

RELEASE OF EASEMENT

This **RELEASE OF EASEMENT** ("Release") is entered into and effective as of _____, _____, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a Kentucky urban county government, having an address at 200 East Main Street, 9th Floor, Lexington, KY 40507 ("LFUCG") and is for the benefit of **KENTUCKY NICKEL INVESTMENTS, LLC**, a Kentucky limited liability company, having an address at 601 S. Floyd Street, Louisville, Kentucky 40202 ("Owner").

WHEREAS, Owner is the owner of certain property ("Property") as described as follows:

BEING, Parcel 7 containing 2.371 acres located at 1750 Pleasant Ridge Drive, Lexington, Fayette County, Kentucky 40509 and Parcel 10 containing 1.684 acres located at 1916 Justice Drive, Lexington, Fayette County, Kentucky 40509, each as shown on that certain Consolidation Minor Subdivision Plat of Man O'War Unit 2A, Sections 1 and 2, Lexington, Fayette County, Kentucky of record in Plat Cabinet R, Slide 389, in the office of the Clerk of Fayette County, Kentucky.

And being part of the same property conveyed to Kentucky Nickel Investments, LLC, a Kentucky limited liability company, by (i) deed from Hospital Center, LLC, of record in Deed Book 3308, Page 513, in the Office of the Clerk of Fayette County, Kentucky, and (ii) deed from 1800 Pleasant Ridge, LLC, of record in Deed Book 3281, Page 178, in the Office of the Clerk of Fayette County, Kentucky.

WHEREAS, LFUCG has 30-foot utility, storm sewer and drainage easements on the properties identified as 1916 Justice Drive and 1750 Pleasant Ridge Drive, as shown on Exhibit A attached hereto and incorporated herein by reference.

WHEREAS, the Owner has requested LFUCG to release a portion of said easements described above.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid to LFUCG by the Owner, the receipt of which is hereby acknowledged, LFUCG by this instrument, does hereby remise and release that portion of the easements granted by the aforementioned Plats, as shown hachured//// in purple on the attached drawing marked Exhibit A. LFUCG expressly retains all other easement rights of which it may have an interest, as shown on the aforementioned Plat along with all prior and subsequent easement rights to which LFUCG has an interest (including, but not limited to, storm sewer easements), except for the easement rights released and particularly described above.

[Remainder of Page Intentionally Left Blank; Signatures Follow]

IN WITNESS WHEREOF, LFUCG has entered into this Release as of the date first written above.

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

By: _____

Title: _____

("LFUCG")

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF FAYETTE)

The foregoing Release of Easement was subscribed and acknowledged before me this _____ day of _____, _____, by _____ for and in his/her capacity as _____ on behalf of **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.**

My commission expires: _____.

NOTARY PUBLIC, KENTUCKY
STATE AT LARGE
NOTARY ID: _____

THIS INSTRUMENT PREPARED BY:



Job D. Turner, III, Esq.
BINGHAM GREENEBAUM DOLL LLP
300 West Vine Street, Suite 1200
Lexington, Kentucky 40507



VICINITY MAP

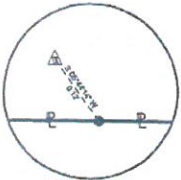
NOTE:
THIS PROPERTY SHALL BE DEVELOPED
IN ACCORDANCE WITH THE APPROVED
FINAL DEVELOPMENT PLAN.

RECORD SOURCE
DEED BOOK 3308, PAGE 513
DEED BOOK 3281, PAGE 178

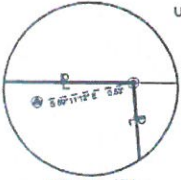
(A-5)
MAN O' WAR
UNIT 2A, SECTION 2
P.C. L, SL. 280
ZONED: B-6P

(A-6)
MAN O' WAR
UNIT 2A, SECTION 2
P.C. L, SL. 280
ZONED: B-6P

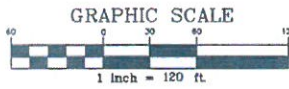
(A-7)
MAN O' WAR
UNIT 2A, SECTION 2
P.C. L, SL. 280, ZONED: B-6P



DETAIL 'A'



DETAIL 'B'



