

**COMMONWEALTH OF KENTUCKY
BEFORE THE KENTUCKY STATE BOARD
ON ELECTRIC GENERATION AND TRANSMISSION SITING**

**In the Matter of the Application of Glover Creek Solar,)
LLC, for a Construction Certificate to Construct a) Case No. 2020-00043
Merchant Electric Generating Facility)**

MOTION TO AMEND PROJECT BOUNDARIES

Glover Creek Solar, LLC (“Glover Creek”), by counsel, respectfully submits the following Motion to Amend Project Boundaries. In support of this Motion, Glover Creek states as follows:

On March 27, 2020, Glover Creek filed an application seeking a Certificate of Construction to construct a 55-megawatt alternating current (MWac) solar photovoltaic electric generating facility to be located near Summer Shade in Metcalfe County, Kentucky. On September 23, 2020, the Siting Board issued a certificate of construction with certain conditions. On October 19, 2020, Glover Creek filed a Petition for Reconsideration, in which it seeks revisions or clarifications to some of the conditions on the certificate of construction. The Siting Board has not issued an order on Glover Creek’s Petition for Reconsideration.¹

One of the conditions of the certificate of construction requires that “[a]ny change in Glover Creek’s boundaries from the information that formed the basis of this evaluation shall be submitted to the Siting Board for review.” The purpose of this Petition is to advise the Siting Board of the proposed change of boundaries and provide supplemental information, on which the Siting Board can confirm that the amended boundaries are acceptable for the Project.

¹ Several weeks ago, counsel for Glover Creek advised counsel for the Siting Board that a petition of this nature was anticipated to be filed.

Glover Creek seeks to incorporate approximately 160 additional acres to its Project area. This additional property (the “Sandidge” property or parcel) is located generally on the northeast side of the Project, as depicted on the revised site plan attached as Exhibit A.

The new parcel is being added because detailed engineering has shown that there is not enough flat land included within the original project footprint to build a 55MWac project economically. The Sandidge parcel will provide additional acres of land that are needed to build the Project at the original 55MWac capacity. There will be no change to the Project’s interconnection studies based on the addition of this new parcel.

The new landowners preferred to sign a purchase contract rather than a lease. Their large parcel will be subdivided and the northern portion of the parcel sold to Glover Creek. The subdivision line has been agreed by survey, and is marked on Exhibit A. A copy of the executed purchase contract is attached as Exhibit B, which is being filed in conjunction with a Petition for Confidentiality.

In order to expedite the Siting Board’s review of this requested amendment, Glover Creek has compiled all information that would otherwise have been required if this additional parcel had been included within its initial application or impacted the responses to data requests. The following information is divided into the following sections: (I) Application, (II) Site Assessment Report, (III) Motion for Deviation, and (IV) Responses to Requests for Information.

I. Application

1. Applicant Information

REQUIREMENT: per KRS 278.706(2)(a); *The name, address, and telephone number of the person proposing to construct and own the merchant electric generating facility*

STATUS: No change from application.

2. Description of Proposed Site

REQUIREMENT: per KRS 278.706(2)(b); *A full description of the proposed site, including a map showing the distance of the proposed site from residential neighborhoods, the nearest residential structures, schools, and public and private parks that are located within a two (2) mile radius of the proposed facility*

Status: An updated context map, incorporating the Sandidge parcel, is attached as Exhibit

C. There are no new residential neighborhoods within 2,000 feet of the Project, and there are still no schools, public or private parks located within a two (2) mile radius of the proposed facility.

3. Public Notice Evidence

REQUIREMENT: per KRS 278.706(2)(c); *Evidence of public notice that shall include the location of the proposed site and a general description of the project, state that the proposed construction is subject to approval by the board, and provide the telephone number and address of the Public Service Commission. Public notice shall be given within thirty (30) days immediately preceding the application filing to:*

- 1. Landowners whose property borders the proposed site; and*
- 2. The general public in a newspaper of general circulation in the county or municipality in which the facility is proposed to be located*

STATUS: The “new” landowners whose property borders the Sandidge parcel were mailed notices, one copy via regular US Mail and one copy via certified US Mail, on March 7, 2021. The notices sent to the new adjacent landowners are attached as Exhibit D.

Public notice was given to the general public within thirty days prior to the initial Application being filed, as it was published in the *Edmonton Herald-News* on March 5, 2020. The landowners whose property bordered the proposed site based on the initial Project area were mailed notices on March 3, 2020.

4. Compliance with Local Ordinances and Regulations

REQUIREMENT: per KRS 278.706(2)(d); *A statement certifying that the proposed plant will be in compliance with all local ordinances and regulations concerning noise control and with any local planning and zoning ordinances. The statement shall also disclose setback requirements*

established by the planning and zoning commission as provided under KRS 278.704(3)

STATUS: No change from application.

5. Setback Requirements

REQUIREMENT: per KRS 278.706(2)(e); *If the facility is not proposed to be located on a site of a former coal processing plant and the facility will use on-site waste coal as a fuel source or in an area where a planning and zoning commission has established a setback requirement pursuant to KRS 278.704(3), a statement that the exhaust stack of the proposed facility and any wind turbine is at least one thousand (1,000) feet from the property boundary of any adjoining property owner and all proposed structures or facilities used for generation of electricity are two thousand (2,000) feet from any residential neighborhood, school, hospital, or nursing home facility, unless facilities capable of generating ten megawatts (10MW) or more currently exist on the site. If the facility is proposed to be located on a site of a former coal processing plant and the facility will use on-site waste coal as a fuel source, a statement that the proposed site is compatible with the setback requirements provided under KRS 278.704(5). If the facility is proposed to be located in a jurisdiction that has established setback requirements pursuant to KRS 278.704(3), a statement that the proposed site is in compliance with those established setback requirements:*

STATUS: No change from application. The parcel being added to the Project does not have any residential neighborhoods, schools, hospitals, or nursing home facilities within 2,000 feet.

6. Public Notice Report

REQUIREMENT: per KRS 278.706(2)(f); *A complete report of the applicant's public involvement program activities undertaken prior to the filing of the application, including:*

- 1. The scheduling and conducting of a public meeting in the county or counties in which the proposed facility will be constructed at least ninety (90) days prior to the filing of an application, for the purpose of informing the public of the project being considered and receiving comment on it;*
- 2. Evidence that notice of the time, subject, and location of the meeting was published in the newspaper of general circulation in the county, and that individual notice was mailed to all owners of property adjoining the proposed project at least two (2) weeks prior to the meeting; and*
- 3. Any use of media coverage, direct mailing, fliers, newsletters, additional public meetings, establishment of a community advisory group, and any other efforts to obtain local involvement in the siting process*

STATUS: A map showing the parcel outlines of the Sandidge parcel, and the parcels owned

by adjacent landowners, is attached as Exhibit E. A report describing Glover Creek's proactive outreach to the adjacent neighbors of the Sandidge parcel is attached as Exhibit F. In addition to this outreach, Glover Creek met personally with Metcalfe County Judge/Executive Harold Stilts to show him a printed version of the new layout map and discuss the proposed addition of the Sandidge parcel into the Project.

7. Efforts to locate near Existing Electric Generation

REQUIREMENT: per KRS 278.706(2)(g); *A summary of the efforts made by the applicant to locate the proposed facility on a site where existing electric generating facilities are located;*

STATUS: No change from application.

8. Proof of Service to County and Municipality Officials

REQUIREMENT: per KRS 278.706(2)(h); *Proof of service of a copy of the application upon the chief executive officer of each county and municipal corporation in which the proposed facility is to be located, and upon the chief officer of each public agency charged with the duty of planning land use in the jurisdiction in which the facility is proposed to be located;*

STATUS: No change from application. Judge/Executive Stilts has been informed of the proposed amendment, and he will receive a copy of this Motion to Amend because he is a member of the Siting Board.

9. Effect on Kentucky Electricity Generation System

REQUIREMENT: per KRS 278.706(2)(i); *An analysis of the proposed facility's projected effect on the electricity transmission system in Kentucky;*

STATUS: No change from application. The Project size and electrical output has not changed, and therefore there are no changes to the impact on the electricity generation system. The studies completed by PJM Interconnection, as described in the application, are unchanged with the addition of this new parcel.

10. Effect on Local and Regional Economies

REQUIREMENT: per KRS 278.706(2)(j); *An analysis of the proposed facility's economic impact on the affected region and the state;*

STATUS: No change from application. The Project generating capacity has not changed, and therefore there are no changes to the economic impact of the Project. Without the addition of the Sandidge parcel, the Project size would likely need to be reduced, resulting in a decrease in local economic benefits.

As a general update, representatives of Glover Creek will be working in 2021-2022 with the Monroe County Area Technical Center, which serves Metcalfe County, on a training program for local solar installers. Solar installer is a job that does not require a college education, requires only short-term training, and typically pays higher than average wages. Glover Creek is looking forward to bringing workforce development and new employment opportunities to Metcalfe County and the surrounding area.

11. Record of Environmental Violations

REQUIREMENT: per KRS 278.706(2)(k); *A detailed listing of all violations by it, or any person with an ownership interest, of federal or state environmental laws, rules, or administrative regulations, whether judicial or administrative, where violations have resulted in criminal convictions or civil or administrative fines exceeding five thousand dollars (\$5,000). The status of any pending action, whether judicial or administrative, shall also be submitted;*

STATUS: No change from application. Neither Glover Creek Solar, LLC, nor any entity with ownership interest in the Project, has violated any state or federal environmental laws or regulations. There are no pending actions against Glover Creek Solar, LLC, nor any entity with ownership interest in the Project.

II. Site Assessment Report

1. Description of Proposed Facility

REQUIREMENT: per KRS 278.708(3)(a); *A description of the proposed facility that shall include a proposed site development plan that describes:*

- 1. Surrounding land uses for residential, commercial, agricultural, and recreational purposes;*
- 2. The legal boundaries of the proposed site;*
- 3. Proposed access control to the site;*
- 4. The location of facility buildings, transmission lines, and other structures;*
- 5. Location and use of access ways, internal roads, and railways;*
- 6. Existing or proposed utilities to service the facility;*
- 7. Compliance with applicable setback requirements as provided under KRS 278.704(2), (3), (4), or (5); and*
- 8. Evaluation of the noise levels expected to be produced by the facility*

STATUS: The revised site development plan is attached hereto as Exhibit A. There are no material changes to the original site plan area that the Siting Board reviewed previously.² The original Project area, setbacks, entrance locations, and substation location on the original Project area all have not changed.

The revised site development plan at Page 1 shows the original Project area, together with the portion of the Sandidge parcel that is most likely to be used for the Project. Solar panels, inverter and energy storage locations, and interior access road locations are indicative, and will change in the final design process. The new parcel boundary that will be created when the Sandidge parcel is subdivided prior to the Project's purchase of the Sandidge property is shown with a dotted orange line, and labeled "new parcel boundary." The Sandidge property subdivision has not yet occurred, and will occur at the same time that Glover Creek closes on the land purchase with the Sandidges.

The revised site development plan at Page 2 highlights the existing Sandidge parcel boundaries. The area shown as the "Potential Project Footprint", highlighted with a light grey color

² There are two very minor changes to the layout affecting the original site plan area: (i) the vegetative buffer on the original Project area has been increased slightly at one of the Project's landowner's request, and (ii) a proposed internal private road has been moved slightly in consultation with the landowner.

and outlined with a white dashed line, depicts all of the land that may be used for the Project. The Northern portion of the Sandidge parcel is likely to be excluded from the final site design, but is included within the Potential Project Footprint because it may be needed for the Project in order to ensure there is enough land for the Project. Any portion of the Potential Project Footprint area that is not needed for the Project will be left out of the final site plan that will be provided to the Siting Board prior to construction. Only land that is included within the Potential Project Footprint will be used for the Project; Glover Creek proposes that the Project's footprint area may be reduced from the Potential Project Footprint area shown on Exhibit A, but not increased.

