



Variance Application

Louisville Metro Planning & Design Services

Case No.: 18DEVPLAN1002 Intake Staff: NH

Date: 3/22/18 Fee: 223

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

These are variances from Sections 5.3.2.b of the Land Development Code, to allow a proposed building to encroach into the 25' setback along the north property line.

Primary Project Address: 3255 Bardstown Road
 Additional Address(es): N/A
 Primary Parcel ID: 081L00050000
 Additional Parcel ID(s): N/A

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Proposed Use: Hotel Existing Use: Vacant (former hotel)

Existing Zoning District: C-2 Existing Form District: Suburban Marketplace

Deed Book(s) / Page Numbers²: 10446/0550

The subject property contains 2.15+- acres. Number of Adjoining Property Owners: 8

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 18DEVPLAN1002 Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

18 DEVPLAN 1002

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Drew Zazofsky

Name: Prateek Gupta

Company: Thorntons, Inc.

Company: Realcraft Property Solutions, LLC

Address: 2600 James Thornton Way

Address: 1100 Bellewood Road

City: Louisville State: KY Zip: 40245

City: Louisville State: KY Zip: 40223

Primary Phone: 502-425-8022


Primary Phone: 502-500-2131

Alternate Phone: _____

Alternate Phone: _____

Email: drewz@thorntonsinc.com

Email: my2407@bellsouth.net

Owner Signature (required): 

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: N/A

Name: Michael Hill, AICP

Company: _____

Company: Land Design & Development, Inc.

Address: _____

Address: 503 Washburn Ave

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40222

Primary Phone: _____

Primary Phone: 502-426-9374

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: hill@lidd-inc.com

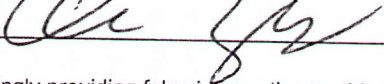
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Verification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the project property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

Drew Zazofsky, in my capacity as authorized agent, hereby
representative/authorized agent/other

certify that Thorntons, Inc. is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 1/8/18

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

The variance will not adversely affect the public health, safety or welfare because there will still be a significant amount of greenspace between the proposed building and the existing buildings on the adjacent developed property.

2. Explain how the variance will not alter the essential character of the general vicinity.

The essential character of the vicinity will not be altered by the granting of this variance because the proposed building will be located in the same area that the previous hotel building existed for many years.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

The variance will not cause a hazard or public nuisance because the side of the proposed building adjacent to the affected property line will not be accessible by the hotel patrons nor will the public access the property from the north, so the proximity of the building to the property line will not have any negative impacts on the area.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations because the applicant is simply requesting approval to locate a new hotel in approximately the same location that a former hotel building was located on the site for many years.

Additional consideration:

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

Special circumstances in this case include the fact that a hotel building was located on the property in this location for many years prior to the adoption of the non-residential to residential setback regulations being adopted.

2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

The strict application of the applicable setback regulation would require the building to be moved south approximately 20 feet, which would require a complete redesign of the existing parking lot due to recent changes to MSD rules related to the elevation of parking lots located in the floodplain.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought. The applicant is proposing to develop the site after the adoption of the applicable regulation.

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Certificate of Land Use Restriction

Name and Address of Property Owners:

Thorntons, Inc.
2600 James Thornton Way
Louisville, KY 40245

Address of Property:
3255 Bardstown Road
Louisville, KY 40205

Name of Subdivision or Development (if applicable):

Deed Book and Page of Last Recording:

D.B. 10446, Page 550

Tax Block and Lot number: T.B. 81L, Lot 5

Planning Commission Docket Number:

Type of Restriction

Zoning Map amendment

Development Plan

Variance

Other _____
Specify

Conditional Zoning Condition

Subdivision Plan

Conditional Use Permit

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Name and address of Planning Commission, Board of Zoning Adjustment, Legislative body, or Fiscal court which maintains the original records containing the restrictions.

