

MAY 11 2018

PUBLIC SERVICE
COMMISSION

**COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION**

In the Matter of:

APPLICATION OF RIDGELEA INVESTMENTS, INC.)
FOR APPROVAL OF TRANSFER OF FRANKLIN) Case No. 2017-00153
COUNTY WASTEWATER TREATMENT FACILITIES TO)
FARMDALE SANITATION DISTRICT)

RESPONSE TO COMMISSION ORDER DATED AUGUST 2, 2017

Ridgelea Investments Inc., (“Ridgela”) responds to the of the Commission's Order, paragraph no. 2, entered August 2, 2017, as follows:

The closing of the transaction took place on August 31, 2017.

Please see the attached deed.

Respectfully Submitted,

John B. Baughman
BAUGHMAN HARP, PLLC
Attorney at Law
401 West Main Street, Suite 1
Frankfort, Kentucky 40601
502-227-2271 (Phone)
502-352-2936 (Fax)
JBaughman@Hazelcox.com
Counsel for Ridgelea Sewage Disposal, Inc.

DEED

THIS DEED made and entered into this 31st day of August, 2017, by and between Ridgelea Investments Inc, a Ohio Corporation, 2016 West North Bend Road, Cincinnati, Ohio, 45239, Grantor, and Farmdale Sanitation District, 321 West Main Street, Frankfort, Kentucky 40601, Grantee.

The "in-care-of" address for the property tax bill is: 321 West Main Street, Frankfort, Kentucky 40601.

WITNESSETH: That for and in consideration of the sum of **ONE DOLLAR (\$1.00)** cash in hand paid, receipt of which is hereby acknowledged, the Grantor has bargained and sold, and by these presents do alien and convey in fee simple unto the Grantee, its successors and assigns forever, the following described real property known as Edgewood, Meadowview and Farmgate Disposal Waste Water Treatment Plants, lying and being in Franklin County, Kentucky, and more particularly described as follows:

SEE EXHIBIT "A" FOR PROPERTY DESCRIPTION

There is excepted from Tract III, the following describe tracts which contain no part of the sewage treatment plant.

SEE EXHIBIT "B" FOR EXCEPTED PROPERTY DESCRIPTION

Being the same property conveyed to Ridgelea Investments Inc., by Mulberry Enterprises Inc., by deed dated November 5, 2003, and of record in Deed Book 470, page 420, Franklin County Court Clerk's Office.

Grantor further covenants that it is lawfully seized of the estate hereby conveyed and that it is free of all liens and encumbrances except state, county, city and school taxes assessed and payable in 2017.

TO HAVE AND TO HOLD the above described real property with all the improvements thereon and appurtenances thereunto belonging unto the Grantee, its successors and assigns forever, with Covenant of General Warranty of Title.

A wastewater treatment plant is located on the above property; Franklin County PVA lists the fair market value of said property as zero (\$0) dollars.

CONSIDERATION CERTIFICATE: We, the undersigned, certify under penalty of law that the consideration shown in this deed is the total consideration paid for the property herein conveyed. This transfer is exempt from the real estate transfer tax imposed by KRS 142.050 as a transfer to an agency or subdivision of a state or county.

IN TESTIMONY WHEREOF, witness the signatures of the parties on the day and year first above written.

COPY

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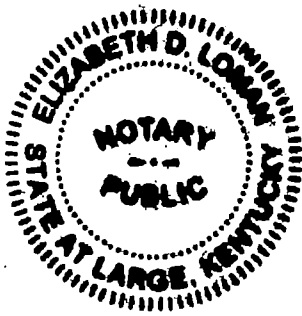
GRANTOR:

RIDGELEA INVESTMENTS INC..

Charles G. Hungler, Jr.
By: Charles G. Hungler, Jr., President

Commonwealth of Kentucky)
) ss.
County of Franklin)

Subscribed, sworn to and acknowledged before me by Charles G. Hungler, Jr. as President of Ridgelea Investments, Inc., as its own free act and deed, this 31st day of August, 2017.



Elizabeth D. Loman
Elizabeth D. Loman, Notary Public
Commonwealth of Kentucky
State at Large, Notary ID: 539406
My Commission expires: August 6, 2019

GRANTEE:

FARMDALE SANITATION DISTRICT

Allan F. Alsip
By: Allan Alsip, Chairman

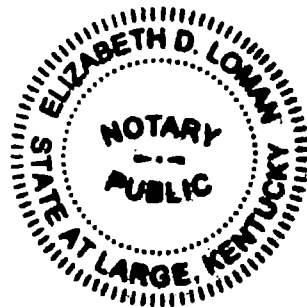
Commonwealth of Kentucky)
) ss.
County of Franklin)

Subscribed, sworn to and acknowledged before me by Alan Alisp, Chairman, of Farmdale Sanitation District as its own free act and deed this ^{31st} ~~9th~~ ^{August} day of ~~September~~, 2017.

Elizabeth D. Loman
Elizabeth D. Loman, Notary Public
Commonwealth of Kentucky
State at Large, Notary ID: 539406
My Commission expires: August 6, 2019

THIS INSTRUMENT PREPARED BY:

John B. Baughman
John B. Baughman
BAUGHMAN HARP, PLLC
401 West Main Street, Suite 1
Frankfort, KY 40601
(502) 227-2271
(502) 352-2936
Jbaughman@hazelcox.com



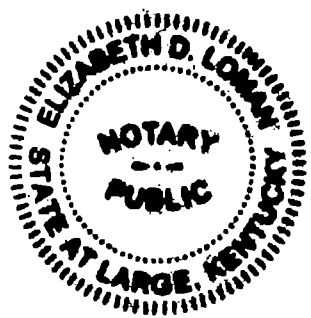
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Charles G. Hungler, Jr.
By: Charles G. Hungler, Jr., President

Commonwealth of Kentucky)
County of Franklin) ss.

