

Mt Olive Creek Solar, LLC  
Kentucky State Board on Electric  
Generation and Transmission Application

Site Assessment Report

Case No. 2020-00226

May 2021



# Contents

1. Description of Proposed Facility
2. Compatibility with Scenic Surroundings
3. Property Value Impacts
4. Anticipated Noise Levels at Property Boundary
5. Effect on Road, Railways, and Fugitive Dust
6. Mitigation Measures

# Attachments

- A. Preliminary Project Layout
- B. Property Value Impact Report
- C. Map of Nearest Neighbors
- D. Surrounding Area Images
- E. Boundary Survey and Legal Descriptions
- F. Noise and Traffic Study
- G. Phase 1 Environmental Site Assessment

# 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*

COMPLIANCE:

The proposed facility is described in detail in Section 2 of the Application. The proposed site development plan is attached hereto as Attachment A, and is described in detail at numbers 3-7 below.

1. A detailed description of the surrounding land uses is identified in the Impact Study conducted by Kirkland Appraisals, LLC, and attached as Attachment B. A summary of the surrounding land use is contained in the chart below:

|              | <b>Acreage</b> | <b>Parcels</b> |
|--------------|----------------|----------------|
| Residential  | 24.31%         | 70.45%         |
| Agricultural | 28.48%         | 13.64%         |
| Agri/Res     | 46.92%         | 13.64%         |
| Commercial   | 0.29%          | 2.27%          |

Page 6 of the Kirkland Impact Study lists the adjoining parcels, states whether each parcel has a residential home, and states the number of feet between each adjoining residential home and the solar facility.

To provide more detailed information on the closest residential homes to the Project, a map showing a 300' radius around the exterior of the Project is attached as Attachment C. There are 16 non-participating residential homes within 300' of the Project, which are marked on Attachment C. Mt Olive Creek has committed to a minimum 150' setback from each home, as described below. Mt Olive Creek also made a proactive effort to reach out personally to some of the nearest landowners to talk with them about the Project, as described in Section 6 and Attachment E of Vol 1 of this Application.

In order to provide the Siting Board with a visualization of the surrounding area, Applicant took a number of photos from the roadways surrounding the proposed facility. These photos, along with a map index showing the location where each image was taken, are attached as Attachment D.

2. Attachment E contains the boundary survey, as well as the legal descriptions of the properties that are leasing or selling land to the proposed facility.
3. The proposed site entrances are marked with orange dots on the site development plan attached hereto as Attachment A. In order to comply with the National Electric Safety Code, the entire site (all areas where equipment is located) will be fenced prior to the start of construction and all entrances to the site will be gated, and locked at all times when workers are not active on site.

The site layout in Attachment A shows a cemetery that is located on the North side of Sano Road, near one of the Project's construction entrances. The Project will likely use the existing driveway in that location as a construction entrance, but will not gate or fence in the cemetery, leaving the cemetery access open to the public at any time. The Project fence will be installed outside of the cemetery area.

4. The preliminary site development plan is located in Attachment A. The applicant will provide a final site plan to the Siting Board prior to construction. The preliminary plan shows the following items that will not materially change during final design:
  - a. Potential Project Footprint (described in detail below, and depicted on the site plan in Attachment A)
  - b. utility easement
  - c. Project setbacks from property lines and roads
  - d. Project setbacks from non-participating residential homes
  - e. vegetative buffer locations and specification<sup>1</sup>
  - f. substation and interconnection equipment area

---

<sup>1</sup> As described in Section 2 of the Application, the proposed vegetative buffer will consist of two staggered rows of evergreen shrubs. The buffer is designed to be approximately 15 feet wide, and the shrubs will be at least three feet in height at time of planting.



g. parcel boundaries

The Applicant proposes that any material changes to the locations of the above items would require approval from the Siting Board.

The preliminary site development plan also shows the preliminary locations of the following equipment that will change during the detailed design process. Until detailed civil engineering and equipment manufacturing sourcing selections are made prior to construction, Applicant is not able to provide the exact location of these items. The Applicant proposes that changes to the location of these items will not require approval from the Siting Board, as these modifications will not materially change the off-site visual or auditory perception of the facilities:

- h. interior access roads
- i. construction entrances
- j. solar panel, racking, inverter, energy storage, and transformer equipment areas (indicative locations for this equipment are shown on the preliminary facility layout, but actual locations will change within the Potential Project Footprint)
- k. security fence (the security fence will enclose all Project equipment, but its location may change from the specific locations shown on the preliminary facility layout based on changes in the location of the equipment within the Potential Project Footprint)

All equipment related to the Project will be placed within the Potential Project Footprint, with the exception of the fencing, vegetative buffers and pollinator plantings. The fencing, vegetative buffers and pollinator plantings may be placed outside the Potential Project Footprint<sup>2</sup>, so that the Potential Project Footprint setbacks are measured to the nearest solar panel or other equipment.

The Potential Project Footprint in the site development plan conforms with the following proposed setbacks:

- 50 feet from adjacent roadways
- 25 feet from non-participating adjoining parcels
- 150 feet from non-participating residences

Applicant proposes the following additional setbacks for central inverters, if used, and energy storage systems within the Potential Project Footprint<sup>3</sup>:

---

<sup>2</sup> Excluding fencing and vegetative buffers from solar project setbacks is fairly standard practice in jurisdictions that have planning and zoning and enact a solar ordinance. Fencing and vegetation are both typically found in residential neighborhoods, and are not typically regulated by setback restrictions.

<sup>3</sup> In the Applicant's experience, most zoning jurisdictions in the US that have a solar ordinance do not include a specific setback for inverters or energy storage systems, in addition to the general property line setbacks that apply to all equipment within the solar project. Applicant is proposing the additional setback for central inverters

- 150 feet from property boundaries
- 300 feet from non-participating residences

The purpose of the Potential Project Footprint and associated setbacks is to provide the neighbors of the project and surrounding community with certainty as to the nearest locations they can expect to see solar panels and equipment.

In proposing the setbacks for this Project, the Applicant considered the Project's location primarily along small county roads, and the existence of existing vegetative buffers that will screen the Project from many of the neighboring properties. Due to the constrained amount of land available for the Project, Applicant requires these proposed setbacks in order to build the Project at the proposed size.

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. The Sewellton Jct – Webbs Crossroads 69kv transmission line will serve the facility and carry electricity generated by the Project. At this time, it is not anticipated that the Project will need to receive external utility services during typical plant operation. If electricity service is required during construction or operation of the Project, it will be contracted with the local utility, South Kentucky RECC.

There will not be any water or sewer servicing the Project site. There is likely to be no permanent project office building on site (there will not be permanent workers at the Project site after construction.) If there is a permanent building on site, it will likely be a trailer or container to store operations and maintenance equipment and parts. This trailer or container will not require water or sewer service.

Communications fiber will be contracted with local service providers.

During construction, water may be required initially for irrigating the vegetative buffer until it is established. This water would be trucked onto site. During operation solar sites have very little water usage, as it is unlikely that the solar panels will need to be washed and there are no other water needs within the plant. Rainfall is generally efficient at cleaning the panels. If panel washing is needed (potentially once every few years), water would likely be trucked in. An onsite well might be used for water if it is suitable, but the

---

and energy storage systems in order to provide the Siting Board and neighbors of the project with certainty about the nearest potential locations of this equipment.

use of an on-site well would be subject to any required state or local permits as applicable.

7. As stated in Section 5 of the Application, there are six residential neighborhoods (as defined by KRS 278.700 (6)) within two thousand (2,000) feet of the Project. Pursuant to KRS 278.704 (4), Mt Olive Creek will be moving the Siting Board for a deviation from this setback requirement.
8. Attachment F contains a report by GAI Consultants showing noise levels expected to be produced by the facility during construction and operation. It indicates that “Due to the nature of this Project including the construction, types of equipment to be installed, and planned operation, it is anticipated the impacts to the existing sound level environment will be minimal in GAI’s professional opinion based on the setback distances proposed.”

## 2. Compatibility with Scenic Surroundings

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

COMPLIANCE:

In order to provide the Siting Board with a feel for the scenic surroundings of the area, Applicant prepared a set of images taken from roadways around the Project site. See Attachment D for images taken from the public roads around the Project. These images are accompanied by a map that shows the location where each image was taken from, as well as the general direction of the image. The images show that the majority of the roadways surrounding the Project are small rural roads, most having no centerline.

For more information about the compatibility of solar facilities with rural residential/agricultural land, please refer to Sections III-VI from Attachment B which address appropriate setbacks, topography, harmony of use, and compatibility in detail.

An excerpt from Section XI, 6., page 114, of Attachment B reads as follows:

“[L]arger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. . . The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.”

Once the Project is complete, it will be visible from stretches of small county roadways around the Project area. The Project will also be visible from Millerfield Road (HWY 76), which is classified as a rural Minor Collector. Millerfield Road (HWY 76) is a more frequently traveled road, and therefore the Project has proposed to fully buffer the view from Millerfield Road (HWY 76) with vegetative buffering to obscure the view of the facility, as shown on the site layout map in Attachment A.

There are also sections of vegetative buffer proposed on the site layout map in Attachment A to obscure the view of the Project from the closest adjacent neighbors who do not have an existing vegetative screen, and from the neighborhood on the West side of the Project on Sano Road. As shown on Attachment C, there are five homes within 150 feet of the Project boundaries. Two of those homes (Residences O and P on Attachment C) have existing vegetation behind their homes.

Vegetative buffering is proposed in the site layout to add a visual screen for Residences C, E and I as shown on Attachment C.

The main rural roadway that runs through the Project is Sano Road, and as shown on Attachment C, there is 1 non-participating landowner on the stretch of Sano Road adjacent to the Project (this home is labeled Residence C on the map in Attachment C.) The intent of the proposed vegetative buffering on Sano Road is to obscure the viewshed from Residence C.

Applicant has prepared two computer generated images of the projected viewshed on Millerfield Road (HWY 76) and Sano Road once the Project is installed and the vegetative buffer on Millerfield Road (HWY 76) has grown to maturity. These images show the vegetative buffer, fencing and panels, and are located at the end of Attachment D.

### 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*

COMPLIANCE: See Attachment B for a report studying potential property value impacts to owners adjacent to the proposed facility by a certified real estate appraiser.

Page 6 of the report includes a list of the 44 parcels that lie adjacent to Mt Olive Creek, and includes information of each parcel's ownership and the current use of the adjoining parcel.

The conclusion of the report, Section VIII on page 108, reads as follows:

“The matched pair analysis shows no impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all support a finding of no impact on property value.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments.

I have found no difference in the mix of adjoining uses or proximity to adjoining homes based on the size of a solar farm and I have found no significant difference in the matched pair data adjoining larger solar farms versus smaller solar farms. The data in the SouthEast is consistent with the larger set of data that I have nationally, as is the more specific data located in and around Kentucky.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no negative impact on the value of adjoining or abutting property. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic.”

## 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*

COMPLIANCE: See Attachment F for a report studying the anticipated peak and average noise levels associated with the facility's construction and operation at the property boundary. See the excerpt below for a brief summary, found on page 8 of Attachment F.

“Per evaluations based on KRS 278.708 (3)(a)(5), (3)(a)(8), (3)(d) and (3)(e), plus evaluation of KRS 278.710 (1)(a), and (1)(b), the Sound and Traffic Evaluation Report concludes that anticipated noise and traffic impacts for the construction and operation of the facility will be minimal, and further detailed sound and traffic studies will not be required.

Due to the nature of this Project including the construction, types of equipment to be installed, and planned operation, it is anticipated the impacts to the existing sound level environment will be minimal in GAI’s professional opinion based on the setback distances proposed in Section 2.3.”

Mt Olive Creek's construction activity, process, and deliveries shall be limited to the hours of 7 a.m. and 9 p.m. daily.

In order to inform the neighbors of the Project about potential noise impacts during construction and operation, Applicant proposes to send the following notices:

1. At or prior to the commencement of construction, Applicant shall send a letter to property owners within 1,500 feet of the property boundary, notifying them that the facility will be in construction and providing them with a point of contact that they can call or email if they have questions or concerns regarding construction noises or other impacts.
2. At or prior to the commencement of operation, Applicant shall send a letter to property owners within 500 feet of the property boundary, notifying them that the facility will be in operation and providing them with a point of contact that they can call or email if they have questions or concerns regarding operation noises or other impacts.

Mt Olive Creek further proposes mitigation measures regarding both operation and construction noise in order to protect the Project’s neighbors while ensuring that Mt Olive Creek is able to be built and operated. Solar projects, similar to Mt Olive Creek, will generate more noise during the construction period than the operational period. Construction is time constrained and expected to be completed in less than a year, with the loudest portion of the construction process (pile driving) occurring during only a portion of the construction period. Therefore, Applicant proposes

a higher noise threshold during the construction period, and a lower noise threshold during the operation period.

### Construction Noise

As stated in Section 1 and Section 6, Mt Olive Creek proposes that all solar equipment (not including fencing and vegetative buffers) will be set back at least 150 feet from neighboring residential homes. This proposed setback means that the source of construction noise will be at least 150 feet away from neighboring residential homes.

The loudest piece of construction equipment is expected to be the pile driver. Attachment F has a table on page 2 which calculates the noise of a pile driver at different setback distances. At 150 feet, a pile driver is expected to produce sound of 91 dBA. In order to ensure that variances in site conditions do not prohibit pile driving from being able to occur in the required locations on site, Mt Olive Creek therefore proposes a limit of 95 dBA at the receptor (the residential home) during the construction period.

We note that, as shown on the Nearest Residences Map (Attachment C), there are five homes that will be located as close as 150 feet from solar equipment. Pile driving near the homes that lie closest to the project site will take place over a limited period of time, since the pile driver crews will complete their work in those areas, and then move on to other areas of the Project site. Therefore, the amount of time that the neighboring residence will experience pile driving sound at 150 feet will be limited, a shorter period of time than the full construction period or even the overall pile driving period. Mt Olive Creek commits to notifying the neighbors of the project about potential construction noise and providing contact information so that neighbors can communicate with the Project during construction, as described in Section 6.

For a 6-minute video showing the solar pile installation process, please refer to: <https://www.youtube.com/watch?v=5bE9XexB4yM>. The video demonstrates that once each pile is installed, the pile driver moves on, and that the pile driving process does not stay in the same location for very long. (This is the same video link referred to in Section 2 of the Application; please refer to notes in that section regarding the video and some minor differences with Mt Olive Creek.)

### Operational Noise

With respect to operational noise, Mt Olive Creek has proposed specific setbacks for the noise-producing equipment that will be installed on site, proposing setbacks for central inverters and energy storage systems of 300 feet from residential homes. String inverters, because they produce less noise than central inverters and are installed at the end of rows of solar panels, are proposed to have the same 150 foot setback from residential homes as other solar equipment.

There are two other pieces of noise-producing equipment used in the Project; motors that turn the single axis tracking racking system, and the substation. The substation will be located more



than 300 feet from the nearest residential home as shown on the site plan in Attachment A, and will not increase the ambient sound level environment as described in Attachment F. The racking motors are expected to generate sound levels of approximately 20 dBA at a distance of 100 feet, which also will not increase the ambient sound level environment.

Attachment F contains charts on page 3 which calculate the noise of central inverters, string inverters, and energy storage HVAC units at different setback distances. The noise generated by each piece of equipment at the proposed setback distance is as follows:

| Piece of equipment  | Proposed setback from neighboring residence | Sound level at setback distance, according to Noise and Traffic Study |
|---------------------|---|---|
| Central Inverter    | 300 feet                                    | 47.6 dBA  |
| String Inverter     | 150 feet                                    | 40.0 dBA  |
| Energy Storage HVAC | 300 feet                                    | 40.0 dBA  |

Based on these expected noise ranges, and in order to ensure that the project is able to operate within the requirement, Mt Olive Creek proposes a limit of 60 dBA at the receptor (a neighboring residential home) during the operation period. The noise generated by solar inverters can be characterized as a “humming noise”, and the noise generated by Energy Storage HVAC is the typical type of noise generated by residential or commercial HVAC.

Proposed language for the mitigation measures related to noise are as follows:

1. If noise levels during the construction period are unacceptable to nearby residents or landowners, Mt Olive Creek shall mitigate the noise impact so that noise levels are no more than 95 dBA as measured at a neighboring residential home (occupied dwelling).
2. If noise levels during the operation period are unacceptable to nearby residents or landowners, Mt Olive Creek shall mitigate the noise impact so that noise levels are no more than 60 dBA as measured at a neighboring residential home (occupied dwelling).

## 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*

COMPLIANCE:

See Section 3 of the report in Attachment F for information on the Project's projected impact on road and rail traffic, and anticipated levels of fugitive dust created by the traffic and degradation of roads caused by traffic created by the Project.

As noted in the report, Mt Olive Creek or its contractors will fix or pay for damage resulting from any vehicle transport to the project site, as may be required by the applicable transportation permits obtained from State and local road authorities.

The Project will not use railways for any construction or operation activities.

## 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.*

COMPLIANCE: Proposed mitigation measures are listed below:

As described in Section 1 of this Site Assessment Report:

1. Setbacks for solar equipment from roads and property lines, with increased setbacks for certain equipment, and additional setbacks from 4 non-participating residential homes that are located relatively close to property lines.

Applicant proposes the following setbacks for solar equipment:

- 50 feet from adjacent roadways
- 25 feet from non-participating adjoining parcels
- 150 feet from non-participating residences

Applicant proposes the following additional setbacks for central inverters, if used, and energy storage systems:

- 150 feet from property boundaries
- 300 feet from non-participating residences

The security fencing, vegetative buffer and pollinator plantings shall not be subject to these setback restrictions.

2. Planting of native evergreen species as a visual buffer to mitigate viewshed impacts; see the site development plan in Attachment A for proposed planting areas, and Section 1 of the Application for the proposed specifications of the vegetative buffer. Also, see Section 2 for information about the proposed placement of the vegetative buffers.
3. Cultivation of at least 2 acres of native pollinator-friendly species onsite; see the site development plan in Attachment A for the anticipated pollinator area, and Section 1 of the Application for information about pollinators and solar.

Additional mitigation measures:

1. Placing safety warning signs along the perimeter of the facility fence in accordance with the guidelines of the NESC and American National Standards Institute (ANSI) Z535 Safety Sign Standards for Electric Utility Power Plants and Substations.

2. Leaving existing vegetation between solar equipment and neighboring residences in place, to the extent practicable, to help screen the Project and reduce visual impacts.
3. Retrofit plan, as described below.
4. Construction activity, process and deliveries shall be limited to the hours of 7am and 9pm daily, as described in Section 4.
5. Notices to neighbors regarding potential construction and operation noises, as described in Section 4.
6. The Project will obtain and comply with permits regarding impacts to wetlands, waters of the US, and stormwater, as described below.
7. The Project has completed an assessment of the current and historical uses of the Project site (ESA Phase I), and will comply with its recommendations where they apply to the solar facility.
8. Mt Olive Creek, its successors or assigns, shall decommission the entire site if the Project ceases producing electricity for a period of more than twelve (12) months. Decommissioning shall involve the removal of all solar panels, racking, and equipment including concrete pads and trenched electrical wiring. Fencing and internal access roads shall also be removed, unless the landowner states in writing that they prefer fencing and internal roads to remain in place.
9. Mt Olive Creek or its contractors will fix or pay for damage resulting from any vehicle transport to the project site, as may be required by the applicable transportation permits obtained from State and local road authorities, as described in Section 5.

#### Retrofit Plan

If Mt Olive Creek proposes to retrofit the current proposed facility, it shall demonstrate to the Siting Board that the retrofit facility will not result in a material change in the pattern or magnitude of impacts compared to the original project. Otherwise, a new Site Assessment Report will be submitted for Siting Board review.

Mt Olive Creek shall also prepare a new Site Assessment Report for Siting Board review if Mt Olive intends to retire the currently proposed facility and employ a different technology.

#### Permits Regarding Impacts to Wetlands, Waters of the US, and Stormwater

The regulation and permitting of utility scale solar impacts to wetlands, waters of the US, and stormwater will be addressed separately to this Siting Board application, and is as follows: Mt Olive Creek has engaged Copperhead Environmental Consulting, Inc., an environmental engineering company based in Garrard County, KY, to perform an on-site wetlands delineation and an Approved Jurisdictional Determination (AJD) application to the US Army Corps of Engineers (which is in progress). Other permit applications will follow to the appropriate regulatory body as described below, as the project prepares for construction.

### **A. Stormwater Discharges Associate with Construction Activity**

*Regulatory Agency:* Kentucky Energy & Environment Cabinet – Department for Environmental Protection – Division of Water (DOW)

The Project will obtain a Kentucky Department of Environmental Protection Stormwater Construction General Permit (Permit) from the Kentucky DOW for this construction project because it disturbs one or more acres of land in compliance with the National Pollutant Discharge Elimination System (NPDES) of the Clean Water Act (CWA). The Kentucky Pollution Discharge Elimination System (KPDES) permit (KPDES No: KYR100000) is a General Permit for Stormwater Discharges Associated with Construction Activity.

### **B. Wetlands and Waters of the United States**

*Federal Regulatory Agency:* United States Army Corps of Engineers – Louisville District

An Approved Jurisdictional Determination (AJD) has been requested through the U.S. Army Corps of Engineers (USACE) – Louisville District. The AJD process will include the USACE Louisville District determining which aquatic features are considered federally jurisdictional under the Clean Water Act (CWA). If project design proposes to impact aquatic features, features that are deemed federally jurisdictional, a Section 404 of the CWA permit will be needed from the USACE.

The type of USACE permit required will depend on amount of impact (e.g., acres or linear feet) to jurisdictional wetlands and/or Waters of the US. If the proposed activity has minimal impacts, it may be authorized under a Nationwide Permit. If Project impacts exceed threshold requirements of the Nationwide Permits, an Individual Permit may be necessary.

*Kentucky Regulatory Agency:* Kentucky Energy & Environment Cabinet – Department for Environmental Protection – Division of Water Division of Water

Depending on Project impacts and type of Section 404 permit necessary (discussed above), a Section 401 Water Quality Certification may be needed.

An applicant seeking a Section 401 Water Quality Certification must submit an Application for Permit to Construct Across or Along a Stream and/or Water Quality Certification to the Division of Water (DOW). DOW reviews projects jointly for potential impacts to water and floodplains. Projects proposing to minimally affect waters of the State may be authorized under General Certifications of USACE Nationwide Permits. General Certifications may include impact thresholds and specific conditions for the proposed activity. If the proposed activity qualifies for coverage under the Nationwide Permit and the corresponding General Certification, an applicant does not need anything from DOW. An applicant can request a letter from DOW that the project meets the requirements of a Nationwide Permit. An Individual Water Quality Certification is required if the activity does not qualify for General Certification.

### **Current and Historical Uses**

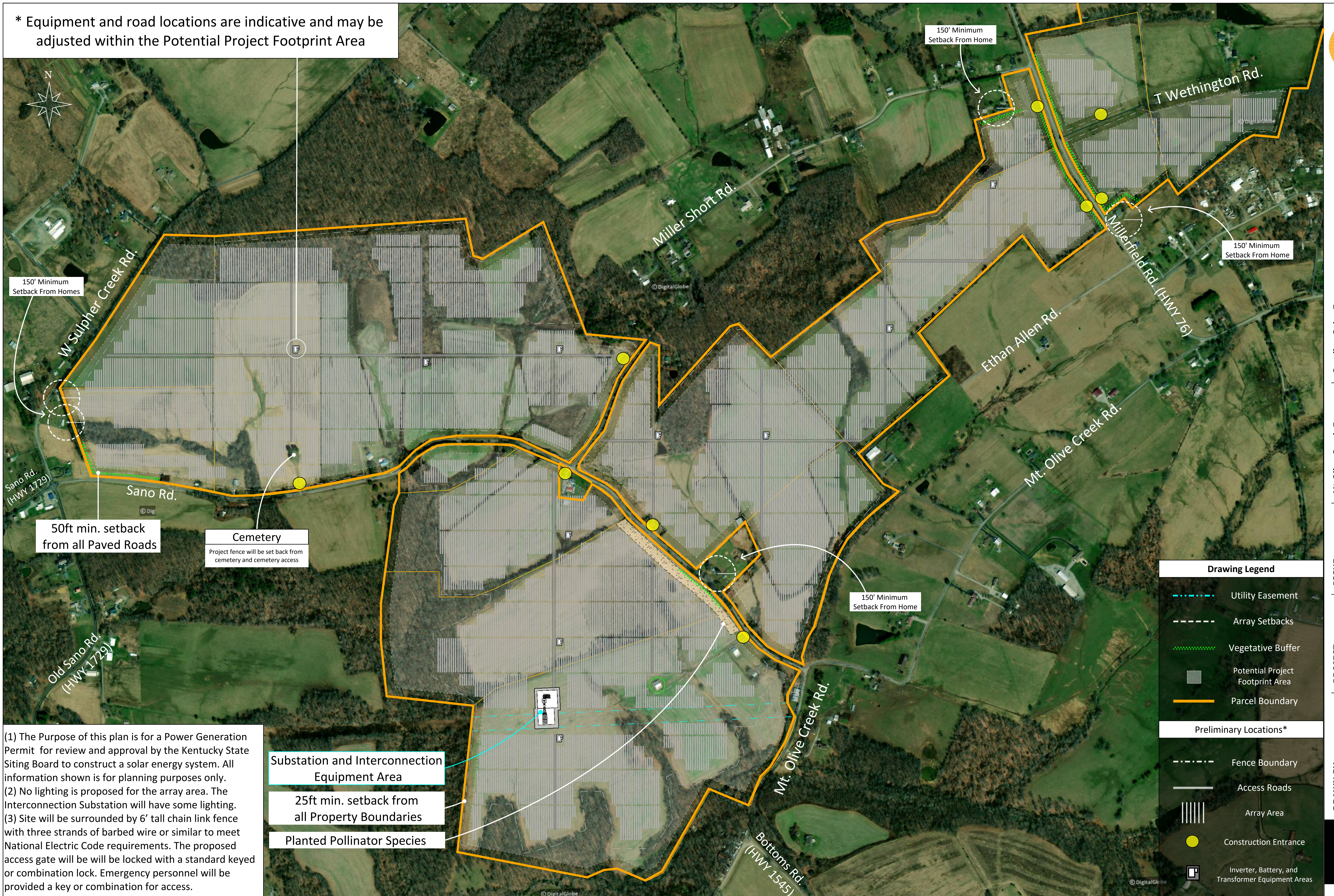
Mt Olive Creek completed an Environmental Site Assessment (ESA) Phase 1 for the site. See Attachment G for the results of this study. The study provides information on the current and historical uses and conditions of the Project site. This assessment revealed no evidence of recognized environmental conditions in connection with the property. Mt Olive Creek will comply with the recommendations listed in the ESA Phase 1 report where they apply to the development of the solar facility.

# Attachment

## A. Preliminary Project Layout



\* Equipment and road locations are indicative and may be adjusted within the Potential Project Footprint Area



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

Mt Olive Creek Farm  
60 MWAC

ISSUE  
05.04.21  
04.29.21  
09.23.20  
08.21.20

PROJECT  
Mt Olive Creek

DRAWN BY  
CJ

DESCRIPTION  
Array Layout

(1) The Purpose of this plan is for a Power Generation Permit for review and approval by the Kentucky State Siting Board to construct a solar energy system. All information shown is for planning purposes only.  
 (2) No lighting is proposed for the array area. The Interconnection Substation will have some lighting.  
 (3) Site will be surrounded by 6' tall chain link fence with three strands of barbed wire or similar to meet National Electric Code requirements. The proposed access gate will be will be locked with a standard keyed or combination lock. Emergency personnel will be provided a key or combination for access.

Substation and Interconnection Equipment Area

25ft min. setback from all Property Boundaries

Planted Pollinator Species

Cemetery  
Project fence will be set back from cemetery and cemetery access

50ft min. setback from all Paved Roads

150' Minimum Setback From Home

150' Minimum Setback From Home

150' Minimum Setback From Home

**Drawing Legend**

|  |                                  |
|--|----------------------------------|
|  | Utility Easement                 |
|  | Array Setbacks                   |
|  | Vegetative Buffer                |
|  | Potential Project Footprint Area |
|  | Parcel Boundary                  |

**Preliminary Locations\***

|  |  |
|--|--|
|  | Fence Boundary                                     |
|  | Access Roads                                       |
|  | Array Area   |
|  | Construction Entrance                              |
|  | Inverter, Battery, and Transformer Equipment Areas |



# Attachment

## B. Property Value Impact Report



# Kirkland Appraisals, LLC

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

May 5, 2021

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

**RE: Mount Olive Solar Impact Study, Russell Springs, Russell County, KY**

Ms. Harkrader,

At your request, I have considered the impact of a solar farm proposed to be constructed on a portion of a 526.02-acre assemblage on Sano Road, Russell Springs, Russell County, Kentucky. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will have any impact on adjoining property value and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in Kentucky as well as other states, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is Carolina Solar Energy represented to me by Carson Harkrader. My findings support the Kentucky Siting Board Application. The effective date of this consultation is May 5, 2021.

While based in NC, I am also a Kentucky State Certified General Appraiser #5522.

## **Conclusion**

The adjoining properties are well set back from the proposed solar panels and most of the site has good existing landscaping for screening the proposed solar farm. Additional supplemental vegetation is proposed to supplement the areas where the existing trees are insufficient to provide a proper screen.

