



Category 3 Plan Application

Louisville Metro Planning & Design Services

Case No.: 18DEVPLAN113 Intake Staff: NH

Date: 6/25/18 Fee: _____

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:

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Project Description (e.g.,
retail center and office
development, etc.):

Warehouse with office space

Project Name:

Research Drive Building Expansion

Primary Project Address:

1725 Research Drive

Additional Address(es):

1729 Research Drive

Primary Parcel ID:

Blk 38 Lot 595

Additional Parcel ID(s):

Blk 38 Lot 594

of Residential Units:

Commercial Square Footage: 80,250 +/-

Proposed Use:

Warehouse w/offices

Existing Use:

same

Existing Zoning District:

PEC

Existing Form District:

SW

Deed Book(s) / Page Numbers²: DB 9759 Pg. 371 and DB 9759 343

The subject property contains 3.98+/- acres. Number of Adjoining Property Owners: 9

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 #: _____ Docket/Case #: _____

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

18 DEVPLAN 1113

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Kyle Noltemeyer

Name: Same as contact

Company: Noltemeyer Capital, Ltd.

Company: _____

Address: 122 N. Peterson Ave.

Address: _____

City: Louisville State: KY Zip: 40206

City: _____ State: _____ Zip: _____

Primary Phone: 502.425.4755

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: kyle@noltemeyerco.com

Email: _____

Owner Signature (required):



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Attorney: ☐ Check if primary contact

Plan prepared by: ☒ Check if primary contact

Name: _____

Name: Amy E. Cooksey, L.A.

Company: _____

Company: Mindel Scott & Associates

Address: _____

Address: 5151 Jefferson Blvd.

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40219

Primary Phone: _____

Primary Phone: 502.485.1508

Alternate Phone: _____

Alternate Phone: 502.485.1606 fax

Email: _____

Email: acooksey@mindelscott.com

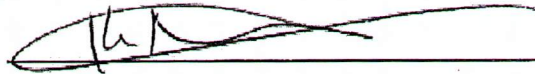
Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Kyle J. Noltemeyer, in my capacity as Owner, hereby
representative/authorized agent/other

certify that Noltemeyer Capital, Ltd. 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: June 19, 2018

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.

Please submit the completed application along with the following items:

Project application and description

- ☒ Land Development Report¹
- ☒ A copy of the current recorded deed² (*must show "End of Document" stamp on last page*)
- ☒ Letter of explanation for the proposed development
- ☒ Complete Land Restriction Form

Site plan (please refer to the site plan requirements on page 4)

- ☒ Twelve copies of the site plan, 24" x 36" or other appropriate size to legibly convey the site plan requirements. All plans should be folded no larger than 9" x 9" with the bottom right corner as the front.
- ☒ One set of renderings of the building(s) proposed for the site. The rendering must contain views of **ALL** sides of the building(s).

Mailing labels to notify Adjoining Property Owners (APOs)³

- ☒ Notice of filing of this application is required to be mailed to all 1st tier APOs within 17 days of the filing deadline day. A copy of the notice should be provided to Planning & Design Services as soon as possible to be emailed to the Council District notification list. A notice template can be found on the Planning & Design website.
- ☒ One set of mailing label sheets of 1st tier APOs and those listed on the application. These labels are to be used for the public meeting notice.
- ☒ One copy of the APO mailing label sheets
- ☐ If the site is in the Portland Neighborhood, it is recommended that the applicant meet with Portland Now for approval before submitting this application:
Portland Now
c/o Gary Watrous
2711 W. Main St.
Louisville, KY 40212
(502) 776-7007
watrousoffice@aol.com

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

- ☒ Application Fee: \$ 360.00
Clerk's Fee: \$ 25.50
(*If two or more applications are submitted simultaneously for the same site, only one Clerk's Fee is required.*)
- ☒ Notice Fee: \$1 per Adjoining Property Owner

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Certificate of Land Use Restriction

Name and Address of Property Owners

Noltemeyer Capital, Ltd.
122 N. Peterson Avenue
Louisville, KY 40206-2385

Address of Property

1725 and 1729 Research Drive
Louisville, KY 40299

Name of Subdivision or Development (if applicable)

