



APPENDIX F - TASK FORCE SURVEY RESPONSES

Housing

	Answer Options	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Rating Average
I prefer single-family residential homes on the site, similar to what currently exists in Villa Hills.	Response Count	5	4	3	2	2	-
	Weighted Value	-10	-4	0	2	4	-0.50
I prefer a mix of residential uses on the site (i.e. traditional single-family homes, condominiums, senior housing options, etc.)	Response Count	2	2	1	3	8	-
	Weighted Value	-4	-2	0	3	16	0.81
It is important to introduce new housing options into Villa Hills.	Response Count	2	0	3	1	10	-
	Weighted Value	-4	0	0	1	20	1.06
I support a density on the site similar to what currently exists in the surrounding community, approximately 3 housing units per acre.	Response Count	2	4	3	4	3	-
	Weighted Value	-4	-4	0	4	6	0.13
The current density of Villa Hills is approximately 3 housing units per acre. I support a higher residential density on the site, in conjunction with a commercial development.	Response Count	3	2	4	4	3	-
	Weighted Value	-6	-2	0	4	6	0.69

Rental Units

	Answer Options	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Rating Average
I believe that residential rental units would improve the long term viability of the site.	Response Count	4	3	2	5	2	-
	Weighted Value	-8	-3	0	5	4	-0.13
I support residential rental units on the site to provide additional housing options to the city.	Response Count	5	2	2	2	5	-
	Weighted Value	-10	-2	0	2	10	0.00
I do not support residential rental units on the site.	Response Count	3	4	3	1	5	-
	Weighted Value	-6	-4	0	1	10	0.06
I support lofts, flats, and studio type residential units on the site.	Response Count	2	3	1	5	5	-
	Weighted Value	-4	-3	0	5	10	0.50

Connectivity

	Answer Options	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Rating Average
I prefer that the development on the site not be connected to the surrounding community.	Response Count	4	7	2	1	2	-
	Weighted Value	-8	-7	0	1	4	-0.63
I prefer that the development on the site be connected to the surrounding community.	Response Count	0	1	3	7	5	-
	Weighted Value	0	-1	0	7	10	1.00

Amenities

	Answer Options	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Rating Average
I believe amenities on the site should be made available to the public.	Response Count	1	1	2	4	8	-
	Weighted Value	-2	-1	0	4	16	1.06
I believe that amenities on the site should be available only to the residents of the site.	Response Count	9	4	2	1	0	-
	Weighted Value	-18	-4	0	1	0	-1.31

Civic Space/City Building

	Answer Options	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Rating Average
The city does not need a community civic space or focal point.	Response Count	5	3	5	1	2	-
	Weighted Value	-10	-3	0	1	4	-0.50
It is important to incorporate a civic space or community focal point on the site.	Response Count	2	1	2	5	6	-
	Weighted Value	-4	-1	0	5	12	0.75
It is important to incorporate a city building on the site.	Response Count	5	3	5	3	0	-
	Weighted Value	-10	-3	0	3	0	-0.63

Commercial

	Answer Options	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Rating Average
Commercial development, of a neighborhood scale and context, is appropriate for the site.	Response Count	2	0	3	7	4	-
	Weighted Value	-4	0	0	7	8	0.69
It is important that the site be residential only with no neighborhood commercial component.	Response Count	6	5	2	0	3	-
	Weighted Value	-12	-5	0	0	6	-0.69
Commercial of any type is not appropriate for the site.	Response Count	7	5	1	0	3	-
	Weighted Value	-14	-5	0	0	6	-0.81
I support a neighborhood mixed use component on the site.	Response Count	2	0	3	3	8	-
	Weighted Value	-4	0	0	3	16	0.94
It is important to include a neighborhood commercial component on the site.	Response Count	2	1	5	4	4	-
	Weighted Value	-4	-1	0	4	8	0.44
Small scale office (i.e. law office, insurance office, dentist office) uses are not appropriate for the site.	Response Count	6	4	3	1	2	-
	Weighted Value	-12	-4	0	1	4	-0.69



	Answer Options	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Rating Average
I support small scale service oriented office uses on the site (i.e. financial services, law office, physician office, etc.)	Response Count	3	0	4	5	4	-
	Weighted Value	-6	0	0	5	8	0.44

Single-Family Residential – Set A

	Ranking	1	2	3	4	5	6	Average Ranking
	Response Count	2	3	6	3	1	1	-
	Weighted Value	2	6	18	12	5	6	3.06
	Response Count	1	4	2	6	3	0	-
	Weighted Value	1	8	6	24	15	0	3.38
	Response Count	6	2	0	0	3	5	-
	Weighted Value	6	4	0	0	15	30	3.44