The matched pair analysis shows no impact on home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land where the solar farm is properly screened and buffered. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Data from the university studies, broker commentary, and other appraisal studies support a finding of no impact on property value adjoining a solar farm with proper setbacks and landscaped buffers.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial negative effect to abutting or adjoining properties, and many of those

findings of no impact have been upheld by appellate courts. Similar solar farms have been approved with adjoining agricultural uses, schools, churches, and residential developments.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting properties and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is minimal traffic.

If you have any further questions please contact me.

Sincerely,



Richard C. Kirkland, Jr., MAI  
Kentucky Certified General Appraiser #5522

# I. Proposed Project and Adjoining Uses

## Proposed Use Description

This 60 MW solar farm is proposed to be constructed on a portion of a 526.02-acre assemblage on Sano Road, Russell Springs, Russell County, Kentucky. Adjoining land is a mix of residential and agricultural uses, which is very typical of solar farm sites.

## Adjoining Properties

I have considered adjoining uses and included a map to identify each parcel’s location. The closest adjoining home will be 150 feet from the closest solar panel and the average distance to adjoining homes will be 759 feet to the nearest solar panel. These setbacks are much larger than what is typically found and will go beyond what is needed to protect adjoining property values.

The subject property is planned to maintain existing tree buffers where possible and other areas will be screened by a 15-foot wide landscaping buffer with a staggered row of shrubs. The shrubs will be a minimum of 3-foot high at time of planting and will be at least 6-feet within 3 years. The plants will be planted with three shrubs every 15 feet.

The breakdown of those uses by acreage and number of parcels is summarized below.

| <b>Adjoining Use Breakdown</b> |                |                |
|--------------------------------|----------------|----------------|
|                                | <b>Acreage</b> | <b>Parcels</b> |
| Residential                    | 24.31%         | 70.45%         |
| Agricultural                   | 28.48%         | 13.64%         |
| Agri/Res                       | 46.92%         | 13.64%         |
| Commercial                     | 0.29%          | 2.27%          |
| <b>Total</b>                   | <b>100.00%</b> | <b>100.00%</b> |

### Tax Parcel Map



As shown in the aerial map above Parcels 1-11, 14-21 and 29-38 have significant existing vegetation that is proposed to be maintained as a landscaping buffer. Parcels 22-28 have some existing vegetation but may need supplementing to maintain the visual buffer. Parcels 12 and 13 have minimal landscaping and would likely need supplementing to maintain the visual buffers. Parcels 39 through 44 may need supplementing landscaping. This is based on the aerial map shown above as well as the layout plan on Page 6.

Proper vegetative buffers are an important part of screening and maintaining adjoining values.

## Surrounding Uses

| #            | MAP ID           | Owner        | GIS Data       |              | Adjoin         | Adjoin         | Distance (ft) | Adjoining   |
|--------------|------------------|--------------|----------------|--------------|----------------|----------------|---------------|-------------|
|              |                  |              | Acres          | Present Use  | Acres          | Parcels        | Home/Panel    | Linear Feet |
| 1            | 110-00-00-004.02 | Loy          | 15.10          | Residential  | 1.73%          | 2.27%          | 700           | 289         |
| 2            | 030-00-00-057.00 | Voils        | 49.30          | Agri/Res     | 5.64%          | 2.27%          | 2,690         | 1,549       |
| 3            | 030-00-00-051.00 | Hudson       | 18.41          | Residential  | 2.10%          | 2.27%          | 1,275         | 1,114       |
| 4            | 030-00-00-050.00 | Redmon       | 15.36          | Residential  | 1.76%          | 2.27%          | 255           | 1,395       |
| 5            | 030-00-00-049.01 | Shepherd     | 2.00           | Residential  | 0.23%          | 2.27%          | 150           | 777         |
| 6            | 030-00-00-049.00 | Wolford      | 4.00           | Residential  | 0.46%          | 2.27%          | 580           | 609         |
| 7            | 030-00-00-045.02 | Demoss       | 4.42           | Residential  | 0.51%          | 2.27%          | N/A           | 413         |
| 8            | 030-00-00-045.00 | Stephens     | 19.28          | Residential  | 2.20%          | 2.27%          | 1,095         | 490         |
| 9            | 030-00-00-044.00 | Coffey       | 7.75           | Residential  | 0.89%          | 2.27%          | 920           | 809         |
| 10           | 030-00-00-043.02 | McGaha       | 9.56           | Residential  | 1.09%          | 2.27%          | 1,050         | 325         |
| 11           | 030-00-00-042.00 | McGaha       | 25.75          | Agricultural | 2.94%          | 2.27%          | N/A           | 1,158       |
| 12           | 030-00-00-041.04 | Crew         | 2.22           | Residential  | 0.25%          | 2.27%          | 150           | 687         |
| 13           | 030-00-00-033.00 | Goodin       | 3.00           | Agricultural | 0.34%          | 2.27%          | 225           | 290         |
| 14           | 030-00-00-031.00 | Goodin       | 29.25          | Agricultural | 3.34%          | 2.27%          | N/A           | 1,052       |
| 15           | 030-00-00-037.00 | McQueary     | 71.50          | Agri/Res     | 8.17%          | 2.27%          | 1,540         | 1,155       |
| 16           | 030-00-00-014.00 | McGowan      | 139.96         | Agri/Res     | 16.00%         | 2.27%          | 3,195         | 1,341       |
| 17           | 030-00-00-039.02 | Foley        | 15.90          | Residential  | 1.82%          | 2.27%          | N/A           | 1,956       |
| 18           | 030-00-00-067.15 | Burton       | 1.89           | Residential  | 0.22%          | 2.27%          | 325           | 241         |
| 19           | 030-00-00-039.10 | Edmonds      | 2.50           | Commercial   | 0.29%          | 2.27%          | N/A           | 510         |
| 20           | 030-00-00-039.07 | Daniel       | 1.61           | Residential  | 0.18%          | 2.27%          | 310           | 180         |
| 21           | 030-00-00-039.05 | Goodin       | 2.59           | Residential  | 0.30%          | 2.27%          | N/A           | 565         |
| 22           | 030-00-00-041.01 | Davis        | 0.58           | Residential  | 0.07%          | 2.27%          | 180           | 477         |
| 23           | 030-00-00-066.13 | Goodin       | 6.30           | Residential  | 0.72%          | 2.27%          | N/A           | 551         |
| 24           | 030-00-00-066.12 | Foley        | 1.30           | Residential  | 0.15%          | 2.27%          | N/A           | 20          |
| 25           | 030-00-00-066.11 | White        | 13.23          | Residential  | 1.51%          | 2.27%          | N/A           | 1,765       |
| 26           | 030-00-00-066.10 | Faughn       | 1.00           | Residential  | 0.11%          | 2.27%          | N/A           | 180         |
| 27           | 030-00-00-066.09 | Jimmerson    | 6.60           | Residential  | 0.75%          | 2.27%          | N/A           | 640         |
| 28           | 030-00-00-066.02 | Jimmerson    | 4.74           | Residential  | 0.54%          | 2.27%          | 235           | 843         |
| 29           | 030-00-00-015.01 | Carey        | 7.48           | Residential  | 0.86%          | 2.27%          | 415           | 601         |
| 30           | 031-00-00-011.00 | Sullivan     | 18.23          | Residential  | 2.08%          | 2.27%          | 840           | 1,084       |
| 31           | 031-00-00-010.00 | Cooper       | 35.00          | Agri/Res     | 4.00%          | 2.27%          | 655           | 955         |
| 32           | 031-00-00-033.00 | Miller       | 12.50          | Residential  | 1.43%          | 2.27%          | 1,020         | 242         |
| 33           | 031-00-00-032.02 | Stephens     | 96.52          | Agricultural | 11.04%         | 2.27%          | N/A           | 35          |
| 34           | 031-00-00-034.00 | Hadley       | 8.08           | Residential  | 0.92%          | 2.27%          | 650           | 1,261       |
| 35           | 031-00-00-034.01 | McQueary     | 3.92           | Residential  | 0.45%          | 2.27%          | 625           | 586         |
| 36           | 031-00-00-035.00 | White        | 36.40          | Agricultural | 4.16%          | 2.27%          | N/A           | 1,055       |
| 37           | 031-00-00-036.00 | Tiller       | 66.28          | Agri/Res     | 7.58%          | 2.27%          | 2,065         | 17          |
| 38           | 031-00-00-001.01 | Coffey Trust | 58.19          | Agricultural | 6.65%          | 2.27%          | N/A           | 2,507       |
| 39           | 030-00-00-059.00 | Robertson    | 48.37          | Agri/Res     | 5.53%          | 2.27%          | 420           | 342         |
| 40           | 030-00-00-060.00 | Passmore     | 2.80           | Residential  | 0.32%          | 2.27%          | 310           | 1,240       |
| 41           | 030-00-00-063.01 | Coppage      | 2.00           | Residential  | 0.23%          | 2.27%          | 170           | 1,269       |
| 42           | 019-00-00-001.00 | Kean         | 2.79           | Residential  | 0.32%          | 2.27%          | 435           | 390         |
| 43           | 019-00-00-001.02 | Corner       | 0.50           | Residential  | 0.06%          | 2.27%          | 150           | 105         |
| 44           | 019-00-00-001.01 | Shaw         | 0.48           | Residential  | 0.05%          | 2.27%          | 150           | 280         |
| <b>Total</b> |                  |              | <b>874.647</b> |              | <b>100.00%</b> | <b>100.00%</b> | <b>759</b>    |             |





\* Equipment and road locations are indicative and may be adjusted within the Potential Project Footprint Area

(1) The Purpose of this plan is for a Power Generation Substation and Interconnection Equipment Area. All information shown is for planning purposes only. No lighting is proposed for the array area. The Interconnection Substation will have some lighting. (2) Site will be surrounded by 6' tall chain link fence with three strands of barbed wire or similar to meet National Electric Code requirements. The proposed access gate will be locked with a standard keylock or combination lock. Emergency personnel will be provided a key or combination for access.

50ft min. setback from all Paved Roads

Cemetery

Substation and Interconnection Equipment Area  
25ft min. setback from all Property Boundaries  
Planted Pollinator Species

- Drawing Legend**
- Utility Easement
  - Array Setbacks
  - Vegetative Buffer
  - Restricted Project Footprint Area
  - Fence Boundary

- Preliminary Location\***
- Fence Boundary
  - Access Roads
  - Array Area
  - Connection Entrance

## **II. Methodology and Discussion of Issues**

### **Standards and Methodology**

I conducted this analysis using the standards and practices established by the Appraisal Institute and that conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are accepted by all major lending institutions, and they are used in Kentucky and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties. These standards and practices have also been accepted by the courts at the trial and appellate levels and by federal courts throughout the country as adequate to reach conclusions about the likely impact a use will have on adjoining or abutting properties.

The aforementioned standards compare property uses in the same market and generally within the same calendar year so that fluctuating markets do not alter study results. Although these standards do not require a linear study that examines adjoining property values before and after a new use (e.g. a solar farm) is developed, some of these studies do in fact employ this type of analysis. Comparative studies, as used in this report, are considered an industry standard.

The type of analysis employed is a Matched Pair Analysis or Paired Sales Analysis. This methodology is outlined in **The Appraisal of Real Estate**, Twelfth Edition by the Appraisal Institute pages 438-439. It is further detailed in **Real Estate Damages**, Third Edition, pages 33-36 by Randall Bell PhD, MAI. Paired sales analysis is used to support adjustments in appraisal work for factors ranging from the impact of having a garage, golf course view, or additional bedrooms. It is an appropriate methodology for addressing the question of impact of an adjoining solar farm. The paired sales analysis is based on the theory that when two properties are in all other respects equivalent, a single difference can be measured to indicate the difference in price between them. Dr. Bell describes it as comparing a test area to control areas. In the example provided by Dr. Bell he shows five paired sales in the test area compared to 1 to 3 sales in the control areas to determine a difference. I have used 3 sales in the control areas in my analysis for each sale developed into a matched pair.

### **Determining what is an External Obsolescence**

An external obsolescence is a use of property that, because of its characteristics, might have a negative impact on the value of adjacent or nearby properties because of identifiable impacts. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties. The presence of one or a combination of key factors does not mean the use will be an external obsolescence, but a combination of these factors tend to be present when market data reflects that a use is an external obsolescence.

External obsolescence is evaluated by appraisers based on several factors. These factors include but are not limited to:

- 1) Traffic. Solar Farms are not traffic generators.
- 2) Odor. Solar farms do not produce odor.
- 3) Noise. Solar farms generate no noise concerns and are silent at night.
- 4) Environmental. Solar farms do not produce toxic or hazardous waste. Grass is maintained underneath the panels so there is minimal impervious surface area.



5) Appearance/Viewshed. This is the one area that potentially applies to solar farms. However, solar farms are generally required to provide significant setbacks and landscaping buffers to address that concern. Furthermore, any consideration of appearance of viewshed impacts has to be considered in comparison with currently allowed uses on that site. For example if a residential subdivision is already an allowed use, the question becomes in what way does the appearance impact adjoining property owners above and beyond the appearance of that allowed subdivision or other similar allowed uses.

6) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbors from fully using their homes or farms or businesses for the use intended.

### **Relative Solar Farm Sizes**

Solar farms have been increasing in size in recent years. Much of the data collected is from existing, older solar farms of smaller size, but there are numerous examples of sales adjoining 75 to 80 MW facilities that show a similar trend as the smaller solar farms. This is understandable given that the primary concern relative to a solar farm is the appearance or view of the solar farm, which is typically addressed through setbacks and landscaping buffers. The relevance of data from smaller solar farms to larger solar farms is due to the primary question being one of appearance. If the solar farm is properly screened, then little of the solar farm would be seen from adjoining property regardless of how many acres are involved.

Larger solar farms are often set up in sections where any adjoining owner would only be able to see a small section of the project even if there were no landscaping screen. Once a landscaping screen is in place, the primary view is effectively the same whether adjoining a 5 MW, 20 MW or 100 MW facility.

I have split out the data for the matched pairs adjoining larger solar farms only to illustrate the similarities later in this report.

### **Steps Involved in the Analysis**

The paired sales analysis employed in this report follows the following process:

1. Identify sales of property adjoining existing solar farms.
2. Compare those sales to similar property that does not adjoin an existing solar farm.
3. Confirmation of sales are noted in the analysis write ups.
4. Distances from the homes to panels are included as a measure of the setbacks.
5. Topographic differences across the solar farms themselves are likewise noted along with demographic data for comparing similar areas.

There are a number of Sale/Resale comparables included in the write ups, but most of the data shown is for sales of homes after a solar farm has been announced (where noted) or after a solar farm has been constructed.

### **III. Research on Solar Farms**

#### **A. *Appraisal Market Studies***

I have also considered a number of impact studies completed by other appraisers as detailed below.

##### **CohnReznick – Property Value Impact Study: Adjacent Property Values Solar Impact Study: A Study of Eight Existing Solar Facilities**

Patricia McGarr, MAI, CRE, FRICS, CRA and Andrew R. Lines, MAI with CohnReznick completed an impact study for a proposed solar farm in Cheboygan County, Michigan completed on June 10, 2020. I am familiar with this study as well as a number of similar such studies completed by CohnReznick. I have not included all of these studies but I submit this one as representative of those studies.

This study addresses impacts on value from eight different solar farms in Michigan, Minnesota, Indiana, Illinois, Virginia and North Carolina. These solar farms are 19.6 MW, 100 MW, 11.9 MW, 23 MW, 71 MW, 61 MW, 40 MW, and 19 MW for a range from 11.9 MW to 100 MW with an average of 31 MW and a median of 31.5 MW. They analyzed a total of 24 adjoining property sales in the Test Area and 81 comparable sales in the Control Area over a five-year period.

The conclusion of this study is that there is no evidence of any negative impact on adjoining property values based on sales prices, conditions of sales, overall marketability, potential for new development or rate of appreciation.

##### **Christian P. Kaila & Associates – Property Impact Analysis – Proposed Solar Power Plant Guthrie Road, Stuarts Draft, Augusta County, Virginia**

Christian P. Kaila, MAI, SRA and George J. Finley, MAI developed an impact study as referenced above dated June 16, 2020. This was for a proposed 83 MW facility on 886 acres.

Mr. Kaila interviewed appraisers who had conducted studies and reviewed university studies and discussed the comparable impacts of other development that was allowed in the area for a comparative analysis of other impacts that could impact viewshed based on existing allowed uses for the site. He also discussed in detail the various other impacts that could cause a negative impact and how solar farms do not have such characteristics.

Mr. Kaila also interviewed county planners and real estate assessors in eight different Virginia counties with none of the assessor's identifying any negative impacts observed for existing solar projects.

Mr. Kaila concludes on a finding of no impact on property values adjoining the indicated solar farm.

##### **Fred Beck, MAI, CCIM – Impact Analysis in Lincoln County 2013**

Mr. Fred Beck, MAI, CCIM completed an impact analysis in 2013 for a proposed solar farm that concluded on a negative impact on value. That report relied on a single cancelled contract for an adjoining parcel where the contracted buyers indicated that the solar farm was the reason for the cancellation. It also relied on the activities of an assessment impact that was applied in a nearby county.

Mr. Beck was interviewed as part of the Christian Kalia study noted above. From that I quote “Mr. Beck concluded on no effect on moderate priced homes, and only a 5% change in his limited research of higher priced homes. His one sale that fell through is hardly a reliable sample. It also was misleading on Mr. Beck’s part to report the lower re-assessments since the primary cause of the

re-assessments were based on the County Official, who lived adjacent to the solar farm, appeal to the assessor for reductions with his own home.” In that Clay County Case study the noted lack of lot sales after announcement of the solar farm also coincided with the recession in 2008/2009 and lack of lot sales effectively defined that area during that time.

I further note, that I was present at the hearing where Mr. Beck presented these findings and the predominance of his argument before the Lincoln County Board of Commissioner’s was based on the one cancelled sale as well as a matched pair analysis of high-end homes adjoining a four-story call center. He hypothesized that a similar impact from that example could be compared to being adjacent solar farm without explaining the significant difference in view, setbacks, landscaping, traffic, light, and noise. Furthermore, Mr. Beck did have matched pairs adjoining a solar farm in his study that he put in the back of his report and then ignored as they showed no impact on property value.

Also noted in the Christian Kalia interview notes is a response from Mr. Beck indicating that in his opinion “the homes were higher priced homes and had full view of the solar farm.” Based on a description of screening so that “the solar farm would not be in full view to adjoining property owners. Mr. Beck said in that case, he would not see any drop in property value.”

### **NorthStar Appraisal Company – Impact Analysis for Nichomus Run Solar, Pilesgrove, NJ, September 16, 2020**

Mr. William J. Sapio, MAI with NorthStar Appraisal Company considered a matched pair analysis for the potential impact on adjoining property values to this proposed 150 MW solar farm. Mr. Sapio considered sales activity in a subdivision known as Point of Woods in South Brunswick Township and identified two recent new homes that were constructed and sold adjoining a 13 MW solar farm and compared them to similar homes in that subdivision that did not adjoin the solar farm. These homes sold in the \$1,290,450 to \$1,336,613 price range and these homes were roughly 200 feet from the closest solar panel.

Based on this analysis, he concluded that the adjoining solar farm had no impact on adjoining property value.

### **Conclusion of Impact Studies**

Of the four studies noted two included actual sales data to derive an opinion of no impact on value. The only study to conclude on a negative impact was the Fred Beck study based on no actual sales data, and he has since indicated that with landscaping screens he would not conclude on a negative impact.

I have relied on these studies as additional support for the findings in this impact analysis.

### **B. Articles**

I have also considered a number of articles on this subject as well as conclusions and analysis as noted below.

#### **Farm Journal Guest Editor, March 22, 2021 – Solar’s Impact on Rural Property Values**

Andy Ames, ASFMRA (American Society of Farm Managers and Rural Appraisers) published this article that includes a discussion of his survey of appraisers and studies on the question of property value related to solar farms. He discusses the university studies that I have cited as well as Patricia McGarr, MAI.

He also discusses the findings of Donald A. Fisher, ARA, who served six years at the Chair of the ASFMRA’s National Appraisal Review Committee. He is also the Executive Vice President of the CNY

Pomeroy Appraiser and has conducted several market studies on solar farms and property impact. He is quoted in the article as saying, “Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact, or ironically, a positive impact, where values on properties after installation of solar farms went up higher than time trends.”

Howard Halderman, AFM, President and CEO of Halderman Real Estate and Farm Management attended the ASFMRA solar talk hosted by the Indiana Chapter of the ASFMRA and he concludes that other rural properties would likely see no impact and farmers and landowners shown even consider possible benefits. “In some cases, farmers who rent land to a solar company will insure the viability of their farming operation for a longer time period. This makes them better long-term tenants or land buyers so one can argue that higher rents and land values will follow due to the positive impact the solar leases offer.”

#### **National Renewable Energy Laboratory – Top Five Large-Scale Solar Myths, February 3, 2016**

Megan Day reports from NREL regarding a number of concerns neighbors often express. Myth #4 regarding property value impacts addresses specifically the numerous studies on wind farms that show no impact on property value and that solar farms have a significantly reduced visual impact from wind farms. She highlights that the appearance can be addressed through mitigation measures to reduce visual impacts of solar farms through vegetative screening. Such mitigations are not available to wind farms given the height of the windmills and again, those studies show no impact on value adjoining wind farms.

#### **North Carolina State University: NC Clean Energy Technology Center White Paper: Balancing Agricultural Productivity with Ground-Based Solar Photovoltaic (PV) Development (Version 2), May 2019**

Tommy Cleveland and David Sarkisian wrote a white paper for NCSU NC Clean Energy Technology Center regarding the potential impacts to agricultural productivity from a solar farm use. I have interviewed Tommy Cleveland on numerous occasions and I have also heard him speak on these issues at length as well. He addresses many of the common questions regarding how solar farms work and a detailed explanation of how solar farms do not cause significant impacts on the soils, erosion and other such concerns. This is a heavily researched paper with the references included.

#### **North Carolina State University: NC Clean Energy Technology Center White Paper: Health and Safety Impacts of Solar Photovoltaics, May 2017**

Tommy Cleveland wrote a white paper for NCSU NC Clean Energy Technology Center regarding the health and safety impacts to address common questions and concerns related to solar farms. This is a heavily researched white paper addressing questions ranging from EMFs, fire safety, as well as vegetation control and the breakdown of how a solar farm works.

### **C. *Broker Commentary***

In the process of working up the matched pairs used later in this report, I have collected comments from brokers who have actually sold homes adjoining solar farms indicating that the solar farm had no impact on the marketing, timing, or sales price for the adjoining homes. I have comments from 12 such brokers within this report including brokers from Kentucky, Virginia, Tennessee, and North Carolina.

I have additional commentary from other states including New Jersey and Michigan that provide the same conclusion.

## IV. University Studies

I have also considered the following studies completed by four different universities related to solar farms and impacts on property values.

### A. *University of Texas at Austin, May 2018*

#### **An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations**

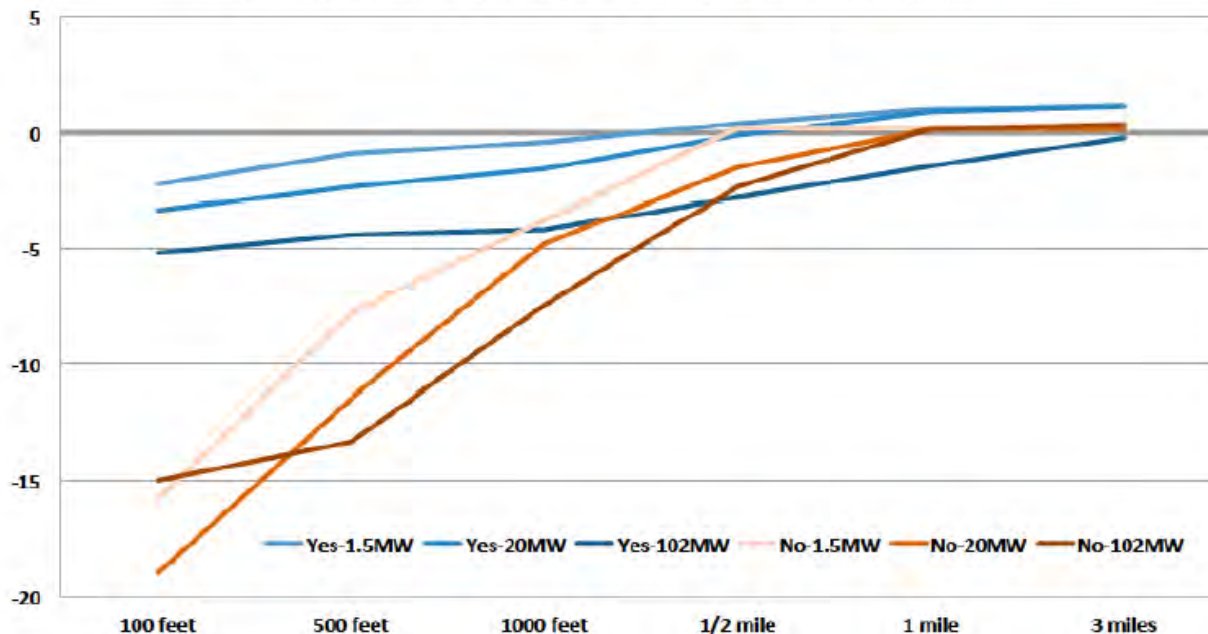
This study considers solar farms from two angles. First it looks at where solar farms are being located and concludes that they are being located primarily in low density residential areas where there are fewer homes than in urban or suburban areas.

The second part is more applicable in that they conducted a survey of appraisers/assessors on their opinions of the possible impacts of proximity to a solar farm. They consider the question in terms of size of the adjoining solar farm and how close the adjoining home is to the solar farm. I am very familiar with this part of the study as I was interviewed by the researchers multiple times as they were developing this. One very important question that they ask within the survey is very illustrative. They asked if the appraiser being surveyed had ever appraised a property next to a solar farm. There is a very noticeable divide in the answers provided by appraisers who have experience appraising property next to a solar farm versus appraisers who self-identify as having no experience or knowledge related to that use.

On Page 16 of that study they have a chart showing the responses from appraisers related to proximity to a facility and size of the facility, but they separate the answers as shown below with appraisers with experience in appraising properties next to a solar farm shown in blue and those inexperienced shown in brown. Even within 100 feet of a 102 MW facility the response from experienced appraisers were -5% at most on impact. While inexperienced appraisers came up with significantly higher impacts. This chart clearly shows that an uninformed response widely diverges from the sales data available on this subject.

**Chart B.2 - Estimates of Property Value Impacts (%) by Size of Facility, Distance, & Respondent Type**

Have you assessed a home near a utility-scale solar installation?



Furthermore, the question cited above does not consider any mitigating factors such as landscaping buffers or screens which would presumably reduce the minor impacts noted by experienced appraisers on this subject.

The conclusion of the researchers is shown on Page 23 indicated that “Results from our survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values.”

This analysis supports the conclusion of this report that the data supports no impact on adjoining property values.

## ***B. University of Rhode Island, September 2020***

### **Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island**

The University of Rhode Island published a study entitled **Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island** on September 29, 2020 with lead researchers being Vasundhara Gaur and Corey Lang. I have read that study and interviewed Mr. Corey Lang related to that study. This study is often cited by opponents of solar farms but the findings of that study have some very specific caveats according to the report itself as well as Mr. Lang from the interview.

While that study does state in the Abstract that they found depreciation of homes within 1-mile of a solar farm, that impact is limited to non-rural locations. On Pages 16-18 of that study under Section 5.3 Heterogeneity in treatment effect they indicate that the impact that they found was limited to non-rural locations with the impact in rural locations effectively being zero. For the study they defined “rural” as a municipality/township with less than 850 population per square mile.

They further tested the robustness of that finding and even in areas up to 2,000 population per square mile they found no statistically significant data to suggest a negative impact. They have not specifically defined a point at which they found negative impacts to begin, as the sensitivity study stopped checking at the 2,000 population dataset.

Where they did find negative impacts was in high population density areas that was largely a factor of running the study in Massachusetts and Rhode Island which the study specifically cites as being the 2<sup>nd</sup> and 3<sup>rd</sup> most population dense states in the USA. Mr. Lang in conversation as well as in recorded presentations has indicated that the impact in these heavily populated areas may reflect a loss in value due to the scarce greenery in those areas and not specifically related to the solar farm itself. In other words, any development of that site might have a similar impact on property value.

Based on this study I have checked the population for the Russell Springs CCD of Russell County, which has a population of 9,370 population for 2020 based on SiteToDoBusiness by ESRI and a total area of 67.6 square miles. This indicates a population density of 138 people per square mile which puts this well below the threshold indicated by the Rhode Island Study. I also checked the censusreporter.org website which indicated a population of 8,332 with a population density of 123.3 people per square mile.

I therefore conclude that the Rhode Island Study supports the indication of no impact on adjoining properties for the proposed solar farm project.

## ***C. Master’s Thesis: ECU by Zachary Dickerson July 2018***

### **A Solar Farm in My Backyard? Resident Perspectives of Utility-Scale Solar in Eastern North Carolina**

This study was completed as part of a Master of Science in Geography Master's Thesis by Zachary Dickerson in July 2018. This study sets out to address three questions:

1. Are there different aspects that affect resident satisfaction regarding solar farms?
2. Are there variations in satisfaction for residents among different geographic settings, e.g. neighborhoods adjacent to the solar farms or distances from the solar farms?
3. How can insight from both the utility and planning sectors, combined with knowledge gained from residents, fill gaps in communication and policy writing in regard to solar farms?

This was done through survey and interview with adjacent and nearby neighbors of existing solar farms. The positive to neutral comments regarding the solar farms were significantly higher than negative. The researcher specifically indicates on Page 46 "The results show that respondents generally do not believe the solar farms pose a threat to their property values."