The site plan in the original application proposed one hundred (100) foot setbacks around the property boundary, and Applicant does not wish to change that portion of the original application. Due to the constrained amount of land available, however, Applicant proposes the following setbacks only for the Sandidge property portion of the site layout, as shown on Exhibit A, as follows:

- 25 feet from the New Parcel Boundary as marked on Exhibit A
 - 50 feet from the Nunnally Road right of way
 - 100 feet from non-participating adjoining parcels
1. A list of the surrounding parcels and land uses is identified in the letter from Kirkland Appraisals, LLC, and attached as Exhibit G. Page 3 of the Kirkland letter lists the adjoining parcels, states whether each parcel has a residential home, and states the minimum number of feet between the nearest residential home and solar equipment. This minimum distance is 150 feet.
 2. Exhibit H contains the boundary survey and legal description of the Sandidge parcel. The survey and legal description depict the portion of the Sandidge parcel that will be

purchased by Glover Creek after the subdivision described above. The boundary and legal descriptions of the parcels included in the original Application remain the same.

3. The proposed site entrances are marked on the site development plan attached hereto as Exhibit A.
4. The preliminary site development plan is located in Exhibit A.
5. The location and use of construction access points and internal roads are described in items 3 and 4 above. There are no railways that intersect with the Project site.
6. There is no change to the utilities that service the property.
7. There is no change to the neighborhoods within 2,000 feet of the Project.
8. Exhibit I contains a letter from POND confirming that there is no change to the noise levels anticipated during construction or operation.

2. Compatibility with Scenic Surroundings

REQUIREMENT: per KRS 278.708(3)(b); *An evaluation of the compatibility of the facility with scenic surroundings*

STATUS: No change from application. In order to provide the Siting Board with a feel for the area, images taken from Nunnally Road, the “no outlet” road that runs through the Sandidge property, are included as Exhibit J.

3. Property Value Impacts

REQUIREMENT: per KRS 278.708(3)(c); *The potential changes in property values and land use resulting from the siting, construction, and operation of the proposed facility for property owners adjacent to the facility*

STATUS: No change from application. Real estate appraiser Rich Kirkland has written a letter confirming this, attached as Exhibit G.

4. Anticipated Noise Levels at Property Boundary

REQUIREMENT: per KRS 278.708(3)(d); *Evaluation of anticipated peak and average noise levels associated with the facility's construction and operation at the property boundary*

STATUS: No change from application. Exhibit I contains a letter from POND confirming that there is no change to the noise levels anticipated during construction or operation.

5. Effect on Road, Railways, and Fugitive Dust

REQUIREMENT: per KRS 278.708(3)(e); *The impact of the facility's operation on road and rail traffic to and within the facility, including anticipated levels of fugitive dust created by the traffic and any anticipated degradation of roads and lands in the vicinity of the facility*

STATUS: No change from application.

6. Mitigation Measures

REQUIREMENT: per KRS 278.708(4); *The site assessment report shall also suggest any mitigating measures to be implemented by the applicant to minimize or avoid adverse effects identified in the site assessment report; and per KRS 278.708(6); The applicant shall be given the opportunity to present evidence to the board regarding any mitigation measures. As a condition of approval for an application to obtain a construction certificate, the board may require the implementation of any mitigation measures that the board deems appropriate.*

STATUS: No change from application or subsequently filed information other than the different setbacks proposed for the Sandidge parcel, as described in Section II, Part 1 above:

- 25 feet from the New Parcel Boundary as marked on Exhibit A
- 50 feet from the Nunnally Road right of way
- 100 feet from non-participating adjoining parcels

III. Motion for Deviation

There are no residential neighborhoods, schools, hospitals, or nursing homes within 2,000 feet of the Sandidge parcel. The two residential neighborhoods within 2,000 feet of the Project are located to the South of the Project, whereas the Sandidge parcel adds land to the Northeast of the

Project. The Sandidge parcel is over 4,500 feet away from the nearest edge of the nearest residential neighborhood. The addition of the Sandidge parcel therefore does not move the Project closer, or add impact, to the residential neighborhoods. An updated Context map showing the neighborhoods and new project outline including the Sandidge parcel is attached as Exhibit C.

A letter from Copperhead Environmental confirming that the Cumulative Environmental Assessment does not change with the addition of the Sandidge parcel is attached as Exhibit K.

IV. Responses to Requests for Information

There are no changes to Glover Creek's Responses to the Requests for Information, except as noted below.

A. Siting Board Staff's First Request for Information

Staff 1-1: Copies of all recent written or electronic correspondence pertaining the Sandidge parcel received from neighboring property owners are included within Exhibit L, which is being filed in conjunction with a Petition for Confidentiality to preserve the privacy of the neighboring property owners.

Staff 1-3b: A report on the communications with the neighbors is included as Exhibit F.

Staff 1-7: There is no material change to the cost to build Project because the Project's electrical output capacity remains the same. Installation costs will be somewhat lower after the inclusion of the Sandidge parcel due to lower civil costs, because some sections of the Project area will be shifted away from areas of high topography on the initial layout, and onto flatter areas of the Sandidge parcel where less grading and site work will be required. However, the pricing provided in Glover Creek's first response was a high-level estimate, and does not change based on this shift.

Staff 1-12b: The acreage of the Project will change from the original 400 acres. The total number of acres in the Potential Project Footprint on the Sandidge parcel, as described in Section II, Part 1 above, is 160 acres. The addition of the Sandidge parcel will therefore make the maximum total Project area 560 acres.

B. Harvey Economics' First Request for Information

HE 1-II: No changes other than changes that have already mentioned above (such as legal boundaries of the site, the addition of new land and new site entrances on the site plan). The number of panels, inverters, energy storage systems and transformers does not change. Also, the number and type of construction deliveries and construction workers, and trips to the site during construction and operation, does not change. There is no change to odors or hazardous materials because the equipment to be installed will be exactly the same, using the same methods as proposed in the original Application.

HE 1-IX(3): The panels on the Sandidge parcel will be set back approximately 360 feet from Randolph Summer Shade Road (Hwy 640) and will be separated from Randolph Summer Shade Road (Hwy 640) by existing vegetation and topography. Therefore, there are no changes expected to glare experienced by drivers on Hwy 640.

C. Harvey Economics' Second Request for Information

HE 2-II(B): An updated map showing residences within 300 feet is attached as Exhibit M.

CONCLUSION

Glover Creek appreciates the Siting Board's review and consideration of this proposed amendment. It believes that the addition of the Sandidge parcel will not affect the Siting Board's prior determination that the elements of KRS 278.710 have been met. It respectfully requests an order approving this additional parcel to be incorporated in the Project. In order to meet Glover

Creek's obligations under the Project's interconnection deadlines, Glover Creek respectfully requests an order approving this amendment and on its Petition for Reconsideration no later than **August 21, 2021**.

Respectfully submitted,

/s/ M. Todd Osterloh

STURGILL, TURNER, BARKER & MOLONEY, PLLC

M. TODD OSTERLOH

JAMES W. GARDNER

333 W. Vine Street, Suite 1500

Lexington, Kentucky 40507

Telephone No.: (859) 255-8581

Fax No. (859) 231-0851

tosterloh@sturgillturner.com

jgardner@sturgillturner.com

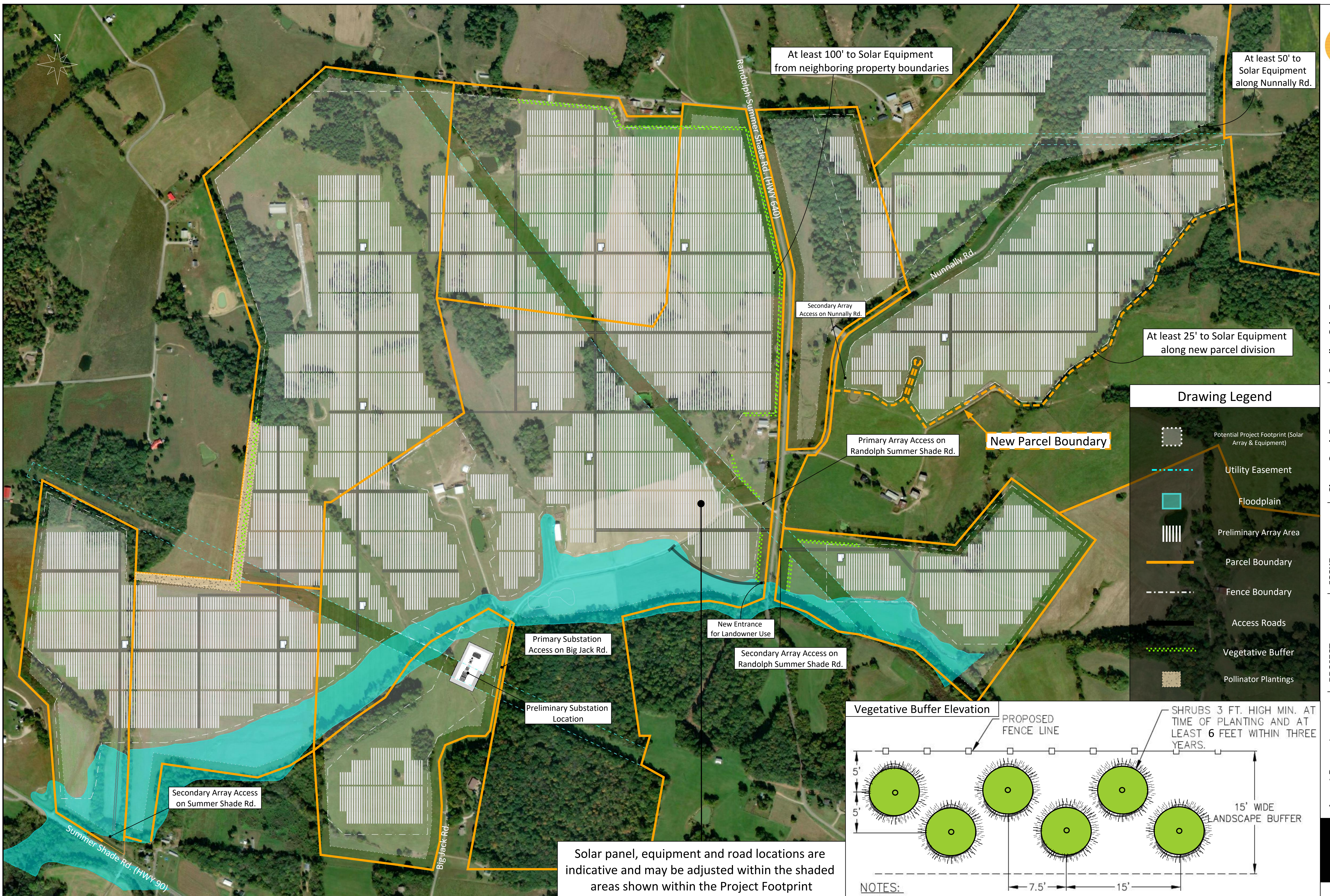
ATTORNEYS FOR GLOVER CREEK SOLAR, LLC

Glover Creek's Motion to Amend

Exhibits

- A. Revised Site Plan
- B. Real Estate Purchase and Sale Agreement (filed confidentially)
- C. Context Map
- D. Notice to Adjacent Neighbors
- E. Map Showing Sandidge Parcel and Adjacent Neighbors
- F. Report of Glover Creek's Outreach to Adjacent Neighbors
- G. Real Estate Impact Update Letter
- H. Boundary Survey and Legal Descriptions
- I. Noise and Traffic Update Letter
- J. Images Taken from Nunnally Road
- K. Cumulative Environmental Assessment Letter
- L. Correspondence Received from Neighboring Property Owners (filed confidentially)
- M. Map Showing Residences within 300 Feet

