

Site Assessment

for the



Elk Run Golf Course

Knott County, Kentucky

prepared by



November 27, 2001

I. Introduction

John L. Carman and Associates, Inc has been retained by the Commonwealth of Kentucky Division of Engineering to assess the feasibility of developing an eighteen hole golf course on the site of the Starfire Mine in Knott, Perry and Breathitt Counties. The development of the golf course will be in conjunction with the development of an electrical power plant and an Industrial Technology development located on the same site. Previously, the Industrial and Technology development quioned the name "Elk Run" primarily due to the site's use as a wildlife management area for an experimental elk herd that was previously released by the Kentucky Department of Fish and Wildlife Resources. To this end, the golf development will be referred to as the Elk Run Golf Course. Interestingly, elk population can be observed in the area of the proposed golf course.

Recently, the development of a coal waste electric generation power plant, located on the Starfire Mine site was announced by the power development company known as EnviroPower. In conjunction with the development of the power plant approximately 1000 acres of mostly reclaimed land has been allocated for Industrial/Commerce development and the development of a golf course. The 1000 acres will be transferred to the Commonwealth of Kentucky at the time of financial closure of the power plant. The Commonwealth of Kentucky will in turn transfer title to approximately 700 to 750 acres to the Knott County Development Authority and will retain the balance of acreage for the golf course. Preliminary planning has been previously completed for the Industrial Technology development, without consideration for the golf course. The golf course development will impact the previously planned industrial development, but with positive benefits.

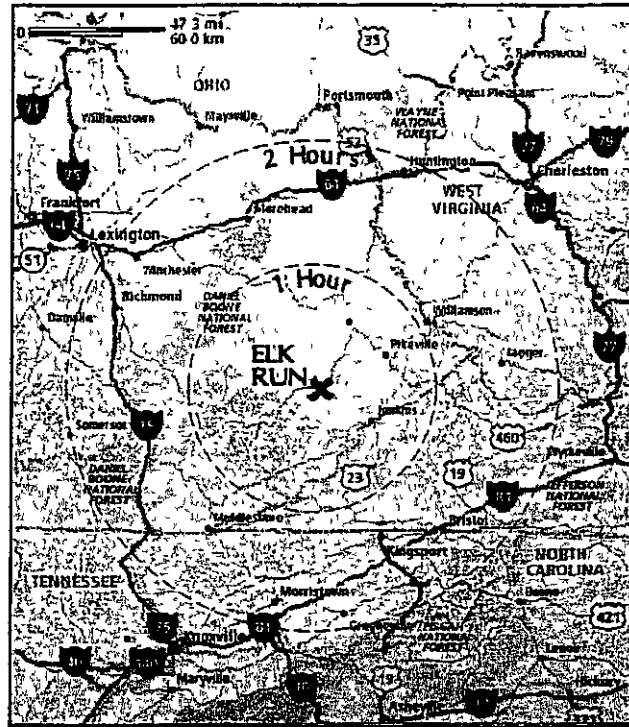
"Will the development of a golf course in conjunction with the development of other land uses be economically beneficial and will otherwise high development cost be somewhat offset through coincidental development?" is a question that this assessment report will address. Other factors such as location, site constraints and costs will also be explored in this assessment report.

II. Site Analysis

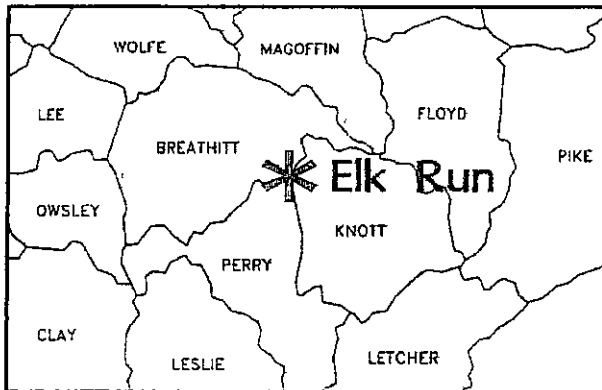
A. Location

The Starfire Mine site is located in the three counties of Perry, Knott and Breathitt. The approximately 4000-acre mine site is best accessed from Route 80 in Knott County. The site is located immediately adjacent to the University of Kentucky Robinson Forest Preserve. The area that has been dedicated for the Industrial/Technology and Golf Course Development is mostly in Perry County and is on ground that has been previously stripped mined and has previously been reclaimed.

The proposed location of the Elk Run Golf Course is within 2 – 2.5 hours from several significant population and travel routes in Kentucky, Virginia, and West Virginia.