Louisville Metro Planning and Design Services
444 South Fifth Street, Suite 300
Louisville, Kentucky 40202

Stephen A Lutz, AICP
Planning Supervisor

Please submit the completed application along with the following items:

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Project application and description

- Land Development Report¹
- A copy of the current recorded deed² (*must show "End of Document" stamp on last page*)
- Legal description on a separate 8.5 x 11" sheet of paper
- Completed Land Use Restrictions form

Site plan, drawings, and photographs

- One elevation drawing for new construction (including home additions, garage additions, and fences)
- Six copies of the site plan or building rendering (whichever is applicable), including the following elements. LOJIC maps are not acceptable. *See site plan example on the last page.*
 - Plan drawn to a reasonable scale [engineer's scale (1" = 20') or architect's scale (1/8" = 1')]
 - Vicinity map that shows the distance from the property to the nearest intersecting street
 - North arrow
 - Street name(s) abutting the site
 - Property address, parcel ID, and dimensions
 - Building limit lines
 - Electric, telephone, drainage easements with dimensions
 - Existing and proposed structures with dimensions and distance from property lines
 - Highlight (in yellow) the location of the variances

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Supplemental documentation

- A copy of Refusal Letter from citing official, if applicable (**required** if a STOP WORK ORDER or CITATION has been received)
- If the proposed structure encroaches into an easement (MSD, LG&E, or Bell South), then the applicant must submit written documentation from the utility company indicating approval for the encroachment

Mailing labels to notify Adjoining Property Owners (APOs)³

- One set of legible mailing label sheets for: 1st tier APOs and those listed on the application
- One copy of the APO mailing label sheets

Requirements for Non-Public Hearing Applications Only

Eligible cases are heard in the Business Session of Board of Zoning Adjustments (BOZA) meetings. All APOs must sign the attached Non-hearing affidavit indicating consent for the variance, as comments from the general public are not taken during this process.

- Non-Hearing Affidavit form (see pages 5-6)
- Photographs of the subject area from all angles

Fee (cash, charge or check made payable to Planning & Design Services)

- Application Fee: **\$ 95** for Single-Family Uses
\$ 240 for Multi-Family Uses, churches, parish halls, temples, schools and institutions of learning (except colleges, universities, trade, business or industrial schools), not-for-profit uses, and clubs, private non-profit
\$ 600 for All Other Uses
- Clerk's Fee: **NA \$ 25.50**
(*If two or more applications are submitted simultaneously for the same site, only one clerk's fee is required*)

18 DEVPLAN 1002



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 18DEVPLAN1002 Intake Staff: NH

Date: 3/22/18 Fee: 625.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 5.9.2.A.1.b.i

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: 1) To allow a building to encroach into LBA along north property line, and 2) to not provide a pedestrian connection to Bardstown Road.

Primary Project Address: 3255 Bardstown Road

Additional Address(es): N/A

Primary Parcel ID: 081L00050000

Additional Parcel ID(s): N/A

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Proposed Use: Hotel Existing Use: Vacant (former hotel)

Existing Zoning District: C-2 Existing Form District: Suburban Marketplace

Deed Book(s) / Page Numbers²: 10446/550

The subject property contains 2.15+- acres. Number of Adjoining Property Owners: 8

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 18 DEVPLAN1002 Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

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General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

Waiver 1-LBA: The waiver will not adversely affect the adjacent property owners because there will still be a significant amount of greenspace between the proposed building and the existing buildings on the adjacent developed property.

Waiver 2-Pedestrian Connection: This waiver will not adversely affect adjacent property owners because this property has never had a pedestrian connection to Bardstown Road and there are plenty of other pedestrian walkways in the vicinity.

2. Will the waiver violate the Comprehensive Plan?

Waiver 1-LBA: The development, even with the waivers will still meet the intent of the Comprehensive Plan in that the building will still be located a significant distance from the buildings on the adjacent property. Furthermore, existing and proposed plantings along the affected property line will provide sufficient screening between the two properties.

Waiver 2-Pedestrian Connection: Granting this waiver will not violate the Comprehensive Plan because there are multiple options for pedestrian and vehicular circulation in this area.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Waiver 1-LBA: The applicant is requesting the minimum necessary relief that will allow the new hotel to occupy the area on the site where the previous hotel building was located, which is the only logical place for the building based on how the property was originally designed and developed many years ago.