	Ranking	1	2	3	4	5	6	Average Ranking
	Response Count	1	3	4	4	3	1	-
	Weighted Value	1	6	12	16	15	6	3.50
	Response Count	4	1	3	3	1	4	-
	Weighted Value	4	2	9	12	5	24	3.50
	Response Count	2	3	1	0	5	5	-
	Weighted Value	2	6	3	0	25	30	4.13

Single-Family Residential – Set B

	Ranking	1	2	3	4	5	6	Average Ranking
	Response Count	4	6	4	0	0	2	-
	Weighted Value	4	12	12	0	0	12	2.50
	Response Count	5	1	4	2	4	0	-
	Weighted Value	5	2	12	8	20	0	2.94
	Response Count	3	3	3	1	3	3	-
	Weighted Value	3	6	9	4	15	18	3.44

	Ranking	1	2	3	4	5	6	Average Ranking
	Response Count	2	1	2	6	4	1	-
	Weighted Value	2	2	6	24	20	6	3.75
	Response Count	2	3	1	3	4	3	-
	Weighted Value	2	6	3	12	20	18	3.81
	Response Count	0	2	2	4	1	7	-
	Weighted Value	0	4	6	16	5	42	4.56

Townhomes

	Ranking	1	2	3	4	5	6	Average Ranking
	Response Count	8	4	0	1	1	2	-
	Weighted Value	8	8	0	4	5	12	2.31
	Response Count	3	7	3	2	1	0	-
	Weighted Value	3	14	9	8	5	0	2.44
	Response Count	0	3	6	3	2	2	-
	Weighted Value	0	6	18	12	10	12	3.63

	Ranking	1	2	3	4	5	6	Average Ranking
	Response Count	3	1	2	5	3	2	-
	Weighted Value	3	2	6	20	15	12	3.63
	Response Count	2	0	4	0	6	4	-
	Weighted Value	2	0	12	0	30	24	4.25
	Response Count	0	1	1	5	3	6	-
	Weighted Value	0	2	3	20	15	36	4.75

Multi-Family Residential

		Ranking	1	2	3	4	5	6	Average Ranking
	Response Count		6	3	2	1	3	1	-
	Weighted Value		6	6	6	4	15	6	2.69
	Response Count		5	2	3	3	2	1	-
	Weighted Value		5	4	9	12	10	6	2.88
	Response Count		2	4	3	3	2	2	-
	Weighted Value		2	8	9	12	10	12	3.31

	Ranking	1	2	3	4	5	6	Average Ranking
	Response Count	2	4	1	2	3	4	-
	Weighted Value	2	8	3	8	15	24	3.75
	Response Count	1	2	3	4	3	3	-
	Weighted Value	1	4	9	16	15	18	3.94
	Response Count	0	1	4	3	3	5	-
	Weighted Value	0	2	12	12	15	30	4.44

Commercial Uses

Answer Options <i>Weighted Factor</i>	Desirable <i>1</i>	Neutral <i>0</i>	Undesirable <i>-1</i>	Rating Average <i>-</i>
Coffee Shop	12	2	2	0.63
Bakery	11	3	2	0.56
Ice Cream	10	4	2	0.5
Local Restaurant	9	4	3	0.38
Accountant Services	8	6	2	0.38
Barber Shop/Beauty Salon	9	3	4	0.31
Book Store	8	5	3	0.31
Florist	8	5	3	0.31
Dry Cleaners	8	4	4	0.25
Financial Services	8	4	4	0.25
Delicatessen	8	4	4	0.25
Insurance Agency	6	8	2	0.25
Physician's Office	7	5	4	0.19
Law Office	6	7	3	0.19
Dentist Office	6	6	4	0.13
Chiropractor Office	5	8	3	0.13
Tailors	5	6	5	0
Fitness Center	6	3	7	-0.06
Take-Out Restaurant	6	3	7	-0.06
Bank	4	6	6	-0.13
Real Estate Office	4	6	6	-0.13
Wine Store	5	4	7	-0.13
Jewelry Store	4	6	6	-0.13
Convenience Store	2	9	5	-0.19
Pharmacy	5	3	8	-0.19
Drug Store	5	3	8	-0.19
Urgent Care	5	3	8	-0.19
Food Markets	4	3	9	-0.31
Parlors	3	5	8	-0.31
Garden Center	3	4	9	-0.38
Package Shipping Center	3	3	10	-0.44
Places of Worship	3	3	10	-0.44
Chain Restaurant	2	4	10	-0.5
Laundry Centers	2	3	11	-0.56
Package Liquor	2	3	11	-0.56
Wireless Communications Store	2	3	11	-0.56