Regional Map



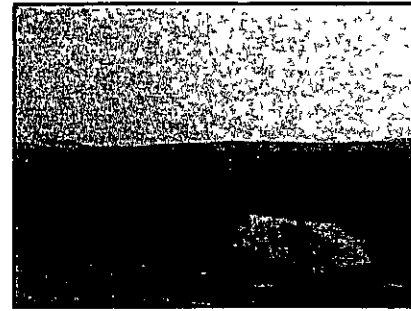
Site Relationship to Surrounding Counties

The following are travel times from various locations in the region

Lexington, Kentucky	2 hrs 15 min
Hazard, Kentucky	20 min
Prestonsburg, Ky/US Rte 23	40 min
Buckhorn Lake State Park	30 min
Jenkins, Kentucky	45 min
Whitesburg, Kentucky	35 min
Ashland, Kentucky	2 hrs
Huntington, West Virginia	2 hrs 15 min
London, Kentucky/I-75	1 hr 45 min
Mountain Parkway/I-64	1 hr 45 min

B. General Property Description

The area of the site selected for the golf course development lies on the southwestern edge of the property around a reservoir that was created for mining purposes. This reservoir will actually be enlarged considerably in conjunction with the development of the electric power plant. This section of the property offers not only views that are very good, but offer both actual and perceived hazards for golfing. Portions of the site lie in both Perry and Knott County.



View of Existing Lake

For the most part, the site that has been selected is on reclaimed strip mine land. A small portion of the property is currently being reclaimed and reported to be fully reclaimed in the next 6 to 8 months. On the surface the land is generally rolling and lies on two different terraces surrounding the north and east sides of the lake. There is light vegetation, mostly grasses, on the surface. The soils are typical mine spoils with little to no topsoil being contained on the surface. Below the surface are typical reclaimed mine spoils consisting of large materials, rocks, and boulders. The mine spoil has been placed in a hollow fill and ranges from 100 to 200 feet in depth.

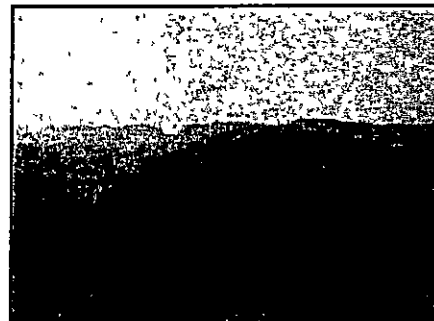


View of Reclaimed Areas

C. Mining Operations and Reclamation on the Starfire/Elk Run Site

The majority of the area being utilized for the golf course has been reclaimed and has a Phase III status with the Department of Natural Resources. This would allow the reclamation bonds to be released for most of the areas. Those areas that have not been fully reclaimed or have just recently been reclaimed will have to be reclassified on the mining permit for the post mining land use so that the reclamation bond releases can be accelerated. Release of mineral and surface rights will be done in conjunction with transfer of title to the property.

The following Exhibit shows the area that has currently been designated for Industrial Technology and the Golf Course Development in relation to the Starfire Mine and the Power Plant location.



