

Observations & Summary

- ◆ If the board chooses to move forward, it will be desirable to tour new facilities at other cooperatives, that have been recently constructed.
- ◆ It will be advantageous to begin site testing at present facilities for appraisal purposes.

What's Next?

- ◆ Select Sites for New Facilities
- ◆ Select Architect and Engineering Firm
- ◆ Finalize Financial Forecast.
- ◆ Select Internal Project Manager
- ◆ Let Bids for Construction



Office of Community Development

Phone 270.866.8383
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P.O. Box 2099
Russell Springs, KY 42642

April 28, 2003

Mr. Bill Shearer, Chairman
SKRECC Site Selection Committee
106 Cumberland Street
Albany, KY 42602

RE: McCreary County, Kentucky
Potential SKRECC Sites

Dear Mr. Shearer,

Subsequent to the SKRECC Site Selection Committee meeting in McCreary County, Kentucky on April 17, 2003, I have investigated in further detail potential sites in McCreary County for a new SKRECC facility. This work was done based upon the committees request due to their concern of limited sites and the expensive costs that are associated to them for their development on a purchase or lease basis.

Being a native of McCreary County and having over 29 years of experience in community development projects within the county, I am cognizant of the fact that there is a serious demand for developable commercial property and, at the same time, a very limited supply of suitable commercial sites, especially on U.S. 27 within the Whitley City/Pine Knot area. Of the total acreage being 261,000 in McCreary County there are only 91,350 acres or 35% that is owned by private interest and local units of government. This land is sparsely located within the Daniel Boone National Forrest and the Big South Fork National Park. It is for this reason that land costs are extremely high even if the topography is less than desirable. McCreary County, Kentucky, as maybe seen is totally unique from all other South Kentucky RECC service area counties and is truly "Appalachian". With these factors in mind, I approached my further analysis by using the following methodology:

- (1) Personal interviews with the only two reality companies within McCreary County.

- A. Wright Reality
- B. South Fork Reality

- (2) Personal interview with McCreary County PVA, Mr. Mike Stephens
- (3) Personal interview with Superintendent of Water & Sewer District Mr. Steve Owens
- (4) On site evaluations of potential sites
- (5) Kentucky Department of Highways information and data collection:
 - A. Right of Ways
 - B. Ariel Photos
- (6) Comparable sales
- (7) Consultation with excavation contractor, D.H. Campbell, Inc.

As a result of this approach, I was able to come up with a total of seven (7) potential sites that can be considered by the SKRECC Site Selection Committee for further consideration (See Attached) Other sites may be found but they will be too remote for SKRECC marketing and servicing purposes.

It is my professional judgment that the following sites by number should be prioritized by the committee:

PRIORITY NUMBER 1	SITE NUMBER VI	Stephens Properties
PRIORITY NUMBER 2	SITE NUMBER II	Alfred Kidd Estate
PRIORITY NUMBER 3	SITE NUMBER I	Jerry Stephens
PRIORITY NUMBER 4	SITE NUMBER III	Butch Spencer
PRIORITY NUMBER 5	SITE NUMBER V	Kirby Cordell
PRIORITY NUMBER 6	SITE NUMBER VII	Wayne Pritchard
PRIORITY NUMBER 7	SITE NUMBER IV	Porter Watters Estate

This recommendation is based upon criteria which consisted of:

- A. Initial capital outlay
- B. Location
- C. Topography
- D. Environmental impact
- E. Hazardous mitigation

I would also recommend that the architectural firm or the design build firm selected by the SKRECC Building Committee be authorized to conduct a detailed site plan and analysis or the first two prioritized sites in order to confirm feasibility of site usage and cost.

I sincerely hope that my additional information and recommendations are useful to the SKRECC Site committee. Should you have need of additional information or have any questions, please do not hesitate to give me a call

Sincerely,

A handwritten signature in cursive script that reads "Bennie Garland". The signature is written in dark ink and is positioned below the word "Sincerely,".

Bennie Garland
Community Development Specialist

cc: Allen Anderson

Attachment

McCREARY COUNTY KENTUCKY

POTENTIAL

SKRECC SITES

4-24-03

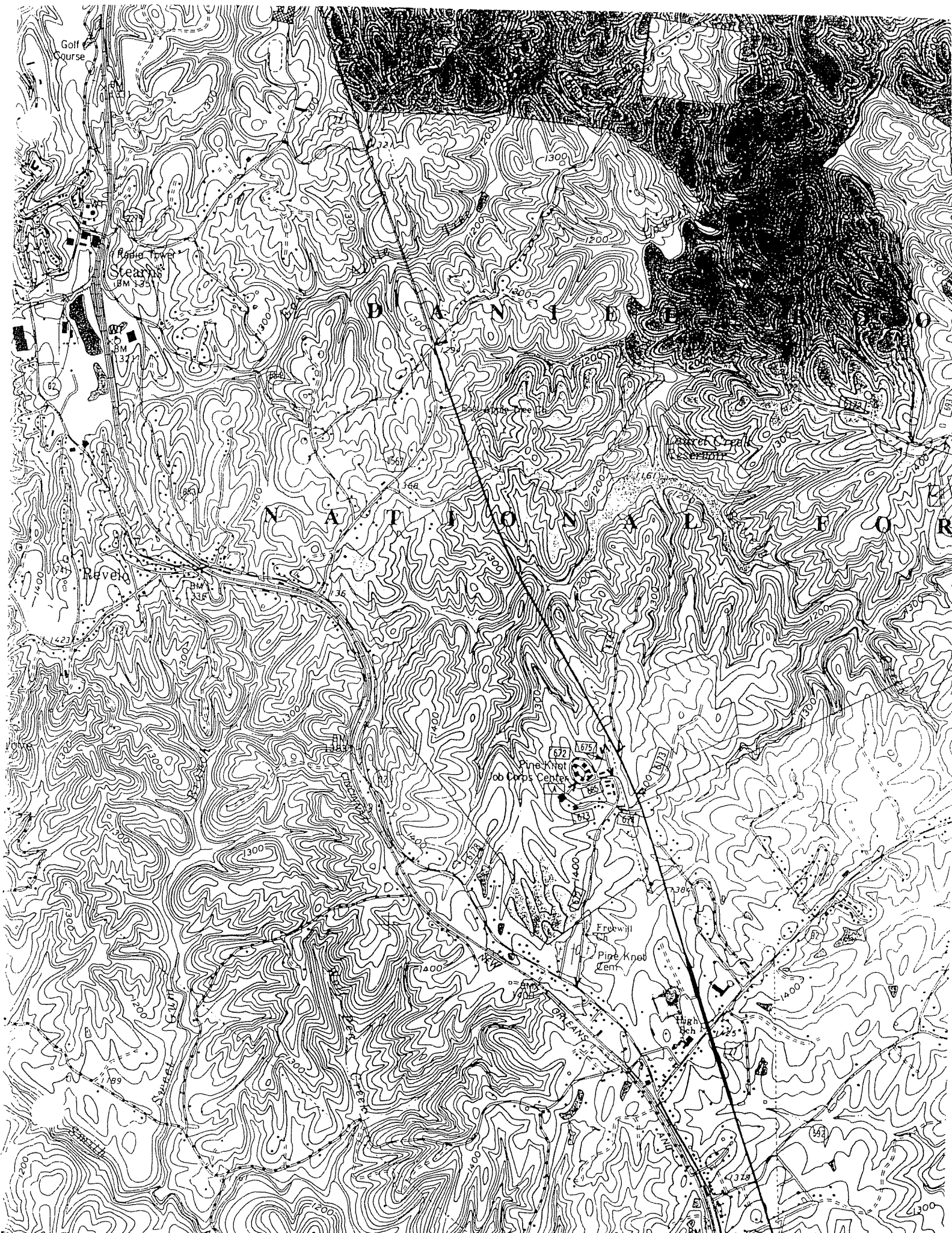
**CONFIDENTIAL SKRECC
INTERNAL DOCUMENT**

