

EXHIBIT A

Book: 1137
Name: DEED
Darrell Pugh
Pike COUNTY
3/14/2024, 10:16:24 AM
DC: Beverly Ratliff

Pages: 340-347 (8)



SUPPLEMENTAL DEED OF CORRECTION

THIS SUPPLEMENTAL DEED OF CORRECTION is made and entered into this 28 day of February, 2024, by and between MAC ROOPANI and GHAZALA QUDDUS ROOPANI, husband and wife, whose address is 9017 Baywood Park Drive, Seminole, Florida 33777, Grantors; and TWIN DIAMOND, LLC, a Kentucky Limited Liability Company, whose address is 554 Northmonte Woods, Pikeville, Kentucky 41501, Grantee. In-Care-Of Address for the property tax bill is: Twin Diamond, LLC, 554 Northmonte Woods, Pikeville, Kentucky 41501.

WITNESSETH:

PREMISES

WHEREAS, by deed dated October 13, 2023, Roopani Development Corporation and the Grantors conveyed to the Grantee certain property near the Community of Zebulon in Pike County, Kentucky, as described in Deed Book 1133, Page 285, in the office of the Pike County Clerk; and

WHEREAS, that deed was deficient in that it did not include a 0.14 acre parcel and a grant of easement over adjacent property of the Grantors which was intended; and,

WHEREAS, this Supplemental Deed of Correction is made in order to correct those omissions and to complete the conveyance and grant of easement intended to be carried out by the deed at Deed Book 1133, Page 285, above-referenced.

NOW, THEREFORE, for and in consideration of the above stated Premises, the sufficiency of which is hereby acknowledged, the Grantors do hereby grant and convey unto the Grantee, it successors and assigns, the following described real property AND easement.

PROPERTY

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. ALSO SEE MAP AT MAP FILE NO. _____, IN THE OFFICE OF THE PIKE COUNTY CLERK.

AND THE SOURCES OF TITLE RECITED THEREIN.

EASEMENT

The Grantors also grant to the Grantee an Easement and Right-of-Way across the Grantors' remaining property as described in those deeds set forth in Deed Book 896, Page 293 and Deed Book 870, Page 371, in the office of the Pike County Clerk to the property of the Grantee as described in Deed Book 1133, Page 285, also in the office of the Pike County Clerk for the purposes of ingress and egress to the pump house, toolshed and mailboxes located thereon which pertain to the townhouses (Deed Book 1133, Page 285) upon the property described in Exhibit "A", attached hereto. The Easement and Right-of-Way herein shall be utilized for the purposes of the operation, use, maintenance, repair and replacement of the said pump house, toolshed and mailboxes and shall include the Grantee having the right to utilize any appropriate machinery and equipment on the Easement and Right-of-Way needed to utilize, maintain, repair or replace the said pump house, toolshed and mailboxes.

It is a condition of this conveyance:

"Pump house located on the easement at the entrance of the Village View Drive pumps the water from the Mountain Water District (MWD) meter located near the pump house (Account No. 0401-00013-001) to:

- User 1. Village View Townhouses A, B & C and their swimming pool.
- User 2. Kevin Prater's residential lots located about the Townhouses.
- User 3. Roopani Development Corp. Lots (One lot sold to Kern Weddington).

A separate meter has been installed by Kevin Prater (above the Village View Townhouses) to account for water usage by Users 2 & 3 above.

The MWD water usage bill, and maintenance cost is divided appropriately by the percentage of gallons used by each of the three (Users 1, 2 & 3).

AEP electric meter is located at the pump house (Account No. 036-110-789-0-02).

The management and book keeping of the pump house, AEP electric bill, and billing is the responsibility of the (User 1)."

TO HAVE AND TO HOLD the same, together with all appurtenances thereunto belonging unto the Grantee, it successors and assigns forever, with covenants of general warranty as to the property herein conveyed.

No consideration certificate is required per KRS 382.135.

IN TESTIMONY WHEREOF, Grantors and Grantee have hereunto subscribed their names this day and year aforesaid.

GRANTOR:

Mac Roopani
MAC ROOPANI

Ghazala Quddus Roopani
GHAZALA QUDDUS ROOPANI

STATE OF FL

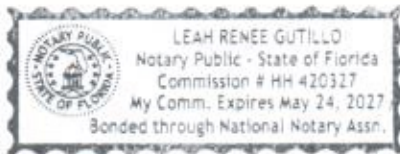
COUNTY OF Pinellas

The foregoing supplemental deed of correction was produced, acknowledged and sworn to before me by Mac Roopani and Ghazala Quddus Roopani, Grantors, this the 7th day of March, 2024.

