

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 96, issued to Nolan Rechten, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 1, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Division Manager

Dated: June 1, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME		Citation #
RECHTIN NOLAN		96
904 COLUMBIA ST		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/08/2023	1353 PM	904 COLUMBIA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
ROOFS	\$100	\$500

COMPLAINT INFORMATION

PM 304.7 Roofs and drainage.: Properly repair all roof covering as to properly discharge roof drainage water. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: Repair Soffitt Work on the Front of the Building.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	03/09/2023	1514 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

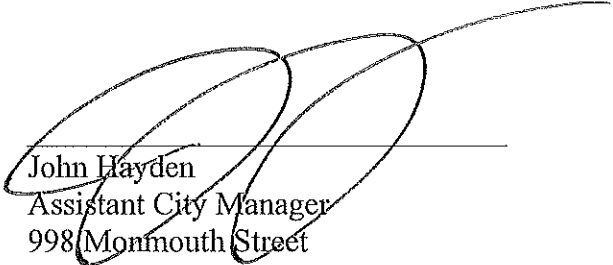
CITATION 96

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Nolan Rechtin** and located at **904 Columbia St., Newport, Kentucky** by a final, non-appealable order of March 9, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Nolan Rechtin** and located at **904 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 777, Page 491** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 1st day of June, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America, with an address of P.O. Box 650043, Dallas, TX 75265-0043 to it paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, grant and convey, but without recourse, representation or warranty, except as expressed herein, to Nolan Rehtin, whose mailing address is 904 COLUMBIA STREET, NEWPORT KY 41071, and tax mailing address is 904 COLUMBIA STREET, NEWPORT, KY 41071 which is also the "in care of" address for the current year tax bills.

WITNESSETH:

That for and in consideration of the sum of Forty Four Thousand and 00/100 (\$44,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby sell, barter, grant and convey, with Special Warranty covenants, unto the Grantee, Nolan Rehtin, his heirs and assigns forever, the following described real property:

Situate in the City of Newport, County of Campbell and Commonwealth of Kentucky, to-wit:

Parts of Lots Numbered 537 and 538 in Buena Vista Addition to the City of Newport, Campbell County, Kentucky, as recorded in Plat Book 42, Page 5, and more particularly described as follows:

Beginning at a point in the West line of Columbia Street 20 feet, 2 inches South of the Southwest corner of Ninth and Columbia Streets; thence Southwardly with the West line of Columbia Street 19 11/12 feet; thence from the point last named and the place of beginning extending back Westwardly between parallel lines and at right angles to Columbia Street 91 1/2 feet in depth, excepting and reserving however, 4 feet off of the rear or most Westerly end of the real estate hereinabove described, as a way of ingress and egress, for the benefit of and the use of Pallas Swope, an unmarried woman, her heirs and assigns forever, and the owners of Lots Numbered 535, 536 and 537 in the Buena Vista Addition to the City of Newport, Campbell County, Kentucky, their heirs and assigns forever.

Also: The right of ingress and egress over a strip of ground 4 feet wide off the rear end of the North 20 feet 2 11/12 inches of Lot Numbered 538 in Buena Vista Addition to the City of Newport, Kentucky.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

Being the same property conveyed to Federal National Mortgage Corporation who acquired title by virtue of a deed from George Kolentse, Campbell County Master Commissioner, dated March 29, 2016, recorded April 26, 2016, at Deed Book 775, Page 798, Campbell County, Kentucky records.
Subject to easements, conditions and restrictions of record.

Such real estate is commonly known as 904 Columbia Street, Newport, Kentucky, 41071.

Parcel Number(s): 999-99-00-716.00
Group 30178-A3 and 30178-A4

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

TO HAVE AND TO HOLD the same to the said Grantee, as aforementioned, his heirs and assigns forever.

THE PARTIES HERETO STATE THE CONSIDERATION REFLECTED IN THIS DEED IS \$44,000.00 AND IS THE FULL CONSIDERATION PAID FOR THE PROPERTY. THE GRANTEE JOIN IN THIS DEED FOR THE SOLE PURPOSE OF CERTIFYING THE CONSIDERATION PURSUANT TO KRS 382.

THIS DEED IS TO (OR FROM) THE UNITED STATES OF AMERICA, OR AN INSTRUMENTALITY THEREOF, FOR NOMINAL CONSIDERATION ONLY AND IS THEREFORE EXEMPT UNDER KRS 142.050(7)(B)

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

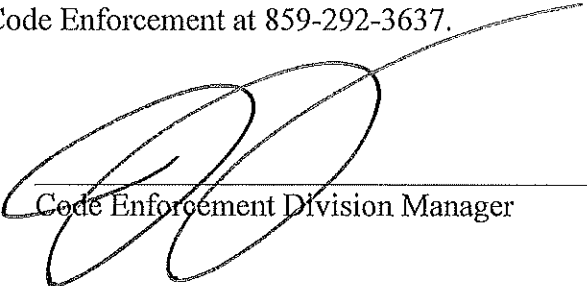
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 78, issued to Wood Newport Shopping Center LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 1, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.