Exhibit A



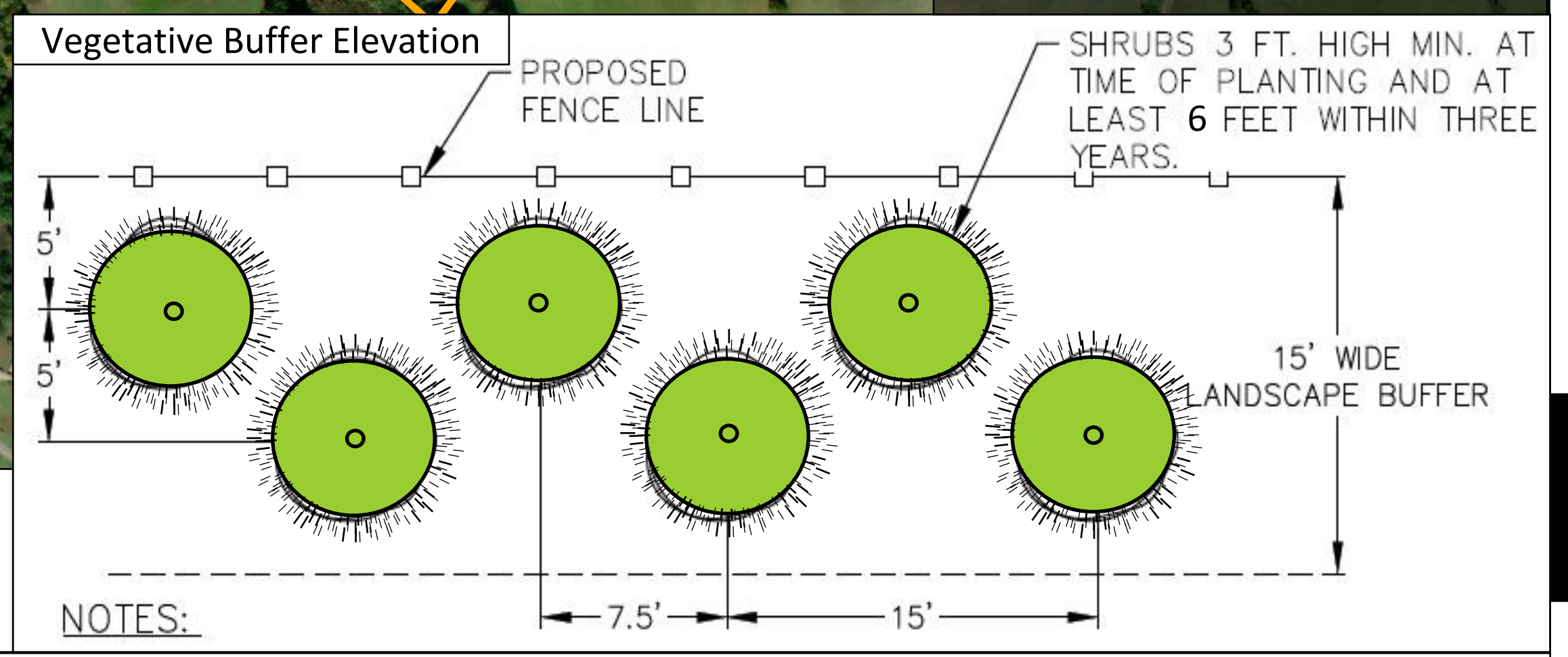
At least 100' to Solar Equipment from neighboring property boundaries

At least 50' to Solar Equipment along Nunnally Rd.

At least 25' to Solar Equipment along new parcel division

Drawing Legend

- Potential Project Footprint (Solar Array & Equipment)
- Utility Easement
- Floodplain
- Preliminary Array Area
- Parcel Boundary
- Fence Boundary
- Access Roads
- Vegetative Buffer
- Pollinator Plantings



Solar panel, equipment and road locations are indicative and may be adjusted within the shaded areas shown within the Project Footprint

Sandidge Parcel Addition

Solar panel, equipment and road locations are indicative and may be adjusted within the shaded areas shown within the Project Footprint



Carolina Solar Energy
400 W Main St
Durham, NC 27701
Suite 503

Glover Creek Farm
55 MWAC

ISSUE
05.14.21
05.06.21
DRAWN BY
G

PROJECT
Glover Creek

a

02

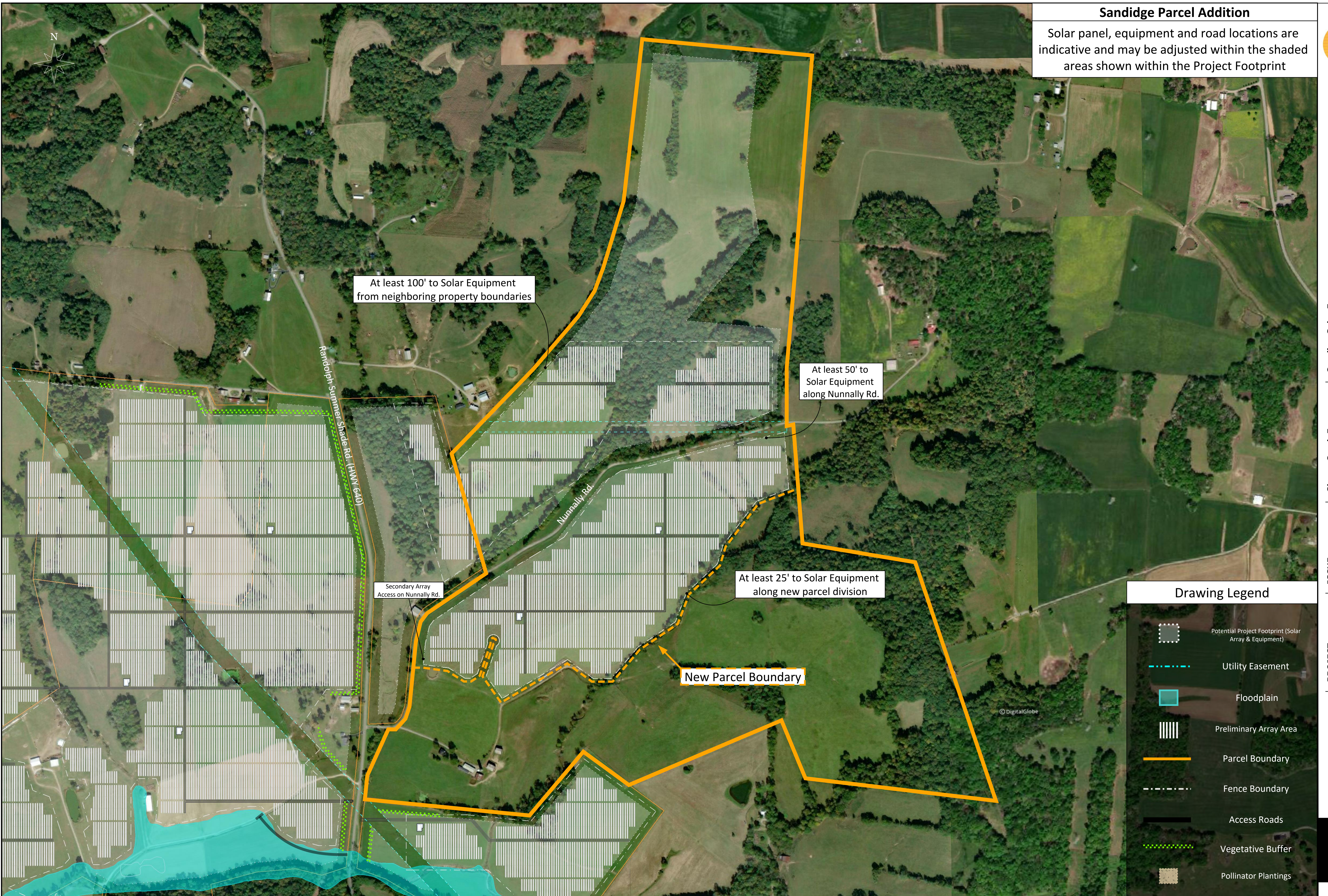
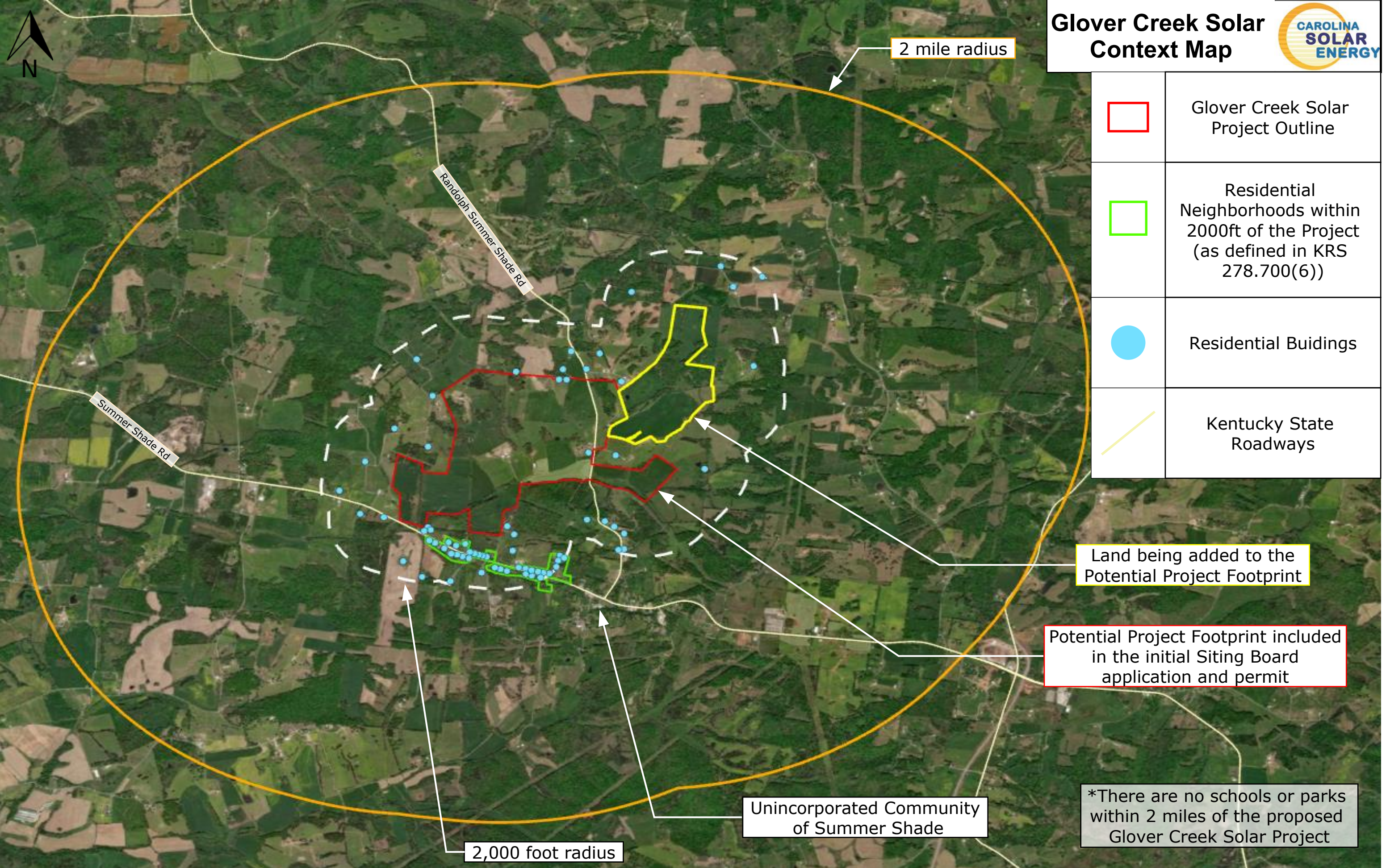


Exhibit B





(confidential)

Exhibit C



Glover Creek Solar Context Map



	Glover Creek Solar Project Outline
	Residential Neighborhoods within 2000ft of the Project (as defined in KRS 278.700(6))
	Residential Buidings
	Kentucky State Roadways

2 mile radius

2,000 foot radius

Unincorporated Community of Summer Shade

Land being added to the Potential Project Footprint

Potential Project Footprint included in the initial Siting Board application and permit

*There are no schools or parks within 2 miles of the proposed Glover Creek Solar Project

Summer Shade Rd

Randolph Summer Shade Rd

Exhibit D



400 West Main, Suite 503 Durham, NC 27701
919-682-6822 www.carolinasolarenergy.com

Name
Add1
Add2

CERTIFIED MAIL, RETURN RECEIPT REQUESTED
With copy to Regular US Mail

Re: Glover Creek Solar Notice of Application

Dear Name,

This letter is to inform you that Glover Creek Solar, LLC is proposing to construct and operate a 55-megawatt solar photovoltaic facility adjacent to your property in Metcalfe County. The Glover Creek Solar Project is proposed to be located at 7449 Randolph-Summer Shade Rd, Summer Shade, KY. The proposed facility and its applicants previously hosted a public meeting about the project on December 12th, 2019 at the Metcalfe County Government Building at 201 N. Main Street Edmonton, KY.

