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February 7, 2018

Stephen H. Pottinger
395 Redding Road #187
Lexington, KY 40517

RE: RBC, LLC
5301 Tates Creek Road
Nicholasville, KY 40356

Mr. Pottinger:

Pursuant to your request, I have examined the record title to the below described property being known as 5301 Tates Creek Road, Nicholasville, Jessamine County, Kentucky, which is now owned in fee simple by RBC, LLC, a Kentucky limited liability company, and which is more particularly described as follows:

Beginning at a point, said point lying of the Jessamine/Fayette County line and being the northwest corner of Lot 8 as shown on the Final Record Plat of the Reserve at Tates Creek, and recorded in Plat Cabinet M, Slide 979, in the Office of the Fayette County Clerk; thence with said county line south 62 deg. 29' 24" east, 469.28 feet to a point, said point being the southeast corner of Lot 9 of the Reserve at Tates Creek and being common to George D. Knight; thence leaving said county line with Knight and Huang South 51 deg. 04'56" West, 1169.52 feet to a point common to TCF 2, LLC; thence with TCF 2, LLC North 54 deg. 01'45" West, 433.05 feet to a point in the line of Charleston Gardens Homeowner's Association; thence leaving TCF 2, LLC with the Charleston Gardens HOA line North 50 deg. 27'06" East, 1094.81 feet to the point of beginning, said tract containing 11.05 acres, more or less.

Being the same property conveyed to RBC, LLC, a Kentucky limited liability company by deed dated November 21, 2017, of record in Deed Book 767, Page 544, in the Jessamine County Clerk's Office.

I found of record in the Jessamine County Court Clerk's Office no liens or encumbrances against subject property except as follows:

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1. Taxes for the year 2017 have been paid in the amount of \$123.94 on 11/13/17 for bill no. 13996. Taxes for 2018 are a lien, but are not yet due and payable.
2. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the premises.
3. Easements and restrictive covenants of record in the Jessamine County Court Clerk's Office.

I further certify that the title now vested of record in RBC, LLC, a Kentucky limited liability company, is a marketable, fee simple title and is such as can safely be accepted and relied upon by you, subject, however, to the encumbrances and conditions above set out. This certification is made for your institution only, and any liability thereon is limited specifically to yourself.

Respectfully submitted,

David A. Franklin

DAF/jlp