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Elizabeth D. Loman
Elizabeth D. Loman, Notary Public
Commonwealth of Kentucky
State at Large, Notary ID: 539406
My Commission expires: August 6, 2019

GRANTEE:

FARMDALE SANITATION DISTRICT

Allan Alsip
By: Allan Alsip, Chairman

Commonwealth of Kentucky)
County of Franklin) ss.

Subscribed, sworn to and acknowledged before me by Alan Alsip, Chairman, of Farmdale Sanitation District as its own free act and deed this ~~31st~~ ^{31st} day of ~~September~~ ^{August}, 2017.

Elizabeth D. Loman
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Commonwealth of Kentucky
State at Large, Notary ID: 539406
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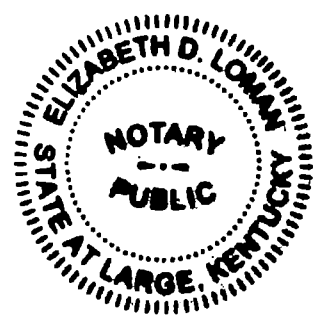


EXHIBIT A

TRACT I

Being all of Lot No. 64 of the Edgewood Estates Subdivision as shown upon map or plat of said subdivision of record in Plat Book 1, page 17, in the Office of the Franklin County Court Clerk.

TRACT II

Being all of Lot No. 65 of the Edgewood Estates Subdivision as shown upon a map or plat of a portion of the Edgewood Estates Subdivision of record in Plat Cabinet A, Slide 6, in the Office of the Franklin County Court Clerk, to which map or plat reference is made for a more particular description of the property herein conveyed.

TRACT III

Being all of Tract A of the Meadowbrook Subdivision including the right to use the 12 foot sewer ingress and egress easement, as shown upon the final revised plat of a portion of the Meadowbrook Subdivision of record in Plat Cabinet A, Slot 259, in the Office of the Franklin County Court Clerk.

TRACT IV

Being all of Lot 9 of the Farmgate Subdivision, Section 2, as shown upon a map or plat of said subdivision of record in Deed Book 232, page 497, in the Office of the Franklin County Court Clerk, to which

EXHIBIT A

TRACT I

Being all of Lot No. 64 of the Edgewood Estates Subdivision as shown upon map or plat of said subdivision of record in Plat Book 1, page 17, in the Office of the Franklin County Court Clerk.

TRACT II

Being all of Lot No. 65 of the Edgewood Estates Subdivision as shown upon a map or plat of a portion of the Edgewood Estates Subdivision of record in Plat Cabinet A, Slide 6, in the Office of the Franklin County Court Clerk, to which map or plat reference is made for a more particular description of the property herein conveyed.

TRACT III

Being all of Tract A of the Meadowbrook Subdivision including the right to use the 12 foot sewer ingress and egress easement, as shown upon the final revised plat of a portion of the Meadowbrook Subdivision of record in Plat Cabinet A, Slot 259, in the Office of the Franklin County Court Clerk.

TRACT IV

Being all of Lot 9 of the Farmgate Subdivision, Section 2, as shown upon a map or plat of said subdivision of record in Deed Book 232, page 497, in the Office of the Franklin County Court Clerk, to which

EXHIBIT B

Tract A-2

The following real estate lying in Franklin County, Kentucky, is more particularly described as follows:

Being all of the 10,861 square foot parcel of land described as Tract A-2, as shown upon the Minor Subdivision Plat of Lot 18-C and Tract A-1 of Meadow Brook Subdivision, of record in Plat Cabinet A, Slide 259, in the Office of the Franklin County Court Clerk.

Lot 18-C

The following real estate lying in Franklin County, Kentucky, is more particularly described as follows:

Being all of the 18,741 square foot parcel of land described as Lot 18-C, as shown upon the Minor Subdivision Plat of Lot 18-C and Tract A-1 of Meadow Brook Subdivision, of record in Plat Cabinet A, Slide 259 in the Office of the Franklin County Court Clerk.

Being the same property conveyed to Cathy Graves, a single woman and Jennifer Graves, a single woman, by Ridgelea Investment Inc., by deed dated March 9, 2009, and of record in Deed Book 512, page 59, Franklin County Court Clerk's Office.

EXHIBIT B

Tract A-2

The following real estate lying in Franklin County, Kentucky, is more particularly described as follows:

Being all of the 10,861 square foot parcel of land described as Tract A-2, as shown upon the Minor Subdivision Plat of Lot 18-C and Tract A-1 of Meadow Brook Subdivision, of record in Plat Cabinet A, Slide 259, in the Office of the Franklin County Court Clerk.

Lot 18-C

The following real estate lying in Franklin County, Kentucky, is more particularly described as follows:

Being all of the 18,741 square foot parcel of land described as Lot 18-C, as shown upon the Minor Subdivision Plat of Lot 18-C and Tract A-1 of Meadow Brook Subdivision, of record in Plat Cabinet A, Slide 259 in the Office of the Franklin County Court Clerk.

Being the same property conveyed to Cathy Graves, a single woman and Jennifer Graves, a single woman, by Ridgelea Investment Inc., by deed dated March 9, 2009, and of record in Deed Book 512, page 59, Franklin County Court Clerk's Office.