The most negative comments regarding the solar farms were about the lack of information about the approval process and the solar farm project prior to construction.

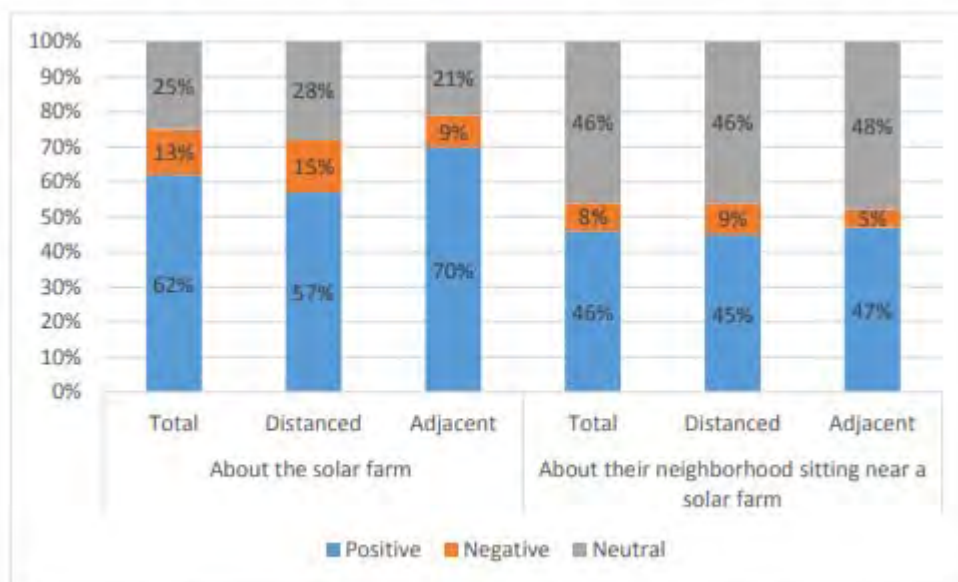


Figure 11: Residents' positive/negative word choices by geographic setting for both questions

#### **D. Ernest Orlando Lawrence Berkeley National Laboratory, December, 2019**

##### **The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis**

This study addresses wind farms and not solar farms but it is a reasonable consideration. The activity on a wind farm is significantly different in terms of the mechanics and more particularly on the appearance or viewshed as wind farms cannot be screened from adjoining property owners. This study was commissioned by the Department of Energy and not by any developer. This study examined 7,500 home sales between 1996 and 2007 in order to track sales prices both before and after a wind energy facility was announced or built. This study specifically looked into possible stigma, nuisance, and scenic vista.

On page 17 of that study they conclude “Although the analysis cannot dismiss the possibility that individual homes or small numbers of homes have been or could be negatively impacted, it finds that if these impacts do exist, they are either too small and/or too infrequent to result in any widespread, statistically observable impact.”

Given that solar farms are a similar use, but with a lower profile and therefore a lower viewshed than the wind farms, it is reasonable to translate these findings of no impact to solar farms.



## V. Summary of Solar Projects in Kentucky

I have researched the solar projects in Kentucky. I identified the solar farms through the Solar Energy Industries Association (SEIA) Major Projects List and then excluded the roof mounted facilities. This leaves only six solar farms in Kentucky for analysis at this time.

One of these six solar farms has limited analysis potential: E.W. Brown near Harrodsburg in Mercer County. The E. W. Brown 10 MW solar farm was built in 2014 and adjoins three coal-fired units. Given that research studies that I have read regarding fossil fuel power plants including “The Effect of Power Plants on Local Housing Values and Rents” by Lucas W. Davis and published May 2010, it would not be appropriate to use any data from this solar farm due to the influence of the coal-fired power plant that could have an impact on up to a one-mile radius. I note that the closest home to a solar panel at this site is 565 feet and the average distance is 1,026 feet. The homes are primarily clustered at the Herrington Lake frontage. Recent sales in this area range from \$164,000 to \$212,000 for these waterfront homes. Again, no usable data can be derived from this solar farm due to the adjoining coal fired plant.

Furthermore, the Cooperative solar farm in Shelby County is a 0.5 MW facility on 35 acres built in 2020 that is proposed to eventually be 4 MW. This project is too new and there have been no home sales adjoining this facility. I also cannot determine how close the nearby homes are to the adjoining solar panels as the aerial imagery does not yet show these panels.

I have provided a summary of projects below and additional detailed information on the projects on the following pages. I specifically note the similarity in most of the sites in Kentucky in terms of mix of adjoining uses, topography, and distances to adjoining homes.

The number of solar farms currently in Kentucky is low compared to a number of other states and North Carolina in particular. I have looked at solar farms in Kentucky for sales activity, but the small number of sites coupled with the relatively short period of time these solar farms have been in place has not provided as many examples of sales adjoining a solar farm as I am able to pull from other places. I have therefore also considered sales in other states, but I have shown in the summary how the demographics around the solar farms in other locations relate to the demographics around the proposed solar farm to show that generally similar locations are being considered. The similarity of the sites in terms of adjoining uses and surrounding demographics makes it reasonable to compare the lack of significant impacts in other areas would translate into a similar lack of significant impacts at the subject site.

| Parcel #                           | State | County  | City          | Name                | Output (MW) | Total Acres | Used Acres | Avg. Dist to home | Closest Home | Adjoining Use by Acre |      |          |     | Adjoining Use by Number |         |      |       |      |  |
|------------------------------------|-------|---------|---------------|---------------------|-------------|-------------|------------|-------------------|--------------|-----------------------|------|----------|-----|-------------------------|---------|------|-------|------|--|
|                                    |       |         |               |                     |             |             |            |                   |              | Res                   | Agri | Agri/Res | Com | Resider                 | Agricul | Comm | Ind % |      |  |
| 610                                | KY    | Warren  | Bowling Green | Bowling Green       | 2           | 17.36       | 17.36      | 720               | 720          | 1%                    | 64%  | 0%       | 36% | 100%                    | 10%     | 30%  | 60%   | 100% |  |
| 611                                | KY    | Clark   | Winchester    | Cooperative Solar I | 8.5         | 181.47      | 63         | 2,110             | 2,040        | 0%                    | 96%  | 3%       | 0%  | 100%                    | 22%     | 78%  | 0%    | 100% |  |
| 612                                | KY    | Kenton  | Walton        | Walton 2            | 2           | 58.03       | 58.03      | 891               | 120          | 21%                   | 0%   | 60%      | 19% | 100%                    | 65%     | 0%   | 35%   | 100% |  |
| 613                                | KY    | Grant   | Crittenden    | Crittenden          | 2.7         | 181.7       | 34.1       | 1,035             | 345          | 22%                   | 27%  | 51%      | 0%  | 100%                    | 96%     | 4%   | 0%    | 100% |  |
| 617                                | KY    | Metcalf | Summer Shade  | Glover Creek        |             | 968.2       | 322.4      | 1,731             | 375          | 6%                    | 25%  | 69%      | 0%  | 100%                    | 83%     | 17%  | 0%    | 100% |  |
| 618                                | KY    | Garrard | Lancaster     | Turkey Creek        |             | 752.8       | 297.1      | 976               | 240          | 8%                    | 36%  | 51%      | 5%  | 100%                    | 73%     | 12%  | 15%   | 100% |  |
| <b>Total Number of Solar Farms</b> |       |         |               |                     | 6           |             |            |                   |              |                       |      |          |     |                         |         |      |       |      |  |
| <b>Average</b>                     |       |         |               |                     | 3.80        | 359.9       | 132.0      | 1244              | 640          | 9%                    | 41%  | 39%      | 10% |                         | 58%     | 24%  | 18%   |      |  |
| <b>Median</b>                      |       |         |               |                     | 2.35        | 181.6       | 60.5       | 1006              | 360          | 7%                    | 32%  | 51%      | 3%  |                         | 69%     | 14%  | 7%    |      |  |
| <b>High</b>                        |       |         |               |                     | 8.50        | 968.2       | 322.4      | 2110              | 2040         | 22%                   | 96%  | 69%      | 36% |                         | 96%     | 78%  | 60%   |      |  |
| <b>Low</b>                         |       |         |               |                     | 2.00        | 17.4        | 17.4       | 720               | 120          | 0%                    | 0%   | 0%       | 0%  |                         | 3%      | 0%   | 0%    |      |  |

**610: Bowling Green Solar, Bowling Green, KY**



This project was built in 2011 and located on 17.36 acres for a 2 MW project on Scotty’s Way with the adjoining uses being primarily industrial. The closest dwelling is 720 feet from the nearest panel.

**Adjoining Use Breakdown**

|              | <b>Acreage</b> | <b>Parcels</b> |
|--------------|----------------|----------------|
| Residential  | 0.58%          | 10.00%         |
| Agricultural | 63.89%         | 30.00%         |
| Industrial   | 35.53%         | 60.00%         |
| <b>Total</b> | <b>100.00%</b> | <b>100.00%</b> |

## 611: Cooperative Solar I, Winchester, KY



This project was built in 2017 on 63 acres of a 181.47-acre parent tract for an 8.5 MW project with the closest home at 2,040 feet from the closest solar panel.

### Adjoining Use Breakdown

|              | <b>Acreage</b> | <b>Parcels</b> |
|--------------|----------------|----------------|
| Residential  | 0.15%          | 11.11%         |
| Agricultural | 96.46%         | 77.78%         |
| Agri/Res     | 3.38%          | 11.11%         |
| <b>Total</b> | <b>100.00%</b> | <b>100.00%</b> |



**612: Walton 2 Solar, Walton, KY**



This project was built in 2017 on 58.03 acres for a 2 MW project with the closest home 120 feet from the closest panel.

**Adjoining Use Breakdown**

|              | <b>Acreage</b> | <b>Parcels</b> |
|--------------|----------------|----------------|
| Residential  | 20.84%         | 47.06%         |
| Agri/Res     | 59.92%         | 17.65%         |
| Commercial   | 19.25%         | 35.29%         |
| <b>Total</b> | <b>100.00%</b> | <b>100.00%</b> |

**613: Crittenden Solar, Crittenden, KY**



This project was built in late 2017 on 34.10 acres out of a 181.70-acre tract for a 2.7 MW project where the closest home is 345 feet from the closest panel.

**Adjoining Use Breakdown**

|              | <b>Acreage</b> | <b>Parcels</b> |
|--------------|----------------|----------------|
| Residential  | 1.65%          | 32.08%         |
| Agricultural | 73.39%         | 39.62%         |
| Agri/Res     | 23.05%         | 11.32%         |
| Commercial   | 0.64%          | 9.43%          |
| Industrial   | 0.19%          | 3.77%          |
| Airport      | 0.93%          | 1.89%          |
| Substation   | 0.15%          | 1.89%          |
| <b>Total</b> | <b>100.00%</b> | <b>100.00%</b> |



**659: Cooperative Shelby Solar, Simpsonville, KY**



This project was built in 2020 on 35 acres for a 0.5 MW project that is approved for expansion up to 4 MW.

**Adjoining Use Breakdown**

|               | <b>Acreage</b> | <b>Parcels</b> |
|---------------|----------------|----------------|
| Residential   | 6.04%          | 44.44%         |
| Agricultural  | 10.64%         | 11.11%         |
| Agri/Res      | 31.69%         | 33.33%         |
| Institutional | 51.62%         | 11.11%         |
| <b>Total</b>  | <b>100.00%</b> | <b>100.00%</b> |

## 660: E.W. Brown Solar, Harrodsburg, KY



This project was built in 2016 on 50 acres for a 10 MW project. This solar facility adjoins three coal-fired units, which makes analysis of these nearby home sales problematic as it is impossible to extract the impact of the coal plant on the nearby homes especially given the lake frontage of the homes shown.

### Adjoining Use Breakdown

|              | <b>Acreage</b> | <b>Parcels</b> |
|--------------|----------------|----------------|
| Residential  | 2.77%          | 77.27%         |
| Agricultural | 43.92%         | 9.09%          |
| Agri/Res     | 28.56%         | 9.09%          |
| Industrial   | 24.75%         | 4.55%          |
| <b>Total</b> | <b>100.00%</b> | <b>100.00%</b> |

## **VI. Market Analysis of the Impact on Value from Solar Farms**

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining properties. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Kentucky, and New Jersey.

I have derived a breakdown of the adjoining uses to show where solar farms are located. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Scope of Research section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 700 studies, I have found a striking repetition of that same typical adjoining property use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

I have previously been asked by the Kentucky Siting Board about how the solar farms and the matched pair sets were chosen. This is the total of all the usable home and land sales adjoining the 750+ solar farms that I have looked at over the last 10 years. Most of the solar farms that I have looked at are only a few years old and have not been in place long enough for home or land sales to occur next to them for me to analyze. There is nothing unusual about this given the relatively rural locations of most of the solar farms where home and land sales occur much less frequently than they do in urban and suburban areas and the number of adjoining homes is relatively small.

I review the solar farms that I have looked at periodically to see if there are any new sales. If there is a sale I have to be sure it is not an inhouse sale or to a related family member. A great many of the rural sales that I find are from one family member to another, which makes analysis impossible given that these are not “arm’s length” transactions. There are also numerous examples of sales that are “arm’s length” but are still not usable due to other factors such as adjoining significant negative factors such as a coal fired plant or at a landfill or prison. I have looked at homes that require a driveway crossing a railroad spur, homes in close proximity to large industrial uses, as well as homes adjoining large state parks, or homes that are over 100 years old with multiple renovations. Such sales are not usable as they have multiple factors impacting the value that are tangled together. You can’t isolate the impact of the coal fired plant, the industrial building, or the railroad unless you are comparing that sale to a similar property with similar impacts. Matched pair analysis requires that you isolate properties that only have one differential to test for, which is why the type of sales noted above is not appropriate for analysis.

After my review of all sales and elimination of the family transactions and those sales with multiple differentials, I am left with the matched pairs shown in this report to analyze. I do have additional matched pair data in other areas of the United States that were not included in this report due to being states less comparable to Kentucky than those shown. The only other sales that I have eliminated from the analysis are home sales under \$100,000, which there haven’t been many such examples, but at that price range it is difficult to identify any impacts through matched pair analysis. I have not cherry picked the data to include just the sales that support one direction in value, but I have included all of them both positive and negative with a preponderance of the evidence supporting no impact to mild positive impacts.



## A. Kentucky and Adjoining States Data

### 1. Matched Pair – Crittenden Solar, Crittenden, KY



This solar farm was built in December 2017 on a 181.70-acre tract but utilizing only 34.10 acres. This is a 2.7 MW facility with residential subdivisions to the north and south.

I have identified five home sales to the north of this solar farm on Clairborne Drive and one home sale to the south on Eagle Ridge Drive since the completion of this solar farm. The home sale on Eagle Drive is for a \$75,000 home and all of the homes along that street are similar in size and price range. According to local broker Steve Glacken with Cutler Real Estate these are the lowest price range/style home in the market. I have not analyzed that sale as it would unlikely provide significant data to other homes in the area.

Mr. Glacken is currently selling lots at the west end of Clairborne for new home construction. He indicated that the solar farm near the entrance of the development has been a complete non-factor and none of the home sales are showing any concern over the solar farm. Most of the homes are in the \$250,000 to \$280,000 price range. The vacant residential lots are being marketed for \$28,000 to \$29,000. The landscaping buffer is considered light, but the rolling terrain allows for distant views of the panels from the adjoining homes along Clairborne Drive.

The first home considered is a bit of an anomaly for this subdivision in that it is the only manufactured home that was allowed in the community. It sold on January 3, 2019. I compared that sale to three other manufactured home sales in the area making minor adjustments as shown on the next page to account for the differences. After all other factors are considered the adjustments show a -1% to +13% impact due to the adjacency of the solar farm. The best indicator is 1250 Cason, which shows a 3% impact. A 3% impact is within the normal static of real estate transactions and therefore not considered indicative of a positive impact on the property, but it strongly supports an indication of no negative impact.

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar   | Address       | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GBA  | BR/BA | Park  | Style | Other   |
|--------|---------|---------------|-------|------------|-------------|-------|-------|---------|-------|-------|-------|---------|
|        | Adjoins | 250 Claiborne | 0.96  | 1/3/2019   | \$120,000   | 2000  | 2,016 | \$59.52 | 3/2   | Drive | Manuf |         |
|        | Not     | 1250 Cason    | 1.40  | 4/18/2018  | \$95,000    | 1994  | 1,500 | \$63.33 | 3/2   | 2-Det | Manuf | Carport |
|        | Not     | 410 Reeves    | 1.02  | 11/27/2018 | \$80,000    | 2000  | 1,456 | \$54.95 | 3/2   | Drive | Manuf |         |
|        | Not     | 315 N Fork    | 1.09  | 5/4/2019   | \$107,000   | 1992  | 1,792 | \$59.71 | 3/2   | Drive | Manuf |         |

**Adjustments**

| Solar   | Address       | Time     | Site | YB      | GLA      | BR/BA | Park     | Other    | Total     | % Diff | Avg % Diff | Distance |
|---------|---------------|----------|------|---------|----------|-------|----------|----------|-----------|--------|------------|----------|
| Adjoins | 250 Claiborne |          |      |         |          |       |          |          | \$120,000 |        |            | 373      |
| Not     | 1250 Cason    | \$2,081  |      | \$2,850 | \$26,144 |       | -\$5,000 | -\$5,000 | \$116,075 | 3%     |            |          |
| Not     | 410 Reeves    | \$249    |      | \$0     | \$24,615 |       |          |          | \$104,865 | 13%    |            |          |
| Not     | 315 N Fork    | -\$1,091 |      | \$4,280 | \$10,700 |       |          |          | \$120,889 | -1%    |            |          |

5%

I also looked at three other home sales on this street as shown below. These are stick-built homes and show a higher price range.

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar   | Address       | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park  | Style | Other |
|--------|---------|---------------|-------|-----------|-------------|-------|-------|----------|-------|-------|-------|-------|
|        | Adjoins | 300 Claiborne | 1.08  | 9/20/2018 | \$212,720   | 2003  | 1,568 | \$135.66 | 3/3   | 2-Car | Ranch | Brick |
|        | Not     | 460 Claiborne | 0.31  | 1/3/2019  | \$229,000   | 2007  | 1,446 | \$158.37 | 3/2   | 2-Car | Ranch | Brick |
|        | Not     | 2160 Sherman  | 1.46  | 6/1/2019  | \$265,000   | 2005  | 1,735 | \$152.74 | 3/3   | 2-Car | Ranch | Brick |
|        | Not     | 215 Lexington | 1.00  | 7/27/2018 | \$231,200   | 2000  | 1,590 | \$145.41 | 5/4   | 2-Car | Ranch | Brick |

**Adjustments**

| Solar   | Address       | Time     | Site | YB       | GLA       | BR/BA    | Park | Other | Total     | % Diff | Avg % Diff | Distance |
|---------|---------------|----------|------|----------|-----------|----------|------|-------|-----------|--------|------------|----------|
| Adjoins | 300 Claiborne |          |      |          |           |          |      |       | \$213,000 |        |            | 488      |
| Not     | 460 Claiborne | -\$2,026 |      | -\$4,580 | \$15,457  | \$5,000  |      |       | \$242,850 | -14%   |            |          |
| Not     | 2160 Sherman  | -\$5,672 |      | -\$2,650 | -\$20,406 |          |      |       | \$236,272 | -11%   |            |          |
| Not     | 215 Lexington | \$1,072  |      | \$3,468  | -\$2,559  | -\$5,000 |      |       | \$228,180 | -7%    |            |          |

-11%

This set of matched pairs shows a minor negative impact for this property. I was unable to confirm the sales price or conditions of this sale. The best indication of value is based on 215 Lexington, which required the least adjusting and supports a -7% impact.

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar   | Address       | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park  | Style   | Other |
|--------|---------|---------------|-------|-----------|-------------|-------|-------|----------|-------|-------|---------|-------|
|        | Adjoins | 350 Claiborne | 1.00  | 7/20/2018 | \$245,000   | 2002  | 1,688 | \$145.14 | 3/3   | 2-Car | Ranch   | Brick |
|        | Not     | 460 Claiborne | 0.31  | 1/3/2019  | \$229,000   | 2007  | 1,446 | \$158.37 | 3/2   | 2-Car | Ranch   | Brick |
|        | Not     | 2160 Sherman  | 1.46  | 6/1/2019  | \$265,000   | 2005  | 1,735 | \$152.74 | 3/3   | 2-Car | R/FBsmt | Brick |
|        | Not     | 215 Lexington | 1.00  | 7/27/2018 | \$231,200   | 2000  | 1,590 | \$145.41 | 5/4   | 2-Car | Ranch   | Brick |

**Adjustments**

| Solar   | Address       | Time     | Site | YB       | GLA      | BR/BA    | Park | Other | Total     | % Diff | Avg % Diff | Distance |
|---------|---------------|----------|------|----------|----------|----------|------|-------|-----------|--------|------------|----------|
| Adjoins | 350 Claiborne |          |      |          |          |          |      |       | \$245,000 |        |            | 720      |
| Not     | 460 Claiborne | -\$3,223 |      | -\$5,725 | \$30,660 | \$5,000  |      |       | \$255,712 | -4%    |            |          |
| Not     | 2160 Sherman  | -\$7,057 |      | -\$3,975 | -\$5,743 |          |      |       | \$248,225 | -1%    |            |          |
| Not     | 215 Lexington | -\$136   |      | \$2,312  | \$11,400 | -\$5,000 |      |       | \$239,776 | 2%     |            |          |

-1%

The following photograph shows the light landscaping buffer and the distant view of panels that was included as part of the marketing package for this property. The panels are visible somewhat on the left and somewhat through the trees in the center of the photograph. The first photograph is from the home, with the second photograph showing the view near the rear of the lot.



This set of matched pairs shows a no negative impact for this property. The range of adjusted impacts is -4% to +2%. The best indication is -1%, which as described above is within the typical market static and supports no impact on adjoining property value.



**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar   | Address       | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park  | Style   | Other |
|--------|---------|---------------|-------|-----------|-------------|-------|-------|----------|-------|-------|---------|-------|
|        | Adjoins | 370 Claiborne | 1.06  | 8/22/2019 | \$273,000   | 2005  | 1,570 | \$173.89 | 4/3   | 2-Car | 2-Story | Brick |
|        | Not     | 2160 Sherman  | 1.46  | 6/1/2019  | \$265,000   | 2005  | 1,735 | \$152.74 | 3/3   | 2-Car | R/FBsmt | Brick |
|        | Not     | 2290 Dry      | 1.53  | 5/2/2019  | \$239,400   | 1988  | 1,400 | \$171.00 | 3/2.5 | 2-Car | R/FBsmt | Brick |
|        | Not     | 125 Lexington | 1.20  | 4/17/2018 | \$240,000   | 2001  | 1,569 | \$152.96 | 3/3   | 2-Car | Split   | Brick |

**Adjustments**

| Solar   | Address       | Time    | Site | YB       | GLA       | BR/BA   | Park | Other | Total     | % Diff | Avg % Diff | Distance |
|---------|---------------|---------|------|----------|-----------|---------|------|-------|-----------|--------|------------|----------|
| Adjoins | 370 Claiborne |         |      |          |           |         |      |       | \$273,000 |        |            | 930      |
| Not     | 2160 Sherman  | \$1,831 |      | \$0      | -\$20,161 |         |      |       | \$246,670 | 10%    |            |          |
| Not     | 2290 Dry      | \$2,260 |      | \$20,349 | \$23,256  | \$2,500 |      |       | \$287,765 | -5%    |            |          |
| Not     | 125 Lexington | \$9,951 |      | \$4,800  |           |         |      |       | \$254,751 | 7%     | 4%         |          |

This set of matched pairs shows a general positive impact for this property. The range of adjusted impacts is -5% to +10%. The best indication is +7%. I typically consider measurements of +/-5% to be within the typical variation in real estate transactions. This indication is higher than that and suggests a positive relationship.

The photograph from the listing shows panels visible between the home and the trampoline shown in the picture.



**Adjoining Residential Sales After Solar Farm Approved**

| Solar   | Address       | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park  | Style  | Other      |
|---------|---------------|-------|------------|-------------|-------|-------|----------|-------|-------|--------|------------|
| Adjoins | 330 Claiborne | 1.00  | 12/10/2019 | \$282,500   | 2003  | 1,768 | \$159.79 | 3/3   | 2-Car | Ranch  | Brick/pool |
| Not     | 895 Osborne   | 1.70  | 9/16/2019  | \$249,900   | 2002  | 1,705 | \$146.57 | 3/2   | 2-Car | Ranch  | Brick/pool |
| Not     | 2160 Sherman  | 1.46  | 6/1/2019   | \$265,000   | 2005  | 1,735 | \$152.74 | 3/3   | 2-Car | R/FBsm | Brick      |
| Not     | 215 Lexington | 1.00  | 7/27/2018  | \$231,200   | 2000  | 1,590 | \$145.41 | 5/4   | 2-Car | Ranch  | Brick      |

| Solar   | Address       | Time    | Site | YB       | GLA      | BR/BA    | Park | Other    | Total     | % Diff | Avg % Diff | Distance |
|---------|---------------|---------|------|----------|----------|----------|------|----------|-----------|--------|------------|----------|
| Adjoins | 330 Claiborne |         |      |          |          |          |      |          | \$282,500 |        |            | 665      |
| Not     | 895 Osborne   | \$1,790 |      | \$1,250  | \$7,387  | \$5,000  |      | \$0      | \$265,327 | 6%     |            |          |
| Not     | 2160 Sherman  | \$4,288 |      | -\$2,650 | \$4,032  |          |      | \$20,000 | \$290,670 | -3%    |            |          |
| Not     | 215 Lexington | \$9,761 |      | \$3,468  | \$20,706 | -\$5,000 |      | \$20,000 | \$280,135 | 1%     |            |          |

1%

This set of matched pairs shows a general positive impact for this property. The range of adjusted impacts is -3% to +6%. The best indication is +6%. I typically consider measurements of +/-5% to be within the typical variation in real estate transactions. This indication is higher than that and suggests a positive relationship. The landscaping buffer on these is considered light with a fair visibility of the panels from most of these comparables and only thin landscaping buffers separating the homes from the solar panels.

The five matched pairs considered in this analysis includes two that show no impact on value, one that shows a negative impact on value, and two that show a positive impact. The negative indication supported by one matched pair is -7% and the positive impacts are +6% and +7%. The two neutral indications show impacts of -1% and +3%. The average indicated impact is +0% when all five of these indicators are blended.

Furthermore, the comments of the local real estate broker strongly support the data that shows no negative impact on value due to the proximity to the solar farm. This is further supported by the national data that is shown on the following pages.

## 2. Matched Pair – Mulberry, Selmer, TN



This 16 MW solar farm was built in 2014 on 208.89 acres with the closest home being 480 feet.

This solar farm adjoins two subdivisions with Central Hills having a mix of existing and new construction homes. Lots in this development have been marketed for \$15,000 each with discounts offered for multiple lots being used for a single home site. I spoke with the agent with Rhonda Wheeler and Becky Hearnberger with United County Farm & Home Realty who noted that they have seen no impact on lot or home sales due to the solar farm in this community.

I have included a map below as well as data on recent sales activity on lots that adjoin the solar farm or are near the solar farm in this subdivision both before and after the announced plan for this solar farm facility. I note that using the same method I used to breakdown the adjoining uses at the subject property I show that the predominant adjoining uses are residential and agricultural, which is consistent with the location of most solar farms.

**Adjoining Use Breakdown**

|              | <b>Acreage</b> | <b>Parcels</b> |
|--------------|----------------|----------------|
| Commercial   | 3.40%          | 0.034          |
| Residential  | 12.84%         | 79.31%         |
| Agri/Res     | 10.39%         | 3.45%          |
| Agricultural | 73.37%         | 13.79%         |
| <b>Total</b> | <b>100.00%</b> | <b>100.00%</b> |

I have run a number of direct matched comparisons on the sales adjoining this solar farm as shown below. These direct matched pairs include some of those shown above as well as additional more recent sales in this community. In each of these I have compared the one sale adjoining the solar farm to multiple similar farm homes nearby that do not adjoin a solar farm to look for any potential impact from the solar farm.

| Parcel | Solar   | Address        | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GBA  | BR/BA | Park  | Style | Other |
|--------|---------|----------------|-------|------------|-------------|-------|-------|---------|-------|-------|-------|-------|
| 3      | Adjoins | 491 Dusty      | 6.86  | 10/28/2016 | \$176,000   | 2009  | 1,801 | \$97.72 | 3/2   | 2-Gar | Ranch |       |
|        | Not     | 820 Lake Trail | 1.00  | 6/8/2018   | \$168,000   | 2013  | 1,869 | \$89.89 | 4/2   | 2-Gar | Ranch |       |
|        | Not     | 262 Country    | 1.00  | 1/17/2018  | \$145,000   | 2000  | 1,860 | \$77.96 | 3/2   | 2-Gar | Ranch |       |
|        | Not     | 35 April       | 1.15  | 8/16/2016  | \$185,000   | 2016  | 1,980 | \$93.43 | 3/2   | 2-Gar | Ranch |       |

**Adjoining Sales Adjusted**

| Parcel | Solar   | Address        | Time     | Site     | YB       | GLA       | Park | Other | Total          | % Diff    | Distance |
|--------|---------|----------------|----------|----------|----------|-----------|------|-------|----------------|-----------|----------|
| 3      | Adjoins | 491 Dusty      |          |          |          |           |      |       | \$176,000      |           | 480      |
|        | Not     | 820 Lake Trail | -\$8,324 | \$12,000 | -\$3,360 | -\$4,890  |      |       | \$163,426      | 7%        |          |
|        | Not     | 262 Country    | -\$5,450 | \$12,000 | \$6,525  | -\$3,680  |      |       | \$154,396      | 12%       |          |
|        | Not     | 35 April       | \$1,138  | \$12,000 | -\$6,475 | -\$13,380 |      |       | \$178,283      | -1%       |          |
|        |         |                |          |          |          |           |      |       | <b>Average</b> | <b>6%</b> |          |

The best matched pair is 35 April Loop, which required the least adjustment and indicates a -1% increase in value due to the solar farm adjacency.

