

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE FAYETTE COUNTY SCHOOL DISTRICT
FINANCE CORPORATION AS TO THE CONVEYANCE
OF WINBURN MIDDLE SCHOOL**

WHEREAS, title to the property known as Winburn Middle School is currently held by the Fayette County School District Finance Corporation ("Finance Corporation") in connection with the issuance of School Building Revenue Bonds, Series 1999, School Building Refunding Revenue Bonds, Series 2005B, and School Building Refunding Revenue Bonds, Series 2015C; and

WHEREAS, also in connection with the issuance of said school building revenue bonds, certain contracts of lease and rent were entered into by and between the Board of Education and the Finance Corporation; and

WHEREAS, the aforesaid school building revenue bonds have been fully and completely paid, and the terms and conditions of the aforesaid contracts of lease and rent have been fulfilled, all of which are more particularly described as follows:

a) School Building Revenue Bonds Series 1999 with a final maturity date of August 31, 2019 and the Contract of Lease and Rent therefore being dated September 15, 1999 and of record in Deed Book 2087, Page 394, Fayette County Clerk's Office; (b) School Building Refunding Revenue Bonds Series 2005 B refunding the aforesaid 1999 bonds maturing from September 1, 2009 to September 1, 2019 and the Contract of Lease and Rent therefore being dated September 1, 2005 and of record in Deed Book 2590, Page 266, Fayette County Clerk's Office; and (c) School Building Refunding Revenue Bonds Series 2015C refunding the aforesaid 2005B bonds maturing from September 1, 2015 to September 1, 2019 and the Contract of Lease and Rent therefore being dated July 1, 2015 and of record in Deed Book 3326, Page 654, Fayette County Clerk's Office; and

WHEREAS, it was a condition of the conveyance of the following described school site and the aforesaid contracts of lease and rent that if the Board of Education paid the rentals in full the leased premises should be and would become the property of the Board of Education, and the Finance Corporation agreed to reconvey said school site to the Board of Education, and said contracts of lease and rent further provided that the consideration for said reconveyance should be the recital of the fulfillment of said contracts of lease and rent.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FAYETTE COUNTY SCHOOL DISTRICT FINANCE CORPORATION AS FOLLOWS:

1. All statements and recitals set forth in the preamble of this Resolution, including the terms defined therein, are hereby affirmed and adopted as a part of this Resolution.

2. Upon being directed by the Board of Education to convey to it the property described in Exhibit "A", the President of the Finance Corporation is hereby authorized and directed to execute for and on behalf of the Finance Corporation a deed to the Board of Education with such terms and provisions as the President of the Finance Corporation may approve on behalf of the Finance Corporation as evidenced by his execution of said deed.

3. This Resolution shall be in full force and effect from and after its adoption.

ADOPTED BY THE VOTE THE BOARD OF DIRECTORS OF THE FAYETTE COUNTY SCHOOL DISTRICT FINANCE CORPORATION at a meeting held July 28, 2025; and following such adoption signed by the President, attested by the Secretary and declared to be in full force and affect according to law.

President

ATTEST:

Secretary

Exhibit "A"

WINBURN MIDDLE SCHOOL

Tract One

Beginning at the common corner of the Winburn Land Company property, the McCullough property and the Winegardner property; thence with the line of McCullough for two calls, S 71° 25' E 170.15 feet, N 19° 24' E 290.69 feet;

thence with a new line N 18° 38' E 309.61 feet; thence N 55° 59' W 523.83 feet to a point in the east right of way line of Asbury Lane; thence with a curve of radius 681.20 feet (radius at centerline of street of 70 feet right of way is 716.20 feet); thence with the right-of-way curvature of said curve to the point of tangency of the curve and having a chord of S 46° 59' W 286.39; thence S 34° 51' W

473.64 feet to the intersection of the east right of way line of Asbury Lane and the Winegardner property line; thence with the line of Winegardner for three calls, S 67° 20' E 274.73 feet, S 67° 40' E 178.74 feet, S 70° 48' E 146.53 feet to the point of beginning, containing 10.34 acres.

Tract Two:

Beginning at the common corner of the Winburn Land Company property, the McCullough property and the Winegardner property; thence with the line of McCullough S 24° 33' W 728.88 feet to a new corner; thence with a new line N 67° 09' W 604.45 feet to the east right-of-way line of the proposed Asbury Lane; thence with the east right-of-way line of the proposed Asbury Lane N 22° 51' E

499.64 feet to the point of tangency of a curve of radius of 919.93 feet (radius at centerline of proposed street of 70 feet right-of-way is 954.93 feet); thence with the right-of-way curvature to the point of curvature of said curve and having a chord of N 28° 51' E 192.32 feet; thence N 34° 51' E 26.58 feet to the intersection of the east right-of-way line of the proposed Asbury Lane and the Winburn Land Company property line; thence with the Winburn Land Company line for three calls S 67° 20' E 274.73 feet, S 67° 40' E 178.74 feet, S 70° 48' E 146.53 feet to the point of beginning.