View of Unreclaimed Area of Site

POWER PLANT FACILITIES

195,105 ACRES

WELL #02
SHUT IN UNOS

WELL #00
SHUT IN UNOS

WASTE COAL
STORAGE
SHEET

WASTE COAL
STORAGE
SHEET

BREATHITT COUNTY
PERRY COUNTY

ELECTRICAL LINE 138KV
TO AEP HAZARD

FL
DI

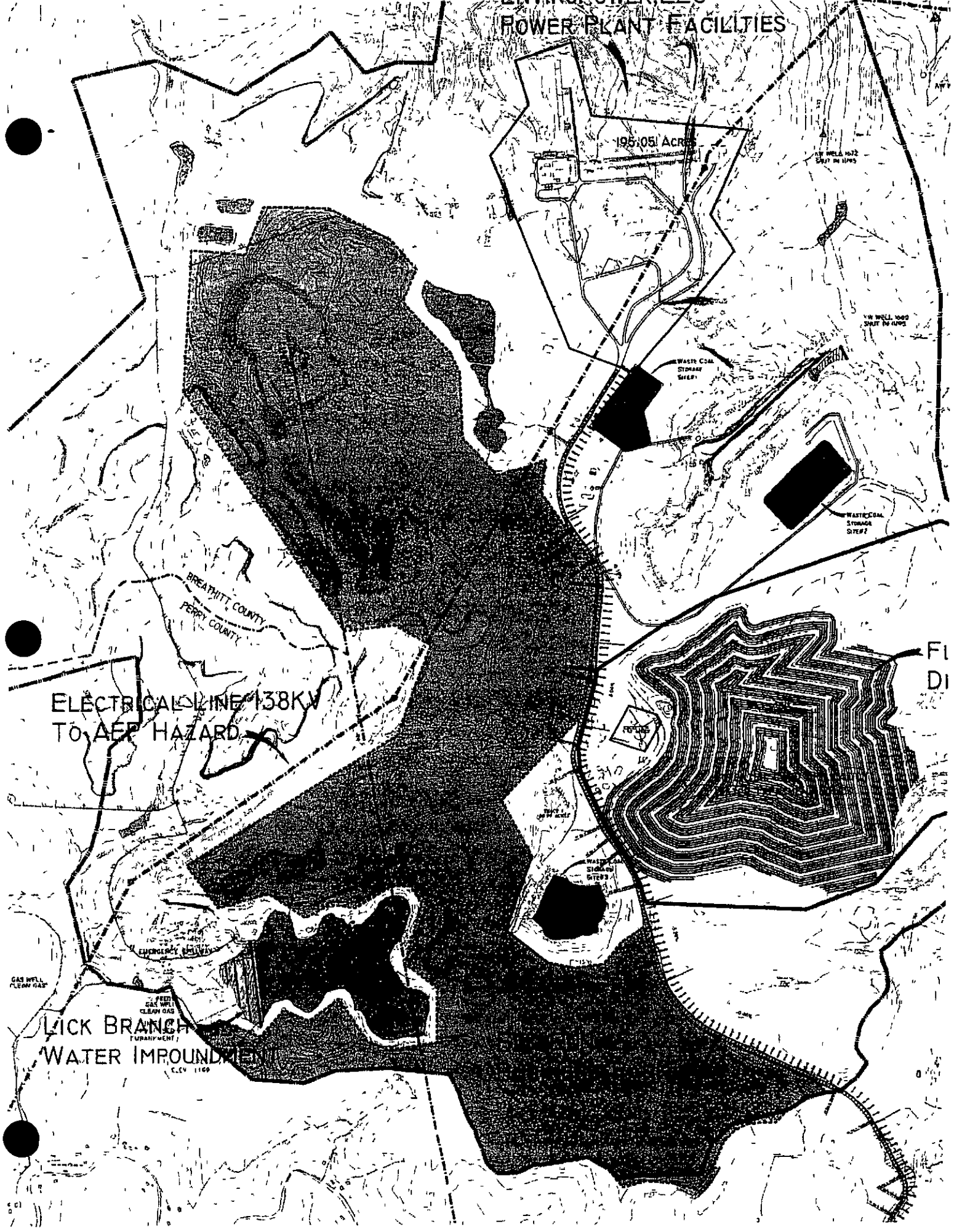
WASTE COAL
STORAGE
SHEET

EMERGENCY BUILDING

GAS WELL
CLEAN GAS

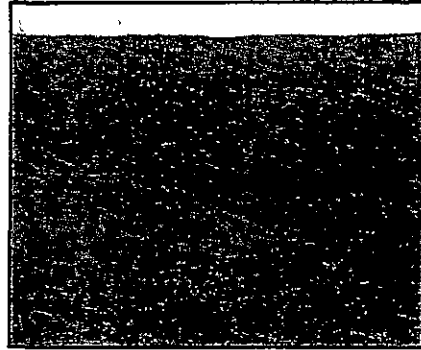
FED
GAS WELL
CLEAN GAS

LICK BRANCH
TURBINE
WATER IMPROVEMENT
C.E.V. 1109



D. Wildlife Management Area

In the winter of 1997 – 1998 the Kentucky Department of Fish and Wildlife Resources (KDFWR) released 200 elk on the subject site that has been a portion of the Cypress Amax Wildlife Management Area (WMA). The limits and boundary of the WMA can be re-designated through an agreement with KDFWR. The reclaimed strip sites and availability of water resources made the area a natural habitat for elk, which were once native to Kentucky as recently as the 1700's. The elk population has definitely survived since that the initial release and elk can be observed on the site of the proposed golf course (the cover photo of this report are actual photos of elk on the site)



Elk on Site

The development of a golf course can continue to offer an environmentally friendly habitat for the elk, but the existence of elk on a golf course can be problematic. The design of the course needs to consider the presence of elk and be conscious of the potential damage that elk can create to a fairway, greens, or tees. The presence of wildlife and even elk on or near a golf course is not unique and can be humanely and sensitively dealt with in the final development of a course. There are models that can be used in dealing with the elk population around the Elk Run Golf Course.

E. Description and Impact of Power Plant at the Starfire/Elk Run Site

The development of the electric power plant on the Starfire Mine site is the primary reason for the development of both the Elk Run Golf Course and the Industrial Technology Development. In a partnered effort with EnviroPower and the Commonwealth of Kentucky, 1000 acres of land was provided to the State for economic development purposes. Clearly, the development of a destination tourist attraction such as a golf course and the creation of jobs through industrial development will be an economic "shot in the arm" for the area.

As part of the industrial development the State will provide access from Route 80 across the Ball Fork Hollow via a new bridge. The new access road will then extend approximately 250 feet upward to the site of the power plant and the industrial/golf course development. The distance to the golf course entrance is approximately 2.7 miles and the power plant is an additional 1.0 mile further north along the access road. The power plant will be located approximately 1.25 miles northeast of the industrial and golf course development.

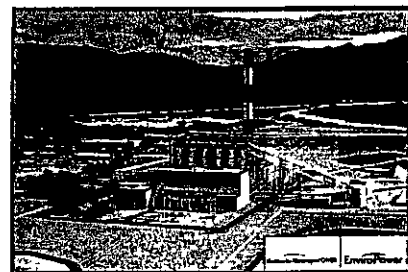


Illustration of Power Plant

The power plant will be typical of an electric generating plant, as illustrated. Other than its visual qualities, there will be no negative impact to surrounding areas such as noise or air pollution that would be a detriment. There will be approximately 1,200 trucks on a daily basis entering and exiting the site, delivering materials to the power plant. There are peripheral support facilities on the site that are necessary for the operation of the power plant. To the east of the industrial/golf course development on the opposite side of the access road will be an ash fill area. The area will be a landfill, of sorts, for spoil and refuse material from the operation of the power plant. This ash fill area will be visible from the golf course but will have no impact on the operation or playability of the golf course. The power plant will need a significant source of water for cooling purposes, thus the enlargement of the existing reservoir. The reservoir will be enlarged to be approximately twice its existing size and volume. This reservoir will be recharged from a supply line fed by the Kentucky River under the operation of U S Filter Company. The reservoir will be approximately 24 acres in surface area and will offer a great visual backdrop for the golf course in addition to being in play on several of the golf holes on both the front and back nine. There is a possibility, to be determined at a later date that this reservoir could also be a supply for the golf course irrigation.