SITE I
PRIORITY # 3

This site is located on U.S. 27, 5.6 miles south of the Whitley City RECC Office. It is on the right side of U.S. 27 going south 0.15 miles prior to coming to the intersection of U.S. 27 and KY 92 in Pine Knot, Kentucky. The site lays flat to gently rolling with the frontage lots consisting of 1 acre each. These two lots are joined on the west side by 35 additional available acres. McCreary County National Branch Bank joins this property on the north and the McCreary County Board of Education joins this property on the south. Adequate public utilities are available consisting of water, sewer, natural gas, and electric (KU). The site can only be accessed and exited by U.S. 27. To egress this property and proceed north, two (2) U.S. 27 south bound lanes would have to be crossed. There is little chance of getting a caution or stop light to be placed at this site entrance. Site has very good road visibility from north and south bound U.S. 27 traffic. The school bus lane that runs parallel to U.S. 27 and joins this site is McCreary County Board of Education Property and can not be utilized by the public as a route to access KY 92 on the south side of this site. This site and section of U.S. 27 is a federally limited access area with right of way fencing.

<u>ACQUISITION COST:</u>	2 acres @ 150,000 each	300,000
	3 acres @ 15,000 each	45,000
Site Preparation	3 acres @ 10,000 per acre	<u>30,000</u>
Approximate Cost		\$ 375,000
Contact:	Jerry Stephens	606-354-4800

The positive attributes of this site are the low proportionate site and development cost. The negative aspect is limited accessibility which could be a potential traffic hazard, and the long term increased cost to SKRECC due to being the farthest site of this study from SKRECC main service area being Whitley City and north McCreary County. No envisioned environmental problems would be encountered.



Golf Course

Radio Tower
Steam
BM 335

DANIEL

NATIONAL FOREST

Revero

Pine Knot
Job Corps Center

Frobwill
Pine Knot
Cent.

142

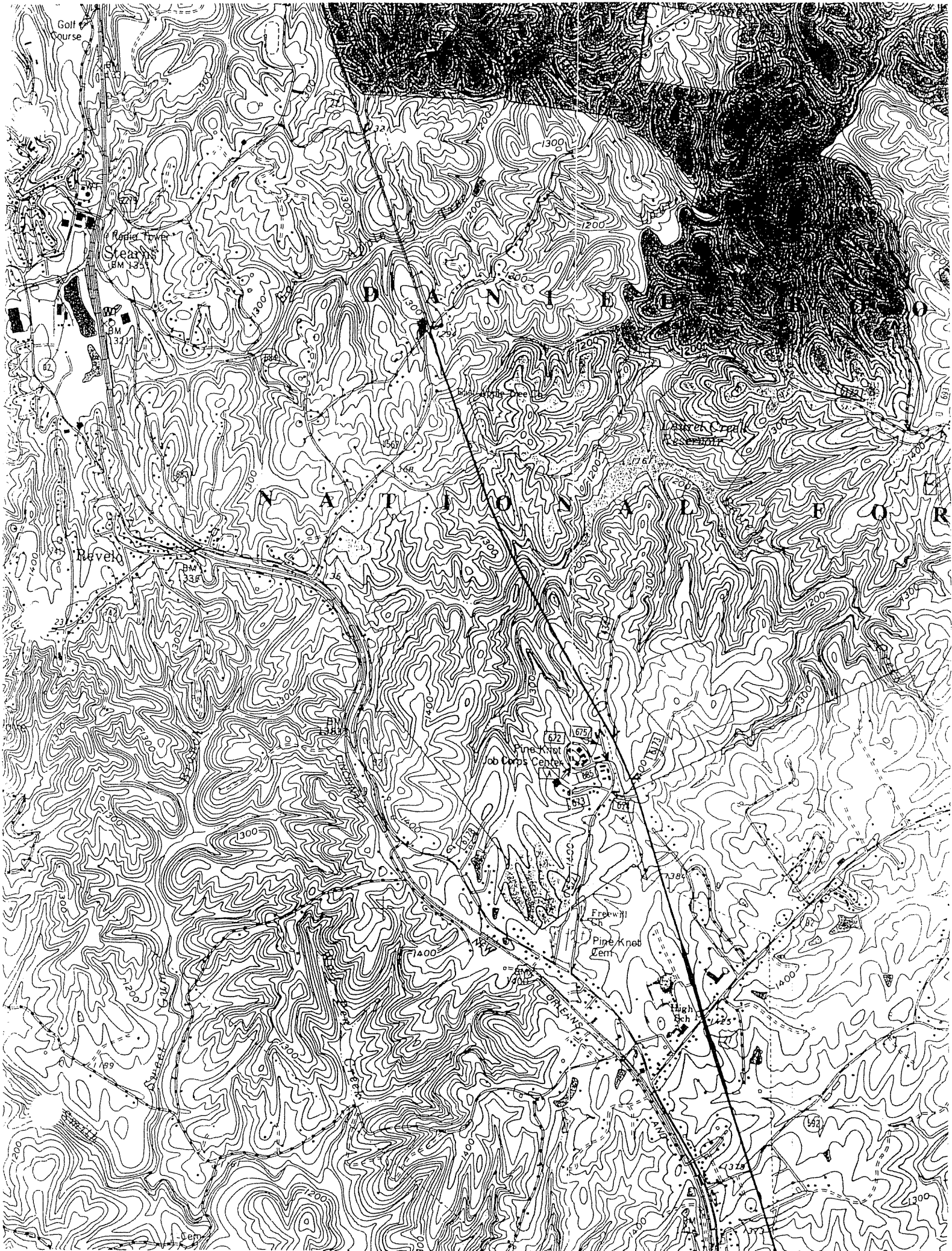
1300

SITE II
Priority # 2

This site is located on U.S. 27, 3.5 miles south of the Whitley City SKRECC Office and is on the right side of U.S. 27 going south at the intersection of U.S. 27 and KY 1651. It is joined on the north side by the Parkland Motel and on the south by Valley Road and KY 1651. The west side of this site is joined by residential properties. This section of U.S. 27 is a federally limited access area and the site has right of way fencing on the east side. There are approximately 4.3 acres of land associated with this site with most of it being excavated to road grade. The site appears to be solid insofar as compaction and is currently being used as a log processing yard.

Public utilities are currently available to this site being water, sewer, electric (SKRECC) and natural gas. Site visibility is very good from U.S. 27 and access and egress to site is limited to one location area being U.S. 27, KY 1651 and Valley Road (a county road). There is a caution light at this intersection of U.S. 27 and KY 1651. Due to limited traffic disruption from Pine Knot and Stearns this intersection experiences a high speed rate of traffic flow. A stop light at this intersection would be difficult to obtain due to traffic flow rates.

There may be a problem with obtaining a clear title to this property due to the residential users of properties adjoining the west side have used a common road to access and egress these residences ever since this site has been excavated which has been for over 15 years.