THERE IS EXCEPTED from Tract Two of the above described property those two parcels of land containing 0.41 acres and 0.20 acres respectively conveyed to the Board of Education of Fayette County, Kentucky from the Lexington- Fayette Urban County Government by deed dated June 24, 1980, and of record in Deed Book 1259, Page 569, Fayette County Clerk's Office, which parcels of land are more particularly described as follows:

Parcel 1:

All that tract or parcel of land situated east of the Newtown Pike and south of Winburn Drive in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows to wit:

Beginning at a point in the line of a 10.09 acre tract of the Fayette County Board of Education, said point of being S 68° 11' 58" E 128.70 feet from the southwest corner of said 10.09 acre tract, said point being in the line of the Griffin Gate Farm and said point also being a point in the westerly right-of-way of the proposed Winburn Drive; thence for a new line through said 10.09 acre tract along said proposed right-of-way with a curve to the right whose chord is N 17° 50' 40" W 201.72 feet to a point in the line of said 10.09 acre tract; thence with the line of said 10.09 acre tract and across said proposed right-of-way N 21° 48' 02" E 185.94 feet to a point in the easterly right-of-way of said proposed Winburn Drive, said point also being a new corner of the Fayette County Board of Education; thence for a new line through the aforementioned 10.09 acre tract along said easterly right-of-way of the proposed Winburn Drive with a curve to the left whose chord is S 12° 42' 11" E 414.11 feet to a point in the line of said 10.09 acre tract and in the line of the Griffin Gate Farm; thence with the line of said 10.09 acre tract across said proposed right-of-way N 68° 11' 58" W 105.87 feet to the beginning and containing 0.41 acre.

Parcel 2:

All that tract or parcel of land situated east of the Newtown Pike and south of Winburn Drive in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

Beginning at the southwest corner of a 10.09 acre tract of the Fayette County Board of Education, said point being a corner of the Griffin Gate Farm; thence with the line of said 10.09 acre tract S 68° 11' 58" E 128.70 feet to a point, said point being on the westerly right-of-way of proposed Winburn Drive; thence for a new line through said 10.09 acre tract along said proposed right-of-way with a curve to the right whose chord in N 17° 50' 40" W 201.72 feet to a point in the line of the said 10.09 acre tract; thence with the line of the said 10.09 acre tract and the Griffin Gate Farm S 21° 48' 02" W 155.33 feet to the beginning and containing 0.20 acre.

Tract Three:

All that tract or parcel of land situated east of the Newtown Pike and south of Winburn Drive in Lexington, Fayette County, Kentucky, and more fully described as follows, to-wit:

Beginning at the southeast corner of the right-of-way of Winburn Drive, said point being a common corner of a 10.09 acre tract of the Fayette County Board of Education, Griffin Gate Farm and Lot 1, Block E, of the Winburn Estates Subdivision Unit 1-D Record Plat which is recorded in Plat Book 21, Page 35, in the Fayette County Clerk's Office; thence with the line of the Fayette County Board of Education and Griffin Gate Farm for three calls S 33° 48' 02" W 26.58 feet to a point along a curve to the left whose chord is S 27° 48' 02" W 192.32 feet to a point and S 21° 48' 02" W 158.37 feet to a point; thence for a new line through the Griffin Gate Farm along the proposed easterly right-of-way of

Winburn Drive for four calls, with a curve to the right whose chord is N 17° 37' 05" E 68.56 feet to a point, N 21° 48' 02" E 90.00 feet to a point, along a curve to the right whose chord is N 27° 48' 02" E 193.37 feet to a point, and N 33° 48' 02'

E 25.50 feet to a point, said point being in the line of the existing right-of-way of Winburn Drive; thence with said right-of-way S 68° 30' 42" E 5.12 feet to the beginning and containing 0.04 acre.

Tract Four:

All that tract of parcel of land situated east of the Newtown Pike and south of Winburn Drive in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

Beginning at the southeast corner of a 10.09 acre tract of the Fayette County Board of Education, corner to the Griffin Gate Farm; thence with the line of Griffin Gate Farm S 24° 01' 36" W 94.00 feet to a point; thence for a new line through the Griffin Gate Farm property N 68° 11' 58" W 208.32 feet to a point in the easterly right-of-way of the proposed Winburn Drive and a new corner of Griffin Gate Farm; thence for a new line of Griffin Gate Farm along the right-of-way of the proposed Winburn Drive with a curve to the left whose chord is N 36° 16' 53" W 141.81 feet to a point; thence continuing with said proposed right-of-way with a curve to the right whose chord is N 41° 24' 20" W 42.05 feet to a point in the line of a 10.09 acre tract of the Fayette County Board of Education; thence with said 10.09 acre tract S 68° 11' 58" E 369.88 feet to the beginning and containing 0.61 acre.

Tract Five:

All that tract of parcel of land situated east of the Newtown Pike and south of Winburn Drive in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

Beginning at a point in the line of the Griffin Gate Farm, said point being S 24° 01' 36" W 94.00 feet from the southeast corner of a 10.09 acre tract of the Fayette County Board of Education; thence with the line of the Griffin Gate Farm for two calls, S 24° 01' 36" W 401.89 feet to a point and S 23° 52' 02" W 25.88 feet to a point in the easterly right-of-way of the proposed Winburn Drive and a new corner to the Griffin Gate Farm; thence for a new line through the Griffin Gate Farm along the easterly right-of-way of the proposed Winburn Drive with a curve to the left whose chord is N 02° 21' 47" W 468.50 feet to a point; thence for another new line through the Griffin Gate Farm S 68° 11' 58" E 208.32 feet to the beginning and containing 0.62 acre.

Said school site being a part of the same property conveyed to the Fayette County School District Finance Corporation from the Board of Education of Fayette County, Kentucky by deed dated October 12, 1999, and of record in Deed Book 2087, Page 382, Fayette County Clerk's Office.