Answer Options	Desirable	Neutral	Undesirable	Rating Average
<i>Weighted Factor</i>	<i>1</i>	<i>0</i>	<i>-1</i>	<i>-</i>
Weighted Factor	1	0	-1	-
YMCA	2	3	11	-0.56
Contractor Office	1	5	10	-0.56
Hardware Store	1	4	11	-0.63
Tobacco Shop	2	1	13	-0.69
Drive-Thru Restaurant	2	1	13	-0.69
Drive-In Restaurant	1	3	12	-0.69
Movie Theater	1	2	13	-0.75
Video Game Store	0	4	12	-0.75
Arcade	1	2	13	-0.75
Gas Station	0	3	13	-0.81
Car Wash	0	2	14	-0.88

Other Desirable Land Uses

#	Responses	Date
1	Daycare is much needed	10/17/2016 10:31 PM
2	Up scale restaurant	10/13/2016 2:47 PM
3	Senior housing, Community center, public performance space, research facilities/labs, computer repair IT services, micro-breweries and distilleries	10/12/2016 10:43 AM

Other Undesirable Land Uses

#	Responses	Date
1	Community center for rental to residents	10/17/2016 10:31 PM
2	City Building	10/13/2016 2:47 PM
3	McMansions, Big box retail, cul-de-sac street patterns, above ground utilities,	10/12/2016 10:43 AM

Other Comments and Thoughts

#	Response	Date
1	Would also like to see handicapped/retirement friendly single family homes	10/17/2016 10:32 PM
2	Common area, is; pavilion, overlooking the river. Use as rental.	10/13/2016 5:51 PM
3	If rental units are to be provided they should be clustered together. Would prefer that a full service up-scale restaurant be located at the crest of the hill providing an un obstructed view of the river and surrounding hill side property.	10/13/2016 2:49 PM
4	Did not see any ranch style housing or anything identified for senior living. Will multi story (apartment/condo) have elevators	10/13/2016 11:34 AM
5	What is the need to change what has worked since 1962. Strict regulations are needed. Ameristop has never been full.	10/12/2016 1:29 PM
6	Not sure what was meant by “connected to the surrounding community”. I would like the connection to be that this development has a focal point for the city, and that its amenities are open to the entire city. I would not want a walkway through our property however.	10/12/2016 11:20 AM
7	Last chance for the community to obtain amentites not offered in the city and provide housing options desired by our aging population and future property onwers, ie millenials	10/12/2016 10:46 AM



APPENDIX G - JET FUEL LINE AGREEMENT, 1970 AND 2000



KNOW ALL MEN BY THESE PRESENTS: That 6-12-70
 Saint Walburg's Convent of Benedictine Sisters, Incorporated. Rec. 6-25-70

Grantors for and in consideration of \$10 and other good and valuable consideration to us paid by CHEVRON OIL COMPANY, a California corporation (Grantee), the receipt of which is hereby acknowledged, do hereby bargain, grant, sell and convey to the said Chevron Oil Company, its successors and assigns forever, the right and easement to erect, construct, operate, perpetually maintain or thereafter replace or remove a pipe line or lines for the transportation of petroleum products, together with the necessary valves, fittings, hydrants and all equipment necessary or appropriate therefor, through and across the following described real estate lying and being in KENTON County, Kentucky to wit:

Said easement is 20 feet in width, the center line of which is more particularly described as follows:

BEGINNING at a point in the North property line which line is also the south right-of-way line of Kentucky State Highway Route #8, said point being 35 feet Westerly from the Northeastern property corner as measured along said property line; thence in a Southerly direction parallel with the Easterly property line, a distance of 786 feet more or less to a point, said point being 35 feet Westerly from the Easterly property line as measured at right angles thereto; thence right 44° and 24', a distance of 540 feet more or less to a point; thence right 60° and 23', a distance of 607 feet more or less to a point; thence left 50° and 35', a distance of 250 feet more or less to a point; thence left 22° and 37', a distance of 221 feet more or less to a point; thence 31° and 18' right, a distance of 1074 feet more or less to a point; thence right 13° and 30', a distance of 444 feet more or less to a point; thence right 20° and 10', a distance of 614 feet more or less to a point; thence left 79° and 59', a distance of 700.45 feet more or less to a point; thence right 10° and 26', a distance of 700.75 feet more or less to a point in the North right-of-way line of Amsterdam Road said line being 10' East of and parallel to the Westerly property line of Saint Walburg's Monastery; said property line being common line between Saint Walburg's Monastery and John P. Westerman, said point also being 10 feet more or less East of the Southeastern property corner of property belonging to John P. Westerman.