The solar technology used is photovoltaic, and the solar panels sit on racks that are up to 15 feet tall that rotate once per day on a North-South axis to track the sun throughout the day. The facility will contain solar panels, inverters, a battery energy storage system, a project substation transformer, and an associated balance of wiring system. The Glover Creek Solar Project will be sited on approximately 400 acres of land.

Glover Creek Solar, LLC is required to file an application for construction and operation of the proposed facility. This application is subject to the approval of the Kentucky State Siting Board on Electric Generation and Transmission Siting, which can be reached at P.O. Box 615, 211 Sower Boulevard, Frankfort, Kentucky 40602-0615, or via phone at (502) 564-3940.

A person who wishes to become a party to a proceeding before the board may, by written motion filed no later than thirty (30) days after the application has been submitted, request leave to intervene.

A party may, upon written motion filed no later than thirty (30) days after an application has been filed, request the board to schedule an evidentiary hearing at the offices of the Public Service Commission, 211 Sower Boulevard, Frankfort, Kentucky 40602-0615.

A request for a local public hearing or local public information meeting shall be made by at least three (3) interested persons who reside in the county or municipal corporation in which the plant is proposed to be located. The request shall be made in writing and shall be filed within thirty (30) days following the filing of a completed application.

Any questions related to the application or its process may be directed to the Kentucky State Siting Board, referenced above.

Sincerely,

A handwritten signature in black ink, appearing to read "Carson Harkrader", with a long horizontal flourish extending to the right.

Carson Harkrader
CEO



400 West Main, Suite 503 Durham, NC 27701
919-682-6822 www.carolinasolarenergy.com

Name
Add1
Add2

CERTIFIED MAIL, RETURN RECEIPT REQUESTED
With copy to Regular US Mail

Re: Glover Creek Solar Notice of Application

Dear Name,

This letter is to inform you that Glover Creek Solar, LLC is proposing to construct and operate a 55-megawatt solar photovoltaic facility adjacent to your property in Metcalfe County. The Glover Creek Solar Project is proposed to be located at 7449 Randolph-Summer Shade Rd, Summer Shade, KY. The proposed facility and its applicants previously hosted a public meeting about the project on December 12th, 2019 at the Metcalfe County Government Building at 201 N. Main Street Edmonton, KY.

The solar technology used is photovoltaic, and the solar panels sit on racks that are up to 15 feet tall that rotate once per day on a North-South axis to track the sun throughout the day. The facility will contain solar panels, inverters, a battery energy storage system, a project substation transformer, and an associated balance of wiring system. The Glover Creek Solar Project will be sited on approximately 400 acres of land.

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Any questions related to the application or its process may be directed to the Kentucky State Siting Board, referenced above.

Sincerely,

A handwritten signature in black ink, appearing to read "Carson Harkrader", with a long horizontal flourish extending to the right.

Carson Harkrader
CEO

7019 2280 0001 0518 2392

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Park City, KY 42160

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0505
02

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$7.00

05/07/2021

Sent To HOMESTEADER LLC

Street and Apt
100 W 3RD ST
City, State, Zi

PS Form 38 PARK CITY, KY 42160

7019 2280 0001 0518 2408

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Summer Shade, KY 42166

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0505
02

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$7.00

05/07/2021

Sent To GABE & KELLI BROWN

Street and Apt
1750 SUMMER SHADE RD
City, State, Z

PS Form 38 SUMMER SHADE, KY 42166

7019 2280 0001 0518 2378

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Summer Shade, KY 42166

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0505
02

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$7.00

05/07/2021

Sent To EDDIE HARBISON

Street and
121 ROLLIN HARBISON RD
City, State,

PS Form 3 SUMMER SHADE, KY 42166

7019 2280 0001 0518 2422

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For delivery information, visit our website at www.usps.com®.

Summer Shade, KY 42166

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0505
02

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$7.00

05/07/2021

Sent To DALE ESTES

Street and Apt.
581 LYRON ESTES RD
City, State, ZIP

PS Form 3800 SUMMER SHADE, KY 42166

7019 2280 0001 0518 2415

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0505
02

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$7.00

05/07/2021

Sent To MARK ANTHONY AND TRACY BURTON

Street and A
260 HERMAN ESTES RD
City, State, Z

PS Form 38 SUMMER SHADE, KY 42166

7019 2280 0001 0518 2385

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Summer Shade, KY 42166

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0505
02

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$7.00

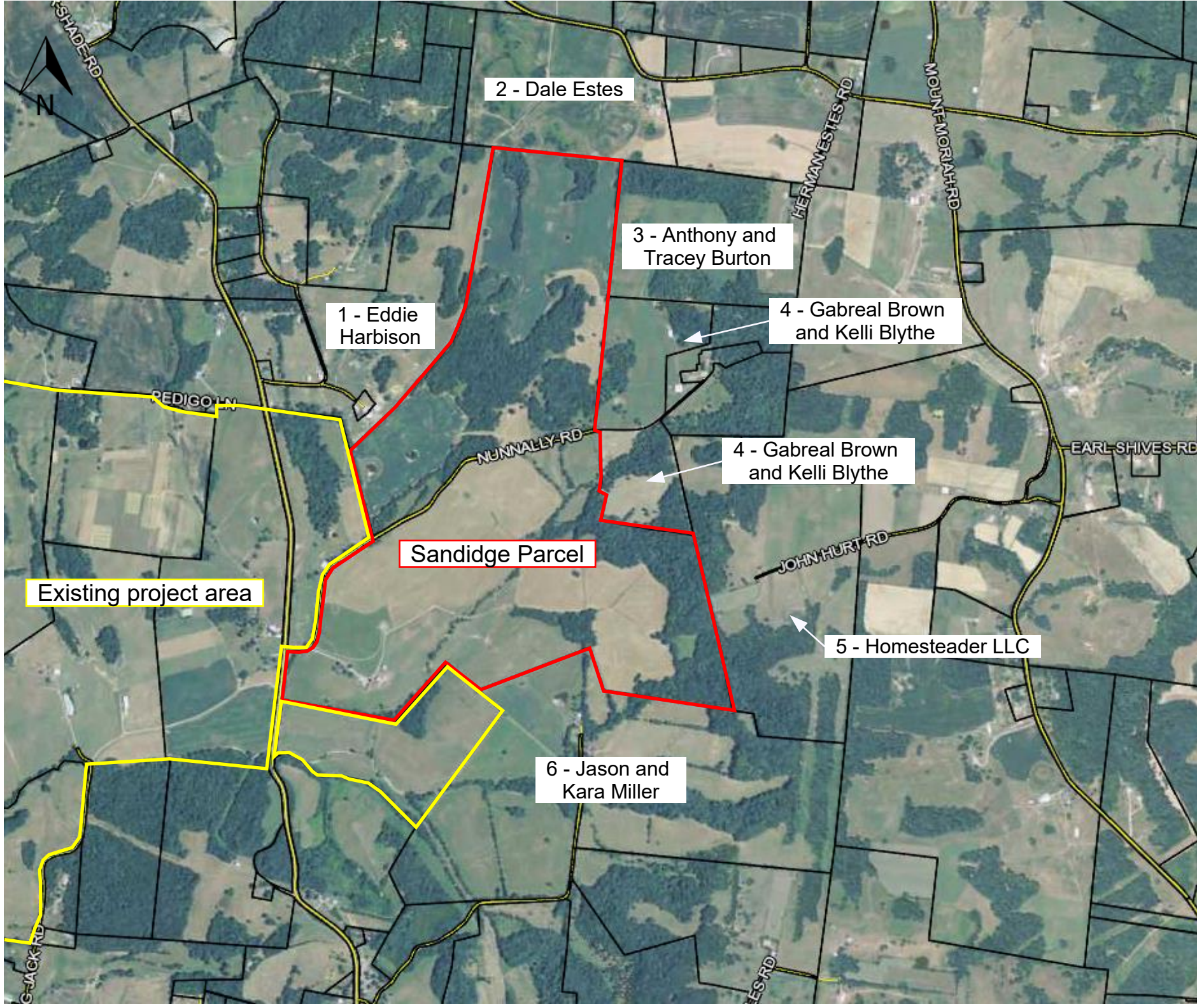
05/07/2021

Sent To JASON AND KARA MILLER

Street
880 CECIL BRANSTETTER RD
City, S

PS Fo SUMMER SHADE, KY 42166

Exhibit E



Carolina Solar Energy
 400 W Main St
 Durham, NC 27701
 Suite 503

DESCRIPTION
 Sandidge
 adjoining map

CLIENT
 KY PSC

DRAWN BY
 TC

ISSUE
 5.19.2021

PROJECT
 Glover Creek

Exhibit F

Report on Glover Creek Solar, LLC's outreach to the adjacent neighbors of the Sandidge property

After executing a real estate purchase agreement with Donald and Mary Lee Sandidge for a portion of their property in Summer Shade (the "Sandidge Parcel"), Glover Creek began a process of proactive outreach to each of the seven owners of property adjacent to the Sandidge Parcel to ensure that they are aware of the proposed addition of the property into the Project footprint.

In March and April 2021, Glover Creek's community representative, Solomon Van Meter hand-delivered written materials to all of the owners of property adjacent to the Sandidge Parcel. The materials included an introduction to Glover Creek and satellite images of the Sandidge property showing the proposed layout of the Project and the proximity of the actual solar array to adjacent properties. Van Meter also attempted to meet personally with each of the adjacent landowners and did meet with all but one.

The results of this outreach are described below, and each adjacent landowner is referenced according to the numbering system in Exhibit E.

In addition to the outreach described herein, the adjacent neighbors were mailed notices of application by regular US Mail and certified US Mail on May 7, 2021 as described in Exhibit D.

1. Eddie Harbison. Mr. Harbison is the father of Chris Harbison, one of the participating landowners in the Project. Mr. Harbison has lived in this area for many years, and his home and barn are located adjacent to both the Sandidge property and original Project area. Van Meter discussed the site layout with him and the likely future location of panels, and answered his questions. Mr. Harbison explained his concerns and priorities. It is the understanding of Glover Creek that Mr. Harbison does not oppose the Project.
2. Dale Estes. Van Meter visited the residence of Dale Estes on Lyron Estes Road twice, and spoke with two people staying there. Van Meter was not able to speak with Dale Estes directly and, therefore, was not able to confirm his feelings about the project. Mr. Estes' home on Lyron Estes Road will be separated from the Project by 1,100 feet and he will have no view of the Project from his home.
3. Anthony and Tracey Burton. Van Meter met with Trevor Burton, the adult son of Anthony "Mark" Burton, at the home of Mark Burton. Van Meter showed Trevor Burton the site layout, including the likely future location of solar panels, and answered his questions. Van Meter left a letter of explanation and 11"x17" maps showing the project site in relation to the Burton property, and asked that it be delivered to Mark Burton. Mark Burton later telephoned Van Meter to say that he had received the documents and had no objection to the Project. In that conversation Van Meter answered whatever questions Mark Burton had. Mark Burton has signed the attached letter stating that he does not oppose the Project.
4. Gabriel Brown and Kelli Blythe-Brown. Van Meter met with the Browns in person and spoke with Gabriel Brown several times by telephone. The Browns' primary concern was their continued use of the gravel road that runs through the Wade property, which Glover Creek was able to confirm. Gabriel Brown has verbally informed Glover Creek that the Browns do not oppose the Project.
5. Homesteader LLC. Although Van Meter was unable to reach the sole member/manager of this limited liability company, Michelle Welsh, he did meet in person with her father, Lonnie Welsh, who is the prior title owner and a caretaker of the property. As a result of this outreach to Lonnie Welsh, Van Meter was assured that Michelle Welsh would be made aware of the addition of the

Sandidge Parcel and it is the expectation of Glover Creek that Homesteader LLC does not plan to oppose the Project.

