

**COMMISSIONERS' ORDINANCE NO. O-02-2026**

AN ORDINANCE VACATING PUBLIC RIGHTS-OF-WAY LOCATED ON THE FORMER 13TH STREET AND FORMER 14TH STREET, AND LOCATED ON LAND ADJACENT TO NEAVE STREET WITHIN THE FORMER DURO BAG PROPERTY SITE.

\* \* \* \*

WHEREAS, the Board of Commissioners determined that three tracts of public right-of-ways located within the City of Covington should be closed, and the owner of property abutting either a portion or the entire public ways agrees to the closing of said public way; and

WHEREAS, the closings of the public right-of-ways are necessary to complete the closing of the purchase of the property containing the former Duro Bag business operation by the City of Covington's business partner Northern Kentucky Riverport Authority and was agreed to by the City of Covington in the Economic Development Project Memorandum of Understanding entered into between the City of Covington, the Northern Kentucky Riverport Authority, the Kenton County Fiscal Court, and The Catalytic Development Funding Corporation of Northern Kentucky for the purchase of the Duro Bag Site from CS Madison, LLC; and

WHEREAS, KRS § 82.405 provides a method for a municipality to close a public right-of-way by ordinance; and

WHEREAS, the sole property owner abutting the portions of public rights-of-way being vacated has consented to the public rights-of-way being closed.

NOW THEREFORE,  
BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF COVINGTON, KENTON COUNTY, KENTUCKY:

Section 1

That the Board of Commissioners hereby gives written consent to the closing of the portions of public rights-of-way identified as L1-L8 in the Vacation Plat attached hereto as **Exhibit A** and which is made part of this ordinance, and as further described below.

Section 2

That the Board of Commissioners hereby makes the following findings of fact:

- a. The sole owner of the properties abutting the public ways to be closed is CS Madison, LLC; and
- b. Written notice of the proposed closings was given to CS Madison, LLC; and

- c. CS Madison, LLC, the sole owner of the properties abutting the public ways to be closed, has given written notarized consent to the closing. The written consent is attached hereto as **Exhibit D** and is made part of this ordinance.

The metes and bounds descriptions of the properties to be closed are contained in **Exhibits B and C**, which are attached hereto and made part of this ordinance.

Section 3

The above-described public ways are hereby vacated, and therefore permanently closed and discontinued as public thoroughfares.

Section 4

The City Solicitor or his agent is authorized and directed to take all steps to do all things necessary and proper in the name and on behalf of the City of Covington as may be necessary to effectively close the said rights-of-way and carry into effect the provisions of this ordinance, and a copy of this ordinance shall be recorded in official records of the Kenton County Clerk.

Section 5

That this ordinance shall take effect and be in full force when passed and recorded according to law.

*Ronald L. Washington*

MAYOR

0B25D03BAE7D24077BCC797F6FABACD6 contractworks

ATTEST:

*Susan Ellis*

7FBF1E73BAB636378B173F91CA6C7C29 contractworks

CITY CLERK

Passed: March 3, 2026 (Second Reading)

February 28, 2026 (First Reading)

COMMONWEALTH OF KENTUCKY:

: SS

COUNTY OF KENTON

:

On this day 03/04/2026, 2026 before me personally appeared Ronald L. Washington, who did execute the foregoing instrument on behalf of the City of Covington in his capacity as Mayor, and he acknowledged that he voluntarily executed the same.

*Susan Ellis*

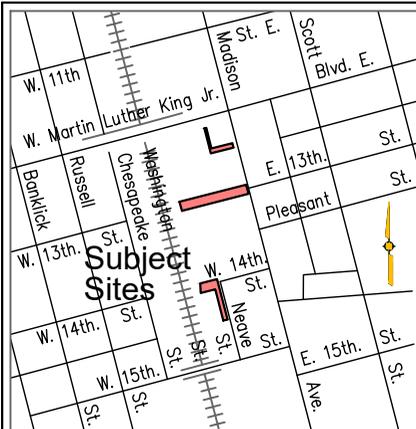
7FBF1E73BAB636378B173F91CA6C7C29 contractworks

Susan Ellis  
Notary Public # KYNP6528  
My Commission Expires: 5/17/2028



Susan Ellis  
NOTARY PUBLIC  
Commonwealth of Kentucky  
Commission Number KYNP6528  
My Commission Expires  
May 17, 2028

**EXHIBIT A**



Vicinity Map N.T.S.

CLOSURE REPORT – 0.2012 ACRES

PNT#	Bearing	Distance	Northing	Easting
31			573754.31	1566867.48
73	S 11°20'16" E	221.00	573537.62	1566910.92
63	S 78°39'44" W	23.00	573533.10	1566888.37
64	N 11°20'16" W	171.00	573700.76	1566854.76
65	S 78°39'44" W	79.00	573685.23	1566777.30
66	N 00°43'49" E	51.13	573736.36	1566777.95
31	N 78°39'44" E	91.31	573754.31	1566867.48

Closure Error Distance> 0.0001 Error Bearing> S 83°47'00" E  
 Closure Precision> 1 in 7777887.4 Total Distance> 636.44  
 Area: 8765.8 Sq. Feet, 0.2012 Acres