Code Enforcement Division Manager

Dated: June 1, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME		Citation #
WOOD NEWPORT SHOPPING CENTER LLC		78
321 HENRY STREET		LEXINGTON, KY 40508
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/01/2023	10:30 AM	1727 MONMOUTH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
302.1 Sanitation	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: Properly clean and dispose of all junk, trash, and debris around the dumpsters. Including the debris on the hillside beneath the dumpsters.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Daylin Garland	03/01/2023	10:30 AM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

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FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

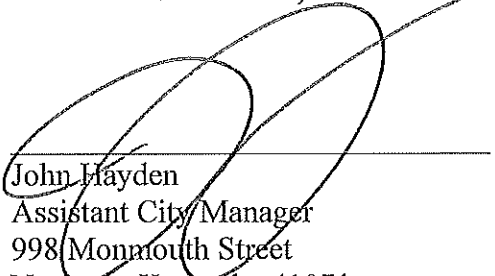
CITATION 78

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Wood Newport Shopping Center LLC** and located at **1727 Monmouth St., Newport, Kentucky** by a final, non-appealable order of March 1, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Wood Newport Shopping Center LLC** and located at **1727 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 840, Page 340** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 1st day of June, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

LEGAL DESCRIPTION

The land is described as follows:

Tract 1- Parcel 1:

Group Nos.: 41186/A1; 41186/A2; 41186/Z; 41351/C1 and 41351/C3

PIDN: 999-99-03-734.00

Commonly known as 1727 Monmouth Street, Newport, Kentucky 41071

Situated in the City of Newport, Campbell County, Kentucky, being part of Lots 4, 5, 10 and 11 of Plat C of the Estate of Colonel James Taylor and being more particularly described as follows:

Commencing at the intersection of the East right-of-way line of Monmouth Street with the North right-of-way line of New Linden Road;

Thence with the East right-of-way of Monmouth Street, North 33 degrees 11 minutes 00 seconds West, 51.79 feet to a set 5/8" iron pin and the true point of beginning;

Thence continuing with said the east right-of-way of Monmouth Street the following four (4) courses:

North 33 degrees 11 minutes 00 seconds West, 17.29 feet to a set 5/8" iron pin;

Thence North 56 degrees 49 minutes 00 seconds East, 10.00 feet to a set 5/8" iron pin;

North 33 degrees 11 minutes 00 seconds West, 133.20 feet to a point of curve;

Thence along a curve to the right having a radius of 1026.68 feet, a delta of 10 degrees 45 minutes 10 seconds, an arc length of 192.68 feet and a chord which bears North 27 degrees 48 minutes 25 seconds West, having a chord distance of 192.40 feet to a point on a line; Thence leaving said Road, North 62 degrees 21 minutes 00 seconds East, 37.66 feet to a set MAG nail at the point of curve;

Thence along a curve to the left having a radius of 60.00 feet, a delta of 33 degrees 38 minutes 45 seconds, an arc length of 35.23 feet and a chord which bears North 45 degrees 31 minutes 38 seconds East, having chord distance of 34.73 feet to a point on a line.

Thence North 28 degrees 42 minutes 02 seconds East, 55.20 feet to a set MAG, nail;

Thence North 25 degrees 44 minutes 00 seconds East, 61.66 feet to a set MAG nail;

Thence North 18 degrees 59 minutes 00 seconds East, 15.50 feet to a set MAG nail;

Thence North 23 degrees 52 minutes 00 seconds West, 70.63 feet to a set MAG nail;

Thence South 76 degrees 40 minutes 00 seconds West 50.77 feet to a set 5/8" iron pin;

Thence North 16 degrees 56 minutes 54 seconds West 49.99 feet to a set 5/8" iron pin;

Thence North 16 degrees 02 minutes 00 seconds West, 50.00 feet to a set 5/8" iron pin;

Thence North 15 degrees 26 minutes 36 seconds West, 50.00 feet to a set 5/8" iron pin;

Thence North 76 degrees 40 minutes 00 seconds East 5.00 feet to a set 5/8" iron pin;

Thence North 14 degrees 50 minutes 23 seconds West, 50.00 feet to a set 5/8" iron pin;

Thence North 15 degrees 14 minutes 14 seconds West, 50.00 feet to a set 5/8" iron pin;

Thence South 76 degrees 40 minutes 00 seconds West, 110.00 feet to a point on a curve in the north right-of-way of Monmouth Street; Thence with the north right-of-way of Monmouth Street, the following three courses:

Along a curve to the right having a radius of 4,755.85 feet, a delta of 00 degrees 36 minutes 08.5 seconds, an arc length 50.00 feet and a chord which bears North 13 degrees 38 minutes 05 seconds West, having a chord distance of 50.00 feet to a set iron pin;

Thence South 76 degrees 40 minutes 00 seconds West, 15.00 feet to a set 5/8" iron pin;

Thence North 13 degrees 20 minutes 00 seconds West, 114.70 feet to a set 5/8" iron pin;

Thence leaving said Road, North 76 degrees 40 minutes 00 seconds East, 120.00 feet to a set 5/8" iron pin;

Thence North 13 degrees 20 minutes 00 seconds West 100.0 feet to a point, witnessed by a set 5/8" iron pin bearing North 61 degrees 22 minutes 21 seconds East, 7.33 feet;

Thence South 76 degrees 40 minutes 00 seconds West, 120.00 feet to a set MAG nail in the north right-of-way line of Monmouth Street;