Waiver 2-Pedestrian Connection: The applicant is requesting the minimum necessary relief that will allow the property to be redeveloped in the manner it was originally designed and developed many years ago.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

Waiver 1-LBA: The strict application of the applicable setback regulation would require the building to be moved south approximately 20 feet, which would require a complete redesign of the existing parking lot due to recent changes to MSD rules related to the elevation of parking lots located in the floodplain.

Waiver 2-Pedestrian Connection: Due to natural features in the right-of-way adjacent to the site, that would better serve the area if preserved, it is not practical to require a pedestrian connection from this site to the existing sidewalk along Bardstown Road.

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Drew Zuzofsky

Name: Prateek Gupta

Company: Thorntons, Inc.

Company: Realcraft Property Solutions, LLC

Address: 2600 James Thornton Way

Address: 1100 Bellewood Road

City: Louisville State: KY Zip: 40245

City: Louisville State: KY Zip: 40223

Primary Phone: 502-425-8022


Primary Phone: 502-500-2131

Alternate Phone: _____

Alternate Phone: _____

Email: drewz@thorntonsinc.com

Email: my2707@bellsouth.net

Owner Signature (required): 

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: N/A

Name: Michael Hill, AICP

Company: _____

Company: Land Design & Development, Inc.

Address: _____

Address: 503 Washburn Ave

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40222

Primary Phone: _____

Primary Phone: 502-426-9374

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: hill@ldd-inc.com

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Verification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

Drew Zuzofsky, in my capacity as authorized agent, hereby

certify that Thorntons, Inc. is (are) the owner(s) of the property which

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 1/8/18

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



Land Development Report

January 2, 2018 3:47 PM

[About](#) [LDC](#)

Location

Parcel ID: 081L00050000
Parcel LRSN: 8008071
Address: 3255 BARDSTOWN RD

Zoning

Zoning: C1, C2
Form District: SUBURBAN MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: YES
FEMA Floodway Review Zone: YES
Local Regulatory Floodplain Zone: YES
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0060E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
Council District: 26
Fire Protection District: LOUISVILLE #4
Urban Service District: YES

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QUIT CLAIM DEED

This QUITCLAIM DEED AND CONSIDERATION CERTIFICATE is made and entered into on August 4th, 2015, by and between

THORNTONS, INC., a Delaware corporation
10101 Linn Station Road
Louisville, Kentucky 40223

("Grantor")

and

THORNTONS, INC., a Delaware corporation
10101 Linn Station Road
Louisville, Kentucky 40223

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("Grantee").

The In-care of Address for Grantee, to which Tax Bills may be sent:

10101 Linn Station Road
Louisville, Kentucky 40223

WITNESSETH

For valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby quitclaims unto Grantee all of their right title and interest in that certain tract or parcel of real estate being more particularly described on "EXHIBIT A", attached hereto and made a part hereof (the "Property").

It is Grantor's desire to transfer the tract or parcel of real estate described in "EXHIBIT A", attached hereto, to correct the previously recorded legal description to include the survey legal description, the Grantor does hereby remise, release and forever quitclaim to the Grantee all of the Grantor's interest in and to the following described real property, together with all improvements and appurtenances located thereon, situated at 3255 Bardstown Road, Louisville, Kentucky 40205, and being more particularly described as follows:

See Attached "EXHIBIT A" hereto.

To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the Grantee, its successors and assigns, it with full power to sell, lease, convey, mortgage or otherwise dispose of the property herein conveyed as the Grantee may see fit.

The Grantors covenant they have full right and power to convey the real estate conveyed herein.

GRANTEE:

THORNTONS INC.

By: David A. Bridges
Name: DAVID A. BRIDGES
Title: Sen. V.P. Development Counsel

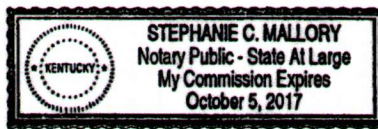
COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

The foregoing Quit Claim Deed, including the consideration certificate contained therein, was sworn to and acknowledged before me on August 4, 2015 by Thorntons Inc., a Delaware corporation on behalf of said corporation.