Bluegrass Research & Industrial Park

Deed Book and Page of Last Recording:

D.B. 9759 Pg. 371 and D.B. 9759 Pg. 343

Tax Block and Lot number:

Blk 38 Lot 595 and Blk 38 Lot 594

Planning Commission Docket Number:**Type of Restriction**

_____ Zoning Map amendment

_____ Conditional Zoning Condition

☒ Development Plan

_____ Subdivision Plan

_____ Variance

_____ Conditional Use Permit

_____ Other _____
Specify

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

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Stephen A Lutz, AICP
Planning Supervisor

1 5 2018

Resources:

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

Site Plan Requirements:

Plans must be drawn to engineer's scale

Description

- ☒ Owner's name and address
- ☒ Developer's name and address
- ☒ Engineer's name and address
- ☒ Site Address
- ☒ Tax block and lot number
- ☒ Zoning of property
- ☒ Zoning of adjacent properties
- ☒ Existing Use
- ☒ Proposed Use
- ☒ Plan date
- ☒ Revision date

Map Elements

- ☒ North Arrow
- ☒ Vicinity Map
- ☒ Legend
- ☒ Plan Scale

Site Information & Labels

- ☒ Street names
- ☒ Property lines with dimensions (new lots shall show bearings)
- ☒ Location, ownership, deed book & page of all adjacent property owners
- ☐ Form District boundaries and transition zones shown if required by regulations

Project Plan

- ☒ Right of way / sidewalks (with widths shown)
- ☒ Existing and/or proposed structures shown and identified
- ☒ Gross building footprint area
- ☒ Gross floor area of buildings
- ☒ Net and gross acreage of site
- ☒ Height of structures
- ☒ Off-street loading areas if applicable
- ☒ Accessory structures shown with required screening if applicable
- ☒ ILA/VUA calculations (may be shown on tree canopy plan) if applicable
- ☒ Landscape buffer areas in accordance with Chapter 10 of the LDC
- ☒ Parking calculations (minimums and maximums)
- ☒ Required building setbacks with dimensions
- ☐ Net and gross density, and number of dwelling units
- ☒ Typical dimensions of parking spaces and aisles

MSD Requirements (All items shall be checked as included or marked N/A)

- ☒ Existing MSD Easements
- ☒ Proposed MSD Easements
- ☒ MSD Standard EPSC notes
- ☒ SUB/WM number
- ☒ Landscape Buffer Areas/WPAs
- ☒ Downstream Facilities Capacity Request
- ☒ Existing Storm & Sanitary Sewer Systems
- ☒ Topography of Site + Minimum 50' beyond property lines
- ☒ Concept Drainage (i.e. proposed storm pipes, ditches, swales, and drainage flow arrows)
- ☐ Detention Basin Location, with outlet identified & MSD easement shown for basin
- ☐ Concept Sanitary Sewers (i.e. lateral extension or location of property service connection) & identification of outlet system
- ☒ Name of sewage treatment plant serving site
- ☒ Preliminary detention calculation (x=CRA/12) including basin surface area, depth, volume required and volume provided
- ☐ Limits of FEMA and/or Local Regulatory Floodplains, if applicable
- ☒ Approximate increase or reduction in impervious area, in square feet

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18 DEVLAN 1113



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 18DEVPLAN1113 Intake Staff: NH

Date: 6/28/18 Fee: _____

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 5.5.2.C.1

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: Waiver to allow part of a loading area in the front yard setback.

Primary Project Address: 1725 Research Drive

Additional Address(es): 1729 Research Drive

Primary Parcel ID: Blk 38 Lot 16

Additional Parcel ID(s): Blk 38 Lot 15

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Proposed Use: Warehouse/Office Existing Use: Warehouse/Office

Existing Zoning District: PEC Existing Form District: SWFD

Deed Book(s) / Page Numbers²: DB 9759 PG 371 and DB 9759 PG 343

The subject property contains 3.83 acres. Number of Adjoining Property Owners: 9

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 #: _____ Docket/Case #: _____

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

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?

No, as the loading area is mostly behind the front yard setback.

