



Conditional Use Permit Application

Louisville Metro Planning & Design Services

Case No: 19-CUP-0139

Intake Staff: RC

Date: 8/27/19

Fee: \$1,025

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

This is a CUP for: Transitional Housing
(e.g., daycare, accessory apartment, etc.)

Project Name: The Gratitude House (Fed with Faith Inc.)

Primary Project Address: 2601 W Chestnut St. Louisville Ky 40211

Additional Address(es): _____

Primary Parcel ID: 001B00640000

Additional Parcel ID(s): _____

RECEIVED

AUG 27 2019

PLANNING &
DESIGN SERVICES

Proposed Use: Transitional Existing Use: Transitional

Existing Zoning District: R-6 Existing Form District: 5

Deed Book(s) / Page Numbers²: _____

The subject property contains 0.095 acres. Number of Adjoining Property Owners: 79
(refer to tax map from PDS)

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)* ¹ ☒ Yes ☐ No

If yes, please list the docket/case numbers:

Docket/Case #: 15317 Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

Contact Information:**Owner:** ☒ Check if primary contact**Applicant:** ☒ Check if primary contactName: Jean ManganaroName: Jean ManganaroCompany: Fed With Faith Inc.Company: Fed With Faith Inc.Address: 2601 W Chestnut StAddress: 2601 W Chestnut StCity: Louisville State: Ky Zip: 40211City: Louisville State: Ky Zip: 40211Primary Phone: 502-938-1858Primary Phone: 502-938-1858

Alternate Phone: _____

Alternate Phone: _____

Email: Jean@FedwithFaith.orgEmail: Jean Manganaro**Owner Signature (required):** _____**Attorney:** ☐ Check if primary contact**Plan prepared by:** ☐ Check if primary contact

Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Jean Manganaro, in my capacity as Director, hereby
representative/authorized agent/other

certify that Fed with Faith Inc. is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____

Date: 8/27/19

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Please submit the completed application along with the following items:

Project application and description

- ☒ Pre-App tax map (obtained at the pre-app meeting with the case manager)
- ☒ Land Development Report¹
- ☒ A copy of the current recorded deed² (*must show "End of Document" stamp on last page*)
- ☒ Legal description on a separate 8.5 x 11" sheet of paper
- ☒ Letter of explanation for the proposed development

Site plan (please refer to the site plan requirements on page 4)

- ☐ Eleven copies of the site plan, 24" x 36" or other appropriate size to legibly convey the site plan requirements. All plans should be folded no larger than 9" x 9" with the bottom right corner as the front.

Mailing labels to notify Adjoining Property Owners (APOs)³

- ☐ One set of mailing label sheets for: 1st and 2nd tier APOs; the Mayor and City Clerk of 5th and 6th class cities (if applicable); owner(s) of the property; and those listed on the application
- ☐ One copy of the APO mailing label sheets

Documentation of the Neighborhood Meeting⁴

- ☒ Copy of neighborhood meeting notice
- ☒ List of APOs and neighborhood group representatives who received the meeting notice
- ☒ Neighborhood meeting attendance sheet
- ☒ Summary of the meeting detailing specific items of concern and proposed resolutions

Fee (Cash, charge or check made payable to Planning & Design Services)

- ☒ Application Fee: \$ 225.00 for Accessory Apartments, Bed & Breakfast Inns, Home Occupations, Duplex Dwelling Units, Short Term Rentals and Private Institutional Uses
\$ 1000.00 for All other uses
 - Notice Fee: \$ 1.00 per mailing label
 - Clerk's Fee: \$ 25.50
- (If two or more applications are submitted simultaneously for the same site, only one Clerk's Fee is required.)

RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES



Land Development Report

August 26, 2019 4:31 PM

About LDC

Location

Parcel ID: 001B00640000
Parcel LRSN: 8000021
Address: MULTIPLE ADDRESSES

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: RUSSELL
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: YES - MULTIPLE

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone or
Combined Sewer Floodprone Area: YES
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0024E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO

Services

Municipality: LOUISVILLE
Council District: 5
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

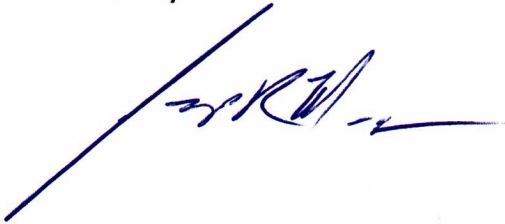
RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES

19-CUP-0139

Conditional Use Permit Application Description of Use

2601 W Chestnut St

The property will be used to house and transition men who suffer from Substance Use Disorders (SUDs) leaving detoxification centers. Clients will be provided single rooms, structure conducive to a recovery lifestyle and meetings at the location. Clients are expected to transition from 6 to 18 months in the facility.

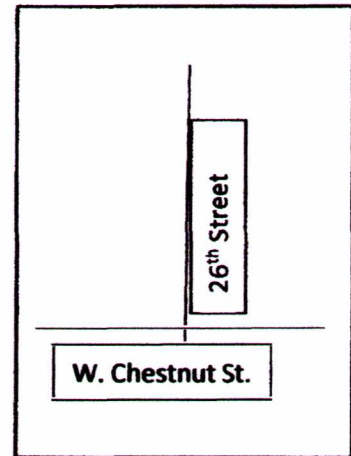
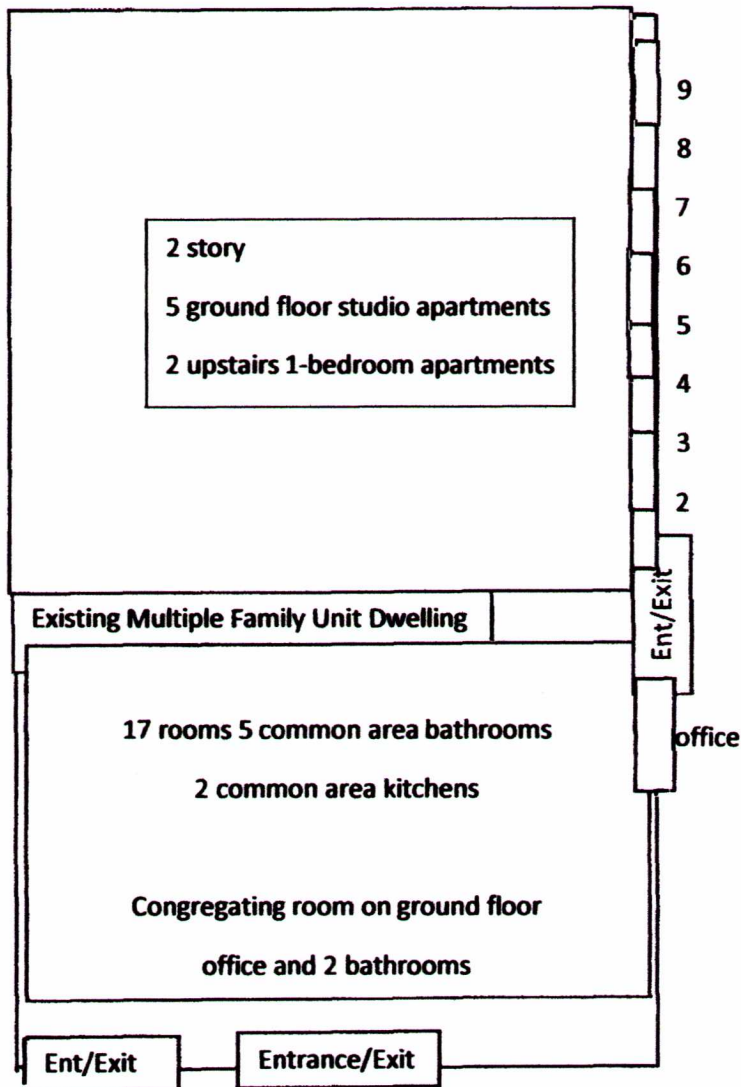
 8/27/19

RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES

19-CUP-0139

2601 W. Chestnut St. Louisville Ky. 40211

Zoning R-6



NW CORNER 26TH AND CHESTNUT STS IRREG 25.83 X 161 AVG TO 20FT ALLEY

RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES

19-CUP-0159



NEIGHBORHOOD MEETING NOTIFICATION

7/30/19

To adjoining property owners, neighborhood group representatives and the Metro Councilperson for Council District 5:

I am requesting a Conditional Use Permit (CUP) to allow me to operate a Transitional Housing facility at 2601 E. Chestnut.

The Gratitude House is a transitional facility and community resource that would like to continue to operate in the Russell neighborhood. We house approximately 17 men from a 6 to 18-month duration who fall under the protections described in the Fair Housing Act, 42 U.S.C. 3601 et seq. Clients are required to attend 12 step meetings and intensive outpatient during their stay. All clients are subject to monitoring of obtaining goals to bring them into compliance as a functioning member of our community. We also offer community resources during the week to many of those who have been marginalized in the Russell neighborhood including showers, clothing, food and vulnerability assessment for housing.

I am holding a meeting to discuss my plans on **Saturday, August 24th 6:30 pm at The Gratitude House 2601 W Chestnut St. Louisville Ky 40211.**

At this meeting, I'll explain my proposal and answer any questions you might have.

Yours in Service,
Mr. Jean Manganaro
Founder & Director



Fed with Faith Inc. .
PO Box 6961
Louisville Ky 40206
502-269-1027

Fedwithfaith.org

7/30/19 

RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES

19-COP-0139



Welcome to the Russell Neighborhood Community Forum

We are interested in hearing questions and concerns from everyone in the community. We would like to have a format for which everyone has the ability to voice what they feel is important regarding The Gratitude House and its impact on the community. We have decided that the fairest approach would be to limit each speaker to 3-4 minutes based on the size of the group. The format is as follows:

- Opening: Jean Manganaro

Founder & Director of Fed with Faith and The Gratitude House.

- Discussion: Community participants can share concerns about Gratitude House operations and its impact on the Russell community.

- Q & A

- Closing

RECEIVED

AUG 27 2019

PLANNING &
DESIGN SERVICES

19-COP-0139

Meeting Sign In

Russell Community Forum

Date: 8/24/2019

Place/Room: Gratitude House

PRINT NAME	ORGANIZATION	TITLE	PHONE	EMAIL
1. Colleen Younger	PVA	PVA	502-298-5579	colleen.younger@yahoo.com
2. John S. Howard			502-594-6776	john@tablecafe.org
3. Tala Mattingly			(502) 716-0502	tala@tablecafe.org
4. Jonathan Smillie			502 345 5808	JONATHAN.SMILLIE@GMAIL.COM
5. Enrique C. Castro				
6. Beth Leister			502 650 7861	loufly38@gmail
7. Patrick Donahue			502 322 3213	Brother1973@gmail.com
8. Rhonda Wooten	Church of the Promise	Leader	502-442-8653	r-wooten@gmail.com
9. Alwyn Kirby	FWF/GH Volunteer		502 387-6356	Alwyn.Kirby@gmail.com
10. Christopher Brown			502-407-2327	
11. Ryan Stoess	Church of the Promise	Pastor		
12. Jeremy Bard	LRCC	Recovery Services Coordinator	502 974 7482	
13. Mika McClam	Russell Resident			MIKADALILA@gmail.com
14. Haven Harrington	Russell Resident		502 451-2715	HIDHarrington3@gmail.com
15. Matt TAYLOR	LOUWEG		502 434 8676	
16. Leigh Ann Yost	GH	VOL	714-8914	yost.leighann@gmail.com
17. Aaron Matthews			502 408-2428	
18.				
19.				
20.				
21.				
22.				