**Adjoining Residential Sales After Solar Farm Built**

| Parcel | Solar   | Address      | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park    | Style     | Other |
|--------|---------|--------------|-------|------------|-------------|-------|-------|----------|-------|---------|-----------|-------|
| 12     | Adjoins | 57 Cooper    | 1.20  | 2/26/2019  | \$163,000   | 2011  | 1,586 | \$102.77 | 3/2   | 2-Gar   | 1.5 Story | Pool  |
|        | Not     | 191 Amelia   | 1.00  | 8/3/2018   | \$132,000   | 2005  | 1,534 | \$86.05  | 3/2   | Drive   | Ranch     |       |
|        | Not     | 75 April     | 0.85  | 3/17/2017  | \$134,000   | 2012  | 1,588 | \$84.38  | 3/2   | 2-Crprt | Ranch     |       |
|        | Not     | 345 Woodland | 1.15  | 12/29/2016 | \$131,000   | 2002  | 1,410 | \$92.91  | 3/2   | 1-Gar   | Ranch     |       |

**Adjoining Sales Adjusted**

| Parcel | Solar   | Address      | Sales Price | Time    | Site    | YB      | GLA     | Park     | Other   | Total          | % Diff    | Distance |
|--------|---------|--------------|-------------|---------|---------|---------|---------|----------|---------|----------------|-----------|----------|
| 12     | Adjoins | 57 Cooper    | \$163,000   |         |         |         |         |          |         | \$163,000      |           | 685      |
|        | Not     | 191 Amelia   | \$132,000   | \$2,303 |         | \$3,960 | \$2,685 | \$10,000 | \$5,000 | \$155,947      | 4%        |          |
|        | Not     | 75 April     | \$134,000   | \$8,029 | \$4,000 | -\$670  | -\$135  | \$5,000  | \$5,000 | \$155,224      | 5%        |          |
|        | Not     | 345 Woodland | \$131,000   | \$8,710 |         | \$5,895 | \$9,811 |          | \$5,000 | \$160,416      | 2%        |          |
|        |         |              |             |         |         |         |         |          |         | <b>Average</b> | <b>4%</b> |          |

The best matched pair is 191 Amelia, which was most similar in time frame of sale and indicates a +4% increase in value due to the solar farm adjacency.



**Adjoining Residential Sales After Solar Farm Built**

| Parcel | Solar   | Address     | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA  | BR/BA | Park  | Style | Other |
|--------|---------|-------------|-------|-----------|-------------|-------|-------|---------|-------|-------|-------|-------|
| 15     | Adjoins | 297 Country | 1.00  | 9/30/2016 | \$150,000   | 2002  | 1,596 | \$93.98 | 3/2   | 4-Gar | Ranch |       |
|        | Not     | 185 Dusty   | 1.85  | 8/17/2015 | \$126,040   | 2009  | 1,463 | \$86.15 | 3/2   | 2-Gar | Ranch |       |
|        | Not     | 53 Glen     | 1.13  | 3/9/2017  | \$126,000   | 1999  | 1,475 | \$85.42 | 3/2   | 2-Gar | Ranch | Brick |

**Adjoining Sales Adjusted**

| Parcel | Solar   | Address     | Sales Price | Time     | Site | YB       | GLA     | Park     | Other | Total          | % Diff | Distance |
|--------|---------|-------------|-------------|----------|------|----------|---------|----------|-------|----------------|--------|----------|
| 15     | Adjoins | 297 Country | \$150,000   |          |      |          |         |          |       | \$150,000      |        | 650      |
|        | Not     | 185 Dusty   | \$126,040   | \$4,355  |      | -\$4,411 | \$9,167 | \$10,000 |       | \$145,150      | 3%     |          |
|        | Not     | 53 Glen     | \$126,000   | -\$1,699 |      | \$1,890  | \$8,269 | \$10,000 |       | \$144,460      | 4%     |          |
|        |         |             |             |          |      |          |         |          |       | <b>Average</b> | 3%     |          |

The best matched pair is 53 Glen, which was most similar in time frame of sale and required less adjustment. It indicates a +4% increase in value due to the solar farm adjacency.

The average indicated impact from these three sets of matched pairs is +4%, which suggests a mild positive relationship due to adjacency to the solar farm. The landscaping buffer for this project is mostly natural tree growth that was retained as part of the development but much of the trees separating the panels from homes are actually on the lots for the homes themselves. I therefore consider the landscaping buffer to be thin to moderate for these adjoining homes.

I have also looked at several lot sales in this subdivision as shown below.

These are all lots within the same community and the highest prices paid are for lots one parcel off from the existing solar farm. These prices are fairly inconsistent, though they do suggest about a \$3,000 loss in the lots adjoining the solar farm. This is an atypical finding and additional details suggest there is more going on in these sales than the data crunching shows. First of all Parcel 4 was purchased by the owner of the adjoining home and therefore an atypical buyer seeking to expand a lot and the site is not being purchased for home development. Moreover, using the SiteToDoBusiness demographic tools, I found that the 1-mile radius around this development is expecting a total population increase over the next 5 years of 3 people. This lack of growing demand for lots is largely explained in that context. Furthermore, the fact that finished home sales as shown above are showing no sign of a negative impact on property value makes this data unreliable and inconsistent with the data shown in sales to an end user. I therefore place little weight on this outlier data.

| Parcel | Solar          | Address        | Acres           | Date Sold          | Sales Price     | 4/18/2019<br>Adj for Time | \$/AC           | 4/18/2019<br>Adj for Time |
|--------|----------------|----------------|-----------------|--------------------|-----------------|---------------------------|-----------------|---------------------------|
| 4      | Adjoins        | Shelter        | 2.05            | 10/25/2017         | \$16,000        | \$16,728                  | \$7,805         | \$8,160                   |
| 10     | Adjoins        | Carter         | 1.70            | 8/2/2018           | \$14,000        | \$14,306                  | \$8,235         | \$8,415                   |
| 11     | Adjoins        | Cooper         | 1.28            | 9/17/2018          | \$12,000        | \$12,215                  | \$9,375         | \$9,543                   |
|        | Not            | 75 Dusty       | 1.67            | 4/18/2019          | \$20,000        | \$20,000                  | \$11,976        | \$11,976                  |
|        | Not            | Lake Trl       | 1.47            | 11/7/2018          | \$13,000        | \$13,177                  | \$8,844         | \$8,964                   |
|        | Not            | Lake Trl       | 1.67            | 4/18/2019          | \$20,000        | \$20,000                  | \$11,976        | \$11,976                  |
|        |                | <b>Adjoins</b> | <b>Per Acre</b> | <b>Not Adjoins</b> | <b>Per Acre</b> | <b>% DIF/Lot</b>          | <b>% DIF/AC</b> |                           |
|        | <b>Average</b> | \$14,416       | \$8,706         | \$17,726           | \$10,972        | 19%                       | 21%             |                           |
|        | <b>Median</b>  | \$14,306       | \$8,415         | \$20,000           | \$11,976        | 28%                       | 30%             |                           |
|        | <b>High</b>    | \$16,728       | \$9,543         | \$20,000           | \$11,976        | 16%                       | 20%             |                           |
|        | <b>Low</b>     | \$12,215       | \$8,160         | \$13,177           | \$8,964         | 7%                        | 9%              |                           |



### 3. Matched Pair – Grand Ridge Solar, Streator, IL



This solar farm has a 20 MW output and is located on a 160-acre tract. The project was built in 2012.

I have considered the recent sale of Parcel 13 shown above, which sold in October 2016 after the solar farm was built. I have compared that sale to a number of nearby residential sales not in proximity to the solar farm as shown below. Parcel 13 is 480 feet from the closest solar panel. The landscaping buffer is considered light.

#### Adjoining Residential Sales After Solar Farm Completed

| #  | TAX ID        | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA  |
|----|---------------|-------|-----------|-------------|-------|-------|---------|
| 13 | 34-21-237-000 | 2     | Oct-16    | \$186,000   | 1997  | 2,328 | \$79.90 |

#### Not Adjoining Residential Sales After Solar Farm Completed

| #                | TAX ID        | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA  |
|------------------|---------------|-------|-----------|-------------|-------|-------|---------|
| 712 Columbus Rd  | 32-39-134-005 | 1.26  | Jun-16    | \$166,000   | 1950  | 2,100 | \$79.05 |
| 504 N 2782 Rd    | 18-13-115-000 | 2.68  | Oct-12    | \$154,000   | 1980  | 2,800 | \$55.00 |
| 7720 S Dwight Rd | 11-09-300-004 | 1.14  | Nov-16    | \$191,000   | 1919  | 2,772 | \$68.90 |
| 701 N 2050th Rd  | 26-20-105-000 | 1.97  | Aug-13    | \$200,000   | 2000  | 2,200 | \$90.91 |
| 9955 E 1600th St | 04-13-200-007 | 1.98  | May-13    | \$181,858   | 1991  | 2,600 | \$69.95 |

| <b>TAX ID</b> | <b>Date Sold</b> | <b>Time</b> | <b>Adjustments</b> |              |
|---------------|------------------|-------------|--------------------|--------------|
|               |                  |             | <b>Total</b>       | <b>\$/Sf</b> |
| 34-21-237-000 | Oct-16           |             | \$186,000          | \$79.90      |
| 32-39-134-005 | Jun-16           |             | \$166,000          | \$79.05      |
| 18-13-115-000 | Oct-12           | \$12,320    | \$166,320          | \$59.40      |
| 11-09-300-004 | Nov-16           |             | \$191,000          | \$68.90      |
| 26-20-105-000 | Aug-13           | \$12,000    | \$212,000          | \$96.36      |
| 04-13-200-007 | May-13           | \$10,911    | \$192,769          | \$74.14      |

|                       | <b>Adjoins Solar Farm</b> |               | <b>Not Adjoin Solar Farm</b> |               |
|-----------------------|---------------------------|---------------|------------------------------|---------------|
|                       | <b>Average</b>            | <b>Median</b> | <b>Average</b>               | <b>Median</b> |
| <b>Sales Price/SF</b> | \$79.90                   | \$79.90       | \$75.57                      | \$74.14       |
| <b>GBA</b>            | 2,328                     | 2,328         | 2,494                        | 2,600         |

Based on the matched pairs I find no indication of negative impact due to proximity to the solar farm.

The most similar comparable is the home on Columbus that sold for \$79.05 per square foot. This is higher than the median rate for all of the comparables. Applying that price per square foot to the subject property square footage indicates a value of \$184,000.

There is minimal landscaping separating this solar farm from nearby properties and is therefore considered light.

**4. Matched Pair – Portage Solar, Portage, IN**



This solar farm has a 2 MW output and is located on a portion of a 56-acre tract. The project was built in 2012.

I have considered the recent sale of Parcels 5 and 12. Parcel 5 is an undeveloped tract, while Parcel 12 is a residential home. I have compared each to a set of comparable sales to determine if there was any impact due to the adjoining solar farm. This home is 1,320 feet from the closest solar panel. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Completed**

| #  | TAX ID                   | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA  |
|----|--------------------------|-------|-----------|-------------|-------|-------|---------|
| 12 | 64-06-19-326-007.000-015 | 1.00  | Sep-13    | \$149,800   | 1964  | 1,776 | \$84.35 |

**Nearby Residential Sales After Solar Farm Completed**

| #                 | TAX ID                   | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA  |
|-------------------|--------------------------|-------|-----------|-------------|-------|-------|---------|
| 2501 Architect Dr | 64-04-32-202-004.000-021 | 1.31  | Nov-15    | \$191,500   | 1959  | 2,064 | \$92.78 |
| 336 E 1050 N      | 64-07-09-326-003.000-005 | 1.07  | Jan-13    | \$155,000   | 1980  | 1,908 | \$81.24 |
| 2572 Pryor Rd     | 64-05-14-204-006.000-016 | 1.00  | Jan-16    | \$216,000   | 1960  | 2,348 | \$91.99 |

**Adjoining Land Sales After Solar Farm Completed**

| # | TAX ID                   | Acres | Date Sold | Sales Price | \$/AC   |
|---|--------------------------|-------|-----------|-------------|---------|
| 5 | 64-06-19-200-003.000-015 | 18.70 | Feb-14    | \$149,600   | \$8,000 |

**Nearby Land Sales After Solar Farm Completed**

| # | TAX ID                   | Acres | Date Sold | Sales Price | \$/AC   |
|---|--------------------------|-------|-----------|-------------|---------|
|   | 64-07-22-401-001.000-005 | 74.35 | Jun-17    | \$520,450   | \$7,000 |
|   | 64-15-08-200-010.000-001 | 15.02 | Jan-17    | \$115,000   | \$7,658 |

**Residential Sale Adjustment Chart**

| TAX ID                   | Date Sold | Adjustments |           | \$/Sf   |
|--------------------------|-----------|-------------|-----------|---------|
|                          |           | Time        | Total     |         |
| 64-06-19-326-007.000-015 | Sep-13    | \$8,988     | \$158,788 | \$89.41 |
| 64-04-32-202-004.000-021 | Nov-15    | \$3,830     | \$195,330 | \$94.64 |
| 64-07-09-326-003.000-005 | Jan-13    | \$9,300     | \$164,300 | \$86.11 |
| 64-05-14-204-006.000-016 | Jan-16    |             | \$216,000 | \$91.99 |

2% adjustment/year  
Adjusted to 2017

|                       | Adjoins Solar Farm |         | Not Adjoin Solar Farm |         |
|-----------------------|--------------------|---------|-----------------------|---------|
|                       | Average            | Median  | Average               | Median  |
| <b>Sales Price/SF</b> | \$89.41            | \$89.41 | \$90.91               | \$91.99 |
| <b>GBA</b>            | 1,776              | 1,776   | 2,107                 | 2,064   |

After adjusting the price per square foot is 2.88% less for the home adjoining the solar farm versus those not adjoining the solar farm. This is within the typical range of variation to be anticipated in any real estate transaction and indicates no impact on property value.

Applying the price per square foot for the 336 E 1050 N sale, which is the most similar to the Parcel 12 sale, the adjusted price at \$81.24 per square foot applied to the Parcel 12 square footage yields a value of \$144,282.

The landscaping separating this solar farm from the homes is considered light.

**Land Sale Adjustment Chart**

| <b>TAX ID</b>            | <b>Date Sold</b> | <b>Adjustments</b> |              | <b>\$/Acre</b> |
|--------------------------|------------------|--------------------|--------------|----------------|
|                          |                  | <b>Time</b>        | <b>Total</b> |                |
| 64-06-19-200-003.000-015 | Feb-14           | \$8,976            | \$158,576    | \$8,480        |
| 64-07-22-401-001.000-005 | Jun-17           |                    | \$520,450    | \$7,000        |
| 64-15-08-200-010.000-001 | Jan-17           |                    | \$115,000    | \$7,658        |

2% adjustment/year  
Adjusted to 2017

|                       | <b>Adjoins Solar Farm</b> |               | <b>Not Adjoin Solar Farm</b> |               |
|-----------------------|---------------------------|---------------|------------------------------|---------------|
|                       | <b>Average</b>            | <b>Median</b> | <b>Average</b>               | <b>Median</b> |
| <b>Sales Price/Ac</b> | \$8,480                   | \$8,480       | \$7,329                      | \$7,329       |
| <b>Acres</b>          | 18.70                     | 18.70         | 44.68                        | 44.68         |

After adjusting the price per acre is higher for the property adjoining the solar farm, but the average and median size considered is higher which suggests a slight discount. This set of matched pair supports no indication of negative impact due to the adjoining solar farm.

Alternatively, adjusting the 2017 sales back to 2014 I derive an indicated price per acre for the comparables at \$6,580 per acre to \$7,198 per acre, which I compare to the unadjusted subject property sale at \$8,000 per acre.



**5. Matched Pair – Dominion Indy III, Indianapolis, IN**

This solar farm has an 8.6 MW output and is located on a portion of a 134-acre tract. The project was built in 2013.

There are a number of homes on small lots located along the northern boundary and I have considered several sales of these homes. I have compared those homes to a set of nearby not adjoining home sales as shown below. The adjoining homes that sold range from 380 to 420 feet from the nearest solar panel, with an average of 400 feet. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Completed**

| #  | TAX ID  | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA  |
|----|---------|-------|-----------|-------------|-------|-------|---------|
| 2  | 2013249 | 0.38  | 12/9/2015 | \$140,000   | 2006  | 2,412 | \$58.04 |
| 4  | 2013251 | 0.23  | 9/6/2017  | \$160,000   | 2006  | 2,412 | \$66.33 |
| 5  | 2013252 | 0.23  | 5/10/2017 | \$147,000   | 2009  | 2,028 | \$72.49 |
| 11 | 2013258 | 0.23  | 12/9/2015 | \$131,750   | 2011  | 2,190 | \$60.16 |
| 13 | 2013260 | 0.23  | 3/4/2015  | \$127,000   | 2005  | 2,080 | \$61.06 |
| 14 | 2013261 | 0.23  | 2/3/2014  | \$120,000   | 2010  | 2,136 | \$56.18 |

**Nearby Not Adjoining Residential Sales After Solar Farm Completed**

| #              | TAX ID  | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA  |
|----------------|---------|-------|-----------|-------------|-------|-------|---------|
| 5836 Sable Dr  | 2013277 | 0.14  | Jun-16    | \$141,000   | 2005  | 2,280 | \$61.84 |
| 5928 Mosaic Pl | 2013845 | 0.17  | Sep-15    | \$145,000   | 2007  | 2,280 | \$63.60 |
| 5904 Minden Dr | 2012912 | 0.16  | May-16    | \$130,000   | 2004  | 2,252 | \$57.73 |
| 5910 Mosaic Pl | 2000178 | 0.15  | Aug-16    | \$146,000   | 2009  | 2,360 | \$61.86 |
| 5723 Minden Dr | 2012866 | 0.26  | Nov-16    | \$139,900   | 2005  | 2,492 | \$56.14 |

**Adjustments**

| TAX ID  | Date Sold | Time    | Total     | \$/Sf   |
|---------|-----------|---------|-----------|---------|
| 2013249 | 12/9/2015 | \$5,600 | \$145,600 | \$60.36 |
| 2013251 | 9/6/2017  |         | \$160,000 | \$66.33 |
| 2013252 | 5/10/2017 |         | \$147,000 | \$72.49 |
| 2013258 | 12/9/2015 | \$5,270 | \$137,020 | \$62.57 |
| 2013260 | 3/4/2015  | \$5,080 | \$132,080 | \$63.50 |
| 2013261 | 2/3/2014  | \$7,200 | \$127,200 | \$59.55 |
| 2013277 | 6/1/2016  | \$2,820 | \$143,820 | \$63.08 |
| 2013845 | 9/1/2015  | \$5,800 | \$150,800 | \$66.14 |
| 2012912 | 5/1/2016  | \$2,600 | \$132,600 | \$58.88 |
| 2000178 | 8/1/2016  | \$2,920 | \$148,920 | \$63.10 |
| 2012866 | 11/1/2016 | \$2,798 | \$142,698 | \$57.26 |

2% adjustment/year  
Adjusted to 2017

| Sales Price/SF | Adjoins Solar Farm |         | Not Adjoin Solar Farm |         |
|----------------|--------------------|---------|-----------------------|---------|
|                | Average            | Median  | Average               | Median  |
|                | \$64.13            | \$63.03 | \$61.69               | \$63.08 |
| <b>GBA</b>     | 2,210              | 2,163   | 2,333                 | 2,280   |

This set of homes provides very strong indication of no impact due to the adjacency to the solar farm and includes a large selection of homes both adjoining and not adjoining in the analysis.

The landscaping screen is considered light in relation to the homes considered above.



**6. Matched Pair – Clarke County Solar, Clarke County, VA**



This project is a 20 MW facility located on a 234-acre tract that was built in 2017.



I have considered a recent sale of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction.

I've compared this home sale to a number of similar rural homes on similar parcels as shown below. I have used multiple sales that bracket the subject property in terms of sale date, year built, gross living area, bedrooms and bathrooms. Bracketing the parameters insures that all factors are well balanced out in the adjustments. The trend for these sales shows a positive value for the adjacency to the solar farm.

**Adjoining Residential Sales After Solar Farm Approved**

| Solar   | Address         | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park    | Style   | Other      |
|---------|-----------------|-------|-----------|-------------|-------|-------|----------|-------|---------|---------|------------|
| Adjoins | 833 Nations Spr | 5.13  | 1/9/2017  | \$295,000   | 1979  | 1,392 | \$211.93 | 3/2   | Det Gar | Ranch   | Unfin bsmt |
| Not     | 85 Ashby        | 5.09  | 9/11/2017 | \$315,000   | 1982  | 2,333 | \$135.02 | 3/2   | 2 Gar   | Ranch   |            |
| Not     | 541 Old Kitchen | 5.07  | 9/9/2018  | \$370,000   | 1986  | 3,157 | \$117.20 | 4/4   | 2 Gar   | 2 story |            |
| Not     | 4174 Rockland   | 5.06  | 1/2/2017  | \$300,000   | 1990  | 1,688 | \$177.73 | 3/2   | 3 Gar   | 2 story |            |
| Not     | 400 Sugar Hill  | 1.00  | 6/7/2018  | \$180,000   | 1975  | 1,008 | \$178.57 | 3/1   | Drive   | Ranch   |            |

**Adjoining Residential Sales After Solar Farm Approved**

| Adjoining Residential Sales After Solar Farm Approved |                 |       |           | Adjoining Sales Adjusted |           |          |         |           |           |         |           |           |           |     |
|---|-----------------|-------|-----------|--------------------------|-----------|----------|---------|-----------|-----------|---------|-----------|-----------|-----------|-----|
| Solar   | Address         | Acres | Date Sold | Sales Price              | Time      | Acres    | YB      | GLA       | BR/BA     | Park    | Other     | Total     | % Diff    |     |
| Adjoins   | 833 Nations Spr | 5.13  | 1/9/2017  | \$295,000                |           |          |         |           |           |         |           | \$295,000 |           |     |
| Not   | 85 Ashby        | 5.09  | 9/11/2017 | \$315,000                | -\$6,300  |          |         | -\$6,615  | -\$38,116 |         | -\$7,000  | \$15,000  | \$271,969 | 8%  |
| Not   | 541 Old Kitchen | 5.07  | 9/9/2018  | \$370,000                | -\$18,500 |          |         | -\$18,130 | -\$62,057 |         | -\$7,000  | \$15,000  | \$279,313 | 5%  |
| Not   | 4174 Rockland   | 5.06  | 1/2/2017  | \$300,000                |           |          |         | -\$23,100 | -\$15,782 |         | -\$12,000 | \$15,000  | \$264,118 | 10% |
| Not   | 400 Sugar Hill  | 1.00  | 6/7/2018  | \$180,000                | -\$9,000  | \$43,000 | \$5,040 | \$20,571  | \$10,000  | \$3,000 | \$15,000  | \$267,611 | 9%        |     |
| <b>Average</b>  |                 |       |           |                          |           |          |         |           |           |         |           | 8%        |           |     |

The landscaping screen is primarily a newly planted buffer with a row of existing trees being maintained near the northern boundary and considered light.

**7. Matched Pair – Walker-Correctional Solar, Barham Road, Barhamsville, VA**



This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

I considered the recent sale identified on the map above as Parcel 19, which is directly across the street and based on the map shown on the following page is 250 feet from the closest panel. A limited buffering remains along the road with natural growth being encouraged, but currently the panels are visible from the road. Alex Uminski, SRA with MGMiller Valuations in Richmond VA

confirmed this sale with the buying and selling broker. The selling broker indicated that the solar farm was not a negative influence on this sale and in fact the buyer noticed the solar farm and then discovered the listing. The privacy being afforded by the solar farm was considered a benefit by the buyer. I used a matched pair analysis with a similar sale nearby as shown below and found no negative impact on the sales price. Property actually closed for more than the asking price. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

| Solar   | Address        | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park    | Style | Other   |
|---------|----------------|-------|------------|-------------|-------|-------|----------|-------|---------|-------|---------|
| Adjoins | 5241 Barham    | 2.65  | 10/18/2018 | \$264,000   | 2007  | 1,660 | \$159.04 | 3/2   | Drive   | Ranch | Modular |
| Not     | 17950 New Kent | 5.00  | 9/5/2018   | \$290,000   | 1987  | 1,756 | \$165.15 | 3/2.5 | 3 Gar   | Ranch |         |
| Not     | 9252 Ordinary  | 4.00  | 6/13/2019  | \$277,000   | 2001  | 1,610 | \$172.05 | 3/2   | 1.5-Gar | Ranch |         |
| Not     | 2416 W Miller  | 1.04  | 9/24/2018  | \$299,000   | 1999  | 1,864 | \$160.41 | 3/2.5 | Gar     | Ranch |         |

**Adjoining Sales Adjusted**

| Solar   | Address        | Time     | Ac/Loc   | YB       | GLA      | BR/BA    | Park      | Other     | Total     | % Diff | Dist |
|---------|----------------|----------|----------|----------|----------|----------|-----------|-----------|-----------|--------|------|
| Adjoins | 5241 Barham    |          |          |          |          |          |           |           | \$264,000 |        | 250  |
| Not     | 17950 New Kent |          | -\$8,000 | \$29,000 | -\$4,756 | -\$5,000 | -\$20,000 | -\$15,000 | \$266,244 | -1%    |      |
| Not     | 9252 Ordinary  | -\$8,310 | -\$8,000 | \$8,310  | \$2,581  |          | -\$10,000 | -\$15,000 | \$246,581 | 7%     |      |
| Not     | 2416 W Miller  |          | \$8,000  | \$11,960 | -\$9,817 | -\$5,000 | -\$10,000 | -\$15,000 | \$279,143 | -6%    |      |

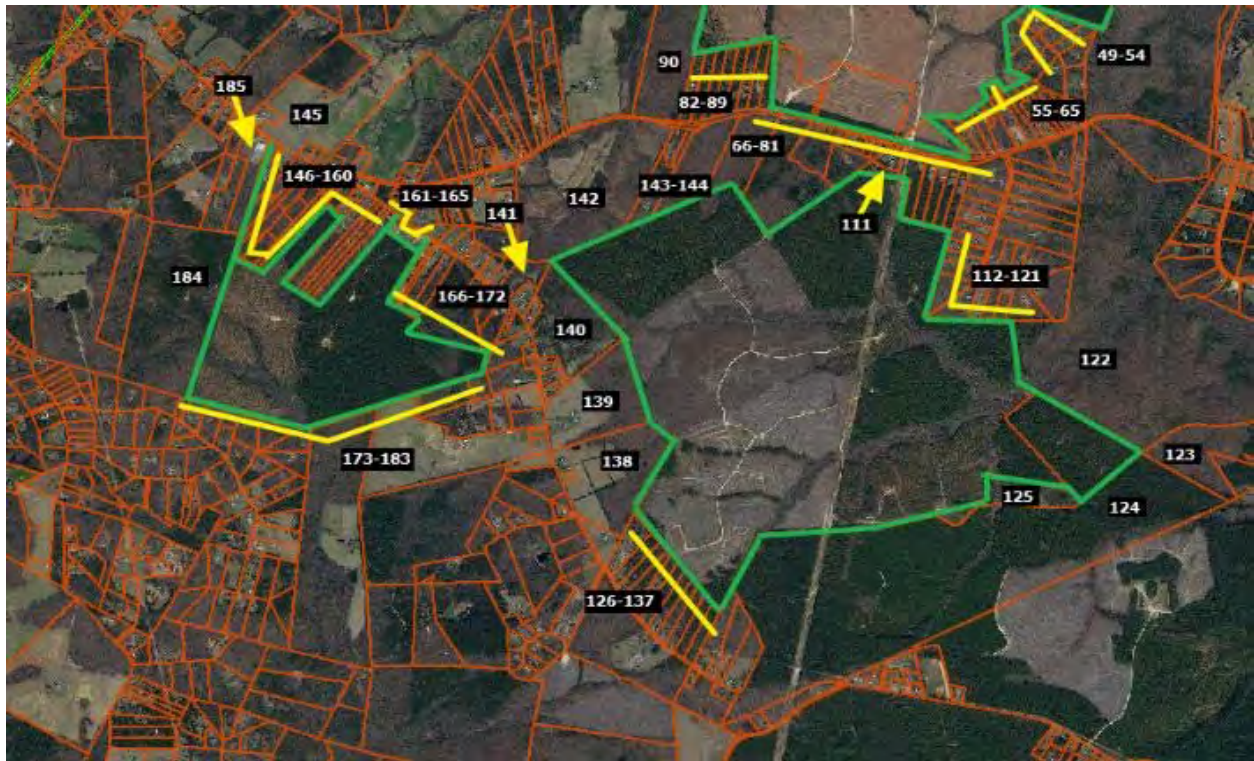
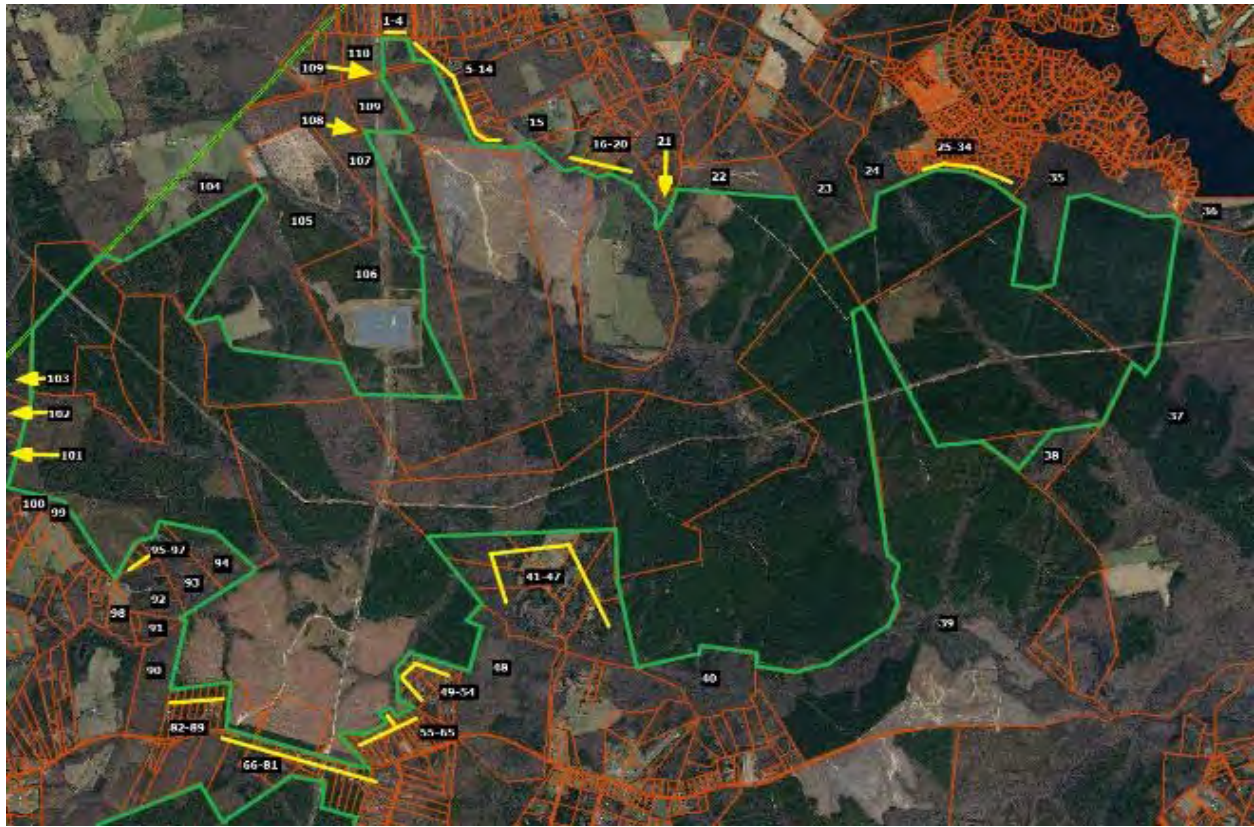
**Average Diff** 0%

I also spoke with Patrick W. McCrerey of Virginia Estates who was marketing a property that sold at 5300 Barham Road adjoining the Walker-Correctional Solar Farm. He indicated that this property was unique with a home built in 1882 and heavily renovated and updated on 16.02 acres. The solar farm was through the woods and couldn't be seen by this property and it had no impact on marketing this property. This home sold on April 26, 2017 for \$358,000. I did not set up any matched pairs for this property as it was such a unique property that any such comparison would be difficult to rely on. The broker's comments do support the assertion that the adjoining solar farm had no impact on value. The home in this case was 510 feet from the closest panel.