2. Will the waiver violate the Comprehensive Plan?

No, as there will be appropriate screening along the parking lot vehicle use area which will help screen the loading area and the side yard buffers will also screen the loading area as well.

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

Yes, as the configuration of the loading docks on each end of the building is as far away from the street as is possible to fit on the site.

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?

The strict application of the provisions would deprive the applicant of the use of the site for warehouse use as he would not be able to have room for trucks to maneuver to the loading docks. There are two existing warehouses on these two lots which will be demolished for one larger warehouse on one lot in order to meet customer demand.

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Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Kyle Noltemeyer

Name: _____

Company: Noltemeyer Capital, Ltd.

Company: _____

Address: 122 N. Peterson Ave.

Address: _____

City: Lou. State: Ky Zip: 40206

City: _____ State: _____ Zip: _____

Primary Phone: 502.425.4755

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: kyle@noltemeyerco.com

Email: _____

Owner Signature (required):



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PL. PLANNING &
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Attorney: ☐ Check if primary contact

Plan prepared by: ☒ Check if primary contact

Name: _____

Name: Amy E. Cooksey

Company: _____

Company: Mindel Scott & Associates

Address: _____

Address: 5151 Jefferson Blvd.

City: _____ State: _____ Zip: _____

City: Lou. State: KY Zip: 40219

Primary Phone: _____

Primary Phone: 502.485.1508

Alternate Phone: _____

Alternate Phone: 502.485.1606 fax

Email: _____

Email: acooksey@mindelscott.com

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject 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.

I, Kyle Noltemeyer, in my capacity as owner, hereby
representative/authorized agent/other

certify that Noltemeyer Capital, Ltd. 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: _____

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.

Please submit the completed application along with the following items:

- ☒ Land Development Report¹
- ☒ Three copies of the site plan or building rendering (whichever is applicable), including the following elements. *See site plan example below.*
 - ☒ 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 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 waivers
- ☒ One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)³; those listed on the application; and individuals who provided oral or written testimony in support or opposition of previous public hearing regarding the site
- ☒ One copy of the APO mailing label sheets
- ☒ \$215 Application Fee + \$1 per mailing label (*Cash, charge or check made payable to Planning & Design Services*)

Sample site plan is for example purposes only and not drawn to scale

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Noltemeyer Capital, Ltd.
122 N. Peterson Ave.
Louisville KY 40206-2385
Research Dr. Warehouse Phase 2
Adjoining Property Owners

Planning and Design Services
444 S 5th Street, Suite 300
Louisville KY 40202

Feeders Supply Company, Inc.
315 Baxter Avenue
Louisville KY 40204-1143

Nahtaboi Properties LLC
1700 Watterson Trail
Louisville KY 40299-2430

Nahtaboi Properties LLC
1700 Watterson Trail
Louisville KY 40299-2430

J. Royden Peabody III Living Trust
Margaret S Peabody
2500 Glenmary Ave. Apt. 10
Louisville, KY 40204-2132

Marilyn Parker
Metro Council District 18
601 W Jefferson Street
Louisville KY 40258

Amy E. Cooksey
Mindel Scott & Associates
5151 Jefferson Blvd., Suite 101
Louisville KY 40219

RH Factor LLC
PO Box 429
Pewee Valley KY 40056-0429

HOSKO LLC
10604 Wildflower Woods Court
Louisville KY 40299-6240

Feeders Supply Company Inc.
315 Baxter Avenue
Louisville KY 40204-1143

Edwin C & Wanda Jackson
9800 Tamarisk Parkway
Louisville KY 40223-2843

Kevin Kramer
Metro Council District 11
515 Jefferson Blvd., Suite 101
Louisville, KY 40258

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DESIGNED FOR YOU.
ENGINEERED FOR LOUISVILLE.

5151 Jefferson Boulevard
Louisville, KY 40219
(502) 485-1508

www.MindelScott.com

June 25, 2018

Case Manager-Category 3 Plans
Metro Planning & Design Services
444 S. Fifth Street
Louisville, KY 40202

**RE: Category 3 plan
1725 and 1729 Research Drive**

Dear Case Manager:

Attached is a Category 3 submittal with a waiver to construct a new 80,250 square foot warehouse to replace two existing warehouses that no longer meet current customer needs due to the height and size of the buildings. The common property line will be 'z'-ed out prior to site construction approvals either by deed of consolidation or by minor plat.