Also a temporary construction easement 50 feet in width as shown on the construction plan; said temporary easement shall be abandoned upon completion of construction.

Being part of the same property conveyed to the Grantors by deed recorded in Deed Book 115, page 101; Deed Book 209, page 46, dated March 5, 1925; Deed Book 228, page 5, dated August 14, 1928; Deed Book 254, page 489, dated December 29, 1936; Deed Book 264, page 512, dated April 6, 1936; Deed Book 352, page 314, dated May 16, 1947, recorded in the office of the Clerk of the Kenton County Court, Kentucky.

TO HAVE AND TO HOLD said easement unto the Grantee, its successors and assigns forever.

Provided, however, that said pipe line(s) shall be buried at a depth sufficient to allow cultivation of the soil covering said pipes, and any fences, crops, fences, sidewalks and driveways disturbed by erecting, constructing, operating, perpetually maintaining or thereafter removing said pipe line(s), valves, fittings, hydrants and all other appurtenances shall be fully repaired and restored as nearly as may be to the condition in which the same now lie.

The said Grantee, their heirs, successors and assigns, shall have the right to use or enjoy said easement areas, except for the purposes herein granted to Grantee, its successors and assigns, which shall be deemed to prohibit the erection of any building or structure on the right of way. For this purpose, the easement shall be deemed to be a right of way.

DEED OF GRANT OF EASEMENT FOR THE LAYING OF PIPES AND CONDUITS UNDER THE
 EASEMENT FOR THE LAYING OF PIPES AND CONDUITS UNDER THE
 EASEMENT FOR THE LAYING OF PIPES AND CONDUITS UNDER THE

To have and to hold said easement unto the Grantee, its successors and assigns forever.

Provided, however, that said pipe line(s) shall be buried in a depth sufficient to allow cultivation of the soil covering said pipes, and any laws, crops, fences, sidewalks and driveways disturbed by erection, construction, excavation, perpetually maintaining or thereafter restoring said pipe line(s), valves, fittings, hydrants and all other appurtenances shall be fully repaired and restored as nearly as may be to the condition in which the same now is.

The said Grantee, their heirs, successors and assigns, shall have the right to use any and all easement, alone except for the purposes herein granted to Grantee, its successors and assigns; which shall be deemed to prohibit the erection of any building or structure on the right-of-way. In the event the grantor desires to construct or erect a road, building or structure of any kind on the above-mentioned right-of-way, the grantee will cause the pipe line or lines and all other equipment which would impede such construction to be relocated, at the grantee's expense, in a new right-of-way provided by the grantor over some other portion of the grantor's property.

IN WITNESS whereof the said Saint Walburg's Convent of Benedictine Sisters, Incorporated, by resolution duly adopted by its Board of Directors, authorizing the President and Secretary to affix their signatures, respectively, together with its seal, hereunto set their hands and seals this _____ day of _____, 1970.

SAINT WALBURG'S CONVENT OF BENEDICTINE SISTERS, INCORPORATED

BY: _____
Mother M. Benedict Bunning
President

BY: X _____
Sister Mary Xavier Anneken
Secretary

CERTIFICATE
I hereby certify that the foregoing Grant of Easement was prepared by ROBERT F. GREENE, Attorney at Law, Burlington, Kentucky.

ROBERT F. GREENE

STATE OF KENTUCKY
County of _____

I, _____ a Notary Public in and for the county and state aforesaid, do certify that the foregoing instrument of writing from Saint Walburg's Convent of Benedictine Sisters, Incorporated to the CHEVRON OIL COMPANY was this day presented to me in my county by the parties and then and there acknowledged by the said Mother M. Benedict Bunning, President, and Sister Mary Xavier Anneken, Secretary, to be their act and deed. Whereupon the same and this certificate are certified to the proper office for record.

Given under my hand and seal of office this _____ day of _____, 1970.

My commission expires: _____

NOTARY PUBLIC

GRANT OF EASEMENT
SAINT WALBURG'S CONVENT
OF BENEDICTINE SISTERS,
INCORPORATED

CHEVRON OIL
COMPANY

10

STATE OF KENTUCKY
County of _____

Let it be Recorded
At _____
M.
Reviewed in Deed Book
No. _____
Recording \$ _____
Stamps \$ _____
Page _____
D. C. Clerk

My commission expires _____

NOTARY PUBLIC

GRANT OF EASEMENT

SAINT WALBURG'S CONVENT
OF BENELECTINE SISTERS,
INCORPORATED

TO

CHEVRON OIL
COMPANY

Acknowledged _____

Left for Record _____

At _____

By _____ Clerk

Recorded in Dead Book _____ D. C.