RECEIVED

AUG 27 2019

PLANNING &
DESIGN SERVICES

Meeting Sign In

Russell Community Forum

Date: 8/24/2019

Place/Room: Gratitude House

PRINT NAME	ORGANIZATION	TITLE	PHONE	EMAIL
1. Janet M Fleitz	FWF	COORDINATOR	502-930-9836	glory1613@gmail.com
2. MARCIA Head	FWF	Volunteer	502-356-8647	headmarcia@gmail.com
3. Brenda Hall	FWF	Volunteer	502-905-2724	kenandbrendahall@hotmail.com
4. KEN HALL	FWF	VOLUNTEER	502-905-2724	"
5. Osmay Amador	FWF			OSMA35USA@gmail.com
6. Roscoe Brat-Hen				
7. Susan Haggblom	FWF	Coordinator	201-388-1014	Susanhaggblom@gmail.com
8. Darryl G. Hiss	FCVME	Outreach	502-931-8229	darrylhiss@gmail.com
9. Benjamin Hickey	FWF	Outreach	502-235-2467	benjaminhickey1986@gmail.com
10. David Smillie	FWF	Volunteer Coordinator	502-999-0043	
11. DANNY MONTGOMERY	FWF	Outreach	502-915-5155	
12. Brian Kemper	FWF	Supporter	502-435-9169	Briankemper
13. BECKY HOLLAMAN	FWF	Supporter	502-905-0358	BHOLLAMAN@AOL.COM
14. Tim Holloman	FWF	Supporter	502-553-0967	tim.holloman@gmail.com
15. Phyllis Ferrell "Fig"	FWF	Supporter	502-939-9443	pferrell@twc.com
16. K.H. GAINS			502-609-5821	
17. Rev Greg Wright	CPR/Russell Neighborhood Assn	Me	502-536-3434	gawetcheer@gmail.com
18. Steven Sharp	FWF/GH	Supporter/FF	502-938-0880	gocards.31@gmail.com
19. Shannon Jones	FWF	Support Volunteer	502-303-8042	
20. Denny Jones	FWF	Support Volunteer	502-439-5608	Shanjones44@msr.com
21. Jeremy Dixon Jones	GLC/Hagblom	Support		jeremydixonjones@att.net
22. Barbie Baker-Colwin	FWF	Supporter	502-551-9675	
Kathie Stoess	FWF	Support	502-438-0190	KathieStoess@gmail.com
Laura Hountree	FWF	Support	502-835-0586	disclarrm@gmail.com

AUG 27 2019

PLANNING & DESIGN SERVICES

Gratitude House CUP Public Hearing
August 24, 2019

Introduction:

Goal is to hear from Russell constituents.

Program details, difference in GH

Reason it started, lady from church offered use of 2nd & 3rd floor if willing to fix up.

Explain "no judgement" Day Shelter / Mondays — residents of Portland and Russell.

Explanation of acquiring building.

"If you can fix it you can have it"

Provides timeline, knowledge of not having CUP

Explanation of difference in programs, sobriety first

Homeless to homeless outreach

Explanation of intentions

Explanation of rents (\$100) - 11 here, 8 pay rent.

What are the full services you offer?

Only men - consideration of women have decided no women

8 apartments are "right of passage"

Studio \$450/month

What happens if they can't pay?

We work in individual basis. IOP, not thrown out for not paying rent

What if they don't pay rent do they continue?

No evictions

Russell Neighborhood Association member **Jackie Floyd** express concerns of over saturation of sober loving facilities.

Do you do background checks? Yes, criminal background & sex offender registry

How many in attendance live in Russell Community? (15 total - 8 neighborhood residents, 7 Gratitude House residents.

Do you work with other sober living / recovery organizations? Recovery Task Force to try and address sober living facility standards, ordinances, but there is currently no way to implement or enforce.

Have you been a good neighbors?

I have read FB posts

Concern and comments - savior and it was noted that "if he wasn't here then these wouldn't happen-"

What is long term plan?