6. Jason and Kara Miller. The Millers bought their property very recently (January 2021). Due to topography, they will not be able to see any solar panels or equipment on the Sandidge Parcel. However, a part of the original Project footprint will be visible to the west of the house on the Millers' property. Glover Creek has agreed to provide the Millers with a grouping of fruit trees and evergreen trees, to plant on their own property, to screen this view. The planting of trees on the Miller property, instead of within the Project area, is preferred because due to topography, trees planted on the Miller property will be more effective at screening the Miller's view of the Project from their home. It is the understanding of Glover Creek that the Millers do not oppose the Project.

Mark Anthony and ~~Tracy Lynn Burton~~
260 Hermon Estes Road
Summer Shade, KY 42166

Carson Harkrader
Flat Run Solar, LLC
c/o Carolina Solar Energy
400 West Main Street, Suite 503
Durham, NC 27701

Re: Glover Creek Solar

Dear Ms. Harkrader:

Thank you for your letter dated March 12, 2021 regarding the Glover Creek Solar Project, and for your representative meeting personally with us about the project and sharing maps of the proposed project layout.

We do not object to your inclusion of Donald and Mary Lee Sandidge's parcel in the solar project.

Thank you for keeping us informed about the scope of your project.

Sincerely,

Mark Burton

Date: 3-12-21

I DO join Donald and Mary Sandidge's Property
against them. What does it pay if I want to
lease property?

Exhibit G



Kirkland Appraisals

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

May 20, 2021

Carson Harkrader
Carolina Solar Energy
400 West Main Street, Suite 503
Durham, NC 27701

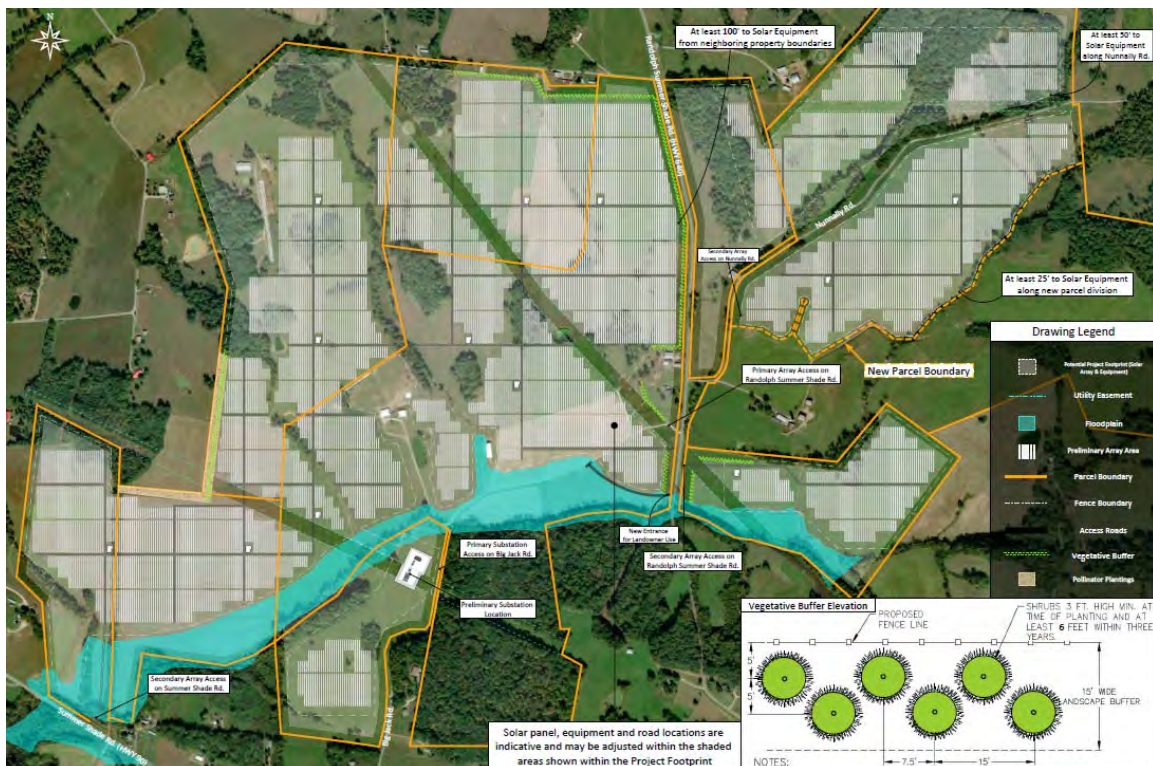
RE: Glover Creek Solar Impact Study, Metcalfe County, KY

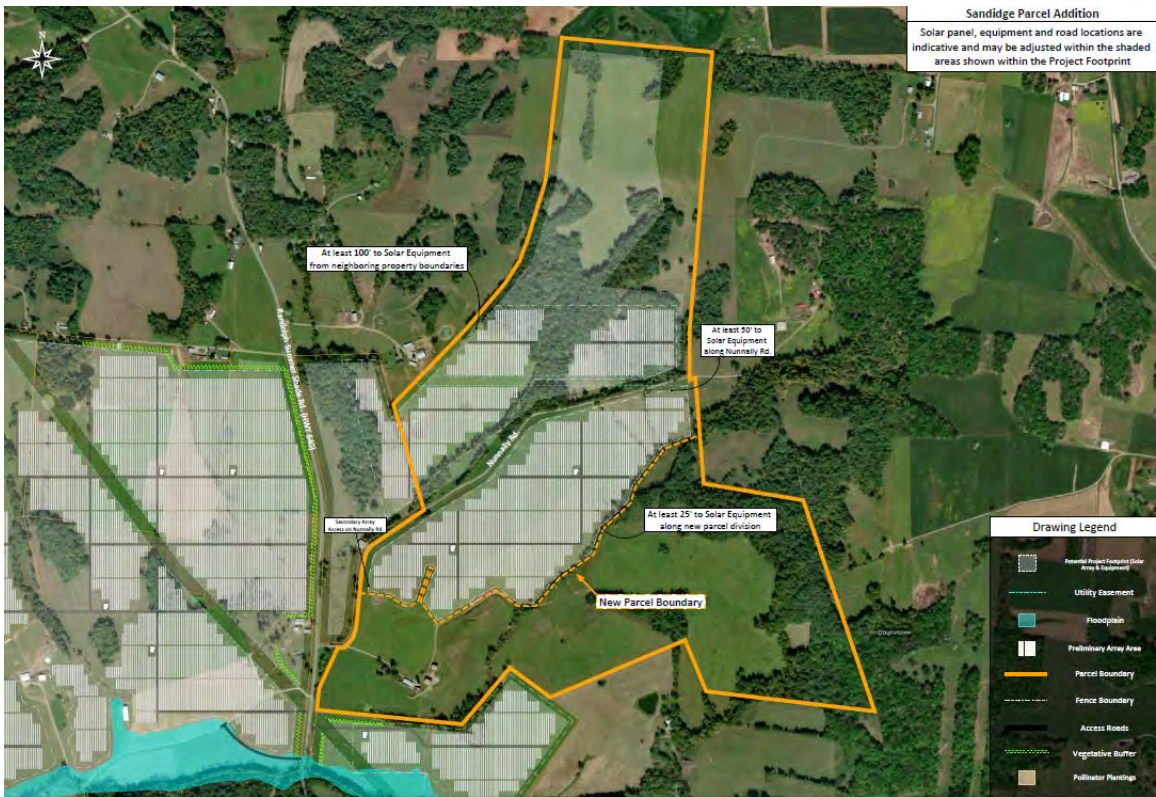
Ms. Harkrader

The purpose of this letter is to address an additional parcel being added to the proposed Glover Creek Solar Farm and the impact analysis that I completed on that project on March 4, 2020.

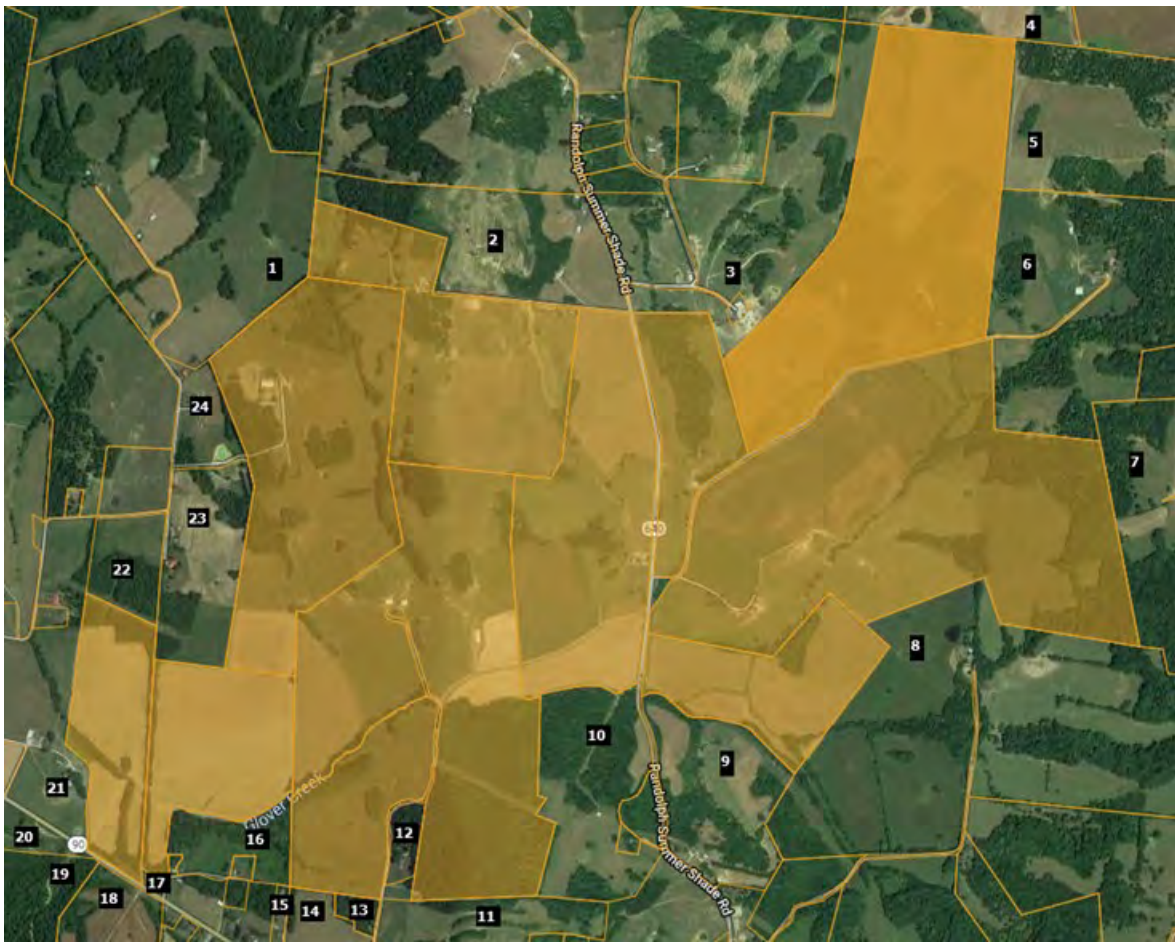
This letter should be attached to that original report for context and supporting data.

The proposed modified layout and the additional area is highlighted on the following maps.





Based on the research presented in the original impact analysis, I have considered the adjoining uses and distances to homes based on this new addition. I have updated the map showing adjoining parcels and updated the measurements to adjoining homes.