The waiver is to allow a small portion of the loading area to be within the 25' front yard setback. This area is for truck maneuvering in order to back up to the loading docks.

There is an existing sanitary sewer that runs along the common property line which we are in the process of mapping. This line will need to be abandoned and a new sewer will run around the building by lateral extension. If you could please forward this information to the MSD plan reviewer so they know we will address this issue. Thank you.

Sincerely,

Amy E. Cooksey, L.A.

File
Enclosures

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed") is made and entered into as of this 18th day of July, 2011, by and between CHARLES A. BROWN, JR. and ELISE A. BROWN, husband and wife, having an address of 2424 Eagles Eyrie Court, Louisville, Kentucky 40206 and NORMAN V. NOLTEMEYER and BELITA D. NOLTEMEYER, husband and wife, having an address of 122 North Peterson Avenue, Louisville, Kentucky 40206 (collectively, the "Grantor"), and NOLTEMEYER CAPITAL, LTD., a Kentucky limited partnership, having a mailing address and an in-care-of address for tax bill purposes of 122 North Peterson Avenue, Louisville, Kentucky 40206 (the "Grantee").

WITNESSETH:

For nominal consideration, the Grantor, hereby conveys to the Grantee, in fee simple with Covenant of **SPECIAL WARRANTY**, the following described property located in Jefferson County, Kentucky to wit (the "Real Property"):

See attached Exhibit A.

TO HAVE AND TO HOLD, in fee simple, all of the Real Property, together with all rights, privileges, appurtenances and improvements thereunto belonging, unto Grantee, its successors and assigns, forever.

Grantor further covenants that Grantor is lawfully seized of the Real Property hereby conveyed, and that Grantor has full right and power to convey the same; and with the exceptions set forth herein make this conveyance with COVENANT OF SPECIAL WARRANTY of title to said property. The conveyance of the Real Property to Grantee is specifically subject to (a) all easements, restrictions, covenants, conditions and stipulations of record affecting the Real Property, (b) applicable planning and zoning laws, rules and regulations, (c) all real property taxes due and payable in calendar year 2011 and beyond, which Grantee hereby assumes and agrees to pay, and (d) all leases with respect to the Real Property.

Pursuant to KRS Chapter 382, the estimated fair cash values of the properties are as follows: Tract I - \$1,073,440.00; Tract II - \$117,980.00; Tract III - \$458,230.00; Tract IV - \$157,310.00; Tract V - \$600,000.00.

Grantee executes this deed for the sole purpose of certifying the estimated fair cash value of the property pursuant to KRS Chapter 382.

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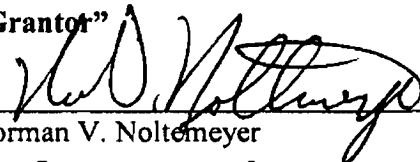
JUN 25 2018

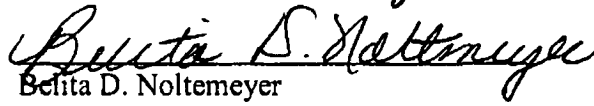
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18 DEVLAN 1113

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"Grantor"


Norman V. Noltemeyer

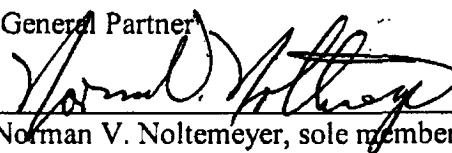

Belita D. Noltemeyer

"Grantee"

NOLTEMEYER CAPITAL, LTD.

By: NOLTEMEYER CAPITAL MANAGEMENT,
LLC

ITS: General Partner

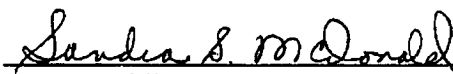
BY: 
Norman V. Noltemeyer, sole member

COMMONWEALTH OF KENTUCKY)

)SS.

COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 18
day of July, 2011, by Norman V. Noltemeyer and Belita D. Noltemeyer, as Grantor.

