

DEED of CONVEYANCE

THIS DEED of CONVEYANCE is made and entered into this 21st day of January, 2022 by and between **C&D PROPERTY OF FLORENCE, LLC**, a Kentucky limited liability company, whose address is 39 East Broadway, Suite 604, New York, NY 10002, hereinafter referred to as **GRANTOR** and **CHANNEL MARK HOLDINGS, LLC**, a Florida limited liability company, with a principal office mailing address of 15010 Orange River Road, Ft. Myers, FL 33905-7661, hereinafter referred to as **GRANTEE**.

Mailing Address for Tax Bills:

Channel Mark Holdings, LLC
15010 Orange River Road
Ft. Myers, FL 33905-7661

WITNESSETH

FOR AND IN CONSIDERATION of ONE MILLION NINE HUNDRED FIFTY THOUSAND (\$1,950,000.00), paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, GRANTOR has this day and by these presents does hereby grant, sell and convey onto GRANTEE, in fee simple, its' successors and assigns forever, with Covenant of General Warranty, that certain real estate, together with all improvements, located in Florence, Boone County, Kentucky which is more particularly described as follows:

TRACT I: (Group No. 3143)

All of Lot 5 Saratoga Square, Section 1, as shown on Plat 187A in the Office of the Boone County Clerk at Burlington, Kentucky; and,

TRACT II: (Group No. 3208)

All of Lot No. 4A of Saratoga Resubdivision of Lot 4 as shown on Plat 214A in the Boone County Clerk's Office at Burlington, Kentucky; with both of said tracts being more popularly known as 4911 Houston Road, Florence, Kentucky; and,

TRACT III: Easement Estate

That non-exclusive, perpetual easement and other rights mare particularly described in that certain Reciprocal Easement Agreement dated November 6, 1992, of record in Easement Book 31, Page 169, in the office of the Boone County Clerk at Burlington, Kentucky; and,

RETURN TO: 7000 Houston Rd Florence KY 41042

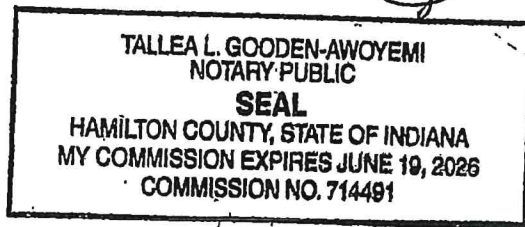
IN TESTIMONY WHEREOF, witness the signatures of Grantor and Grantee to be effective on the day and year first above written.

GRANTOR:
C&D PROPERTY OF FLORENCE, LLC,
a Kentucky limited liability company

By: Daniel Liu, Authorized Member
DANIEL LIU, Authorized Member

STATE OF Indiana
COUNTY OF Hamilton

Subscribed, sworn, and acknowledged before me, a Notary Public, by Daniel Liu, the duly authorized member of **C&D PROPERTY OF FLORENCE, LLC**, a Kentucky limited liability company on this 11th day of January, 2022.



Tallea L. Gooden-Awoyemi
NOTARY PUBLIC

Print Name: Tallea L. Gooden-Awoyemi

Commission No. 714491

My Commission Expires: June 19, 2026

THIS INSTRUMENT PREPARED BY:

Harold F. Simms
Harold F. Simms
Attorney & Counselor at Law
112 N. Court Street
Georgetown, KY 40324
502-8689-5300

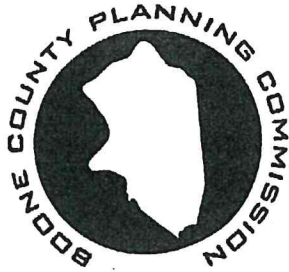
TITLE EXAMINATION NOT PERFORMED BY PREPARER

