Light Pole
○	Steel Span Pole
○	Controller
○	Hand Hole
○	Pedestal Traffic Signal
○	Catch Basin
○	Manhole
○	Cleanout
○	Hydrant
○	Water Gate
○	Gas Gate
○	Monitoring Well
○	Boring
○	Filler Cap
○	Bollard
○	Sign
○	Deciduous Tree
○	Coniferous Tree

ZONING INFORMATION

LOCATION: 4000 Taylorsville Road
Louisville, Kentucky

ZONE: C2 COMMERCIAL

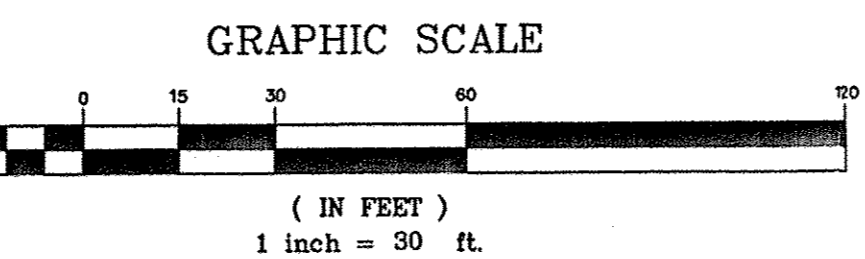
USE: Retail

ITEM	REQUIREMENTS	EXISTING
MINIMUM LOT AREA	None	N/A
MINIMUM FRONT SETBACK	CL No Less Than 1/2 R/W Width	xxx
MINIMUM SIDE SETBACK	None	N/A
MINIMUM REAR SETBACK	None	xxxx
MAXIMUM BUILDING HEIGHT	15'	xxx
OFF-STREET PARKING	1 Space for every 250 Sq. Ft. of gross building area for retail	63 Spaces including 3 Handicap

COMPOSITE LEGAL DESCRIPTION

Beginning at a point, being the southeast corner of the intersection of Hikes Lane and Taylorsville Road standing S81-03-43E for 1377.66 feet more or less from Control Monument, and running with Taylorsville Road for two courses to-wit:
(1) S85-41-00E for 192.02 feet; (2) a curve to the left with a chord bearing of S86-04-59E for 160.66 feet (R=11515.15 ft; L=160.66 ft); thence leaving Taylorsville Road and running with boundary between Lots 7 & 8 (P.B. 3, pg. 31) S03-14-09W for 216.02 feet to north side of a 15' public right of way alley; thence with alley N61-23-26W for 130.07 feet; thence with eastern end of closed alley S64-48-59W for 18.58 feet; thence with northern boundary of Lot 11 (P.B. 3, pg. 31) S61-22-53E for 37.12 feet; thence with boundary between Lots 11 and 12 S55-22-07W for 167.61 feet to the northern right of way of Hunsinger Lane; thence with Hunsinger Lane for two courses to-wit: (1) N34-27-00W for 282.31 feet; (2) N55-06-23E for 2.72 feet; thence with Hikes Lane for 2 courses to-wit: (1) a non-radial curve to the right with a chord bearing of N13-42-17E for 32.15 feet (R=25.00 feet; L=34.92 feet); thence N53-45-23E for 57.80 feet to the Point of Beginning.
Contains 1.85 acres more or less.

This is a composite description of the Fee Parcel, Leased Parcel and relocated alley. It includes Lots 1 - 7, 10, 11 and that portion of the 15 foot alley as closed.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S61°23'26"E	3.95
L2	S03°10'03"W	8.31

Acresage
Fee Parcel 0.79 Acres± 34589 Sqft.±
(lots 4-7 plus portion of closed alley)
Leased Parcel 1.06 Acres± 45,980 Sqft.±
(lots 1-3 and 10-11 plus portion of closed alley)

Encroachments
A Structure encroaches into leased portion of closed alley and into leased lot 10.

ALTA/ACSM LAND TITLE SURVEY
RITE AID STORE NO. 4635
4000 TAYLORSVILLE ROAD
JEFFERSON COUNTY, LOUISVILLE, KENTUCKY

REVISIONS

No.	Date	Disc.	By	City	State
1	Dec. 27, 2005	Final Title Exhibit A	F.V. CLINKSCALES, JR.	NC	NC
2	Nov. 17, 2005	Added Lots 10, 11, & portion of closed alley to leased parcel and added 1/2 of a portion of closed alley to Fee Parcel	F.V. CLINKSCALES, JR.	NC	NC

REF. PLAT BOOK 3-31
REF. DEED BOOK 8828-801
TAX MAP 14-0211-0002-020
PARTY CHIEF DDP/PTC
DRAWN DDP
DATE April 5, 2005, Rev. 17, 2005
DWG. NO. H25280/H25294

Drawing Title
ALTA/ACSM
LAND TITLE
SURVEY
Sheet No.
1

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BARAKUS-LANDINI DESIGN GROUP