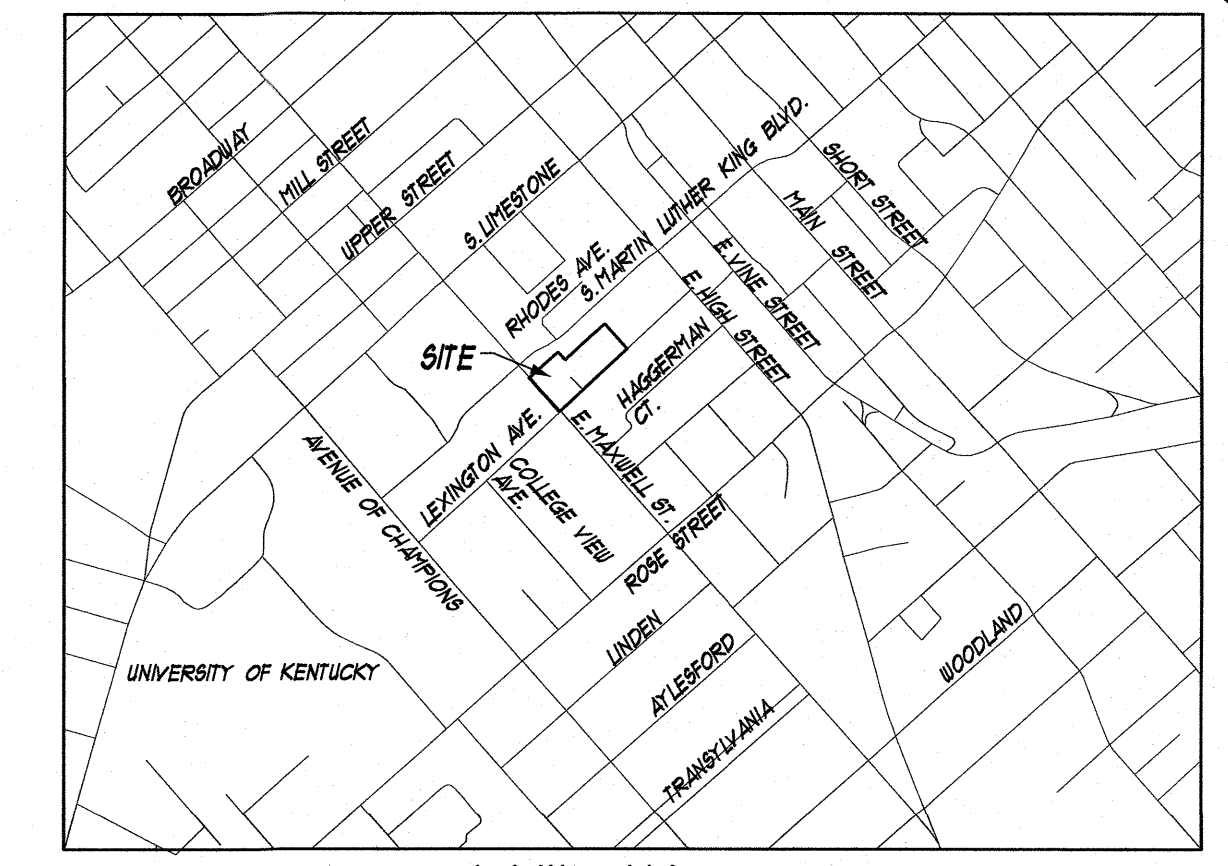
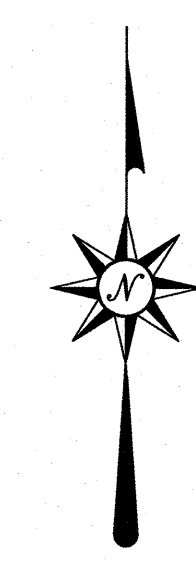
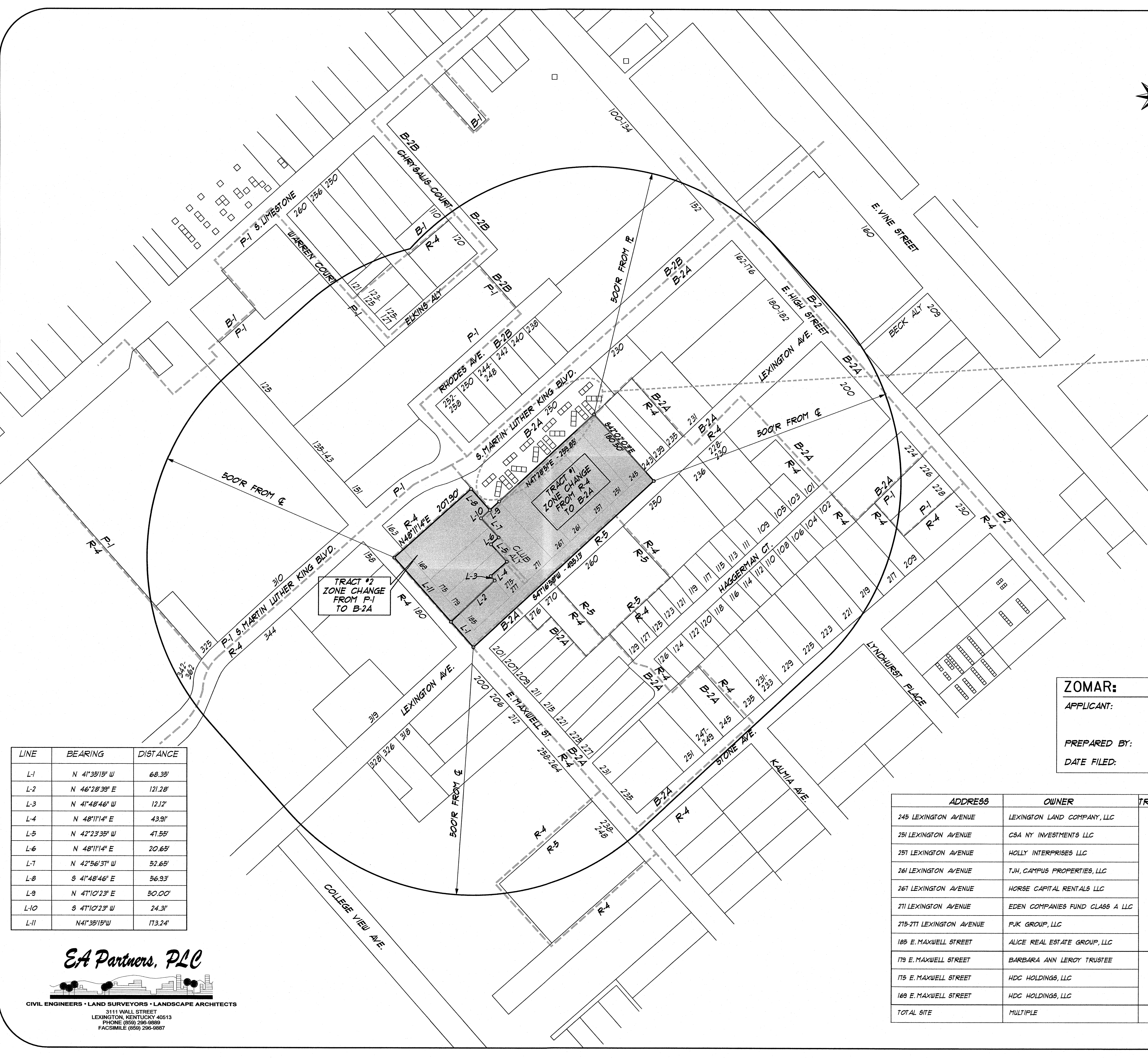
