

MEMORANDUM OF OPTION AGREEMENT ✓

TIDS MEMORANDUM OF OPTION AGREEMENT is made and entered into as of August 1, 2024, by and between

NARENDRABHAI (NICK) PATEL (A/K/A NARANDRABHAI (NICK) PATEL) and RITABEN NARENDRABHAI PATEL, Husband and Wife; DIPAK N. GOPAL and RAMILA GOVIND PATEL, Husband and Wife; and NARESH GOVINBHAI PATEL and RAGINI NARESH PATEL, Husband and Wife, all of 1009 Doyle Avenue, Cave City, Barren County, Kentucky 42127 (collectively, "Grantor")

and

KENTUCKY INDUSTRIAL ALLIANCE, LLC, a Kentucky limited liability company, 1320 W Main Street Glasgow, Kentucky 42141 ("Grantee").

RECITALS

A. Effective August 1, 2024, the Grantor and Grantee executed an Option Agreement ("Agreement"), whereby Grantor granted to Grantee for a period through noon, central standard time, on July 31, 2025, the exclusive right, privilege and option (the "Option") to purchase the Property, as more particularly described on EXHIBIT A attached hereto and made a part hereof (the "Option Property"), as mutually agreed between the parties and otherwise on the same terms and provisions as contained in the Agreement.

B. Grantor and Grantee desire to put to public record this Memorandum showing the existence of the Option with respect to the Option Property.

TERMS AND CONDITIONS

1. For the consideration set forth in the Agreement, the receipt and sufficiency of which is hereby acknowledged, Grantor grants to Grantee the exclusive right, privilege and option to purchase the Option Property pursuant to the terms of the Agreement and the Purchase and Sale Agreement attached thereto marked Exhibit B, the terms and conditions of both of which are incorporated herein by this reference.

2. The Option shall automatically expire at noon, central standard time, on July 31, 2025, unless duly extended, exercised as to all the Property, or sooner terminated as provided in the Agreement.

DOCUMENT NO: 478639
RECORDED: November 04, 2024 09:50:00 AM
TOTAL FEES: \$52.00
COUNTY CLERK: HELENA C BIRDWELL
DEPUTY CLERK: TERESA GRIMSLEY
COUNTY: BARREN COUNTY
BOOK: MC224 PAGES: 441 - 447

3. The purpose of this Memorandum is to give notice of the Option and all of its terms, covenants and conditions to the same extent as if the terms and conditions of the Option were fully set forth herein.

4. The terms, covenants and conditions contained in this Memorandum shall be binding upon, and shall inure to the benefit of, the parties hereto, their respective heirs, legal representatives, successors and assigns.

5. In all other respects, Grantor and Grantee ratify and affirm the terms, covenants and conditions set forth in the Agreement.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Memorandum of Option Agreement as of the date first set forth above, but actually on the dates set forth below.

GRANTOR:

H. G. Patel
Narendrabhai (Nick) Patel
(a/k/a Narandrabhai (Nick) Patel)

Dipak N. Gopal
Dipak N. Gopal

Naresh Govind Patel
Naresh Govind Patel

Ritaben N. Patel
Ritaben Narendrabhai Patel

Patel R. G.
Ramila Govind Patel

Ragini N. Patel
Ragini Naresh Patel

GRANTEE:

KENTUCKY INDUSTRIAL ALLIANCE, LLC,
a Kentucky limited liability company

By: [Signature]

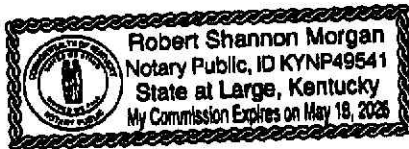
Title: Member

Date: 8-1-24

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF SIMPSON)

The foregoing Memorandum of Option Agreement was subscribed, sworn to and acknowledged before me on October 8, 2024, by Ramila Govind Patel, as Grantor, who personally appeared before me and is known to me or who produced sufficient evidence that he, she and/or they is/are the person(s) described in and who executed the foregoing instrument.