Surrounding Uses

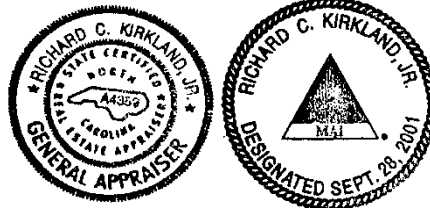
#	MAP ID	Owner	GIS Data		Adjoin	Adjoin
			Acres	Present Use	Acres	Parcels
1	160000002100	Vibbert	153.60	Agri/Res	12.36%	4.17%
2	170000000700	Isenberg	51.30	Agri/Res	4.13%	4.17%
3	290000001400	Harbison	64.60	Agricultural	5.20%	4.17%
4	290000000600	Estes	64.30	Agri/Res	5.18%	4.17%
5	290000001000	Burton	63.80	Agri/Res	5.14%	4.17%
6	29000001300	Brown	91.40	Agri/Res	7.36%	4.17%
7	29000001301	Homesteader	91.40	Agricultural	7.36%	4.17%
8	2900001600	Miller	179.80	Agri/Res	14.47%	4.17%
9	29000001900	Poore	40.70	Agri/Res	3.28%	4.17%
10	17000002700	Wade	44.60	Agricultural	3.59%	4.17%
11	17000002800	Brown	45.70	Agri/Res	3.68%	4.17%
12	17000002600	Wade	5.00	Residential	0.40%	4.17%
13	17000002900	Pedigo	2.80	Residential	0.23%	4.17%
14	17000002500	Gillam	12.10	Residential	0.97%	4.17%
15	17000002403	Ellis	2.40	Residential	0.19%	4.17%
16	170000001106	Anderson	16.40	Residential	1.32%	4.17%
17		Unknown	0.75	Residential	0.06%	4.17%
18	17000002300	Spears	97.10	Agri/Res	7.82%	4.17%
19	17000002200	Dickerson	110.10	Agricultural	8.86%	4.17%
20		Unknown	8.58	Residential	0.69%	4.17%
21		Unknown	38.42	Agri/Res	3.09%	4.17%
22	17000000305	Durant	14.30	Residential	1.15%	4.17%
23	17000000400	Beets	33.70	Agri/Res	2.71%	4.17%
24		Unknown	9.50	Residential	0.76%	4.17%
Total			1242.350		100.00%	100.00%

The project plan will maintain at least 150 feet from any solar panel to the nearest adjoining residence.

The nature of the project is essentially the same and in the same area with the same demographics and with significant landscaping around much of the area with proposed landscaping to fill in the areas where existing vegetation is insufficient.

I therefore conclude that this addition to the project fits well with the data presented in the original report and I conclude that the project remains harmonious with adjoining uses and that the project as proposed will not negatively impact adjoining property values.

Sincerely,



Richard C. Kirkland, Jr., MAI

Exhibit H

Sandidge Property Legal Description

A parcel of land consisting of two tracts, situated on the waters of Glover Creek, and located at 47 Nunnally Road, in Metcalfe County, Kentucky, more particularly described as follows:

Tract 1 – South of Nunnally Road

A certain tract of land lying in Metcalfe County, Kentucky, being located near the community of Summer Shade; being a portion of the property previously recorded in Deed Book 85 Page 422, the point of beginning being located in the northwest right of way line of Nunnally Road approximately 765' in a northeast direction along Nunnally road from the centerline of KY Highway 640, and the tract being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Kentucky State Plane Coordinates, Zone 1600. All iron pins set are 1/2" iron pins with 1" plastic cap stamped "J. Leftwich PLS 3013".

Beginning at an iron pin set in the southeast right of way of Nunnally Road (30' r/w), being N 22°06'49" E a distance of 1,115.68' from the southwestern most corner of the parent tract, a point in the east right of way of KY Highway 640 witnessed by an iron pin set at S 79°48'22" E a distance of 24.54';

Thence, with the right of way of Nunnally Road the following thirty three calls: N 06°48'11" E a distance of 87.74' to a meander point;

Thence, N 08°55'04" E a distance of 83.59' to a meander point;

Thence, with a curve turning to the right with an arc length of 121.59', with a radius of 629.49', with a chord bearing of N 14°36'01" E, with a chord length of 121.40' to a meander point;

Thence, with a compound curve turning to the right with an arc length of 118.96', with a radius of 293.70', with a chord bearing of N 33°00'23" E, with a chord length of 118.15' to a meander point;

Thence, with a compound curve turning to the right with an arc length of 112.19', with a radius of 466.63', with a chord bearing of N 52°33'04" E, with a chord length of 111.92' to a meander point;

Thence, N 57°43'21" E a distance of 98.88' to a meander point;

Thence, N 56°13'58" E a distance of 98.22' to a meander point;

Thence, N 54°04'20" E a distance of 75.81' to an iron pin set;

Thence, N 55°43'02" E a distance of 113.25' to a meander point;

Thence, N 61°51'09" E a distance of 44.41' to a meander point;

Thence, with a curve turning to the left with an arc length of 171.44', with a radius of 2444.82', with a chord bearing of N 60°45'38" E, with a chord length of 171.40' to a meander point;

Thence, N 56°25'37" E a distance of 85.78' to a meander point;

Thence, with a curve turning to the right with an arc length of 139.06', with a radius of 764.42', with a chord bearing of N 59°07'03" E, with a chord length of 138.87' to a meander point;

Thence, N 64°09'05" E a distance of 160.87' to a meander point;

Thence, N 60°16'25" E a distance of 52.19' to a meander point;

Thence, with a curve turning to the left with an arc length of 114.24', with a radius of 280.30', with a chord bearing of N 47°04'06" E, with a chord length of 113.45' to a meander point;

Thence, N 34°46'45" E a distance of 54.78' to a meander point;

Thence, N 32°33'21" E a distance of 46.64' to an iron pin set;

Thence, with a curve turning to the right with an arc length of 122.03', with a radius of 434.58', with a chord bearing of N 40°33'34" E, with a chord length of 121.63' to a meander point;

Thence, with a reverse curve turning to the left with an arc length of 123.96', with a radius of 834.97', with a chord bearing of N 42°28'28" E, with a chord length of 123.84' to a meander point;

Thence, N 36°30'30" E a distance of 145.59' to a meander point;

Thence, N 40°19'24" E a distance of 46.54' to a meander point;

Thence, with a curve turning to the right with an arc length of 110.93', with a radius of 148.15', with a chord bearing of N 62°28'55" E, with a chord length of 108.36' to a meander point;

Thence, N 81°53'09" E a distance of 43.23' to a meander point;

Thence, with a curve turning to the left with an arc length of 168.42', with a radius of 1256.86', with a chord bearing of N 81°07'39" E, with a chord length of 168.29' to a meander point;

Thence, N 78°04'49" E a distance of 99.47' to a meander point;

Thence, N 76°15'47" E a distance of 108.75' to an iron pin set;

Thence, N 76°15'47" E a distance of 53.36' to a meander point;

Thence, N 77°16'52" E a distance of 188.19' to a meander point;

Thence, with a curve turning to the left with an arc length of 314.42', with a radius of 11708.50', with a chord bearing of N 76°26'00" E, with a chord length of 314.41' to a meander point;

Thence, N 75°38'47" E a distance of 153.89' to a meander point;

Thence, N 73°23'07" E a distance of 117.38' to a meander point;

Thence, with a curve turning to the right with an arc length of 143.61', with a radius of 1028.16', with a chord bearing of N 76°55'48" E, with a chord length of 143.49', to a ½" iron pin with 1" plastic cap stamped "PLS 3014" found, being a common corner to Gabreal Brown & Kelli Blythe (Deed Book 161 Page 210);

Thence, leaving the right of way of Nunnally Road and with the line of Brown & Blythe the following two calls: S 00°45'20" W a distance of 329.48' to a ½" iron pin with 1" plastic cap stamped "PLS 3014" found;

Thence, S 05°51'20" E a distance of 195.34' to an iron pin set;

Thence, leaving the line of Brown & Blythe and bisecting the lands of the parent tract the following twenty five calls: S 76°01'45" W a distance of 240.17' to an iron pin set;

Thence, S 43°51'46" W a distance of 251.29' to an iron pin set;

Thence, S 40°28'52" W a distance of 398.15' to an iron pin set;

Thence, S 70°09'35" W a distance of 145.83' to an iron pin set;

Thence, S 18°40'54" W a distance of 252.33' to an iron pin set;

Thence, S 25°38'58" W a distance of 186.88' to an iron pin set;

Thence, S 50°59'45" W a distance of 504.06' to an iron pin set;

Thence, S 64°55'27" W a distance of 84.87' to an iron pin set;

Thence, S 88°32'12" W a distance of 224.30' to an iron pin set;

Thence, N 80°54'53" W a distance of 142.91' to an iron pin set;

Thence, S 50°54'06" W a distance of 85.50' to an iron pin set;

Thence, S 56°56'03" W a distance of 152.90' to an iron pin set;

Thence, S 61°11'48" W a distance of 266.04' to an iron pin set, being N 56°54'59" W a distance of 696.72' from a corner of the parent tract, an iron pin set at a corner post;

Thence, N 13°28'29" W a distance of 259.52' to an iron pin set;

Thence, N 53°58'53" E a distance of 188.61' to an iron pin set;

Thence, N 43°28'48" E a distance of 93.68' to an iron pin set;

Thence, with a curve turning to the left with an arc length of 130.88', with a radius of 25.00', with a chord bearing of N 44°22'39" W, with a chord length of 25.02' to an iron pin set;

Thence, S 43°28'48" W a distance of 92.31' to an iron pin set;

Thence, S 53°58'53" W a distance of 186.31' to an iron pin set;

Thence, S 44°11'56" W a distance of 78.77' to an iron pin set;

Thence, S 61°00'33" W a distance of 107.43' to an iron pin set;

Thence, S 80°47'26" W a distance of 52.46' to an iron pin set;

Thence, N 73°51'40" W a distance of 152.48' to an iron pin set;

Thence, N 69°12'46" W a distance of 185.88' to an iron pin set;

Thence, N 85°22'32" W a distance of 160.18' to the point of **Beginning**, containing 2,799,344 +/- square feet (64.26 acres) as surveying by Leftwich Land Surveying, Inc., Joe Leftwich, PLS 3013, on March 18, 2021.

Tract 2 – North of Nunnally Road

A certain tract of land lying in Metcalfe County, Kentucky, being located near the community of Summer Shade; being a portion of the property previously recorded in Deed Book 85 Page 422, the point of beginning being located in the northwest right of way line of Nunnally Road approximately 1,570' in a northeast direction along Nunnally road from the centerline of KY Highway 640, and the tract being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Kentucky State Plane Coordinates, Zone 1600. All iron pins set are ½" iron pins with 1" plastic cap stamped "J. Leftwich PLS 3013".

Beginning at an iron pin set in the northwest right of way of Nunnally Road (30' r/w), being a common corner to The Mike & Elaine Wade Irrevocable Trust (Deed Book 150 Page 8).