My Commission Expires July 16, 2014 
Notary Public

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The foregoing instrument was subscribed, sworn to, and acknowledged before me this 18 day of July, 2011, by Norman V. Noltemeyer, sole member of Noltemeyer Capital Management, LLC, General Partner of Noltemeyer Capital, Ltd., as Grantee.

My Commission Expires: July 16, 2014 Sander S. McDonald
Notary Public

This instrument prepared by:

Daniel M. Watts

Daniel M. Walter, Esq.

Ackerson & Yann, PLLC

401 W. Main Street, Suite 1200

Louisville, Kentucky 40202

(502) 589-4130

NO TITLE EXAMINATION REQUESTED OR PERFORMED.

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EXHIBIT ATRACT I: 1729 Research Dr.

Being Lot #15, BLUEGRASS RESEARCH & INDUSTRIAL PARK, SECTION 5D-2, as shown on plat of same recorded in Plat and Subdivision Book 29, Page 90 in the office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to Charles A. Brown, Jr. and Norman V. Noltemeyer, by Deed dated June 4, 1975, of record in Deed Book 4790, Page 992 in the office aforesaid.

TRACT II: 2710 Chickasaw Avenue

BEGINNING at a point in the Southeasterly line of Chickasaw Avenue at the corner common to Lots 6 and 7, as shown on the plan of Moran Place Subdivision, Section 2, recorded in Plat and Subdivision Book 11, Page 54, in the office of the Clerk of the County Court of Jefferson County, Kentucky; thence Southeastwardly, with the line common to the aforesaid Lots 6 and 7, South 51 degrees 36' East 109.06 feet, to a point in the line common to the aforesaid Lots 6 and 7, said last mentioned point being also coincident with the most northwesterly corner of the property heretofore conveyed by J.J. Coyle and Maye Coyle, his wife, to J.W.D. Paschal and Alice K. Paschal, his wife, by deed dated September 24, 1954, and recorded in Deed Book 3208, Page 194, in the office aforesaid Clerk's office; thence Northeastwardly, along a line at right angles to the line common to the aforesaid Lots 6 and 7, North 38 degrees, 24' East 84.32 feet to a point in the Northeast line of Lot 7 aforesaid; thence coincident with the Northeast line of the aforesaid Lot 7, North 46 degrees 11' 21" West 135.47 feet to a point in the Southeasterly line of Chickasaw Avenue, said last mentioned point being also coincident with the most Northerly corner of the aforesaid Lot 7; thence Southwestwardly along the Southeasterly line of Chickasaw Avenue, and coincident with the most Northwesterly line of the aforesaid Lot 7, South 23 degrees 30' West 100.47 feet to the point of beginning.

Being the same property conveyed to Charles A. Brown, Jr. and Norman V. Noltemeyer, by Deed dated February 20, 1976, of record in Deed Book 4838, Page 321 in the office aforesaid.

TRACT III: 4006 Poplar Level Road

Being the property designated as "Tract 2" on plat prepared by James D. Roggenkamp, P.E., approved on July 7, 1975, by the Louisville and Jefferson County Planning Commission, numbered 156-75, which is attached to Deed recorded in Deed Book 4817, Page 17 in the office aforesaid.

Together with any and all rights, title and interest to a sewer and drain easement described in Deed Book 4817, Page 17 in the office aforesaid.

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Being the same property conveyed to Charles A. Brown, Jr. and Norman V. Noltemeyer, by Deed dated October 24, 1975, of record in Deed Book 4817, Page 17 in the office aforesaid.

TRACT IV: 3814 Nanz Avenue.

BEGINNING at a point in the Southeasterly line of Nanz Avenue, 150 feet Southwestwardly from the Southwesterly corner of said Nanz Avenue and Breckinridge Lane or Avenue; thence Southwestwardly with said line of Nanz Avenue 115 feet, and extending back Southeastwardly between parallel with said Breckinridge Lane or Avenue, 128.71 feet.