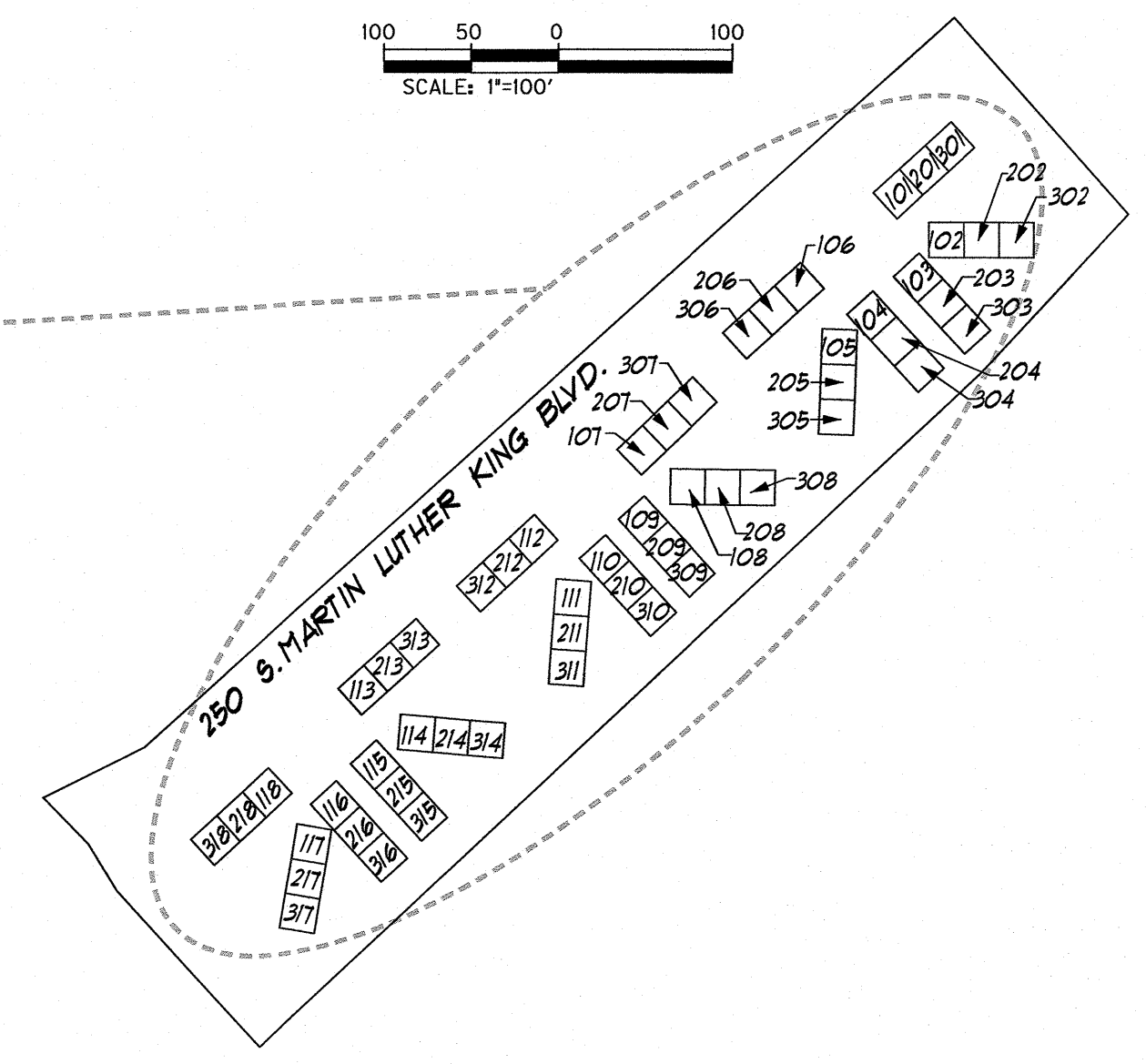
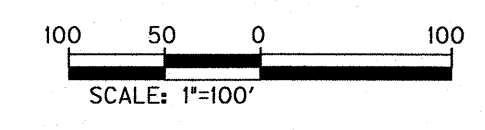