My commission expires: May 24, 2027

(APPLY SEAL)

Leah Gutillo
NOTARY PUBLIC
NOTARY ID: HH420327



GRANTEE:

TWIN DIAMOND, LLC

BY:

TITLE: President / CEO.

STATE OF KENTUCKY

COUNTY OF Floyd

The foregoing supplemental deed of correction was produced, acknowledged and sworn to before me by Charles Mason M. Esq. Pres/CEO on behalf of Twin Diamond, LLC, Grantee, this the 28 day of February, 2024.

My commission expires: 11/2/2024

NOTARY PUBLIC

NOTARY ID:

MARTIN L. OSBORNE
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID # KYNP38967
MY COMMISSION EXPIRES NOVEMBER 2, 2025

PREPARED BY:

MARTIN L. OSBORNE
OSBORNE & HEABERLIN, P.S.C.
119 EAST COURT STREET
PRESTONSBURG, KENTUCKY 41653
(606) 886-1615

DEED PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION OR ABSTRACT.
DESCRIPTION PROVIDED BY GRANTORS.

LEGAL DESCRIPTION

A certain tract or parcel of land lying and being on the waters of Burning Fork of Raccoon Creek, a tributary of John's Creek of the Levisa Fork of the Big Sandy River, in or near Zebulon, Pike County, Kentucky, and being more particularly described as follows:

“Beginning at an iron pin (set), being a corner to Mac Roopani (Deed Book 896, page 293, recorded on 11/09/2006 at 3:34 pm) and also being a corner to the Commonwealth of Kentucky right of way tract for U.S. Route 119 (Deed Book 855, page 134, recorded 07/21/2004) and being on the left ascending side of the 30' total right of way of Village View Drive-CR 1678 (road by prescription, no records of dedication found), said pin bearing Kentucky Single Zone, NAD 1983 State Plane coordinates of 3,727,251.05 feet North and 5,865,981.13 feet East and lying 121.21' left of U.S. Rt. 119's centerline station 1128+84.97'; thence continuing with the right of way line of U.S. Route 119 S 76°39'51" W a distance of 31.39' to an iron pin (set), being a corner to Roopani, and lying 121.79' left of centerline station 1128+54.21'; thence continuing up with the Roopani line N 18°40'18" W a distance of 60.89' to an iron pin (set), also being a point offset 175.00' left of highway centerline station 1128+50.00', and being a corner to the Mac and Ghazala Quddus Roopani boundary (Deed Book 870, page 370, recorded on 05/18/2005); thence continuing with this Roopani property N 19°19'18" W a distance of 141.49' to an iron pin (set); thence N 70°05'56" E a distance of 28.66' to an iron pin (set), being a corner to the right of way of Village View Drive, said pin bearing coordinates of 3,727,437.50' North and 5,865,913.13' East; thence with the county road right of way S 20°07'14" E a distance of 45.08' to an iron pin (set); thence S 22°31'38" E a distance of 65.62' to an iron pin (set); thence S 18°40'18" E a distance of 60.89' to an iron pin (set), said line passing the Mac and Ghazala Quddus and Mac Roopani division line at 34.14' along the described line; thence S 16°55'30" E a distance of 26.99' to an iron (set), being the **POINT OF BEGINNING.**”

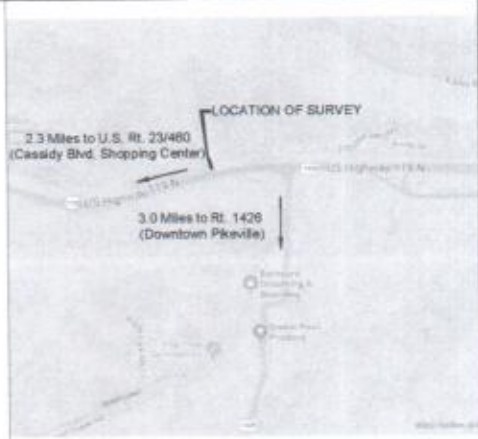
The above-described property contains **6137.7 square feet, or 0.14 acres**, as determined by survey.

