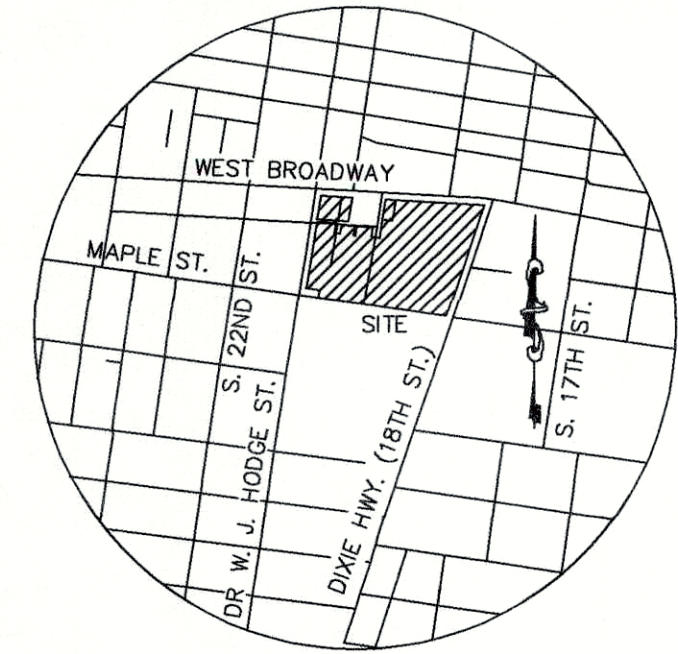


POSSIBLE ENCROACHMENTS

PORTIONS OF THE EXISTING BUILDING (CURRENTLY UNDER CONSTRUCTION) ARE ENCROACHING INTO THE PUBLIC RIGHT OF WAY OF WEST BROADWAY. THIS HAS BEEN BROUGHT TO THE ATTENTION OF THE KENTUCKY TRANSPORTATION CABINET AND PERMIT APPLICATIONS HAVE BEEN SUBMITTED ON BEHALF OF PASSPORT HEALTH SOLUTIONS.

TRACTS 2, 3, AND 4 ARE AN INACTIVE CONSTRUCTION SITE AND THE IMPROVEMENTS SHOWN HEREON WERE LOCATED ON JULY 7, 2020 AND VERIFIED ON AUGUST XX, 2022.



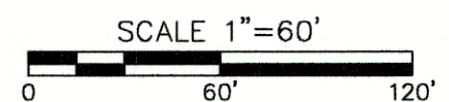
LOCATION MAP NO SCALE

LEGEND

- FOUND 5/8-INCH REBAR OR MAG NAIL WITH CAP STAMPED "HOLLAND #4043" AT CORNER UNLESS OTHERWISE NOTED
FOUND 1/2" REBAR STAMPED "2747" UNLESS OTHERWISE NOTED
FOUND MAG NAIL AT CORNER UNLESS OTHERWISE NOTED
COMPUTED UNMARKED POINT
FOUND RIGHT OF WAY MONUMENT
O H U = OVERHEAD UTILITIES
O H E = OVERHEAD ELECTRIC
O H T = OVERHEAD TELEPHONE
G U Y = OVERHEAD GUY WIRE
G A S = GAS LINE
W = WATER LINE
X - X = FENCE LINE
ELECTRIC POLE
TELEPHONE POLE
SERVICE POLE
GUY POLE
GUY ANCHOR
SIGNAL POLE
LIGHT POLE
WATER VALVE
FIRE HYDRANT
WATER METER
GAS VALVE
BOLLARD
GAS METER
ELECTRIC TRANSFORMER
STORM MANHOLE
CATCH BASIN
SANITARY MANHOLE
CLEANOUT
TELEPHONE MANHOLE

TABLE "A" NOTES

ITEM 16: TRACTS 2, 3 AND 4 ARE AN INACTIVE CONSTRUCTION SITE.
ITEM 17: THIS SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN IN STREET RIGHT OF WAYS. ALSO SEE NOTE 16 ABOVE.
ITEM 18: THIS SURVEYOR IS NOT AWARE OF ANY APPURTENANT EASEMENTS THAT RUN WITH THIS PROPERTY.



NORTH AND ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83).

