

DEED OF CONSOLIDATION

THIS DEED OF CONSOLIDATION (the "**Consolidation Deed**") is made and entered into as of this ____ day of April, 2025, by and between: [i] **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky nonprofit corporation, having a mailing address of 3001 Crittenden Drive, Louisville, Kentucky 40209 (the "**Grantor**"); and [ii] **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky nonprofit corporation, having a mailing address of 3001 Crittenden Drive, Louisville, Kentucky 40209 (the "**Grantee**").

RECITALS:

A. By virtue of that certain Deed dated September 27, 2024 of record in Deed Book 12925, Page 308, in the Office of the Clerk of Jefferson County, Kentucky, the Grantor is the fee simple owner of those certain tracts of real property and the improvements located thereon situated in Jefferson County, Kentucky, and being more particularly described on **Exhibit A** attached hereto (collectively, the "**Property**").

B. The Grantor desires to enter into this Consolidation Deed for the sole purpose of consolidating four of the five separate tracts of the real property comprising the Property into a single tract having the legal description set forth on **Exhibit B-1** attached hereto and as shown on the drawing attached hereto as **Exhibit B-2** (the "**Consolidation Exhibit**").

NOW THEREFORE, for nominal consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, and for the sole purpose of consolidating those four certain separate tracts of the Property as legally described on **Exhibit A** into one (1) single tract as legally described on **Exhibit B-1** and as shown on **Exhibit B-2**, the Grantor does hereby grant, convey, sell, assign and set-over unto itself as the Grantee, in fee simple, with covenant of SPECIAL WARRANTY, those certain tracts of real property comprising the Property as described on **Exhibit A**, and all improvements thereon and appurtenances thereto, into one (1) single, consolidated tract having the metes and bounds description set forth on **Exhibit B-1**.

The Grantor further covenants that: [i] the Grantor is lawfully seized of the Property hereby conveyed; [ii] it has the full right, power and authority to convey the Property; and [iii] the Property is free and clear of any and all taxes, liens and encumbrances, excepting only real estate taxes due and payable in the year 2025 and all subsequent real estate taxes thereafter which shall become due and payable, which the Grantee hereby assumes and agrees to pay.

PROVIDED, HOWEVER, there is excepted from the foregoing covenants and warranties: [i] governmental laws, rules, regulations and restrictions affecting the Property; and [ii] all restrictions, covenants, easements, stipulations and other matters of record affecting the Property.

For purposes of KRS §382.135, the Grantor and the Grantee, by execution of this Consolidation Deed, hereby certify that the transfer effected hereby is for no consideration and that the estimated fair cash value of the Property is \$5,423,856.00. The consolidation of the tracts of the Property as provided in this Deed of Consolidation is exempt from the payment of transfer tax pursuant to KRS §142.050(7)(d).

**JEFFERSON COUNTY SCHOOL
DISTRICT FINANCE
CORPORATION**, a Kentucky nonprofit
corporation

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

My Commission expires: _____

Printed name

Michael Br Vincente

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EXHIBIT A

(Existing Legal Description of the Property)

PARCEL 1:

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.

PARCEL 2:

Being Tract 3 and Tract 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.

PARCEL 3:

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.

Being the same property conveyed to JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION, a Kentucky nonprofit corporation, by Deed dated September 27, 2024, in Deed Book 12925, Page 308, in the Office of the Clerk of Jefferson County, Kentucky.

EXHIBIT B-1

(Consolidated Legal Description of four of the five tracts comprising the Property)

BEING THE CONSOLIDATION OF FOUR TRACTS LOCATED ON THE SOUTH SIDE OF WEST BROADWAY, AND BETWEEN DR. W.J. HODGE STREET (A.K.A. 21ST STREET) AND DIXIE HIGHWAY (A.K.A 18TH STREET), LOUISVILLE, JEFFERSON COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HEREINAFTER ANY MONUMENT REFERRED TO AS A "SET 5/8-INCH REBAR" IS A SET 5/8-INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "HOLLAND 4043". NORTH AND ALL BEARINGS SHOWN HEREON REFER TO GRID NORTH, KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983.