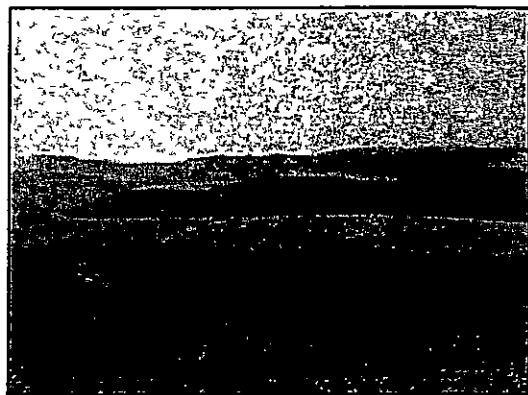
III. Golf Course Development

A. Course Description

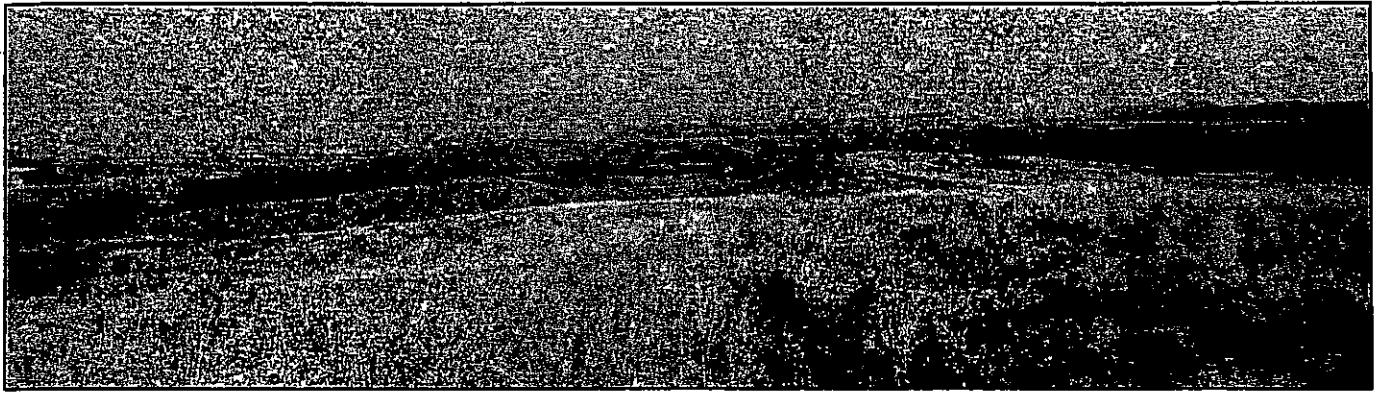
Based on the combination of areas already reclaimed, distance from the proposed power plant and proximity to views of the lake, the approximately 300 acres surrounding the lake present the best environment for a golf course on the Starfire Mine site. Because of the openness, the rolling terrain and views, the Elk Run Golf Course has great potential for a links type of course.

Of primary concern is the location of the future Proshop for the golf course. The possibility that this area could be expanded into a "clubhouse", operated under a lease arrangement with the State dictates its location to be in Perry County due to the potential for alcoholic beverage sales. To this end, the Proshop was sited in Perry County in an area that is easily accessible and visible. The location of the Proshop began to dictate the routing of the golf course.

The golf course routing takes advantage of the existing lay of the land that will minimize grade work in the development of the course. The exception to this occurs on the front nine holes, holes number three and four. The location of these holes occurs on land that has not been fully reclaimed, although EnviroPower reports that



View of Upper & Lower Plateau of Front Nine Holes



View of Area for Proposed Back Nine Holes

reclamation is currently on going and will be completed in mid-year of 2002. The routing of the front nine is a high-low routing on the two reclaimed benched areas. The lower bench and particularly holes number 7 and 8 allow the proposed lake to come into play, both visually and as a potential boundary for a "sliced" hit, adding difficulty to these holes. The back nine plays both high and low, also and utilizes the proposed lake to a greater extent with holes 10 – 13 taking advantage of the lake. Holes 14 – 18 are routed on a higher plateau, still taking advantage of the existing relief of the land and views of the lake. The preliminary master plan for the Elk Run Golf Course also sites a practice facility near the Proshop area and entrance to the course. The Elk Run Golf Course Master Plan follows this section. The following is a proposed scorecard for the preliminary golf course routing that is presented in this site assessment report.