No. _____ Page _____

Recording \$ _____ Stamps \$ _____

STATE OF KENTUCKY
County of _____

I, _____ Clerk of the County Court in and for the County and State
aforesaid, do certify that the foregoing instrument of writing from Saint Walburg's Convent of
Benedictine Sisters, Incorporated,
to the CHEVRON OIL COMPANY was this _____ day of _____, 1970 produced to me, certified as
above and lodged for record at _____ o'clock _____ M. Whereupon the same with the foregoing and this certificate
have been duly recorded in my office.

Given under my hand, this _____ day of _____, 1970.

By _____ Clerk

By _____ D. C.



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C

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Groups 3917-1140-1104 - Gov.

PDN: 001- 00-00 -089.60

5-6
16.00

RIGHT-OF-WAY EASEMENT GRANT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Saint Walburg Monastery of Benedictine Sisters of Covington, a Kentucky Corporation, (hereinafter called "Grantor", whether one or more), for and in consideration of payment of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto **TransMontaigne Terminals, Inc.**, with an office at 280 North College, Suite 500, Fayetteville, Arkansas, 72701. (hereinafter referred to as "Grantee"), its successors and assigns, the right and easement to erect, construct, operate, perpetually maintain or thereafter replace or remove a pipeline or lines for the transportation of petroleum products, together with the necessary valves, fittings, hydrants and all equipment necessary or appropriate thereto, including cathodic protection devices, over, through and across the following described real estate lying and being in Kenton County, Kentucky, to wit:

A permanent 20 foot (20') right of way, and a temporary additional fifty foot (50') right of way to be used for construction, (which said temporary easement shall be abandoned upon completion of construction) over and across land, more particularly described in Exhibit "A" attached hereto and made a part hereof

which Grantor warrants it is the owner in fee simple, to have and to hold unto TransMontaigne Terminals Inc., its successors and assigns, together with the right of ingress and egress to and from said line or lines, or any of them, for the purposes aforesaid, along with pre-construction ingress and egress for survey, environmental and archeological analysis, hereby releasing and waiving for the purpose of this grant all rights under and by virtue of the dower, homestead and homestead exemption laws, if any, of the state of Kentucky.

Grantor shall have the right to fully use and enjoy the said premises except as the same may be necessary for the purposes herein granted to Grantee; and Grantee hereby agrees, at Grantee's expense, to repair or pay for any damages which may arise to earthen dams, crops, pasturage, fences or buildings of said Grantor from the exercise of the rights herein granted. Grantor agrees not to build, create or construct any obstruction, engineering works, or other structures within 20 feet of said pipeline or pipelines nor permit the same to be done by others, or materially alter the grade of the right of way.

Grantee shall have the right to remove trees, undergrowth, and brush from within twenty feet of said pipeline or pipelines in order to maintain and protect said pipeline or pipelines.

Provided, however, that said pipeline or lines constructed by Grantee shall be buried at a depth sufficient to allow cultivation of the soil covering said pipe(s), and any towns, crops, fences, sidewalks, driveways and dams disturbed by erecting, constructing, operating, perpetually maintaining or thereafter removing said pipe line(s), valves, fittings, hydrants and all other appurtenances shall be fully repaired and restored as nearly as may be to the condition in which the same now is.

The said Grantor, its successors and assigns, shall have the right to use or enjoy said easement areas except for the purposes herein granted to Grantee, its successors and assigns, which shall be deemed to prohibit



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the erection of any building or structure on the right of way. In the event Grantor desires to construct or erect a road, building or structure of any kind on the above-mentioned right-of-way, Grantee will cause the pipe line or lines and all other equipment which would impede such construction to be relocated, at Grantee's expense, in a new right-of-way provided by Grantor over some other portion of Grantor's property.

Being part of the same property conveyed to Grantor by deed recorded in Deed Book 115, page 101; Deed Book 209, page 46, dated March 5, 1925; Deed Book 228, page 5, dated August 14, 1928; Deed Book 254, page 489, dated December 29, 1936; Deed Book 264, page 512, dated April 6, 1936; Deed Book 352, page 314, dated May 16, 1947, recorded in the office of the Kenton County Clerk's office at Covington, Kentucky.

This Right of Way Agreement modifies that certain Grant of Easement recorded in Miscellaneous Book 570, page 556 of the Kenton County Clerk's records at Covington, Kentucky, between Saint Walburg's Convent of Benedictine Sisters, Incorporated, and Chevron Oil Company, a California corporation. Please note that Saint Walburg Monastery of Benedictine Sisters of Covington, a Kentucky Corporation is the correct name of Grantor in said easement, and TransMontaigne Terminals, Inc., is successor in interest to Chevron Oil Company. Said easement is modified only to the extent that the existing pipeline is being partially relocated pursuant to the provisions of said easement in order to accommodate construction by Grantor. In all other respects the Grant of Easement as recorded at Book 570, page 556 remains in full force and effect between the parties as herein named and identified.

