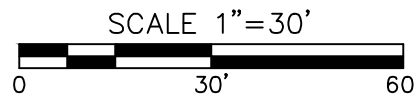


K:\JOBS\SURVEY\BUREAU\3562\Jol HSC BUILDING\SURVEY DRAWING CADD & PDF\3562-ALTA SURVEY, ALTA survey 30 scale, Derrick Holland, 2/17/2025

BENCHMARKS

B.M. #1 ELEVATION 458.64' (NAVD 1988) BM #1 IS A CHISELED SQUARE IN A CONCRETE SIDEWALK LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF SOUTH JACKSON STREET AND SPRINGER ALLEY APPROXIMATELY 36' NORTH OF A UTILITY POLE.

NOTE: ALL ELEVATIONS ON THIS SURVEY ARE BASED ON THE NAVD 1988 DATUM AND WERE DETERMINED BY GPS METHODS, UTILIZING THE KYTC CORRS NETWORK.



NORTH AND ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83) ELEVATIONS SHOWN BASED ON N.A.I.D. 88 DATUM

ZONING

THE SUBJECT PROPERTY IS ZONED OR3 WITHIN THE (DOWNTOWN) FORM DISTRICT.

FLOOD NOTE

THIS SITE IS LOCATED IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS (FEMA) PANEL NO. 21111C0042E, DATED DECEMBER 5, 2006.

GENERAL NOTES

1. THE WORD "CERTIFY" OR "CERTIFICATE": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON A PRIVATE UTILITY LOCATE BY TRUE LOCATING ON AUGUST 15, 2022 ALONG WITH UTILITY MAPS SUPPLIED BY THE APPROPRIATE AGENCIES AND SURFACE INDICATION OF EQUIPMENT. THESE LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY A UTILITY LOCATE BY CALLING 811-BEFORE YOU DIG, PRIOR TO EXCAVATION OR ENGINEERING DESIGN OF THE SITE. INDIVIDUAL SERVICE LINES MAY NOT BE SHOWN.
4. WETLAND, ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NEITHER EXAMINED NOR CONSIDERED A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES WAS OBSERVED AT THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE. THIS SURVEYOR IS NOT QUALIFIED TO ASSESS THE PRESENCE OF CEMETERIES OR BURIAL GROUNDS AND ANY PERSON OR INSTITUTION RELYING ON THIS SURVEY IS ENCOURAGED TO HAVE A CULTURAL RESOURCE STUDY OF THE SUBJECT PROPERTY TO DETERMINE THE PRESENCE OF ANY CEMETERIES, BURIAL GROUNDS, OR ARCHEOLOGICAL SENSITIVE AREAS.
6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK FOR THIS SURVEY.
7. THIS SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN ADJACENT STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK FOR THIS SURVEY.
8. THIS SURVEY WAS MADE BY THE METHOD OF RANDOM TRAVERSE AND THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE. UNADJUSTED CLOSURE PRECISION FOR SAID TRAVERSE IS 1:75,461 AND EXCEEDS THE ACCURACY STANDARDS FOR A URBAN CLASS SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 AND IN EFFECT ON THE DATE OF THIS SURVEY. THE FIELD WORK WAS COMPLETED ON FEBRUARY XX, 2025.
9. DOCUMENTS REFERRED TO BY DEED BOOK AND PAGE ON THIS SURVEY ARE RECORDS ON FILE IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.
10. INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY SOUTH PRESTON STREET, SOUTH JACKSON STREET, EAST GRAY STREET, EAST CHESTNUT STREET, AND A 20' ALLEY (SPRINGER ALLEY). ALL BEING PAVED, DEDICATED PUBLIC RIGHT OF WAY MAINTAINED BY LOUISVILLE METRO DEPARTMENT OF PUBLIC WORKS.

TITLE COMMITMENT NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SABAK, WILSON & LINGO, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PREScriptive EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. INFORMATION REGARDING THESE MATTERS WAS GAINED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. COM-LOU-25-0001-OR, DATED DECEMBER 18, 2024. THE FOLLOWING COMMENTS ARE IN REGARD TO SAID COMMITMENT AND THE NUMBERS IN THE COMMENTS CORRESPOND TO THE NUMBERING SYSTEM IN SAID COMMITMENT.