Being the same property conveyed to Charles A. Brown, Jr., by Deed dated July 31, 1974, of record in Deed Book 4743, page 53 and Norman V. Noltemeyer, by Deed dated May 31, 1966, of record in Deed Book 4042, Page 77 and by Deed December 30, 1975, of record in Deed Book 4834, Page 41, all in the office aforesaid.

TRACT V: 1313 Lyndon Lane

BEGINNING at a pipe in the Northeasterly line of Lyndon Lane, South 36 degrees 54 minutes East 250.01 feet from its intersection with the center line of Westport Road; thence with the Northeasterly line of Lyndon Lane South 36 degrees 54 minutes East 251.11 feet to a pipe and extending back between parallel lines North 51 degrees 40 minutes East 216.72 feet to a Southwesterly line of the tract conveyed to Trustees of Church Home and Infirmary, a Kentucky Corporation, by deed of record in Deed Book 4754, Page 201, in the office of the Clerk of the County Court of Jefferson County, Kentucky, the Southeasterly line being coincident with a Northwesterly line of said last mentioned tract.

Being the same property conveyed to Charles A. Brown, Jr. and Norman V. Noltemeyer, by Deed of record in Deed Book 4824, Page 98 and by Deed of Correction dated June 9, 1976 of record in Deed Book 4861, Page 69, both in the office aforesaid.

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Document No.: DN2011181427
Lodged By: ACKERSON & YANN
Recorded On: 08/16/2011 03:29:55
Total Fees: 2,433.00
Transfer Tax: 2,487.00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: TERHIG

END OF DOCUMENT

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed") is made and entered into as of this 18th day of July, 2011, by and between CHARLES A. BROWN, JR. and ELISE A. BROWN, husband and wife, having an address of 2424 Eagles Eyrie Court, Louisville, Kentucky 40206 and NORMAN V. NOLTEMEYER and BELITA D. NOLTEMEYER, husband and wife, having an address of 122 North Peterson Avenue, Louisville, Kentucky 40206 formerly doing business as BLUEGRASS LAND COMPANY, a partnership (collectively, the "Grantor"), and NOLTEMEYER CAPITAL, LTD., a Kentucky limited partnership, having a mailing address and an in-care-of address for tax bill purposes of 122 North Peterson Avenue, Louisville, Kentucky 40206 (the "Grantee").

WITNESSETH:

For nominal consideration, the Grantor, hereby conveys to the Grantee, in fee simple with Covenant of **SPECIAL WARRANTY**, the following described property located in Jefferson County, Kentucky to wit (the "Real Property"):

See attached Exhibit A.

TO HAVE AND TO HOLD, in fee simple, all of the Real Property, together with all rights, privileges, appurtenances and improvements thereunto belonging, unto Grantee, its successors and assigns, forever.

Grantor further covenants that Grantor is lawfully seized of the Real Property hereby conveyed, and that Grantor has full right and power to convey the same; and with the exceptions set forth herein make this conveyance with COVENANT OF SPECIAL WARRANTY of title to said property. The conveyance of the Real Property to Grantee is specifically subject to (a) all easements, restrictions, covenants, conditions and stipulations of record affecting the Real Property, (b) applicable planning and zoning laws, rules and regulations, (c) all real property taxes due and payable in calendar year 2011 and beyond, which Grantee hereby assumes and agrees to pay, and (d) all leases with respect to the Real Property.

Pursuant to KRS Chapter 382, the estimated fair cash value of the Real Property is \$363,510.00.

Grantee executes this deed for the sole purpose of certifying the estimated fair cash value of the property pursuant to KRS Chapter 382.

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18 DEVPLAN 1113

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"Grantor"

Norman V. Noltemeyer

Norman V. Noltemeyer, individually and on behalf of
Bluegrass Land Company

Belita D. Noltemeyer

Belita D. Noltemeyer

"Grantee"

NOLTEMEYER CAPITAL, LTD.

By: NOLTEMEYER CAPITAL MANAGEMENT,
LLC

ITS: General Partner

BY: Norman V. Noltemeyer

Norman V. Noltemeyer, sole member

COMMONWEALTH OF KENTUCKY)

)SS.

COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 18
day of July, 2011, by Norman V. Noltemeyer and Belita D. Noltemeyer, as Grantor.