GENERAL NOTES

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.
DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THE LAND TITLE LINES SHOWN HEREON WERE DETERMINED BY USING THE DEED OF RECORD REFERENCED HEREON, THE RECOVERED MONUMENTATION OF RECORD OR BY COMMON REPORT, AND THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO STATEMENT OR CERTIFICATION IS MADE TO OWNERSHIP, OCCUPATION OR POSSESSION AS DETERMINED BY THE FENCE LINES SHOWN HEREON.
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.
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 WAS 1:26,498 AND EXCEEDS THE ACCURACY STANDARDS FOR AN 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.
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.
INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY SEVERAL PAVED ENTRANCES TO PUBLIC RIGHTS OF WAY.
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.
THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE EVIDENCE AND ATLAS MAPS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THESE LOCATIONS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. CALL KENTUCKY 811 PRIOR TO ANY SITE EXCAVATION.
THERE WAS NO EVIDENCE OBSERVED DURING THE PROCESS OF THIS SURVEY WHICH WOULD INDICATE THE PRESENCE A SOLID WASTE DUMP OR LANDFILL.
SOME PARKING STRIPING WAS NOT CLEARLY IDENTIFIABLE AT THE TIME OF THIS SURVEY, THEREFORE MAY NOT BE SHOWN. 30 REGULAR SPACES, 2 HANDICAP SPACES.
THE TRACT NUMBERS IN BOLD ON THE FACE OF THIS SURVEY REFER TO THE TITLE COMMITMENT NUMBER 00300-2020113.

SURVEYOR'S CERTIFICATE

THIS ALTA / NSPS LAND TITLE 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 RESTATEMENT BY THIS SURVEYOR.
TO: JUSTIFY HOLDINGS, INC., A KENTUCKY CORPORATION; 2028 WEST BROADWAY, LLC, ITS SUCCESSORS AND / OR ASSIGNS; MOLINA HEALTHCARE OF KENTUCKY, INC. ITS SUCCESSORS AND / OR ASSIGNS; AND STEWART TITLE GUARANTY 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 INCLUDE ITEMS 1, 2, 3, 4, 6, 7, 7(b)(1), 7c, 8, 9, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 7, 2020, AND A VISUAL INSPECTION WAS PERFORMED ON OCTOBER 11, 2022.
DERRICK HOLLAND, PLS NO. 4043
derrick.holland@wviro.com
10-13-22
DATE
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR

FLOOD NOTE

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE INSURANCE RATE MAPS (FEMA) PANEL NO. 21111C0040F, DATED FEBRUARY 26, 2021.

PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN THE JEFFERSON COMBINED SEWER FLOODPRONE AREA.

LOT AREA SUMMARY

- TRACT 4-1: 173,166 SQUARE FEET OR 3.975 ACRES
TRACT 4-2: 86,670 SQUARE FEET OR 1.99 ACRES
TRACT 3-1: 13,809 SQUARE FEET OR 0.317 ACRES
TRACT 3-2: 630,474 SQUARE FEET OR 12.178 ACRES
TRACT 5: 41,684 SQUARE FEET OR 0.957 ACRES
TRACT 2 ACROSS DIXIE: 26,239 SQUARE FEET OR 0.602 ACRES

PARCEL NOTE

- TRACT 1 MINOR PLAT, TRACT 5 PLAT BOOK 57, PAGE 87 DEED BOOK 12347, PAGE 992
TRACT 2 ACROSS DIXIE MINOR PLAT, TRACT 2 PLAT BOOK 56, PAGE 71 DEED BOOK 12347, PAGE 992
TRACT 3 MINOR PLAT, TRACTS 3 & 4 PLAT BOOK 57, PAGE 87 DEED BOOK 12347, PAGE 992
TRACT 4 MINOR PLAT, TRACTS 1 & 2 PLAT BOOK 57, PAGE 87 DEED BOOK 12348, PAGE 1

