

**SCHEDULE B, PART II - EXCEPTIONS**

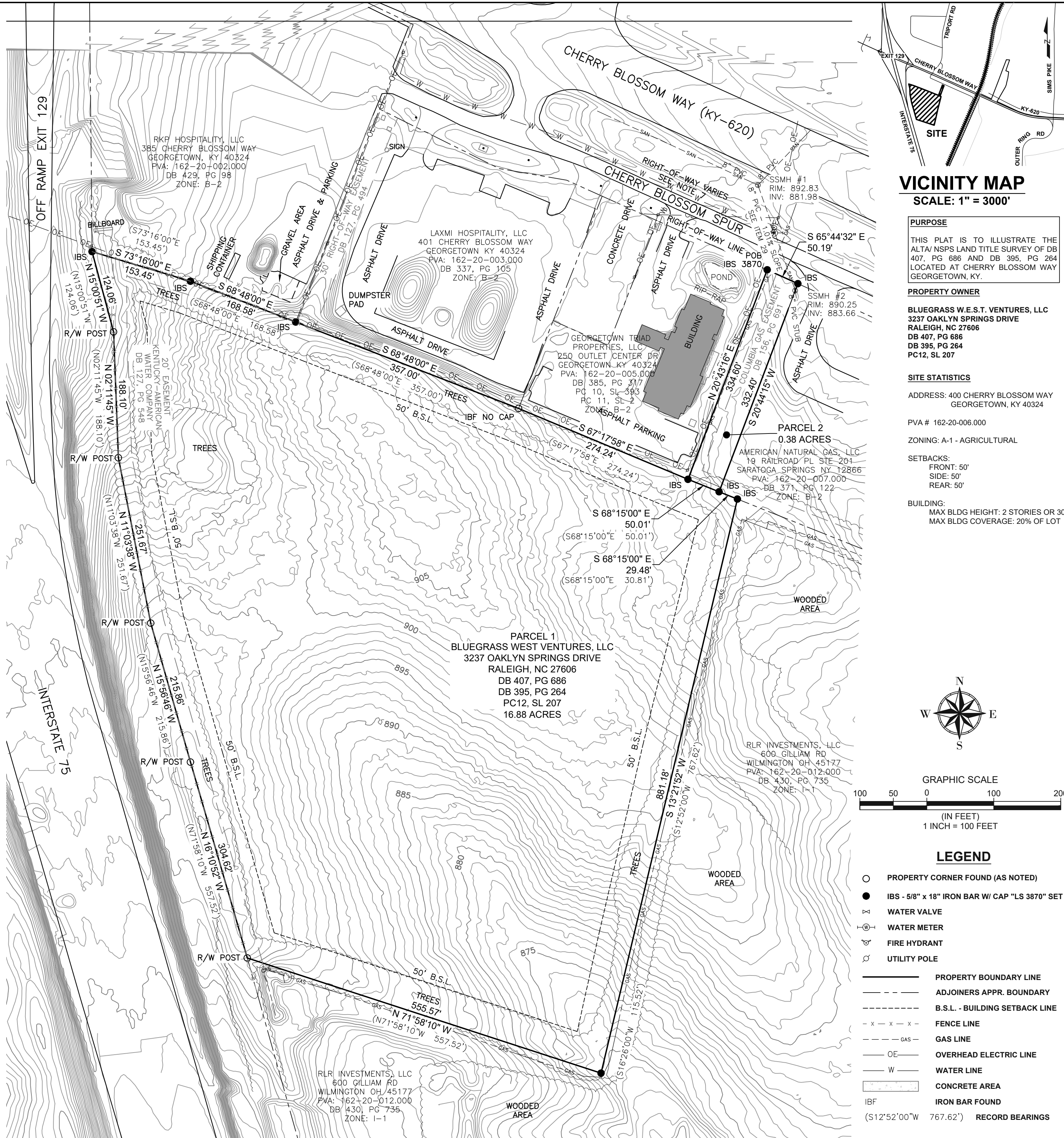
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ISSUING OFFICE FILE NUMBER: GLW2102238  
 ORDER No: 38210613  
 COMMITMENT DATE: NOVEMBER 22, 2021 AT 12:00 AM