CLOSURE REPORT – 0.0965 ACRES

PNT#	Bearing	Distance	Northing	Easting
71			574444.49	1566992.04
26	S 78°53'22" W	123.48	574420.69	1566870.87
72	N 11°06'38" W	136.64	574554.77	1566844.54
37	N 78°54'32" E	10.00	574556.70	1566854.35
36	S 11°06'38" E	111.64	574447.15	1566875.86
35	N 78°53'22" E	113.39	574469.00	1566987.13
71	S 11°19'05" E	25.00	574444.49	1566992.04

Closure Error Distance> 0.0033 Error Bearing> N 20°34'15" W  
 Closure Precision> 1 in 158861.6 Total Distance> 520.16  
 Area: 4,202 Sq. Ft, 0.0965 Acres

CLOSURE REPORT – 0.4159 ACRES

PNT#	Bearing	Distance	Northing	Easting
67			574196.25	1567057.30
68	S 78°39'44" W	361.87	574125.11	1566702.49
69	N 12°18'26" W	50.00	574173.97	1566691.83
70	N 78°39'44" E	362.72	574245.28	1567047.47
67	S 11°20'16" E	50.00	574196.25	1567057.30

Closure Error Distance> 0.0048 Error Bearing> S 42°22'59" W  
 Closure Precision> 1 in 171711.6 Total Distance> 824.60  
 Area: 18,115 Sq. Ft, 0.4159 Acres

Approval Certificate:

Approved for attachment to deed and conveyance purposes by the Kenton County Planning Commission. This approval does not constitute a guarantee that the resulting parcel(s) complies with any other regulatory agency's requirements. this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

\_\_\_\_\_  
 Chair, Kenton County Planning Commission

Owner's Certificate:

We the undersigned, do hereby adopt this plat and consent and accept all easements and matters shown heron and further certify that the title to the property shown hereon is part or all of the same property conveyed to us.

Owners Signature \_\_\_\_\_ Date \_\_\_\_\_

Surveyor's Certificate:

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1:41,810.5 and the directions and distances shown on the plat are based on a traverse that was not adjusted. The reference meridian basis shown hereon is from State Plane Coordinate System, Kentucky North Zone (NAD83). This survey is a Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 18:150.

*Gerard J. Berding*  
 Gerard J. Berding, L.S.# 2965

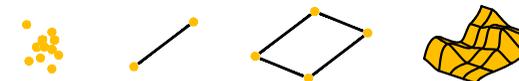


02/27/2026  
 Date

Client:  
 NKPA  
 209 Greenup St.  
 Suite 400  
 Covington, KY 41011

Vacation Plat  
 Survey Type  
 NKPA  
Madison Avenue, Covington  
 Job Name  
 City of Covington  
Kenton County, Kentucky  
 Site Location

YTC | GJB | 1" = 100'  
 Drawn By | Checked By | Drawing Scale  
01 / 03 | 02/27/2026 | 25138  
 Sheet Number | Issue Date | Project Number



**Berding Surveying**

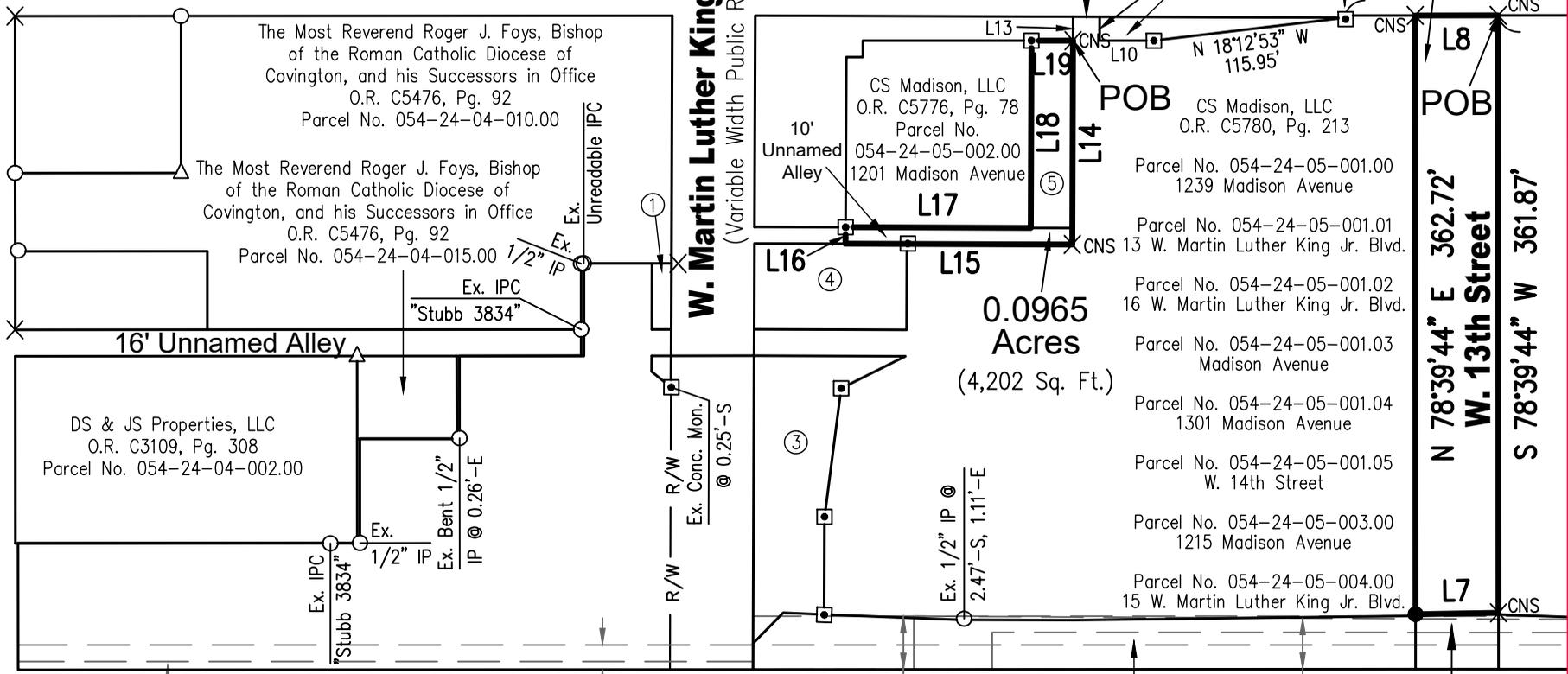
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 513.831.6761 fax | 513.831.5505 tel  
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Basis of Bearings:  
Bearings Based on State Plane Coordinate  
System Kentucky North Zone NAD83.