Thence with the north right-of-way of Monmouth Street, North 13 degrees 20 minutes 00 seconds West, 130.63 feet to a set 5/8" iron pin;

Thence leaving said Road, North 76 degrees 40 minutes 00 seconds East, 156.10 feet to a set 5/8" iron pin;

Thence North 48 degrees 56 minutes 10 seconds East, 231.44 feet to a set railroad spike with punch;

Thence North 40 degrees 32 minutes 59 seconds West 585.32 feet to a point on a curve;

Thence along a curve to the left having a radius of 243.21 feet, a delta of 39 degrees 32 minutes 11 seconds, an arc length of 167.82 feet and a chord which bears North 68 degrees 55 minutes 06 seconds East, having a chord distance of 164.51 feet to a point on a line;

Thence North 49 degrees 09 minutes 00 seconds East, 245.98 feet to a point on a curve in the south right-of-way line of Carothers Road;

Thence with the south right-of-way of Carothers Road, along a curve to the left having a radius of 1148.00 feet, a delta of 04 degrees 59 minutes 17 seconds, an arc length of 99.77 feet and a chord which bears North 61 degrees 35 minutes 21 seconds East, having a chord distance of 99.74 feet to a set 5/8" Iron pin;

Thence leaving said Road South 40 degrees 44 minutes 30 seconds East 199.31 feet to a set railroad spike with punch;

Thence North 48 degrees 54 minutes 29 seconds East, 110.07 feet to a set 5/8" Iron pin;

Thence South 40 degrees 44 minutes 31 seconds East, 558.50 feet to a set 5/8" Iron pin;

Thence South 14 degrees 13 minutes 51 seconds West, 926.92 feet to a set 5/8" Iron pin;

Thence South 33 degrees 33 minutes 50 seconds East, 224.81 feet to a set 5/8" Iron pin;

Thence South 11 degrees 56 minutes 07 seconds West, 153.50 feet to a set 5/8" Iron pin;

Thence South 49 degrees 03 minutes 48 seconds West 287.08 feet to a set 5/8" Iron pin;

Thence 49 degrees 18 minutes 07 seconds West, 61.85 feet to a set 5/8" Iron pin;

Thence North 42 degrees 05 minutes 00 seconds West, 66.33 feet to a railroad spike with punch;

South 47 degrees 55 minutes 00 seconds West, 142.92 feet to the true point of beginning, and containing 1,150,965.67 square feet or 26.4225 acres of land, more or less.

Prepared by Buford L. Payne, PLS 1691, from a survey done under his direction on June 23, 2010.

The afore described property being a description of the remainder property of that 26.944 acres, the approved conveyance plat for which is recorded in Mortgage Book 1160 at page 470 of the Campbell County Clerk's recorded at Newport, Kentucky.

Tract 2:

Group Number: 41351/C1

PIDN: 999-99-03-735.00

Commonly Known As 30 Carothers Road, Newport, Kentucky 41071

Being that certain .4833 acre parcel identified as PIDN 999-99-03-735.00, the approved conveyance plat being recorded in Mortgage Book 1854 at Page 396 of said records & further described as follows:

Situate in the City of Newport, Campbell County, Kentucky, being part of Lot 4 of Plat C of Colonel James Taylor Estate as recorded in New Plat Book 2 Page 65 of the Campbell County records and being more particularly described as follows:

Beginning at a set 5/8" Iron pin at the intersection of the southerly right-of-way line of Carothers Road with the easterly line of aforesaid Lot 4;

Thence with the easterly line of Lot 4, South 40 degrees 44 minutes 31 seconds East, 185.00 feet to a set 5/8" Iron pin;

Thence South 48 degrees 54 minutes 29 seconds West 110.07 feet to a set railroad spike with a punch mark;

Thence North 40 degrees 44 minutes 31 seconds West, 199.31 feet to a point on a curve in the southerly right-of-way line of Carothers Road;

Thence with said Road, along a curve to the left having a radius of 1,146.00 feet, a delta of 05 degrees 32 minutes 50 seconds, an arc length of 110.95 feet and a chord which bears North 58 degrees 19 minutes 18 seconds East having a chord distance of 110.91 feet to the point of beginning and containing 21,050.76 square feet or 0.4833 acre(s) of land, more or less.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 79, issued to JSP Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 1, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Division Manager

Dated: June 1, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
JSP PROPERTIES LLC	79

4329 CRESCENT SPRINGS CT	LEXINGTON, KY 40515
--------------------------	---------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/01/2023	1132 AM	336 W 8TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
SANITATION	\$100	\$500
SIDEWALKS	\$100	\$500
WINDOWS	\$100	\$500
EXTERIOR WALLS	\$100	\$500
ROOFS	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

PM 302.3 Sidewalks and Driveways: : Properly repair all damaged or missing sidewalks and driveways. These areas shall be maintained free of hazardous conditions.

PM 304.13 Windows and door frames:: Properly repair or replace any missing or deteriorated window or door and frame. Every window, door and frame shall be kept in sound condition, good repair and weather tight.

