

EXHIBIT A
Located in Nelsen County, Kentucky:
BEGINNING at the southeast corner of the farm now owned by Gerald Padgett, which was purchased from One Jimeno, on the west side of the Bardstown and Louisville Turnpike and extending south and along with said turnpike 53 feet; thence West 3 feet and parallel with the north line of Lot 2, 160 feet; thence North a parallel line with the west line of Lots 1, 2, 3 and 4, 66 feet 8 inches to the property of Gerald Padgett; thence in an easterly direction along and with said Padgett property 165.7 feet to the beginning.

TOPOGRAPHY SHOWN HEREON IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS OBSERVED FROM A REAL TIME GLOBAL POSITIONING SYSTEM, (GPS) OBSERVATION FROM THE KENTUCKY TRANSPORTATION CABINET REAL TIME NETWORK, AND IS SUBJECT TO THE UNDULATIONS THEREOF. ALL TOPOGRAPHY WAS PRODUCED FROM FIELD SURVEY.

A. 1/2" DIAMETER STEEL REINFORCING BAR WITH FOUND, NO IDENTIFIER
B. 1/2" DIAMETER STEEL REINFORCING BAR, 18" LONG, WITH PLASTIC CAP STAMPED "2852"
C. 1-1/2" MAG NAIL WITH ALUMINUM WASHER STAMPED "2852" SET PREVIOUS SURVEY

TBM NO. 1

ELEV. 671.87

FINISHED FLOOR ELEVATION OF EXISTING BUILDING TAKEN INSIDE THE
NORTHWEST ENTRANCE, NORTH AMERICAN VERTICAL DATUM OF 1988.

BASIS OF BEARINGS IS BASED UPON RECORD LEGAL DESCRIPTION
FOR WENDY'S INTERNATIONAL, PSC AS RECORDED IN DEED BOOK 249,
PAGE 416 IN THE NELSON COUNTY CLERK'S OFFICE. BEARING
OBSERVED ALONG THE NORTHERLY PROPERTY LINE OF SAID PROPERTY.

87		LIGHT POLE SANITARY/STORM MANHOLE POWER POLE FIRE HYDRANT GRAVITY SANITARY SEWER LINE / STORM SEWER WATER LINE WATER VALVE PHYSICALLY CHALLENGED PARKING SPACE CLEAN OUT CHAIN LINK FENCE GAS METER CONCRETE SIDEWALK WATER METER TRAFFIC ARROW
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SUBJECT PROPERTY IS ZONED B-3 AND B-4 AND IS DEFINED BY THE JOINT CITY-COUNTY PLANNING COMMISSION OF NELSON COUNTY.

ULYSSES L. BRIDGEMAN, JR.
 PROPERTY
 DEED BOOK 393, PAGE 454
 PVA NO. 45NE0-01-019
 808 N. THIRD ST.
 BARDSTOWN, KY

DB REAL ESTATE, LLC
PROPERTY
DEED BOOK 481, PAGE 787
PVA NO. 45000-00-203.01
804 N. THIRD ST.
BARDSTOWN, KY

MAILING ADDRESS
BF COMPANIES
1903 STANLEY GAULT PARKWAY
LOUISVILLE, KY 40223

A.L.T.A. COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B - Section 2
Commitment Number 100117654, EFFECTIVE DATE AUGUST 14, 2002 AT 8:00 AM

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the commitment.

THIS ITEM IS NOT A MATTER OF SURVEY.

2. Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions set forth at the inside cover hereof any loan policy will contain under Schedule B, Standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.

3. Deed of Easement to City of Bardstown for sewer line purposes recorded in Deed Book 132, page 110, said records.

4. State, County and School taxes for the year 2002 and subsequent years, not yet due and payable.

THIS ITEM IS NOT A MATTER OF SURVEY.

5. City of Bardstown taxes for the year 2002 and subsequent years, not yet due and
THIS ITEM IS NOT A MATTER OF SURVEY.

SURVEYOR'S COMMENTS ON TITLE EXCEPTIONS
ALTA Owner's Policy (6-17-06) Policy Number: 518627/A
SCHEDULE B
File No.: NCS-518627A-PHX Policy No.: 518627A
EXCEPTIONS FROM COVERAGE

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.
THIS ITEM IS NOT A MATTER OF SURVEY.

2. Terms and provisions of a Lease dated April 11, 1996, executed by as Lessor, and B.F. South Inc., as Lessee, a memorandum of which is recorded in Book 367, Page 134, in the Office aforesaid.
NOTE: The above Memorandum of Lease does not identify the Lessor and is executed by Lessee

Thereafter the lease was subordinated to the Mortgage which recorded in Book M956, Page 400, by Subordination, Non-Disturbance and Attornment Agreement, recorded February 8, 2012 in Book M956, Page 424, in the Office aforesaid.

THIS ITEM IS NOT A MATTER OF SURVEY.

3. Terms and conditions of an unrecorded lease as disclosed by Assignment and Assumption of Lessor's Interest in Lease dated December 29, 2005 and recorded in Book 719, Page 186, in the

Office aforesaid. This document refers to a series of Leases, Consents and Memorandum of Lease and Sublease, none of which are of record.

Memorandum of Assignment and Assumption of Lease assigning Lessor's interest from CNF AFF

Thereafter the lease was subordinated to the Mortgage which recorded in Book M956, Page 400, by Subordination, Non⁵/₇ Disturbance and Attornment Agreement, recorded February 8, 2012 in

4. Mortgage, Assignment of Rents and Leases, Security Agreement, and Fixture Filing dated January

31, 2012 and recorded February 08, 2012 in Book M956, Page 400, made by DB Real Estate, LLC, a Kentucky limited liability company, to Stock Yards Bank & Trust Company, to secure an indebtedness in the amount of \$1,185,405.41, and the terms and conditions thereof.
First American Title Insurance Company.

THIS ITEM IS NOT A MATTER OF SURVEY.

[illegible]

BEING the same property conveyed to CNL APF Partners, LP, a Delaware limited partnership, by Special Warranty Deed dated December 23, 2005 and recorded January 24, 2006, of record in Deed Book 428, Page 278, in the Office aforesaid.

SHEET 1 OF 1

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SHEET 1 OF

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HEATON & CONWAY PROPERTIES, LLC
PROPERTY
DEED BOOK 475, PAGE 158
PVA NO. 45000-00-203.00
B-4 ZONING

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