

STATEMENT OF CONSIDERATION
EXEMPT PURSUANT TO KRS 382.135 (2) (C)

DEED OF CONVEYANCE

Kenton County
Item No. 06-17.00

THIS DEED OF CONVEYANCE, between County of Kenton, Kentucky, of 1840 Simon Kenton Way, Covington, KY 41011, and CIP18 API Tapestry on the Ridge LLC, a Delaware limited liability company, of One Boston Place, Suite 2310, Boston, MA 02108, hereinafter collectively referred to as Grantor, and the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways, 200 Mero Street, Frankfort, Kentucky 40622, Grantee;

WITNESSETH: That the Grantor in consideration of FIVE THOUSAND ONE HUNDRED (\$5,100.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby sell, grant and convey to the Grantee, its successors and assigns forever, the following described properties and property rights, to wit:

PIDN # 041-30-00-023.00
GROUP # 2251; 3150

Parcel No. 306 Tract A

Being a tract of land lying in Kenton County along I-75 approximately 0.30 miles south of the I-75 and 12th Street interchange, and more particularly described as follows:

Beginning at a point in the existing control of access and right-of-way line 431.56 feet left of I-75 Mainline at Station 520+94.15; thence with said line South 44°18'17" West a distance of 131.69 feet to a point in the proposed control of access and right-of-way line 497.28 feet left of I-75 Mainline at Station 519+80.03; thence with said line North 30°43'20" East a distance of 131.36 feet to a point in the proposed control of access and right-of-way line 460.30 feet left of I-75 Mainline at Station 521+06.07; thence with said line North 64°03'28" East a distance of 64.18 feet to a point in the north property line 411.36 feet left of I-75 Mainline at Station 521+47.59; thence with said line South 56°33'00" East a distance of 32.00 feet to a point in the existing control of access and right-of-way line 381.12 feet left of I-75 Mainline at Station 521+37.13; thence with said line South 63°56'11" West a distance of 66.27 feet to a point in the existing control of

access and right-of-way line 431.56 feet left of I-75 Mainline at Station 520+94.15 and the POINT OF BEGINNING.

The above described parcel contains 0.088 acres (3,833 sq. ft.)

It is understood between the parties hereto and made a covenant herein that the above described property is conveyed in fee simple.

Being part of the same property conveyed to County of Kenton, Kentucky by Deed from CIP18 API Tapestry on the Ridge LLC, a Delaware limited liability company, dated October 29, 2020, and recorded in **Book KC 52, page 354.**

See also that Agreement of Lease from County of Kenton, Kentucky, to CIP18 API Tapestry on the Ridge LLC, a Kentucky limited liability company, dated October 1, 2020, and of record in **Book KC 52, page 364.** The said CIP18 API Tapestry on the Ridge LLC, a Delaware limited liability company, joins herein to convey any interest it may have in and to the aforescribed real property by virtue of the said Lease.

All records referred to herein are records of the Kenton County Clerk's office.

This proposed public highway improvement for which the above described property is being acquired is identified as **Brent Spence Bridge over the Ohio River**, State Project No. 1100 FD04 059 7200301R, the plans for which are on file in the office of the Transportation Cabinet in Frankfort, Kentucky. The acquisition of right of way on this project was authorized by Transportation Cabinet Official Order No. **112864**. This project (the main line) is a fully controlled access highway, as required to be set forth in Section 6 of the Kentucky Administrative Regulations, (603 KAR 5:120).

Kris Knochelmann, Judge/Executive of County of Kenton, Kentucky is signing this Deed of Conveyance on behalf of said County by the authority given to him in Minutes from the meeting on September 27, 2022.

James M. Dixon, President of Arlington Properties, Inc., the Company Manager of Arlington Covington, LLC., an Alabama limited liability company, the Administrative Manager of CIP18 API Tapestry on the Ridge Holdings LLC, a Delaware limited liability company, the Sole Member of and on behalf of CIP18 API Tapestry on the Ridge LLC, a Delaware limited liability company, is signing this Deed of Conveyance on behalf of said LLC by the authority given to him by a resolution of the said LLC.

The Grantor further covenants that it is lawfully seized of the property hereby conveyed, with full right and power to grant same, and said property is free of all encumbrances except restrictions and easements of record and all real estate taxes due and payable in 2022, which said Grantor hereby promises and agrees to pay.

TO HAVE AND TO HOLD said property and property rights unto the Grantee, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

IN TESTIMONY WHEREOF the Grantor has executed this DEED OF CONVEYANCE on this _____ day of _____, 2022.

County of Kenton, Kentucky

Kris Knochelmann
Judge/Executive

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

I, _____, a notary public in and for the state and county aforesaid, do hereby certify that the foregoing Deed of Conveyance was produced to me in said state and county by Kris Knochelmann, Judge/Executive of County of Kenton, Kentucky, and was signed, acknowledged and delivered to be their free act and deed.

This ___ day of _____, 2022.

Notary Public

My Commission Expires _____

My ID Number _____

IN TESTIMONY WHEREOF the Grantor has executed this DEED OF CONVEYANCE on this _____ day of _____, 2022.

CIP18 API TAPESTRY ON THE RIDGE LLC,
a Delaware limited liability company

By: CIP18 API Tapestry on the Ridge Holdings LLC,
a Delaware limited liability company,
its Sole Member

By: Arlington Covington, LLC,
an Alabama limited liability company,
its Administrative Manager

By: Arlington Properties, Inc.,
an Alabama corporation,
its Company Manager

By: _____
James M. Dixon
its President

STATE OF _____)

) SS:

COUNTY OF _____)

The foregoing instrument was sworn to and acknowledged before me this ____ day of September, 2022, by James M. Dixon, President of Arlington Properties, Inc., the Company Manager of Arlington Covington, LLC., an Alabama limited liability company, the Administrative Manager of CIP18 API Tapestry on the Ridge Holdings LLC, a Delaware limited liability company, the Sole Member of and on behalf of CIP18 API Tapestry on the Ridge LLC, a Delaware limited liability company.

Notary Public

My Commission Expires _____

My ID Number _____

STATEMENT CONCERNING TAX BILL

Pursuant to KRS 382.135 (3) (c) the tax bill for above-described real property is to be sent to County of Kenton, Kentucky, 1840 Simon Kenton Way, Covington, KY 41011.

This instrument prepared by:

Please Return Deed To:

John Estill, Attorney
Fox Wood Wood & Estill
24 West Third Street
Maysville, Kentucky 41056
(606) 564-5585 Tel.

Strand Associates, Inc.
Mark C. Askin, P.E.
325 West Main Street, Suite 710
Louisville, KY 40202