Stephanie C. Mallory
Notary Public

My Commission Expires: 10-5-2017

(SEAL)



THIS INSTRUMENT PREPARED BY:

Kevin J. Hayes
Kevin J. Hayes, Esq.
Title Agency Support, LLC
10600 Timberwood Circle, Suite 11
Louisville, KY 40223
(502) 301-8649

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DB 10446PG0553

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EXHIBIT A

A CERTAIN TRACT OF LAND LYING AND BEING IN JEFFERSON COUNTY, KENTUCKY, WITHIN THE METROPOLITAN AREA OF LOUISVILLE, ABOUT 0.2 MILES SOUTH OF THE I-264/BARDSTOWN ROAD INTERCHANGE, IN THE NORTHEAST QUADRANT OF THE BARDSTOWN ROAD/GOLDSMITH LANE INTERSECTION, ON THE EAST SIDE OF BARDSTOWN ROAD, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A RR SPIKE WITH A CHISELED "X" FOUND IN THE EXISTING NORTH RIGHT OF WAY OF GOLDSMITH LANE, ALSO BEING THE SOUTHWEST CORNER OF A LCARWA, LLC TRACT (DB 10015, PG 761) AS RECORDED IN THE JEFFERSON COUNTY, KY CLERK'S OFFICE, THENCE ALONG THE EXISTING GOLDSMITH LANE RIGHT OF WAY THE FOLLOWING 2 CALLS: S 56°47'39" W, 254.53' (DEED S 55°28'22" W, 254.55') TO AN IRON PIN AND CAP (IPC) FOUND W/CAP ID LS #2747, AND S 82°36'1323" W, 23.76' (DEED S 81°17'49" W, 23.73') TO A FOUND MAG NAIL WITH A CHISELED "X" IN THE PAVEMENT, SAID POINT ALSO BEING IN THE EXISTING EAST RIGHT OF WAY OF US 31E (BARDSTOWN ROAD); THENCE WITH THE EXISTING EAST RIGHT OF WAY OF BARDSTOWN ROAD THE FOLLOWING 6 CALLS: N 34°14'27" W, 10.50' (DEED N 34°04'55" W, 10.50') TO A FOUND PK NAIL IN THE PAVEMENT; S 57°03'32" W, 4.65' (DEED S 55°55'05" W, 5.00') TO A FOUND IPC W/CAP ID LS #2747; N 32°46'22" W, 274.23' (DEED N 34°04'55" W, 274.21') TO A SET MAG NAIL IN THE PAVEMENT; N 24°52'46" W, 91.81' (DEED N 26°12'41" W, 91.82') TO AN INACCESSIBLE PROPERTY CORNER IN A STREAM BED, CORNER BEING REFERENCED S 56°41'53" W, 10.03' TO A REFERENCE IPC SET "D. CLEMONS 2114"; N 56°44'50" E, 45.00' (DEED N 55°25'29" E, 45.00') TO AN INACCESSIBLE PROPERTY CORNER IN A STREAM BED, CORNER BEING REFERENCED N 25°08'39" W, 10.00' TO A REFERENCE IPC SET W/CAP ID "D. CLEMONS 2114" ON THE STREAM BANK; AND THEN WITH A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N 25°08'39" W, A CHORD DISTANCE OF 157.05', AND A RADIUS OF 748.57' (DEED CHORD BEARING N 26°27'42" W, A CHORD DISTANCE OF 157.17', AND A RADIUS OF 748.51') TO A FOUND IPC W/CAP ID LS #2747 IN A FENCE/TREE LINE; SAID CORNER ALSO BEING A SOUTHWEST CORNER OF THE FATHER MALONEYS BOYS AND GIRLS HAVEN TRACT (DB 2513, PG 301); THENCE LEAVING THE EXISTING RIGHT OF WAY OF US 31E (BARDSTOWN ROAD) AND WITH THE SOUTH LINE OF FATHER MALONEYS TRACT N 55°10'18" E, 383.44' (DEED N 53°58'30" E, 383.61') TO A FOUND 1/2" REBAR (NO CAP) ON THE EAST SIDE OF AN EXISTING FENCE LINE; SAID POINT ALSO BEING A NORTHWEST CORNER OF THE ISTAR BOWLING CENTERS 1 LP TRACT (DB 8369, PG 462); THENCE WITH A WEST LINE OF ISTAR BOWLING CENTERS S 33°24'06" E, 314.55' (DEED S 34°59'44" E, 313.41') TO A 3/4" PIPE FOUND IN A STREAM BED, SAID POINT ALSO BEING IN A NORTH LINE OF THE EDWIN AND KAREN ABRAHAM TRACT (DB 6803, PG 563); THENCE WITH THE NORTH LINE OF SAID ABRAHAM S 55°02'56" W, 184.24' (DEED S 53°30'00" W, 185.25') TO A FOUND 1/2" REBAR (NO CAP); THENCE WITH THE WEST LINE OF SAID ABRAHAM AND THEN THE WEST LINE OF SAID LCARWA LLC S 32°45'07" E, 232.17' (DEED S 33°54'00" E, 231.85') TO THE POINT OF BEGINNING. CONTAINING 4.573 ACRES, MORE OR LESS.