This legal description was prepared on January 10, 2024, by Gary Ousley, Kentucky Licensed Surveyor No. 2912, and were derived from a field survey conducted in December, 2023 through January, 2024, under his direct supervision. All line bearings reported hereon were taken from alignment of the survey to the Kentucky State Plane Single Zone, 1983 horizontal reference datum, determined using Global Positioning System equipment. Iron pins described as (set) are 1/2" diameter x 18" nominal length ferrous rebar, with a florescent orange plastic cap emblazoned "LLS 2912". This survey is a Class A survey, as per KRS 201, KAR 18:150, and meets or exceeds all specifications and precision specifications as mandated by this classification.

This legal description describes a portion of the property described in a deed from the Commonwealth of Kentucky to Mac Roopani, as recorded in Deed Book 896, page 293, as recorded on November 09, 2006, at 3:34 pm, and Mac and Ghazala Quddus Roopani, as described by deed as recorded in Deed Book 870, page 370, on May 18, 2005, said books being lodged in the Pike County Court Clerk's office, Pikeville, Kentucky.

EXHIBIT
"A"

Formerly Roopani Development Corp.
Now Owned by Twin Diamond Corp.
31 Village View Drive
Pikeville, Ky. 41501
D.B. 1133, Pg. 285
Recorded 10/25/2023 at 1:37 pm



LOCATION MAP
BY ROADWAY MAP, KING ON LINE
Map To Scale

STATE AND COUNTY ROAD RIGHT-OF-WAY
ANY ROAD, STREET, HIGHWAY OR PARCEL OF GROUND DESIGNATED AND
LAD OUT AS A PUBLIC HIGHWAY AND USED WITHOUT RESTRICTION BY THE
GENERAL PUBLIC FOR PASTOR CONSECUTIVE YEARS, SHALL CONSIDERED
BE PRESUMED TO BE A PUBLIC ROAD.
IN THE ABSENCE OF ANY RECORD, THE WIDTH OF A PUBLIC ROAD
RIGHT-OF-WAY SHALL BE PRESUMED TO EXTEND TO AND AROUND
THE AREA LINED OUTSIDE THE SHOULDER AND DITCH LINE AND
BEYOND ANY LANDMARKS SUCH AS FENCES, FENCE POSTS, CORNER
STONES OR OTHER SIMILAR MARKERS INDICATING THE BOUNDARY
IN THE ABSENCE OF BOUNDARY RECORDS OR LANDMARKS, THE RIGHT-OF-WAY
OF A PUBLIC ROAD SHALL BE DEEMED TO EXTEND TO AND INCLUDE THE
SHOULDER AND DITCH LINE'S BOUNDARY TO AND FROM AND TO THE TOP
OF CURB OR TO THE FOLLOWING LINE-SIDE MARKS (KRS 119.025)