SCHEDULE A

ITEMS 1 - 3: SABAK, WILSON & LINGO, INC. DID NOT EXAMINE OR ADDRESS THESE ITEMS.

ITEMS 4 AND 5: THE PROPERTY SHOWN HEREON IS THE SAME THE PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT, SCHEDULE A, EXHIBIT A, SUPPLIED TO THE SURVEYOR AT THE TIME THE SURVEY WAS MADE AND VESTED IN THE UNIVERSITY OF LOUISVILLE, A KENTUCKY NON-PROFIT CORPORATION, UNIVERSITY OF LOUISVILLE REAL ESTATE FOUNDATION, INC., A KENTUCKY NON-PROFIT CORPORATION

SCHEDULE B, PART I

ITEMS 1 THROUGH 18: SABAK, WILSON & LINGO, INC. DID NOT EXAMINE OR ADDRESS THESE ITEMS.

SCHEDULE B, PART II

ITEMS 1 AND 2: SABAK, WILSON & LINGO, INC. DID NOT EXAMINE OR ADDRESS THESE ITEMS.

ITEM 3: SABAK, WILSON AND LINGO, INC. HAS NO KNOWLEDGE OF AND HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES, VIOLATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE. VISIBLE ABOVE GROUND ENCROACHMENTS, IF ANY, ARE SHOWN ON THE FACE OF THIS SURVEY.

ITEMS 4 THROUGH 9: SABAK, WILSON & LINGO, INC. DID NOT EXAMINE OR ADDRESS THESE ITEMS.

ITEM 10: EASEMENT GRANTED TO LOUISVILLE GAS AND ELECTRIC COMPANY, OF RECORD IN DEED BOOK 4146, PAGE 481, AFFECTS AND IS SHOWN HEREON, AND DEED BOOK 4961, PAGE 863, AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 11: SABAK, WILSON & LINGO, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM.

ITEM 12: RESTRICTIONS SET FORTH IN DEED OF RECORD IN DEED BOOK 3802, PAGE 523 AFFECT LOTS 64, 71-77, 148, AND 149 AS SHOWN ON THIS SURVEY. RESTRICTIONS SET FORTH IN DEED OF RECORD IN DEED BOOK 4327, PAGE 582 AFFECT LOT 164 AS SHOWN ON THIS SURVEY AND AUTOMATICALLY TERMINATED ON SEPTEMBER 15, 1992. RESTRICTIONS SET FORTH IN DEED BOOK 3980, PAGE 245 AFFECT LOT 90 AND AUTOMATICALLY TERMINATED ON JANUARY 1, 1990, LOT 164 IS SUBJECT TO RELEASE OF RESTRICTIONS IN DEED BOOK 4839, PAGE 119.

ITEM 13: LOT 164 AS SHOWN ON THIS SURVEY IS SUBJECT TO A MINOR SUBDIVISION PLAT OF RECORD IN DEED BOOK 4327, PAGE 582.

ITEM 14: SABAK, WILSON & LINGO, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM.

KEY PLAN

BORING LOCATIONS

SITE AREA

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

PARCEL 1 - 408 E. CHESTNUT STREET BEGINNING AT A POINT IN THE SOUTH LINE OF CHESTNUT STREET, 100 FEET EAST OF INTERSECTION OF THE SOUTH LINE OF CHESTNUT STREET WITH THE EAST LINE OF PRESTON STREET; THENCE EAST WITH THE SOUTH LINE OF CHESTNUT STREET, 30 FEET AND EXTENDING BACK SOUTH IN LINES OF EQUAL WIDTH THROUGHOUT AND PARALLEL WITH PRESTON STREET, 200 FEET TO AN ALLEY.

BEING A PORTION OF THE PROPERTY ACQUIRED BY THE UNIVERSITY OF LOUISVILLE REAL ESTATE FOUNDATION, INC., A KENTUCKY NON-PROFIT CORPORATION, PURSUANT TO DEED DATED SEPTEMBER 29, 2015, OF RECORD IN DEED BOOK 10477, PAGE 878, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