1. THERE WAS NOTHING ADDITIONAL FOUND RECORDED IN PUBLIC RECORDS SINCE THE COMMITMENT DATE DURING THE COURSE OF THIS SURVEY BY THE SURVEYOR.
2. NO RIGHT OR CLAIMS OF OTHERS IN POSSESSION OF THE SUBJECT TRACT OBSERVED DURING THE COURSE OF THIS SURVEY.
3. THERE WERE NO ISSUES OBSERVED DURING THE COURSE OF THIS SURVEY AFFECTING THE TITLE.
4. NO EASEMENT OR CLAIMS THEREOF NOT RECORDED IN PUBLIC RECORDS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
5. NOT A SURVEY ITEM.
6. NO COAL, OIL, GAS, OR OTHER MINERAL RIGHTS FOUND IN PUBLIC RECORDS DURING THE COURSE OF THIS SURVEY THAT WERE NOT INCLUDED IN THE PROVIDED TITLE SEARCH.
7. NOT A SURVEY ITEM.
8. THERE ARE NO PUBLIC ROADS OR HIGHWAYS UPON THE SUBJECT TRACT.
9. ACREAGE IS AS SHOWN ON THIS SURVEY.
10. BUILDING LINES AND EASEMENTS SHOWN ON PLAT CABINET 12, SLIDE 207 ARE SHOWN HEREON.
11. EASEMENT RECORDED IN DEED BOOK 99, PAGE 482 IS LOCATED TO THE WEST ADJOINING US-25 AND DOES NOT RUN THROUGH OR UPON THE SUBJECT TRACT. THE EASEMENT DOES NOT BENEFIT OR ENCUMBER THE SUBJECT TRACT.
12. DEED BOOK 97, PAGE 144 IS A RIGHT-OF-WAY CONVEYANCE TO THE COMMONWEALTH THAT DOES NOT AFFECT THE SUBJECT TRACT AND IS LOCATED TO THE NORTH SIDE OF KY-620.
13. THE EASEMENT RECORDED IN DEED BOOK 97, PAGE 184 IS LOCATED TO THE WEST ADJOINING US-25 AND DOES NOT RUN THROUGH OR UPON THE SUBJECT TRACT. THE EASEMENT DOES NOT BENEFIT OR ENCUMBER THE SUBJECT TRACT.
14. THE EASEMENT RECORDED IN DEED BOOK 97, PAGE 185 IS LOCATED TO THE WEST ADJOINING US-25 AND DOES NOT RUN THROUGH OR UPON THE SUBJECT TRACT. THE EASEMENT DOES NOT BENEFIT NOR ENCUMBER THE SUBJECT TRACT.
15. THE SUBJECT TRACT IS SUBJECT TO AN EASEMENT RECORDED IN DEED BOOK 127, PAGE 548 TO KENTUCKY-AMERICAN WATER COMPANY. THE EASEMENT IS TWENTY (20) FEET WIDE AND IS AS ILLUSTRATED HEREON.
16. THE SANITARY SEWER EASEMENT RECORDED IN DEED BOOK 130, PAGE 497 IS LOCATED ON THE WEST SIDE OF INTERSTATE 75 AND DOES NOT RUN THROUGH OR UPON THE SUBJECT TRACT. THE EASEMENT DOES NOT BENEFIT NOR ENCUMBER THE SUBJECT TRACT.
17. THE SUBJECT TRACT IS SUBJECT TO THE RIGHT-OF-WAY EASEMENT CONVEYED IN DEED BOOK 156, PAGE 691 TO COLUMBIA GAS OF KENTUCKY, INC. THE RIGHT-OF-WAY EASEMENT IS LOCATED THROUGH AND UPON THE SUBJECT TRACT AS ILLUSTRATED HEREON. PLEASE SEE THE DEED FOR RESTRICTIONS AND OTHER DETAILS.