This Right of Way Agreement may be assigned by Grantor or Grantee, their successors and assigns, in whole or in part, vesting in any other person, firm or corporation the ownership of one or more pipelines or an undivided interest therein, with the full rights of ingress and egress for the maintenance, repair, operation, replacement and removal thereof. The terms, conditions and provisions hereof shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

WITNESS the execution hereof on this 13 day of July, 2008.

SAINT WALBURG MONASTERY OF
BENEDICTINE SISTERS OF COVINGTON

By: Sister Rita Brink, O.S.B.
SISTER RITA BRINK, O.S.B., PRESIDENT

By: Sister Christa Kreindbrink, O.S.B.
SISTER CHRISTA KREINDBRINK, O.S.B.,
SECRETARY

TRANSMONTAIGNE TERMINALS INC

By: William H. Cook, Jr.
WILLIAM H. COOK, JR.,
RIGHT OF WAY, MANAGER

ACKNOWLEDGMENT

COMMONWEALTH OF KENTUCKY)
)
 COUNTY OF KENTON)

The foregoing instrument was subscribed and acknowledged before me this 27th day of July, 2000, by Sister Rita Brink, O.S.B., and Sister Christa Kleinbrink, O.S.B., as President and Secretary respectively of Saint Walburg Monastery of Benedictine Sisters of Covington, a Kentucky Corporation, for and on behalf of said corporation, for the uses and purposes therein set forth as authorized pursuant to duly adopted resolution.

Notary Public: [Signature]
 Daniel T. Mistler
 My commission expires: February 6, 2001

ACKNOWLEDGMENT

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STATE OF ARKANSAS)
)
 COUNTY OF WASHINGTON)

The foregoing instrument was subscribed and acknowledged before me this 13th day of July, 2000, by William H. Cook, Jr., right-of-way Manager of TransMontaigne Terminals, Inc., a Delaware Corporation, for and on behalf of said corporation, for the uses and purposes therein set forth as authorized pursuant to duly adopted resolutions.



Notary Public [Signature]
 (Print Name) Donna Ann Spragle
 My Commission Expires: 8-1-03

This instrument was prepared by:

[Signature]
 DANIEL T. MISTLER
 Mistler, Henzinger & LaVelle, PSC
 2701 Turkeyfoot Road
 Covington, KY 41017
 (849) 341-1881

Recorded
 COVINGTON
 Doc type:
 Book/Page:
 Date:
 Data Recorded: 11/20/2000 02:27:36
 Total Fees: 16.00 Tax: 0.00
 Clerk name: DENISE G. SMITH

BILL RYAN
 KENTON COUNTY CLERK
 EAGERMAN
 C-433 292 5 15
 00 11 20 099 00331
 02:27:36
 16.00 Tax: 0.00
 DENISE G. SMITH



EXHIBIT "A"

**DESCRIPTION FOR
30' UTILITY EASEMENT**

Lying and being in the City of Villa Hills, Kenton County, Kentucky on 2500 Amsterdam Drive and more particularly described as follows to-wit:

Beginning at a point the intersection of Villa Madonna Drive as shown on the attached plat; thence, leaving said intersection, S 62°02'51" E --- 98.41 feet to a point in the existing jet fuel easement, the Real Place of Beginning; thence, leaving said easement with the center of a hereby dedicated 30' utility easement, S 43°19'45" E --- 107.74 feet to a point; thence, S 74°32'32" E --- 514.62 feet to a point; thence, N 19°10'59" W --- 421.68 feet to a point; thence, N 20°01'59" W --- 95.93 feet to a point; thence, N 15°08'41" W --- 53.51 feet of sufficient to reach the existing jet fuel easement.