PM 304.6 Exterior Walls:: Properly repair all exterior walls to be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. (detail description)

PM 304.7 Roofs and drainage.: Properly repair all roof covering as to properly discharge roof drainage water. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Barry Shields	3/1/23	1342 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

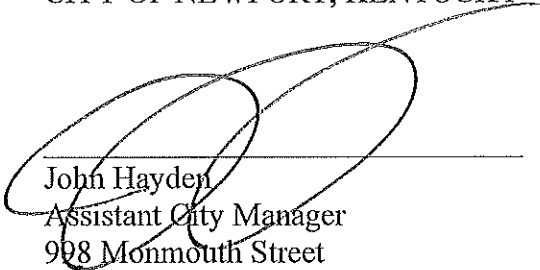
CITATION 79

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$2,500** on the real property owned by **JSP Properties LLC** and located at **336 W. 8th St., Newport, Kentucky** by a final, non-appealable order of March 1, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **JSP Properties LLC** and located at **336 W. 8th St., Newport Kentucky**, and more particularly described in **Deed Book 835, Page 310** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
908 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 1st day of June, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3697

DEED

THIS DEED, made and entered into on this the 17th day of February 2022, by and between GG RENKY, LLC, a Delaware limited liability company, of PO Box 141, Waunakee, WI 53597-0141, GRANTOR, and JSP Properties LLC, a Kentucky limited liability company, of 4329 Crescent Springs Court, Lexington, KY 40515, GRANTEE. Further, the address to which the property tax bill for the year in which the property is transferred may be sent is 4329 Crescent Springs Court, Lexington, KY 40515.

WITNESSETH:

THAT for and in consideration of the sum of \$510,114.50, the receipt of which is hereby acknowledged, Grantor has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Grantee, in fee simple absolute, its successors and assigns forever, the following described property located Newport, Campbell County, Commonwealth of Kentucky:

TRACT I

Situated in the County of Campbell and Commonwealth of Kentucky, described as follows, to wit:

Lot Numbered 56 in the Trustees Addition to the City of Newport, Campbell County, Kentucky, fronting thirty (30) feet on the South side of Eighth Street, between Patterson and Isabella Streets and extending back Southwardly that width to an alley, as shown by plat thereof in Plat Cabinet B, Slide 262B (formerly Plat Book 5, Page 49) in the Campbell County Clerk's office.

Property Address: 336 W 8TH ST., UNITS 1 - 3, NEWPORT, KY 41071

Parcel Number: 999-99-00-539.00

Group Number: 41415-A3

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 93, issued to Family Dollar Stores of KY LTD, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 1, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.



Code Enforcement Division Manager

Dated: June 1, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
FAMILY DOLLAR STORES OF KY LTD	93

P O BOX 1017	CHARLOTTE, NC 28201
--------------	---------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/07/2023	1149 AM	100 W 5TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Barry Shields	03/07/2023	1439 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

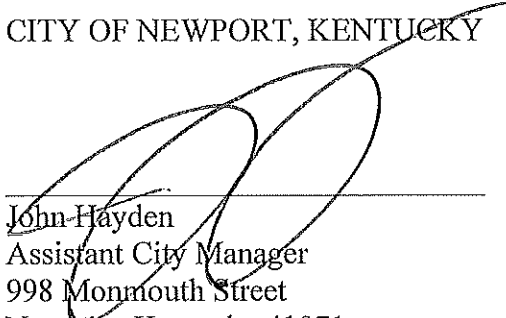
CITATION 93

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Family Dollar Stores of KY LTD** and located at **100 W. 5th St., Newport, Kentucky** by a final, non-appealable order of March 7, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Family Dollar Stores of KY LTD** and located at **100 W. 5th St., Newport Kentucky**, and more particularly described in **Deed Book 670, Page 525** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 1st day of June, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

EXHIBIT A

999-99-04-253.00

GROUP 30883/A1
A2

Beginning at a set "x" notch at the southwest corner of Fifth and Columbia Streets in the City of Newport Kentucky as shown of Plat Book 5, Page 22 located in Plat Cabinet B, Slide 247 of the Campbell County Records at Newport, Kentucky: Thence S 35 degrees 04' E along the West line of Columbia Street 140.00 ft. to a set "x" notch in the North line of James Alley; thence S. 55 degrees 04' W along the North line of James Alley 195.00 ft. to the east line of Garden Alley; thence N 35 degrees 04' W along the East line of Garden Alley 140.00 ft. to a set "x" notch in the South line of Fifth Street; thence N 55 degrees 04' E along the South line of Fifth Street 195.00 ft. to the place of beginning. Being all of Lots 1, 2, 3, 4, 5, 6 of the H.K. Lindsey's Subdivision as shown of Plat Book 5, Page 22 located in Plat Cabinet B, Slide 247 of the Campbell County Records at the City of Newport, State of Kentucky and containing 27,300.00 sq. ft., more or less.