SITE III
Priority # 4

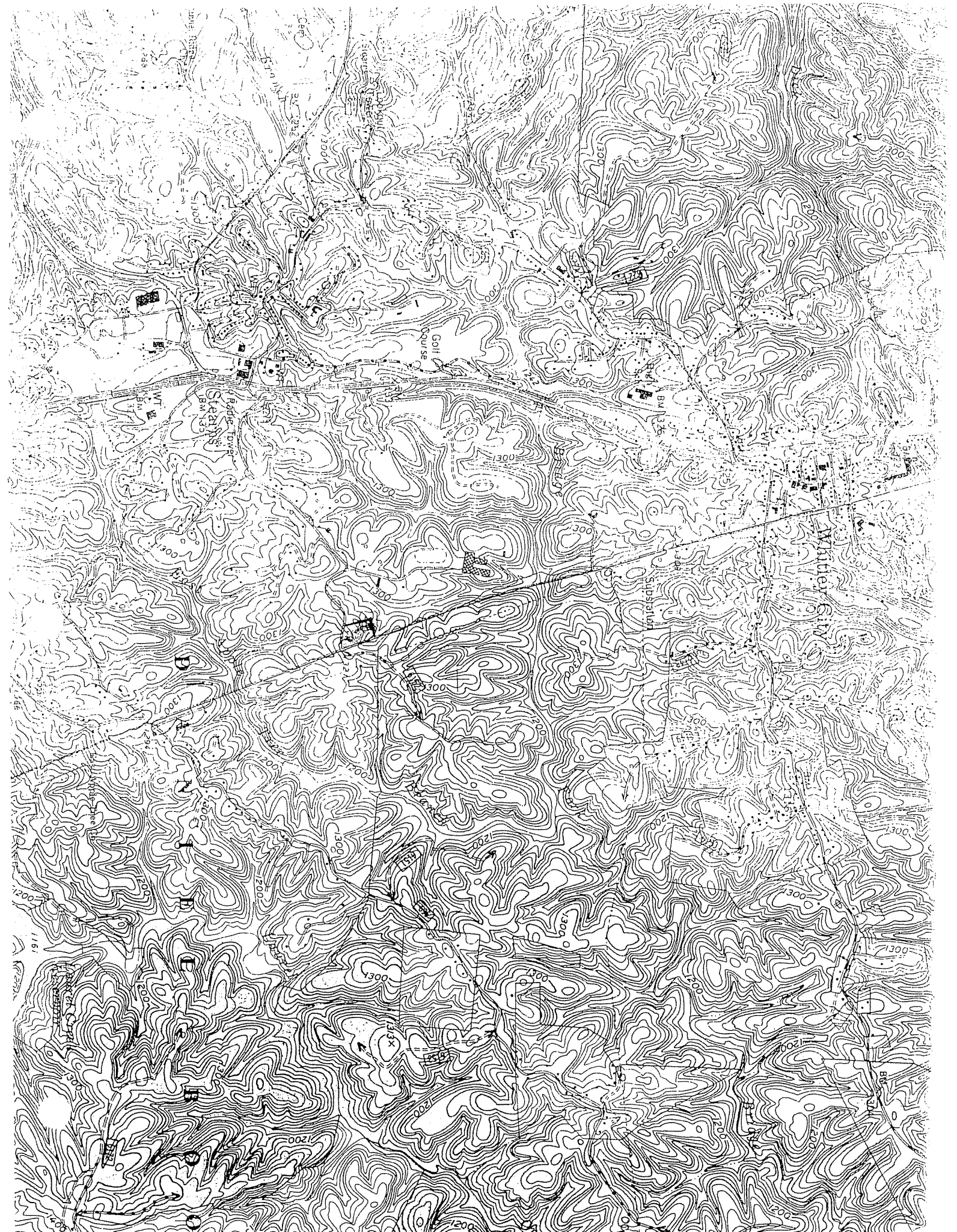
This site is located on U.S. 27, 2.5 miles south of the Whitley City RECC Office. It is at the intersection of KY 92 and U.S. 27. This site is divided by KY 92 with approximately 3 acres on the south side of KY 92 and approximately 7 acres on the north side of KY 92. This intersection has a stop light and is used for the main entrance to the McCreary County High School, McCreary County Board of Education and the Stearns Community. There is a question as to there being a total of 10 acres due to the new KY 92 entrance and right of way taking a portion of and splitting this property. This section of U.S. 27 is federally limited access area and site has fence along east boundary. This site has good visibility from U.S. 27 north and south bound traffic. Public utilities area available being water, sewer, electric (SKRECC) and natural gas. Due to the very steep topography extensive site work would be required in order to achieve, if at all possible, 5 acres of usable property for commercial development. Cut and fill cost for this site would be expensive due to the required yardage to obtain grade. Fill would have to be trucked in and traffic disrupted. The soil conditions of this property are sandy and backfill of sand would not be a sound compaction practice. Southern portion of this site consisting of approximately 3 acres is not suitable for development.

<u>ACQUISITION COST</u>	400,000	will subdivide
Site Preparation 5 acres @ \$55,000 per acre	<u>275,000</u>	
Approximate Cost	\$675,000	
Contact: Mr. Butch Spencer	954-294-0825	

Cost could be reduced if 3 acres southern portion of site could be excluded from acquisition.

The positive attributes of this site are U.S. 27 visibility, access (stop light), and a closer proximity to SKRECC main service area. The negative aspects of this site are very steep topography which limits usable commercial site acreage and questionable compaction issues that effect site integrity.

No envisioned environmental problems would be encountered.



Golf Course

S. 100th St

Water City

1161

200

300

300

SITE IV
Priority # 7

This site is located on U.S. 27, 2.1 miles south of the Whitley City SKRECC Office. It is on the left side of U.S. 27 going south. This property has two access entrances off of U.S. 27 and one on KY 478 (Williamsburg Street). This site has available public utilities being water, sewer, electric (SKRECC) and natural gas. Site has good visibility from U.S. 27 north and south bound traffic. The site has very steep topography which would require extensive site work (cut and fill). It would be very difficult to develop 5 acres of usable commercial land fronting U.S. 27. This site has East Kentucky Power transmission lines directly over it. Property is commonly known as the "Porter Watters Truck Wrecking Yard" and has been a salvage yard for at least 50 years.

<u>ACQUISITION COST</u>	25 acres	450,000
Site Preparation	5 acres @ 40,000 per acre	<u>200,000</u>
Approximate Cost		\$650,000
Contact: Porter Watters Estate	423-569-7922	
Sharon Miller	865-617-0090	

The positive aspects of this site are its visibility and close proximity to SKRECC main service area. The negative attributes to this site are extensive site development cost and more important environmental concerns.

It is anticipated that a full scale environmental impact analysis would be required prior to site work because of potential soil contamination from oil, diesel, and gas spills. Site clean up cost could be potentially astronomical.

The frontage of this site on U.S. 27 is on the federal limited access portion of U.S. 27 and is fenced with the exception of the two identified entrances.

SITE V
Priority #5

This site is located on U.S. 27 directly adjacent to the SKRECC office on the south side. Before burning in 2002, this property was previously used for commercial restaurants being Pizza Inn and Long John Silvers. The building shell still exists on this, 1.68 acres of land and needs to be torn down and removed. The right of way for the new U.S. 27 has been acquired from the owners taking 0.4 acres from the 1.68 acres. Due to the very steep topography on the east side of this site there only remains approximately .82 acres of usable commercial property.

<u>ACQUISITION COST</u>	Appraised Property Value after
	Fire destroyed building 1.68 acres 162,800
Site Preparation	<u>60,000</u>
Approximate Cost	\$222,800
Contact: Kirby & Kim Cordell 606-376-3070	

The positive aspects of this site are high visibility to traffic flow on U.S. 27, close proximity to main SKRECC service area and being adjacent to existing SKRECC office. The negative aspects of this property are limited land usage being approximately .82 acres, site development cost associated with removal of burned building and the stabilization of the east side of this property due to erosion and slippage. (Rear parking area of this site is cracking)

There is an environmental concern with this property in that it was used as a bulk oil plant site prior to it being changed to commercial restaurant use.