Exhibit A

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, not yet due and payable.
2. Easements, restrictions, conditions, stipulations and any state of facts shown on the plat of record in Plat Cabinet 1, Slide 187-A, in the Office of the Clerk of Boone County at Burlington, Kentucky. (Parcel I)
3. Easements, restrictions, conditions, stipulations and any state of fact shown on the plat of record in Plat Cabinet 2, Slide 214-A, in the Office of the Clerk of Boone County at Burlington, Kentucky. (Parcel II)
4. Easement granted to The Union Light, Heat & Power Company dated August 13, 1959 of record in Misc. Book 14, Page 182 and as corrected in Easement Book 15, Page 69, both in the Office of the Clerk of Boone County at Burlington, Kentucky.
5. The terms, conditions and provisions of that certain Reciprocal Storm Water Drainage Easement Agreement dated May 2, 1991, and recorded in Easement Book 26, Page 265, which was partially released by Partial Release of Reciprocal Storm Water Drainage Easement recorded in Miscellaneous Book 413, Page 136, both in the Office of the Clerk of Boone County at Burlington, Kentucky.
6. Easement granted to the City of Florence dated February 11, 1992 and recorded in Easement Book 28, Page 169, in the Office of the Clerk of Boone County at Burlington, Kentucky.
7. Easement granted to the City of Florence dated February 11, 1992, recorded in Easement Book 28, Page 171, in the Office of the Clerk of Boone County at Burlington, Kentucky.
8. Terms and conditions of the Reciprocal Easement Agreement dated November 6, 1992 and recorded in Easement Book 31, Page 169, in the Office of the Clerk of Boone County at Burlington, Kentucky.. (Parcel II)
9. Terms and conditions of the Declaration of Protective Covenants, Liens and Easements for Saratoga Square dated February 11, 1992 and recorded in Miscellaneous Book 333, Page 108 with a Modification recorded in Miscellaneous Book 368, Page 121, all in the Office of the Clerk of Boone County at Burlington, Kentucky.

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12/22/2021 3:06 pm



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

November 18, 2022

Tin Lizzie Cincinnati Two, LLC
c/o - Mr. Sam Tancredi
11869 Piney Glade Road
Noblesville, IN 46060

RE: Request of **Tin Lizzie Cincinnati Two, LLC (applicant)** for **Channel Mark Holdings, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 1.2 acre area located at 4911 Houston Road, Florence, Kentucky. The request is for a Special Sign District to allow projector lights, flood lights, and two non-functional vintage gasoline pumps in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district.

Dear Mr. Tancredi,

The following represents the recommended condition of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their November 16, 2022 meeting. Please have the property owner sign the appropriate line at the end of this letter if he in agreement with the conditions. Please return the signed letter to the Planning Commission office by December 7, 2022.

CONDITION

1. All projector and flood lights shall display the same color and the lighting shall be constant without any blinking or other special effects.
2. The projector lights and flood lights shall be limited to displaying one color per day.

Sincerely,

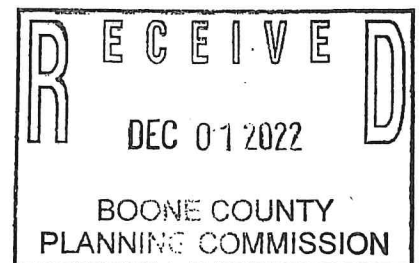
Todd K. Morgan, AICP
Senior Planner

AGREEMENT

I, Mike McGuigan, hereby agree to the conditions of approval for the above referenced application.

Mike McGuigan
Managing Member
Channel Mark Holdings, LLC

11/24/22
Date



SUPPORTING INFORMATION

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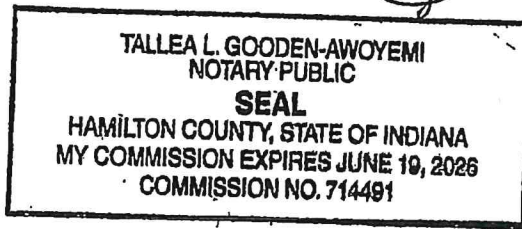
GRANTOR:
C&D PROPERTY OF FLORENCE, LLC,
a Kentucky limited liability company

By: Daniel Liu, Authorized Member
DANIEL LIU, Authorized Member

STATE OF
COUNTY OF

Indiana
Hamilton

Subscribed, sworn, and acknowledged before me, a Notary Public, by **Daniel Liu**, the duly authorized member of **C&D PROPERTY OF FLORENCE, LLC**, a Kentucky limited liability company on this 11th day of January, 2022.



Tallea L. Gooden-Awoyemi
NOTARY PUBLIC

Print Name: Tallea L. Gooden-Awoyemi

Commission No. 714491

My Commission Expires: June 19, 2026

THIS INSTRUMENT PREPARED BY:

Harold F. Simms
Harold F. Simms
Attorney & Counselor at Law
112 N. Court Street
Georgetown, KY 40324
502-8689-5300

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Todd K. Morgan, AICP
Senior Planner

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Channel Mark Holdings, LLC

11/24/22
Date