07C114042C

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

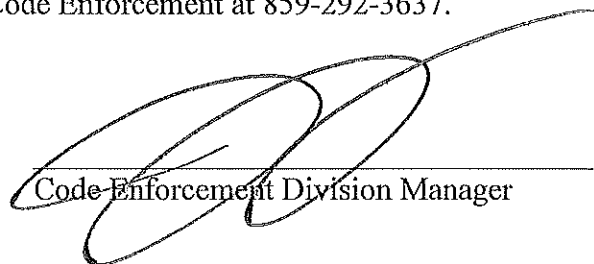
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 94, issued to SFR3 050 LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$1,000 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 1, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Division Manager

Dated: June 1, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
SFR3 050 LLC	94

228 PARK VE S	NEW YORK, NY 10003
---------------	--------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/03/2023	12:00 PM	939 PATTERSON ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
304. 7 Roofs	\$100.00	\$500.00
305. 3	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 304.7 Roofs and drainage.: Properly repair all roof covering as to properly discharge roof drainage water. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

PM 305.3 Interior Surfaces: : All interior surfaces, including windows and doors, shall be maintained in good, clean, and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Daylin Garland	04/03/2023	12:00 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

CITATION 94

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,000** on the real property owned by **SFR3 050 LLC** and located at **939 Patterson St., Newport, Kentucky** by a final, non-appealable order of April 3, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **SFR3 050 LLC** and located at **939 Patterson St., Newport Kentucky**, and more particularly described in **Deed Book 848, Page 303** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 1st day of June, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

EXHIBIT "A"
Properties and Legal Descriptions

Property 1

Situated in the City of Newport, Campbell County, Kentucky, and beginning at a point, the northeast corner of Tenth and Patterson Streets; thence eastwardly along the northerly line of Tenth Street Thirty-Five (35) feet to a point, the easterly line of said lot; thence from said two points extending back northwardly along the easterly line of said lot Thirty-Three (33) feet, four (4) inches in depth.

Being the same premises conveyed to SFR3 LLC a Delaware limited liability company, by virtue of a Warranty Deed from East Row Home Buyers, LLC, A Kentucky Limited Liability Company, recorded August 5, 2020, in Book D815, Page 433-435 Campbell County, Kentucky Records.

Parcel: 999-99-04-267.00

Address: 939 Patterson Street, Newport, KY 41071

Group: 41442/A1

Fair Market Value: \$49,000

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

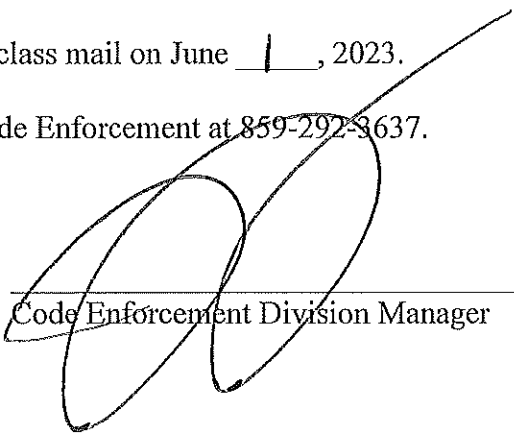
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 97, issued to JSP Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 1, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.



Code Enforcement Division Manager

Dated: June 1, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
JSP PROPERTIES LLC	97

4329 CRESCENT SPRINGS CT	LEXINGTON, KY 40515
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/08/2023	1319 PM	940 CENTRAL AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	03/09/2023	1524

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

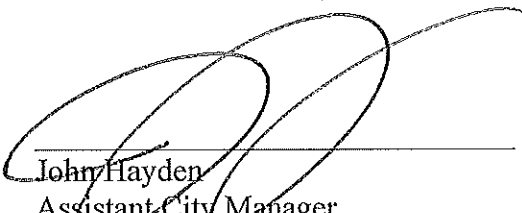
CITATION 97

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **JSP Properties LLC** and located at **940 Central Ave., Newport, Kentucky** by a final, non-appealable order of March 9, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **JSP Properties LLC** and located at **940 Central Ave., Newport Kentucky**, and more particularly described in **Deed Book 835 Page 310** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 1st day of June, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP0007

TRACT IV

And being the Easterly one hundred (100) feet of Lot Number One Hundred Ninety (190) in the Trustees Addition to the City of Newport, Campbell County, Kentucky, fronting thirty (30) feet on the West side of Central Avenue between Ninth and Tenth Streets extending back Westwardly in rectangular shape one hundred (100) feet, Plat Cabinet B, Slide 261B (formerly Plat Book 5, Page 46), in the Campbell County Clerk's office.

Property Address: 940 CENTRAL AVE. Units 1-4, NEWPORT, KY 41071

Parcel Number: 999-99-05-091.00

Group Number: 41427/A2

Being part of the same property conveyed to GG RE NKY, LLC by Deed dated November 11, 2019, of record in Deed Book 807, Page 532, in the Campbell County Clerk's office.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Grantee, in fee simple absolute, its successors and assigns forever.

GRANTOR does hereby release and relinquish unto Grantee, its successors and assigns forever, all of its right, title and interest in and to the above-described property, including all exemptions allowed by law, and does hereby covenant to and with Grantee, its successors and assigns forever, that it is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that it will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, that there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

Grantee assumes and agrees to pay all ad valorem taxes assessed against the above-described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382. Further, the address of the GRANTEES as noted above is the address to which the property tax bill for the year in which the property is transferred may be sent. The purchase price should be allocated among the subject properties, as follows: Tract I-\$156,958.31; Tract II-\$90,607.75; Tract III-\$117,718.73; and Tract IV-\$144,829.71.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

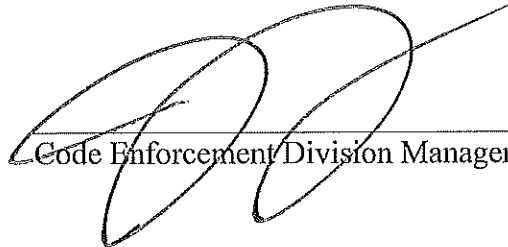
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 98, issued to 1137 Isabella St Land Trust, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 1, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.