PARCEL 2 - 401, 407, 419, 421, 423, 425, 427 AND 429 E. GRAY STREET AND 430 SPRINGER ALLEY

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF PRESTON STREET AND THE NORTH LINE OF GRAY STREET; THENCE EAST WITH THE SAID NORTH LINE OF GRAY STREET, 350 FEET; THENCE NORTH ON A LINE PARALLEL WITH PRESTON STREET, 200 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE ALLEY FIRST NORTH OF GRAY STREET; THENCE WEST WITH THE SAID SOUTH LINE, 350 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PRESTON STREET; THENCE 200 FEET SOUTH WITH THE EAST LINE OF PRESTON STREET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY ACQUIRED BY THE UNIVERSITY OF LOUISVILLE PURSUANT TO DEED DATED JANUARY 31, 1963, OF RECORD IN DEED BOOK 3802, PAGE 523, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

PARCEL 3 - 615 SOUTH PRESTON STREET

TRACT 1: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF CHESTNUT STREET WITH THE EAST LINE OF PRESTON STREET; THENCE EAST ALONG THE SOUTH LINE OF CHESTNUT STREET, 95 FEET AND EXTENDING BACK SOUTHWARDLY BETWEEN PARALLEL LINES 200 FEET TO AN ALLEY, THE WEST LINE BEING COINCIDENT WITH THE EAST LINE OF PRESTON STREET.

TRACT 2: BEGINNING AT A POINT IN THE SOUTH LINE OF CHESTNUT STREET, 95 FEET EAST OF INTERSECTION OF THE SOUTH LINE OF CHESTNUT STREET WITH THE EAST LINE OF PRESTON STREET; THENCE EAST WITH THE SAID SOUTH LINE OF CHESTNUT STREET, 5 FEET AND EXTENDING BACK SOUTH IN LINES OF EQUAL WIDTH THROUGHOUT AND PARALLEL WITH PRESTON STREET, 200 FEET TO AN ALLEY.

BEING A PORTION OF THE PROPERTY ACQUIRED BY THE UNIVERSITY OF LOUISVILLE REAL ESTATE FOUNDATION, INC., A KENTUCKY NON-PROFIT CORPORATION, PURSUANT TO DEED DATED SEPTEMBER 29, 2015, OF RECORD IN DEED BOOK 10477, PAGE 878, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

PARCEL 4 - 625 S. JACKSON STREET

BEGINNING AT THE NORTHWEST CORNER OF GRAY AND JACKSON STREETS; THENCE ALONG THE NORTH LINE OF GRAY STREET, NORTH 82 DEGREES 13 MINUTES 11 SECONDS WEST 175 FEET TO THE SOUTHEAST CORNER OF THE TRACT CONVEYED TO THE UNIVERSITY OF LOUISVILLE BY DEED DATED JANUARY 31, 1963, OF RECORD IN DEED BOOK 3802, PAGE 523, IN THE AFORESAID OFFICE; THENCE WITH THE EAST LINE OF SAID TRACT, NORTH 7 DEGREES 50 MINUTES 48 SECONDS EAST 200 FEET TO THE SOUTH LINE OF AN ALLEY; THENCE ALONG THE SOUTH LINE OF SAID ALLEY, SOUTH 82 DEGREES 13 MINUTES 11 SECONDS EAST 174.93 FEET TO THE WEST LINE OF JACKSON STREET; THENCE ALONG SAID LINE OF JACKSON STREET, SOUTH 7 DEGREES 48 MINUTES 49 SECONDS WEST 200 FEET TO THE BEGINNING.

BEING A PORTION OF THE PROPERTY ACQUIRED BY THE UNIVERSITY OF LOUISVILLE PURSUANT TO DEED DATED JANUARY 19, 1970, OF RECORD IN DEED BOOK 4327, PAGE 582, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

SURVEYORS CERTIFICATE

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTAINTMENT BY THIS SURVEYOR.