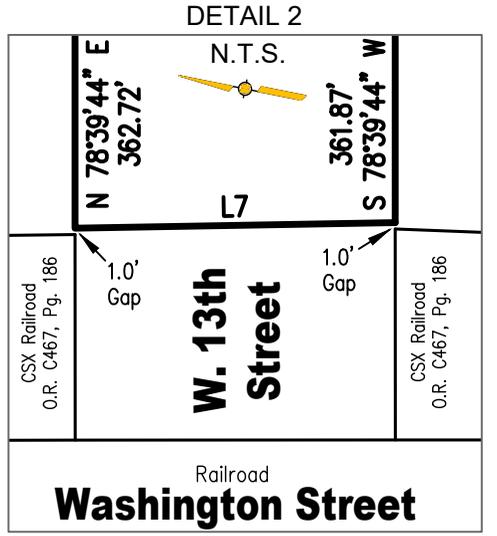
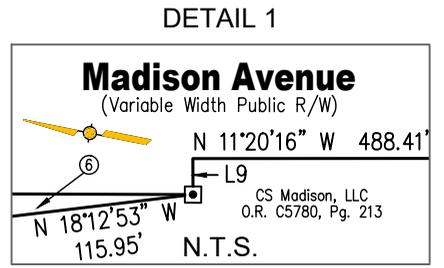
**W. 11th Street**  
(50' Public R/W)

**Madison Avenue**  
(Variable Width Public R/W)

0.4159  
Acres  
(18,115 Sq. Ft.)



MATCHLINE SEE SHEET 3

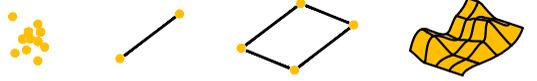


Vacation Plat  
Survey Type  
NKPA  
Madison Avenue, Covington  
Job Name  
City of Covington  
Kenton County, Kentucky  
Site Location  
YTC | GJB | 1" = 100'  
Drawing By | Checked By | Drawing Scale  
02 / 03 | 02/27/2026 | 25138  
Sheet Number | Issue Date | Project Number

- Monument Legend**
- X— CNS Indicates set Cross Notch
  - X— Indicates existing Cross Notch
  - Indicates existing Concrete Monument
  - △— Indicates existing MAG Nail, unless noted otherwise
  - ▲— Indicates set MAG Nail, unless noted otherwise
  - Indicates set 5/8" x 30" Iron Pin and Cap
  - Indicates existing 5/8" Iron Pin, unless noted otherwise



- ① Kentucky Transportation Cabinet  
Parcel 65, Tract I  
Book 5179, Pg. 284
- ② Kentucky Transportation Cabinet  
Parcel 65, Tract G  
Book 5179, Pg. 284
- ③ Kentucky Transportation Cabinet  
Parcel 65, Tract A  
Book 5179, Pg. 284
- ④ Kentucky Transportation Cabinet  
Parcel 65, Tract E  
Book 5179, Pg. 284
- ⑤ Kentucky Transportation Cabinet  
Parcel 67, Tract A  
O.R. C4555, Pg. 168
- ⑥ Kentucky Transportation Cabinet  
Parcel 65, Tract C  
Book 5179, Pg. 284



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# Madison Avenue

(Variable Width Public R/W)

N 11°20'16" W 488.41'

N 11°20'16" W 396.00'

CS Madison, LLC  
O.R. C5780, Pg. 213

Parcel No. 054-24-05-001.00  
1239 Madison Avenue

Parcel No. 054-24-05-001.01  
13 W. Martin Luther King Jr. Blvd.

Parcel No. 054-24-05-001.02  
16 W. Martin Luther King Jr. Blvd.

Parcel No. 054-24-05-001.03  
Madison Avenue

Parcel No. 054-24-05-001.04  
1301 Madison Avenue

Parcel No. 054-24-05-001.05  
W. 14th Street

Parcel No. 054-24-05-003.00  
1215 Madison Avenue

Parcel No. 054-24-05-004.00  
15 W. Martin Luther King Jr. Blvd.

