LEGEND

—P/L—	PROPERTY LINE
—R/W—	RIGHT OF WAY
—x—x—	FENCE
F	FIELD MEASUREMENT
E/P	EDGE OF PAVEMENT
	LIGHT POST
	GAS METER
A	IRRIGATION VALVE
C/O	SEWER CLEANOUT
CB	DRAINAGE CATCH BASIN
	FIRE HYDRANT
	WATER METER
C/L	CENTERLINE
CONC.	CONCRETE
SMH	SEWER MANHOLE
MH	MANHOLE
CATV	CABLE TELEVISION
IRR	IRRIGATION
TYP.	TYPICAL
TEL.	TELEPHONE
PED	PEDISTAL
HC	HANDICAP
POB	POINT OF BEGINNING
P.B.	PLAT BOOK
D.B.	DEED BOOK

RCP•REINFORCED CONCRETE PIPE

IPC•IRON PIN AND CAP

S/W•CONCRETE SIDEWALK

(7) SCHEDULE "B" ITEM NUMBERS

STATEMENT OF ENCROACHMENTS

ENC. 1 APPARENT ENCROACHMENT WAS FOUND AT THE REAR OF THE BUILDING AT THE ELECTRIC TRANSFORMER, AS SHOWN HEREON AS "ENC. 1." THE LG&E EASEMENT OF RECORD IN D.B. 5512, PG. 907 IS PLOTTED HEREON AND APPEARS TO MISS SAID TRANSFORMER BY APPROX. 13.8' NORTH.

ENC. 2 BRICK SIGN NEAR THE NORTH EAST PROPERTY CORNER IS IN PUBLIC R/W BY 4.5'. NO ENCROACHMENT PERMIT APPEARS IN THE CURRENT TITLE COMMITMENT.

ENC. 3 PART OF THE STONE SIGN NEAR THE SOUTH EAST PROPERTY CORNER IS IN PUBLIC R/W (4.2' INTO R/W). NO ENCROACHMENT PERMIT APPEARS IN THE CURRENT TITLE COMMITMENT.

FLOOD NOTE

FLOOD PLAIN DETERMINATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.). LATEST REVISIONS AND SHALL NOT BE CONSTRUED AS A CONFORMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A FLOOD AREA AS LOCATED BY F.E.M.A. MAP NUMBERS 21111-C-0047-E & 21111-C-0031-E DATED DECEMBER 15 2006.

NEW LEGAL DESCRIPTION

SITUATED IN THE CITY OF LYNDON, COUNTY OF JEFFERSON, COMMONWEALTH OF KENTUCKY AND BEING ALL OF LOT THREE (3), AS SHOWN ON THE REVISED PLAT OF HURSTBOURNE OFFICE PARK AND RETAIL CENTER, OF RECORD IN PLAT AND SUBDIVISION BOOK 34, PAGE 73 IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY KENTUCKY. SAID LOT THREE (3) IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8" IRON PIN AND CAP STAMPED "PLS 220" IN THE WESTERLY RIGHT-OF-WAY LINE OF NORTH HURSTBOURNE PARKWAY AS ORIGINALLY DEDICATED ON PLAT AND SUBDIVISION BOOK 34 PAGE 68. SAID POINT BEING THE NORTHEASTERLY CORNER OF A TRACT CONVEYED TO GRAND PRIX LOUISVILLE, LLC, AS RECORDED IN DEED BOOK 9069 PAGE 312 IN THE OFFICE AFORESAID; THENCE WITH THE NORTHERLY LINE OF GRAND PRIX LOUISVILLE, LLC S67°37'48"W A DISTANCE OF 554.78 FEET TO AN EXISTING 5/8" IRON PIN AND CAP (ILLEGIBLE), TO THE NORTH-WESTERLY CORNER OF AFORESAID AND BEING IN THE EASTERLY LINE OF SAID TRACT 2, OF THE DIVISION OF UNIVERSITY OF LOUISVILLE AS RECORDED IN PLAT AND SUBDIVISION BOOK 53 PAGE 50 IN THE OFFICE AFORESAID; THENCE WITH THE EASTERLY LINE OF TRACT 2 N22°23'00"W A DISTANCE OF 986.52 FEET TO AN EXISTING 5/8" IRON PIN AND CAP STAMPED "JOEL LATTO KY PLS 3466" IN THE SOUTHERLY LINE OF HURSTBOURNE TRACE AS RECORDED IN PLAT AND SUBDIVISION BOOK 34 PAGE 73; THENCE WITH SAID RIGHT-OF-WAY N67°37'30"E A DISTANCE OF 524.86 FEET TO AN EXISTING 1/2" REBAR IN SAID RIGHT-OF-WAY; THENCE WITH AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING S67°25'12"E A DISTANCE OF 42.43 FEET TO A 5/8" PIPE WITH A CAP STAMPED "DLK 2613" IN THE WESTERLY RIGHT-OF-WAY OF NORTH HURSTBOURNE PARKWAY; THENCE WITH SAID RIGHT-OF-WAY LINE S22°22'38"E A DISTANCE OF 956.59 FEET TO THE POINT OF BEGINNING, CONTAINING 12.561 ACRES MORE OR LESS.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE BY ZODIAC TITLE SERVICES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NUMBER 109410, DATED NOVEMBER 24, 2014, AT 7:59 A.M..