18. THE RIGHT-OF-WAY AND EASEMENT AGREEMENT RECORDED IN DEED BOOK 178, PAGE 532 IS LOCATED ON THE WEST SIDE OF INTERSTATE 75 AND DOES NOT RUN THROUGH OR UPON THE SUBJECT TRACT. THE EASEMENT DOES NOT BENEFIT NOR ENCUMBER THE SUBJECT TRACT.
19. THE RIGHT-OF-WAY AND EASEMENT AGREEMENT RECORDED IN DEED BOOK 178, PAGE 538 IS LOCATED ON THE WEST SIDE OF INTERSTATE 75 AND DOES NOT RUN THROUGH OR UPON THE SUBJECT TRACT. THE EASEMENT DOES NOT BENEFIT NOR ENCUMBER THE SUBJECT TRACT.
20. THE RIGHT-OF-WAY AND EASEMENT AGREEMENT RECORDED IN DEED BOOK 178, PAGE 542 IS LOCATED ON THE WEST SIDE OF INTERSTATE 75 AND DOES NOT RUN THROUGH OR UPON THE SUBJECT TRACT. THE EASEMENT DOES NOT BENEFIT NOR ENCUMBER THE SUBJECT TRACT.
21. THE EASEMENT AGREEMENT RECORDED IN DEED BOOK 218, PAGE 188 IS LOCATED TO THE NORTHWEST OF THE SUBJECT TRACT AND DOES NOT RUN THROUGH OR UPON IT. THE EASEMENT DOES NOT BENEFIT NOR ENCUMBER THE SUBJECT TRACT.
22. THE DRAINAGE EASEMENT RECORDED IN DEED BOOK 218, PAGE 67 IS LOCATED ON THE WEST SIDE OF INTERSTATE 75 AS SHOWN ON PLAT SLIDE 1606. THE EASEMENT DOES NOT RUN THROUGH OR UPON THE SUBJECT TRACT AND DOES NOT BENEFIT NOR ENCUMBER THE SUBJECT TRACT.
23. THE EASEMENT RECORDED IN DEED BOOK 239, PAGE 139 IS LOCATED ON THE WEST SIDE OF INTERSTATE 75 AND DOES NOT RUN THROUGH OR UPON THE SUBJECT TRACT AND DOES NOT BENEFIT NOR ENCUMBER THE SUBJECT TRACT.
24. THE EASEMENTS RECORDED IN DEED BOOK 393, PAGE 603 ARE LOCATED ON THE WEST SIDE OF INTERSTATE 75 AND DO NOT RUN THROUGH OR UPON THE SUBJECT TRACT. THE EASEMENT DOES NOT BENEFIT NOR ENCUMBER THE SUBJECT TRACT.
25. THE EASEMENTS RECORDED IN DEED BOOK 399, PAGE 740 ARE LOCATED ON THE WEST SIDE OF INTERSTATE 75 AND DO NOT RUN THROUGH OR UPON THE SUBJECT TRACT. THE EASEMENT DOES NOT BENEFIT NOR ENCUMBER THE SUBJECT TRACT.
26. THE UTILITY EASEMENT RECORDED IN DEED BOOK 405, PAGE 510 ARE LOCATED ON THE WEST SIDE OF INTERSTATE 75 AND DO NOT RUN THROUGH OR UPON THE SUBJECT TRACT. THE EASEMENT DOES NOT BENEFIT NOR ENCUMBER THE SUBJECT TRACT.
- 27-28. NOT SURVEY ITEMS.
29. NO EASEMENT FOUND FOR THE ILLUSTRATED SANITARY SEWER LINE.