GRAPHIC SCALE

(A-12)
MAN O' WAR
UNIT 2A, SECTION 1
P.C. L, SL. 280
ZONED: B-6P

(A-15)
MAN O' WAR
UNIT 2A, SECTION 1
P.C. L, SL. 146
ZONED: B-6P

LINE TABLE

LINE	LENGTH	BEARING
L1	29.84'	N 41°22'02" E
L2	33.47'	N 41°22'02" E

CURVE TABLE

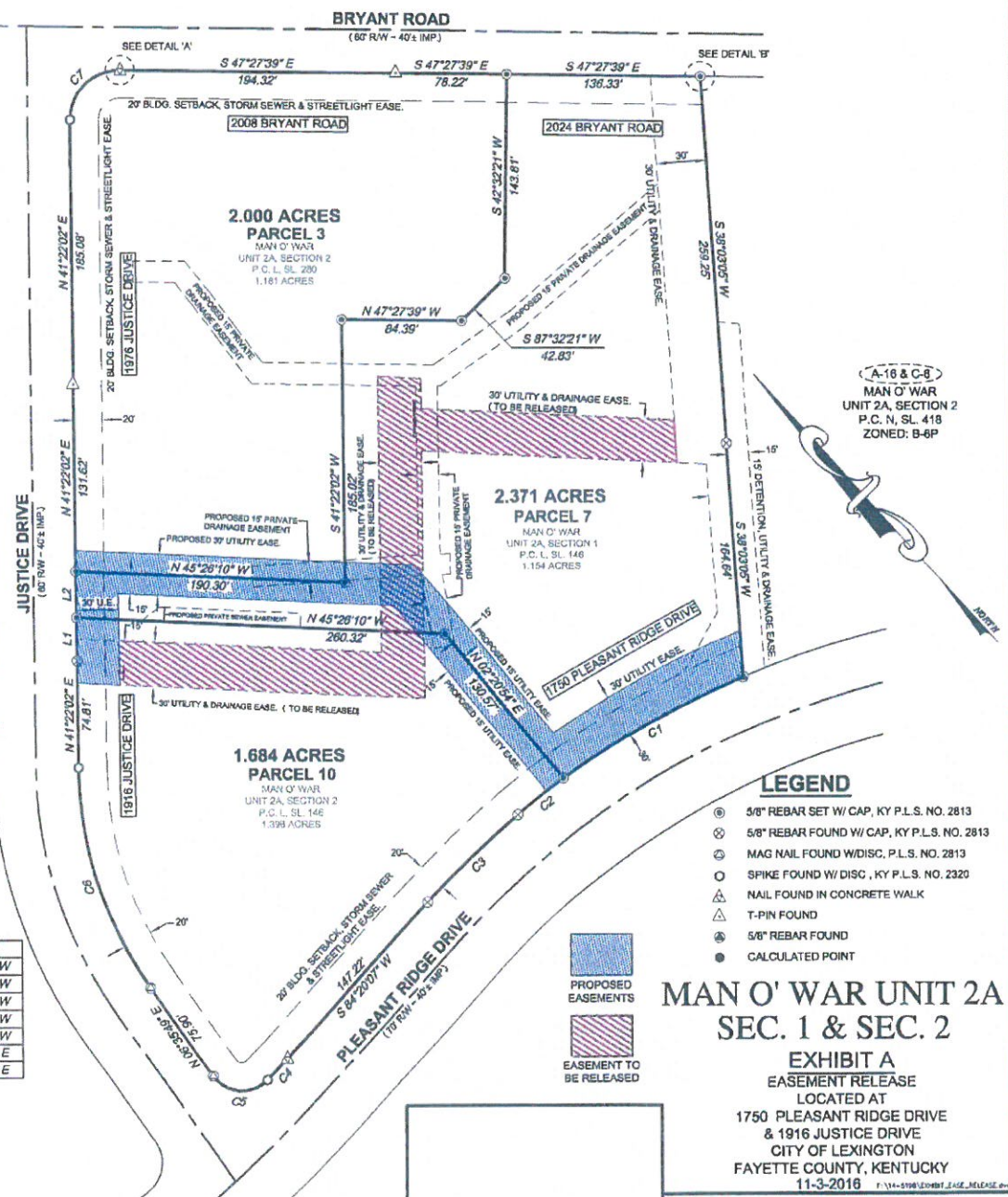
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	145.06'	630.12'	144.74'	N 77°22'00" W
C2	41.01'	630.12'	41.00'	N 85°49'34" W
C3	88.90'	630.12'	88.83'	S 88°16'04" W
C4	20.78'	853.94'	20.78'	S 85°01'28" W
C5	44.02'	25.00'	38.55'	N 43°50'27" W
C6	163.85'	270.00'	161.35'	N 23°58'55" E
C7	55.69'	35.00'	50.00'	N 86°57'11" E

STATE OF KENTUCKY
J. WILLIAM WEIKEL, JR.
2813
LICENSED PROFESSIONAL LAND SURVEYOR

J. William Weikel, Jr.

OWNER/CLIENT
KENTUCKY NICKEL INVESTMENTS, LLC
601 S. FLOYD ST., STE. 407
LOUISVILLE, KY 40202

FOR COUNTY CORNER USE ONLY



LEGEND

- ⊙ 5/8" REBAR SET W/ CAP, KY P.L.S. NO. 2813
- ⊗ 5/8" REBAR FOUND W/ CAP, KY P.L.S. NO. 2813
- ⊙ MAG NAIL FOUND W/DISC, P.L.S. NO. 2813
- ⊙ SPIKE FOUND W/ DISC, KY P.L.S. NO. 2320
- ⊙ NAIL FOUND IN CONCRETE WALK
- ⊙ T-PIN FOUND
- ⊙ 5/8" REBAR FOUND
- ⊙ CALCULATED POINT

**MAN O' WAR UNIT 2A
SEC. 1 & SEC. 2**

EXHIBIT A

EASEMENT RELEASE
LOCATED AT
1750 PLEASANT RIDGE DRIVE
& 1916 JUSTICE DRIVE
CITY OF LEXINGTON
FAYETTE COUNTY, KENTUCKY
11-3-2016



1638 FEDERICA STREET - P.O. BOX 21182
OWENSBORO, KENTUCKY 42304
270-685-2811