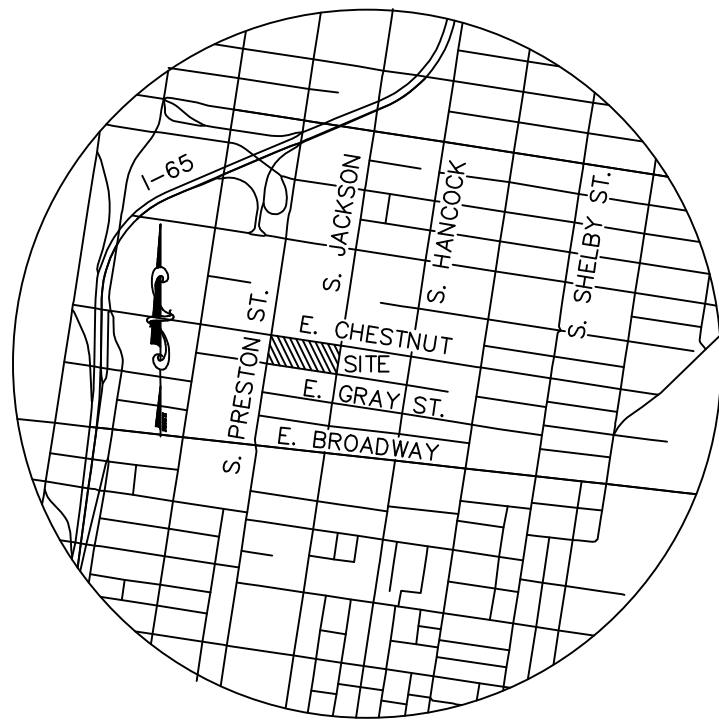
TO: THE UNIVERSITY OF LOUISVILLE, A KENTUCKY NON-PROFIT CORPORATION, UNIVERSITY OF LOUISVILLE REAL ESTATE FOUNDATION, INC., A KENTUCKY NON-PROFIT CORPORATION, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED (AND EXCEPT AS NOTED HEREON) WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(c), 8, 9, 11(c), 12, 14, 16, 17, 18, and 19 OF TABLE A OPTIONS THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150, AND IN EFFECT ON THE DATE OF THIS CERTIFICATE). THE FIELD WORK WAS COMPLETED IN FEBRUARY 2025.

PRELIMINARY

DERRICK S. HOLLAND PLS NO. 4043

DATE



LOCATION MAP
NO SCALE

LEGEND

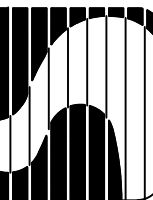
- = SET 5/8" REBAR OR MAG NAIL WITH CAP STAMPED "HOLLAND #4043" AT CORNER
- = FOUND 1/2" REBAR AT CORNER UNLESS OTHERWISE NOTED
- ⊕ = BENCHMARK
- OHU — = OVERHEAD UTILITIES
- Z — = PROPERTY LINE TO BE CONSOLIDATED
- UG-E — = UNDERGROUND ELECTRIC
- GAS — = GAS LINE
- W — = WATER LINE
- UFO — = UNDERGROUND FIBER OPTIC
- UGT — = UNDERGROUND TELECOMM
- X — = FENCE
- ⊙ = ELECTRIC POLE
- = SERVICE POLE
- ⋈ = GUY ANCHOR
- ☆ = LIGHT POLE
- ⊕ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊕ = FIRE DEPARTMENT CONNECTION
- ⊕ = WATER METER
- ⊕ = GAS VALVE
- WW = WATER VAULT
- EB = ELECTRIC BOX
- TB = TELECOMM BOX
- ⊕ = GAS METER
- ⊕ = ELECTRIC TRANSFORMER
- ⊕ = ELECTRIC PEDESTAL
- ⊕ = SIGNAL POLE
- ⊕ = TELEPHONE MANHOLE
- ⊕ = ELECTRIC MANHOLE
- ⊕ = STORM MANHOLE
- ⊕ = CATCH BASIN
- T/W = TOP OF WATER (TRAPPED)
- ⊕ = SANITARY MANHOLE
- ⊕ = CLEANOUT
- ⊕ = ROOF DRAIN
- ⊕ = SIGN
- PM = PARKING METER
- D=22" = DEPTH OF UTILITY
- ⊕ = BOLLARD
- FFE = FINISHED FLOOR ELEVATION
- LFfe = LOWER FLOOR ELEVATION
- CLF = CHAIN LINK FENCE
- RCP = REINFORCED CONCRETE PIPE
- HDPE = HIGH DENSITY POLYETHYLENE PIPE

CLIENT:

ALTA/ NSPS LAND TITLE SURVEY

UNIVERSITY OF LOUISVILLE &
UNIVERSITY OF LOUISVILLE REAL
ESTATE FOUNDATION, INC.
TAX BLOCK 016H, LOTS 64, 71-77,
90, 148, 149 AND 164

JOB NO. 3562
SCALE: 1"=30'
DATE: 02/17/25
DRAWING NO:
1
SHEET 1 OF 1



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 584 - 6271