TOGETHER WITH AN APPURTENANCE TO THE ABOVE DESCRIBED TRACT, THE RIGHT TO USE FOR ROADWAY PURPOSES THE FOLLOWING DESCRIBED TWO (2) PARCELS OF LAND;

PARCEL 1: BEGINNING IN THE NORTH RIGHT OF WAY LINE OF GOLDSMITH LANE, AS ESTABLISHED BY DEED OF RECORD IN DB 3515 PG 449, IN THE OFFICE OF THE CLERK TO JEFFERSON COUNTY, KENTUCKY, AT THE SOUTHEAST CORNER OF THE EDWIN & KAREN ABRAHAM TRACT (DB 6803, PG 563); SAID POINT ALSO BEING A SOUTHWEST CORNER OF THE ISTAR BOWLING CENTERS 1 LP TRACT (DB 8369, PG 462); THENCE WITH THE NORTH RIGHT OF WAY LINE OF GOLDSMITH LANE, N 55°22'00" E 60.00 FEET TO ANOTHER CORNER OF SAID ISTAR BOWLING CENTERS, SAID POINT ALSO BEING A SOUTHWEST CORNER OF THE PARK COMMUNITY FEDERAL CREDIT UNION TRACT (DB 9016 PG 443: THENCE N 34°20'00" W, 250.16 TO A COMMON CORNER WITH SAID CREDIT UNION TRACT AND THE SOUTHERLY LINE OF ISTAR BOWLING CENTERS; THENCE S 53°30'00" W, 60.04 FEET TO A COMMON CORNER WITH SAID ABRAHAM AND ISTAR BOWLING CENTERS; THENCE WITH ABRAHAM'S LINE S 34°20'00", E 248.20 FEET TO THE BEGINNING.

PARCEL 2: BEING A STRIP OF LAND 24 FEET IN WIDTH, THE CENTER OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE TRACT OWNED BY ISTAR BOWLING CENTERS 1 LP, (DB 8369 PG 462), IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY; SAID POINT BEING N 53°30'00" E, 30.02 FEET FROM THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED TRACT; THENCE 35°00'00" W 213.00 FEET; THENCE S 53°30'00" W 90.88 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE SAID ISTAR BOWLING CENTERS TRACT.

Being the same property acquired by Thorntons Inc., a Delaware corporation, by Special Warranty Deed dated August 4, 2015, of record in Deed Book 10446 Page 545, in the office of the Clerk of Jefferson County, Kentucky.

102141

8-4-15

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Document No.: DN2015102162
Lodged By: TITLE AGENCY SUPPORT LLC
Recorded On: 08/04/2015 01:29:59
Total Fees: 23.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: AMASHO

