

GENERAL WARRANTY DEED

THIS DEED is made as of November 15, 2012, between

THE MEADOWS EAST, INC.,
a Kentucky corporation
7400 South Park Place
Louisville, Kentucky 40222

("Grantor")

and

LOUISVILLE GAS AND ELECTRIC COMPANY,
a Kentucky corporation
ATTN: Real Estate Department
820 W. Broadway
Louisville, Kentucky 40202 (and tax bill in-care of address)

("Grantee")

WITNESSETH:

That for good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, Grantor grants and conveys unto Grantee in fee simple and with covenant of General Warranty, that certain real property located in Jefferson County, Kentucky, and more particularly described on Exhibit 'A' attached hereto and made a part hereof (the "Property").

Grantor further covenants lawful seizin of the estate hereby conveyed, with full power to convey the same, and that said estate is free and clear of all encumbrances except easements, restrictions and stipulations of record, all governmental laws and regulations affecting said Property, if any, and all ad valorem taxes due and payable in 2012 and thereafter which Grantee hereby assumes and agrees to pay.

TO HAVE AND HOLD the Property together with all of the rights, privileges, appurtenances and improvements thereto belonging unto the Grantee, and Grantee's successors and assigns forever.

Grantor and Grantee further certify, pursuant to KRS Chapter 382, that \$4,437,800.00 is the full consideration paid for the Property conveyed herein.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Beginning at an iron pipe in the north right-of-way line of Distribution Drive and the west right-of-way line of Greenbelt Highway, said point being south 49 degrees 06 minutes 18 seconds west 41.21 feet from an iron pipe in the westerly right-of-way line of Greenbelt Highway; thence north 87 degrees 31 minutes 07 seconds west 1,107.83 feet along the north right-of-way line of Distribution Drive to an iron pipe at the southeasterly corner of Tract No. 47, as recorded in Plat and Subdivision Book 34, Page 50, in the office of the Clerk of Jefferson County, Kentucky; thence, continuing along said north right-of-way line of Distribution Drive, north 87 degrees 31 minutes 07 seconds west 270 feet to an iron pipe at the true point of beginning; thence along said north right-of-way line, north 87 degrees 31 minutes 07 seconds west 630.00 feet to an iron pipe at the southwesterly corner of Tract No. 46, as recorded in Plat and Subdivision Book 34 Page 50, in the Office aforesaid; thence north 02 degrees 28 minutes 53 seconds east 1,191.45 feet to an iron pipe at the northwesterly corner of Tract No. 46, as recorded in said Plat and Subdivision Book; thence south 87 degrees 31 minutes 07 seconds east 630.00 feet to an iron pipe; thence south 02 degrees 28 minutes 53 seconds west 1,191.45 feet to the true point of beginning and containing 17.231 acres more or less.

Also known as Tract A as shown on minor subdivision plat attached to and made a part of Deed Book 5728, Page 808, Docket #328-87, in the Office of the Clerk of Jefferson County, Kentucky.

The above legal description was revised pursuant to a physical survey conducted by David L. King II, AGE Engineering Services, Inc., Ky. R.L.S. #3118, dated the 31ST day of August, 2012, as follows:

BEGINNING at a ¾" Iron Pipe found on the north edge of right-of-way of Distribution Drive, said Distribution Drive having a 100' wide right-of-way per Plat Book 34, Pg. 50, said pipe being approximately 1378 feet west of the intersection of the western edge of right-of-way of the Greenbelt Highway and Distribution Drive, said pipe having the Kentucky State Plane North Zone (NAD83) coordinates of N=241240.60 E=1168457.43, said pipe being 61.26 feet north of the as-built centerline of Distribution Drive, said pipe being the southwest corner of Quartz Products Corp (D.B. 5736, Pg. 982) and being the POINT OF BEGINNING for this description; Thence leaving the line of Quartz Products Corp and with the northern edge of right-of-way of Distribution Drive, N87°30'20"W – 629.94 feet to a ¾" Iron Pipe Found, said pipe being 60.15 feet north of the as-built centerline of Distribution Drive, and said pin being the Southeast Corner of the County of Jefferson (D.B. 5521, Pg. 478); Thence leaving the northern edge of right-of-way of Distribution Drive and with the line of the County of Jefferson, N02°29'38"E – 1191.19 feet to a ¼" rebar with cap stamped LS 1828 found, said pin being on the southern line of D&M Trust (D.B. 8843, Pg. 819 – Tract 2) and being the Northeast corner of the County of Jefferson; Thence leaving the line of the County of Jefferson with the southern line of first D&M Trust and second Hollingsworth Capital Partners – Intermodal, LLC (D.B. 9238, PG. 704), S87°32'34"E – 629.76 feet to ½" rebar found @ the base of Chain Link Fence Corner Post, said pin being on the

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southern line of Hollingsworth Capital Partners – Intermodal, LLC (D.B. 9238, PG. 704), and being the Northwest corner of Ann Taylor Distribution Services, Inc. (D.B. 8756, Pg. 39); Thence leaving the southern line Hollingsworth Capital Partners – Intermodal, LLC (D.B. 9238, PG. 704), and with the western line of first Ann Taylor Distribution Services, Inc. and second the line of Quartz Products Corp (D.B. 5736, Pg. 982), S02°29'06"W – passing a ¼" rebar with Cap Stamped LS 1828 at 465.53 feet, said rebar being the common corner of Ann Taylor Distribution Services, Inc. and Quartz Products Corp, and continuing at the same bearing for an additional 726.07 feet for an overall total distance of 1191.60 feet to the Point of Beginning and containing 17.227 acres by survey.

Being the same property conveyed to The Meadows East, Inc., by deed dated July 13, 1993, and of record in Deed Book 6331, Page 630, in the Office of the Clerk of Jefferson County, Kentucky.

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Document No.: DN2012170115
Lodged By: STOLL KEENON
Recorded On: 11/15/2012 11:45:15
Total Fees: 4,461.00
Transfer Tax: 4,438.00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: CARRAR

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