Code Enforcement Division Manager

Dated: June 1, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME		Citation #
1137 ISABELLA ST LAND TRUST		98
1137 ISABELLA ST		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/08/2023	0950 AM	1137 ISABELLA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	03/09/2023	1540

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

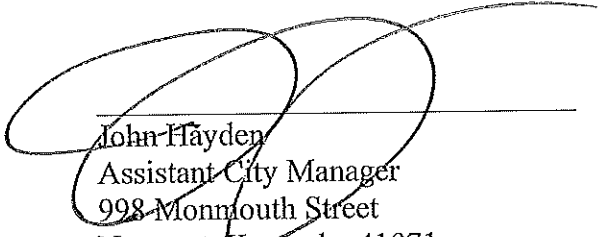
CITATION 98

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **1137 Isabella St Land Trust** and located at **1137 Isabella St., Newport, Kentucky** by a final, non-appealable order of March 9, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **1137 Isabella St Land Trust** and located at **1137 Isabella St., Newport Kentucky**, and more particularly described in **Deed Book 770, Page 431** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 1st day of June, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3887

EXHIBIT "A"

Office File No.: 15-3552

Property Address: 1137 Isabella Street, Newport, KY 41071

Tax ID No.: 999-99-03-594.00

Group: 41469 / A3

Prior Instrument: Deed Book 604, Page 402

Situated in the Trustees Addition to the City of Newport, Campbell County, Kentucky, to-wit: Lot Numbered 723, said Lot is situated on the East side of Isabella Street, between Williams, now Eleventh and Liberty, now Twelfth Streets, fronting thirty (30) feet on Isabella street and extending back that width one hundred and eighty-nine (189) feet to an alley or street now known as Liberty agreeably to the recorded plat of said addition, reference being had to same will fully appear.

Subject to easement and/or restrictions of record.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence

Being the same property conveyed from Roger D. Musk and Rose Musk, husband and wife to Robert D. Marshall and Sharon R. Marshall, husband and wife, for and during their joint lives with the remainder in fee simple to the survivor of them by virtue of a deed dated April 20, 1998 and recorded April 22, 1998 at Deed Book 604, Page 402 of the Campbell County, Kentucky real estate records.

The said Sharon R. Marshall died on or about Jan. 24, 2004 and by virtue of the survivorship clause contained in the aforementioned deed fee simple title vested to Robert D. Marshall.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

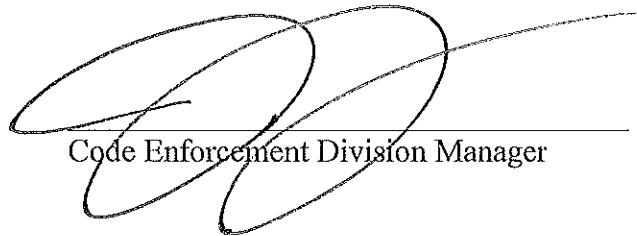
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 101, issued to Mario Misael Lopez Aguilar, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 1, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.



Code Enforcement Division Manager

Dated: June 1, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME		Citation #
AGUILAR MARIO MISAELO LOPEZ		101
339 LINDSEY ST		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/09/2023	1014 AM	433 W 9TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	03/13/2023	1236 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

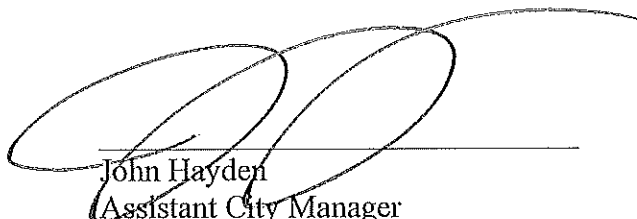
CITATION 101

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Mario Misael Lopez Aguilar** and located at **433 W. 9th St., Newport, Kentucky** by a final, non-appealable order of March 13, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Mario Misael Lopez Aguilar** and located at **433 W. 9th St., Newport Kentucky**, and more particularly described in **Deed Book 836, Page 50** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 1st day of June, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP2897

QUIT CLAIM DEED

2/11/2022

KNOW ALL MEN BY THESE PRESENTS that CASTLE 2020, LLC (herein called GRANTOR), whose address is 333 Westchester Avenue, W 2100, White Plains, NY 10604 and MARIO MISAELO LOPEZ AGUILAR (herein called Grantee), whose mailing address is 339 Lindseny Street, Newpory, KY 41071. For and in the sum of Twelve Thousand Two Hundred Thirty and 00/100 Dollars (\$12,230.00) the receipt of which is hereby acknowledged, have given, granted, remised, released and forever quitclaimed, unto the Grantee, the following real estate situated in County of **Campbell**, and State of **Kentucky**, more particularly described as follows:

Parts of lots numbers One Hundred Forty-Six (146) and One Hundred Forty-Seven (147) in the Trustee addition to the City of Newport, Campbell county, Kentucky, described as follows: Beginning at a point on the North side of West Ninth Street 55 feet East of the East line of Brighton Street; running thence eastwardly 20 feet; thence northwardly 120 feet; thence westwardly 20 feet; thence southwardly 120 feet to the place of beginning