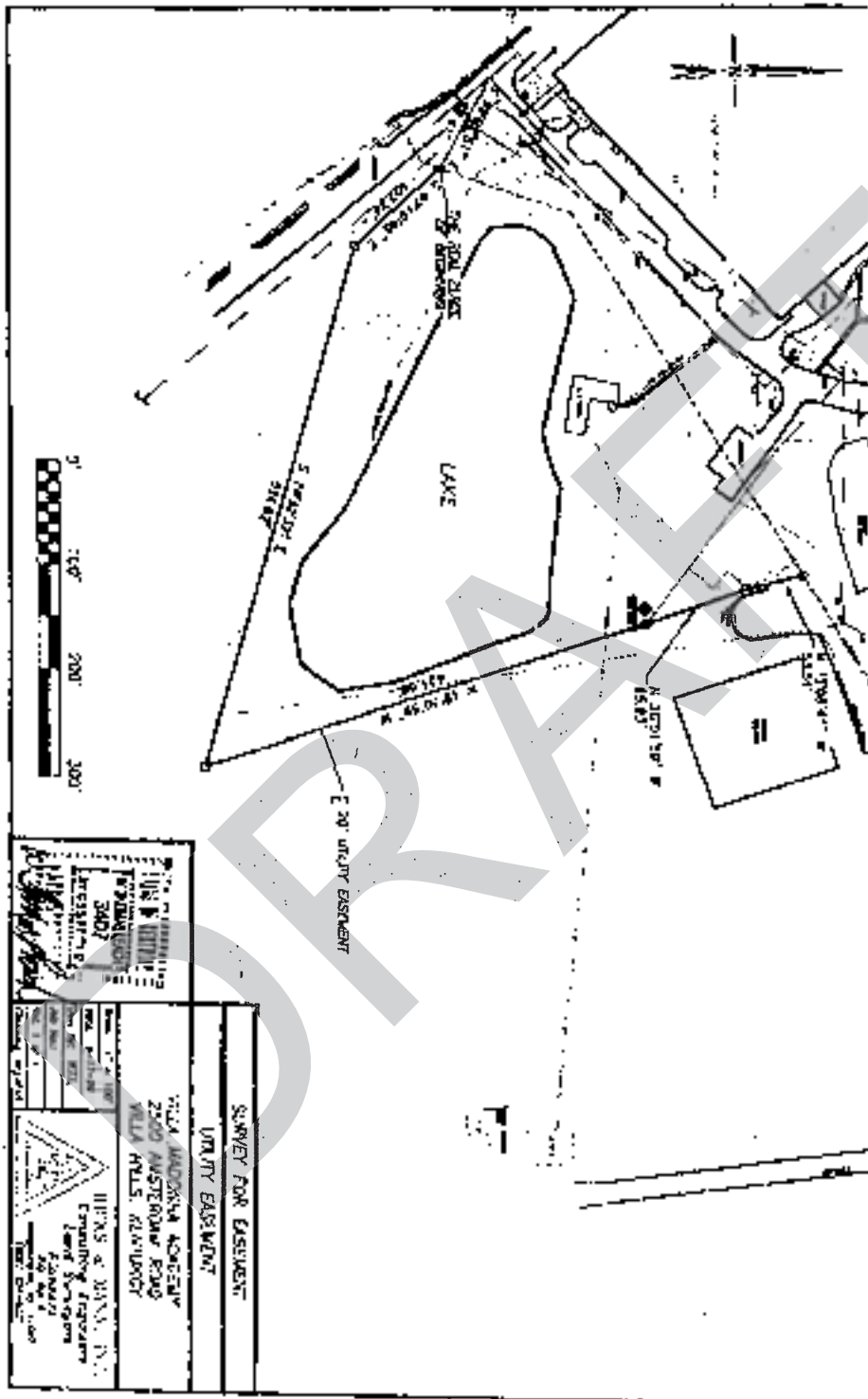
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Hicks & Mann, Inc.

W. Thomas Leach
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Registered Land Surveyor
License # 3407



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APPENDIX H - RESEARCH IMAGES

Images contained in this appendix were consulted throughout the study and provide a visual guide for development. The images were used extensively in crafting section 4.1's Guiding Principles of the plan and provide some visual representation of the desired development types. The associated text in this appendix is based on Section 4.1, located on page 51 of the full report.

Variety of Housing

Throughout the planing process, incorporating a variety of housing options was described as a key benefit of new development within the study area. Public meeting responses, expert interviews, and the independent market analysis all indicated having multiple housing options was preferable. New housing within the study area should incorporate a variety of single- and multi-family units, detached homes, attached homes, townhomes, patio homes, and ranches. The mix of housing should allow for accessible floorplans, which not only allow for accessibility for individuals needing enhanced interior mobility, but are also inviting for people of all ages. Housing in the study area should include varying floorplan sizes to address different residential needs of potential residents.