**0.2012 Acres**  
(8,766 Sq. Ft.)

POC

S 78°39'44" W 273.00'

**W. 14th Street**  
(50' Public R/W)

Ex. Bent 5/8" IP @  
1.60'-N, 0.99'-W

CS Madison, LLC  
O.R. C5780, Pg. 213  
Parcel No.  
054-24-05-001.05

Could Not Set  
In Building

# Neave Street

(50' Public R/W)

POB

DETAIL 3

Signals/Communication  
Easement  
D.B. 1027, Pg. 111

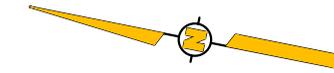
CSX Railroad  
O.R. C467, Pg. 186

15' Fiber Optic Easement  
D.B. 1027, Pg. 111

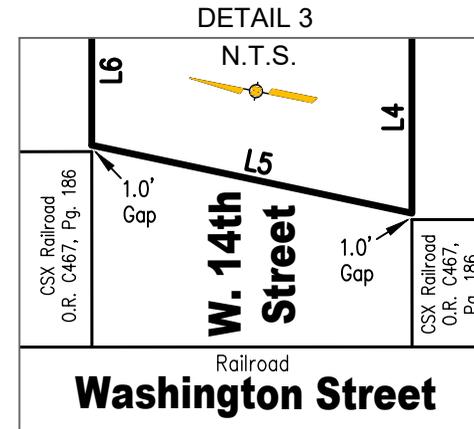
Track Easement  
D.B. 1027, Pg. 111

Railroad  
O.R. C467, Pg. 186

# Washington Street



Basis of Bearings:  
Bearings Based on State Plane Coordinate  
System Kentucky North Zone NAD83.



LINE	BEARING	DISTANCE
L1	S 11°20'16" E	221.00'
L2	S 78°39'44" W	23.00'
L3	N 11°20'16" W	171.00'
L4	S 78°39'44" W	79.00'
L5	N 00°43'49" E	51.13'
L6	N 78°39'44" E	91.31'
L7	N 12°18'26" W	50.00'
L8	S 11°20'16" E	50.00'
L9	S 78°39'44" W	1.32'
L10	N 11°19'05" W	32.70'
L11	N 78°53'22" E	14.46'
L12	N 11°06'34" W	16.00'
L13	S 78°53'22" W	14.52'
L14	S 78°53'22" W	123.48'
L15	N 11°06'38" W	136.64'
L16	N 78°54'32" E	10.00'
L17	S 11°06'38" E	111.64'
L18	N 78°53'22" E	113.39'
L19	S 11°19'05" E	25.00'

MATCHLINE SEE SHEET 2

Medina Enterprises, Inc.  
O.R. C3109, Pg. 290  
Parcel No.  
055-13-03-004.01

### Vacation Plat

Survey Type

NKPA

Madison Avenue, Covington

Job Name

City of Covington

Kenton County, Kentucky

Site Location

YTC | GJB | 1" = 100'

Drawn By | Checked By | Drawing Scale

03 / 03  
Sheet Number

02/27/2026  
Issue Date

25138  
Project Number



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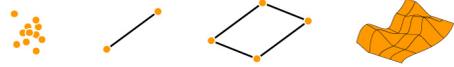
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- ✕ Indicates existing Cross Notch
- Indicates set 5/8" x 30" Iron Pin and Cap
- Indicates existing 5/8" Iron Pin, unless noted otherwise

### Monument Legend



## EXHIBIT B



GPS Surveying • 3D Laser Scanning

**Description for: NKPA – CS Madison, LLC, 0.4159 Acres**  
**Location: City of Covington, Kenton County, Kentucky**

Situated in The City of Covington, Kenton County, Kentucky, and being more particularly described as follows:

**COMMENCING** at the intersection of the west line of Madison Avenue and the north line of W. 14<sup>th</sup> Street, being referenced by an existing bent 5/8" iron pin at 1.60 feet north and 0.99 feet west;

Thence with the west line of said Madison Avenue, North 11°20'16" West, 396.00 feet to a set cross notch at the southeast corner of W. 13<sup>th</sup> Street and the **POINT OF BEGINNING**.

Thence with the south line of said W. 13<sup>th</sup> Street, South 78°39'44" West, 361.87 feet to a set cross notch;

Thence, North 12°18'26" West, 50.00 feet to a set iron pin in the north line of aforesaid W. 13<sup>th</sup> Street;

Thence with the north line of said W. 13<sup>th</sup> Street, North 78°39'44" East, 362.72 feet to a set cross notch in the west line of aforesaid Madison Avenue;

Thence with the west line of said Madison Avenue, South 11°20'16" East, 50.00 feet to the **POINT OF BEGINNING**.

**CONTAINING 0.4159 ACRES**, Subject to legal highways and easements of record.

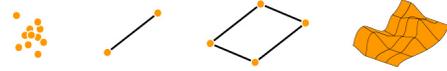
The above described parcel being part of a tract conveyed to CS Madison, LLC, recorded in Official Record C5780, Page 213 of the Kenton County Clerk's Office and Being all of Kenton County Auditor's parcel numbers 054-24-05-001.00, 054-24-05-001.01, 054-24-05-001.02, 054-24-05-001.03, 054-24-05-001.04, 054-24-05-001.05, 054-24-05-003.00 and 054-24-05-004.00

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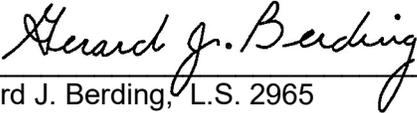
Page 2  
Description for: NKPA – CS Madison, LLC, 0.4159 Acres  
Location: City of Covington, Kenton County, Kentucky



The bearings are based on State Plane Coordinate System Kentucky North Zone NAD83.