**RECORD DESCRIPTION FROM TITLE COMMITMENT**

BEING ALL OF PARCEL 1 AND PARCEL 2, CONTAINING 16.39 ACRES, AS SHOWN BY MINOR TRANSFER & CONSOLIDATION PLAT (BLUEGRASS W.E.S.T. VENTURES, LLC / AMERICAN NATURAL GAS, LLC), CHERRY BLOSSOM WAY, GEORGETOWN, SCOTT COUNTY, KENTUCKY, DATED 10-29-18, PREPARED BY THOROUGHbred ENGINEERING, LEXINGTON, KY, AND FILES OF RECORD AT 3:03 P.M. ON MARCH 18, 2019, IN PLAT CABINET 12, SLIDED #207, IN THE SCOTT COUNTY CLERK'S OFFICE.

BEING A PART OF THE SAME PROPERTY CONVEYED TO BLUEGRASS W.E.S.T. VENTURES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY DEED DATED JANUARY 20, 2018 OF RECORD IN DEED BOOK 395, PAGE 264 AND DEED DATED MAY 8, 2019 OF RECORD IN DEED BOOK 407, PAGE 686, BOTH IN THE CLERK'S OFFICE, SCOTT COUNTY, KENTUCKY

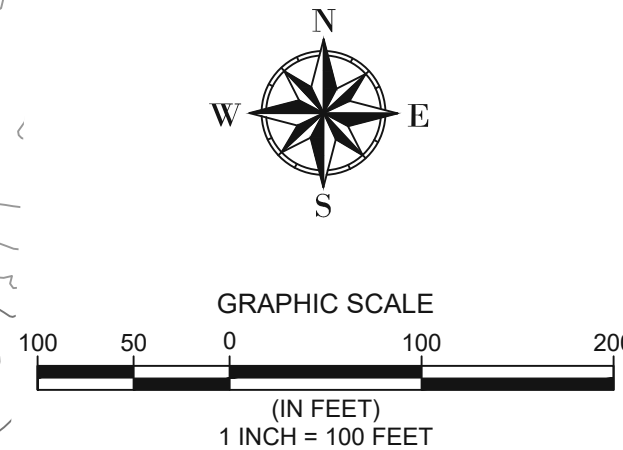


**VICINITY MAP**  
 SCALE: 1" = 3000'

**PURPOSE**  
 THIS PLAT IS TO ILLUSTRATE THE ALTA/NSPS LAND TITLE SURVEY OF DB 407, PG 686 AND DB 395, PG 264 LOCATED AT CHERRY BLOSSOM WAY GEORGETOWN, KY.

**PROPERTY OWNER**  
 BLUEGRASS W.E.S.T. VENTURES, LLC  
 3237 OAKLYN SPRINGS DRIVE  
 RALEIGH, NC 27606  
 DB 407, PG 686  
 DB 395, PG 264  
 PC12, SL 207

**SITE STATISTICS**  
 ADDRESS: 400 CHERRY BLOSSOM WAY  
 GEORGETOWN, KY 40324  
 PVA # 162-20-006.000  
 ZONING: A-1 - AGRICULTURAL  
 SETBACKS:  
 FRONT: 50'  
 SIDE: 50'  
 REAR: 50'  
 BUILDING:  
 MAX BLDG HEIGHT: 2 STORIES OR 30'  
 MAX BLDG COVERAGE: 20% OF LOT



**LEGEND**

○	PROPERTY CORNER FOUND (AS NOTED)
●	IBS - 5/8" x 18" IRON BAR W/ CAP "LS 3870" SET
⊕	WATER VALVE
⊗	WATER METER
⊕	FIRE HYDRANT
⊗	UTILITY POLE
---	PROPERTY BOUNDARY LINE
- - - -	ADJOINERS APPR. BOUNDARY
- - - - -	B.S.L. - BUILDING SETBACK LINE
- x - x - x -	FENCE LINE
- - - - GAS	GAS LINE
OE	OVERHEAD ELECTRIC LINE
W	WATER LINE
▭	CONCRETE AREA
IBF	IRON BAR FOUND
(S12°52'00"W 767.62')	RECORD BEARINGS

P.O. BOX 481 LEXINGTON, KY 40588  
 (859) 785-0383  
 CIVIL DESIGN, LAND SURVEYING,  
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
 CM-CEL-CONSTRUCTION SERVICES

**THOROUGHbred**  
 DESIGN | ENGINEER | CONSTRUCTOR

**ATLA/NSPS LAND TITLE SURVEY**  
 OWNER/CLIENT:  
**BLUEGRASS W.E.S.T. VENTURES, LLC**  
 3237 OAKLYN SPRINGS DRIVE, RALEIGH, NORTH CAROLINA 27606

PROJECT NO:	220017	DRAWN BY:	SK
DATE:	1/31/2022	REVIEWED BY:	KGW

ISSUED FOR REVIEW

REVISION:	DATE:
ORIG	1/31/2022
REV 1	2/15/2022
REV 2	3/22/2022

STATE OF KENTUCKY  
 KEITH G. WINEHEAD  
 1870  
 LICENSED PROFESSIONAL LAND SURVEYOR

THE PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.