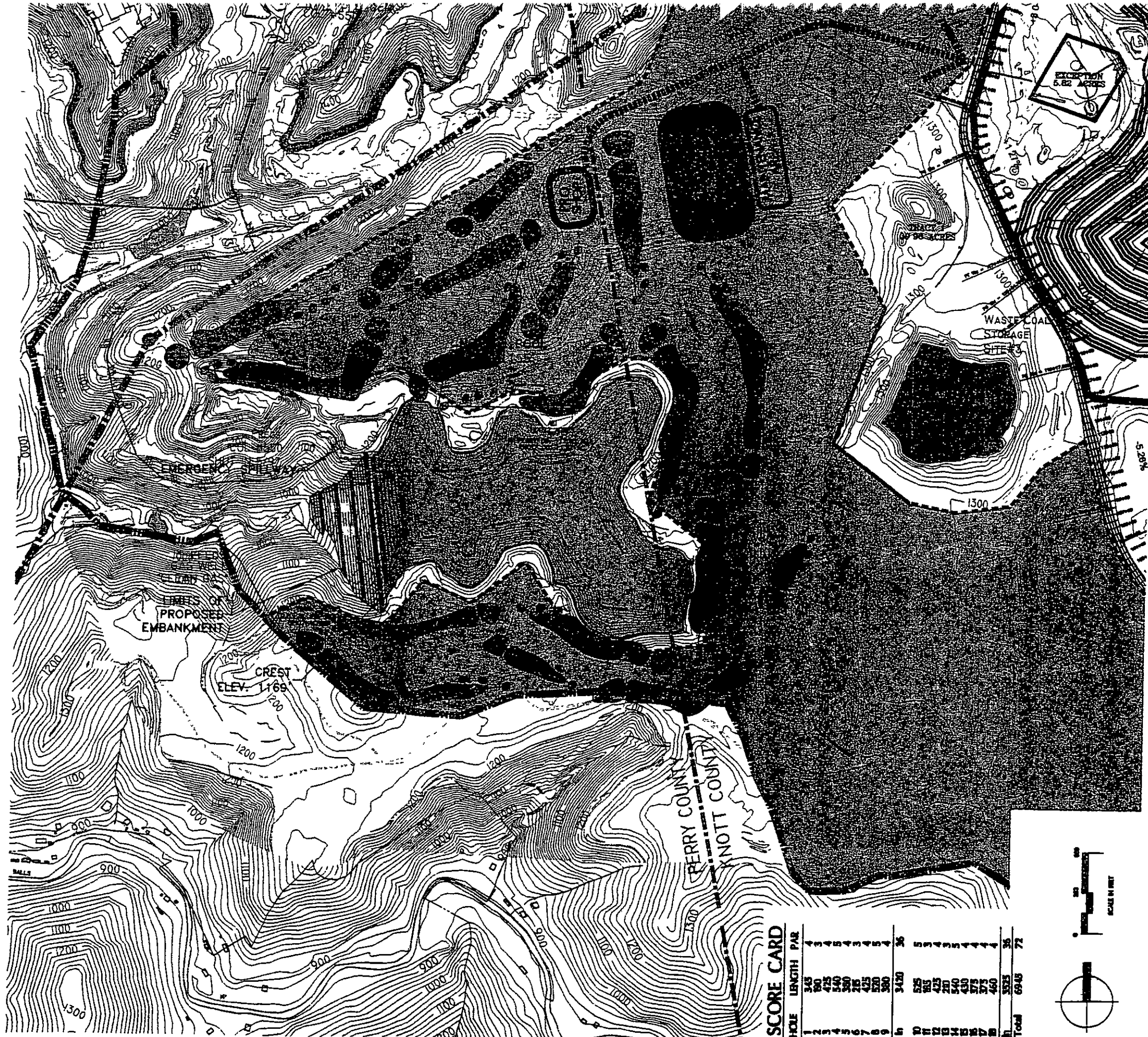
Hole #	Length (back tees)	Par
1	345	4
2	190	3
3	425	4
4	540	5
5	380	4
6	215	3
7	425	4
8	520	5
9	380	4
<i>Out</i>	<i>3420</i>	<i>36</i>

Hole #	Length (back tees)	Par
10	525	5
11	185	3
12	425	4
13	210	3
14	540	5
15	430	4
16	375	4
17	375	4
18	460	4
<i>In</i>	<i>3525</i>	<i>36</i>
<i>Total -</i>	<i>6945</i>	<i>72</i>

B. Golf Course Facilities

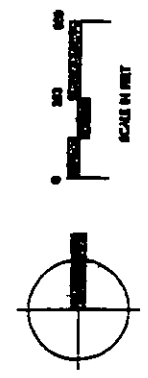
The initial planning of the Elk Run Golf Course allows for a full compliment of support facilities and these are reflected on the preliminary Master Plan. For planning purposes, this assessment has considered the need for a Proshop, a Cart Storage Building, a Maintenance Facility, a pump building at the proposed irrigation pond and two comfort

stations on the golf course. It is anticipated these facilities will be designed utilizing a similar design program for golf courses that are currently being developed for the Commonwealth of Kentucky and the budget summaries reflect the same.