All set iron pins are 5/8" X 30" rebar with cap stamped G.J. BERDING LS 2965.

Prepared by G.J. BERDING SURVEYING, INC. on February 27, 2026. Based on a Vacation Plat prepared by G.J. BERDING SURVEYING, INC. on February 27, 2026.

  
Gerard J. Berding, L.S. 2965

02/27/2026  
Date



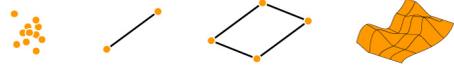
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## EXHIBIT C

# Berding Surveying



GPS Surveying • 3D Laser Scanning

**Description for: NKPA – CS Madison, LLC, 0.2012 Acres**  
**Location: City of Covington, Kenton County, Kentucky**

Situated in The City of Covington, Kenton County, Kentucky, and being more particularly described as follows:

**COMMENCING** at the intersection of the west line of Madison Avenue and the north line of W. 14<sup>th</sup> Street, being referenced by an existing bent 5/8" iron pin at 1.60 feet north and 0.99 feet west;

Thence with the north line of said W. 14<sup>th</sup> Street, South 78°39'44" West, 273.00 feet to an existing cross notch at the intersection with the west line of Neave Street and the **POINT OF BEGINNING**;

Thence with the west line of said Neave Street, South 11°20'16" East, 221.00 feet to a set iron pin;

Thence with the north line of said Medina Enterprises, Inc., South 78°39'44" West, 23.00 feet to a set iron pin;

Thence, North 11°20'16" West, 171.00 feet to the south line of aforesaid W. 14<sup>th</sup> Street;

Thence with the south line of said W. 14<sup>th</sup> Street, South 78°39'44" West, 79.00 feet to a set iron pin;

Thence, North 00°43'49" East, 51.13 feet to a set iron pin in the north line of W. 14<sup>th</sup> Street;

Thence with the north line of said W. 14<sup>th</sup> Street, North 78°39'44" East, 91.31 feet to the **POINT OF BEGINNING**.

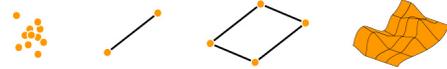
**CONTAINING 0.2012 ACRES**, Subject to legal highways and easements of record.

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Page 2  
Description for: NKPA – CS Madison, LLC, 0.2012 Acres  
Location: City of Covington, Kenton County, Kentucky



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The bearings are based on State Plane Coordinate System Kentucky North Zone NAD83.

All set iron pins are 5/8" X 30" rebar with cap stamped G.J. BERDING LS 2965.

Prepared by G.J. BERDING SURVEYING, INC. on February 27, 2026. Based on a Vacation Plat prepared by G.J. BERDING SURVEYING, INC. on February 27, 2026.

Gerard J. Berding, L.S. 2965

02/27/2026  
Date



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G.J. Berding Surveying, Inc.

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## EXHIBIT D

### CONSENT TO CLOSING OF A PUBLIC WAYS

[improved land part of \_\_\_\_\_]

**WHEREAS**, CS Madison, LLC (the "Owner"), is the owner of the properties located at 1201-1213 Madison Avenue, Covington, Kentucky 41011 (PIDN: 054-24-05-002.00) and 16 Martin Luther King Jr. Blvd., Covington, Kentucky 41011 (PIDN: 054-24-05-001.00, 054-24-05-001.01, 054-24-05-001.02, 054-24-05-001.03, 054-24-05-001.04, 054-24-05-001.05, 054-24-05-004.00, 054-24-05-0003.00) ("Duro Bag Properties") as, further described on the attached Schedule A;

**WHEREAS**, The Catalytic Fund is requesting that the City of Covington close and vacate the right of ways located on the Duro Bag Properties, for and which are improved areas, as further described in the attached Schedule B (the "ROWS"), which abuts the Owners' Property; and

**NOW THEREFORE**, the Owner, representing all of the owners of property abutting the ROWS, hereby consent to the closure of the ROW in accordance with KRS 82.405:

I, Charles L Shor, an authorized representative of CS Madison, LLC, the title record owner of the Duro Bag Properties, hereby consent to the closure of the ROWS being requested by The Catalytic Fund to the City of Covington as described herein.

*[Signature on following page]*

**OWNER:**

CS MADISON, LLC,  
a Kentucky limited liability company

By:   
Its: Authorized Representative

**State of Ohio**  
**County of Hamilton**

The foregoing Consent to Closing of a Public Ways was acknowledged before me this 26th day of February, 2026, by Charles L. Sher, in his capacity as Authorized Rep for CS Madison, LLC who executed the foregoing instrument, acknowledged that they voluntarily executed the same, and swore and attested as to the truth of the facts stated herein.

