

**PARTIAL RELEASE OF CONTRACT, LEASE & OPTION, LEASE AGREEMENT AND
STATUTORY MORTGAGE LIEN AND REVENUE PLEDGE**

**THIS PARTIAL RELEASE OF CONTRACT, LEASE AND OPTION, LEASE
AGREEMENT AND STATUTORY MORTGAGE LIEN AND REVENUE PLEDGE** made and
entered into on this ____ day of January 2024, by **JESSAMINE COUNTY SCHOOL DISTRICT
FINANCE CORPORATION (“CORPORATION”)** and **BOARD OF EDUCATION OF
JESSAMINE COUNTY, KENTUCKY (“BOARD”)**,

WITNESSETH:

That pursuant to resolutions of the Board and Corporation, pursuant to which a small and unoccupied portion of the West Jessamine Middle School (“WJMS”) property, more particularly described hereinafter, is to be conveyed to the Commonwealth of Kentucky Transportation Cabinet, Department of Highways (“KYDOT”), the Jessamine County School District Finance Corporation and the Board of Education of Jessamine County, Kentucky do hereby release the following documents and statutory mortgage liens and revenue pledges it holds against such small and unoccupied portion of the WJMS property pursuant to such documents:

Contract, Lease & Option dated February 1, 2005, being of record in Mortgage Book 760, page 161;

Contract, Lease & Option dated April 1, 1998, being of record in Mortgage Book 386, page 432;

Contract, Lease & Option dated June 1, 1991, being of record in Mortgage Book 305, page 553;

Contract, Lease & Option dated June 1, 1994, being of record in Mortgage Book 301, page 241;

Contract, Lease & Option dated May 1, 2011, being of record in Deed Book 652, page 683;

Contract, Lease & Option dated April 1, 2001, being of record in Deed Book 457, page 395; and

Lease Agreement dated May 9, 2013, being of record in Deed Book 750, page 416;

all in the Jessamine County Clerk's Office, Jessamine County, Kentucky, such small and unoccupied portion of the WJMS property being more particularly described as follows:

PROPERTY DESCRIBED IN EXHIBIT A ATTACHED HERETO.

IN WITNESS WHEREOF, the Jessamine County School District Finance Corporation and the Board of Education of Jessamine County, Kentucky through their duly authorized officers, have hereto set their hands on the day and date above written.

**JESSAMINE COUNTY SCHOOL
DISTRICT FINANCE CORPORATION**

President

Attest:

Secretary

STATE OF KENTUCKY)
) **Sct.**
COUNTY OF JESSAMINE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that the foregoing Partial Release of Contract, Lease & Option, Lease Agreement and Statutory Mortgage Lien and Revenue Pledge was on this the ____ day of January 2024, produced before me and in my presence duly subscribed, sworn and acknowledged to by _____, as President and _____, its Secretary for and on behalf of Jessamine County School District Finance Corporation to be the true and voluntary act and deed of said corporation.

NOTARY PUBLIC, State-at-Large

My Commission expires: _____

**BOARD OF EDUCATION OF
JESSAMINE COUNTY, KENTUCKY**

Chairman

Attest:

Secretary

STATE OF KENTUCKY)
) **Sct.**
COUNTY OF JESSAMINE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that the foregoing Partial Release of Contract, Lease & Option, Lease Agreement and Statutory Mortgage Lien and Revenue Pledge was on this the ____ day of January 2024, produced before me and in my presence duly subscribed, sworn and acknowledged to by _____, as Chairman and _____, its Secretary for and on behalf of Board of Education of Jessamine County, Kentucky on to be its true and voluntary act and deed.