Robert Shannon Morgan
NOTARY PUBLIC - STATE AT LARGE



My Commission Expires: 5/18/2026
Notary ID (if any): KYNP49541

COMMONWEALTH OF KENTUCKY

COUNTY OF Barren) SS

The foregoing Memorandum of Option Agreement was subscribed, sworn to and acknowledged before me on AUGUST 1, 2024, by Narendrabhai (Nick) Patel and Ritaben Narendrabhai Patel, as Grantor, who personally appeared before me and is known to me or who produced sufficient evidence that he, she and/or they is/are the person(s) described in and who executed the foregoing instrument.

[Signature]
NOTARY PUBLIC - STATE AT LARGE

My Commission Expires: 06/06/2024 2028 UB
Notary ID (if any): KYNP8057

COMMONWEALTH OF KENTUCKY

COUNTY OF Barren) SS

UB The foregoing Memorandum of Option Agreement was subscribed, sworn to and acknowledged before me on AUGUST 1, 2024, by Dipak N. Gopal and Ramila Govind Patel, as Grantor, who personally appeared before me and is known to me or who produced sufficient evidence that he, she and/or they is/are the person(s) described in and who executed the foregoing instrument.

[Signature]
NOTARY PUBLIC - STATE AT LARGE

My Commission Expires: 06/06/2024 2028 UB
Notary ID (if any): KYNP8057

STATE OF CALIFORNIA)

COUNTY OF FRESNO) SS

On SEPTEMBER 20th, 2024, before me, Naresh Govinbhai Patel and Ragini Naresh Patel personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



NOTARY PUBLIC

My Commission Expires: 06/06/2025
Notary ID (if any): 2366141



COMMONWEALTH OF KENTUCKY

COUNTY OF Barren

SS
D

The foregoing Memorandum of Option Agreement was subscribed, sworn to, and acknowledged before me on August 1, 2024, by Joseph Unst, the Member of Kentucky Industrial Alliance, LLC, a Kentucky limited liability company, on behalf of the company, Grantee.

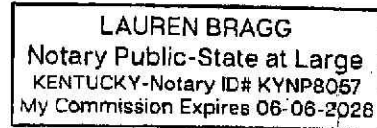


NOTARY PUBLIC - STATE AT LARGE

My Commission Expires: 06/06/2028
Notary ID (if any): KYNP8057

This instrument prepared by:

Law Office of Robert Shannon Morgan, PLLC
P.O. Box 50801
Bowling Green, Kentucky 42102
(270) 791-1200
shannonmorgan@morganlawky.com



By: 
Robert Shannon Morgan

EXHIBIT A

LEGAL DESCRIPTION

All of Tract #2, containing 25,914 square feet or 0.595 acres, more or less, as same is shown and delineated by Plat Showing the Property of Krishna of Cave City, Inc. dated November 22, 2022, which is approved and filed of record December 12, 2022, at 10:40 A.M., Plat Book 22, Page 9, Office of Barren County Clerk, and being more particularly described as follows:

I certify that I have made a survey of the property of KRISHNA of Cave City, Inc., (Being a portion of Deed Book 306 Page 138, recorded in the Office of the Barren County Clerk), located in Cave City, Barren County, Kentucky, and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as "rebar and cap" is a set 5/8" rebar, eighteen (18") in length, with a plastic cap stamped "Richard Wood, P.L.S. 3609". All bearings stated herein are referred to the magnetic meridian as observed on November 22nd, 2022, along the West line of the above described property:

TRACT #2:

BEGINNING at a found 1" iron pipe on the Right-of-Way of a 60' access road, (Doyle Avenue), (Deed Book 287 Page 725, Plat Book 12 Page 959, Being Tract #2 of Deed Book 222 Page 475); (Being located approximately 201.51 feet from the Right-of-Way of Kentucky Highway #70 and 90), a corner with Newcomb Oil Co., LLC., (Deed Book 394 Page 545); **THENCE** with the line of Newcomb Oil Co, LLC., S 71 deg. 48 min. 05 sec. E 334.56 feet to a utility pole, (Being located S 71 deg. 48 min. 05 sec. E 1.64 feet from a found 5/8" rebar and located S 20 deg. 05 min. 03 sec. E 254.66 feet from a found 5/8" rebar with cap stamped "C Kenner PLS #4120), a corner with Newcomb Oil Co., Inc., and a corner with KAVERI LLC., (Deed Book 396 Page 776); **THENCE** with the line of KAVERI LLC., S 20 deg. 05 min. 03 sec. E 83.13 feet to a set 1/2" rebar with cap, a corner with KAVERI LLC., and a corner with KRISHNA of Cave City, Inc., (Tract #1, Being a portion of Deed Book 306 Page 138); **THENCE** with the lines of Tract #1, N 71 deg. 47 min. 53 sec. W 141.29 feet to a set 1/2" rebar with cap; **THENCE** S 19 deg. 23 min. 40 sec. W 9.80 feet to a set magnetic nail; **THENCE** N 71 deg. 47 min. 32 sec. W 66.19 feet to a set magnetic nail; **THENCE** N 71 deg. 48 min. 47 sec. W 86.11 feet to a set magnetic nail; **THENCE** N 71 deg. 47 min. 53 sec. W 92.47 feet to a set magnetic Nail on the Right-of-Way of a 60' access road, (Doyle Avenue), (Deed Book 287 Page 725, Plat Book 12 Page 959, Being Tract #2 of Deed Book 222 Page 475), a corner with Tract #1; **THENCE** with the Right-of-Way of said access road, (Doyle Avenue), N 18 deg. 21 min. 35 sec. E 75.05 feet to the **POINT OF BEGINNING** and **CONTAINING 25,914 SQUARE FEET** or **0.595 ACRES** more or less according to survey by Richard Wood, P.L.S. #3609, Pride Land Surveying Inc., dated November 22nd, 2022.

Being a portion of the property conveyed to KRISHNA of Cave City, by Deed dated June 19th, 2007, from TEMACC Inc., and recorded in Deed Book 306 Page 138, in the Office of the Barren County Clerk.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being the same property conveyed to Narandrabhai (Nick) Patel (a/k/a Narendrabhai (Nick) Patel), Dipak N. Gopal and Naresh Govindbhai Patel from Krishna of Cave City, Inc., a Kentucky corporation, by Deed dated December 15, 2022, recorded in Deed Book 418, Page 350, in the Office of the Barren County Clerk.

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MEMORANDUM OF OPTION AGREEMENT

THIS MEMORANDUM OF OPTION AGREEMENT is made and entered into as of August 1, 2024, by and between

KRISHNA OF CAVE CITY, INC.,
a Kentucky corporation
1009 Doyle Avenue
Cave City, Kentucky 42127

("Grantor")

and

KENTUCKY INDUSTRIAL ALLIANCE, LLC,
a Kentucky limited liability company,
1320 W Main Street
Glasgow, Kentucky 42141

("Grantee").

RECITALS

A. Effective August 1, 2024, the Grantor and Grantee executed an Option Agreement ("Agreement"), whereby Grantor granted to Grantee for a period through noon, central standard time, on July 31, 2025, the exclusive right, privilege and option (the "Option") to purchase the Property, as more particularly described on EXHIBIT A attached hereto and made a part hereof (the "Option Property"), as mutually agreed between the parties and otherwise on the same terms and provisions as contained in the Agreement.

B. Grantor and Grantee desire to put to public record this Memorandum showing the existence of the Option with respect to the Option Property.

TERMS AND CONDITIONS

1. For the consideration set forth in the Agreement, the receipt and sufficiency of which is hereby acknowledged, Grantor grants to Grantee the exclusive right, privilege and option to purchase the Option Property pursuant to the terms of the Agreement and the Purchase and Sale Agreement attached thereto marked Exhibit B, the terms and conditions of both of which are incorporated herein by this reference.

2. The Option shall automatically expire at noon, central standard time, on July 31, 2025, unless duly extended, exercised as to all the Property, or sooner terminated as provided in the Agreement.

3. The purpose of this Memorandum is to give notice of the Option and all of its terms, covenants and conditions to the same extent as if the terms and conditions of the Option were fully set forth herein.