Business-we are here to talk about business

RECEIVED

AUG 27 2019

PLANNING &
DESIGN SERVICES

Gratitude House CUP Public Hearing
August 24, 2019

Jean explains feeling attacked and his FB behavior.

Pastor from Plymouth Congregational United Church of Christ at 16th & Chestnut asked **How many meetings are available?** Jean explains what happens here. Mom bible Study Tues home groups Wed pastors cookout Thurs is Celebrate Recovery. Must have 5 meetings a week in 12 step meetings

Other leadership here? House manager is Q. Explain process with GH, rooms checks, checks, webpage not updated since 2015

Juvenile homelessness, is that still going? , 18-21 emphasis

Do you have formal training?

Adolescent Treatment Center and 2 yrs into CD training

Who do you partner with?

Centerstone OLOP

Ky works Portland Family Health Center-help with paperwork

What is plan for after clients after 18-24 months? Andrew was introduced. Wendy stated that the goal is to teach clients skills, responsibility, independence so they can acquire their own long-term housing

Connections with a specific churches? , Church of the Promise in Portland and Beargrass Christian in St. Matthews

Why purchase a recovery facility across from a liquor store? The opportunity presented itself

Building used to be Our Ladies of Promise. CUP filed in 2011-some say waived, paperwork doesn't have dates

Is there an Emergency plans? If building becomes disabled tonight, what happens to residents? Suggestions to create a plan

Micah - why are you bringing people in Neighborhood in distress to work with people in distressed- Member questions motives next to - Christians - and mentioned cussing at meeting. Next to a liquor store- how is this temptation, etc.

Jackie Floyd -why Russell?

9th street divide

Get clean and leave

Martina Kunnecke - Neighborhood preservations (NPP) - Citizens Task Force

Large pieces of furniture

RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES

19-CUP-0139

Gratitude House CUP Public Hearing
August 24, 2019

"Lowest of low"

Women are not housed here

Currently operating

Planning and zoning-Carolyn Kelly—owner. 1513 Quadrant owner

Land development code. Inspected 8/15, 1 or more require attention. You must immediately stop using this property.

Operating boarding lodging house. LDC does not permit activity in your zoning district.

Lineage of org

Fed with Faith-Cheri-Bryant Hamilton

SOS-registered address is highlands address

S&H Louisville LLC—Stites and Harbison

Huge issue with "coming here"

Will have community meeting as well

Respecting neighbors is not happening.

Larry Stoess, Church of the Promise - hears and understand angst

Explanation of good v bad facility

Good neighbors

Please work with the neighborhood associations - Jean in invited to future neighborhood association meetings (see end of this document).

What resources are you bringing to This community-
Providing wrap around services that fall through

What about the CUP - operating illegally
Should have had a zoning committee

10-500\$ per day

Received a cease and desist letter to Carolyn Kelly - she is owner of record

Good facility should be nearest to people to serve.

Location should be a coffee shop, instead.

NPP is working with Metro Council.

Working on pamphlet for residents on what to do when "ppl are lying in the streets"

RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES

19-CUP-0139

Gratitude House CUP Public Hearing
August 24, 2019

① Join us the 4th Tuesday of the month from 6 p.m. to 7 p.m. at Oak and Acorn located at 631 S 28th St.

📁 Community

📧 Typically replies within a day
[Send Message](#)

📅 **Impressum**

Join us on the 4th Tuesday of each month at 6 p.m. for the Russell Neighborhood Association meeting! These meetings take place at Elderserve Senior Center (Oak & Acorn) 631 S 28th St. unless otherwise specified.



Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2017086355

BATCH # 71430

JEFFERSON CO, KY FEE \$23.00

PRESENTED ON: 04-11-2017 7 01:33:35 PM

LODGED BY: HENRY SCHILDKNECHT

RECORDED: 04-11-2017 01:33:35 PM

BOBBIE HOLSCRAW

CLERK

BY: TAMMI WOODS

RECORDING MANAGER

BK: D 10863

PG: 663-668

RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES

527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

19-CUP-0139

CONTRACT FOR DEED

THIS CONTRACT FOR DEED, made this 10th day of April, 2017, by and between **Carolyn A. Kelley, Unmarried**, 509 N. 26th Street, Apartment 4, Louisville, Kentucky 40212, party of the first part ("Seller"); and

Fed With Faith, Inc., a Kentucky Corporation, 1513 Quadrant Avenue, Louisville, Kentucky 40205, party of the second part ("Buyer").

WITNESSETH:

That, upon the considerations, terms and conditions hereinafter set out, the party of the first part agrees to sell to the party of the second part in fee simple and the party of the second part agrees to buy from the party of the first part, the following described real estate located at 2601 West Chestnut Street, Louisville, Jefferson County, Kentucky to wit:

2601 West Chestnut Street
Parcel ID# 02-001B-0064-0000

Beginning in the Northwest corner of Twenty-sixth and Chestnut Streets; running thence Northwardly along the West side of Twenty-sixth Street, 161 feet, more or less, to an alley; running thence Westwardly along the South line of said alley 21 feet 8 inches; running thence Southwardly along a line drawn from a point on said alley 21 and 8/12 feet west of 26th Street to a point on the North side of Chestnut Street 30 feet West of 26th Street, 59 feet, running thence Westwardly and parallel with Chestnut Street, 2-1/4 inches to a line which runs from a point on said alley parallel with 27th Street, thence Southwardly 102 feet to a point in the North line of Chestnut Street 30 feet West of 26th Street, running thence Eastwardly with the North line of Chestnut Street 30 feet to the point of beginning.

Being the same property conveyed to the Party of the First Part by Deed dated February 26, 2010, of record in Deed Book 9528, Page 563, in the Office of the Clerk aforesaid.

The conditions of this CONTRACT FOR DEED are as follows:

1. The party of the second part agrees to pay the sum of ONE HUNDRED FIFTY THOUSAND, AND 0/100 (\$150,000.00) DOLLARS for the above property, the sum of

CK [Signature] (W)

19-COP-0139

which \$3,200.00 has been paid, and the party of the second part has executed a promissory note in the sum of ONE HUNDRED FORTY FIVE THOUSAND AND 0/100 (\$145,000.00) DOLLARS to the party of the first part, with interest at a rate of 4.60% per annum, payable in monthly installments of \$743.33, begun on April 1, 2017 and on the first day of each month thereafter until paid. The principal of the Note and all interest due and owing is payable on or before March 1, 2047.

In addition, the buyer has executed a second Promissory Note in the amount of \$1,800.00 payable in monthly installments of \$200.00 beginning May 1st, 2017, which is due and payable January 1, 2018.

2. The Note is payable to Carolyn A. Kelley, whose address is 509 North 26th Street, Apartment 4, Louisville, Kentucky 40212, or at such other place as Seller may designate.

3. The 2017 State, County and School taxes and future taxes shall be paid by the party of the second part.

4. The party of the second part shall keep the improvements thereon insured against loss by fire or windstorm in the amount of at least ONE HUNDRED FIFTY THOUSAND AND 0/100 (\$150,000.00) DOLLARS for the property, or the insurable value of the improvements, whichever is least, and name the Seller as the beneficiary-loss payee. In case of loss, the proceeds of said policy shall be applied to the liquidation of any balance due on the debt to the parties of the first part and the remainder, if any, to be paid to the parties of the second part.

5. The parties of the second part shall have the right to occupy said property after the signing of this Contract for Deed, but shall not commit or suffer any waste or damage. It shall be the duty of the party of the second part to maintain the improvements on said property in reasonable proper repair.

RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES

C-K [Signature] (win)

19-COP-0159

6. At the expiration of the payment period in Paragraph 1, or sooner, if circumstances allow, if there has been no default in any of the terms of this Contract for Deed, and no arrears, then the party of the first part shall convey said property to the party of the second part, by deed, in fee simple, as of the date of this Agreement, free and clear of all encumbrances except restrictions and easements of record, and subject to the boundaries as shown on an accurate survey. At the ultimate closing, the Sellers and Buyer are to pay their respective closing costs common to local practice.