PROPERTY ADDRESS: 433 W 9TH STREET, NEWPORT, KY

PIDN: 999-99-01-253.00

GROUP NO.: 41422-A3

PRIOR DEED REFERENCE: RECORDED 06/16/2021, BOOK D826, PAGE 55-59

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

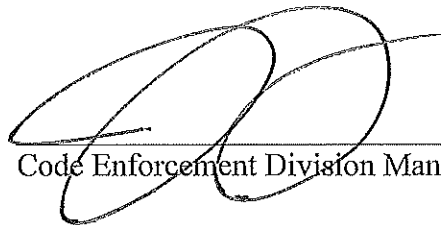
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 126 and 105, issued to EMRO Marketing Company, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$1,000 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 1, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.



Code Enforcement Division Manager

Dated: June 1, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME		Citation #
EMRO MARKETING COMPANY		126
PROPERTY TAX DEPT 539 SOUTH MAIN		FINDLAY, OH 45840-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/30/2023	0950 AM	1902 MONMOUTH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Barry Shields	03/31/2023	1345 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME		Citation #
EMRO MARKETING COMPANY		105
PROPERTY TAX DEPT 539 SOUTH MAIN		FINDLAY, OH 45840-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/15/2023	1204 PM	1902 MONMOUTH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	03/15/2023	1541 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN


CITATIONS 126, 105

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,000** on the real property owned by **EMRO Marketing Company** and located at **1902 Monmouth St., Newport, Kentucky** by a final, non-appealable orders of March 15, 2023 and March 31, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **EMRO Marketing Company** and located at **1902 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 525, Page 566** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 1st day of June, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3697

GRANT OF EASEMENT

Pt. Parcel # 999-99-01-492.00

Group No. 1313

41313/A1

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **SPEEDWAY LLC**, an Delaware limited liability company, f/k/a **EMRO MARKETING COMPANY**, with a mailing address of 539 South Main Street, Findlay, Ohio 45840 (hereinafter referred to as "Grantor"), hereby grant(s) unto **DUKE ENERGY KENTUCKY, INC.**, a Kentucky corporation, with a mailing address of 139 East Fourth Street, Cincinnati, OH 45202 and its successors and assigns (hereinafter referred to as "Grantee"), a perpetual, non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify and remove electric and/or telecommunication overhead line or lines, including but not limited to, all necessary and convenient supporting structures (such as poles), wires, cables, guy wires with anchors, grounding systems, counterpoises, and all other appurtenances, fixtures and equipment (hereinafter referred to as the "Facilities") for the transmission and distribution of electrical energy, and for technological purposes (including but not limited to telecommunications), in, upon, over, along, under, through and across the following described real estate:

Situate in the City of Newport, Campbell County, Commonwealth of Kentucky; being a part of Lot "C" of Summer Hill Addition to the City of Newport as conveyed to EMRO MARKETING COMPANY from BILLIE JUNE ENGEL AND RICHARD W. ENGEL, her husband; LYDA LEE MARTIN AND ARTHUR MARTIN, her husband; and MARCIA DEL SULLIVAN AND FRANK J. SULLIVAN, her husband, by deed dated January 31, 1990 as recorded in **Deed Book 525, Page 566** in the Office of the County Clerk of Campbell County located at Newport, Kentucky (hereinafter referred to as "Grantor's Property").

Said easement being that area indicated, relative to landmarks and property lines, shown on a drawing marked Exhibit "A", attached hereto and becoming a part hereof (hereinafter referred to as "the Easement Area").

This easement grant shall include, but not be limited to, the following respective rights and duties of Grantor and Grantee:

1. Grantee shall have the right of ingress and egress over the Easement Area, and over the adjoining land of Grantor's Property (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to cut down, clear, trim, remove, and otherwise control any trees, shrubs, overhanging branches, and/or other vegetation upon or over the Easement Area. Grantee shall also have the right to cut down, clear, trim, remove, and otherwise control any trees, shrubs, overhanging branches, and/or other vegetation which are adjacent to the Easement Area but only to the extent such vegetation may endanger, as reasonably determined by Grantee, the safe or reliable operation of the Facilities, or where such vegetation is trimmed consistent with generally accepted arboricultural practices.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

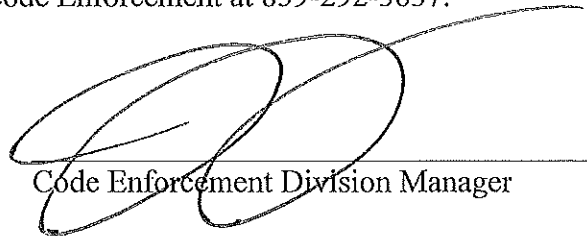
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 116, issued to Pham Phuc, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$1,100 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 1, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Division Manager

Dated: June 1, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
PHUC PHAM	116

2000 PIECK DRIVE	FT WRIGHT, KY 41011
------------------	---------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/24/2023	10:15 AM	3 BAUM ST, WOODLAWN, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
302.1 Sanitation	\$100.00	\$500.00
302.3 Sidewalks	\$100.00	\$100.00
Sec. 13.2 F Unpaved	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

PM 302.3 Sidewalks and Driveways: : Properly repair all damaged or missing sidewalks and driveways. These areas shall be maintained free of hazardous conditions.