ZONING NOTE

THE CURRENT ZONING IS C1 AND IS IN A "SUBURBAN MARKETPLACE CORRIDOR" FORM DISTRICT, ACCORDING TO THE LAND DEVELOPMENT REPORT FROM LOJIC.ORG, DATED DEC. 12, 2014.

PROPERTY PICTURE

NOTES CORRESPONDING TO SCHEDULE "B", PART II

ITEMS 1-23, BELOW, ARE FROM A "COMMITMENT FOR TITLE INSURANCE" ISSUED BY ZODIAC TITLE SERVICES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOV. 24, 2014 AT 7:59 A.M. FILE NUMBER 109410. ALL RECORD DOCUMENTS REFERED TO BELOW ARE OF RECORD IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

ITEMS 1-12 WERE NOT ADDRESSED BY OPS ENGINEERING, LLC.

ITEM 13 IS AN UN-PLOTTABLE LIEN, OF RECORD IN LIEN BOOK 1526, PG. 318.

ITEM 14: A-B ARE PLATTED EASEMENTS OF RECORD IN P.B. 34, PG. 73 AND P.B. 34, PG. 68 AND ARE PLOTTED HEREON. ITEM 14D IS A 50' PRIVATE ACCESS EASEMENT LOCATED 235'± SOUTH OF THE SOUTH LINE OF THE SUBJECT PROPERTY AND DOES NOT AFFECT OR SERVE SAID SUBJECT PROPERTY.

ITEM 15: PLATTED EASEMENTS OF RECORD IN P.B. 35, PG. 3. A, B & C ARE PLOTTED HEREON. D IS A SEWER AND DRAIN EASEMENT 200'± SOUTH OF THE SUBJECT PROPERTY AND DOES NOT AFFECT SAID SUBJECT PROPERTY. E IS A 50' PRIVATE ROADWAY EASEMENT LOCATED 235'± SOUTH OF THE SOUTH LINE OF THE SUBJECT PROPERTY AND DOES NOT AFFECT OR SERVE SAID SUBJECT PROPERTY.

ITEMS 16 IS A DECLARATION OF RESTRICTIONS AS SET FORTH IN DEED BOOK 5356 PAGE 974. ALL OF THE SUBJECT PROPERTY IS SUBJECT TO SAID RESTRICTIONS. SAID RESTRICTIONS CAN NOT BE PLOTTED.

ITEM 17 IS AN AMENDED DEED OF RESTRICTIONS AS SET FORTH IN DEED BOOK 5252 PAGE 814. THAT PORTION OF THE SUBJECT PROPERTY THAT LIES NORTH-WEST OF THE DASHED LINE PLOTTED HEREON IS SUBJECT TO SAID RESTRICTIONS. SAID RESTRICTIONS CAN NOT BE PLOTTED.

ITEM 18 IS A DEED TO A PREVIOUS OWNER OF THE PARENT PARCEL TO THE SUBJECT PROPERTY. THE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 5268 PAGE 827 APPLY TO SAID PARENT PARCEL AND THEREFORE THE ENTIRE SUBJECT PARCEL IS SUBJECT TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS. SAID COVENANTS AND RESTRICTIONS CAN NOT BE PLOTTED.

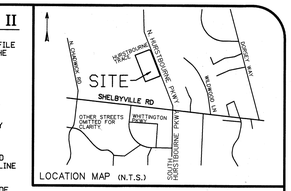
ITEM 19 IS AN EXTENSION OF BOUNDARIES AGREEMENT, D.B. 5293, PG. 428. SAID EXTENDED BOUNDARY COVERS A LARGE AREA AND FULLY ENCOMPASSES AND AFFECTS THE SUBJECT PROPERTY AND GIVES JURISDICTION TO THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT TO PROVIDE SEWER SERVICE.