Thence, leaving the right of way of Nunnally Road and with the line of The Mike & Elaine Wade Irrevocable Trust the following four calls: N 41°51'26" E a distance of 157.47' to a point in an old road bed witnessed by an iron pin set N 67°40'02" W a distance of 4.73' from the corner;

Thence, N 04°26'46" E a distance of 47.08' to a point in an old road bed witnessed by an iron pin set S 85°26'49" W a distance of 4.56' from the corner;

Thence, N 14°17'47" W a distance of 346.48' to a to a point in an old road bed witnessed by an iron pin set S 75°18'52" W a distance of 8.69' from the corner;

Thence, N 14°41'08" W a distance of 535.59' to an iron pin set in an old road bed, being a common corner to Edward Harbison (Deed Book 120 Page 391);

Thence, leaving the line of The Mike & Elaine Wade Irrevocable Trust and with the line of Harbison the following eight calls: N 73°06'12" E a distance of 12.74' to an iron pin set at a cedar stump and hackberry tree;

Thence, N 45°23'41" E a distance of 821.04' to an iron pin set S 05°42'18" W a distance of 3.94' from a corner post;

Thence, N 42°43'28" E a distance of 703.80' to an iron pin set;

Thence, N 22°13'28" E a distance of 279.10' to an iron pin set;

Thence, N 25°53'29" E a distance of 129.00' to an iron pin set;

Thence, N 27°53'29" E a distance of 105.00' to an iron pin set;

Thence, N 22°53'28" E a distance of 193.50' to a ¾" iron pipe found;

Thence, N 06°26'53" E a distance of 1508.69' to a corner post witnessed by an iron pin set at S 83°14'07" E a distance of 0.30', said post being in the line of Dale Estes (Deed Book 114 Page 229) and the northwestern most corner of the parent tract;

Thence, leaving the line of Harbison and with the line of Estes S 83°14'07" E a distance of 1366.17' to a corner post witnessed by an iron pin set at S 05°25'08" W a distance of 1.00', said post being a common corner to Mark & Tracy Burton (Deed Book 160 Page 620);

Thence, leaving the line of Estes and with the line of Burton S 05°25'08" W a distance of 1446.21' to a ½" iron pin with 1" plastic cap stamped "PLS 3014" found, being a common corner to Gabreal Brown & Kelli Blythe (Deed Book 161 Page 210);

Thence, leaving the line of Burton and with the line of Brown & Blythe S 06°08'40" W a distance of 1432.62' to a ½" iron pin with 1" plastic cap stamped "PLS 3014" found in the northwest right of way line of Nunnally Road;

Thence, leaving the line of Brown & Blythe and with the right of way of Nunnally Road the following twenty five calls: with a curve turning to the left with an arc length of 86.91', with a radius of 1056.50', with a chord bearing of S 75°14'22" W, with a chord length of 86.88' to a meander point;

Thence, S 73°23'07" W a distance of 115.51' to a meander point;

Thence, S 75°38'47" W a distance of 153.40' to a meander point;

Thence, with a curve turning to the right with an arc length of 313.95', with a radius of 11680.77', with a chord bearing of S 76°26'00" W, with a chord length of 313.94' to a meander point;

Thence, S 77°16'52" W a distance of 188.32' to a meander point;

Thence, S 76°15'47" W a distance of 53.63' to an iron pin set;

Thence, S 76°15'47" W a distance of 108.28' to a meander point;

Thence, S 78°04'49" W a distance of 99.20' to a meander point;

Thence, with a curve turning to the right with an arc length of 165.40', with a radius of 1226.86', with a chord bearing of S 81°08'29" W, with a chord length of 165.28' to a meander point;

Thence, S 81°53'09" W a distance of 43.53' to a meander point;

Thence, with a curve turning to the left with an arc length of 133.03', with a radius of 178.15', with a chord bearing of S 62°21'38" W, with a chord length of 129.96' to a meander point;

Thence, S 40°19'24" W a distance of 47.71' to a meander point;

Thence, S 36°30'30" W a distance of 146.14' to a meander point;

Thence, with a curve turning to the right with an arc length of 118.58', with a radius of 804.97', with a chord bearing of S 42°28'24" W, with a chord length of 118.47' to a meander point;

Thence, with a reverse curve turning to the left with an arc length of 129.95', with a radius of 464.58', with a chord bearing of S 40°31'42" W, with a chord length of 129.53' to an iron pin set;

Thence, S 32°33'21" W a distance of 46.04' to a meander point;

Thence, S 34°46'45" W a distance of 54.04' to a meander point;

Thence, with a curve turning to the right with an arc length of 101.47', with a radius of 250.30', with a chord bearing of S 47°02'30" W, with a chord length of 100.78' to a meander point;

Thence, S 60°16'25" W a distance of 50.76' to a meander point;

Thence, S 64°09'05" W a distance of 159.81' to a meander point;

Thence, with a curve turning to the left with an arc length of 143.80', with a radius of 794.42', with a chord bearing of S 59°08'24" W, with a chord length of 143.60' to a meander point;

Thence, S 56°25'37" W a distance of 84.51' to a meander point;

Thence, with a curve turning to the right with an arc length of 168.97', with a radius of 2414.82', with a chord bearing of S 60°46'14" W, with a chord length of 168.93' to a meander point;

Thence, S 61°51'09" W a distance of 46.15' to a meander point;

Thence, S 55°43'25" W a distance of 114.97' to the point of **Beginning**, containing 5,863,645 +/- square feet (134.61 acres) as surveying by Leftwich Land Surveying, Inc., Joe Leftwich, PLS 3013, on March 18, 2021.

Exhibit I



Michael Savage
 1200 Riverplace Boulevard, Suite 600
 Jacksonville, FL 32207
 Phone (904) 543-0400
 SavageM@pondco.com

April 20, 2021

Carson Harkrader
 Carolina Solar Energy
 400 West Main Street, Suite 503
 Durham, NC 27701

RE: Glover Creek Solar Facility Noise Impact Study, Metcalfe County, KY

Ms. Harkrader,

The purpose of this letter is to address an additional parcel being added to the proposed Glover Creek Solar Facility and the noise impact analysis Pond completed on June 22, 2020.

This letter should be attached to that original report for context and supporting data.

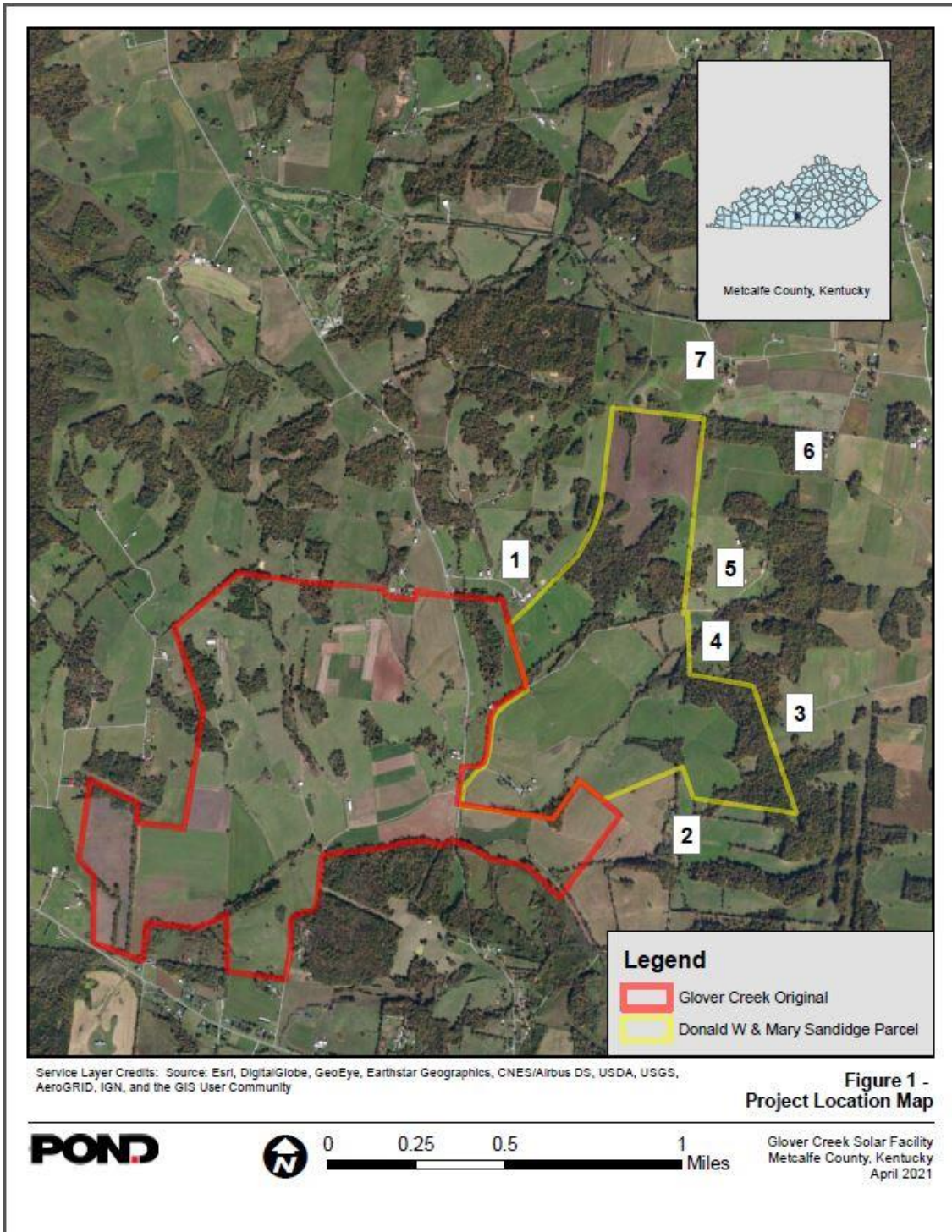
This noise addendum encompasses acquisition of land after the noise report was initially submitted. **Figure 1** (below) displays the previously analyzed project area (red outline) and additional parcel, identified as the “Sandidge Parcel” (yellow outline). Seven parcels were identified by Carolina Solar for determination of noise impacts, as they surround the Sandidge Parcel. The table below notes the approximate distance each identified noise receptor is to the Sandidge Parcel. The outer edges of the acquired parcel are used for measurement to demonstrate the highest potential noise measurement at each residence from continuously operating panels. Carolina Solar noted that all equipment will be at least 150 feet from nearby residences and 100 feet from roadways and adjoining parcels, so these values serve as worst case scenarios.

Anticipated Noise at Receptors Surrounding the Sandidge Parcel		
Owner	Parcel Number	Distance from Sandidge Parcel to Receptor (feet)
Harbison	1	300
York	2	1600
Homesteader LLC	3	2600
Brown	4/5 (same owner)	1000
Burton	6	1800
Estes	7	640

Operational Noise

In Section 2.3.2. of the Noise Assessment, the inverters proposed for use were SMA Sunny Central UP inverters, or similar. As discussed in Section 2.3.2., the SMA Sunny Central UP inverters produce noise of 67.0 at 10 meters, which is roughly the equivalent to the hum of a

household air-conditioning unit. These inverters are considered “central” inverters and typically produce more noise than “string” inverters, which is another type of inverter commonly used in solar installations in the US.





Michael Savage
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A typical string inverter is the SUNGROW Grid-connected PV Inverter, or similar. This unit produces a noise level of 74.4 dB at a distance of one meter. According to distance attenuation calculations, the noise produced at 10 meters by the SUNGROW inverter is 54.4 dB, which is 12.6 dB less than the central SMA inverters.

Conclusion

The noise receptor nearest to the Sandidge Parcel is approximately 300 feet away. The distance attenuation for the noise produced from the SUNGROW inverters at 300 feet is approximately 35.2 dB and 47.8 dB for SMA inverters. According to the U.S. Department of Labor, Occupational Safety and Health Administration (OSHA) and the Center for Disease Control, National Institute for Occupational Safety and Health (NIOSH), typical sound levels for a conversation is 60 dB, an urban residence is 50 dB, a whisper is around 30-40 dB, a silent study room and ticking watch is 20 dB, and normal breathing is 10 dB. The noise produced by the SMA central inverter at 300 feet will produce roughly the noise level between a whisper and an urban residence, and the SUNGROW string inverter at a distance of 300 feet will produce noise comparable to a whisper.

The nature of the project has not changed and the Sandidge Parcel addition occurs in the same general area with the same demographics. Further, the previously approved commitment to maintaining 150 feet equipment setbacks from nearby residences and 100 feet equipment setbacks from roadways and adjoining parcels continues to be met with the addition of the Sandidge Parcel. Pond therefore concludes that the Sandidge Parcel addition to the Glover Creek Solar Facility remains congruous with the conclusions presented in the original report. The project, in total, will not be a major contributor of noise and the increase in noise at the nearest noise receptor will remain negligible.