7. If Buyers (a) fail to pay any monthly installments of the aforesaid Note or pay the contract after same becomes due, or pay the taxes on the subject property, or maintain insurance thereon, or (b) fail to keep any covenant or stipulation of this Contract, or (c) if proceedings are instituted involving title to the property or any part thereof, including the enforcement of any lien against the property, or (d) if the Buyers are adjudged bankrupt in either voluntary or involuntary proceedings, then, in such cases, the Seller may declare the whole indebtedness secured hereby to be at once due and payable, and may proceed to collect the same and to enforce this Contract by suit or otherwise, and the Seller shall be entitled to collect its Court costs and reasonable attorneys fees.

8. No delay by Seller hereunder in the exercise of any of its rights or remedies herein or otherwise shall operate as a waiver thereof, or preclude the exercise thereof, during the continuance of any default herein.

9. The party of the second part hereby reserves the right to prepay without penalty any part or all of the balance due the party of the first part.

10. The second party is to have immediate possession of said property and is to continue to have and enjoy quiet possession of same so long as they comply with the terms of this Agreement, but Buyer: (a) shall not commit or suffer any waste or damage thereon; (b) shall maintain improvements on subject property in reasonable and proper

RECEIVED

AUG 27 2019

PLANNING &
DESIGN SERVICES

19-CUP-0139

care; (c) shall comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the property; and (d) shall not remove, demolish, or alter the design or structural character of any building now or hereafter set upon the property unless Seller shall first consent thereto in writing.

11. The party of the second part has carefully examined the property and accept same as it is in its present condition. The party of the second part agrees to keep said property in good state of repair, keep the grass cut, the leaves raked and to save said property from waste.

12. This Contract for Deed and the Buyer's rights hereunder shall not be transferred or assigned without the written consent of the Seller. Such consent may be conditioned upon such modifications of this Contract and the indebtedness hereunder as Seller may deem necessary or desirable at the time of such consent including, without limitation, changing the interest rate applicable to this Contract for the remaining term hereof and the proposed assumptor meeting the then-existing standards of credit and financial responsibility required by the Seller.

13. We have read this entire Contract and acknowledge receipt of same. We are not relying on verbal statement not herein contained.

14. This Contract shall be binding upon the parties hereto, their heirs, successors, assigns and legal representation.

RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES

CK [Signature]

19-CUP-0159

IN TESTIMONY WHEREOF, the party of the first part has hereunto subscribed its names and the parties of the second part have hereunto subscribed their names, this day and year first above written.

SELLER:

BUYERS:

Fed With Faith, Inc.

Carolyn A. Kelley
Carolyn A. Kelley

By: W. R. M.
By: W. R. M.

STATE OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn, and acknowledged to before me this 10 day of April, 2017 by Carolyn A. Kelley to be her true act and deed.

My Commission Expires: 9/25/2017

Heber
Notary Public – State at Large – Kentucky

STATE OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn and acknowledged to before me this 10 day of April, 2017, by WENGY MANGARNEO President and CEO of Fed With Faith, Inc. to be his/her true act and deed and the true act and deed of said Corporation.

My Commission Expires: 9/25/2017

Heber
Notary Public – State at Large – Kentucky

NO TITLE EXAMINATION REQUESTED OR PERFORMED

This Instrument Prepared By:

Henry Schildknecht
Henry Schildknecht
Attorney at Law
6000 Brownsboro Park Boulevard, Suite H
Louisville, Kentucky 40207
(502) 893-4494 Phone
(502) 893-4495 Fax
hankatty@gmail.com

RECEIVED
AUG 27 2019
PLANNING &
DESIGN SERVICES

W. R. M.

END OF DOCUMENT

19-COP-0139