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED PD, TRADITIONAL WORKPLACE.
A ZONING REPORT BY MKA ZONING, DATED AUGUST 12, 2022 AND HAVING A PROJECT NUMBER 6810-22-8619Z WAS PROVIDED FOR THIS SURVEY. ALL ZONING RELATED DATA IS BASED ON THE PLANNED DEVELOPMENT BOOK GENERATED FOR THIS DEVELOPMENT AND APPROVED BY LOUISVILLE PLANNING AND DESIGN SERVICES.
MINIMUM FRONT & STREET SIDE YARD SETBACK = 0'
MAXIMUM FRONT & STREET SIDE YARD SETBACK = 25'
MINIMUM SIDE YARD = 0'
MINIMUM REAR YARD = 0'
MINIMUM LOT WIDTH = N/A
MINIMUM LOT AREA = N/A
MAXIMUM BUILDING HEIGHT = 85'
DENSITY = 58 DWELLING UNITS PER ACRE
PARKING TRACT 4: 351 PARKING SPACES MINIMUM* PER APPROVED DEVELOPMENT PLAN.
*PER THE PD PATTERN BOOK, THIS SITE IS ELIGIBLE FOR A 50% PARKING REDUCTION.
TRACT 1: 29 PARKING SPACES REQUIRED PER SITE PLAN.
33 STRIPED PARKING SPACES ARE PROVIDED ON-SITE WHICH INCLUDES 2 HANDICAP SPACES.
PARKING INFO SHOWN PER ZONING REPORT LISTED ABOVE.

SABAK, WILSON & LINGO, INC ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202

Table with 5 columns: NO., REVISIONS TO CERTIFICATION, REVISIONS TO COMMITMENT NOTES, REVISIONS UPDATE ALTA, REVISIONS UPDATE ALTA COMMENTS, REVISIONS UPDATE ALTA COMMENTS. Includes dates from 7-11-20 to 8-17-22.

CLIENT: MOLINA HEALTHCARE, INC. 200 OCEANGATE AVENUE, SUITE 100 LONG BEACH, CA 90802

ALTA / NSPS LAND TITLE SURVEY JOB NO. 3029-MH SCALE: 1"=60' DATE: 10/11/22 DRAWING NO. 1 SHEET 1 OF 2

TITLE COMMITMENT NOTES

LEGAL DESCRIPTIONS
(PER TITLE COMMITMENT)

TRACT 1:
BEING TRACT 5 AS SHOWN ON MINOR SUBDIVISION PLAT OF RECORD IN PLAT AND SUBDIVISION BOOK 57, PAGE 87, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

TRACT 2:
BEING TRACT 2 AS SHOWN ON MINOR SUBDIVISION PLAT OF RECORD IN PLAT AND SUBDIVISION BOOK 56, PAGE 71, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

TRACT 3:
BEING TRACTS 3 AND 4 AS SHOWN ON MINOR SUBDIVISION PLAT OF RECORD IN PLAT AND SUBDIVISION BOOK 57, PAGE 87, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

BEING THE SAME PROPERTY ACQUIRED BY JUSTIFY HOLDINGS, INC., A KENTUCKY CORPORATION, BY DEED DATED MAY 5, 2022, OF RECORD IN DEED BOOK 12347, PAGE 992, IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, KENTUCKY.

TRACT 4:
BEING TRACTS 1 AND 2 AS SHOWN ON MINOR SUBDIVISION PLAT OF RECORD IN PLAT AND SUBDIVISION BOOK 57, PAGE 87, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

TOGETHER WITH THOSE BENEFICIAL EASEMENTS FOR UTILITY, SEWER, DRAINAGE AND ACCESS GRANTED IN DEED BOOK 11222, PAGE 469, AND ALSO REFLECTED IN THE MINOR SUBDIVISION PLAT OF RECORD IN PLAT AND SUBDIVISION BOOK 57, PAGE 87, BOTH IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, KENTUCKY.

BEING THE SAME PROPERTY ACQUIRED BY JUSTIFY HOLDINGS, INC. A KENTUCKY CORPORATION, BY DEED DATED MAY 5, 2022, OF RECORD IN DEED BOOK 12348, PAGE 1, IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, KENTUCKY.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SABAK, WILSON AND 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 STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 00300-2020113, DATED JULY 18, 2022. THE FOLLOWING COMMENTS REFER TO SAID COMMITMENT AND THE NUMBERS IN THE COMMENTS CORRESPOND TO THE NUMBERING SYSTEM IN SAID COMMITMENT.

SCHEDULE A

ITEMS 1 THROUGH 4: SABAK, WILSON AND LINGO, INC DID NOT EXAMINE OR ADDRESS THESE ITEMS.

ITEM 5: THE LAND TITLE LINES SHOWN HEREON REPRESENT THOSE DESCRIBED IN THE SCHEDULE A-5, EXHIBIT A, LEGAL DESCRIPTION.