30'

74° 00' E

75

1. Scale 1:62,500
1:62,500 = 2 mi.

75

27° 30'

78

SITE VI
Priority # 1

This site is on U.S. 27, 0.15 miles north of the Whitley City SKRECC Office. It is on the left side of U.S. 27 going north. This site has a blacktopped 50' right of way road off of U.S. 27 and has a 50' right of way road off of KY 700. Site has approximately 144 ft. frontage on KY 700. This property has good visibility from north and south bound traffic on U.S. 27 and west bound traffic on KY 700. There is a caution light at the intersection of U.S. 27 and KY 700. This site has been excavated and is all cut to grade. Site appears to be sound with good drainage. Public utilities are available to this site being water, sewer, natural gas, and electricity (SKRECC). Existing property usage adjacent to this site is commercial being medical, retail, office, and restaurant.

<u>ACQUISITION COST</u>	Lease 5 acres (30 years)	889,887.92
	SKRECC Existing Office	
	Lease to Stephens Properties	<u>-444,754.00</u>
		445,133.92
	Discount	<u>- 85,133.92</u>
		\$ 360,000.00

Option to Renew (see attached)

Contact: Stephens Properties 606-376-5602

Positive aspects of this site are close proximity to existing SKRECC office on U.S. 27, and in the nucleus of SKRECC service area. Site has two accesses and egress routes with one having a caution light with the possibility of a stop light (KY 700 & U.S. 27) after

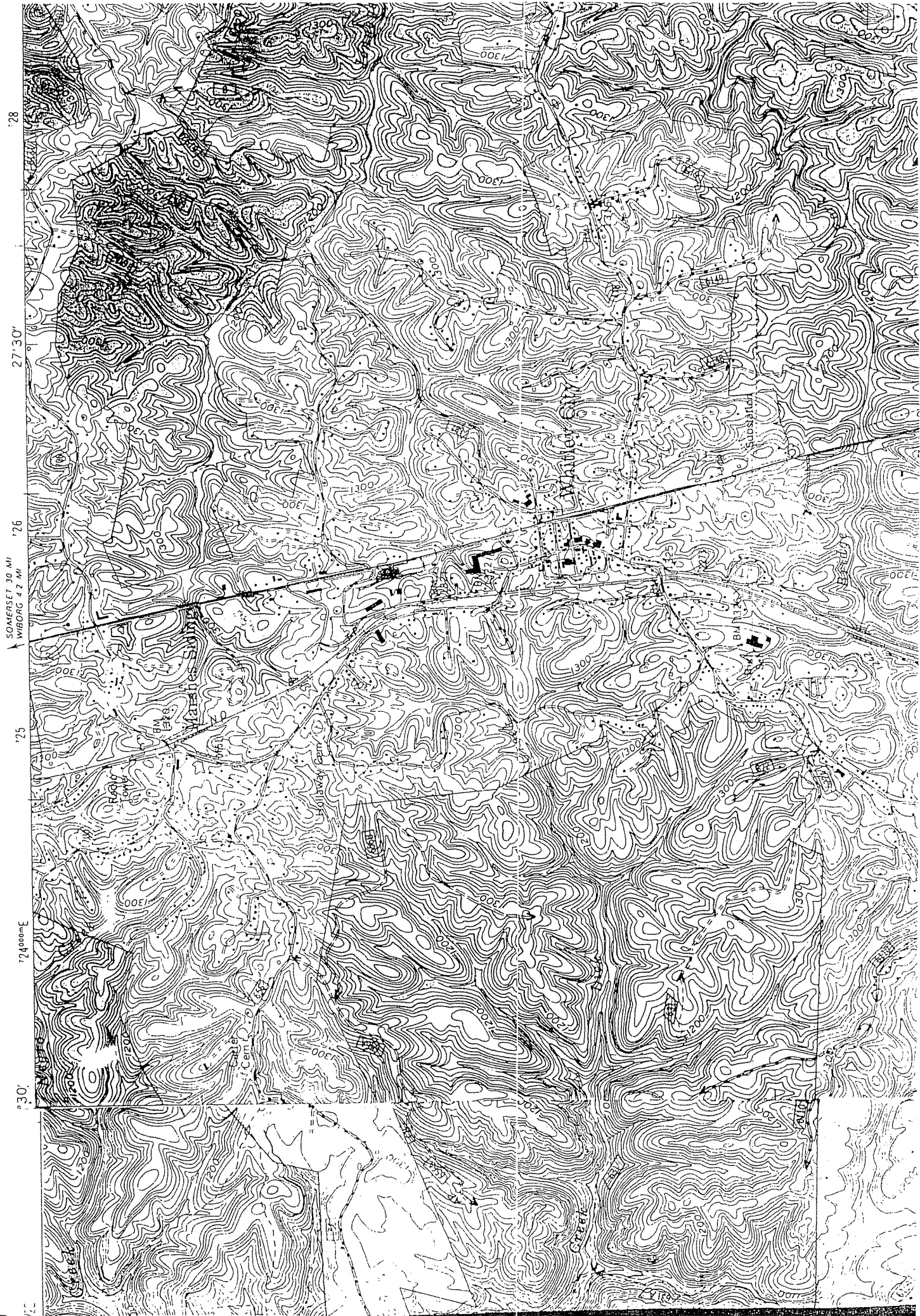
new section of U S. 27 is completed. Site is already excavated with utilities on site. The question of usable commercial acreage is removed in that all of the 5 acres are to grade.

The only negative aspect about this site, if a factor at all, is a lease and not a purchase. Commercial development on leased property is an acceptable business practice as long as the term of the lease equals or exceeds the useful life of the project.

There are not any environmental obstacles that are anticipated to overcome.

STEARNS RA

ELL QUADRANGLE
KY—MC CREA CO. MODIFIED FOR USDA FOREST SERVICE JSE
SERIES (TOPOGRAPH)



SITE VII
Priority # 6

This site is located adjacent to U.S. 27, 0.45 miles north of the Whitley City RECC office. The site is on the right side of U.S. 27 going north and is located at the intersection of U.S. 27 and KY 700. It is joined on the south side by KY 700 and this intersection has a caution light. There are no plans at this time to locate a stop light until the completion of U.S. 27 which will consist of 5 lanes with the center being a turning lane. There are 3.5 acres of land associated with this site and all utilities are accessible being water, sewer, natural gas, and electric (SKRECC). East Kentucky Power has located on this site power transmission poles and lines overhead. The back or east portion of this side has steep topography. It would appear that in order to acquire 3.5 acres of developable commercial property fill dirt will have to be hauled to this site and be compacted. The right of way for the new construction of U.S. 27 adjacent to this property has not been acquired due to non agreement as to value and will more than likely be resolved throughout litigation.

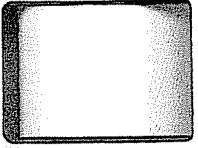
<u>ACQUISITION COST</u>	3.5 ACRES	900,000
	Will lease/purchase	45,000
	Per year/20 years @0% interest	
Site Preparation		<u>165,000</u>
Approximate Cost		\$1,065,000
Contact:	Wayne Pritchard	606-376-2275 or 606-376-3009

The positive aspects of this site are high visibility from north and south bound traffic on U.S. 27 and the close proximity to the main SKRECC service area. The site has a caution

light at its intersection and has access and egress potential from U.S. 27 and KY 700.