NOTARY PUBLIC, State-at-Large
My Commission expires: _____

THIS INSTRUMENT PREPARED BY:

DAVID B. MALONE
Steptoe & Johnson PLLC
700 North Hurstbourne Pkwy., Suite 115
Louisville, KY 40222
(502) 423-2000

EXHIBIT A

Legal Description of WJMS Property Released

Parcel 9
Tract A

All that tract or parcel of land being situated parallel and adjacent to the southerly right-of-way of KY 29, Wilmore Road in Nicholasville, Jessamine County, Kentucky and being more particularly described as follows:

Beginning at a point in the southerly right-of-way of KY 29, Wilmore Road, said point being 5.01 feet right of Shared Use Path centerline Station 82+66.24; thence with the southerly right-of-way of KY 29, Wilmore Road, N 87°29'12" E – 972.13 feet to a point, 23.38 feet left of Shared Use Path centerline Station 92+57.37; thence N 88°51'54" E – 63.24 feet to a point, 24.20 feet left of Shared Use Path centerline Station 93+35.29; thence N 88°51'40" E – 170.00 feet to a point, 8.60 feet left of Shared Use Path centerline Station 94+97.29, said point being on the easterly property line

of Grantor; thence with the easterly property line of Grantor, S 00°51'47" W – 16.62 feet to a point, 8.00 feet right of Shared Use Path centerline Station 94+96.46; thence leaving the easterly property line of Grantor and traversing through the lands of Grantor, S 88°00'23" W – 122.08 feet to a point, 8.00 feet right of Shared Use Path centerline Station 93+74.38; thence along a curve to the left, having a radius of 52.00 feet for an arc distance of 22.03 feet and having a chord bearing S 75°52'16" W – 21.86 feet to a point, 8.00 feet right of Shared Use Path centerline Station 93+48.97; thence S 63°44'09" W – 19.87 feet to a point, 8.00 feet right of Shared Use Path centerline Station 93+29.10; thence along a curve to the right, having a radius of 68.00 feet for an arc distance of 42.49 feet and having a chord bearing S 81°38'11" W – 41.80 feet to a point, 8.00 feet right of Shared Use Path centerline Station 92+91.61; thence N 80°27'48" W – 24.17 feet to a point, 8.00 feet right of Shared Use Path centerline Station 92+67.44; thence along a curve to the left, having a radius of 112.00 feet for an arc distance of 36.70 feet and having a chord bearing N 89°51'05" W – 36.54 feet to a point, 8.00 feet right of Shared Use Path centerline Station 92+28.11; thence S 80°45'38" W – 66.37 feet to a point, 8.00 feet right of Shared Use Path centerline Station 91+61.74; thence along a curve to the right, having a radius of 208.00 feet for an arc distance of 59.48 feet and having a chord bearing S 88°57'10" W – 59.28 feet to a point, 8.00 feet right of Shared Use Path centerline Station 91+04.55; thence N 82°51'17" W – 50.86 feet to a point, 8.00 feet right of Shared Use Path centerline Station 90+53.69; thence along a curve to the left, having a radius of 142.00 feet for an arc distance of 74.63 feet and having a chord bearing S 82°05'24" W – 73.77 feet to a point, 8.00 feet right of Shared Use Path centerline Station 89+74.86; thence N 22°57'55" W – 25.26 feet to a point, 17.26 feet left of Shared Use Path centerline Station 89+74.86; thence S 87°29'12" W – 282.54 feet to a point, 33.00 feet left of Shared Use Path centerline Station 86+85.04; thence S 33°50'10" W – 62.84 feet to a point, 8.00 feet right of Shared Use Path centerline Station 86+39.75; thence along a curve to the right, having a radius of 308.00 feet for an arc distance of 195.55 feet and having a chord bearing N 87°55'32" W – 192.28 feet to a point, 8.00 feet right of Shared Use Path centerline Station 84+49.28; thence N 69°44'12" W – 76.06 feet to a point, 8.00 feet right of Shared Use Path centerline Station 83+73.22; thence along a curve to the left, having a radius of 192.00 feet for an arc distance of 77.58 feet and having a chord bearing N 81°18'44" W – 77.05 feet to a point, 8.00 feet right of Shared Use Path centerline Station 82+92.41; thence S 87°06'45" W – 27.67 feet to a point, 8.00 feet right of Shared Use Path centerline Station 82+67.74, said point being on the westerly property line of Grantor; thence with the westerly property line of Grantor, N 23°37'27" E – 3.34 feet to the point of beginning, containing 0.812 acres (35405.5 sq. ft.).