SCHEDULE B, PART 1

ITEMS 1 THROUGH 5: SABAK, WILSON AND LINGO, INC DID NOT EXAMINE OR ADDRESS THESE ITEMS.

SCHEDULE B, PART 2

ITEM 1: SABAK, WILSON AND LINGO INC DID NOT EXAMINE OR ADDRESS THIS ITEM.

ITEM 2: NO INQUIRY WAS MADE BY SABAK, WILSON AND LINGO, INC REGARDING THE RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, NOT SHOWN BY PUBLIC RECORDS, AND IS NOT CONSIDERED A PART OF THIS SURVEY.

ITEM 3: SABAK, WILSON AND LINGO, INC HAS NO KNOWLEDGE AND HAS MADE NO ATTEMPT TO UNCOVER UNRECORDED EASEMENTS OR CLAIMS OF EASEMENTS, AND AS SUCH IS NOT CONSIDERED A PART OF THIS SURVEY.

ITEM 4: SABAK, WILSON AND LINGO, INC HAS NO KNOWLEDGE OF AND HAS NOT BEEN ADVISED OF ANY CONFLICTS WITH THE LAND TITLE LINES SHOWN HEREON, VISIBLE ABOVE GROUND ENCROACHMENTS AND OVERLAPS, IF ANY, ARE SHOWN ON THE FACE OF THIS SURVEY. SABAK, WILSON AND LINGO, INC DOES NOT CERTIFY TO THE BROAD AND AMBIGUOUS TERM "OTHER MATTERS" AND AS SUCH THEY ARE NOT A PART OF THIS SURVEY.

ITEMS 5 THROUGH 6: SABAK, WILSON AND LINGO, INC DID NOT EXAMINE OR ADDRESS THESE ITEMS.

ITEM 7: A MINOR SUBDIVISION PLAT OF RECORD IN PLAT BOOK 56, PAGE 71 AFFECTS (TRACT 2) OF THE SUBJECT PROPERTY AND IS REFLECTED ON THIS SURVEY. A MINOR SUBDIVISION PLAT OF RECORD IN PLAT BOOK 57, PAGE 87 AFFECTS (TRACTS 1, 3 AND 4) OF THE SUBJECT PROPERTY AND IS REFLECTED ON THIS SURVEY.

ITEM 8: THIS SURVEY IS SUBJECT TO A MINOR SUBDIVISION PLAT RECORDED IN DEED BOOK 7710, PAGE 538. THE MINOR SUBDIVISION CREATED TWO PARCELS. (TRACT 1)

ITEM 9: A CROSS EASEMENT AGREEMENT RECORDED IN DEED BOOK 7917, PAGE 910 AND SHOWN ON THE FACE OF THIS SURVEY AS ITEM 9, COMPLETELY AMENDS, SUPERSEDES AND REPLACES THE AGREEMENTS DESCRIBED IN DEED BOOK 7870, PAGE 402 AND DEED BOOK 7817, PAGE 91. THIS EASEMENT AGREEMENT AFFECTS TRACT 1 AS SHOWN ON THE FACE OF THIS SURVEY. (TRACT 1)

ITEM 10: THIS PROPERTY IS SUBJECT TO THE CERTIFICATE OF LAND USE RESTRICTION AS RECORDED IN DEED BOOK 7836, PAGE 738. (TRACT 1) NOT PLOTTABLE

ITEM 11: EASEMENTS RECORDED IN DEED BOOK 2284, PAGE 363 FOR DRIVEWAY PURPOSES, INGRESS, EGRESS, WATER LINES AND SEWER OR DRAIN LINES DO NOT AFFECT THE SUBJECT PROPERTY. THE PROPERTY OF THE DOMINANT AND SERVENT TENANTS OF SAID EASEMENTS HAS BEEN MERGED AND THE IMPROVEMENTS HAVE BEEN ABANDONED OR REMOVED.

ITEM 12: EASEMENTS RECORDED IN DEED BOOK 2284, PAGE 363 FOR DRIVEWAY PURPOSES, INGRESS, EGRESS, WATER LINES AND SEWER OR DRAIN LINES DO NOT AFFECT THE SUBJECT PROPERTY. THE PROPERTY OF THE DOMINANT AND SERVENT TENANTS OF SAID EASEMENTS HAS BEEN MERGED AND THE IMPROVEMENTS HAVE BEEN ABANDONED OR REMOVED. DEED BOOK 2312, PAGE 370 REFERENCES DEED BOOK 2284, PAGE 363.