  
Notary Public



**MACHANDA NELSON**  
Notary Public  
State of Ohio  
My Comm. Expires  
July 14, 2030

My Commission Expires: 07/14/2030

**SCHEDULE A**  
**OWNER'S PROPERTIES**

**DURO BAG PROPERTIES:**

**PROPERTY #1**

**PIDN: Parcel ID No.: 054-24-05-002.00,**

**Group No. 2562**

Property Address: 1201-1213 Madison Avenue, Covington, Kentucky 41011

Situated in the City of Covington, Kenton County, Kentucky and being more particularly described as follows:

Being a Tract of land lying in Kenton County along 12th Street (KY 1120) Approximately 0.57 Miles East of the intersection of 12th Street and I-75 Ramp R, and more particularly described as follows:

Beginning at a point 58.00 Feet Right of 12th Street Centerline Station 34+27.64;

Thence North 78 degrees 54 minutes 32 seconds East, 102.98 Feet to a point 58.00 Feet Right of 12th Street Centerline Station 35+30.61;

Thence South 11 degrees 19 minutes 05 seconds East, 10.00 Feet to a point 68.00 Feet Right of 12th Street Centerline Station 35+30.66;

Thence North 78 degrees 54 minutes 32 seconds East, 10.00 Feet to a Point 68.00 Feet Right of 12th Street Centerline Station 35+40.66;

Thence South 11 degrees 19 minutes 05 seconds East, 101.60 Feet to a Point 47.61 Feet Left of Madison

Avenue Centerline Station 7+93.98;

Thence South 78 degrees 53 minutes 22 seconds West, 113.39 Feet to a Point 94.61 Feet Left of Madison

Avenue Centerline Station 7+94.21; said point also being in the East Existing Right of Way Line of an Existing Alley;

Thence with the Existing Right of Way Line North 11 degrees 06 minutes 38 seconds West, 111.63 Feet to the Point of Beginning.

Containing 0.288 acres, more or less.

Being the same property conveyed to CS Madison, LLC a Kentucky limited liability company, per General Warranty Deed dated November 5, 2015 and recorded November 13, 2015 in Official Record Book C5776, Page 78 in the records of the Recorder of Kenton County, Kentucky.

**PROPERTY #2**

**PIDN: 054-24-05-001-00, 054-24-05-001-01, 054-24-05-001-02, 054-24-05-001-03, 054-24-05-001-04, 054-24-05-001-05, 054-24-05-004-00, 054-24-05-0003-00**

**Group No: 2547**

Property Address: 16 Martin Luther King Jr. Blvd., Covington, KY 41011

**Parcel I**

Situated in the County of Kenton and Commonwealth of Kentucky, and being more particularly described as follows:

THAT PARCEL OF GROUND SITUATE ON THE WEST SIDE OF MADISON AVENUE; BEGINNING AT THE SOUTH-WEST CORNER OF MADISON STREET (NOW AVENUE) AND THE FIRST ALLEY SOUTH OF, AND PARALLEL WITH, TWELFTH STREET; THENCE SOUTH, WITH THE WEST LINE OF MADISON STREET (NOW AVENUE), ONE HUNDRED (100) FEET; THENCE WEST, PARALLEL WITH TWELFTH STREET, ONE HUNDRED AND TWENTY-EIGHT (128) FEET, TO AN ALLEY TEN (10) FEET WIDE; THENCE NORTH, WITH THE EAST LINE OF SAID ALLEY, ONE HUNDRED (100) FEET, TO AN ALLEY SIXTEEN (16) FEET WIDE; THENCE EAST, WITH THE SOUTH LINE OF SAID ALLEY, ONE HUNDRED AND TWENTY-EIGHT (128) FEET, TO MADISON STREET (NOW AVENUE), AND THE PLACE OF BEGINNING; BEING PARTS OF LOTS NOS. 371, 372 AND 373, AS LAID OUT BY THE WESTERN BAPTIST THEOLOGICAL INSTITUTE.

TAX I.D. NUMBER: 054-24-05-003-00

**Parcel II**

BEGINNING ON TWELFTH STREET AT A POINT ONE HUNDRED (100) FEET EAST OF THE SOUTHEAST CORNER OF TWELFTH AND WASHINGTON STREETS AND RUNNING THENCE EAST WITH TWELFTH STREET THIRTY-EIGHT (38) FEET, THENCE SOUTH AT RIGHT ANGLES TO A POINT TWO HUNDRED (200) FEET SOUTH OF THE SOUTH LINE OF TWELFTH STREET, THENCE WEST AT RIGHT ANGLES THIRTY-EIGHT (38) FEET TO A POINT; AND THENCE NORTH AT RIGHT ANGLES TWO HUNDRED (200) FEET TO TWELFTH STREET AND THE PLACE OF BEGINNING.

TAX I.D. NUMBER: 054-24-05-004-00

**Parcel III**

COMMENCING ON THE SOUTH SIDE OF TWELFTH STREET ONE HUNDRED AND THIRTY-EIGHT (138) FEET WEST OF THE SOUTH WEST CORNER OF MADISON AVENUE AND TWELFTH STREET THENCE WESTWARDLY WITH THE SOUTH LINE OF TWELFTH STREET ONE HUNDRED AND TWENTY (120) FEET; THENCE SOUTHWARDLY PARALLEL WITH WASHINGTON STREET TWO HUNDRED (200) FEET; THENCE EASTWARDLY PARALLEL WITH TWELFTH STREET ONE HUNDRED AND TWENTY (120) FEET; THENCE NORTHWARDLY PARALLEL WITH WASHINGTON STREET TWO HUNDRED (200) FEET TO TWELFTH STREET AND THE PLACE OF BEGINNING.