Parcel 9
Tract B

All that tract or parcel of land being situated along the southerly right-of-way of KY 29, Wilmore Road in Nicholasville, Jessamine County, Kentucky and being more particularly described as follows:

Beginning at a point in the proposed Shared Use Path right-of-way, common corner to the above-described PROPOSED RIGHT-OF-WAY, said point being 8 feet right of Shared Use Path centerline Station 86+39.75; thence N 87°08'53" E – 194.08 feet to a point, 8.00 feet right of Shared Use Path centerline Station 88+39.97; thence S 78°12'28" E – 40.06 feet to a point, 14.12 feet right of Shared Use Path centerline Station 88+76.37; thence N 67°02'05" E – 102.16 feet to a point, 8.00 feet right of Shared Use Path centerline Station 89+74.86, said point being on the above-described PROPOSED RIGHT OF WAY; thence N 22°57'55" W – 25.26 feet to a point, 17.26 feet left of Shared Use Path centerline Station 89+74.86; thence S 87°29'12" W – 282.54 feet to a point, 33.00 feet left of Shared Use Path centerline Station 86+85.04; thence S 33°50'10" W – 62.84 feet to the point of beginning, containing 0.339 acres (14750.9 sq. ft.).

Parcel 9
Tract C

All that tract or parcel of land being situated along the southerly right-of-way of KY 29, Wilmore Road in Nicholasville, Jessamine County, Kentucky and being more particularly described as follows:

Beginning at a point in the westerly property line of Grantor, common corner to the above- described PROPOSED RIGHT-OF-WAY, said point being 8.00 feet right of Shared Use Path centerline Station 82+64.74; thence with the above-described PROPOSED RIGHT-OF-WAY, N 87°06'45" E – 27.67 feet to a point, 8.00 feet right of Shared Use Path centerline Station 82+92.41; thence along a curve to the right, having a radius of 192.00 feet for an arc distance of 77.58 feet and having a chord bearing S 81°18'44" E – 77.05 feet to a point, 8.00 feet right of Shared Use Path centerline Station 83+73.22; thence S 69°44'12" E – 76.06 feet to a point, 8.00 feet right of Shared Use Path centerline Station 84+49.28; thence along a curve to the left, having a radius of 308.00 feet for an arc distance of 195.55 feet and

