

TRACT 1
185 East Maxwell Street and
275-277, 271, 267, 261, 257, 251 & 245 Lexington Avenue
Alice Real Estate Group, LLC Property, PJK Group, LLC Property,
Eden Companies Fund Class A, LLC Property, Horse Capital Rentals, LLC Property,
Glock Nicholasville, LLC Property, Holly Enterprises, LLC Property,
C.S.A. NY. Investments, LLC Property and Lexington Land Company, LLC Property
Zone Change from R-4 to B-2A
Lexington, Fayette County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED WEST OF AND ADJACENT TO LEXINGTON AVENUE
LOCATED AT THE INTERSECTION OF EAST MAXWELL STREET AND LEXINGTON AVENUE IN
NORTHEAST LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED
AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the centerline intersection of Lexington
Avenue and East Maxwell; thence with the centerline of East Maxwell
Street North 41 degrees 35 minutes 15 seconds West, 68.35 feet to a
point; thence leaving said centerline North 46 degrees 28 minutes 39
seconds East, 121.28 feet to a point; thence North 41 degrees 48
minutes 46 seconds West, 12.12 feet to a point; thence North 48
degrees 11 minutes 14 seconds East, 43.91 feet to a point in the
centerline of Club Alley; thence with said centerline North 42 degrees
23 minutes 35 seconds West, 47.55 feet to a point; thence leaving said
centerline North 48 degrees 11 minutes 14 seconds East, 20.65 feet to
a point; thence North 42 degrees 56 minutes 37 seconds West, 52.65
feet to a point; thence North 47 degrees 10 minutes 23 seconds East,
50.00 feet to a point; thence North 47 degrees 28 minutes 51 seconds
East, 259.85 feet to a point; thence South 42 degrees 02 minutes 03
seconds East, 180.50 feet to a point in the centerline of Lexington
Avenue; thence with said centerline South 47 degrees 16 minutes 58
seconds West, 495.13 feet to the **POINT OF BEGINNING** and containing
1.62 acres (gross) and 1.32 acres (net).

TRACT 2
169 East Maxwell Street
175 East Maxwell Street
& 179 East Maxwell Street
HDC Holdings, LLC Property & Barbara Ann Leroy Trustee Property
Zone Change from P-1 to B-2A
Lexington, Fayette County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED NORTH OF AND ADJACENT TO EAST MAXWELL STREET LOCATED 68.35 FEET WEST OF THE INTERSECTION OF LEXINGTON AVENUE AND EAST MAXWELL STREET IN NORTHEAST LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT A POINT in the centerline intersection of Lexington Avenue and East Maxwell Street; thence with the centerline of East Maxwell Street North 41 degrees 35 minutes 15 seconds West, 241.59 feet to **THE TRUE POINT OF BEGINNING**; thence leaving said centerline North 48 degrees 11 minutes 14 seconds East, 207.90 feet to a point; thence South 41 degrees 48 minutes 46 seconds East, 56.93 feet to a point; thence South 47 degrees 10 minutes 23 seconds West, 24.31 feet to a point; thence South 42 degrees 56 minutes 37 seconds East, 52.65 feet to a point; thence South 48 degrees 11 minutes 14 seconds West, 20.65 feet to a point in the centerline of Club Alley; thence with said centerline South 42 degrees 23 minutes 35 seconds East, 47.55 feet to a point; thence leaving said centerline South 48 degrees 11 minutes 14 seconds West, 43.91 feet to a point; thence South 41 degrees 48 minutes 46 seconds East 12.12 feet to a point; thence South 46 degrees 28 minutes 39 seconds West, 121.28 feet to a point in the centerline of East Maxwell Street; thence with said centerline North 41 degrees 35 minutes 15 seconds West, 173.24 feet to the **POINT OF BEGINNING** and containing 0.72 acres (gross) and 0.61 acres (net).