VICINITY MAP
NTS



LINE	BEARING	DISTANCE
L-1	N 41°35'15" W	68.35'
L-2	N 46°28'39" E	121.28'
L-3	N 41°48'46" W	12.12'
L-4	N 48°11'14" E	43.91'
L-5	N 42°23'35" W	41.55'
L-6	N 48°11'14" E	20.65'
L-7	N 42°56'31" W	52.65'
L-8	S 41°48'46" E	56.93'
L-9	N 41°10'23" E	50.00'
L-10	S 41°10'23" W	24.31'
L-11	N41°35'15"W	173.24'

EA Partners, PLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE: (606) 296-9889
FACSIMILE: (606) 296-9887

ZOMAR: 185 MAXWELL

APPLICANT: SUBTEXT ACQUISITIONS, LLC
3000 LOCUST STREET
ST. LOUIS, MO. 63103

PREPARED BY: EA PARTNERS, PLC

DATE FILED: MARCH 3, 2025

STATE OF KENTUCKY
THOMAS WOODS HARRIS
LS-5547
LICENSED PROFESSIONAL
LAND SURVEYOR

ADDRESS	OWNER	TRACT	EXISTING ZONE	PROPOSED ZONE	ACREAGE
245 LEXINGTON AVENUE	LEXINGTON LAND COMPANY, LLC	*1	MEDIUM DENSITY RESIDENTIAL (R-4 ZONE)	DOWNTOWN FRAME BUSINESS (B-2A) ZONE	1.62 ACRES GROSS 1.32 ACRES NET
251 LEXINGTON AVENUE	CSA NY INVESTMENTS LLC		MEDIUM DENSITY RESIDENTIAL (R-4 ZONE)		
251 LEXINGTON AVENUE	HOLLY INTERPRISES LLC		MEDIUM DENSITY RESIDENTIAL (R-4 ZONE)		
261 LEXINGTON AVENUE	TJH, CAMPUS PROPERTIES, LLC		MEDIUM DENSITY RESIDENTIAL (R-4 ZONE)		
261 LEXINGTON AVENUE	HORSE CAPITAL RENTALS LLC		MEDIUM DENSITY RESIDENTIAL (R-4 ZONE)		
271 LEXINGTON AVENUE	EDEN COMPANIES FUND CLASS A LLC		MEDIUM DENSITY RESIDENTIAL (R-4 ZONE)		
275-277 LEXINGTON AVENUE	PJK GROUP, LLC		MEDIUM DENSITY RESIDENTIAL (R-4 ZONE)		
185 E. MAXWELL STREET	ALICE REAL ESTATE GROUP, LLC		MEDIUM DENSITY RESIDENTIAL (R-4 ZONE)		
179 E. MAXWELL STREET	BARBARA ANN LEROY TRUSTEE	*2	PROFESSIONAL OFFICE (P-1 ZONE)	DOWNTOWN FRAME BUSINESS (B-2A) ZONE	0.12 ACRES GROSS 0.61 ACRES NET
175 E. MAXWELL STREET	HDC HOLDINGS, LLC		PROFESSIONAL OFFICE (P-1 ZONE)		
168 E. MAXWELL STREET	HDC HOLDINGS, LLC		PROFESSIONAL OFFICE (P-1 ZONE)		
TOTAL SITE	MULTIPLE		R-4 & P-1	DOWNTOWN FRAME BUSINESS (B-2A) ZONE	2.34 GROSS & 1.93 NET