Signature of Professionals


 Michael Savage
 Environmental Services
 Project Manager





 Kevin Hendrix, PE, LEED AP
 Civil Engineering
 Discipline Director
 4/20/2021

Exhibit J

Glover Creek Solar – Nunnally Rd images

Photo 1

Entrance to Nunnally Rd, facing Northeast



Glover Creek Solar – Nunnally Rd images

Photo 2

Taken from Nunnally Rd



Glover Creek Solar – Nunnally Rd images

Photo 3

Taken from Nunnally Rd



Glover Creek Solar – Nunnally Rd images

Photo 4

Taken from Nunnally Rd



Glover Creek Solar – Nunnally Rd images

Image 5

Taken from Nunnally Rd



Glover Creek Solar – Nunnally Rd images

Image 6

Taken from Nunnally Rd



Exhibit K

Carson Harkrader
Carolina Solar Energy
400 West Main Street, Suite 503
Durham, NC 27701

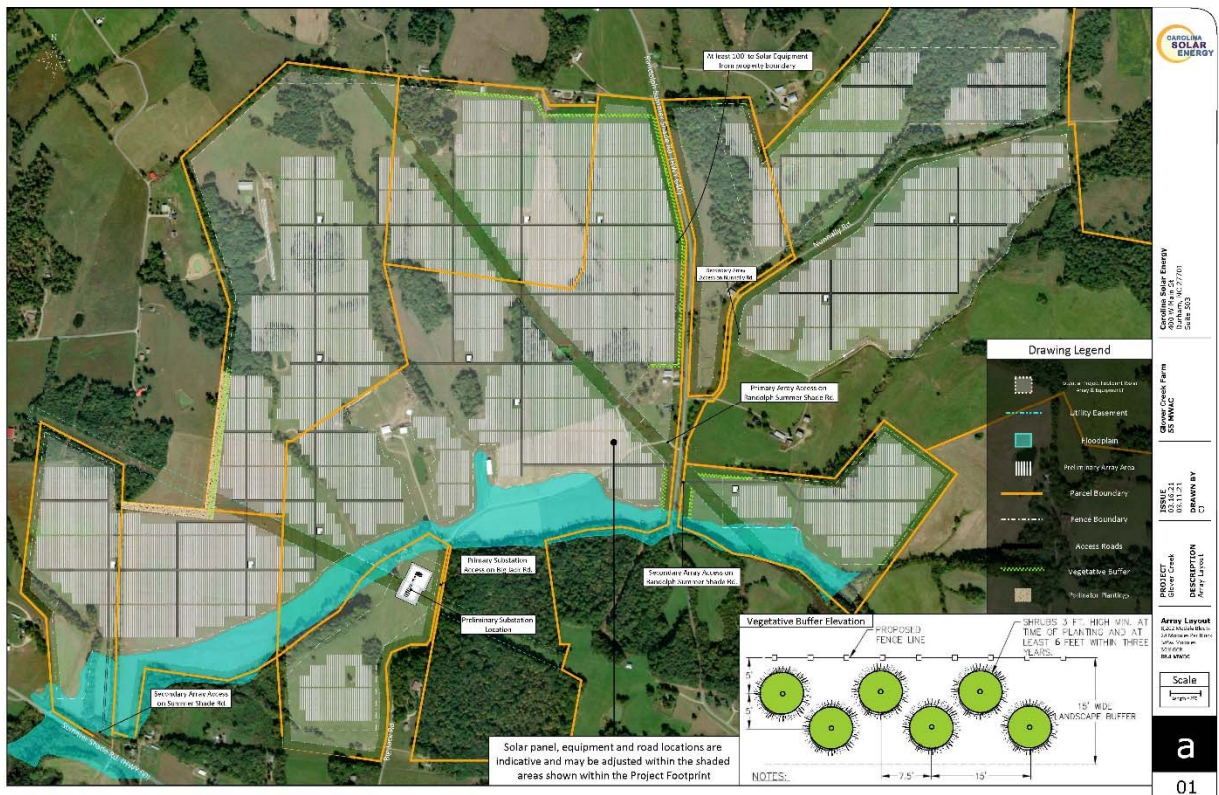
8 April 2021

RE: Glover Creek Solar, LLC Project Cumulative Environmental Assessment Addendum

Ms. Harkrader,

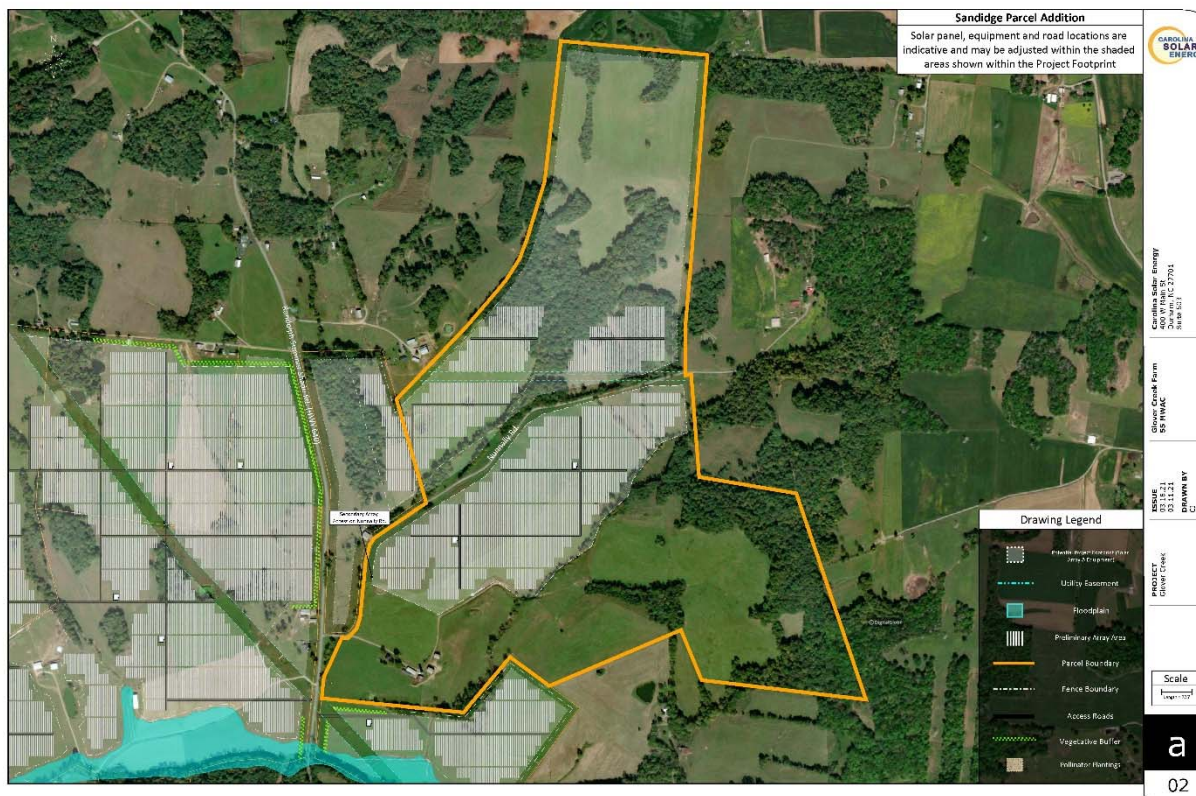
The purpose of this letter is to address an additional parcel being added to the proposed Glover Creek Solar, LLC project and the Cumulative Environmental Assessment previously prepared for this project on March 18, 2021. This letter should be attached to that original report for context and supporting data.

The modified layout and additional area for the proposed project are highlighted on the following maps.



Proposed Modified Layout of Glover Creek Solar, LLC Project

COPPERHEAD ENVIRONMENTAL CONSULTING, INC.
P.O. BOX 73 ■ 471 MAIN STREET ■ PAINT LICK, KENTUCKY 40461
(859) 925-9012 OFFICE (859) 925-9816 FAX



Additional Area Included in the Project

Based on a review of the original Cumulative Environmental Assessment, we have examined the additional area to be included and changes to the site layout. The nature of the project is essentially the same and has not changed potential impacts from air pollutants, water pollutants, waste, and water withdrawal addressed in the Cumulative Environmental Assessment.

Therefore, Copperhead Environmental Consulting, Inc. concludes that the March 18, 2021 Cumulative Environmental Assessment sufficiently addresses the additional parcel and no revision is recommended.

Sincerely,

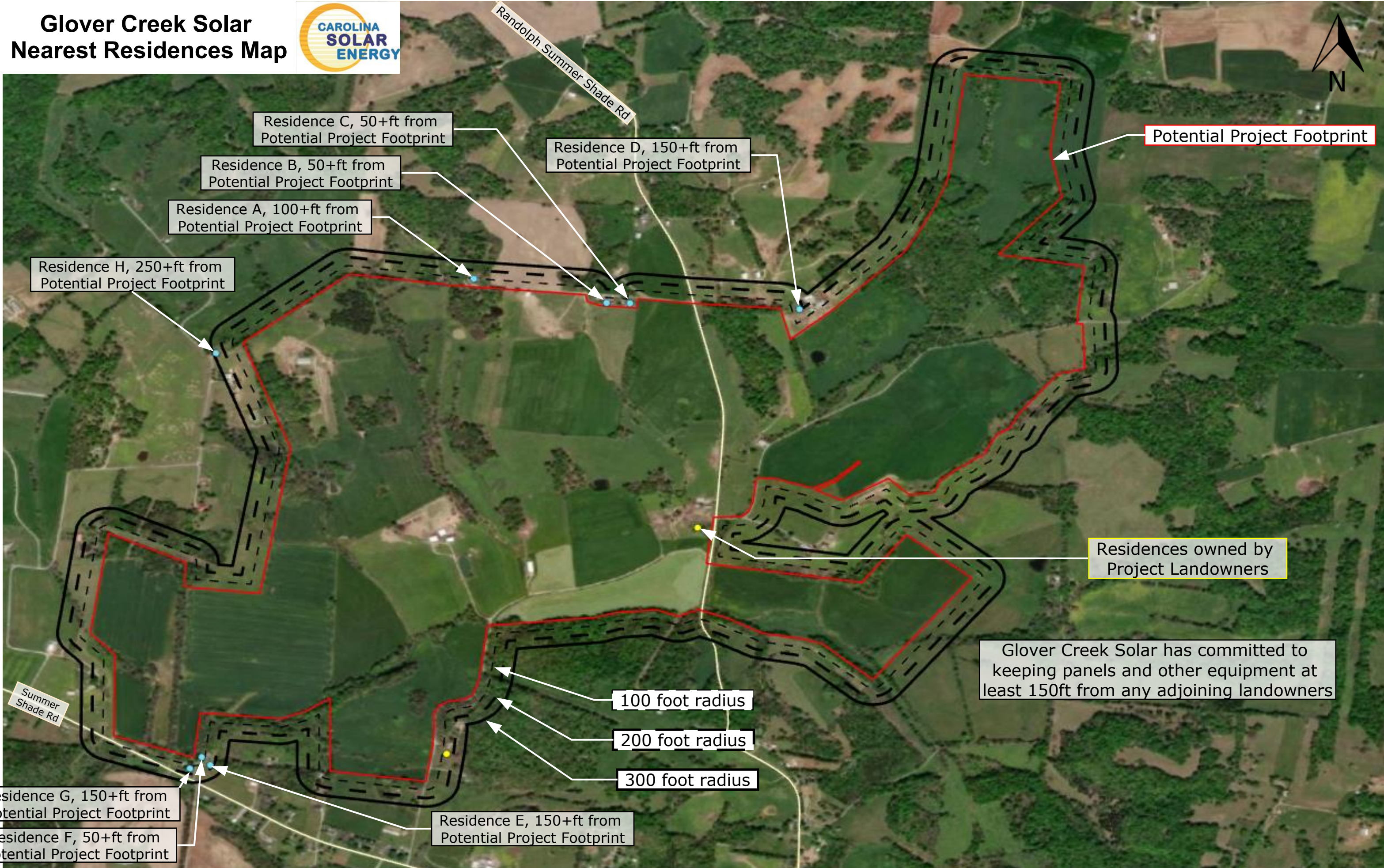
Marty Marchaterre
Senior Environmental Planner
Copperhead Environmental Consulting, Inc.
mmarchaterre@copperheadconsulting.com
(859) 684-9387

Exhibit L

(confidential)

Exhibit M

Glover Creek Solar Nearest Residences Map



Residence C, 50+ft from Potential Project Footprint

Residence B, 50+ft from Potential Project Footprint

Residence A, 100+ft from Potential Project Footprint

Residence D, 150+ft from Potential Project Footprint

Potential Project Footprint

Residence H, 250+ft from Potential Project Footprint

Residences owned by Project Landowners

Glover Creek Solar has committed to keeping panels and other equipment at least 150ft from any adjoining landowners

100 foot radius

200 foot radius

300 foot radius

Residence G, 150+ft from Potential Project Footprint

Residence F, 50+ft from Potential Project Footprint

Residence E, 150+ft from Potential Project Footprint

Randolph Summer Shade Rd

Summer Shade Rd