1. Detached single-family residential home in a traditional neighborhood development setting.



2. Detached single-family home.



3. Traditional neighborhood designed detached single-family home constructed close to the sidewalk.



4. Traditional neighborhood designed multi-family building.



5. Detached single-family home with accessible floorplan and enhanced interior mobility.



6. Traditional style townhomes with easy access to sidewalks and greenspace in the front.



7. Traditional style townhomes with traditional style front-yard setbacks.



8. Traditional style townhomes with easy access to sidewalk and street.



9. Attached single-family homes oriented close to the sidewalk and street.

Value Adding Commercial/Office

Encouraging the inclusion of commercial and office uses into the study area was carefully considered and significantly researched through this plan. The idea was explored through the market study, staff research, public meetings, expert interview phase, and Task Force survey. Throughout this investigation, the Task Force determined that commercial and office uses were feasible and desired, providing they were the correct size and scale to match the character of Villa Hills and new development within the study area. Conversations with experts indicated these types of uses would add value to the community and make the new development even more attractive to a wide-range of current and future residents.



10. Mixed use neighborhood commercial building with commercial and restaurants on the lower level and offices/residential on the upper levels.



11. Typical neighborhood oriented commercial business interior.



12. Traditional neighborhood scale commercial business with an outdoor dining area.



13. Interior of a typical neighborhood scale commercial use.



14. Mixed use building with commercial uses on the lower levels and apartments on the upper levels.

Incorporating Active Transportation

This guiding principle reflects the planned inclusion of diverse facilities dedicated to biking and walking. Public comments indicated a strong desire for the ability to walk and bike upon the site. This idea was further refined through expert interviews, which suggested creating beautiful streets that invited people to walk and congregate, rather than solely relying on multiuse paths for these active travel modes. The idea also extends to the broader community and encourages connections to existing areas of Villa Hills wherever possible.



15. Tree lined streets add beauty to the neighborhood and act as a barrier between pedestrian and vehicle traffic encouraging active transportation.



16. Traditional streets encourage people to be active, walk, and utilize the street as an amenity.



18. Bike racks are used to encourage active modes of transportation.



17. Wide sidewalks close to residences with benches that invite people to walk and congregate.



19. Shared use paths can be used by pedestrians, cyclists, and other non-motorized forms of transportation.

Traditional Neighborhood Development (TND)

TNDs are a style of development that focuses on a comprehensively planned approach for a site. Many Task Force members expressed interest in a TND for the study area. Several on the group also visited Norton Commons, a TND in Louisville, Kentucky, and found that type of traditional neighborhood development as an appealing and desirable example for Villa Hills. Although TND is not a requirement for the study area, a proposed development on the site containing traditional neighborhood design elements would be desirable and is encouraged by the Task Force.

Sites implementing TND utilize varying housing types and styles that complement each other and provide housing opportunity to residents of all ages and of varying economic backgrounds. Residential areas in TNDs typically have streets with on-street parking, tree-lined sidewalks, houses oriented closer to the street, and alleyways in the rear that provide access to driveways, garages, and service areas of residences.

TNDs also incorporate a variety of uses in a well-planned community. Such uses could include civic amenities like parks and community facilities, as well as commercial and office uses that add convenience and appeal to the neighborhood by serving the needs of its residents. These areas are also identified by their distinct center, often incorporating a square or green that is oriented to the community. Most TNDs strive to orient their concentration of dwelling units near the community core so that the area is walkable within 5-7 minutes. Small plazas, parks, and playgrounds are often interspersed throughout the overall development so that residents do not have to walk more than a tenth of a mile to reach these amenities.



20. TND with homes oriented close to the street and on-street parking.



21. A TND with tree-lined streets and rear access to driveways and garages.



22. Public overlook amenity.



23. Civic spaces or community centers help provide a distinct center to TNDs.



24. Streets designed to provide a buffer between the street and pedestrians are a common theme in TNDs.



25. Example of short front yard setback home with sidewalk, treelawn buffer space with street trees, and on-street parking in a TND.



26. TNDs utilize varying housing styles such as condominiums and townhomes.



27. Small plaza or park are typically interspersed throughout TNDs.



28. Farmers markets add to the convenience and appeal of TNDs by serving the needs of its residents.



29. TNDs incorporate a variety of uses in a well-planned community, including amphitheater type amenities.

Community Amenities

Amenities that are open to both existing Villa Hills residents and new residents that move to the site are encouraged by this plan. A successful new development should be welcoming to the existing Villa Hills community. The idea of creating a place that was a gathering point for all Villa Hills residents was a recurring theme from these interviews.



30. Shared multi-use paths allow non-motorized transportation such as pedestrians and cyclists.



31. Open space can take many forms. In this example from Suwanne, GA, a large community lawn separates multi-family homes instead of a road. Vehicular and service access is provided behind the homes.



32. Parks and greenspace are typical amenities in TNDs and can be a gathering point for the community.



33. Community centers can be an important amenity, which can provide a gathering point for the community.



34. Amphitheaters are one of the many uses and amenities that can be incorporated into TNDs.



35. Parks and plazas allow people to congregate and help create lively communities.

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