

Parcel 2A

A certain parcel of land located in Bourbon County, Kentucky, situated in Paris, KY approximately 400 feet west of US Highway 27 and being more particularly described as follows:

Commencing at the northeast property corner common to WAL_MART REAL ESTATE BUISNESS TRUST and MDAT LCC, being situated in the west right-of-way line of Magnolia Way; thence with the curving right of way line of Magnolia Way;

Along a curve to the left, having a radius of 220.00 feet, an arc length of 50.13 feet and a chord which bears North 36° 48' 14" West a distance of 50.03 feet to a POINT in the west right-of-way line of Magnolia Way, being the POINT OF BEGINNING; thence through the lands of MDAT LLC;

South 55° 03' 04" West, 286.58 feet to a POINT in the lands of MDAT LLC; thence through the lands of MDAT LLC;

North 34° 48' 26" West, 200 feet to a POINT in the lands of MDAT LLC; thence through the lands of MDAT LLC;

North 55° 03' 04" East, 255.72 feet to a POINT in the west right-of-way line of Magnolia Way, thence with the west right-of-way line of Magnolia Way;

South 38° 08' 56" East, 12.85 feet to a POINT in the west right-of-way line of Magnolia Way; thence continuing with the curving west right-of-way line of Magnolia Way;

Along a curve to the right, having a radius of 280.00 feet, an arc length of 30.94 feet and a chord which bears South 41° 18' 52" East a distance of 30.92 feet to a POINT in the west right-of-way line of Magnolia Way; thence continuing with the west right-of-way line of Magnolia way;

South 44° 28' 48" East, 154.21 feet to a POINT in the west right of way line of Magnolia Way; thence with the curving west right of way line of Magnolia Way;

Along a curve to the right, having a radius of 220.00 feet, an arc length of 4.41 feet and a chord which bears South 43° 54' 22" East a distance of 4.41 feet the POINT OF BEGINNING, containing approximately 1.24 Acres.

Being a portion of the same property as conveyed by WILLIAM PERRY LETTON and LISA G. LETTON by deed dated April 25th, 2022 and recorded in Deed Book 321, Page 647. All of the above referenced instruments are of record in the Bourbon County Clerk's Office.

Parcel 2B

A certain parcel of land located in Bourbon County, Kentucky, situated in Paris, KY approximately 400 feet west of US Highway 27 and being more particularly described as follows:

Commencing at the northeast property corner common to WAL_MART REAL ESTATE BUISNESS TRUST and MDAT LCC, being situated in the west right-of-way line of Magnolia Way, being the POINT OF BEGINNING; thence with the line of WAL_MART REAL ESTATE BUISNESS TRUST;

South 55° 03' 04" West, 840.46 feet to a POINT in the line of BEDFORD ACRES, being a corner to WAL-MART REAL ESTATE BUISNESS TRUST; thence with the line of BEDFORD ACRES;

North 12° 21' 01" West, 270.79 feet to a POINT in the line of BEDFORD ACRES; thence through the lands of MDAT LLC;

North 55° 03' 04" East, 448.70 feet to a POINT in the lands of MDAT LLC; thence through the lands of MDAT LLC;

South 34° 48' 26" East, 200.00 feet to a POINT in the lands of MDAT LLC; thence through the lands of MDAT LLC;

North 55° 03' 04" East, 286.58 feet to a POINT in the west right-of-way line of Magnolia Way; thence with the west fight-of-way line of Magnolia Way;

Along a curve to the right, having a radius of 220.00 feet, an arc length of 50.13 feet and a chord which bears South 36° 48' 14" East a distance of 50.03 feet to the POINT OF BEGINNING, containing approximately 3.202 Acres.

Being a portion of the same property as conveyed by WILLIAM PERRY LETTON and LISA G. LETTON by deed dated April 25th, 2022 and recorded in Deed Book 321, Page 647. All of the above referenced instruments are of record in the Bourbon County Clerk's Office.