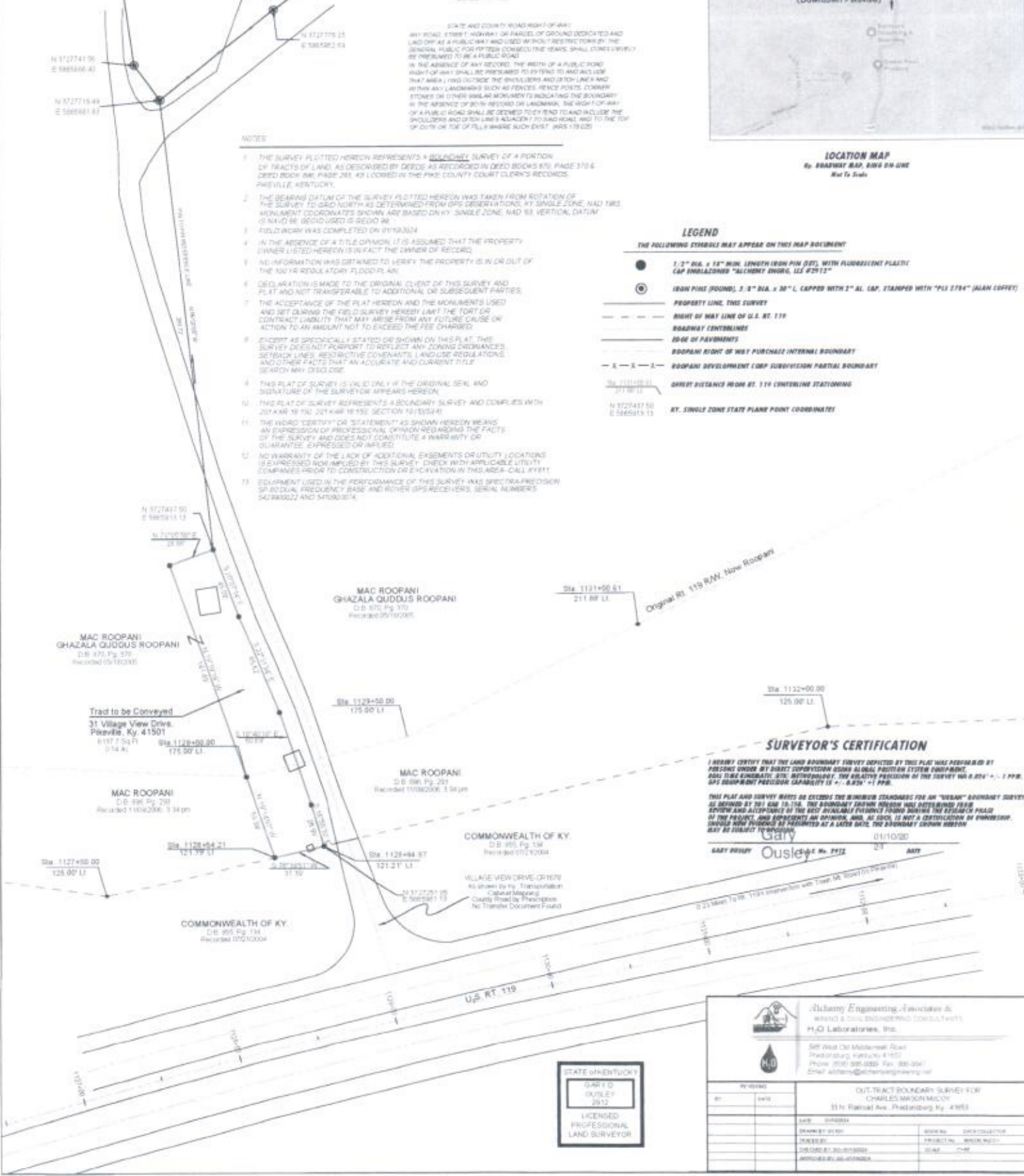
NOTES

1. THE SURVEY PLOTTED HEREON REPRESENTS A BOUNDARY SURVEY OF A PORTION
OF TRACTS OF LAND, AS DESCRIBED BY DEEDS AS RECORDED IN DEED BOOKS 810, PAGE 370 &
DEED BOOK 816, PAGE 285, 433 LOCATED IN THE PIKE COUNTY CLERK'S RECORDS
PREVIOUSLY HERETOFORE.
2. THE BEARING ON TIES OF THE SURVEY PLOTTED HEREON WAS TAKEN FROM ROTATION OF
THE SURVEY TO GRID NORTH AS DETERMINED FROM GPS OBSERVATIONS, AT SINGLE ZONE, NAD 1983.
MONUMENT COORDINATES SHOWN ARE BASED ON KY SINGLE ZONE, NAD 83, VERTICAL DATUM
(S NAD 83, GRID USED IS GRID 98).
3. FIELD WORK WAS COMPLETED ON 07/19/2024.
4. IN THE ABSENCE OF A TITLE OPINION, IT IS ASSUMED THAT THE PROPERTY
OWNER LISTED HEREON IS IN FACT THE OWNER OF RECORD.
5. NO INFORMATION WAS OBTAINED TO VERIFY THE PROPERTY IS IN OR OUT OF
THE 100-YR REGULATORY FLOOD ZONE.
6. DECLARATION IS MADE TO THE ORIGINAL CLIENT OF THIS SURVEY AND
PLAT AND NOT TRANSFERABLE TO ADDITIONAL OR SUBSEQUENT PARTIES.
7. THE ACCEPTANCE OF THE PLAT HEREON AND THE MONUMENTS USED
AND SET DURING THE FIELD SURVEY HEREBY LIMIT THE TORT OR
CONTRACT LIABILITY THAT MAY ARISE FROM ANY FUTURE CAUSE OR
ACTION TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED.
8. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS
SURVEY DOES NOT PURPORT TO REFLECT ANY CONDUIT ENCUMBRANCES,
SEWER LINES, RESTRICTIVE COVENANTS, LAND USE REGULATIONS,
AND OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE
SEARCH MAY DISCLOSE.
9. THIS PLAT OF SURVEY IS VALID ONLY IF THE ORIGINAL SEAL AND
SIGNATURE OF THE SURVEYOR APPEARS HEREON.
10. THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH
201 KAR 19-192, KAR 19-193, SECTION 10 (1)(3)(4).
11. THE WORD "CERTAIN" OR "STATEMENT" AS SHOWN HEREON MEANS
AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS
OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR
GUARANTEE, EXPRESSED OR IMPLIED.
12. NO WARRANTY OF THE LACK OF ADDITIONAL ENCUMBRANCES OR UTILITY LOCATIONS
IS EXPRESSED NOR IMPLIED BY THIS SURVEY. CHECK WITH APPLICABLE UTILITY
COMPANIES PRIOR TO CONSTRUCTION OR EXCAVATION IN THIS AREA - CALL KY311.
13. EQUIPMENT USED IN THE PERFORMANCE OF THIS SURVEY WAS SPECTRA/PRECISION
SP 8020A, FREQUENCY BASE AND OTHER GPS RECEIVERS, SERIAL NUMBERS
542380022 AND 547000374.