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END OF DOCUMENT

Father Maloney's Boys & Girls Haven
2301 Goldsmith Lane
Louisville, KY 40218

AMF Bowling Centers Inc.
222 W. 44th Street, FL 4
New York, NY 10036

Edwin & Karen Abraham
3119 Kaye Lawn Dr
Louisville, KY 40220

Autumn Run, LLC
10602 Timberwood Circle, Suite 9
Louisville, KY 40223

Thorntons, Inc.
2600 James Thornton Way
Louisville, KY 40245

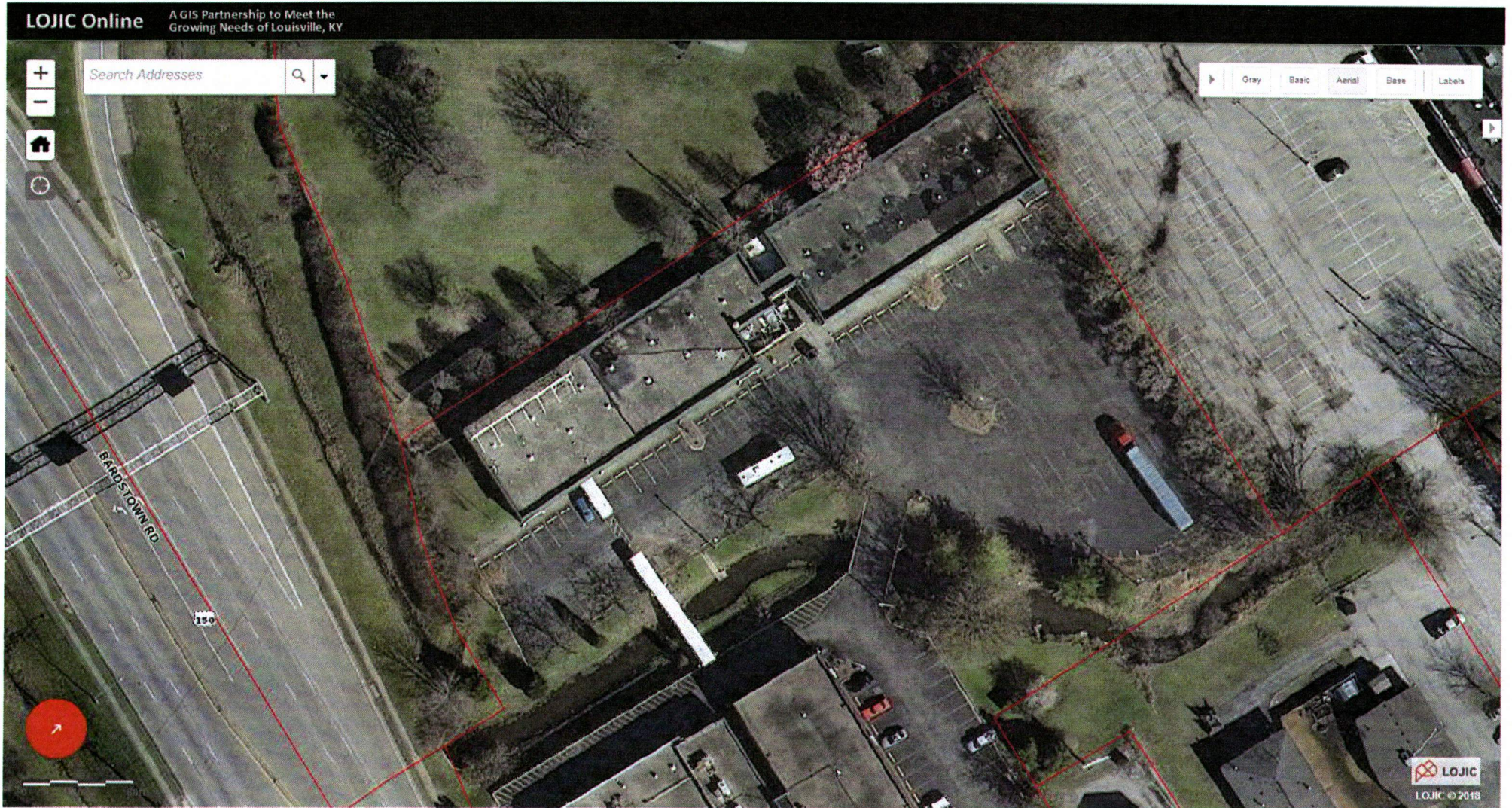
Ross Allen
Planning & Design Services
555 S. 5th Street, 3rd Floor
Louisville, KY 40202

Councilman Brent Ackerson
Metro Council District 26
601 W. Jefferson Street
Louisville, KY 40202

Mike Hill
Land Design & Development
503 Washburn Avenue, Ste 101
Louisville, KY 40222

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2012 LOJIC AERIAL IMAGERY



Previous hotel building location on site

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