BEGINNING AT A SET 5/8-INCH REBAR THE SOUTHEAST INTERSECTION OF THE 60-FOOT WIDE RIGHT-OF-WAY OF SOUTH 20TH STREET AND THE 120-FOOT WIDE RIGHT-OF-WAY OF WEST BROADWAY, BOTH AS SHOWN ON THE MINOR SUBDIVISION PLAT OF RECORD IN PLAT AND SUBDIVISION BOOK 57 PAGE 87, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY (HEREAFTER REFERRED TO AS THE "CLERK'S OFFICE"), THENCE ALONG THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY, SOUTH 86°36'30" EAST 734.63 FEET TO A FOUND 1/2-INCH REBAR WITH CAP "2747"; THENCE ALONG THE WEST LINE OF THE 60-FOOT WIDE RIGHT-OF-WAY OF DIXIE HIGHWAY (A.K.A 18TH STREET), SOUTH 18°28'14" WEST, 804.35 FEET TO A FOUND MAG NAIL; THENCE ALONG AFORESAID RIGHT-OF-WAY, SOUTH 19°10'06" WEST, 60.13 FEET TO A FOUND MAG NAIL; THENCE LEAVING AFORESAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO BROWN FORMAN CORPORATION, OF RECORD IN DEED BOOK 5348 PAGE 79, IN THE CLERK'S OFFICE, THE FOLLOWING THREE CALLS: NORTH 81°59'04" WEST, 965.56 FEET TO FOUND A 5/8-INCH REBAR WITH CAP "BLB 3477"; THENCE NORTH 08°00'56" EAST, 55.67 FEET TO A FOUND 5/8-INCH REBAR WITH CAP "BLB 3477"; THENCE NORTH 80°56'28" WEST, 100.00 FEET TO A FOUND MAG NAIL ON THE EAST LINE OF THE 60 FOOT-WIDE RIGHT-OF-WAY OF DR. W.J. HODGE STREET (A.K.A. 21ST STREET); THENCE ALONG AFORESAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE CALLS: NORTH 09°39'58" EAST, 2.53 FEET TO A SET 5/8-INCH REBAR; THENCE NORTH 08°53'52" EAST, 247.20 FEET TO A FOUND 1/2-INCH REBAR; THENCE NORTH 08°53'46" EAST, 249.00 FEET TO A POINT THAT IS REFENCED BY A FOUND 1/2-INCH REBAR WITH CAP "2988", THAT BEARS SOUTH 38°30'14" WEST, 0.14 FEET FROM THE CORNER; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF ANDERSON STREET, THE FOLLOWING FIVE CALLS: SOUTH 86°38'59" EAST, 142.75 FEET TO A SET 5/8-INCH REBAR; THENCE SOUTH 08°53'30" WEST, 15.00 FEET A SET 5/8-INCH REBAR; THENCE SOUTH 86°29'46" EAST, 142.77 FEET TO A SET 5/8-INCH REBAR; THENCE SOUTH 85°23'41" EAST, 15.52 FEET TO A SET 5/8-INCH REBAR; THENCE SOUTH 86°57'20" EAST, 180.85 FEET TO A SET CUT CROSS ON THE EAST LINE OF THE 60-FOOT WIDE RIGHT-OF-WAY OF SOUTH 20TH STREET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 20TH STREET, NORTH 08°52'35" EAST, 210.20 FEET TO THE POINT OF BEGINNING. SAID

CONSOLIDATED TRACT CONTAINING 804,128 SQUARE FEET OR 18.460 ACRES AS BASED ON THE CONSOLIDATION BOUNDARY SURVEY, BY JOHN M. THOMAS, PLS NO. 3259, SABAK, WILSON & LINGO, INC., JOB NO. 3029-JCPS, DATED MARCH 17, 2025, ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE CONSOLIDATION OF FOUR TRACTS OF LAND, BEING TRACTS 1, 2, 3, AND 4 SHOWN ON THE MINOR SUBDIVISION PLAT OF RECORD IN PLAT AND SUBDIVISION BOOK 57 PAGE 87, AND ALSO BEING PARCELS 2 AND 3, CONVEYED TO JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION, BY DEED DATED SEPTEMBER 27, 2024 OF RECORD IN DEED BOOK 12925 PAGE 308, BOTH IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

BEING a portion of the same property conveyed to JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION, a Kentucky nonprofit corporation, by Deed dated September 27, 2004, in Deed Book 12925, Page 308, in the Office of the County Clerk of Jefferson County, Kentucky.

EXHIBIT B-2

(Consolidation Exhibit)