DOCUMENT NO: 478641
RECORDED: November 04, 2024 10:02:00 AM
TOTAL FEES: \$46.00
COUNTY CLERK: HELENA C BIRDWELL
DEPUTY CLERK: TERESA GRIMSLEY
COUNTY: BARREN COUNTY
BOOK: MC224 PAGES: 452 - 456

4. The terms, covenants and conditions contained in this Memorandum shall be binding upon, and shall inure to the benefit of, the parties hereto, their respective heirs, legal representatives, successors and assigns.

5. In all other respects, Grantor and Grantee ratify and affirm the terms, covenants and conditions set forth in the Agreement.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Memorandum of Option Agreement as of the date first set forth above, but actually on the dates set forth below.

GRANTOR:

KRISHNA OF CAVE CITY, INC.,
a Kentucky corporation

By: N. G. Patel

Title: President

Date: 8-1-2024

GRANTEE:

KENTUCKY INDUSTRIAL ALLIANCE, LLC,
a Kentucky limited liability company

By: [Signature]

Title: Member

Date: 8-1-24

COMMONWEALTH OF KENTUCKY

COUNTY OF Barren) SS

On August 1st, 2024, the foregoing Memorandum of Option Agreement was subscribed, sworn to and acknowledged before me by Narendrabhai G. Patel, the President of Krishna of Cave City, Inc., a Kentucky corporation, on behalf of the company, who personally appeared before me and is known to me or who produced sufficient evidence that he/she/they is/are the person(s) described in and who executed the foregoing instrument.

LAUREN BRAGG
Notary Public-State at Large
KENTUCKY-Notary ID# KYNP8057
My Commission Expires 06-06-2028

Lauren Bragg
NOTARY PUBLIC - STATE AT LARGE

My Commission Expires: 06/06/2028
Notary ID (if any): KYNP8057

COMMONWEALTH OF KENTUCKY

COUNTY OF Barren) SS

On August 1st, 2024, the foregoing Memorandum of Option Agreement was subscribed, sworn to and acknowledged before me by Joseph Crist, the Member of Kentucky Industrial Alliance, LLC, a Kentucky limited liability company, on behalf of the company, who personally appeared before me and is known to me or who produced sufficient evidence that he/she/they is/are the person(s) described in and who executed the foregoing instrument.

Lauren Bragg
NOTARY PUBLIC - STATE AT LARGE

My Commission Expires: 06/06/2024 2028
Notary ID (if any): 14 NPB057 LB

This instrument prepared by:

Law Office of Robert Shannon Morgan, PLLC
P.O. Box 50801
Bowling Green, Kentucky 42102
(270) 791-1200
shannonmorgan@morganlawky.com

LAUREN BRAGG
Notary Public-State at Large
KENTUCKY-Notary ID# KYNP8057
My Commission Expires 06-06-2028

By: Robert Shannon Morgan
Robert Shannon Morgan

EXHIBIT A

LEGAL DESCRIPTION

All of Tract #1, containing 6.129 acres, more or less, as same is shown and delineated by Plat showing the Property of Krishna of Cave City, Inc. dated November 22, 2022, which is approved and filed of record December 12, 2022, at 10:40 A.M., Plat Book 22, Page 9, Office of Barren County Clerk, and being more particularly described as follows:

I certify that I have made a survey of the property of KRISHNA of Cave City, Inc., (Being a portion of Deed Book 306 Page 138, recorded in the Office of the Barren County Clerk), located in Cave City, Barren County, Kentucky, and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "rebar and cap" is a set 5/8" rebar, eighteen (18") in length, with a plastic cap stamped "Richard Wood, P.L.S. 3609". All bearings stated herein are referred to the magnetic meridian as observed on November 22nd, 2022, along the West line of the above described property:

TRACT #1:

BEGINNING at a set magnetic nail on the Right-of-Way of a 60' access road, (Doyle Avenue), (Deed Book 287 Page 725, Plat Book 12 Page 959, Being Tract #2 of Deed Book 222 Page 475), a new corner with KRISHNA of Cave City, Inc., (Tract #2, Being a portion of Deed Book 306 Page 138); **THENCE** with the lines of Tract #2, **S 71 deg. 47 min. 53 sec. E 92.47 feet** to a set magnetic nail; **THENCE S 71 deg. 48 min. 47 sec. E 86.11 feet** to a set magnetic nail; **THENCE S 71 deg. 47 min. 32 sec. E 66.19 feet** to a cap; **THENCE N 19 deg. 23 min. 40 sec. E 9.80 feet** to a set 1/2" rebar with cap; **THENCE S 71 deg. 47 min. 53 sec. E 141.29 feet** to a set 1/2" rebar with cap, a corner with Tract #2, and a corner with KAVERI LLC., (Deed Book 396 Page 776);