The negative attributes to this site are lack of total acreage available for commercial development that is needed (3.5 acres vs 5 acres), expensive site development, cost being hauled fill compaction and possible removal of East Kentucky Power poles and line.

There does not appear to be any obstacles to overcome insofar as environmental issues



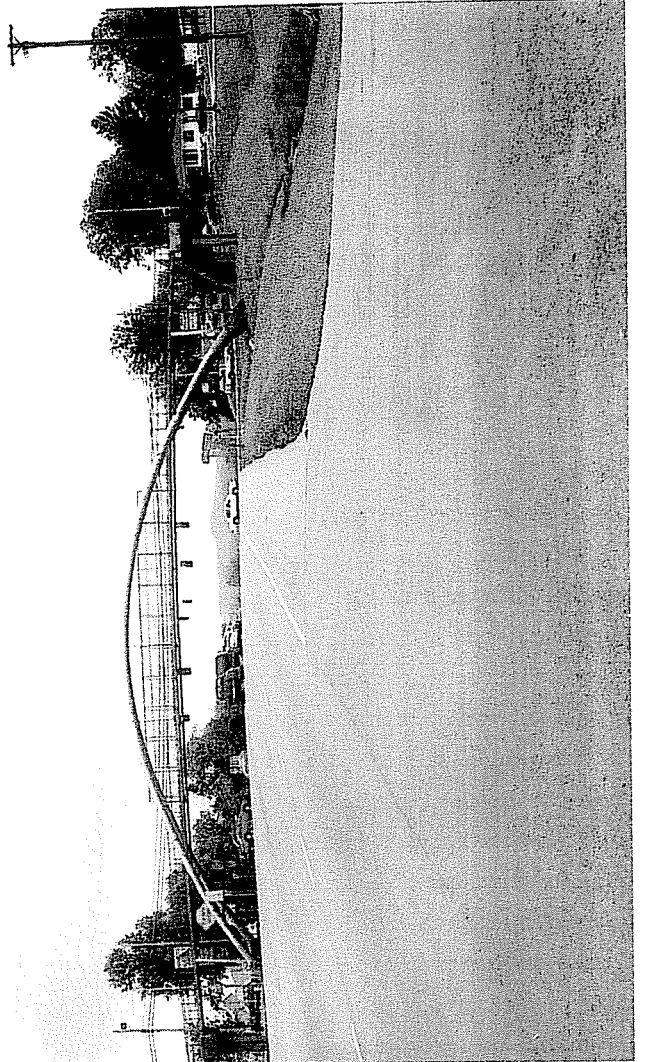
site I



Site I



Site I



SITE I
PRIORITY # 3

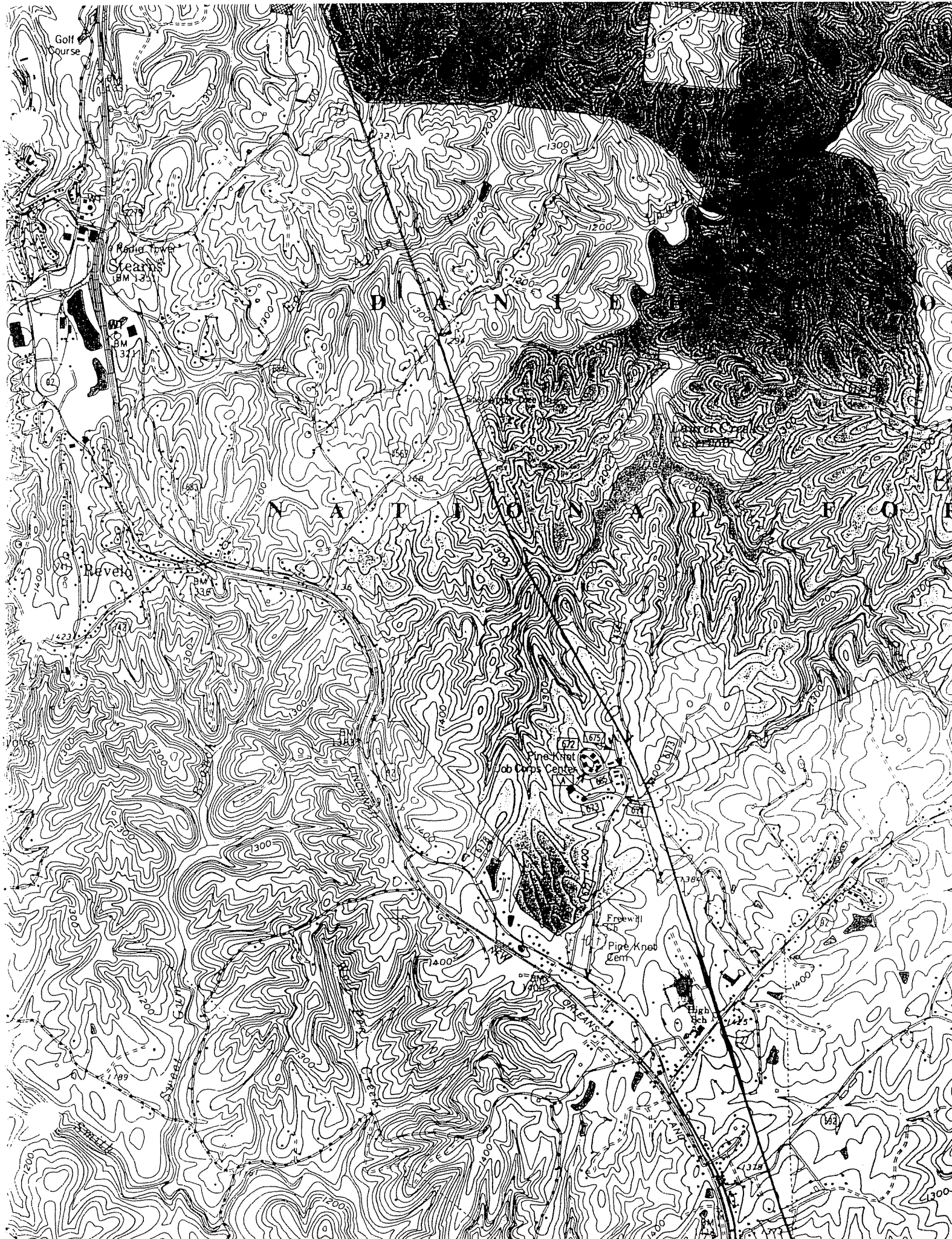
This site is located on U.S. 27, 5.6 miles south of the Whitley City RECC Office. It is on the right side of U.S. 27 going south 0.15 miles prior to coming to the intersection of U.S. 27 and KY 92 in Pine Knot, Kentucky. The site lays flat to gently rolling with the frontage lots consisting of 1 acre each. These two lots are joined on the west side by 35 additional available acres. McCreary County National Branch Bank joins this property on the north and the McCreary County Board of Education joins this property on the south. Adequate public utilities are available consisting of water, sewer, natural gas, and electric (KU). The site can only be accessed and exited by U.S. 27. To egress this property and proceed north, two (2) U.S. 27 south bound lanes would have to be crossed. There is little chance of getting a caution or stop light to be placed at this site entrance. Site has very good road visibility from north and south bound U.S. 27 traffic. The school bus lane that runs parallel to U.S. 27 and joins this site is McCreary County Board of Education Property and can not be utilized by the public as a route to access KY 92 on the south side of this site. This site and section of U.S. 27 is a federally limited access area with right of way fencing.

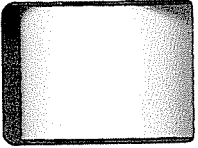
<u>ACQUISITION COST:</u>	2 acres @ 150,000 each	300,000
	3 acres @ 15,000 each	45,000
Site Preparation	3 acres @ 10,000 per acre	<u>30,000</u>
Approximate Cost		\$ 375,000

Contact: Jerry Stephens 606-354-4800

The positive attributes of this site are the low proportionate site and development cost.