TAX I.D. NUMBER: 054-24-05-001-01

**Parcel IV**

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF MADISON AVENUE, SAID POINT BEING S 16° 00' E, 191.50 FEET FROM THE INTERSECTION OF SOUTHWEST CORNER OF MADISON AVENUE AND 12TH STREET; THENCE S 16° 00' E, 650.50 FEET TO THE NORTHWEST CORNER OF MADISON AVENUE AND 14TH STREET; THENCE S 74° 00' W, 273.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 14TH STREET AND THE WEST RIGHT OF WAY LINE OF NEAVE STREET PROJECTED; THENCE WITH SAID PROJECTION AND THE WEST RIGHT OF WAY OF NEAVE STREET S 16° 00' E, 246.00 FEET TO THE COMMON CORNER OF LOTS 25 AND 26 OF NEAVE SUBDIVISION THENCE WITH THE COMMON LINE OF SAID LOTS AND ITS PROJECTION S 74° 00' W, 123.00 FEET TO THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE; THENCE WITH SAID RIGHT OF WAY N 16° 00' W, 1534.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 11TH STREET; THENCE WITH SAID RIGHT OF WAY N 74° 00' E, 76.67 FEET; THENCE LEAVING SAID RIGHT OF WAY S 16° 00' E, 206.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE EAST-WEST ALLEY BETWEEN 11TH AND 12TH STREETS; THENCE WITH SAID RIGHT OF WAY N 74° 00' E, 63.33 FEET; THENCE LEAVING SAID RIGHT OF WAY S 16° 00' E, 60.00 FEET TO A POINT; THENCE N 74° 00' E, 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF THE NORTH-SOUTH ALLEY BETWEEN MADISON AVENUE AND WASHINGTON AVENUE; THENCE WITH SAID RIGHT OF WAY S 16° 00' E, 75.00 FEET; THENCE LEAVING SAID RIGHT OF WAY N 74° 00' E, 56.00 FEET; THENCE S 16° 00' E, 55.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 12TH STREET; THENCE WITH SAID RIGHT OF WAY S 74° 00' W, 56.00 FEET TO THE INTERSECTION OF THE RIGHT OF WAYS OF NORTH-SOUTH ALLEY BETWEEN MADISON AVENUE AND WASHINGTON AVENUE AND 12TH STREET: THENCE CROSSING 12TH STREET S 16° 00' E, 50.00 FEET TO THE SOUTHWEST CORNER OF SAID ALLEY AND 12TH STREET; THENCE N 74° 00' E, 68.00 FEET TO THE WEST LINE OF A 10 FOOT ALLEY AS DESCRIBED IN D.B. 549, PG. 424; THENCE WITH SAID ALLEY S 16° 00' E, 191.50 FEET; THENCE N 74° 00' E, 138.00 FEET TO THE POINT OF BEGINNING.

TAX I.D. NUMBER: 054-24-05-001.00, 054-24-05-001.01 & 054-24-05-001.02

**Parcel V**

*Tract I:*

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 12TH STREET, SAID POINT BEING N 74° 00' E, 15.68 FEET FROM THE SOUTHEAST CORNER OF 12TH STREET AND WASHINGTON STREET; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF 12TH STREET N 74° 00' 00" E, 84.31 FEET TO THE CORNER OF A PARCEL CONVEYED TO DURO BAG MANUFACTURING COMPANY (D.B. 1253, PG. 085; D.B. 1254, PG. 3 AND D.B. C299, PG. 314); THENCE WITH THE WEST LINE OF SAID PARCEL AND ITS PROJECTION S 16° 00' 00" E, 216.00 FEET TO THE SOUTH LINE OF A PARCEL DESCRIBED IN D.B. 91, PG. 559; THENCE WITH THE SOUTH LINE OF SAID PARCEL N 74° 00' 00" E, 168.00 FEET TO THE WEST LINE OF A PARCEL CONVEYED

TO DURO BAG MANUFACTURING COMPANY (D.B. 1258, PG. 219); THENCE WITH SAID PARCEL FOR TWO CALLS, S 16° 00' 00" E, 90.00 FEET; THENCE N 74° 00' 00" E, 128.00 FEET TO THE WEST RIGHT OF WAY LINE OF MADISON AVENUE; THENCE WITH SAID RIGHT OF WAY S 16° 00' 00" E, 90.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF MADISON AVENUE AND THE NORTH RIGHT OF WAY LINE OF 13TH STREET; THENCE WITH SAID RIGHT OF WAY S 74° 00' 00" W, 363.72 FEET; THENCE LEAVING SAID LINE AND WITH A NEW DIVISION OF THE GRANTOR'S PROPERTY N 16° 40' 47" W, 206.01 FEET, THENCE N 150 50 02" W, 68.65 FEET THENCE N 13 35 57" W, 103.33 FEET; THENCE N 61° 53' 08" W, 26.02 FEET TO THE POINT OF BEGINNING.

TAX I.D. NUMBER: 054-24-05-001.03

*Tract II:*

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 13TH STREET, SAID POINT BEING N 74° 00' W, 33.13 FEET FROM THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 13TH STREET AND THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF 13TH STREET THENCE N 74° 00' 00" E, 362.87 FEET TO THE WEST RIGHT OF WAY LINE OF MADISON AVE; THENCE WITH SAID RIGHT OF WAY S 16° 00' 00" E, 396.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 14TH STREET; THENCE WITH SAID RIGHT OF WAY S 74° 00' 00" W, 365.31 FEET; THENCE LEAVING SAID LINE AND WITH A NEW DIVISION OF THE GRANTORS PROPOERTY N 16° 03' 22" W, 323.48 FEET; THENCE N 13° 49' 34" W, 72.57 FEET TO THE POINT OF BEGINNING.