SCORE CARD

HOLE	LENGTH	PAIR
1	345	4
2	190	3
3	425	4
4	540	4
5	380	4
6	215	3
7	425	4
8	520	5
9	390	4
h	3420	36
10	525	5
11	425	4
12	210	3
13	540	4
14	430	4
15	375	4
16	375	4
17	460	4
h	5535	36
Total	6945	72



C. Golf Course Infrastructure

Basic infrastructure services necessary for the Elk Run Golf Course are a significant issue for the development of the course. While the basic services and utilities are "available", there is a significant cost and effort to extend the utilities and services to the site of the golf course. This site assessment has taken the most conservative approach and the degree of utility extensions and availability of services may be determined to be less when final design begins.

Irrigation Supply Water

While there is a large reservoir immediately adjacent to the golf course development, its advantages may be limited to visibility and creating hazards for the course. Because the primary purpose of the reservoir is to supply water for the power plant, there may be limitations on EnviroPower being able to supply water for the golf course. EnviroPower is under an agreement with U S Filter Company to develop the reservoir, supply water from the Kentucky River and operate the system. As the proposed golf course develops, the State should negotiate with U S Filter and EnviroPower to supply water for the golf course irrigation. In the interim, this site assessment has assumed that water for the golf course irrigation will have to be supplied by alternate means. For the purpose of this report, it is assumed that water will be made available from other water impoundments on the Starfire site to the north of the proposed golf course development. These impoundments are supplied by a variety of surface and groundwater sources and appear to be an appropriate source of water. Water from these impoundments will have to be pumped to a new irrigation supply pond that will be located on the front nine holes of the golf course. Costs for this supply system are reflected in the budgets for the golf course development.

Potable Water Supply

U S Filter Company is also under an agreement to treat raw water that is being withdrawn from the Kentucky River and stored at the Starfire site and supply potable water. The proposed treatment facility is reported to have the capacity to supply not only the power plant demands, but will also supply needs for the industrial technology development and surrounding, off-site residential customers. Extension of a potable water source from an assumed location on the Starfire site to the golf course has been planned and budgeted in this site assessment report.

Sanitary Sewers

Likewise with Sanitary Sewers, it is reported by EnviroPower that a Sanitary Sewage Treatment Plant will be developed in conjunction with the power plant. Its exact location has not been determined, although an extension length from the golf course development is assumed.

Electric and Telephone

Electric and Telephone service will also have to be extended to the golf course development site. Adequate services should be available necessary for the golf course.

Access Road

The golf course development will be on the western edge of the development and removed from accessibility of the road that will be developed to the power plant. Consequently, an access road will have to be constructed to serve the golf course. For the purposes of this assessment report, a simple 25' wide drive is planned and subsequently budgeted. The access road will have to be approximately 3800 feet in length.

Topsoil

Topsoil is usually not considered "infrastructure" but is vital to the success of the course and certainly supports successful turf management of the course. Since there is no adequate topsoil on the reclaimed mine areas, it must be imported into the site. This becomes a very critical, but not unique, issue and will obviously have a significant impact on the golf course budget. There have been no sites identified to obtain an adequate supply of topsoil that will cover 8 – 12 inches of the fairway areas on the entire course and the proposed practice area.

D. Golf Course Budgets

The ability to develop a golf course usually is dependent on availability of land and funds. This site assessment assumes that the adequate land is available and a legitimate budget for the Elk Run Golf Course has been developed in conjunction with both opportunities and constraints of this specific site on the Starfire Mine. The budget that is presented on the following pages assumes that the golf course development program is parallel with the six courses that are currently being developed. A B210 form is also included for the potential overall project cost.

The associated projected costs for the Elk Run Golf Course appear to be in-line with development and construction costs for other golf courses. For the sake of comparison, the following are costs of course construction for projects currently under construction. These costs comparisons are for the course only and do not include support facility costs, but do include infrastructure costs. The illustrated costs do not include "soft costs" such as surveying, mapping, planning, design, and construction administration, usually an additional twenty five percent of the construction costs.

Elk Run Golf Course (projected costs)	\$7,656,289.00
Red Fox (projected costs for ten holes)	\$4,127,900 00
Mineral Mound Golf Course	\$3,351,842.00
Yatesville Lake Golf Course	\$4,039,647 00
Dale Hollow Golf Course	\$6,055,732.00