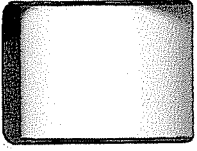
The negative aspect is limited accessibility which could be a potential traffic hazard, and the long term increased cost to SKRECC due to being the farthest site of this study from SKRECC main service area being Whitley City and north McCreary County. No envisioned environmental problems would be encountered.



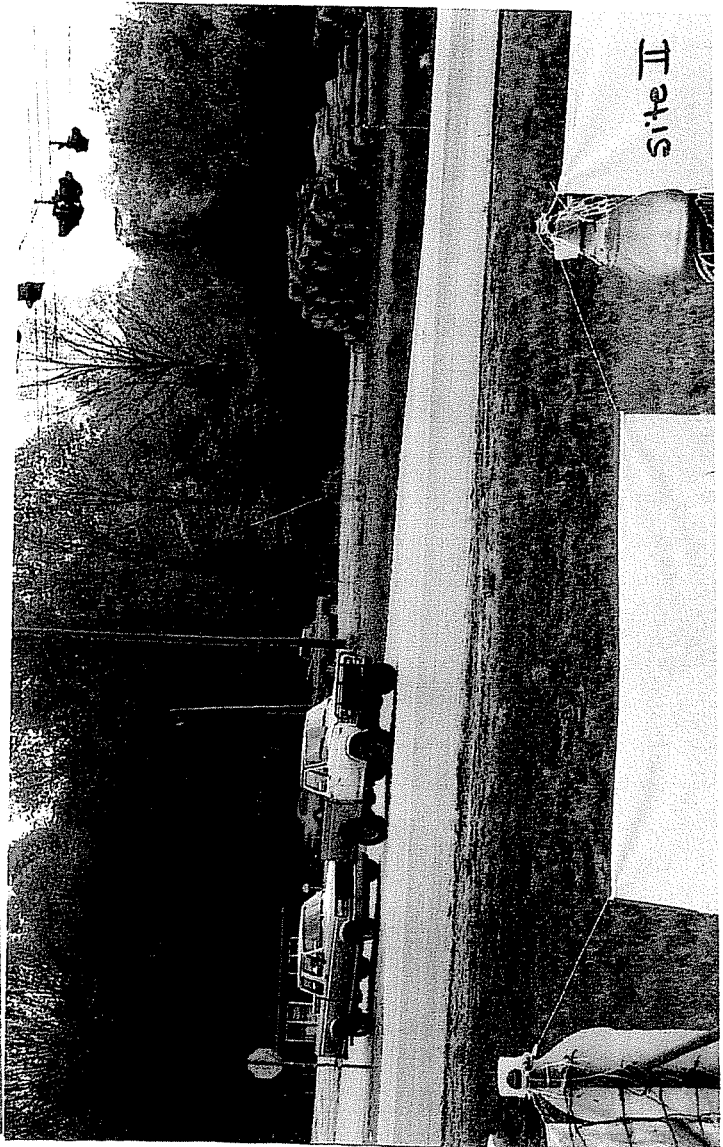


Site II





Site II



Site II

SITE II

Priority # 2

This site is located on U.S. 27, 3.5 miles south of the Whitley City SKRECC Office and is on the right side of U.S. 27 going south at the intersection of U.S. 27 and KY 1651. It is joined on the north side by the Parkland Motel and on the south by Valley Road and KY 1651. The west side of this site is joined by residential properties. This section of U.S. 27 is a federally limited access area and the site has right of way fencing on the east side. There are approximately 4.3 acres of land associated with this site with most of it being excavated to road grade. The site appears to be solid insofar as compaction and is currently being used as a log processing yard.

Public utilities are currently available to this site being water, sewer, electric (SKRECC) and natural gas. Site visibility is very good from U.S. 27 and access and egress to site is limited to one location area being U.S. 27, KY 1651 and Valley Road (a county road). There is a caution light at this intersection of U.S. 27 and KY 1651. Due to limited traffic disruption from Pine Knot and Stearns this intersection experiences a high speed rate of traffic flow. A stop light at this intersection would be difficult to obtain due to traffic flow rates.

There may be a problem with obtaining a clear title to this property due to the residential users of properties adjoining the west side have used a common road to access and egress these residences ever since this site has been excavated which has been for over 15 years.

<u>ACQUISITION COST</u>	4.3 acres	580,000
Site Preparation		<u>5,000</u>
Approximate Cost		\$585,000
Contact: Alfred Kidd Estate/Dr. M.A. Winchester	606-376-5391 or	
Stephens Properties		606-376-5602

The positive attributes about this site are visibility and site grade work completed with most being cut and not fill. The negative aspect about this site is access and egress being from a three (3) way intersection U.S. 27, KY 1651 and Valley Road (County Road). High speed traffic flow rates could create potential hazard for SKRECC service trucks with poles attached. Site is on southern portion of SKRECC main service area creating time and distance long term cost factor. There is a question about clear title and the availability of useable 4.3 acre if common road is declared to be a public exit.

There does not appear to be any environmental problems that would be encountered.



Golf Course

Radio Tower
Stearns
BM 134

Revelo

Pine Knot
Job Corps Center

Pipe Knot
Gem

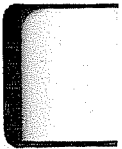
High Sch

BANKHEAD

NATIONAL FOREST



Site III



SITE III
Priority # 4

This site is located on U.S. 27, 2.5 miles south of the Whitley City RECC Office. It is at the intersection of KY 92 and U.S. 27. This site is divided by KY 92 with approximately 3 acres on the south side of KY 92 and approximately 7 acres on the north side of KY 92. This intersection has a stop light and is used for the main entrance to the McCreary County High School, McCreary County Board of Education and the Stearns Community. There is a question as to there being a total of 10 acres due to the new KY 92 entrance and right of way taking a portion of and splitting this property. This section of U.S. 27 is federally limited access area and site has fence along east boundary. This site has good visibility from U.S. 27 north and south bound traffic. Public utilities area available being water, sewer, electric (SKRECC) and natural gas. Due to the very steep topography extensive site work would be required in order to achieve, if at all possible, 5 acres of usable property for commercial development. Cut and fill cost for this site would be expensive due to the required yardage to obtain grade. Fill would have to be trucked in and traffic disrupted. The soil conditions of this property are sandy and backfill of sand would not be a sound compaction practice. Southern portion of this site consisting of approximately 3 acres is not suitable for development.