having a chord bearing S 87°55'32" E – 192.28 feet to a point, 8.00 feet right of Shared Use Path centerline Station 86+39.75; thence N 87°08'53" E – 194.08 feet to a point, 8.00 feet right of Shared Use Path centerline Station 88+39.97; thence S 78°12'28" E – 40.06 feet to a point, 14.12 feet right of Shared Use Path centerline Station 88+76.37; thence N 67°02'05" E – 102.16 feet to a point, 8.00 feet right of Shared Use Path centerline Station 89+74.86; thence along a curve to the right, having a radius of 142.00 feet for an arc distance of 74.63 feet and having a chord bearing N 82°05'24" E – 73.77 feet to a point, 8.00 feet right of Shared Use Path centerline Station 90+53.69; thence S 82°51'17" E – 50.86 feet to a point, 8.00 feet right of Shared Use Path centerline Station 91+04.55; thence along a curve to the left, having a radius of 208.00 feet for an arc distance of 59.48 feet and having a chord bearing N 88°57'10" E – 59.28 feet to a point, 8.00 feet right of Shared Use Path centerline Station 91+61.74; thence N 80°45'38" E – 66.37 feet to a point, 8.00 feet right of Shared Use Path centerline Station 92+28.11; thence along a curve to the right, having a radius of 112.00 feet for an arc distance of 36.70 feet and having a chord bearing S 89°51'05" E – 36.54 feet to a point, 8.00 feet right of Shared Use Path centerline Station 92+67.44; thence S 80°27'48" E – 24.17 feet to a point, 8.00 feet right of Shared Use Path centerline Station 92+91.61; thence along a curve to the left, having a radius of 68.00 feet for an arc distance of 42.49 feet and having a chord bearing N 81°38'11" E – 41.80 feet to a point, 8.00 feet right of Shared Use Path centerline Station 93+29.10; thence N 63°44'09" E – 19.87 feet to a point, 8.00 feet right of Shared Use Path centerline Station 93+48.97; thence along a curve to the right, having a radius of 52.00 feet for an arc distance of 22.03 feet and having a chord bearing N 75°52'16" E – 21.86 feet to a point, 8.00 feet right of Shared Use Path centerline Station 93+74.38; thence N 88°00'23" E – 122.08 feet to a point, 8.00 feet right of Shared Use Path centerline Station 94+96.46, said point being on the easterly property line of Grantor; thence with the easterly property line of Grantor, S 00°51'47" W – 11.83 feet to a point, 19.81 feet right of Shared Use Path centerline Station 94+95.87; thence leaving the easterly property line of Grantor and traversing through the lands of Grantor, S 88°00'23" W – 42.84 feet to a point, 19.81 feet right of Shared Use Path centerline Station 94+53.03; thence S 36°13'27" W – 34.98 feet to a point, 47.29 feet right of Shared Use Path centerline Station 94+31.40; thence S 74°20'06" W – 53.48 feet to a point, 59.93 feet right of Shared Use Path centerline Station 93+79.43; thence S 85°03'51" W – 458.28 feet to a point, 40.00 feet right of Shared Use Path centerline Station 89+00.01; thence S 02°50'29" E – 25.29 feet to a point, 64.63 feet right of Shared Use Path centerline Station 88+96.03; thence S 87°09'31" W – 104.88 feet to a point, 69.86 feet right of Shared Use Path centerline Station 88+03.58; thence N 02°50'29" W – 39.86 feet to a point, 30.00 feet right of Shared Use Path centerline Station 88+03.58; thence S 87°09'31" W – 55.08 feet to a point, 30.00 feet right of Shared Use Path centerline Station 87+48.50; thence N 02°50'29" W – 8.00 feet to a point, 22.00 feet right of Shared Use Path centerline Station

87+48.50; thence S 87°09'31" W – 98.86 feet to a point, 18.00 feet right of Shared Use Path centerline Station 86+43.97; thence S 73°53'09" W – 55.12 feet to a point, 22.05 feet right of Shared Use Path centerline Station 85+92.13; thence N 87°55'32" W – 101.81 feet to a point, 22.05 feet right of Shared Use Path centerline Station 84+96.90; thence N 69°44'12" W – 126.96 feet to a point, 18.00 feet right of Shared Use Path centerline Station 83+73.22; thence N 83°07'36" W – 104.21 feet to a point, 14.99 feet right of Shared Use Path centerline Station 82+61.26, said point being on the westerly property line of Grantor; thence with the westerly property line of Grantor, N 23°37'27" E – 7.81 feet to the point of beginning, containing 0.851 acres (37053.4 sq. ft.).

Being part of the same property conveyed by Deed to JESSAMINE COUNTY SCHOOL DISTRICT FINANCE CORPORATION, a Kentucky non-profit corporation and instrumentality of the Board of Education of Jessamine County, Kentucky, from BOARD OF EDUCATION OF JESSAMINE COUNTY, KENTUCKY, dated July 22, 1991, and recorded in Deed Book 279, Page 103, a description of which was corrected by Deed of Correction dated July 31, 1999, and recorded in Deed Book 411, Page 80, all in the office of the County Clerk of Jessamine County, Kentucky.