**9. Matched Pair – Spotsylvania Solar, Paytes, VA**



This solar farm is being built in four phases with the area known as Site C having completed construction in November 2020 after the entire project was approved in April 2019. Site C, also known as Pleinmont 1 Solar, includes 99.6 MW located in the southeast corner of the project and shown on the maps above with adjoining parcels 111 through 144. The entire Spotsylvania project totals 617 MW on 3500 acres out of a parent tract assemblage of 6,412 acres.

I have identified three adjoining home sales that occurred during construction and development of the site in 2020.

The first is located on the north side of Site A on Orange Plank Road. The second is located on Nottoway Lane just north of Caparthin Road on the south side of Site A and east of Site C. The third is located on Post Oak Road for a home that backs up to Site C that sold in September 2020 near the completion of construction for Site C.

#### Spotsylvania Solar Farm

| Solar   | Address         | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park    | Style | Other      |
|---------|-----------------|-------|-----------|-------------|-------|-------|----------|-------|---------|-------|------------|
| Adjoins | 12901 Orng Plnk | 5.20  | 8/27/2020 | \$319,900   | 1984  | 1,714 | \$186.64 | 3/2   | Drive   | 1.5   | Un Bsmt    |
| Not     | 8353 Gold Dale  | 3.00  | 1/27/2021 | \$415,000   | 2004  | 2,064 | \$201.07 | 3/2   | 3 Gar   | Ranch |            |
| Not     | 6488 Southfork  | 7.26  | 9/9/2020  | \$375,000   | 2017  | 1,680 | \$223.21 | 3/2   | 2 Gar   | 1.5   | Barn/Patio |
| Not     | 12717 Flintlock | 0.47  | 12/2/2020 | \$290,000   | 1990  | 1,592 | \$182.16 | 3/2.5 | Det Gar | Ranch |            |

#### Adjoining Sales Adjusted

| Address         | Time     | Ac/Loc    | YB        | GLA       | BR/BA    | Park     | Other     | Total     | % Diff | Dist |
|-----------------|----------|-----------|-----------|-----------|----------|----------|-----------|-----------|--------|------|
| 12901 Orng Plnk |          |           |           |           |          |          |           | \$319,900 |        | 1270 |
| 8353 Gold Dale  | -\$5,219 | \$20,000  | -\$41,500 | -\$56,298 |          |          | -\$20,000 | \$311,983 | 2%     |      |
| 6488 Southfork  | -\$401   | -\$20,000 | -\$61,875 | \$6,071   |          |          | -\$15,000 | \$283,796 | 11%    |      |
| 12717 Flintlock | -\$2,312 | \$40,000  | -\$8,700  | \$17,779  | -\$5,000 | -\$5,000 |           | \$326,767 | -2%    |      |

**Average Diff** 4%

I contacted Keith Snider to confirm this sale. This is considered to have a medium landscaping screen.

| Solar   | Address         | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park     | Style   | Other   |
|---------|-----------------|-------|-----------|-------------|-------|-------|----------|-------|----------|---------|---------|
| Adjoins | 9641 Nottoway   | 11.00 | 5/12/2020 | \$449,900   | 2004  | 3,186 | \$141.21 | 4/2.5 | Garage   | 2-Story | Un Bsmt |
| Not     | 26123 Lafayette | 1.00  | 8/3/2020  | \$390,000   | 2006  | 3,142 | \$124.12 | 3/3.5 | Gar/DtG  | 2-Story |         |
| Not     | 11626 Forest    | 5.00  | 8/10/2020 | \$489,900   | 2017  | 3,350 | \$146.24 | 4/3.5 | 2 Gar    | 2-Story |         |
| Not     | 10304 Pny Brnch | 6.00  | 7/27/2020 | \$485,000   | 1998  | 3,076 | \$157.67 | 4/4   | 2Gar/Dt2 | Ranch   | Fn Bsmt |

#### Adjoining Sales Adjusted

| Address         | Time     | Ac/Loc   | YB        | GLA       | BR/BA     | Park      | Other     | Total     | % Diff | Dist |
|-----------------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|--------|------|
| 9641 Nottoway   |          |          |           |           |           |           |           | \$449,900 |        | 1950 |
| 26123 Lafayette | -\$2,661 | \$45,000 | -\$3,900  | \$4,369   | -\$10,000 | -\$5,000  |           | \$417,809 | 7%     |      |
| 11626 Forest    | -\$3,624 |          | -\$31,844 | -\$19,187 |           | -\$5,000  |           | \$430,246 | 4%     |      |
| 10304 Pny Brnch | -\$3,030 |          | \$14,550  | \$13,875  | -\$15,000 | -\$15,000 | -\$10,000 | \$470,396 | -5%    |      |

**Average Diff** 2%

I contacted Annette Roberts with ReMax about this transaction. This is considered to have a medium landscaping screen.



| <b>Solar</b> | <b>Address</b>   | <b>Acres</b> | <b>Date Sold</b> | <b>Sales Price</b> | <b>Built</b> | <b>GBA</b> | <b>\$/GBA</b> | <b>BR/BA</b> | <b>Park</b> | <b>Style</b>        | <b>Other</b> |
|--------------|------------------|--------------|------------------|--------------------|--------------|------------|---------------|--------------|-------------|---------------------|--------------|
| Adjoins      | 13353 Post Oak   | 5.20         | 9/21/2020        | \$300,000          | 1992         | 2,400      | \$125.00      | 4/3          | Drive       | 2-Story             | Fn Bsmt      |
| Not          | 9609 Logan Hgt   | 5.86         | 7/4/2019         | \$330,000          | 2004         | 2,352      | \$140.31      | 3/2          | 2Gar        | 2-Story             |              |
| Not          | 12810 Catharpian | 6.18         | 1/30/2020        | \$280,000          | 2008         | 2,240      | \$125.00      | 4/2.5        | Drive       | 2-Story Bsmt/Nd Pnt |              |
| Not          | 10725 Rbrt Lee   | 5.01         | 10/26/2020       | \$295,000          | 1995         | 2,166      | \$136.20      | 4/3          | Gar         | 2-Story             | Fn Bsmt      |

**Adjoining Sales Adjusted**

| <b>Address</b>   | <b>Time</b> | <b>Ac/Loc</b> | <b>YB</b> | <b>GLA</b> | <b>BR/BA</b> | <b>Park</b> | <b>Other</b> | <b>Total</b> | <b>% Diff</b> | <b>Dist</b> |
|------------------|-------------|---------------|-----------|------------|--------------|-------------|--------------|--------------|---------------|-------------|
| 13353 Post Oak   |             |               |           |            |              |             |              | \$300,000    |               | 1171        |
| 9609 Logan Hgt   | \$12,070    |               | -\$19,800 | \$5,388    |              | -\$15,000   | \$15,000     | \$327,658    | -9%           |             |
| 12810 Catharpian | \$5,408     |               | -\$22,400 | \$16,000   | \$5,000      |             | \$15,000     | \$299,008    | 0%            |             |
| 10725 Rbrt Lee   | -\$849      |               | -\$4,425  | \$25,496   |              | -\$10,000   |              | \$305,222    | -2%           |             |

**Average Diff**    -4%

I contacted Joy Pearson with CTI Real Estate about this transaction. This is considered to have a heavy landscaping screen.

All three of these homes are well set back from the solar panels at distances over 1,000 feet and are well screened from the project. All three show no indication of any impact on property value.

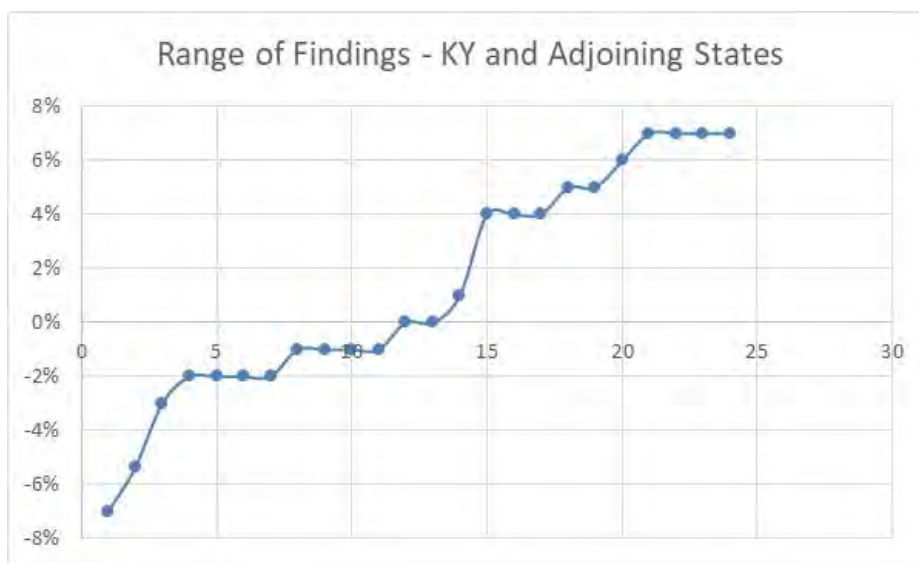
**Conclusion**

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in far more urban areas. The median income for the population within 1 mile of a solar farm among this subset of matched pairs is \$65,695 with a median housing unit value of \$186,463. Most of the comparables are under \$300,000 in the home price, with \$483,333 being the high end of the set, though I have matched pairs in other states over \$1,000,000 in price adjoining large solar farms. The predominate adjoining uses are residential and agricultural. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for Kentucky and adjoining states as well as the proposed subject property.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

| Matched Pair Summary |              |              | Adj. Uses By Acreage |       |            |     |     |        |         | 1 mile Radius (2010-2020 Data) |             |                   |             |            |
|----------------------|--------------|--------------|----------------------|-------|------------|-----|-----|--------|---------|--------------------------------|-------------|-------------------|-------------|------------|
| Name                 | City         | State        | Acres                | MW    | Topo Shift | Res | Ag  | Ag/Res | Com/Ind | Popl.                          | Income Med. | Avg. Housing Unit | Veg. Buffer |            |
| 1                    | Crittenden   | Crittenden   | KY                   | 34    | 2.70       | 40  | 22% | 51%    | 27%     | 0%                             | 1,419       | \$60,198          | \$178,643   | Light      |
| 2                    | Mulberry     | Selmer       | TN                   | 160   | 5.00       | 60  | 13% | 73%    | 10%     | 3%                             | 467         | \$40,936          | \$171,746   | Lt to Med  |
| 3                    | Grand Ridge  | Streator     | IL                   | 160   | 20.00      | 1   | 8%  | 87%    | 5%      | 0%                             | 96          | \$70,158          | \$187,037   | Light      |
| 4                    | Portage      | Portage      | IN                   | 56    | 2.00       | 0   | 19% | 81%    | 0%      | 0%                             | 6,642       | \$65,695          | \$186,463   | Light      |
| 5                    | Dominion     | Indianapolis | IN                   | 134   | 8.60       | 20  | 3%  | 97%    | 0%      | 0%                             | 3,774       | \$61,115          | \$167,515   | Light      |
| 6                    | Walker       | Barhamsville | VA                   | 485   | 20.00      | N/A | 12% | 68%    | 20%     | 0%                             | 203         | \$80,773          | \$320,076   | Light      |
| 7                    | Clarke Cnty  | White Post   | VA                   | 234   | 20.00      | 70  | 14% | 39%    | 46%     | 1%                             | 578         | \$81,022          | \$374,453   | Light      |
| 8                    | Sappony      | Stony Crk    | VA                   | 322   | 20.00      | N/A | 2%  | 98%    | 0%      | 0%                             | 74          | \$51,410          | \$155,208   | Medium     |
| 9                    | Spotsylvania | Paytes       | VA                   | 3,500 | 617.00     | 160 | 37% | 52%    | 11%     | 0%                             | 74          | \$120,861         | \$483,333   | Med to Hvy |
| <b>Average</b>       |              |              |                      | 565   | 79.48      | 50  | 14% | 72%    | 13%     | 0%                             | 1,481       | \$70,241          | \$247,164   |            |
| <b>Median</b>        |              |              |                      | 160   | 20.00      | 40  | 13% | 73%    | 10%     | 0%                             | 467         | \$65,695          | \$186,463   |            |
| <b>High</b>          |              |              |                      | 3,500 | 617.00     | 160 | 37% | 98%    | 46%     | 3%                             | 6,642       | \$120,861         | \$483,333   |            |
| <b>Low</b>           |              |              |                      | 34    | 2.00       | 0   | 2%  | 39%    | 0%      | 0%                             | 74          | \$40,936          | \$155,208   |            |

On the following page is a summary of the matched pairs for all of the solar farms noted above. They show a pattern of results from -7% to +7%. As can be seen in the chart of those results below, most of the data points are between -2% and +5%. This variability is common with real estate and consistent with market “static.” I therefore conclude that these results strongly support an indication of no impact on property value due to the adjacent solar farm.



**Residential Dwelling Matched Pairs Adjoining Solar Farms**

| Pair | Solar Farm   | City         | State | MW  | Approx   |                   | Date   | Adj. Sale  |           | Veg.   |
|------|--------------|--------------|-------|-----|----------|-------------------|--------|------------|-----------|--------|
|      |              |              |       |     | Distance | Tax ID/Address    |        | Sale Price | Price     |        |
| 1    | Crittenden   | Crittenden   | KY    | 2.7 | 373      | 250 Claiborne     | Jan-19 | \$120,000  |           | Light  |
|      |              |              |       |     |          | 315 N Fork        | May-19 | \$107,000  | \$120,889 | -1%    |
| 2    | Crittenden   | Crittenden   | KY    | 2.7 | 488      | 300 Claiborne     | Sep-18 | \$213,000  |           | Light  |
|      |              |              |       |     |          | 1795 Bay Valley   | Dec-17 | \$231,200  | \$228,180 | -7%    |
| 3    | Crittenden   | Crittenden   | KY    | 2.7 | 720      | 350 Claiborne     | Jul-18 | \$245,000  |           | Light  |
|      |              |              |       |     |          | 2160 Sherman      | Jun-19 | \$265,000  | \$248,225 | -1%    |
| 4    | Crittenden   | Crittenden   | KY    | 2.7 | 930      | 370 Claiborne     | Aug-19 | \$273,000  |           | Light  |
|      |              |              |       |     |          | 125 Lexington     | Apr-18 | \$240,000  | \$254,751 | 7%     |
| 5    | Mulberry     | Selmer       | TN    | 5   | 400      | 0900A011          | Jul-14 | \$130,000  |           | Light  |
|      |              |              |       |     |          | 099CA043          | Feb-15 | \$148,900  | \$136,988 | -5%    |
| 6    | Mulberry     | Selmer       | TN    | 5   | 400      | 099CA002          | Jul-15 | \$130,000  |           | Light  |
|      |              |              |       |     |          | 0990NA040         | Mar-15 | \$120,000  | \$121,200 | 7%     |
| 7    | Mulberry     | Selmer       | TN    | 5   | 480      | 491 Dusty         | Oct-16 | \$176,000  |           | Light  |
|      |              |              |       |     |          | 35 April          | Aug-16 | \$185,000  | \$178,283 | -1%    |
| 8    | Mulberry     | Selmer       | TN    | 5   | 650      | 297 Country       | Sep-16 | \$150,000  |           | Medium |
|      |              |              |       |     |          | 53 Glen           | Mar-17 | \$126,000  | \$144,460 | 4%     |
| 9    | Mulberry     | Selmer       | TN    | 5   | 685      | 57 Cooper         | Feb-19 | \$163,000  |           | Medium |
|      |              |              |       |     |          | 191 Amelia        | Aug-18 | \$132,000  | \$155,947 | 4%     |
| 10   | Grand Ridge  | Streator     | IL    | 20  | 480      | 1497 E 21st       | Oct-16 | \$186,000  |           | Light  |
|      |              |              |       |     |          | 712 Columbus      | Jun-16 | \$166,000  | \$184,000 | 1%     |
| 11   | Dominion     | Indianapolis | IN    | 8.6 | 400      | 2013249 (Tax ID)  | Dec-15 | \$140,000  |           | Light  |
|      |              |              |       |     |          | 5723 Minden       | Nov-16 | \$139,900  | \$132,700 | 5%     |
| 12   | Dominion     | Indianapolis | IN    | 8.6 | 400      | 2013251 (Tax ID)  | Sep-17 | \$160,000  |           | Light  |
|      |              |              |       |     |          | 5910 Mosaic       | Aug-16 | \$146,000  | \$152,190 | 5%     |
| 13   | Dominion     | Indianapolis | IN    | 8.6 | 400      | 2013252 (Tax ID)  | May-17 | \$147,000  |           | Light  |
|      |              |              |       |     |          | 5836 Sable        | Jun-16 | \$141,000  | \$136,165 | 7%     |
| 14   | Dominion     | Indianapolis | IN    | 8.6 | 400      | 2013258 (Tax ID)  | Dec-15 | \$131,750  |           | Light  |
|      |              |              |       |     |          | 5904 Minden       | May-16 | \$130,000  | \$134,068 | -2%    |
| 15   | Dominion     | Indianapolis | IN    | 8.6 | 400      | 2013260 (Tax ID)  | Mar-15 | \$127,000  |           | Light  |
|      |              |              |       |     |          | 5904 Minden       | May-16 | \$130,000  | \$128,957 | -2%    |
| 16   | Dominion     | Indianapolis | IN    | 8.6 | 400      | 2013261 (Tax ID)  | Feb-14 | \$120,000  |           | Light  |
|      |              |              |       |     |          | 5904 Minden       | May-16 | \$130,000  | \$121,930 | -2%    |
| 17   | Clarke Cnty  | White Post   | VA    | 20  | 1230     | 833 Nations Spr   | Jan-17 | \$295,000  |           | Light  |
|      |              |              |       |     |          | 6801 Middle       | Dec-17 | \$249,999  | \$296,157 | 0%     |
| 18   | Walker       | Barhamsville | VA    | 20  | 250      | 5241 Barham       | Oct-18 | \$264,000  |           | Light  |
|      |              |              |       |     |          | 9252 Ordinary     | Jun-19 | \$277,000  | \$246,581 | 7%     |
| 19   | Clarke Cnty  | White Post   | VA    | 20  | 1230     | 833 Nations Spr   | Aug-19 | \$385,000  |           | Light  |
|      |              |              |       |     |          | 2393 Old Chapel   | Aug-20 | \$330,000  | \$389,286 | -1%    |
| 20   | Sappony      | Stony Creek  | VA    | 20  | 1425     | 12511 Palestine   | Jul-18 | \$128,400  |           | Medium |
|      |              |              |       |     |          | 6494 Rocky Branch | Nov-18 | \$100,000  | \$131,842 | -3%    |
| 21   | Spotsylvania | Paytes       | VA    | 617 | 1270     | 12901 Orange Plnk | Aug-20 | \$319,900  |           | Medium |
|      |              |              |       |     |          | 12717 Flintlock   | Dec-20 | \$290,000  | \$326,767 | -2%    |
| 22   | Spotsylvania | Paytes       | VA    | 617 | 1950     | 9641 Nottoway     | May-20 | \$449,900  |           | Medium |
|      |              |              |       |     |          | 11626 Forest      | Aug-20 | \$489,900  | \$430,246 | 4%     |
| 23   | Spotsylvania | Paytes       | VA    | 617 | 1171     | 13353 Post Oak    | Sep-20 | \$300,000  |           | Heavy  |
|      |              |              |       |     |          | 12810 Catharpin   | Jan-20 | \$280,000  | \$299,008 | 0%     |

| MW     | Avg. Distance | Average | Indicated Impact |
|--------|---------------|---------|------------------|
| 106.72 | 738           |         | 1%               |
| 8.60   | 480           | Median  | 0%               |
| 617.00 | 1,950         | High    | 7%               |
| 5.00   | 250           | Low     | -5%              |

I have further broken down these results based on the MWs, Landscaping, and distance from panel to show the following range of findings for these different categories.

This breakdown shows no homes between 100-200 homes. Solar farms up to 75 MW show homes between 201 and 500 feet with no impact on value. Most of the findings are for homes between 201 and 500 feet.

Light landscaping screens are showing no impact on value at any distances, though solar farms over 75.1 MW only show Medium and Heavy landscaping screens in the 3 examples identified.

| <b>MW Range</b>    |                |                |              |                |                |               |                |                |              |
|--------------------|----------------|----------------|--------------|----------------|----------------|---------------|----------------|----------------|--------------|
| <b>4.4 to 10</b>   |                |                |              |                |                |               |                |                |              |
| <b>Landscaping</b> | <b>Light</b>   | <b>Light</b>   | <b>Light</b> | <b>Medium</b>  | <b>Medium</b>  | <b>Medium</b> | <b>Heavy</b>   | <b>Heavy</b>   | <b>Heavy</b> |
| <b>Distance</b>    | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  | <b>100-200</b> | <b>201-500</b> | <b>500+</b>   | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  |
| <b>#</b>           | 0              | 11             | 2            | 0              | 0              | 2             | 0              | 0              | 0            |
| <b>Average</b>     | N/A            | 1%             | N/A          | N/A            | N/A            | 4%            | N/A            | N/A            | N/A          |
| <b>Median</b>      | N/A            | -1%            | N/A          | N/A            | N/A            | 4%            | N/A            | N/A            | N/A          |
| <b>High</b>        | N/A            | 7%             | N/A          | N/A            | N/A            | 4%            | N/A            | N/A            | N/A          |
| <b>Low</b>         | N/A            | -5%            | N/A          | N/A            | N/A            | 4%            | N/A            | N/A            | N/A          |
| <b>10.1 to 30</b>  |                |                |              |                |                |               |                |                |              |
| <b>Landscaping</b> | <b>Light</b>   | <b>Light</b>   | <b>Light</b> | <b>Medium</b>  | <b>Medium</b>  | <b>Medium</b> | <b>Heavy</b>   | <b>Heavy</b>   | <b>Heavy</b> |
| <b>Distance</b>    | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  | <b>100-200</b> | <b>201-500</b> | <b>500+</b>   | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  |
| <b>#</b>           | 0              | 2              | 2            | 0              | 0              | 1             | 0              | 0              | 0            |
| <b>Average</b>     | N/A            | 4%             | -1%          | N/A            | N/A            | -3%           | N/A            | N/A            | N/A          |
| <b>Median</b>      | N/A            | 4%             | -1%          | N/A            | N/A            | -3%           | N/A            | N/A            | N/A          |
| <b>High</b>        | N/A            | 7%             | 0%           | N/A            | N/A            | -3%           | N/A            | N/A            | N/A          |
| <b>Low</b>         | N/A            | 1%             | -1%          | N/A            | N/A            | -3%           | N/A            | N/A            | N/A          |
| <b>30.1 to 75</b>  |                |                |              |                |                |               |                |                |              |
| <b>Landscaping</b> | <b>Light</b>   | <b>Light</b>   | <b>Light</b> | <b>Medium</b>  | <b>Medium</b>  | <b>Medium</b> | <b>Heavy</b>   | <b>Heavy</b>   | <b>Heavy</b> |
| <b>Distance</b>    | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  | <b>100-200</b> | <b>201-500</b> | <b>500+</b>   | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  |
| <b>#</b>           | 0              | 0              | 0            | 0              | 0              | 0             | 0              | 0              | 0            |
| <b>Average</b>     | N/A            | 1%             | 0%           | N/A            | N/A            | 0%            | N/A            | N/A            | N/A          |
| <b>Median</b>      | N/A            | 1%             | 0%           | N/A            | N/A            | 0%            | N/A            | N/A            | N/A          |
| <b>High</b>        | N/A            | 2%             | 2%           | N/A            | N/A            | 9%            | N/A            | N/A            | N/A          |
| <b>Low</b>         | N/A            | 1%             | -2%          | N/A            | N/A            | -7%           | N/A            | N/A            | N/A          |
| <b>75.1+</b>       |                |                |              |                |                |               |                |                |              |
| <b>Landscaping</b> | <b>Light</b>   | <b>Light</b>   | <b>Light</b> | <b>Medium</b>  | <b>Medium</b>  | <b>Medium</b> | <b>Heavy</b>   | <b>Heavy</b>   | <b>Heavy</b> |
| <b>Distance</b>    | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  | <b>100-200</b> | <b>201-500</b> | <b>500+</b>   | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  |
| <b>#</b>           | 0              | 0              | 0            | 0              | 0              | 2             | 0              | 0              | 1            |
| <b>Average</b>     | N/A            | N/A            | N/A          | N/A            | N/A            | 1%            | N/A            | N/A            | 0%           |
| <b>Median</b>      | N/A            | N/A            | N/A          | N/A            | N/A            | 1%            | N/A            | N/A            | 0%           |
| <b>High</b>        | N/A            | N/A            | N/A          | N/A            | N/A            | 4%            | N/A            | N/A            | 0%           |
| <b>Low</b>         | N/A            | N/A            | N/A          | N/A            | N/A            | -2%           | N/A            | N/A            | 0%           |

## **B. Southeastern USA Data – Over 5 MW**

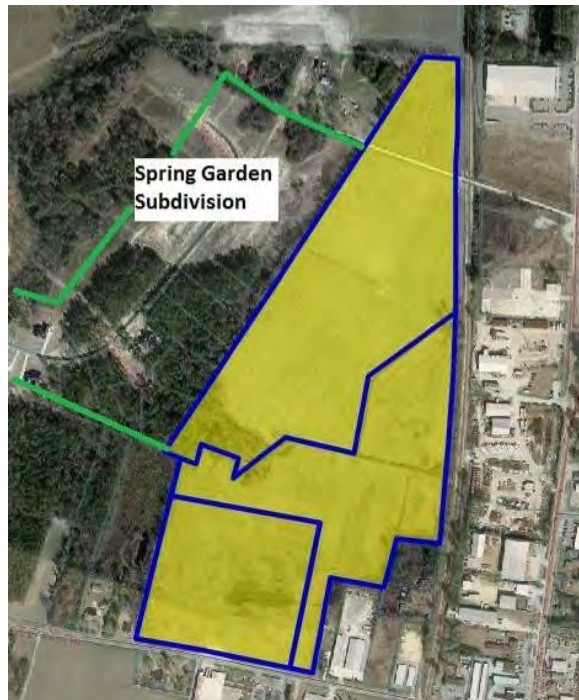
### **1. Matched Pair – AM Best Solar Farm, Goldsboro, NC**

This 5 MW solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.

Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.



The homes that were marketed at Spring Garden are shown below.

|   |  |  |   |  |  |
|---|--|--|---|--|--|
|  | <b>Americana</b><br>SqFt: 3,194<br>Bed / Bath:<br>3 / 3.5    | Price: \$237,900<br><a href="#">View Now »</a> |  | <b>Washington</b><br>SqFt: 3,292<br>Bed / Bath:<br>4 / 3.5 | Price: \$244,900<br><a href="#">View Now »</a> |
|  | <b>Presidential</b><br>SqFt: 3,400<br>Bed / Bath:<br>5 / 3.5 | Price: \$247,900<br><a href="#">View Now »</a> |  | <b>Kennedy</b><br>SqFt: 3,494<br>Bed / Bath:<br>5 / 3      | Price: \$249,900<br><a href="#">View Now »</a> |
|  | <b>Virginia</b><br>SqFt: 3,449<br>Bed / Bath:<br>5 / 3       | Price: \$259,900<br><a href="#">View Now »</a> |   |  |  |

The homes adjoining the solar farm are considered to have a light landscaping screen as it is a narrow row of existing pine trees supplemented with evergreen plantings.

**Matched Pairs**

As of Date: 9/3/2014

**Adjoining Sales After Solar Farm Completed**

| TAX ID     | Owner    | Acres | Date Sold | Sales Price | Built  | GBA   | \$/GBA  | Style   |
|------------|----------|-------|-----------|-------------|--------|-------|---------|---------|
| 3600195570 | Helm     | 0.76  | Sep-13    | \$250,000   | 2013   | 3,292 | \$75.94 | 2 Story |
| 3600195361 | Leak     | 1.49  | Sep-13    | \$260,000   | 2013   | 3,652 | \$71.19 | 2 Story |
| 3600199891 | McBrayer | 2.24  | Jul-14    | \$250,000   | 2014   | 3,292 | \$75.94 | 2 Story |
| 3600198632 | Foresman | 1.13  | Aug-14    | \$253,000   | 2014   | 3,400 | \$74.41 | 2 Story |
| 3600196656 | Hinson   | 0.75  | Dec-13    | \$255,000   | 2013   | 3,453 | \$73.85 | 2 Story |
|            | Average  | 1.27  |           | \$253,600   | 2013.4 | 3,418 | \$74.27 |         |
|            | Median   | 1.13  |           | \$253,000   | 2013   | 3,400 | \$74.41 |         |

**Adjoining Sales After Solar Farm Announced**

| TAX ID | Owner     | Acres | Date Sold | Sales Price | Built  | GBA   | \$/GBA  | Style   |
|--------|-----------|-------|-----------|-------------|--------|-------|---------|---------|
| 0      | Feddersen | 1.56  | Feb-13    | \$247,000   | 2012   | 3,427 | \$72.07 | Ranch   |
| 0      | Gentry    | 1.42  | Apr-13    | \$245,000   | 2013   | 3,400 | \$72.06 | 2 Story |
|        | Average   | 1.49  |           | \$246,000   | 2012.5 | 3,414 | \$72.07 |         |
|        | Median    | 1.49  |           | \$246,000   | 2012.5 | 3,414 | \$72.07 |         |

**Adjoining Sales Before Solar Farm Announced**

| TAX ID     | Owner   | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA  | Style     |
|------------|---------|-------|-----------|-------------|-------|-------|---------|-----------|
| 3600183905 | Carter  | 1.57  | Dec-12    | \$240,000   | 2012  | 3,347 | \$71.71 | 1.5 Story |
| 3600193097 | Kelly   | 1.61  | Sep-12    | \$198,000   | 2012  | 2,532 | \$78.20 | 2 Story   |
| 3600194189 | Hadwan  | 1.55  | Nov-12    | \$240,000   | 2012  | 3,433 | \$69.91 | 1.5 Story |
|            | Average | 1.59  |           | \$219,000   | 2012  | 2,940 | \$74.95 |           |
|            | Median  | 1.59  |           | \$219,000   | 2012  | 2,940 | \$74.95 |           |

**Nearby Sales After Solar Farm Completed**

| TAX ID     | Owner    | Acres | Date Sold | Sales Price | Built    | GBA   | \$/GBA  | Style   |
|------------|----------|-------|-----------|-------------|----------|-------|---------|---------|
| 3600193710 | Barnes   | 1.12  | Oct-13    | \$248,000   | 2013     | 3,400 | \$72.94 | 2 Story |
| 3601105180 | Nackley  | 0.95  | Dec-13    | \$253,000   | 2013     | 3,400 | \$74.41 | 2 Story |
| 3600192528 | Mattheis | 1.12  | Oct-13    | \$238,000   | 2013     | 3,194 | \$74.51 | 2 Story |
| 3600198928 | Beckman  | 0.93  | Mar-14    | \$250,000   | 2014     | 3,292 | \$75.94 | 2 Story |
| 3600196965 | Hough    | 0.81  | Jun-14    | \$224,000   | 2014     | 2,434 | \$92.03 | 2 Story |
| 3600193914 | Preskitt | 0.67  | Jun-14    | \$242,000   | 2014     | 2,825 | \$85.66 | 2 Story |
| 3600194813 | Bordner  | 0.91  | Apr-14    | \$258,000   | 2014     | 3,511 | \$73.48 | 2 Story |
| 3601104147 | Shaffer  | 0.73  | Apr-14    | \$255,000   | 2014     | 3,453 | \$73.85 | 2 Story |
|            | Average  | 0.91  |           | \$246,000   | 2013.625 | 3,189 | \$77.85 |         |
|            | Median   | 0.92  |           | \$249,000   | 2014     | 3,346 | \$74.46 |         |

**Nearby Sales Before Solar Farm Announced**

| TAX ID     | Owner   | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA  | Style     |
|------------|---------|-------|-----------|-------------|-------|-------|---------|-----------|
| 3600191437 | Thomas  | 1.12  | Sep-12    | \$225,000   | 2012  | 3,276 | \$68.68 | 2 Story   |
| 3600087968 | Lilley  | 1.15  | Jan-13    | \$238,000   | 2012  | 3,421 | \$69.57 | 1.5 Story |
| 3600087654 | Burke   | 1.26  | Sep-12    | \$240,000   | 2012  | 3,543 | \$67.74 | 2 Story   |
| 3600088796 | Hobbs   | 0.73  | Sep-12    | \$228,000   | 2012  | 3,254 | \$70.07 | 2 Story   |
|            | Average | 1.07  |           | \$232,750   | 2012  | 3,374 | \$69.01 |           |
|            | Median  | 1.14  |           | \$233,000   | 2012  | 3,349 | \$69.13 |           |



**Matched Pair Summary**

|             | <b>Adjoins Solar Farm</b> |               | <b>Nearby Solar Farm</b> |               |
|-------------|---------------------------|---------------|--------------------------|---------------|
|             | <b>Average</b>            | <b>Median</b> | <b>Average</b>           | <b>Median</b> |
| Sales Price | \$253,600                 | \$253,000     | \$246,000                | \$249,000     |
| Year Built  | 2013                      | 2013          | 2014                     | 2014          |
| Size        | 3,418                     | 3,400         | 3,189                    | 3,346         |
| Price/SF    | \$74.27                   | \$74.41       | \$77.85                  | \$74.46       |

**Percentage Differences**

|                 |     |
|-----------------|-----|
| Median Price    | -2% |
| Median Size     | -2% |
| Median Price/SF | 0%  |

I note that 2308 Granville Drive sold again in November 2015 for \$267,500, or \$7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average size for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

I have also considered four more recent resales of homes in this community as shown on the following page. These comparable sales adjoin the solar farm at distances ranging from 315 to 400 feet. The matched pairs show a range from -9% to +6%. The range of the average difference is -2% to +1% with an average of 0% and a median of +0.5%. These comparable sales support a finding of no impact on property value.

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar        | Address          | Acres       | Date Sold   | Sales Price | Built      | GBA          | \$/GBA      | BR/BA        | Park         | Style         | Other         | Distance |
|--------|--------------|------------------|-------------|-------------|-------------|------------|--------------|-------------|--------------|--------------|---------------|---------------|----------|
|        | Adjoins      | 103 Granville Pl | 1.42        | 7/27/2018   | \$265,000   | 2013       | 3,292        | \$80.50     | 4/3.5        | 2-Car        | 2-Story       |               | 385      |
|        | Not          | 2219 Granville   | 1.15        | 1/8/2018    | \$260,000   | 2012       | 3,292        | \$78.98     | 4/3.5        | 2-Car        | 2-Story       |               |          |
|        | Not          | 634 Friendly     | 0.96        | 7/31/2019   | \$267,000   | 2018       | 3,053        | \$87.45     | 4/4.5        | 2-Car        | 2-Story       |               |          |
|        | Not          | 2403 Granville   | 0.69        | 4/23/2019   | \$265,000   | 2014       | 2,816        | \$94.11     | 5/3.5        | 2-Car        | 2-Story       |               |          |
|        |              |                  |             |             |             |            |              |             |              |              |               | <b>Avg</b>    |          |
|        | <b>Solar</b> | <b>Address</b>   | <b>Time</b> | <b>Site</b> | <b>YB</b>   | <b>GLA</b> | <b>BR/BA</b> | <b>Park</b> | <b>Other</b> | <b>Total</b> | <b>% Diff</b> | <b>% Diff</b> |          |
|        | Adjoins      | 103 Granville Pl |             |             |             |            |              |             |              | \$265,000    |               | -2%           |          |
|        | Not          | 2219 Granville   | \$4,382     |             | \$1,300     | \$0        |              |             |              | \$265,682    |               | 0%            |          |
|        | Not          | 634 Friendly     | -\$8,303    |             | -\$6,675    | \$16,721   | -\$10,000    |             |              | \$258,744    |               | 2%            |          |
|        | Not          | 2403 Granville   | -\$6,029    |             | -\$1,325    | \$31,356   |              |             |              | \$289,001    |               | -9%           |          |

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar        | Address        | Acres       | Date Sold   | Sales Price | Built      | GBA          | \$/GBA      | BR/BA        | Park         | Style         | Other         | Distance |
|--------|--------------|----------------|-------------|-------------|-------------|------------|--------------|-------------|--------------|--------------|---------------|---------------|----------|
|        | Adjoins      | 104 Erin       | 2.24        | 6/19/2017   | \$280,000   | 2014       | 3,549        | \$78.90     | 5/3.5        | 2-Car        | 2-Story       |               | 315      |
|        | Not          | 2219 Granville | 1.15        | 1/8/2018    | \$260,000   | 2012       | 3,292        | \$78.98     | 4/3.5        | 2-Car        | 2-Story       |               |          |
|        | Not          | 634 Friendly   | 0.96        | 7/31/2019   | \$267,000   | 2018       | 3,053        | \$87.45     | 4/4.5        | 2-Car        | 2-Story       |               |          |
|        | Not          | 2403 Granville | 0.69        | 4/23/2019   | \$265,000   | 2014       | 2,816        | \$94.11     | 5/3.5        | 2-Car        | 2-Story       |               |          |
|        |              |                |             |             |             |            |              |             |              |              |               | <b>Avg</b>    |          |
|        | <b>Solar</b> | <b>Address</b> | <b>Time</b> | <b>Site</b> | <b>YB</b>   | <b>GLA</b> | <b>BR/BA</b> | <b>Park</b> | <b>Other</b> | <b>Total</b> | <b>% Diff</b> | <b>% Diff</b> |          |
|        | Adjoins      | 104 Erin       |             |             |             |            |              |             |              | \$280,000    |               | 0%            |          |
|        | Not          | 2219 Granville | -\$4,448    |             | \$2,600     | \$16,238   |              |             |              | \$274,390    |               | 2%            |          |
|        | Not          | 634 Friendly   | -\$17,370   |             | -\$5,340    | \$34,702   | -\$10,000    |             |              | \$268,992    |               | 4%            |          |
|        | Not          | 2403 Granville | -\$15,029   |             | \$0         | \$48,285   |              |             |              | \$298,256    |               | -7%           |          |

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar        | Address        | Acres       | Date Sold   | Sales Price | Built      | GBA          | \$/GBA      | BR/BA        | Park         | Style         | Other         | Distance |
|--------|--------------|----------------|-------------|-------------|-------------|------------|--------------|-------------|--------------|--------------|---------------|---------------|----------|
|        | Adjoins      | 2312 Granville | 0.75        | 5/1/2018    | \$284,900   | 2013       | 3,453        | \$82.51     | 5/3.5        | 2-Car        | 2-Story       |               | 400      |
|        | Not          | 2219 Granville | 1.15        | 1/8/2018    | \$260,000   | 2012       | 3,292        | \$78.98     | 4/3.5        | 2-Car        | 2-Story       |               |          |
|        | Not          | 634 Friendly   | 0.96        | 7/31/2019   | \$267,000   | 2018       | 3,053        | \$87.45     | 4/4.5        | 2-Car        | 2-Story       |               |          |
|        | Not          | 2403 Granville | 0.69        | 4/23/2019   | \$265,000   | 2014       | 2,816        | \$94.11     | 5/3.5        | 2-Car        | 2-Story       |               |          |
|        |              |                |             |             |             |            |              |             |              |              |               | <b>Avg</b>    |          |
|        | <b>Solar</b> | <b>Address</b> | <b>Time</b> | <b>Site</b> | <b>YB</b>   | <b>GLA</b> | <b>BR/BA</b> | <b>Park</b> | <b>Other</b> | <b>Total</b> | <b>% Diff</b> | <b>% Diff</b> |          |
|        | Adjoins      | 2312 Granville |             |             |             |            |              |             |              | \$284,900    |               | 1%            |          |
|        | Not          | 2219 Granville | \$2,476     |             | \$1,300     | \$10,173   |              |             |              | \$273,948    |               | 4%            |          |
|        | Not          | 634 Friendly   | -\$10,260   |             | -\$6,675    | \$27,986   | -\$10,000    |             |              | \$268,051    |               | 6%            |          |
|        | Not          | 2403 Granville | -\$7,972    |             | -\$1,325    | \$47,956   |              |             |              | \$303,659    |               | -7%           |          |

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar        | Address        | Acres       | Date Sold   | Sales Price | Built      | GBA          | \$/GBA      | BR/BA        | Park         | Style         | Other         | Distance |
|--------|--------------|----------------|-------------|-------------|-------------|------------|--------------|-------------|--------------|--------------|---------------|---------------|----------|
|        | Adjoins      | 2310 Granville | 0.76        | 5/14/2019   | \$280,000   | 2013       | 3,292        | \$85.05     | 5/3.5        | 2-Car        | 2-Story       |               | 400      |
|        | Not          | 2219 Granville | 1.15        | 1/8/2018    | \$260,000   | 2012       | 3,292        | \$78.98     | 4/3.5        | 2-Car        | 2-Story       |               |          |
|        | Not          | 634 Friendly   | 0.96        | 7/31/2019   | \$267,000   | 2018       | 3,053        | \$87.45     | 4/4.5        | 2-Car        | 2-Story       |               |          |
|        | Not          | 2403 Granville | 0.69        | 4/23/2019   | \$265,000   | 2014       | 2,816        | \$94.11     | 5/3.5        | 2-Car        | 2-Story       |               |          |
|        |              |                |             |             |             |            |              |             |              |              |               | <b>Avg</b>    |          |
|        | <b>Solar</b> | <b>Address</b> | <b>Time</b> | <b>Site</b> | <b>YB</b>   | <b>GLA</b> | <b>BR/BA</b> | <b>Park</b> | <b>Other</b> | <b>Total</b> | <b>% Diff</b> | <b>% Diff</b> |          |
|        | Adjoins      | 2310 Granville |             |             |             |            |              |             |              | \$280,000    |               | 1%            |          |
|        | Not          | 2219 Granville | \$10,758    |             | \$1,300     | \$0        |              |             |              | \$272,058    |               | 3%            |          |
|        | Not          | 634 Friendly   | -\$1,755    |             | -\$6,675    | \$16,721   | -\$10,000    |             |              | \$265,291    |               | 5%            |          |
|        | Not          | 2403 Granville | \$469       |             | -\$1,325    | \$31,356   |              |             |              | \$295,500    |               | -6%           |          |

I have also considered the original sales prices in this subdivision relative to the recent resale values as shown in the chart below. This rate of appreciation is right at 2.5% over the last 6 years. Zillow indicates that the average home value within the 27530 zip code as of January 2014 was \$101,300 and as of January 2020 that average is \$118,100. This indicates an average increase in the market of 2.37%. I conclude that the appreciation of the homes adjoining the solar farm are not impacted by the presence of the solar farm based on this data.

| Address            | Initial Sale |           | Second Sale |           | Year | %        |         | Apprec. |
|--------------------|--------------|-----------|-------------|-----------|------|----------|---------|---------|
|                    | Date         | Price     | Date        | Price     | Diff | Apprec.  | Apprec. | %/Year  |
| 1 103 Granville Pl | 4/1/2013     | \$245,000 | 7/27/2018   | \$265,000 | 5.32 | \$20,000 | 8.16%   | 1.53%   |
| 2 105 Erin         | 7/1/2014     | \$250,000 | 6/19/2017   | \$280,000 | 2.97 | \$30,000 | 12.00%  | 4.04%   |
| 3 2312 Granville   | 12/1/2013    | \$255,000 | 5/1/2015    | \$262,000 | 1.41 | \$7,000  | 2.75%   | 1.94%   |
| 4 2312 Granville   | 5/1/2015     | \$262,000 | 5/1/2018    | \$284,900 | 3.00 | \$22,900 | 8.74%   | 2.91%   |
| 5 2310 Granville   | 8/1/2013     | \$250,000 | 5/14/2019   | \$280,000 | 5.79 | \$30,000 | 12.00%  | 2.07%   |
| 6 2308 Granville   | 9/1/2013     | \$260,000 | 11/12/2015  | \$267,500 | 2.20 | \$7,500  | 2.88%   | 1.31%   |
| 7 2304 Granville   | 9/1/2012     | \$198,000 | 6/1/2017    | \$225,000 | 4.75 | \$27,000 | 13.64%  | 2.87%   |
| 8 102 Erin         | 8/1/2014     | \$253,000 | 11/1/2016   | \$270,000 | 2.25 | \$17,000 | 6.72%   | 2.98%   |
|                    |              |           |             |           |      |          | Average | 2.46%   |
|                    |              |           |             |           |      |          | Median  | 2.47%   |

## 2. Matched Pair – Mulberry, Selmer, TN



This 16 MW solar farm was built in 2014 on 208.89 acres with the closest home being 480 feet.

This solar farm adjoins two subdivisions with Central Hills having a mix of existing and new construction homes. Lots in this development have been marketed for \$15,000 each with discounts offered for multiple lots being used for a single home site. I spoke with the agent with Rhonda Wheeler and Becky Hearnberger with United County Farm & Home Realty who noted that they have seen no impact on lot or home sales due to the solar farm in this community.

I have included a map below as well as data on recent sales activity on lots that adjoin the solar farm or are near the solar farm in this subdivision both before and after the announced plan for this solar farm facility. I note that using the same method I used to breakdown the adjoining uses at the subject property I show that the predominant adjoining uses are residential and agricultural, which is consistent with the location of most solar farms.

**Adjoining Use Breakdown**

|              | <b>Acreage</b> | <b>Parcels</b> |
|--------------|----------------|----------------|
| Commercial   | 3.40%          | 0.034          |
| Residential  | 12.84%         | 79.31%         |
| Agri/Res     | 10.39%         | 3.45%          |
| Agricultural | 73.37%         | 13.79%         |
| <b>Total</b> | <b>100.00%</b> | <b>100.00%</b> |

I have run a number of direct matched comparisons on the sales adjoining this solar farm as shown below. These direct matched pairs include some of those shown above as well as additional more recent sales in this community. In each of these I have compared the one sale adjoining the solar farm to multiple similar farm homes nearby that do not adjoin a solar farm to look for any potential impact from the solar farm.

| Parcel | Solar   | Address        | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GBA  | BR/BA | Park  | Style | Other |
|--------|---------|----------------|-------|------------|-------------|-------|-------|---------|-------|-------|-------|-------|
| 3      | Adjoins | 491 Dusty      | 6.86  | 10/28/2016 | \$176,000   | 2009  | 1,801 | \$97.72 | 3/2   | 2-Gar | Ranch |       |
|        | Not     | 820 Lake Trail | 1.00  | 6/8/2018   | \$168,000   | 2013  | 1,869 | \$89.89 | 4/2   | 2-Gar | Ranch |       |
|        | Not     | 262 Country    | 1.00  | 1/17/2018  | \$145,000   | 2000  | 1,860 | \$77.96 | 3/2   | 2-Gar | Ranch |       |
|        | Not     | 35 April       | 1.15  | 8/16/2016  | \$185,000   | 2016  | 1,980 | \$93.43 | 3/2   | 2-Gar | Ranch |       |

**Adjoining Sales Adjusted**

| Parcel | Solar   | Address        | Time     | Site     | YB       | GLA       | Park | Other | Total          | % Diff    | Distance |
|--------|---------|----------------|----------|----------|----------|-----------|------|-------|----------------|-----------|----------|
| 3      | Adjoins | 491 Dusty      |          |          |          |           |      |       | \$176,000      |           | 480      |
|        | Not     | 820 Lake Trail | -\$8,324 | \$12,000 | -\$3,360 | -\$4,890  |      |       | \$163,426      | 7%        |          |
|        | Not     | 262 Country    | -\$5,450 | \$12,000 | \$6,525  | -\$3,680  |      |       | \$154,396      | 12%       |          |
|        | Not     | 35 April       | \$1,138  | \$12,000 | -\$6,475 | -\$13,380 |      |       | \$178,283      | -1%       |          |
|        |         |                |          |          |          |           |      |       | <b>Average</b> | <b>6%</b> |          |

The best matched pair is 35 April Loop, which required the least adjustment and indicates a -1% increase in value due to the solar farm adjacency.

**Adjoining Residential Sales After Solar Farm Built**

| Parcel | Solar   | Address      | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park    | Style     | Other |
|--------|---------|--------------|-------|------------|-------------|-------|-------|----------|-------|---------|-----------|-------|
| 12     | Adjoins | 57 Cooper    | 1.20  | 2/26/2019  | \$163,000   | 2011  | 1,586 | \$102.77 | 3/2   | 2-Gar   | 1.5 Story | Pool  |
|        | Not     | 191 Amelia   | 1.00  | 8/3/2018   | \$132,000   | 2005  | 1,534 | \$86.05  | 3/2   | Drive   | Ranch     |       |
|        | Not     | 75 April     | 0.85  | 3/17/2017  | \$134,000   | 2012  | 1,588 | \$84.38  | 3/2   | 2-Crprt | Ranch     |       |
|        | Not     | 345 Woodland | 1.15  | 12/29/2016 | \$131,000   | 2002  | 1,410 | \$92.91  | 3/2   | 1-Gar   | Ranch     |       |

**Adjoining Sales Adjusted**

| Parcel | Solar   | Address      | Sales Price | Time    | Site    | YB      | GLA     | Park     | Other   | Total          | % Diff    | Distance |
|--------|---------|--------------|-------------|---------|---------|---------|---------|----------|---------|----------------|-----------|----------|
| 12     | Adjoins | 57 Cooper    | \$163,000   |         |         |         |         |          |         | \$163,000      |           | 685      |
|        | Not     | 191 Amelia   | \$132,000   | \$2,303 |         | \$3,960 | \$2,685 | \$10,000 | \$5,000 | \$155,947      | 4%        |          |
|        | Not     | 75 April     | \$134,000   | \$8,029 | \$4,000 | -\$670  | -\$135  | \$5,000  | \$5,000 | \$155,224      | 5%        |          |
|        | Not     | 345 Woodland | \$131,000   | \$8,710 |         | \$5,895 | \$9,811 |          | \$5,000 | \$160,416      | 2%        |          |
|        |         |              |             |         |         |         |         |          |         | <b>Average</b> | <b>4%</b> |          |

The best matched pair is 191 Amelia, which was most similar in time frame of sale and indicates a +4% increase in value due to the solar farm adjacency.

**Adjoining Residential Sales After Solar Farm Built**

| Parcel | Solar   | Address     | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA  | BR/BA | Park  | Style | Other |
|--------|---------|-------------|-------|-----------|-------------|-------|-------|---------|-------|-------|-------|-------|
| 15     | Adjoins | 297 Country | 1.00  | 9/30/2016 | \$150,000   | 2002  | 1,596 | \$93.98 | 3/2   | 4-Gar | Ranch |       |
|        | Not     | 185 Dusty   | 1.85  | 8/17/2015 | \$126,040   | 2009  | 1,463 | \$86.15 | 3/2   | 2-Gar | Ranch |       |
|        | Not     | 53 Glen     | 1.13  | 3/9/2017  | \$126,000   | 1999  | 1,475 | \$85.42 | 3/2   | 2-Gar | Ranch | Brick |

**Adjoining Sales Adjusted**

| Parcel         | Solar   | Address     | Sales Price | Time     | Site | YB       | GLA     | Park     | Other | Total     | % Diff | Distance |
|----------------|---------|-------------|-------------|----------|------|----------|---------|----------|-------|-----------|--------|----------|
| 15             | Adjoins | 297 Country | \$150,000   |          |      |          |         |          |       | \$150,000 |        | 650      |
|                | Not     | 185 Dusty   | \$126,040   | \$4,355  |      | -\$4,411 | \$9,167 | \$10,000 |       | \$145,150 | 3%     |          |
|                | Not     | 53 Glen     | \$126,000   | -\$1,699 |      | \$1,890  | \$8,269 | \$10,000 |       | \$144,460 | 4%     |          |
| <b>Average</b> |         |             |             |          |      |          |         |          |       |           | 3%     |          |

The best matched pair is 53 Glen, which was most similar in time frame of sale and required less adjustment. It indicates a +4% increase in value due to the solar farm adjacency.

The average indicated impact from these three sets of matched pairs is +4%, which suggests a mild positive relationship due to adjacency to the solar farm. The landscaping buffer for this project is mostly natural tree growth that was retained as part of the development but much of the trees separating the panels from homes are actually on the lots for the homes themselves. I therefore consider the landscaping buffer to be thin to moderate for these adjoining homes.

I have also looked at several lot sales in this subdivision as shown below.

These are all lots within the same community and the highest prices paid are for lots one parcel off from the existing solar farm. These prices are fairly inconsistent, though they do suggest about a \$3,000 loss in the lots adjoining the solar farm. This is an atypical finding and additional details suggest there is more going on in these sales than the data crunching shows. First of all Parcel 4 was purchased by the owner of the adjoining home and therefore an atypical buyer seeking to expand a lot and the site is not being purchased for home development. Moreover, using the SiteToDoBusiness demographic tools, I found that the 1-mile radius around this development is expecting a total population increase over the next 5 years of 3 people. This lack of growing demand for lots is largely explained in that context. Furthermore, the fact that finished home sales as shown above are showing no sign of a negative impact on property value makes this data unreliable and inconsistent with the data shown in sales to an end user. I therefore place little weight on this outlier data.

| Parcel         | Solar   | Address        | Acres           | Date Sold          | Sales Price     | 4/18/2019<br>Adj for Time | \$/AC           | 4/18/2019<br>Adj for Time |
|----------------|---------|----------------|-----------------|--------------------|-----------------|---------------------------|-----------------|---------------------------|
| 4              | Adjoins | Shelter        | 2.05            | 10/25/2017         | \$16,000        | \$16,728                  | \$7,805         | \$8,160                   |
| 10             | Adjoins | Carter         | 1.70            | 8/2/2018           | \$14,000        | \$14,306                  | \$8,235         | \$8,415                   |
| 11             | Adjoins | Cooper         | 1.28            | 9/17/2018          | \$12,000        | \$12,215                  | \$9,375         | \$9,543                   |
|                | Not     | 75 Dusty       | 1.67            | 4/18/2019          | \$20,000        | \$20,000                  | \$11,976        | \$11,976                  |
|                | Not     | Lake Trl       | 1.47            | 11/7/2018          | \$13,000        | \$13,177                  | \$8,844         | \$8,964                   |
|                | Not     | Lake Trl       | 1.67            | 4/18/2019          | \$20,000        | \$20,000                  | \$11,976        | \$11,976                  |
|                |         | <b>Adjoins</b> | <b>Per Acre</b> | <b>Not Adjoins</b> | <b>Per Acre</b> | <b>% DIF/Lot</b>          | <b>% DIF/AC</b> |                           |
| <b>Average</b> |         | \$14,416       | \$8,706         | \$17,726           | \$10,972        | 19%                       | 21%             |                           |
| <b>Median</b>  |         | \$14,306       | \$8,415         | \$20,000           | \$11,976        | 28%                       | 30%             |                           |
| <b>High</b>    |         | \$16,728       | \$9,543         | \$20,000           | \$11,976        | 16%                       | 20%             |                           |
| <b>Low</b>     |         | \$12,215       | \$8,160         | \$13,177           | \$8,964         | 7%                        | 9%              |                           |



**3. Matched Pair – Leonard Road Solar Farm, Hughesville, MD**



This 5 MW solar farm is located on 47 acres and mostly adjoins agricultural and residential uses to the west, south and east as shown above. The property also adjoins retail uses and a church. I looked at a 2016 sale of an adjoining home with a positive impact on value adjoining the solar farm of 2.90%. This is within typical market friction and supports an indication of no impact on property value.