1 OF 2

**SURVEYOR NOTES**


SURVEY PERFORMED BY: THOROUGHbred  
SURVEY TYPE: CLASS A SURVEY (URBAN)  
METHOD: RTK GNSS  
COORDINATE SYSTEM: NAD83 KY NORTH  
VERTICAL: NAVD88  
EQUIPMENT: TRIMBLE R10 GNSS RECIEVER WITH TRIMBLE TSC3 DATA COLLECTOR.

- 1) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PERFORMED BY THE FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH ISSUING OFFICE FILE NUMBER: GLW2102238 WITH A COMMITMENT DATE OF: NOVEMBER 22, 2021 AT 12:00 AM.
- 2) SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY RECORDED OR UNRECORDED.
- 3) THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT REFERENCED IN ITEM 1 ABOVE.
- 4) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THIS PROPERTY.
- 5) THE SUBJECT TRACT DOES HAVE ACCESS TO CHERRY BLOSSOM WAY SPUR. THERE IS NO PHYSICAL ACCESS TO THE ADJOINING CONTROLLED ACCESS HIGHWAY INTERSTATE 75.
- 6) CURRENCY: DATA REGARDING UTILITIES AND EASEMENTS WERE OBTAINED FROM LOCAL & FEDERAL GOVERNMENT AGENCIES
- 7) THE RIGHT-OF-WAY FOR CHERRY BLOSSOM SPUR WAS ASCERTAINED FROM KENTUCKY DEPARTMENT OF HIGHWAYS PLANS PROJECT No. SSP 105 - 8605 DATED 7/25/1986. THE SUBJECT PROPERTY DOES HAVE ACCESS TO THIS ADJOINING PUBLIC RIGHT-OF-WAY.
- 8) FLOOD MAP# 21209C0120D EFFECTIVE DATE 12/21/2017 SHOWS THE SUBJECT SITE IS LOCATED IN FLOOD ZONE X, AREA AT MINIMAL FLOOD HAZARD RISK.
- 9) NO CEMETERY OR BURIAL GROUNDS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
- 10) NO BUILDINGS OR DESIGNATED PARKING AREAS WERE OBSERVED ON THE SUBJECT TRACT DURING THE COURSE OF THIS SURVEY.
- 11) THERE WAS NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR ADDITIONS OBSERVED DURING THE COURSE OF THIS SURVEY.
- 12) METHODOLOGY: THE SURVEY POINTS USED TO CREATE CONTOURS, AS DESIGNATED BY THE CLIENT, WERE LOCATED BY GPS RTK EQUIPMENT ON KENTUCKY SOUTH STATE PLANE COORDINATE SYSTEM, VERTICAL DATUM ON NAVD 88. CONTOURS WERE DERIVED BY AERIAL PHOTOGRAPHY COLLECTED WITH QUANTUM F90+ DRONE AND PHOTOGRAMMETRY SOFTWARE TO GENERATE A POINT CLOUD AND DTM (DIGITAL TERRAIN MODEL). CONTOURS OUTSIDE SURVEY LIMITS ARE FROM LIDAR (LIGHT DETECTION & RANGING) DATA KENTUCKY AERIAL PHOTOGRAPHY AND ELEVATION DATA PROGRAM BY: KENTUCKY AERIAL PHOTOGRAPHY AND ELEVATION DATA PROGRAM - KYAPED KENTUCKY DEM (DIGITAL TERRAIN MODEL) DATA TILES. CONTOUR INTERVAL IS ONE (1) FOOT. THE BOUNDARY SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND IS AN URBAN CLASS SURVEY. THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN ±0.05"+100 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY STATE PLANE SOUTH ZONE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH A 5/8" IRON PIN (18" LENGTH, 3/8" DIAMETER) AND CAP STAMPED 3870 UNLESS OTHERWISE NOTED HEREON.
- 13) ACCURACY: THE TRIMBLE R10 RECEIVER HAS A STATED VERTICAL ACCURACY OF +/- 10 CM AND THE QUANTUM F90+ DRONE IS +/- 1 CM.
- 14) DATA REGARDING UTILITIES WERE OBTAINED FROM 811 UTILITY LOCATE AND FIELD OBSERVATION.
- 15) GEORGETOWN CITY LIMITS OBTAINED FROM KENTUCKY STATE GIS DATA.
- 16) THE ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE CURRENT SCOTT COUNTY ZONING ORDINANCE, UPDATED JULY 5, 2017.
- 17) THE DIRECTIONS AND DISTANCES SHOWN ON THIS PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (18" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3870 UNLESS OTHERWISE NOTED HEREON.
- 18) THE COMMON BOUNDARY LINE BETWEEN PVA PARCELS 162-20-012.00 (RLR INVESTMENTS, LLC) AND 162-20-006.00 (BLUEGRASS WEST VENTURES, LLC) ARE CONTIGUOUS. MORE PARTICULARLY, THE COMMON BOUNDARY LINE IN THE MINOR TRANSFER AND CONSOLIDATION PLAT (PC 12, SLIDE 207) (BEING S 12°52'00"W, 767.62 FT AND S16°28'00"W 115.52 FT AND N71°58'10"W, 557.52 FT) IS THE SAME BOUNDARY LINE AS THE SECOND AND THIRD CALL IN TRACT 3 IN THE BLUEGRASS WEST DEED (BEING TRACT 3 IN DB 395, P 264), SPECIFICALLY BEING S 13°20'W 877.56 FT AND N 71°52' W, 556.36 FT.; WHICH IS THE SAME BOUNDARY LINE AS IN THE RLR DEED (DB 430, P735), SPECIFICALLY BEING N 13°21'52"E, 881.18 FT AND S 71°58'10" E, 555.57 FT.
- 19) PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E.; SCOTT COUNTY PVA (RECORDED DEED BOOK 395, PAGE 264 AND DEED BOOK 407, PGE 264). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC).
- 20) DUE TO THE ABOVE, THOROUGHbred ENGINEERING, ASSUMES NO LIABILITY WITH REGARDS TO INFORMATION PERFORMED BY OTHERS, SHOWN OR OTHERWISE INFERRED. NOTHING CONTAINED HEREIN SHALL BE HELD AS A LEGAL WARRANTY, EXPRESSED OR IMPLIED.