<u>ACQUISITION COST</u>	400,000	will subdivide
Site Preparation 5 acres @ \$55,000 per acre	<u>275,000</u>	
Approximate Cost	\$675,000	
Contact: Mr. Butch Spencer	954-294-0825	

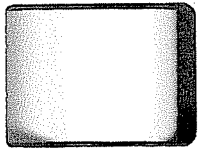
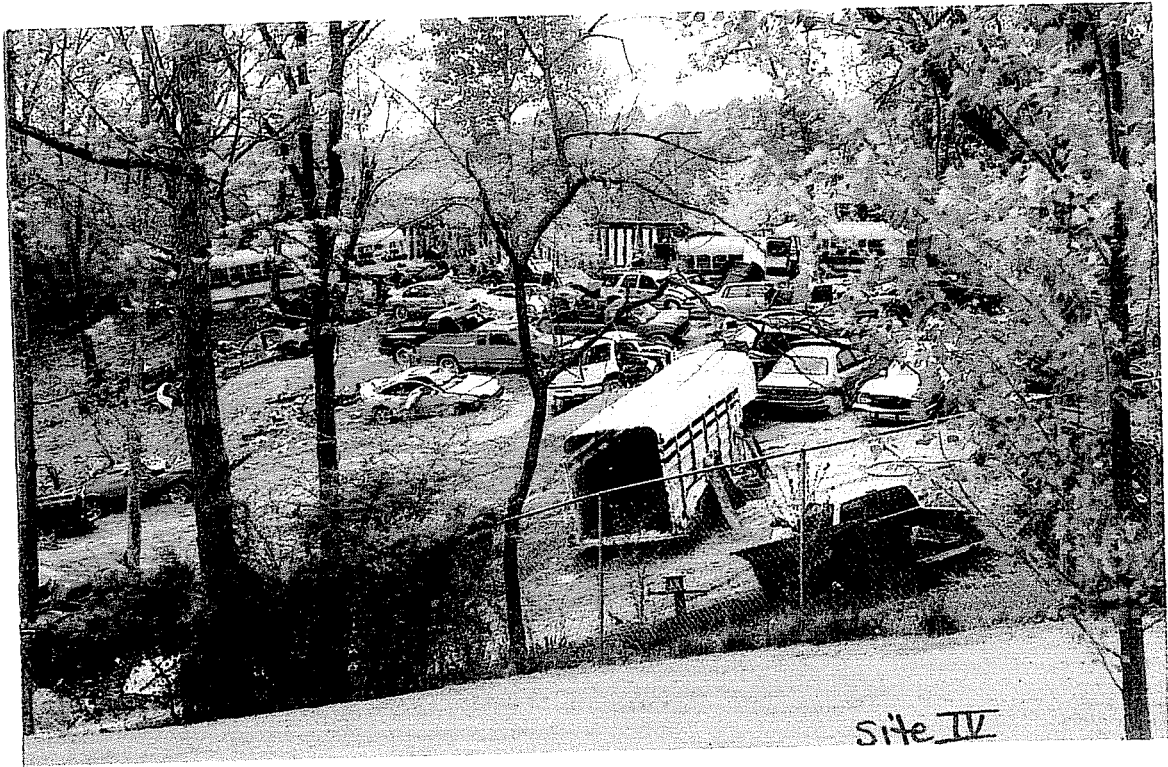
Cost could be reduced if 3 acres southern portion of site could be excluded from acquisition.

The positive attributes of this site are U.S. 27 visibility, access (stop light), and a closer proximity to SKRECC main service area. The negative aspects of this site are very steep topography which limits usable commercial site acreage and questionable compaction issues that effect site integrity.

No envisioned environmental problems would be encountered.



Site IV



SITE IV
Priority # 7

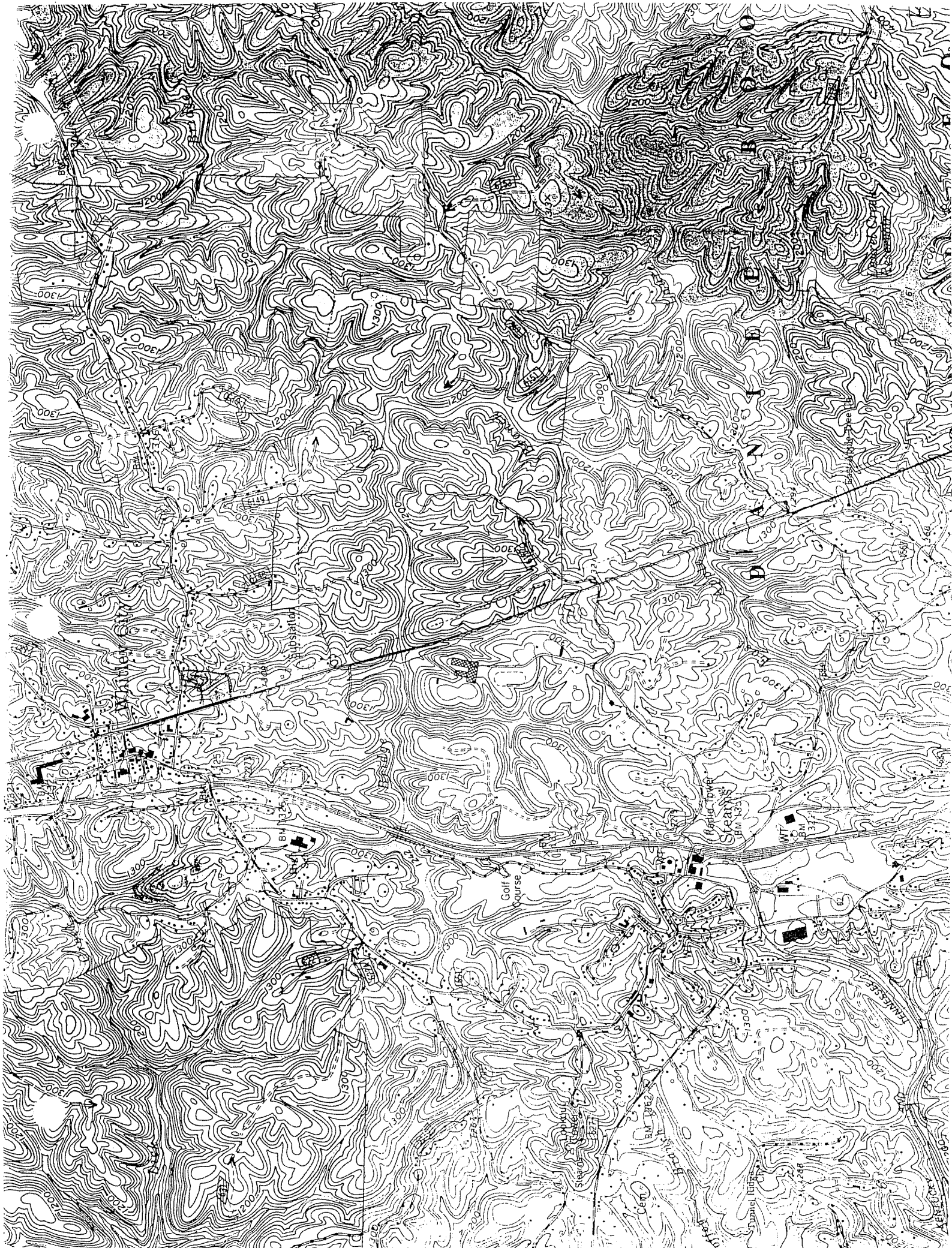
This site is located on U.S. 27, 2.1 miles south of the Whitley City SKRECC Office. It is on the left side of U.S. 27 going south. This property has two access entrances off of U.S. 27 and one on KY 478 (Williamsburg Street). This site has available public utilities being water, sewer, electric (SKRECC) and natural gas. Site has good visibility from U.S. 27 north and south bound traffic. The site has very steep topography which would require extensive site work (cut and fill). It would be very difficult to develop 5 acres of usable commercial land fronting U.S. 27. This site has East Kentucky Power transmission lines directly over it. Property is commonly known as the "Porter Watters Truck Wrecking Yard" and has been a salvage yard for at least 50 years.

<u>ACQUISITION COST</u>	25 acres	450,000
Site Preparation	5 acres @ 40,000 per acre	<u>200,000</u>
Approximate Cost		\$650,000
Contact: Porter Watters Estate	423-569-7922	
Sharon Miller	865-617-0090	

The positive aspects of this site are its visibility and close proximity to SKRECC main service area. The negative attributes to this site are extensive site development cost and more important environmental concerns.