I have shown this data below. The landscaping buffer is considered heavy.

**Leonardtown Road Solar Farm, Hughesville, MD**

**Nearby Residential Sale After Solar Farm Construction**

| Address            | Solar Farm Acres | Date Sold | Sales Price* | Built | GBA   | \$/GBA   | Style    | BR/BA | Bsmt     | Park      | Upgrades | Other         |
|--------------------|------------------|-----------|--------------|-------|-------|----------|----------|-------|----------|-----------|----------|---------------|
| 14595 Box Elder Ct | Adjoins          | 2/12/2016 | \$291,000    | 1991  | 2,174 | \$133.85 | Colonial | 5/2.5 | No       | 2 Car Att | N/A      | Deck          |
| 15313 Bassford Rd  | Not              | 7/20/2016 | \$329,800    | 1990  | 2,520 | \$130.87 | Colonial | 3/2.5 | Finished | 2 Car Att | Custom   | Scr Por/Patio |

\*\$9,000 concession deducted from sale price for Box Elder and \$10,200 deducted from Bassford

**Adjoining Sales Adjusted**

| Address            | Date Sold | Sales Price | Time     | GLA       | Bsmt      | Upgrades  | Other    | Total     |
|--------------------|-----------|-------------|----------|-----------|-----------|-----------|----------|-----------|
| 14595 Box Elder Ct | 2/12/2016 | \$291,000   |          |           |           |           |          | \$291,000 |
| 15313 Bassford Rd  | 7/20/2016 | \$329,800   | -\$3,400 | -\$13,840 | -\$10,000 | -\$15,000 | -\$5,000 | \$282,560 |

**Difference Attributable to Location** \$8,440  
2.90%

This is within typical market friction and supports an indication of no impact on property value.



**4. Matched Pair – Gastonia SC Solar, Gastonia, NC**



This 5 MW project is located on the south side of Neal Hawkins Road just outside of Gastonia. The property identified above as Parcel 4 was listed for sale while this solar farm project was going





**5. Matched Pair – Summit/Ranchlands Solar, Moyock, NC**

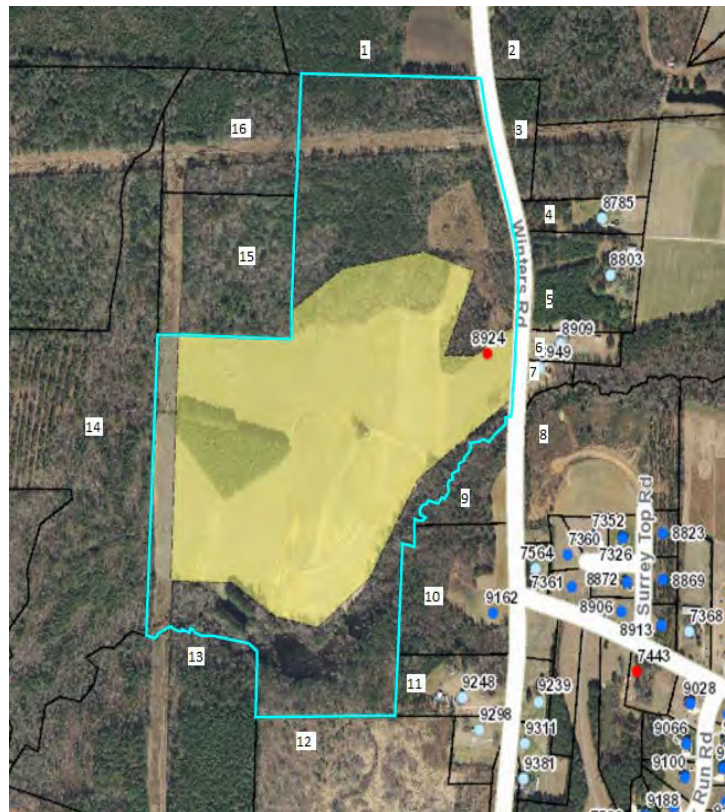








**6. Matched Pair – Tracy Solar, Bailey, NC**



This project is located in rural Nash County on Winters Road with a 5 MW facility that was built in 2016 on 50 acres. A local builder acquired parcels 9 and 10 following construction as shown below

at rates comparable to other tracts in the area. They then built a custom home for an owner and sold that at a price similar to other nearby homes as shown in the matched pair data below. The retained woods provide a heavy landscaped buffer for this homesite.

**Adjoining Land Sales After Solar Farm Completed**

| #      | Solar Farm | TAX ID             | Grantor    | Grantee   | Address                | Acres | Date Sold  | Sales Price | \$/AC   | Other                         |
|--------|------------|--------------------|------------|-----------|------------------------|-------|------------|-------------|---------|-------------------------------|
| 9 & 10 | Adjoins    | 316003<br>& 316004 | Cozart     | Kingsmill | 9162 Winters           | 13.22 | 7/21/2016  | \$70,000    | \$5,295 |                               |
|        | Not        | 6056               | Billingsly |           | 427 Young              | 41    | 10/21/2016 | \$164,000   | \$4,000 |                               |
|        | Not        | 33211              | Fulcher    | Weikel    | 10533 Cone             | 23.46 | 7/18/2017  | \$137,000   | \$5,840 | Doublewide, structures        |
|        | Not        | 106807             | Perry      | Gardner   | Claude Lewis           | 11.22 | 8/10/2017  | \$79,000    | \$7,041 | Gravel drive for sub, cleared |
|        | Not        | 3437               | Vaughan    | N/A       | 11354 Old<br>Lewis Sch | 18.73 | Listing    | \$79,900    | \$4,266 | Small cemetery, wooded        |

**Adjoining Sales Adjusted**

| Time   | Acres | Location | Other    | Adj \$/Ac      | % Diff    |
|--------|-------|----------|----------|----------------|-----------|
|        |       |          |          | \$5,295        |           |
| \$0    | \$400 | \$0      | \$0      | \$4,400        | 17%       |
| -\$292 | \$292 | \$0      | -\$500   | \$5,340        | -1%       |
| -\$352 | \$0   | \$0      | -\$1,000 | \$5,689        | -7%       |
| -\$213 | \$0   | \$0      | \$213    | \$4,266        | 19%       |
|        |       |          |          | <b>Average</b> | <b>7%</b> |

**Adjoining Residential Sales After Solar Farm Completed**

| #      | Solar Farm | n | Address      | Acres | Date Sold | Sales Price | Built | GLA   | \$/GLA   | BR/BA | Style   | Other          |
|--------|------------|---|--------------|-------|-----------|-------------|-------|-------|----------|-------|---------|----------------|
| 9 & 10 | Adjoins    | s | 9162 Winters | 13.22 | 1/5/2017  | \$255,000   | 2016  | 1,616 | \$157.80 | 3/2   | Ranch   | 1296 sf wrkshp |
|        | Not        | w | 7352 Red Fox | 0.93  | 6/30/2016 | \$176,000   | 2010  | 1,529 | \$115.11 | 3/2   | 2-story |                |

**Adjoining Sales Adjusted**

| Time | Acres    | YB      | GLA     | Style   | Other    | Total     | % Diff |
|------|----------|---------|---------|---------|----------|-----------|--------|
|      |          |         |         |         |          | \$255,000 |        |
| \$0  | \$44,000 | \$7,392 | \$5,007 | \$5,000 | \$15,000 | \$252,399 | 1%     |

The comparables for the land show either a significant positive relationship or a mild negative relationship to having and adjoining solar farm, but when averaged together they show no negative impact. The wild divergence is due to the difficulty in comping out this tract of land and the wide variety of comparables used. The two comparables that show mild negative influences include a property that was partly developed as a residential subdivision and the other included a doublewide with some value and accessory agricultural structures. The tax assessed value on the improvements were valued at \$60,000. So both of those comparables have some limitations for comparison. The two that show significant enhancement due to adjacency includes a property with a cemetery located in the middle and the other is a tract almost twice as large. Still that larger tract after adjustment provides the best matched pair as it required the least adjustment. I therefore conclude that there is no negative impact due to adjacency to the solar farm shown by this matched pair.

The dwelling that was built on the site was a build-to-suit and was compared to a nearby homesale of a property on a smaller parcel of land. I adjusted for that differenced based on a \$25,000 value for a 1-acre home site versus the \$70,000 purchase price of the larger subject tract. The other adjustments are typical and show no impact due to the adjacency to the solar farm.

The closest solar panel to the home is 780 feet away.

I note that the representative for Kingsmill Homes indicated that the solar farm was never a concern in purchasing the land or selling the home. He also indicated that they had built a number of nearby homes across the street and it had never come up as an issue.

## **7. Matched Pair – Manatee Solar Farm, Parrish, FL**



This solar farm is located near Seminole Trail, Parrish, FL. The solar farm has a 74.50 MW output and is located on a 1,180.38 acre tract and was built in 2016. The tract is owned by Florida Power & Light Company.

I have considered the recent sale of 13670 Highland Road, Wimauma, Florida. This one-story, concrete block home is located just north of the solar farm and separated from the solar farm by a railroad corridor. This home is a 3 BR, 3 BA 1,512 s.f. home with a carport and workshop. The property includes new custom cabinets, granite counter tops, brand new stainless steel appliances, updated bathrooms and new carpet in the bedrooms. The home is sitting on 5 acres. The home was built in 1997.

I have compared this sale to several nearby homesales as part of this matched pair analysis as shown below. The landscaping separating the home from the solar farm is considered heavy.



| Solar   | TAX ID/Address    | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park            | Style | Note   |
|---------|-------------------|-------|-----------|-------------|-------|-------|----------|-------|-----------------|-------|--------|
| Adjoins | 13670 Highland    | 5.00  | 8/21/2017 | \$255,000   | 1997  | 1,512 | \$168.65 | 3/3   | Carport/Wrkshp  | Ranch | Renov. |
| Not     | 2901 Arrowsmith   | 1.91  | 1/31/2018 | \$225,000   | 1979  | 1,636 | \$137.53 | 3/2   | 2 Garage/Wrkshp | Ranch |        |
| Not     | 602 Butch Cassidy | 1.00  | 5/5/2017  | \$220,000   | 2001  | 1,560 | \$141.03 | 3/2   | N/A             | Ranch | Renov. |
| Not     | 2908 Wild West    | 1.23  | 7/12/2017 | \$254,000   | 2003  | 1,554 | \$163.45 | 3/2   | 2 Garage/Wrkshp | Ranch | Renov. |
| Not     | 13851 Highland    | 5.00  | 9/13/2017 | \$240,000   | 1978  | 1,636 | \$146.70 | 4/2   | 3 Garage        | Ranch | Renov. |

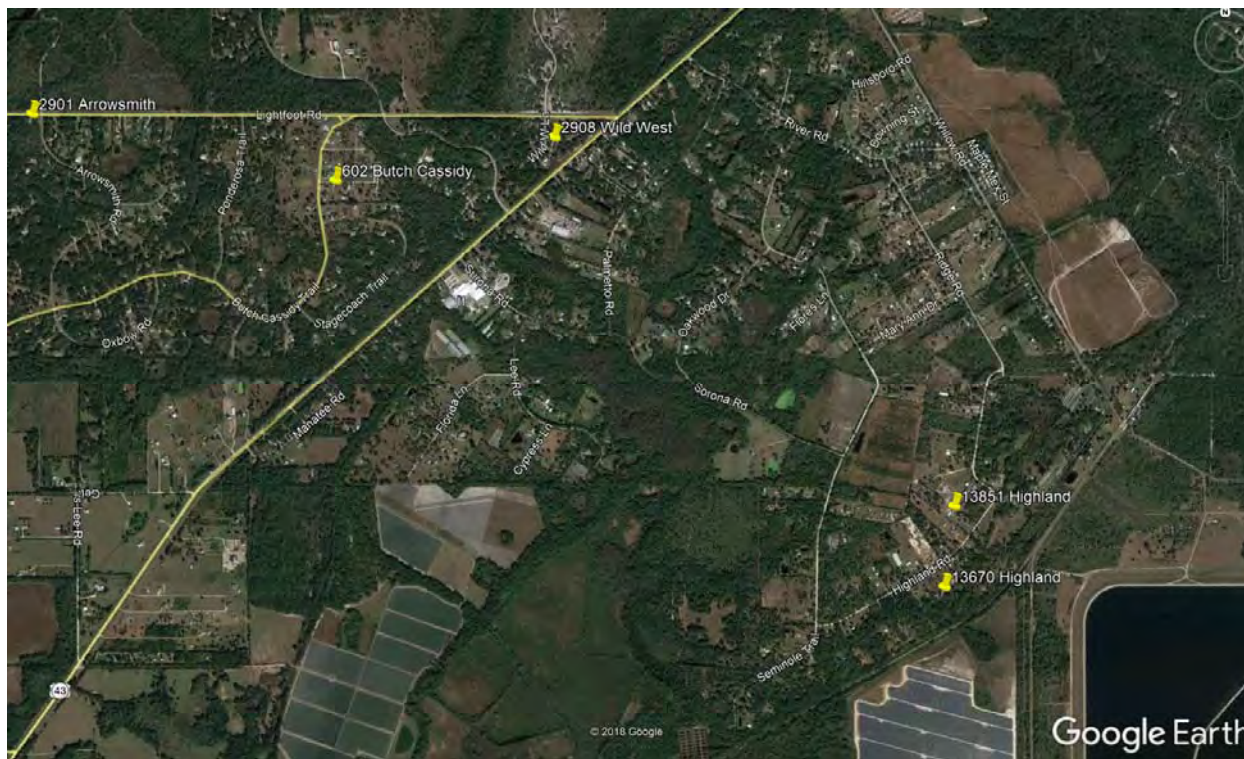
**Adjoining Sales Adjusted**

| Solar          | TAX ID/Address    | Time     | Acres    | YB        | GLA      | BR/BA   | Park      | Note     | Total     | % Diff |
|----------------|-------------------|----------|----------|-----------|----------|---------|-----------|----------|-----------|--------|
| Adjoins        | 13670 Highland    |          |          |           |          |         |           |          | \$255,000 |        |
| Not            | 2901 Arrowsmith   | \$2,250  | \$10,000 | \$28,350  | -\$8,527 | \$5,000 | -\$10,000 | \$10,000 | \$262,073 | -3%    |
| Not            | 602 Butch Cassidy | -\$2,200 | \$10,000 | -\$6,160  | -\$3,385 | \$5,000 | \$2,000   |          | \$225,255 | 12%    |
| Not            | 2908 Wild West    | \$0      | \$10,000 | -\$10,668 | -\$3,432 | \$5,000 | -\$10,000 |          | \$244,900 | 4%     |
| Not            | 13851 Highland    | \$0      | \$0      | \$31,920  | -\$9,095 | \$3,000 | -\$10,000 |          | \$255,825 | 0%     |
| <b>Average</b> |                   |          |          |           |          |         |           |          |           | 3%     |

The sales prices of the comparables before adjustments range from \$220,000 to \$254,000. After adjustments they range from \$225,255 to \$262,073. The comparables range from no impact to a strong positive impact. The comparables showing -3% and +4% impact on value are considered within a typical range of value and therefore not indicative of any impact on property value.

This set of matched pair data falls in line with the data seen in other states. The closest solar panel to the home at 13670 Highland is 1,180 feet. There is a wooded buffer between these two properties.

I have included a map showing the relative location of these properties below.





**8. Matched Pair – McBride Place Solar Farm, Midland, NC**

This project is located on Mount Pleasant Road, Midland, North Carolina. The property is on 627 acres on an assemblage of 974.59 acres. The solar farm was approved in early 2017 for a 74.9 MW facility.

I have considered the sale of 4380 Joyner Road which adjoins the proposed solar farm near the northwest section. This property was appraised in April of 2017 for a value of \$317,000 with no consideration of any impact due to the solar farm in that figure. The property sold in November

2018 for \$325,000 with the buyer fully aware of the proposed solar farm. The landscaping buffer relative to Joyner Road, Hayden Way, Chanel Court and Kristi Lane is considered medium, while the landscaping for the home at the north end of Chanel Court is considered very light.

I have considered the following matched pairs to the subject property.

**Adjoining Residential Sales After Solar Farm Approved**

| Solar   | Address          | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park      | Style | Other    |
|---------|------------------|-------|------------|-------------|-------|-------|----------|-------|-----------|-------|----------|
| Adjoins | 4380 Joyner      | 12.00 | 11/22/2017 | \$325,000   | 1979  | 1,598 | \$203.38 | 3/2   | 2xGar     | Ranch | Outbldg  |
| Not     | 3870 Elkwood     | 5.50  | 8/24/2016  | \$250,000   | 1986  | 1,551 | \$161.19 | 3/2.5 | Det 2xGar | Craft |          |
| Not     | 8121 Lower Rocky | 18.00 | 2/8/2017   | \$355,000   | 1977  | 1,274 | \$278.65 | 2/2   | 2xCarppt  | Ranch | Eq. Fac. |
| Not     | 13531 Cabarrus   | 7.89  | 5/20/2016  | \$267,750   | 1981  | 2,300 | \$116.41 | 3/2   | 2xGar     | Ranch |          |

**Adjoining Sales Adjusted**

| Time    | Acres     | YB        | Condition | GLA       | BR/BA    | Park    | Other     | Total          | % Diff |
|---------|-----------|-----------|-----------|-----------|----------|---------|-----------|----------------|--------|
|         |           |           |           |           |          |         |           | \$325,000      |        |
| \$7,500 | \$52,000  | -\$12,250 | \$10,000  | \$2,273   | -\$2,000 | \$2,500 | \$7,500   | \$317,523      | 2%     |
| \$7,100 | -\$48,000 | \$4,970   |           | \$23,156  | \$0      | \$3,000 | -\$15,000 | \$330,226      | -2%    |
| \$8,033 | \$33,000  | -\$3,749  | \$20,000  | -\$35,832 | \$0      | \$0     | \$7,500   | \$296,702      | 9%     |
|         |           |           |           |           |          |         |           | <b>Average</b> | 3%     |

The home at 4380 Joyner Road is 275 feet from the closest solar panel.

I also considered the recent sale of a lot at 5800 Kristi Lane that is on the east side of the proposed solar farm. This 4.22-acre lot sold in December 2017 for \$94,000. A home was built on this lot in 2019 with the closest point from home to panel at 689 feet. The home site is heavily wooded and their remains a wooded buffer between the solar panels and the home. I spoke with the broker, Margaret Dabbs, who indicated that the solar farm was considered a positive by both buyer and seller as it insures no subdivision will be happening in that area. Buyers in this market are looking for privacy and seclusion.

The breakdown of recent lot sales on Kristi are shown below with the lowest price paid for the lot with no solar farm exposure, though that lot has exposure to Mt Pleasant Road South. Still the older lot sales have exposure to the solar farm and sold for higher prices than the front lot and adjusting for time would only increase that difference.

**Adjoining Lot Sales After Solar Farm Built**

| Parcel | Solar   | Address     | Acres | Date Sold | Sales Price | \$/AC    | \$/Lot    |
|--------|---------|-------------|-------|-----------|-------------|----------|-----------|
|        | Adjoins | 5811 Kristi | 3.74  | 5/1/2018  | \$100,000   | \$26,738 | \$100,000 |
|        | Adjoins | 5800 Kristi | 4.22  | 12/1/2017 | \$94,000    | \$22,275 | \$94,000  |
|        | Not     | 5822 Kristi | 3.43  | 2/24/2020 | \$90,000    | \$26,239 | \$90,000  |

The lot at 5811 Kristi Lane sold in May 2018 for \$100,000 for a 3.74-acre lot. The home that was built later in 2018 is 505 feet to the closest solar panel. This home then sold to a homeowner for \$530,000 in April 2020. I have compared this home sale to other properties in the area as shown below.

**Adjoining Residential Sales After Solar Farm Built**

| Solar   | Address         | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA  | Park  | Style   | Other      |
|---------|-----------------|-------|-----------|-------------|-------|-------|----------|--------|-------|---------|------------|
| Adjoins | 5811 Kristi     | 3.74  | 3/31/2020 | \$530,000   | 2018  | 3,858 | \$137.38 | 5/3.5  | 2 Gar | 2-story | Cement Ext |
| Not     | 3915 Tania      | 1.68  | 12/9/2019 | \$495,000   | 2007  | 3,919 | \$126.31 | 3/3.5  | 2 Gar | 2-story | 3Det Gar   |
| Not     | 6782 Manatee    | 1.33  | 3/8/2020  | \$460,000   | 1998  | 3,776 | \$121.82 | 4/2/2h | 2 Gar | 2-story | Water      |
| Not     | 314 Old Hickory | 1.24  | 9/20/2019 | \$492,500   | 2017  | 3,903 | \$126.18 | 6/4.5  | 2 Gar | 2-story |            |

| Solar   | Address         | Time     | Site | YB       | GLA      | BR/BA     | Park | Other     | Total     | % Diff | Avg % Diff |
|---------|-----------------|----------|------|----------|----------|-----------|------|-----------|-----------|--------|------------|
| Adjoins | 5811 Kristi     |          |      |          |          |           |      |           | \$530,000 |        | 5%         |
| Not     | 3915 Tania      | \$6,285  |      | \$27,225 | -\$3,852 |           |      | -\$20,000 | \$504,657 | 5%     |            |
| Not     | 6782 Manatee    | \$1,189  |      | \$46,000 | \$4,995  | \$5,000   |      |           | \$517,183 | 2%     |            |
| Not     | 314 Old Hickory | \$10,680 |      | \$2,463  | -\$2,839 | -\$10,000 |      |           | \$492,803 | 7%     |            |

After adjusting the comparables, I found that the average adjusted value shows a slight increase in value for the subject property adjoining a solar farm. As in the other cases, this is a mild positive impact on value but within the typical range of real estate transactions.

I also looked at 5833 Kristi Lane that sold on 9/14/2020 for \$625,000. This home is 470 feet from the closest panel.

| Solar  | Address      | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GLA   | BR/BA | Park  | Style   | Other          |
|--------|--------------|-------|------------|-------------|-------|-------|----------|-------|-------|---------|----------------|
| Nearby | 5833 Kristi  | 4.05  | 9/14/2020  | \$625,000   | 2008  | 4,373 | \$142.92 | 5/4   | 3-Car | 2-Brick |                |
| Not    | 4055 Dakeita | 4.90  | 12/30/2020 | \$629,000   | 2005  | 4,427 | \$142.08 | 4/4   | 4-Car | 2-Brick | 4DetGar/Stable |
| Not    | 9615 Bales   | 2.16  | 6/30/2020  | \$620,000   | 2007  | 4,139 | \$149.79 | 4/5   | 3-Car | 2-Stone | 2DetGar        |
| Not    | 9522 Bales   | 1.47  | 6/18/2020  | \$600,000   | 2007  | 4,014 | \$149.48 | 4/4.5 | 3-Car | 2-Stone |                |

**Adjoining Sales Adjusted**

| Address      | Time     | Site | YB      | GLA      | BR/BA     | Park      | Other     | Total     | % Diff | Avg % Diff | Distance |
|--------------|----------|------|---------|----------|-----------|-----------|-----------|-----------|--------|------------|----------|
| 5833 Kristi  |          |      |         |          |           |           |           | \$625,000 |        |            | 470      |
| 4055 Dakeita | -\$9,220 |      | \$5,661 | -\$6,138 |           |           | -\$25,000 | \$594,303 | 5%     |            |          |
| 9615 Bales   | \$6,455  |      | \$1,860 | \$28,042 | -\$10,000 | -\$15,000 |           | \$631,356 | -1%    |            |          |
| 9522 Bales   | \$7,233  |      | \$1,800 | \$42,930 | -\$5,000  |           |           | \$646,963 | -4%    |            |          |
|              |          |      |         |          |           |           |           |           | 0%     |            |          |

The average difference is 0% impact and the differences are all within a close range with this set of comparables and supports a finding of no impact on property value.

I have also looked at 4504 Chanel Court. This home sold on January 1, 2020 for \$393,500 for this 3,010 square foot home built in 2004 with 3 bedrooms, 3.5 bathrooms, and a 3-car garage. This home includes a full partially finished basement that significantly complicates comparing this to other sales. This home previously sold on January 23, 2017 for \$399,000. This was during the time that the solar farm was a known factor as the solar farm was approved in early 2017 and public discussions had already commenced. I spoke with Rachelle Killman with Real Estate Realty, LLC the buyer's agent for this transaction and she indicated that the solar farm was not a factor or consideration for the buyer. She noted that you could see the panels sort of through the trees, but it wasn't a concern for the buyer. She was not familiar with the earlier 2017 sale, but indicated that it was likely too high. This again goes back to the partially finished basement issue. The basement has a fireplace, and an installed 3/4 bathroom but otherwise bare studs and concrete floors with different buyers assigning varying value to that partly finished space. I also reached out to Don Gomez with Don Anthony Realty, LLC as he was the listing agent.

I also looked at the recent sale of 4599 Chanel Court. This home is within 310 feet of solar panels but notably does not have a good landscaping screen in place as shown in the photo below. The plantings appear to be less than 3-feet in height and only a narrow, limited screen of existing hardwoods were kept. The photograph is from the listing.

According to Scott David with Better Homes and Gardens Paracle Realty, this property was under contract for \$550,000 contingent on the buyer being able to sell their former home. The former home was apparently overpriced and did not sell and the contract stretched out over 2.5 months.

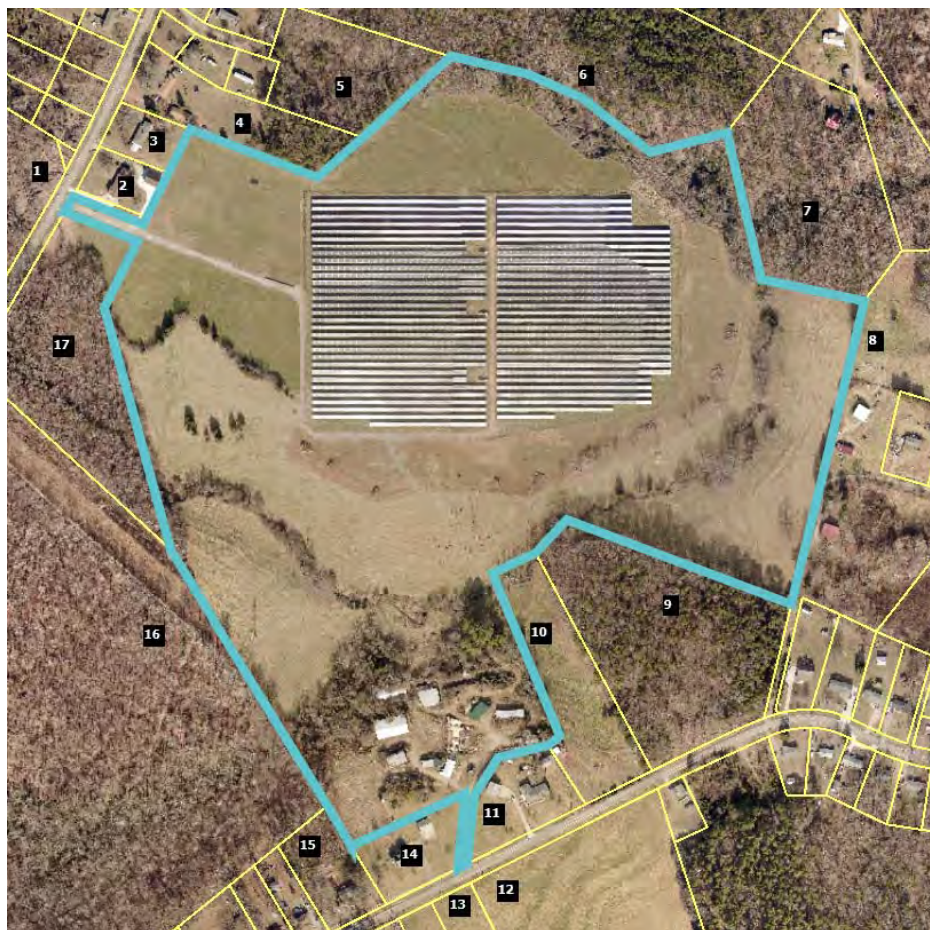


The seller was in a bind as they had a home they were trying to buy contingent on this closing and were about to lose that opportunity. A cash buyer offered them a quick close at \$500,000 and the seller accepted that offer in order to not lose the home they were trying to buy. According to Mr. David, the original contracted buyer and the actual cash buyer never considered the solar farm as a negative. In fact Mr. David noted that the actual buyer saw it as a great opportunity to purchase a home where a new subdivision could not be built behind his house. I therefore conclude that this property supports a finding of no impact on adjoining property, even where the landscaping screen still requires time to grow in for a year-round screen.

I also considered a sale/resale analysis on this property. This same home sold on September 15, 2015 for \$462,000. Adjusting this upward by 5% per year for the five years between these sales dates suggests a value of \$577,500. Comparing that to the \$550,000 contract that suggests a 5% downward impact, which is within a typical market variation. Given that the broker noted no negative impact from the solar farm and the analysis above, I conclude this sale supports a finding of no impact on value.



## 9. Matched Pair – Mariposa Solar, Gaston County, NC



This project is a 5 MW facility located on 35.80 acres out of a parent tract of 87.61 acres at 517 Blacksnsake Road, Stanley that was built in 2016.

I have considered a number of recent sales around this facility as shown below.

The first is identified in the map above as Parcel 1, which is 215 Mariposa Road. This is an older dwelling on large acreage with only one bathroom. I've compared it to similar nearby homes as shown below. The landscaping buffer for this home is considered light.