ITEM 20 IS A 18' SCB TELEPHONE EASEMENT, D.B. 5383, PG. 725 AND IS PLOTTED HEREON.

ITEM 21 IS A 18' LG&E EASEMENT, D.B. 5512, PG. 907 AND IS PLOTTED HEREON.

ITEMS 22 A, B & C ARE MATTERS FROM A PREVIOUS ALTA/ACSM SURVEY DATED OCT. 31, 2012, BY JOEL B. LATTO, KY PLS #3466 OF OPS ENGINEERING, LLC AND ARE PLOTTED HEREON. ALL THREE APPARENT ENCROACHMENTS ARE STILL UNRESOLVED.

ITEM 23 IS NOT ADDRESSED BY OPS ENGINEERING.

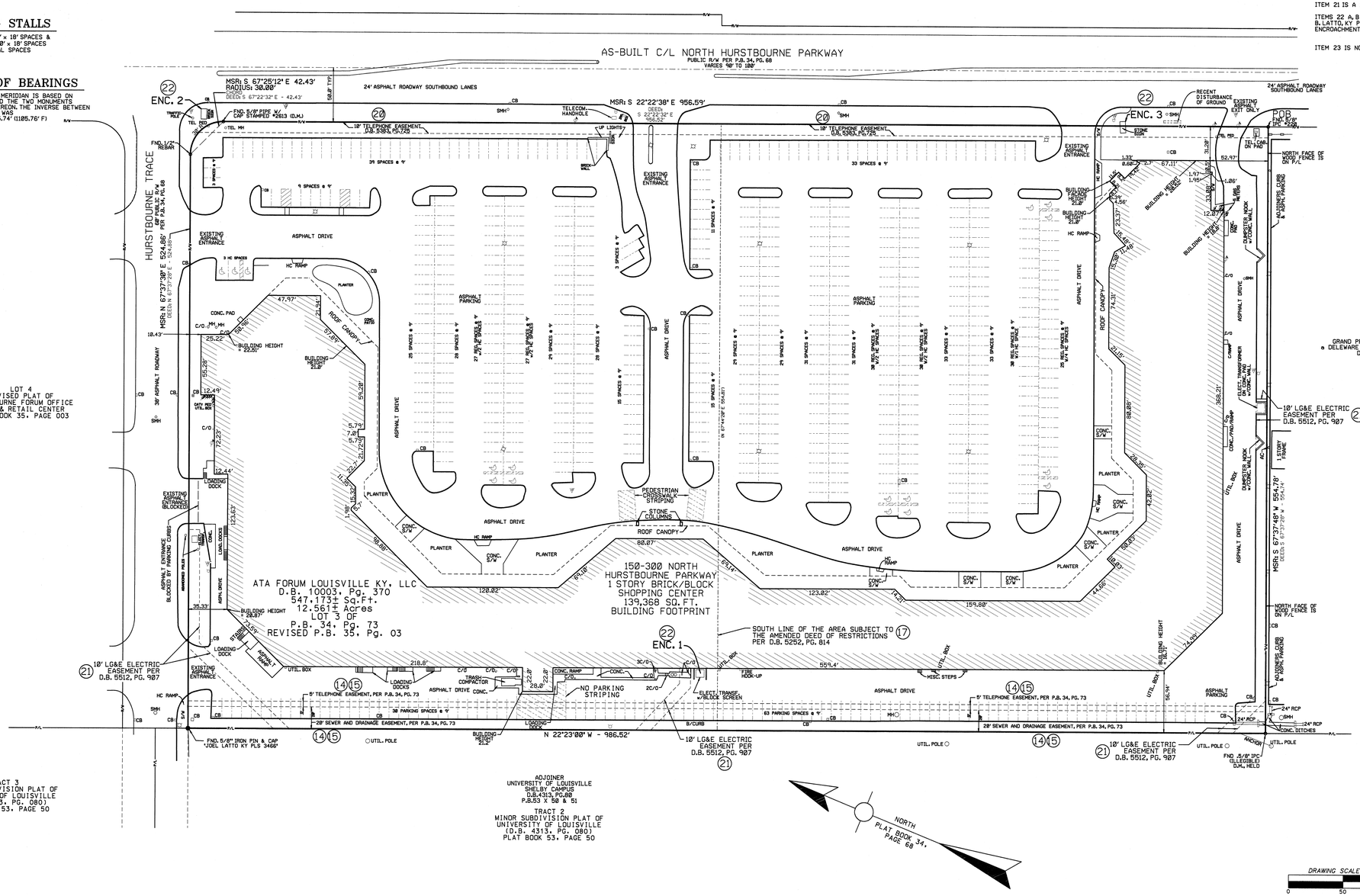


PARKING STALLS

686 REGULAR 9' x 18' SPACES &
16 HANDICAP 10' x 18' SPACES
702 TOTAL SPACES

BASIS OF BEARINGS

THE DESIGNATED MERIDIAN IS BASED ON P.B. 34, PG. 73 AND THE TWO MONUMENTS LABELED "D.M." HEREON. THE INVERSE BETWEEN SAID MONUMENTS WAS N 87°44'11" E 1185.74' (1185.76' F)