**Probable Cost of Construction
Elk Run Golf Course**

Work Description	Unit	Unit Cost	Quantity	Extension	Subtotal
General Conditions					
Mobilization	ls	\$ 50,000 00	1	\$ 50,000 00	
Clearing Staking	hrs	\$ 95 00		\$ -	
Rough Grade Staking	hrs	\$ 95 00	40	\$ 3,800 00	
Features Staking	hrs	\$ 95 00	40	\$ 3,800 00	
Finish Grade Staking	hrs	\$ 95 00	40	\$ 3,800 00	
As Built Survey	ac	\$ 75 00	225	\$ 16,875 00	
Quality Control	ls	\$ 35,000 00	1	\$ 35,000 00	
Temporary Office	mo	\$ 250 00	12	\$ 3,000 00	
Temporary Utilities	mo	\$ 400 00	12	\$ 4,800 00	
Superintendent	mo	\$ 6,000 00	12	\$ 72,000 00	
Golf Course Construction					
Clearing	ac	\$ 2,000 00		\$ -	
Silt Fence	lf	\$ 2 00	11000	\$ 22,000 00	
Temporary Silt Control	tn	\$ 15 00	525	\$ 7,875 00	
Strip Topsoil	cy	\$ 1 50	14250	\$ 21,375 00	
Excavation - Unclassified	cy	\$ 3 00	360000	\$ 1,080,000 00	
Drainage					
Major (>8")	lf	\$ 15 00	3000	\$ 45,000 00	
Field Lines (6")	lf	\$ 7 00	7500	\$ 52,500 00	
Exit Lines (4")	lf	\$ 4 00	2500	\$ 10,000 00	
Catch Basins	ea	\$ 200 00	60	\$ 12,000 00	
Headwalls/Endwalls	ea	\$ 300 00	54	\$ 16,200 00	
Greens Construction	sf	\$ 4 00	114000	\$ 456,000 00	
Tee Construction	sf	\$ 1 20	75000	\$ 90,000 00	
Bunkers					
Edging/Contouring	sf	\$ 1 00	50000	\$ 50,000 00	
Sand	tn	\$ 30 00	975	\$ 29,250 00	
Irrigation Heads					
Sprinklers	ea	\$ 800 00	710	\$ 568,000 00	
Irrigation Pumps	ea	\$ 80,000 00	1	\$ 80,000 00	
Planting Preparation	ac	\$ 1,200 00	80	\$ 96,000 00	
Shaping	hrs	\$ 125 00	750	\$ 93,750 00	
Topsoil Placement	cy	\$ 7 50	140000	\$ 1,050,000 00	
Seeding					
Fairways	ac	\$ 1,500 00	82	\$ 123,000 00	
Greens	sf	\$ 0 15	114000	\$ 17,100 00	
Tees	sf	\$ 0 15	70000	\$ 10,500 00	
Primary Roughs	ac	\$ 1,000 00	18	\$ 18,000 00	
Secondary Roughs	ac	\$ 750 00	18	\$ 13,500 00	
Sodding	sy	\$ 2 25	40000	\$ 90,000 00	
Germination	ls	\$ 30,000 00	1	\$ 30,000 00	
Cart Paths					
8' width concrete	lf	\$ 11 00	40000	\$ 440,000 00	
Curbs	lf	\$ 12 50		\$ -	
Ridges	lf	\$ 700 00		\$ -	

Item Description	Unit	Unit Cost	Quantity	Extension	Subtotal
Irrigation Pond				\$ -	
Excavation	cy	\$ 3 00	90000	\$ 270,000 00	
Liner	ls	\$ 150,000 00	1	\$ 150,000 00	
				\$ -	
				\$ -	\$ 6,572,960.00
Infrastructure					
Water Main Extension & Transfer Pump Sys	ls	\$ 353,000 00	1	\$ 323,000 00	
Sanitary Sewer Force Main	lf	\$ 12 00	8000	\$ 96,000 00	
Sanitary Sewer Pump Stations	ea	\$ 10,000 00	3	\$ 30,000 00	
Telephone	lf	\$ 11 00	4000	\$ 44,000 00	
Primary Electric Service	ls	\$ 12 00	4000	\$ 48,000 00	
Electric Service to Comfort Sta /Pump Hse	lf	\$ 11 00	11000	\$ 121,000 00	
2" Force from Comfort Stations	lf	\$ 10 00	11000	\$ 110,000 00	
Water to Comfort Stations	lf	\$ 6 00	11000	\$ 66,000 00	
				\$ -	
Access Road				\$ -	
Grading	cy	\$ 3 00	18000	\$ 54,000 00	
Drainage	ls	\$ 25,000 00	1	\$ 25,000 00	
Pavement	sy	\$ 15 00	11500	\$ 172,500 00	
					\$ 1,394,560 00
Estimated Subtotal				\$ 6,224,625 00	
Overhead and Profit/Markups	22%			\$ 1,369,417 50	
Bond	1%			\$ 62,246 25	
Estimated Grand Total				\$ 7,656,288.75	
Support Facilities					
Proshop	ls			\$ 265,000 00	
Maintenance Building	ls			\$ 200,000 00	
Cart Storage	ls			\$ 200,000 00	
Pump Building	ls			\$ 28,000.00	
Comfort Station	ls			\$ 96,000 00	
Shelters	ls			\$ -	
Facility Site Development	ls			\$ 330,000 00	
Estimated Subtotal				\$ 1,119,000 00	
Overhead and Profit	22%			\$ 246,180 00	
Bond	1%			\$ 13,651 80	
Support Facilities Total				\$ 1,378,831.80	