TAX I.D. NUMBER: 054-24-05-001-04

*Tract III:*

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 14TH STREET, SAID POINT BEING N 74° 00' 00" E, 20.00 FEET FROM THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 14TH STREET AND EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE; THENCE WITH SAID RIGHT OF WAY OF 14TH STREET N 74° 00' 00" E, 80.00 FEET; THENCE S 16° 00' 00" E, 171.00 FEET; THENCE S 74° 00' 00" W, 80.00 FEET; THENCE WITH A NEW DIVISION OF THE GRANTORS PROPERTY N 16° 00' 00" W, 171.00 FEET TO THE OINT OF BEGINNING.

TAX I.D. NUMBER: 054-24-05-001.05

LESS AND EXCEPT: THAT PART CONVEYED TO COMMONWEALTH OF KENTUCKY BY INSTRUMENT RECORDED IN BOOK C5179 PAGE 284 OF FRANKFORT COUNTY RECORDS.

ALSO LESS AND EXCEPT: THAT PART CONVEYED TO COMMONWEALTH OF KENTUCKY BY INSTRUMENT RECORDED IN BOOK C4917 PAGE 24 OF FRANKFORT COUNTY RECORDS.

Being the same property conveyed to CS Madison, LLC a Kentucky limited liability company, per Special Warranty Deed dated September 30, 2015 and recorded November 20, 2015 in

Official Record Book C5780, Page 213 in the records of the Recorder of Kenton County, Kentucky.

**SCHEDULE B**  
**ROWS DESCRIPTIONS**

**ROW I**

Situated in The City of Covington, Kenton County, Kentucky, and being more particularly described as follows:

COMMENCING at the intersection of the west line of Madison Avenue and the north line of W. 14th Street, being referenced by an existing bent 5/8" iron pin at 1.60 feet north and 0.99 feet west;

Thence with the north line of said W. 14th Street, South 78°39'44" West, 273.00 feet to an existing cross notch at the intersection with the west line of Neave Street and the POINT OF BEGINNING;

Thence with the west line of said Neave Street, South 11°20'16" East, 221.00 feet to a set iron pin;

Thence with the north line of said Medina Enterprises, Inc., South 78°39'44" West, 23.00 feet to a set iron pin;

Thence, North 11°20'16" West, 171.00 feet to the south line of aforesaid W. 14th Street;

Thence with the south line of said W. 14th Street, South 78°39'44" West, 79.00 feet to a set iron pin;

Thence, North 00°43'49" East, 51.13 feet to a set iron pin in the north line of W. 14th Street;

Thence with the north line of said W. 14th Street, North 78°39'44" East, 91.31 feet to the POINT OF BEGINNING.

CONTAINING 0.2012 ACRES, Subject to legal highways and easements of record.

The above described parcel being part of a tract conveyed to CS Madison, LLC, recorded in Official Record C5780, Page 213 of the Kenton County Clerk's Office and Being all of Kenton County Auditor's parcel numbers 054-24-05-001.00, 054-24-05-001.01, 054-24-05-001.02, 054-24-05-001.03, 054-24-05-001.04, 054-24-05-001.05, 054-24-05-003.00 and 054-24-05-004.00

The bearings are based on State Plane Coordinate System Kentucky North Zone NAD83.

All set iron pins are 5/8" X 30" rebar with cap stamped G.J. BERDING LS 2965.

Prepared by G.J. BERDING SURVEYING, INC. on February 26, 2026. Based on a Vacation Plat prepared by G.J. BERDING SURVEYING, INC. on February 26, 2026.

## **ROW II**

Situated in The City of Covington, Kenton County, Kentucky, and being more particularly described as follows:

**COMMENCING** at the intersection of the west line of Madison Avenue and the north line of W. 14thStreet, being referenced by an existing bent 5/8" iron pin at 1.60 feet north and 0.99 feet west;

Thence with the west line of said Madison Avenue, North 11°20'16" West, 396.00 feet to a set cross notch at the southeast corner of W. 13thStreet and the **POINT OF BEGINNING**.

Thence with the south line of said W. 13thStreet, South 78°39'44" West, 361.87 feet to a set cross notch;

Thence, North 12°18'26" West, 50.00 feet to a set iron pin in the north line of aforesaid W. 13thStreet;

Thence with the north line of said W. 13thStreet, North 78°39'44" East, 362.72 feet to a set cross notch in the west line of aforesaid Madison Avenue;

Thence with the west line of said Madison Avenue, South 11°20'16" East, 50.00 feet to the **POINT OF BEGINNING**.

**CONTAINING 0.4159 ACRES**, Subject to legal highways and easements of record.

The above described parcel being part of a tract conveyed to CS Madison, LLC, recorded in Official Record C5780, Page 213 of the Kenton County Clerk's Office and Being all of Kenton County Auditor's parcel numbers 054-24-05-001.00, 054-24-05-001.01, 054-24-05-001.02, 054-24-05-001.03, 054-24-05-001.04, 054-24-05-001.05, 054-24-05-003.00 and 054-24-05-004.00

The bearings are based on State Plane Coordinate System Kentucky North Zone NAD83.

All set iron pins are 5/8" X 30" rebar with cap stamped G.J. BERDING LS 2965.

Prepared by G.J. BERDING SURVEYING, INC. on February 26, 2026. Based on a Vacation Plat prepared by G.J. BERDING SURVEYING, INC. on February 26, 2026.