GENERAL NOTES

NOTES:

1. THE EXTERIOR BUILDING DIMENSIONS WERE MEASURED TO THE EXTERIOR FINISHED SURFACE, APPROX. 5' ABOVE GRADE.

2. ALL CURBS SHOWN ARE 6" WIDE AND HAVE A GUTTER 18" WIDE.

3. UTILITY BOXES SHOWN AT THE REAR OF THE BUILDING ARE 18" x 22" x 8" DEEP AND ARE MOUNTED TO THE FACE OF THE BUILDING. THEY APPEAR TO BE CATV JUNCTION BOXES.

4. THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5. ACCORDING TO MASHE R. WRIGHT OF METRO PUBLIC WORKS (502-574-3884) THERE ARE NO CURRENT OR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

6. OBSERVABLE CHANGES ON SITE SINCE THE PRIOR ALTA/ACSM SURVEY, DATED 12/12/2012 INCLUDE THE FOLLOWING:
a. A LOADING DOCK, TRASH COMPACTOR, ACCESS RAMP AND RELATED CONCRETE SURFACES HAVE BEEN BUILT AT THE REAR OF THE BUILDING.

7. ADDITIONAL PARKING STRIPING WAS ADDED, PARTICULARLY AT THE REAR OF THE PROPERTY, ADDING 93 ADDITIONAL 9' X 18' REGULAR PARKING SPACES.

STATE OF KENTUCKY
JOEL B. LATTO
3466
LICENSED PROFESSIONAL LAND SURVEYOR

To ATA Forum Louisville KY, LLC, an Arizona limited liability company, Zodiac Title Services, LLC, First American Title Insurance Company and TC Debt Opportunities, LLC, together with their respective successors and assigns:

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 2, 3, 4, 6(b), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, and 18 of Table A thereof. The field work was completed on 12/11/2014.

Date of Plat or Map: 12/12/2014.

12-12-2014

Joel B. Latto KY PLS #3466 Date

DRAWING SCALE: 1"=50'
0 50 100

Ops Engineering LLC

PREPARED BY
OPS ENGINEERING, LLC
4530 BISHOP LANE, STE. 109
LOUISVILLE, KY 40218
PHONE (502) 451-1855
WWW.OPSPLUS.NET

THIS DOCUMENT COMPLIES WITH 201KAR.18:150

THIS PLAT MEETS OR EXCEEDS THE STANDARDS OF GOVERNING AUTHORITIES FOR A URBAN SURVEY PER 201-KAR-18:150. THE UNADJUSTED PRECISION OF THE TRAVERSE LOOP WAS 1:20,000 AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.

DESIGN: N/A
DRAWN: JG
CHECKED: JL/JG

REVISIONS

NO.	BY	DATE	REMARKS
1	JBL	12-12-2014	UPDATED TITLE INFO. ADDED MISC. ADDITIONS TO PROPERTY
2	JBL	12-17-2014	ADDED NAMES TO CERTIFICATION

ALTA/ACSM TITLE SURVEY FOR
ARCITERRA GROUP
c/o TRISTA JASALSKY
2720 CAMELBACK ROAD, SUITE 220
PHOENIX, AZ 85016

PROPERTY OWNER: ATA FORUM LOUISVILLE KY, LLC
PROPERTY LOCATED AT: 150-300 NORTH HURSTBOURNE PARKWAY, LOUISVILLE, KY 40222
TAX BLOCK: 1766, LOT: 0003 SUBLOT: 0000

VERTICAL SCALE: NONE
HORIZONTAL SCALE: 1"= 50'

DATE: 12/12/2014
FIELD SURVEY DATE: 10/08/2010, 10/23/2012 & 12/11/2014
FIELD PERFORMED BY: JL/MA & JL/JG
JOB: 14-2518

SHEET NUMBER 1 OF 1

12-17-2014 11:20:43

**DC-01*Company*Ops Engineering - Civil Folders*ENGINEER*DGN*2014 Private*14-2518 - Forum Shopping Center ALTA.dgn