FINANCE AND ADMINISTRATION CABINET					
DEPARTMENT FOR FACILITIES MANAGEMENT					
TOTAL PROJECT COST ESTIMATE					
PROJECT DESCRIPTION				REFERENCE DATA:	
Elk Run Golf Course				C O. No	
				Div Of Eng File No TPMM0010	
				Acct No 00-0200-785-6Y-379-0379-EN004-00-	
				Prepared By.	
				Joe Meyer, Associate Director	
				Division of Engineering	
				Finance and Administration Cabinet	
Agency: Finance				Date December 6, 2001	
Site / Aerial Survey					\$ 80,000
Subsurface Investigation					\$ 50,000
Architect-Engineer Fee				10 %	\$ 903,512
Review Fees					6,894
Electrical Insp Fee @ 1 % x				#####	\$ 15,313
Resident Inspector Salary 12 Mos @				\$5,500 per mo	\$ 66,000
Duplication of Plans, etc					\$ 20,000
				Subtotal	\$ 1,141,719
Design Contingencies @ 10 %					\$ 114,172
TOTAL (701) FUNDS REQ					\$ 1,255,891
Construction Cost 18 Hole Golf Course.					\$ 7,656,289
Support Facilities include the following					\$ 1,378,831
Proshop					
Maintenance Facility					
Cart Storage					
Pump Building					
Shelters					
Facility Site Development					
				Subtotal	\$ 9,035,120
Contingencies @ 10 %					\$ 903,512
TOTAL (703) FUNDS REQ					\$ 9,938,632
712 Funds					
Maintenance Equipment					\$ 350,000
Golf Carts					\$ 250,000
TOTAL PROJECT SCOPE					\$ 11,794,523

IV. Plan of Action

This site assessment report has determined that a viable golf course can be developed at the Elk Run site. Certainly there are many issues that need to be addressed before final planning, design, and construction can occur at this site. First and foremost is the final determination that the EnviroPower Electric Plant will be constructed. Once the power plant project proceeds to financial closure and into construction, the State should begin coordinating and working towards resolution of various issues for the golf course. The following are various issues that will have to be addressed as soon as practical to further ascertain timing and scheduling for the Elk Run Golf Course development.

Final Determination of Development Limits

Prior to final transfer of the development area, coordination between the State and EnviroPower should occur to finalize the exact boundaries of development for the golf course. While John L. Carman and Associates, Inc. has had numerous discussions with EnviroPower concerning the proposed golf course; the results of this report should be reviewed and accepted by EnviroPower.

Mine Reclamation

This site assessment assumes, based on discussions with EnviroPower, that portions of the proposed course currently unreclaimed, will occur in the near future. Since a framework for a proposed course has been developed as part of this assessment study, the reclamation should occur to be compatible with the future golf course. The State should begin coordinating these reclamation efforts in keeping with the golf course development.

Irrigation Water Source

As soon as practical, the State should begin negotiating with EnviroPower and U S Filter to have the ability to use water from the large reservoir adjacent to the proposed golf course. The amount of water used for the golf course would be negligible compared to the volume stored in the reservoir. Utilization of this water could be a considerable savings to the golf course development.

Topsoil

Sources of topsoil should be identified early in the process of planning and design of the golf course since its availability is critical to the success of the course. This assessment report assumes that topsoil will be available at a reasonable cost.

Reclamation Bond and Mineral Rights Release

The State needs to begin coordinating with EnviroPower the release of all Reclamation Bonds and redesignation of Post Mining Land Use on the Mining Permits. In addition,

all mineral and surface rights need to be released and/or transferred in conjunction with transfer of title of the property.

Redesignation of Wildlife Management Area

State agencies should assist EnviroPower in their negotiations to redesignate the boundaries of the Cypress Amax Wildlife Management Area.

Pre-loading of Building Sites

Although geotechnical studies have not been done as of yet for the site, it is assumed that typical reclamation and deep fill conditions exist on this site. To this end, there is a good probability that underlying fill material in areas of building sites may not be stable due to type and depth of fill material. It is understood that there will be excess material as a result of the access road construction. The State should coordinate with EnviroPower the placement of a portion of this excess material on sites of proposed buildings. This preloading over a lengthy period will help stabilize the fill material and possible may reduce the need for deep foundations.

Coordination with Knott County Development Authority

The golf course should be closely coordinated with the planning and design efforts of the Industrial Technology development. The Knott County Development Authority is the agency that will be coordinating the development of this portion of the property. Shared costs for utilities and access roads may be a cost savings to both the golf course and the remaining development area. John L. Carman and Associates, Inc. in conjunction with Nesbitt Engineering is the planning, design, and engineering consultant for the Knott County Development Authority.

At some point in the process, probably earlier than later, the planning and design efforts should begin for the course. A golf course design consultant can assist the State in resolution of issues associated with the development of the Elk Run Golf Course. The planning and design in itself is at least a 12 month effort from the procurement process to completion of construction and bidding documents.

7.0 Disclosure of Past Violations

Kentucky Mountain Power, LLC is a wholly owned subsidiary of EnviroPower, LLC. EnviroPower, LLC has no violations of federal or state environmental laws, rules or administrative regulations whether judicial or administrative, where the violation would have resulted in criminal convictions or civil or administrative fines exceeding \$5,000. There are no violations pending.