THENCE with the line of KAVERI LLC., **S 20 deg. 05 min. 03 sec. E 619.91 feet** to a found 1/2" rebar with cap stamped "Turner PLS #2153", on the Right-of-Way of Gardner Lane, (60' Right-of-Way Width, Plat Book 7 Page 498), a corner with KAVERI LLC., and a corner with Judith Doyle Branstetter, (Parcel #1 of Deed Book 370 Page 879); **THENCE** with the line of Judith Doyle Branstetter, and thence with the line of Judith Doyle Branstetter, (Tract #1 of Deed Book 222 Page 475), **N 69 deg. 25 min. 46 sec. W 772.25 feet** to a found 5/8" rebar at a utility pole on the Right-of-Way of a 60' access road, (Doyle Avenue), (Deed Book 287 Page 725, Plat Book 12 Page 959, Being Tract #2 of Deed Book 222 Page 475), a corner with Judith Doyle Branstetter; **THENCE** with the Right-of-Way of said access road, (Doyle Avenue), **N 18 deg. 21 min. 35 sec. E 444.86 feet** to the **POINT OF BEGINNING** and **CONTAINING 6.129 ACRES** more or less according to survey by Richard Wood, P.L.S. #3609, Pride Land Surveying Inc., dated November 22nd, 2022. Being a portion of the property conveyed to KRISHNA of Cave City, Inc., by deed dated June 19th, 2007, from TEMACC Inc., and recorded in Deed Book 306 Page 138, in the Office of the Barren County Clerk.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property, with a new survey, conveyed to Krishna of Cave City, Inc., a Kentucky corporation, from Temacc, Inc., a Kentucky corporation, by Deed dated June 19, 2007, recorded in Deed Book 306, Page 138, in the Office of the Barren County Clerk. Thereafter, Krishna of Cave City, Inc., as Grantor, conveyed the above-described property to Rita Coomer, unmarried, as Trustee, and Krishna of Cave City, Inc., as Grantee, by Deed dated December 9, 2022, recorded in Deed Book 418, Page 345, in the Office of the Barren County Clerk, in order to incorporate into the chain of title, a new legal description for the above-described property.



KRISHNA OF CAVE CITY, INC.

- Business Entity Search
- File Annual Report
- File LLC
- Business Registration Portal
- Name Availability Search
- Business Forms Library
- Prepaid Account Status
- Current Representative Search
- Founding Representative Search
- Registered Agent Search
- Validate Certificate of Existence/Authorization

- File Annual Report
- Change Address or Registered Agent
- File Certificate of Assumed Name (DBA)
- File Dissolution
- Upload a Filing
- File Registered Agent Resignation
- Subscribe to changes made to this entity
- Print & Mail - Request Certificates

General Information

Organization Number : 0665049
Name : KRISHNA OF CAVE CITY, INC.
Profit or Non-Profit : P - Profit
Company Type : KCO - Kentucky Corporation
Status : A - Active
Standing : G - Good
State : KY
File Date : 5/22/2007
Organization Date : 5/22/2007
Last Annual Report : 3/20/2025
Principal Office : 162 ANAND DRIVE
 FRANKLIN, KY, 42134
Registered Agent : DIPAK N. GOPAL
 162 ANAND DRIVE
 FRANKLIN, KY, 42134
Authorized Shares : 1000

Show Images

Show Activities

Hide Current Officers

Current Officers

Title	Officer
President	NARENDRA G PATEL
Secretary	NARESH G PATEL
Vice President	D N GOPAL

Hide Initial Officers

Individuals / Entities listed at time of formation

Title	Officer
Incorporator	DIPAK N. GOPAL

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