ITEM 13: THIS PROPERTY IS SUBJECT TO A LATERAL EXTENSION OF BOUNDARIES AGREEMENT AS RECORDED IN DEED BOOK 11444, PAGE 113. (TRACTS 3 AND 4) NOT PLOTTABLE

ITEM 14: THIS PROPERTY IS SUBJECT TO CERTIFICATES OF LAND USE RESTRICTION AS RECORDED IN DEED BOOK 11416, PAGE 475. (TRACT 4) NOT PLOTTABLE

ITEM 15: AN EASEMENT FOR SIDEWALKS AS RECORDED IN DEED BOOK 742, PAGE 251 DO NOT AFFECT THE SUBJECT PROPERTY. THE PROPERTY OF THE DOMINANT AND SERVENT TENANTS OF SAID EASEMENTS HAS BEEN MERGED AND THE IMPROVEMENTS HAVE BEEN ABANDONED OR REMOVED.

ITEM 16: THE CONVEYANCES OF RIGHT OF WAY TO LOUISVILLE GAS AND ELECTRIC COMPANY AS RECORDED IN DEED BOOK 5352, PAGE 330 DOES NOT AFFECT THE SUBJECT PROPERTY. THE CONVEYANCE OF RIGHT OF WAY AS RECORDED IN DEED BOOK 5452, PAGE 758 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE FACE OF THIS SURVEY. (TRACT 4)

THE CONVEYANCE OF RIGHT OF WAY AS RECORDED IN DEED BOOK 10317, PAGE 13 AFFECT THIS PROPERTY AND ARE SHOWN ON THE FACE OF THIS SURVEY. (TRACT 3)

ITEM 17: A LOUISVILLE WATER COMPANY EASEMENT RECORDED IN DEED BOOK 4705, PAGE 371, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE FACE OF THIS SURVEY. (TRACT 3)

ITEM 18: A LOUISVILLE GAS & ELECTRIC EASEMENT RECORDED IN DEED BOOK 4743, PAGE 886, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE FACE OF THIS SURVEY. (TRACT 3)

ITEM 19: THE EASEMENTS RECORDED IN DEED BOOK 4745, PAGE 238 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE FACE OF THIS SURVEY. (TRACT 3)

ITEM 20: DEED BOOK 288, PAGE 638 DEDICATES SEVERAL STREETS AND ALLEYS TO PUBLIC USE, SOME OF WHICH STILL REMAIN OPEN, AND ARE SHOWN ON THE FACE OF THIS SURVEY. AN EASEMENT RELEASE AS RECORDED IN DEED BOOK 4901, PAGE 308 IS SHOWN ON THE FACE OF THIS SURVEY. (TRACT 3)

ITEM 21: AN EASEMENT RECORDED IN DEED BOOK 4917, PAGE 509 AFFECTS THIS PROPERTY AND IS SHOWN ON THE FACE OF THIS SURVEY. (TRACT 3)

ITEM 22: THIS PROPERTY IS SUBJECT TO CONDITIONS, STIPULATIONS, RESTRICTIONS, BUILDING LINES AND EASEMENTS, TOGETHER WITH INCIDENTAL RIGHTS AS SET FORTH IN DEEDS OF CONSOLIDATION OF RECORD IN DEED BOOK 8849, PAGE 276 AND DEED BOOK 9517, PAGE 93. (TRACTS 3 AND 4) NOT PLOTTABLE

ITEM 23: THE EASEMENTS RECORDED IN DEED BOOK 9353, PAGE 977 AND DEED BOOK 9353, PAGE 980 AFFECT THIS PROPERTY AND ARE SHOWN ON THE FACE OF THIS SURVEY. (TRACT 3)

ITEM 24: THIS PROPERTY IS SUBJECT TO TERMS AND CONDITIONS AS SET FORTH IN LOUISVILLE METRO COUNCIL ORDINANCE NO. 19 SERIES 2009, OF RECORD IN DEED BOOK 9353, PAGE 606. (TRACTS 3 AND 4) NOT PLOTTABLE

ITEM 25: THIS PROPERTY IS SUBJECT TO AGREEMENTS AND RESTRICTIONS AS SET FORTH IN SPECIAL WARRANTY DEED AS RECORDED IN DEED BOOK 8031, PAGE 250. (TRACTS 3 AND 4) NOT PLOTTABLE