**SURVEYOR'S CERTIFICATION**

TO R.L.R. INVESTMENTS, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6(A)(B),7(A)(B-1), 8, 9, 11(A)(B),13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/28/2022.

  
KEITH G. WINSTEAD, PLS 3870  
THOROUGHbred ENGINEERING  
PO BOX 481  
LEXINGTON, KENTUCKY 40588  
(859) 785-0383  
kwinstead@tbradfirm.com  
www.thoroughbredfirm.com

3/22/2022

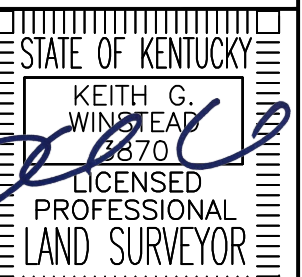
DATE

**ATLA/ NSPS LAND TITLE SURVEY**

**OWNER/ CLIENT:**  
**BLUEGRASS W.E.S.T. VENTURES, LLC**  
3237 OAKLYN SPRINGS DRIVE, RALEIGH, NORTH CAROLINA 27606

PROJECT NO:	DRAWN BY:
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REV 1	2/15/2022
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THE PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.



**THOROUGHbred**  
DESIGN | ENGINEER | CONSTRUCTION

P.O. BOX 481 LEXINGTON, KY 40588  
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CIVIL DESIGN, LAND SURVEYING,  
GEO TECHNICAL ENGINEERING, DRILLING SERVICES,  
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
CM-CEI-CONSTRUCTION SERVICES

THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON UNLESS OTHERWISE SPECIFICALLY STATED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE CONSTRUCTION OF ANY STRUCTURE OR THE PERFORMANCE OF ANY OTHER SERVICE. THE SURVEYOR SHALL BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON AND SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OF ANY STRUCTURE OR THE PERFORMANCE OF ANY OTHER SERVICE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE CONSTRUCTION OF ANY STRUCTURE OR THE PERFORMANCE OF ANY OTHER SERVICE.