SECTION 13.2 DESIGN AND LAYOUT OF OFF STREET PARKING AREAS:: F. Paving of New Off Street Parking Area
All new off street parking areas shall be paved with asphalt concrete or concrete and shall be designed and constructed in accordance with Appendix A attached hereto and made part of this Ordinance by reference, or other suitable surface approved by the Zoning Administrator.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Daylin Garland	03/24/2023	10:15 AM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

CITATION 116

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,100** on the real property owned by **Pham Phuc** and located at **3 Baum St., Woodlawn, Kentucky** by a final, non-appealable order of March 24, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Pham Phuc** and located at **3 Baum St., Woodlawn Kentucky**, and more particularly described in **Deed Book 798, Page 659** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,100**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 1st day of June, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3697

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Grantor(s), **Bellevue Land, LLC, a Kentucky Limited Liability Company**, whose mailing address is:

45 Fairfield Ave #200 Bellevue Ky 41073

For and in consideration of **Thirteen Thousand Dollars and No Cents**-----
(\$13,000.00) to it paid by the Grantee(s) herein, the receipt of which is acknowledged, do bargain, sell and convey to the Grantee(s), **Phuc Pham, Unmarried**, Grantee(s)'s successors, heirs, administrators and/or assigns forever, the following described Real Estate, in the City of Newport, County of Campbell and Commonwealth of Kentucky, to-wit:

Present Street Address: **3 Baum Street, Newport, KY 41071**

Grantee Mailing Address: 211 Ross Ave Fort Mitchell, Ky 41017

Address for Taxes: 24 Ross Ave Fort Mitchell Ky 41017

Lot Numbered Seventy-Eight (78) in the Woodlawn Home Company's Subdivision near Newport, Campbell County, Kentucky, and being in the Town of Woodlawn.

Most Commonly Known As: **3 Baum Street, Newport, KY 41071**

PIDN: 999-99-12-106.00

Group No: 41605/A1

Subject to Easements, Restrictions and Conditions of record.

Being the same property conveyed to the Grantor(s) herein by Deed dated May 5, 2018, and recorded in Book D794, Page 290 of the Campbell County, Kentucky Clerk's records.

TOGETHER WITH ALL THE privileges and appurtenances to the same belonging.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 127, issued to Sulek MB & Associates Inc., has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 1, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.

Dated: June 1, 2023



Code Enforcement Division Manager



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
SULEK MB & ASSOCIATES INC	127

642 MONMOUTH ST 3RD FLOOR	NEWPORT, KY 41071-0000
---------------------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/31/2023	0835 AM	640-642 MONMOUTH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
SANITATION/DOG FECES	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Barry Shields	03/31/2023	1500 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

CITATION 127

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Sulek MB & Associates Inc.** and located at **640-642 Monmouth St., Newport, Kentucky** by a final, non-appealable order of March 31, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Sulek MB & Associates Inc.** and located at **640-642 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 764, Page 877** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, appearing to read 'John Hayden', is written over a horizontal line.

John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 1st day of June, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

EXHIBIT "A"

PIDN: 999-99-01-418.00

Group: 30934-A2

642 Monmouth Street Newport, KY 41071

PARCEL ONE:

Situated in the City of Newport, Campbell County, Kentucky, and being part of Lot #5 in Mayo's Orchard Addition to said City and being more particularly described as follows:

Beginning at a point on the west side of Monmouth Street, between 6th and 7th Street, 28 feet south of the dividing line between Lots #4 and #5 of said Addition; thence southwardly 30 feet; thence westwardly at right angles to Monmouth Street and between parallel lines 190 feet to Orchard Street.

PARCEL TWO:

Part of Lot #6 in said Mayo's Orchard Addition to the City of Newport, Campbell County, Kentucky: Beginning at a point in the dividing line between Feldman and Burkhart, 75 feet west of the west line of Monmouth Street; thence at right angles southwardly 22 feet to a point; thence from the last two named points extending back westwardly 40 feet.

EXCEPTION:

Excepting from the hereinabove described real estate that portion conveyed to the City of Newport by deed recorded in Deed Book 309, page 365 of the Campbell County Clerk's records at Newport, Kentucky, and more particularly described as follows, to-wit:

Situated in the City of Newport, Campbell County, Kentucky, and being parts of Lot #5 in Mayo Orchard Addition to said City: Beginning at a point in the intersection of the south line of Lot #5 with the east line of Orchard Street; thence northwardly in said easterly line of Orchard Street 29 feet to a point; thence eastwardly from said two points between lines parallel to 7th Street 60 feet, more or less, to the loading dock of the premises known as 642 Monmouth Street, Newport, Kentucky (part of Parcel One of Deed Book 202, page 341).

Subject to an easement for the overhang or encroachment, if any, of the building and its appurtenances abutting said property on the east and known as 642 Monmouth Street, Newport, Kentucky and subject to an easement of ingress and egress over the property herein conveyed for the purpose of loading and unloading merchandise at the rear of the building hereinabove referred to, and other conditions, restrictions and easements of record and/or in existence.