ITEM 26: THIS PROPERTY IS SUBJECT TO CERTIFICATES OF LAND USE RESTRICTION AS RECORDED IN DEED BOOK 10421, PAGE 322, DEED BOOK 10421, PAGE 323 AND DEED BOOK 10480, PAGE 647. (TRACTS 3 AND 4) NOT PLOTTABLE

ITEM 27: THE CERTIFICATE OF RELEASE OF SANITARY SEWER AND DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 10291, PAGE 525 AFFECTS THIS PROPERTY AND IS SHOWN ON THE FACE OF THIS SURVEY. (TRACT 3)

ITEM 28: THE PRIVATE ACCESS, PUBLIC UTILITY, SEWER AND DRAINAGE EASEMENTS OF RECORD IN DEED BOOK 11222, PAGE 469 AND DEED BOOK 11247, PAGE 854 AFFECT THE SUBJECT PROPERTY AND ARE SHOWN ON THIS SURVEY. (TRACTS 3 AND 4)

ITEM 29: A GAS AND ELECTRIC EASEMENT RECORDED IN DEED BOOK 11243, PAGE 272 AFFECTS A PORTION OF DIXIE HIGHWAY, SOUTH OF BROADWAY AND IS SHOWN ON THE FACE OF THIS SURVEY. (TRACTS 2 AND 3)

ITEM 30: PARTIAL STREET CLOSINGS OF RECORD IN DEED BOOK 9353, PAGE 606 AND DEED BOOK 10940, PAGE 983 AFFECT THE SUBJECT PROPERTY AND ARE SHOWN ON THE FACE OF THIS SURVEY. (TRACTS 3 AND 4)

ITEM 31: THIS PROPERTY IS SUBJECT TO A STORMWATER QUALITY MAINTENANCE AGREEMENT TO THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT OF RECORD IN DEED BOOK 11574, PAGE 578. NOT PLOTTABLE

ITEMS 32 THROUGH 34: SABAK, WILSON AND LINGO INC DID NOT EXAMINE OR ADDRESS THIS ITEM.


ITEM 35: THIS PROPERTY IS SUBJECT TO MATTERS AS SET FORTH ON THE SURVEY BY DERRICK HOLLAND, PLS 4043 OF SABAK, WILSON & LINGO, INC. DATED JULY 21, 2020, JOB #3029-EH AND LAST REVISED MARCH 22, 2022, JOB #3029-MH.

SURVEYOR'S CERTIFICATE

THIS ALTA / NSPS LAND TITLE 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 RESTATEMENT BY THIS SURVEYOR.

TO: JUSTIFY HOLDINGS, INC., A KENTUCKY CORPORATION; 2028 WEST BROADWAY, LLC, ITS SUCCESSORS AND / OR ASSIGNS; MOLINA HEALTHCARE OF KENTUCKY, INC. ITS SUCCESSORS AND / OR ASSIGNS; AND STEWART TITLE GUARANTY 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 INCLUDE ITEMS 1, 2, 3, 4, 6, 7, 7(b)(1), 7c, 8, 9, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 7, 2020, AND A VISUAL INSPECTION WAS PERFORMED ON OCTOBER 11, 2022.

 10-13-22
DERRICK HOLLAND, PLS NO. 4043 DATE
derrick.holland@winc.com
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR



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

NO.	REVISION	DATE
1	REVISIONS TO CERTIFICATION	7-13-20
2	REVISIONS TO COMMITMENT NOTES	7-16-20
3	REVISIONS UPDATE ALTA 3-22-2022	3-24-22
4	REVISIONS UPDATE ALTA COMMENTS	7-27-22
5	REVISIONS UPDATE ALTA COMMENTS	8-17-22

CLIENT:

MOLINA HEALTHCARE, INC.
200 OCEANGATE AVENUE, SUITE 100
LONG BEACH, CA 90802

ALTA / NSPS LAND TITLE SURVEY

MOLINA HEALTHCARE CAMPUS
1800, 1824, 1827, 1828, 1829 BROADWAY
LOUISVILLE, KENTUCKY 40203

JOB NO.	3029-MH
SCALE:	
DATE:	10/11/22
DRAWING NO.	2
SHEET	2 OF 2