LEGEND

THE FOLLOWING SYMBOLS MAY APPEAR ON THIS MAP DOCUMENT

- 1/2" DIA. x 1 1/2" LONG IRON PIN (SPT), WITH FLUORESCENT PLASTIC
CAP ENHANCED "CALCULATED ANGLES, LLS #2912"
- IRON PINS (ROUND), 1/2" DIA. x 3/8" L. CAP. STAMPED WITH "PLS 2794" (JAHN COFFEY)
- — — — — PROPERTY LINE, THIS SURVEY
- - - - - RIGHT OF WAY LINE OF U.S. RT. 119
- — — — — ROADWAY CENTERLINES
- — — — — EDGE OF PAVEMENTS
- - - - - ROOPANI RIGHT OF WAY PURCHASE INTERNAL BOUNDARY
- - - - - ROOPANI DEVELOPMENT CORP. SUBDIVISION PARTIAL BOUNDARY
- Sta. 1111+00.01
371.90 LI
- N 327247.50
E 588515.15
- RT. SINGLE ZONE STATE PLANE POINT COORDINATES



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE LAND BOUNDARY SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY
PERSONS UNDER MY DIRECT SUPERVISION USING GLOBAL POSITION SYSTEM EQUIPMENT,
AND THE COMPUTED SITE BOUNDARIES, THE RELATIVE POSITION OF THE SURVEY HAS BEEN
GPS EQUIPMENT PRECISION CAPABILITY IS +/- 0.03" +/- 1 PPM.

THIS PLAT AND SURVEY RIGHTS DO NOT EXCEED THE BOUNDARY STANDARDS FOR AN "ORDINARY" BOUNDARY SURVEY,
AS DEFINED BY 201 KAR 19-118. THE BOUNDARY ERROR HEREON HAS BEEN DETERMINED FROM
REVIEW AND ACCEPTANCE OF THE BEST AVAILABLE PREVIOUSLY FOUND BOUNDARY PLATS
OF THE SUBJECT AND ADJACENT AND DIVISION, HAS, AS SUCH, IS NOT A CERTIFICATION OF PRECISION,
SHOULD SUCH PRECISION BE DEMAND AT A LATER DATE, THE BOUNDARY ERROR HEREON
MAY BE SUBJECT TO REVISION.

GARY OUSLEY 01/10/2025
GARY OUSLEY 01/10/2025

STATE OF KENTUCKY
GARY O
OUSLEY
2912
LICENSED
PROFESSIONAL
LAND SURVEYOR

Atchamy Engineering Associates &
WATER & CIVIL ENGINEERING CONSULTANTS
H₂O Laboratories, Inc.
505 West Of Middlebrook Road
Frankfort, Kentucky 40621
Phone: (502) 395-0330 Fax: (502) 395-0967
Email: atchamy@atchamyengineering.com

PROJECT NO.		DATE	
BY		DATE	
DATE	BY	DATE	BY
DATE	BY	DATE	BY
DATE	BY	DATE	BY
DATE	BY	DATE	BY

OUT-TRACT BOUNDARY SURVEY FOR
CHARLES MARSH MALLS
55th Rainfall Ave., Frankfort, Ky. 40601

~~at~~ This page is for the recording label.

COUNTY OF Pike, *State of Kentucky*

I, Darrell Pugh, County Clerk

for the County and State aforesaid, certify that the foregoing DEED OF CORRECTION was on 3/14/2024 lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.

WITNESS my hand this 3/14/2024

By

Dewaly Ratliff

D.C.