My Commission Expires: July 16, 2014

Sandra S. McDonald
Notary Public

COMMONWEALTH OF KENTUCKY)

)SS.

COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 18
day of July, 2011, by Norman V. Noltemeyer, sole member of Noltemeyer Capital
Management, LLC, General Partner of Noltemeyer Capital, Ltd., as Grantee.

My Commission Expires: July 16, 2014

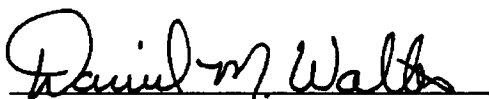
Sandra S. McDonald
Notary Public

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This instrument prepared by:

A handwritten signature in black ink, appearing to read "Daniel M. Walter", is written over a horizontal line.

Daniel M. Walter, Esq.

Ackerson & Yann, PLLC

401 W. Main Street, Suite 1200

Louisville, Kentucky 40202

(502) 589-4130

NO TITLE EXAMINATION REQUESTED OR PERFORMED.

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EXHIBIT A

1725 Research Dr.

BEING Lot 16 in Bluegrass Research and Industrial Park, Section 5-D-2 of record in Plat and Subdivision Book 29, Page 90, in the office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to Grantor by Deed dated July 13, 1973 of record in Deed Book 4644, Page 366 in the office aforesaid.

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Document No.: DN2011101432
Lodged By: ACKERSON & YANN
Recorded On: 08/16/2011 03:31:42
Total Fees: 387.00
Transfer Tax: 364.00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: TERHIG

END OF DOCUMENT



Land Development Report

June 24, 2018 8:37 PM

About LDC

Location

Parcel ID: 003805950000
Parcel LRSN: 8100776
Address: 1725 RESEARCH DR

Zoning

Zoning: PEC
Form District: SUBURBAN WORKPLACE
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: BLUEGRASS RESEARCH INDUSTRIAL PARK SECTION 5-D2
Plat Book - Page: 29-090
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: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone or
Combined Sewer Floodprone Area: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0048E

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: JEFFERSONTOWN
Council District: 11, 18
Fire Protection District: JEFFERSONTOWN
Urban Service District: NO

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Land Development Report

June 24, 2018 8:38 PM

About LDC

Location

Parcel ID: 003805940015
Parcel LRSN: 8100775
Address: 1729 RESEARCH DR

Zoning

Zoning: PEC
Form District: SUBURBAN WORKPLACE
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: BLUEGRASS RESEARCH INDUSTRIAL PARK
SECTION 5-D2
Plat Book - Page: 29-090
Related Cases: NONE

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National Register District: NONE
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Municipality: JEFFERSONTOWN
Council District: 11, 18
Fire Protection District: JEFFERSONTOWN
Urban Service District: NO

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Noltemeyer Capital, Ltd.
122 N. Peterson Ave.
Louisville KY 40206-2385
Research Dr. Warehouse Phase 2
Adjoining Property Owners

Planning and Design Services
444 S 5th Street, Suite 300
Louisville KY 40202

Feeders Supply Company, Inc.
315 Baxter Avenue
Louisville KY 40204-1143

Nahtaboi Properties LLC
1700 Watterson Trail
Louisville KY 40299-2430

Nahtaboi Properties LLC
1700 Watterson Trail
Louisville KY 40299-2430

J. Royden Peabody III Living Trust
Margaret S Peabody
2500 Glenmary Ave. Apt. 10
Louisville, KY 40204-2132

Marilyn Parker
Metro Council District 18
601 W Jefferson Street
Louisville KY 40258

Amy E. Cooksey
Mindel Scott & Associates
5151 Jefferson Blvd., Suite 101
Louisville KY 40219

RH Factor LLC
PO Box 429
Pewee Valley KY 40056-0429

HOSKO LLC
10604 Wildflower Woods Court
Louisville KY 40299-6240

Feeders Supply Company Inc.
315 Baxter Avenue
Louisville KY 40204-1143

Edwin C & Wanda Jackson
9800 Tamarisk Parkway
Louisville KY 40223-2843

Kevin Kramer
Metro Council District 11
515 Jefferson Blvd., Suite 101
Louisville, KY 40258

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