It is anticipated that a full scale environmental impact analysis would be required prior to site work because of potential soil contamination from oil, diesel, and gas spills. Site clean up cost could be potentially astronomical.

The frontage of this site on U.S. 27 is on the federal limited access portion of U.S. 27 and is fenced with the exception of the two identified entrances.



SITE V
Priority #5

This site is located on U.S. 27 directly adjacent to the SKRECC office on the south side. Before burning in 2002, this property was previously used for commercial restaurants being Pizza Inn and Long John Silvers. The building shell still exists on this, 1.68 acres of land and needs to be torn down and removed. The right of way for the new U.S. 27 has been acquired from the owners taking 0.4 acres from the 1.68 acres. Due to the very steep topography on the east side of this site there only remains approximately .82 acres of usable commercial property.

<u>ACQUISITION COST</u>	Appraised Property Value after
	Fire destroyed building 1.68 acres 162,800
Site Preparation	<u>60,000</u>
Approximate Cost	\$222,800

Contact: Kirby & Kim Cordell 606-376-3070

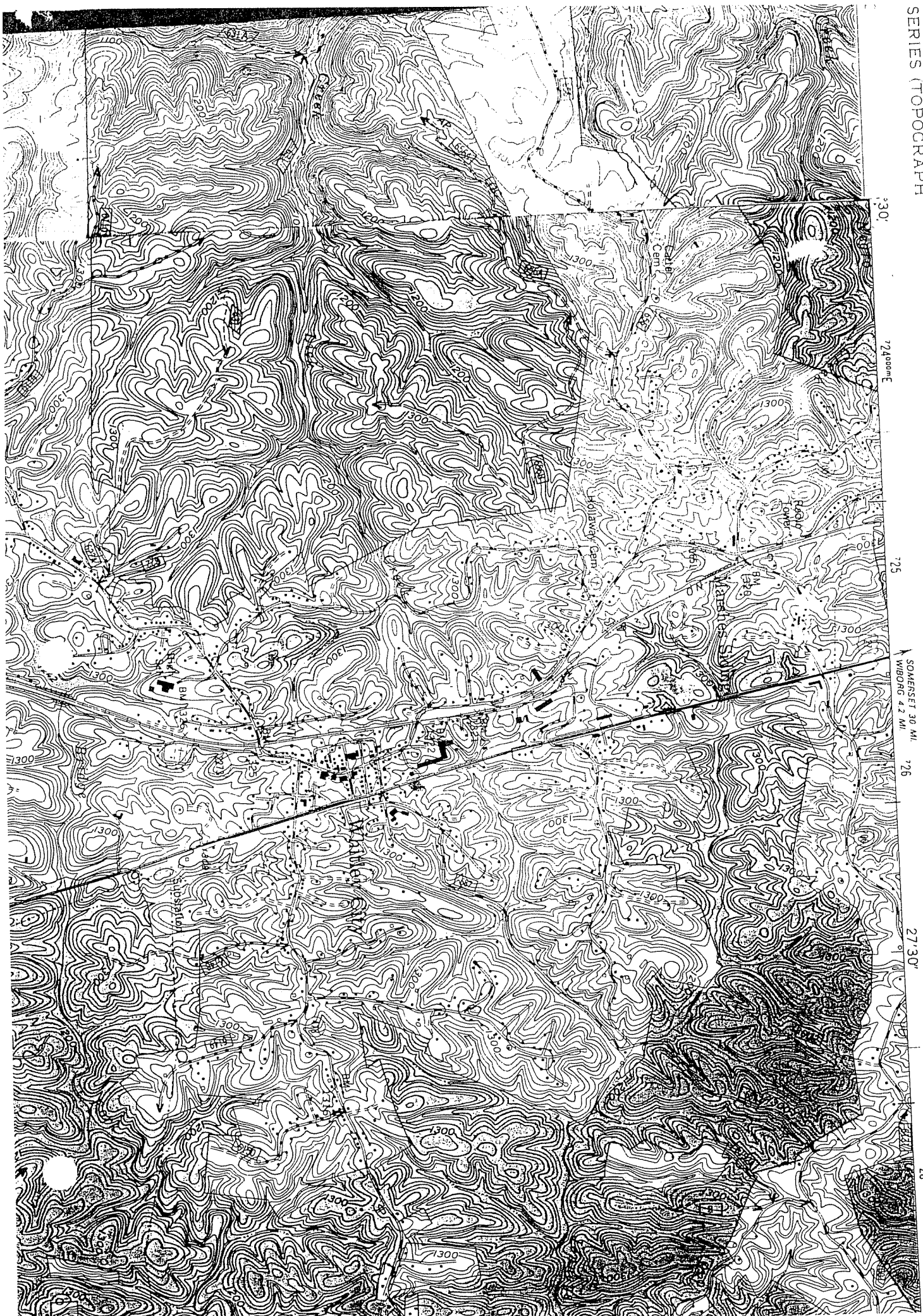
The positive aspects of this site are high visibility to traffic flow on U.S. 27, close proximity to main SKRECC service area and being adjacent to existing SKRECC office. The negative aspects of this property are limited land usage being approximately .82 acres, site development cost associated with removal of burned building and the stabilization of the east side of this property due to erosion and slippage. (Rear parking area of this site is cracking)

There is an environmental concern with this property in that it was used as a bulk oil plant site prior to it being changed to commercial restaurant use.

ELL QUADRANGLE
KY—MC CREARY CO.
SERIES (TOPOGRAPH)

DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
MODIFIED FOR USDA FOREST SERVICE USE

STEARNS RAN



30'

74°00'00" E

75

SOMERSET 30 MI.
WBORG 4.2 MI.

76

27°30' N

78

(NW)



SITE VI
Priority # 1

This site is on U.S. 27, 0.15 miles north of the Whitley City SKRECC Office. It is on the left side of U.S. 27 going north. This site has a blacktopped 50' right of way road off of U.S. 27 and has a 50' right of way road off of KY 700. Site has approximately 144 ft. frontage on KY 700. This property has good visibility from north and south bound traffic on U.S. 27 and west bound traffic on KY 700. There is a caution light at the intersection of U.S. 27 and KY 700. This site has been excavated and is all cut to grade. Site appears to be sound with good drainage. Public utilities are available to this site being water, sewer, natural gas, and electricity (SKRECC). Existing property usage adjacent to this site is commercial being medical, retail, office, and restaurant.

<u>ACQUISTION COST</u>	Lease 5 acres (30 years)	889,887.92
	SKRECC Existing Office	
	Lease to Stephens Properties	<u>-444,754.00</u>
		445,133.92
	Discount	<u>- 85,133.92</u>
		\$ 360,000.00

Option to Renew (see attached)

Contact: Stephens Properties 606-376-5602

Positive aspects of this site are close proximity to existing SKRECC office on U.S. 27, and in the nucleus of SKRECC service area. Site has two accesses and egress routes with one having a caution light with the possibility of a stop light (KY 700 & U.S. 27) after

new section of U.S. 27 is completed. Site is already excavated with utilities on site. The question of usable commercial acreage is removed in that all of the 5 acres are to grade.

The only negative aspect about this site, if a factor at all, is a lease and not a purchase.

Commercial development on leased property is an acceptable business practice as long as the term of the lease equals or exceeds the useful life of the project.

There are not any environmental obstacles that are anticipated to overcome.

ELL QUADRANGLE
KY—MC CREAR O.
SERIES (TOPOGRAPH)

DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
MODIFIED FOR USDA FOREST SERVICE USE

STEARNS RAN

27°30' 724000mE 725 SOMERSET 30 MI. WIBORG 4.2 MI. 726 27°30' 728