### Adjoining Residential Sales After Solar Farm Approved

| Solar   | Address          | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park   | Style   |
|---------|------------------|-------|------------|-------------|-------|-------|----------|-------|--------|---------|
| Adjoins | 215 Mariposa     | 17.74 | 12/12/2017 | \$249,000   | 1958  | 1,551 | \$160.54 | 3/1   | Garage | Br/Rnch |
| Not     | 249 Mariposa     | 0.48  | 3/1/2019   | \$153,000   | 1974  | 1,792 | \$85.38  | 4/2   | Garage | Br/Rnch |
| Not     | 110 Airport      | 0.83  | 5/10/2016  | \$166,000   | 1962  | 2,165 | \$76.67  | 3/2   | Crprt  | Br/Rnch |
| Not     | 1249 Blacksnsake | 5.01  | 9/20/2018  | \$242,500   | 1980  | 2,156 | \$112.48 | 3/2   | Drive  | 1.5     |
| Not     | 1201 Abernathy   | 27.00 | 5/3/2018   | \$390,000   | 1970  | 2,190 | \$178.08 | 3/2   | Crprt  | Br/Rnch |



| Adjoining Residential Sales After Solar Farm Approved |                 |       |            |             | Adjoining Sales Adjusted |           |           |           |           |         |       |                |        |
|---|-----------------|-------|------------|-------------|--------------------------|-----------|-----------|-----------|-----------|---------|-------|----------------|--------|
| Solar   | Address         | Acres | Date Sold  | Sales Price | Time                     | YB        | Acres     | GLA       | BR/BA     | Park    | Other | Total          | % Diff |
| Adjoins   | 215 Mariposa    | 17.74 | 12/12/2017 | \$249,000   |                          |           |           |           |           |         |       | \$249,000      |        |
| Not   | 249 Mariposa    | 0.48  | 3/1/2019   | \$153,000   | -\$5,583                 | -\$17,136 | \$129,450 | -\$20,576 | -\$10,000 |         |       | \$229,154      | 8%     |
| Not   | 110 Airport     | 0.83  | 5/10/2016  | \$166,000   | \$7,927                  | -\$4,648  | \$126,825 | -\$47,078 | -\$10,000 |         |       | \$239,026      | 4%     |
| Not   | 1249 Blacksnake | 5.01  | 9/20/2018  | \$242,500   | -\$5,621                 | -\$37,345 | \$95,475  | -\$68,048 | -\$10,000 | \$5,000 |       | \$221,961      | 11%    |
| Not   | 1201 Abernathy  | 27.00 | 5/3/2018   | \$390,000   | -\$4,552                 | -\$32,760 | -\$69,450 | -\$60,705 | -\$10,000 |         |       | \$212,533      | 15%    |
|   |                 |       |            |             |                          |           |           |           |           |         |       | <b>Average</b> | 9%     |

The average difference after adjusting for all factors is +9% on average, which suggests an enhancement due to the solar farm across the street. Given the large adjustments for acreage and size, I will focus on the low end of the adjusted range at 4%, which is within the typical deviation and therefore suggests no impact on value.

I have also considered Parcel 4 that sold after the solar farm was approved but before it had been constructed in 2016. The landscaping buffer for this parcel is considered light.

| Adjoining Residential Sales After Solar Farm Approved |                 |       |           |             |       |       |          |       |         |         |             |  |
|---|-----------------|-------|-----------|-------------|-------|-------|----------|-------|---------|---------|-------------|--|
| Solar   | Address         | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park    | Style   | Other       |  |
| Adjoins   | 242 Mariposa    | 2.91  | 9/21/2015 | \$180,000   | 1962  | 1,880 | \$95.74  | 3/2   | Carport | Br/Rnch | Det Wrkshop |  |
| Not   | 249 Mariposa    | 0.48  | 3/1/2019  | \$153,000   | 1974  | 1,792 | \$85.38  | 4/2   | Garage  | Br/Rnch |             |  |
| Not   | 110 Airport     | 0.83  | 5/10/2016 | \$166,000   | 1962  | 2,165 | \$76.67  | 3/2   | Crprt   | Br/Rnch |             |  |
| Not   | 1249 Blacksnake | 5.01  | 9/20/2018 | \$242,500   | 1980  | 2,156 | \$112.48 | 3/2   | Drive   | 1.5     |             |  |

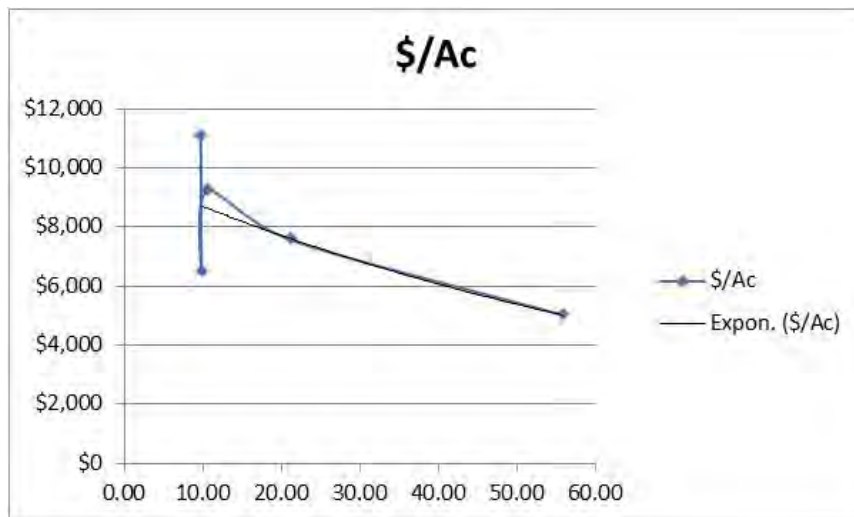
  

| Adjoining Residential Sales After Solar Farm Approved |                 |       |           |             | Adjoining Sales Adjusted |           |           |           |       |          |          |                |        |  |
|---|-----------------|-------|-----------|-------------|--------------------------|-----------|-----------|-----------|-------|----------|----------|----------------|--------|--|
| Solar   | Address         | Acres | Date Sold | Sales Price | Time                     | YB        | Acres     | GLA       | BR/BA | Park     | Other    | Total          | % Diff |  |
| Adjoins   | 242 Mariposa    | 2.91  | 9/21/2015 | \$180,000   |                          |           |           |           |       |          |          | \$180,000      |        |  |
| Not   | 249 Mariposa    | 0.48  | 3/1/2019  | \$153,000   | -\$15,807                | -\$12,852 | \$18,468  | \$7,513   |       | -\$3,000 | \$25,000 | \$172,322      | 4%     |  |
| Not   | 110 Airport     | 0.83  | 5/10/2016 | \$166,000   | -\$3,165                 | \$0       | \$15,808  | -\$28,600 |       |          | \$25,000 | \$175,043      | 3%     |  |
| Not   | 1249 Blacksnake | 5.01  | 9/20/2018 | \$242,500   | -\$21,825                | -\$30,555 | -\$15,960 | -\$40,942 |       | \$2,000  | \$25,000 | \$160,218      | 11%    |  |
|   |                 |       |           |             |                          |           |           |           |       |          |          | <b>Average</b> | 6%     |  |

The average difference after adjusting for all factors is +6%, which is again suggests a mild increase in value due to the adjoining solar farm use. The median is a 4% adjustment, which is within a standard deviation and suggests no impact on property value.

I have also considered the recent sale of Parcel 13 that is located on Blacksnake Road south of the project. I was unable to find good land sales in the same 20-acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 20 acres. As can be seen in the chart below, this lines up exactly with the purchase of the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm.

| Adjoining Residential Land Sales After Solar Farm Approved |                   |       |           |             |          | Adjoining Sales Adjusted |          |
|--|-------------------|-------|-----------|-------------|----------|--------------------------|----------|
| Solar  | Tax/Street        | Acres | Date Sold | Sales Price | \$/Ac    | Time                     | \$/Ac    |
| Adjoins  | 174339/Blacksnake | 21.15 | 6/29/2018 | \$160,000   | \$7,565  |                          | \$7,565  |
| Not  | 227852/Abernathy  | 10.57 | 5/9/2018  | \$97,000    | \$9,177  | \$38                     | \$9,215  |
| Not  | 17443/Legion      | 9.87  | 9/7/2018  | \$64,000    | \$6,484  | -\$37                    | \$6,447  |
| Not  | 164243/Alexis     | 9.75  | 2/1/2019  | \$110,000   | \$11,282 | -\$201                   | \$11,081 |
| Not  | 176884/Bowden     | 55.77 | 6/13/2018 | \$280,000   | \$5,021  | \$7                      | \$5,027  |

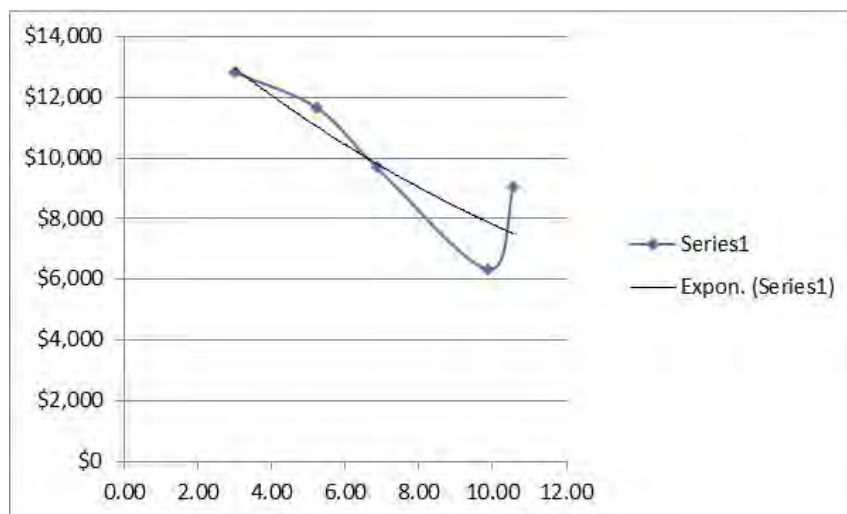


Finally, I have considered the recent sale of Parcel 17 that sold as vacant land. I was unable to find good land sales in the same 7 acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 7 acres. As can be seen in the chart below, this lines up with the trendline running right through the purchase price for the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm. I note that this property was improved with a 3,196 square foot ranch built in 2018 following the land purchase, which shows that development near the solar farm was unimpeded.

**Adjoining Residential Land Sales After Solar Farm Approved**

**Adjoining Sales Adjusted**

| Solar   | Tax/Street       | Acres | Date Sold | Sales Price | \$/Ac    | Time   | Location | \$/Ac    |
|---------|------------------|-------|-----------|-------------|----------|--------|----------|----------|
| Adjoins | 227039/Mariposa  | 6.86  | 12/6/2017 | \$66,500    | \$9,694  |        |          | \$9,694  |
| Not     | 227852/Abernathy | 10.57 | 5/9/2018  | \$97,000    | \$9,177  | -\$116 |          | \$9,061  |
| Not     | 17443/Legion     | 9.87  | 9/7/2018  | \$64,000    | \$6,484  | -\$147 |          | \$6,338  |
| Not     | 177322/Robinson  | 5.23  | 5/12/2017 | \$66,500    | \$12,715 | \$217  | -\$1,272 | \$11,661 |
| Not     | 203386/Carousel  | 2.99  | 7/13/2018 | \$43,500    | \$14,548 | -\$262 | -\$1,455 | \$12,832 |



**10. Matched Pair – Clarke County Solar, Clarke County, VA**



This project is a 20 MW facility located on a 234-acre tract that was built in 2017.





## 11. Matched Pair – Simon Solar, Social Circle, GA



This 30 MW solar farm is located off Hawkins Academy Road and Social Circle Fairplay Road. I identified three adjoining sales to this tract after development of the solar farm. However, one of those is shown as Parcel 12 in the map above and includes a powerline easement encumbering over a third of the 5 acres and adjoins a large substation as well. It would be difficult to isolate those impacts from any potential solar farm impact and therefore I have excluded that sale. I also excluded the recent sale of Parcel 17, which is a farm with conservation restrictions on it that similarly would require a detailed examination of those conservation restrictions in order to see if there was any impact related to the solar farm. I therefore focused on the recent sale of Parcel 7 and the adjoining parcel to the south of that. They are technically not adjoining due to the access road for the flag-shaped lot to the east. Furthermore, there is an apparent access easement serving the two rear lots that encumber these two parcels which is a further limitation on these sales. This analysis assumes that the access easement does not negatively impact the subject property, though it may.

The landscaping buffer relative to this parcel is considered medium.

**Adjoining Land Sales After Solar Farm Approved**

| <b>Parcel</b> | <b>Solar</b> | <b>Address</b> | <b>Acres</b> | <b>Date Sold</b> | <b>Sales Price</b> | <b>\$/AC</b> | <b>Type</b> | <b>Other</b> |
|---------------|--------------|----------------|--------------|------------------|--------------------|--------------|-------------|--------------|
| 7+            | Adjoins      | 4514 Hawkins   | 36.86        | 3/31/2016        | \$180,000          | \$4,883      | Pasture     | Esmts        |
|               | Not          | HD Atha        | 69.95        | 12/20/2016       | \$357,500          | \$5,111      | Wooded      | N/A          |
|               | Not          | Pannell        | 66.94        | 11/8/2016        | \$322,851          | \$4,823      | Mixed       | *            |
|               | Not          | 1402 Roy       | 123.36       | 9/29/2016        | \$479,302          | \$3,885      | Mixed       | **           |

\* Adjoining 1 acre purchased by same buyer in same deed. Allocation assigned on the County Tax Record.

\*\* Dwelling built in 1996 with a 2016 tax assessed value of \$75,800 deducted from sales price to reflect land value

**Adjoining Sales Adjusted**

| <b>Time</b> | <b>Size</b> | <b>Type</b> | <b>Other</b> | <b>Total/Ac</b> | <b>% Diff</b> | <b>Avg<br/>% Diff</b> |
|-------------|-------------|-------------|--------------|-----------------|---------------|-----------------------|
|             |             |             |              | \$4,883         |               |                       |
| \$89        | \$256       |             |              | \$5,455         | -12%          |                       |
| -\$90       | \$241       |             |              | \$4,974         | -2%           |                       |
| -\$60       | \$389       |             |              | \$4,214         | 14%           |                       |
|             |             |             |              |                 |               | 0%                    |

The range of impact identified by these matched pairs are -12% to +14%, with an average of 0% impact due to the solar farm. The best matched pair with the least adjustment supports a -2% impact due to the solar farm. I note again that this analysis considers no impact for the existing access easements that meander through this property and it may be having an impact. Still at -2% impact as the best indication for the solar farm, I consider that to be no impact given that market fluctuations support +/- 5%.



**12. Matched Pair – Candace Solar, Princeton, NC**



This 5 MW solar farm is located at 4839 US 70 Highway just east of Herring Road. This solar farm was completed on October 25, 2016.

I identified three adjoining sales to this tract after development of the solar farm with frontage on US 70. I did not attempt to analyze those sales as they have exposure to an adjacent highway and railroad track. Those homes are therefore problematic for a matched pair analysis unless I have similar homes fronting on a similar corridor.

I did consider a land sale and a home sale on adjoining parcels without those complications.

The lot at 499 Herring Road sold to Paradise Homes of Johnston County of NC, Inc. for \$30,000 in May 2017 and a modular home was placed there and sold to Karen and Jason Toole on September 29, 2017. I considered the lot sale first as shown below and then the home sale that followed. The landscaping buffer relative to this parcel is considered medium.

| Adjoining Land Sales After Solar Farm Approved |         |              |       |            |             | Adjoining Sales Adjusted |          |         |       |          |        |
|--|---------|--------------|-------|------------|-------------|--------------------------|----------|---------|-------|----------|--------|
| Parcel   | Solar   | Address      | Acres | Date Sold  | Sales Price | Other                    | Time     | Site    | Other | Total    | % Diff |
| 16   | Adjoins | 499 Herring  | 2.03  | 5/1/2017   | \$30,000    |                          |          |         |       | \$30,000 |        |
|  | Not     | 37 Becky     | 0.87  | 7/23/2019  | \$24,500    | Sub/Pwr                  | -\$1,679 | \$4,900 |       | \$27,721 | 8%     |
|  | Not     | 5858 Bizzell | 0.88  | 8/17/2016  | \$18,000    |                          | \$390    | \$3,600 |       | \$21,990 | 27%    |
|  | Not     | 488 Herring  | 2.13  | 12/20/2016 | \$35,000    |                          | \$389    |         |       | \$35,389 | -18%   |
| <b>Average</b>                                 |         |              |       |            |             |                          |          |         |       |          | 5%     |

Following the land purchase, the modular home was placed on the site and sold. I have compared this modular home to the following sales to determine if the solar farm had any impact on the purchase price.

| Adjoining Residential Sales After Solar Farm Approved |         |             |       |           |             |       |       |          |       |         |         |          |
|---|---------|-------------|-------|-----------|-------------|-------|-------|----------|-------|---------|---------|----------|
| Parcel  | Solar   | Address     | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park    | Style   | Other    |
| 16  | Adjoins | 499 Herring | 2.03  | 9/27/2017 | \$215,000   | 2017  | 2,356 | \$91.26  | 4/3   | Drive   | Modular |          |
|   | Not     | 678 WC      | 6.32  | 3/8/2019  | \$226,000   | 1995  | 1,848 | \$122.29 | 3/2.5 | Det Gar | Mobile  | Ag bldgs |
|   | Not     | 1810 Bay V  | 8.70  | 3/26/2018 | \$170,000   | 2003  | 2,356 | \$72.16  | 3/2   | Drive   | Mobile  | Ag bldgs |
|   | Not     | 1795 Bay V  | 1.78  | 12/1/2017 | \$194,000   | 2017  | 1,982 | \$97.88  | 4/3   | Drive   | Modular |          |

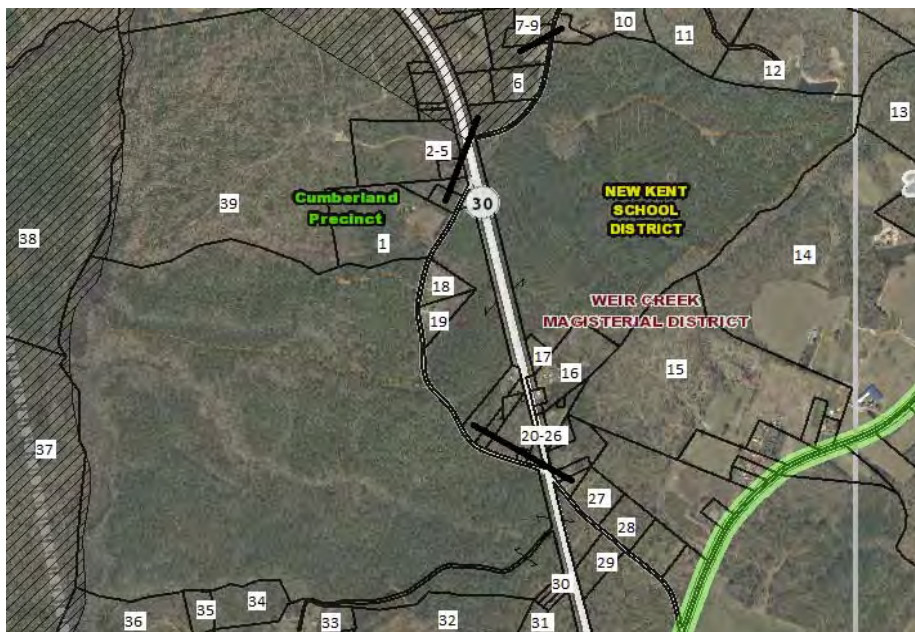
| Adjoining Residential Sales Af Adjoining Sales Adjusted |         |             |           |           |          |          |          |          |           |           |        | Avg    |          |
|---|---------|-------------|-----------|-----------|----------|----------|----------|----------|-----------|-----------|--------|--------|----------|
| Parcel  | Solar   | Address     | Time      | Site      | YB       | GLA      | BR/BA    | Park     | Other     | Total     | % Diff | % Diff | Distance |
| 16  | Adjoins | 499 Herring |           |           |          |          |          |          |           | \$215,000 |        |        | 488      |
|   | Not     | 678 WC      | -\$10,037 | -\$25,000 | \$24,860 | \$37,275 | -\$5,000 | -\$7,500 | -\$20,000 | \$220,599 | -3%    |        |          |
|   | Not     | 1810 Bay V  | -\$2,579  | -\$20,000 | \$11,900 | \$0      |          |          |           | \$159,321 | 26%    |        |          |
|   | Not     | 1795 Bay V  | -\$1,063  |           | \$0      | \$21,964 |          |          |           | \$214,902 | 0%     |        |          |
|   |         |             |           |           |          |          |          |          |           |           |        | 8%     |          |

The best comparable is 1795 Bay Valley as it required the least adjustment and was therefore most similar, which shows a 0% impact. This signifies no impact related to the solar farm.

The range of impact identified by these matched pairs ranges are therefore -3% to +26% with an average of +8% for the home and an average of +4% for the lot, though the best indicator for the lot shows a \$5,000 difference in the lot value due to the proximity to the solar farm or a -12% impact.



### 13. Matched Pair – Walker-Correctional Solar, Barham Road, Barhamsville, VA



This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

I considered the recent sale identified on the map above as Parcel 19, which is directly across the street and based on the map shown on the following page is 250 feet from the closest panel. A

limited buffering remains along the road with natural growth being encouraged, but currently the panels are visible from the road. Alex Uminski, SRA with MGMiller Valuations in Richmond VA confirmed this sale with the buying and selling broker. The selling broker indicated that the solar farm was not a negative influence on this sale and in fact the buyer noticed the solar farm and then discovered the listing. The privacy being afforded by the solar farm was considered a benefit by the buyer. I used a matched pair analysis with a similar sale nearby as shown below and found no negative impact on the sales price. Property actually closed for more than the asking price. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

| Solar   | Address        | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park    | Style | Other   |
|---------|----------------|-------|------------|-------------|-------|-------|----------|-------|---------|-------|---------|
| Adjoins | 5241 Barham    | 2.65  | 10/18/2018 | \$264,000   | 2007  | 1,660 | \$159.04 | 3/2   | Drive   | Ranch | Modular |
| Not     | 17950 New Kent | 5.00  | 9/5/2018   | \$290,000   | 1987  | 1,756 | \$165.15 | 3/2.5 | 3 Gar   | Ranch |         |
| Not     | 9252 Ordinary  | 4.00  | 6/13/2019  | \$277,000   | 2001  | 1,610 | \$172.05 | 3/2   | 1.5-Gar | Ranch |         |
| Not     | 2416 W Miller  | 1.04  | 9/24/2018  | \$299,000   | 1999  | 1,864 | \$160.41 | 3/2.5 | Gar     | Ranch |         |

**Adjoining Sales Adjusted**

| Solar   | Address        | Time     | Ac/Loc   | YB       | GLA      | BR/BA    | Park      | Other     | Total     | % Diff | Dist |
|---------|----------------|----------|----------|----------|----------|----------|-----------|-----------|-----------|--------|------|
| Adjoins | 5241 Barham    |          |          |          |          |          |           |           | \$264,000 |        | 250  |
| Not     | 17950 New Kent |          | -\$8,000 | \$29,000 | -\$4,756 | -\$5,000 | -\$20,000 | -\$15,000 | \$266,244 | -1%    |      |
| Not     | 9252 Ordinary  | -\$8,310 | -\$8,000 | \$8,310  | \$2,581  |          | -\$10,000 | -\$15,000 | \$246,581 | 7%     |      |
| Not     | 2416 W Miller  |          | \$8,000  | \$11,960 | -\$9,817 | -\$5,000 | -\$10,000 | -\$15,000 | \$279,143 | -6%    |      |

**Average Diff** 0%

I also spoke with Patrick W. McCrerey of Virginia Estates who was marketing a property that sold at 5300 Barham Road adjoining the Walker-Correctional Solar Farm. He indicated that this property was unique with a home built in 1882 and heavily renovated and updated on 16.02 acres. The solar farm was through the woods and couldn't be seen by this property and it had no impact on marketing this property. This home sold on April 26, 2017 for \$358,000. I did not set up any matched pairs for this property since it is a unique property that any such comparison would be difficult to rely on. The broker's comments do support the assertion that the adjoining solar farm had no impact on value. The home in this case was 510 feet from the closest panel.



**14. Matched Pair – Innovative Solar 46, Roslin Farm Rd, Hope Mills, NC**



This project was built in 2016 and located on 532 acres for a 78.5 MW solar farm with the closest home at 125 feet from the closest solar panel with an average distance of 423 feet.

I considered the recent sale of a home on Roslin Farm Road just north of Running Fox Road as shown below. This sale supports an indication of no impact on property value. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

| Solar   | Address          | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA  | BR/BA | Park    | Style | Other | Distance |
|---------|------------------|-------|-----------|-------------|-------|-------|---------|-------|---------|-------|-------|----------|
| Adjoins | 6849 Roslin Farm | 1.00  | 2/18/2019 | \$155,000   | 1967  | 1,610 | \$96.27 | 3/3   | Drive   | Ranch | Brick | 435      |
| Not     | 6592 Sim Canady  | 2.43  | 9/5/2017  | \$185,000   | 1974  | 2,195 | \$84.28 | 3/2   | Gar     | Ranch | Brick |          |
| Not     | 1614 Joe Hall    | 1.63  | 9/3/2019  | \$145,000   | 1974  | 1,674 | \$86.62 | 3/2   | Det Gar | Ranch | Brick |          |
| Not     | 109 Bledsoe      | 0.68  | 1/17/2019 | \$150,000   | 1973  | 1,663 | \$90.20 | 3/2   | Gar     | Ranch | Brick |          |

| Solar   | Address          | Time     | Site     | YB       | GLA       | BR/BA    | Park     | Other | Total     | % Diff | Avg % Diff |
|---------|------------------|----------|----------|----------|-----------|----------|----------|-------|-----------|--------|------------|
| Adjoins | 6849 Roslin Farm |          |          |          |           |          |          |       | \$155,000 |        | 5%         |
| Not     | 6592 Sim Canady  | \$8,278  |          | -\$6,475 | -\$39,444 | \$10,000 | -\$5,000 |       | \$152,359 | 2%     |            |
| Not     | 1614 Joe Hall    | -\$2,407 |          | -\$5,075 | -\$3,881  | \$10,000 | -\$2,500 |       | \$141,137 | 9%     |            |
| Not     | 109 Bledsoe      | \$404    | \$10,000 | -\$4,500 | -\$3,346  |          | -\$5,000 |       | \$147,558 | 5%     |            |



**15. Matched Pair – Innovative Solar 42, County Line Rd, Fayetteville, NC**



This project was built in 2017 and located on 413.99 acres for a 71 MW with the closest home at 135 feet from the closest solar panel with an average distance of 375 feet.

I considered the recent sales identified on the map above as Parcels 2 and 3, which is directly across the street these homes are 330 and 340 feet away. Parcel 2 includes an older home built in 1976, while Parcel 3 is a new home built in 2019. So the presence of the solar farm had no impact on new construction in the area.

The matched pairs for each of these are shown below. The landscaping buffer relative to these parcels is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

| Solar   | Address        | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park    | Style | Other             | Distance |
|---------|----------------|-------|-----------|-------------|-------|-------|----------|-------|---------|-------|-------------------|----------|
| Adjoins | 2923 County Ln | 8.98  | 2/28/2019 | \$385,000   | 1976  | 2,905 | \$132.53 | 3/3   | 2-Car   | Ranch | Brick/Pond        | 340      |
| Not     | 1928 Shaw Mill | 17.00 | 7/3/2019  | \$290,000   | 1977  | 3,001 | \$96.63  | 4/4   | 2-Car   | Ranch | Brick/Pond/Rental |          |
| Not     | 2109 John McM. | 7.78  | 4/25/2018 | \$320,000   | 1978  | 2,474 | \$129.35 | 3/2   | Det Gar | Ranch | Vinyl/Pool,Stable |          |

| Solar   | Address        | Time     | Site      | YB       | GLA      | BR/BA     | Park | Other   | Total     | % Diff | Avg % Diff |
|---------|----------------|----------|-----------|----------|----------|-----------|------|---------|-----------|--------|------------|
| Adjoins | 2923 County Ln |          |           |          |          |           |      |         | \$385,000 |        | 3%         |
| Not     | 1928 Shaw Mill | -\$3,055 | \$100,000 | -\$1,450 | -\$7,422 | -\$10,000 |      |         | \$368,074 | 4%     |            |
| Not     | 2109 John McM. | \$8,333  |           | -\$3,200 | \$39,023 | \$10,000  |      | \$5,000 | \$379,156 | 2%     |            |

**Adjoining Residential Sales After Solar Farm Approved**

| Solar   | Address         | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park  | Style   | Other | Distance |
|---------|-----------------|-------|-----------|-------------|-------|-------|----------|-------|-------|---------|-------|----------|
| Adjoins | 2935 County Ln  | 1.19  | 6/18/2019 | \$266,000   | 2019  | 2,401 | \$110.79 | 4/3   | Gar   | 2-Story |       | 330      |
| Not     | 3005 Hemingway  | 1.17  | 5/16/2019 | \$269,000   | 2018  | 2,601 | \$103.42 | 4/3   | Gar   | 2-Story |       |          |
| Not     | 7031 Glynn Mill | 0.60  | 5/8/2018  | \$255,000   | 2017  | 2,423 | \$105.24 | 4/3   | Gar   | 2-Story |       |          |
| Not     | 5213 Bree Brdg  | 0.92  | 5/7/2019  | \$260,000   | 2018  | 2,400 | \$108.33 | 4/3   | 3-Gar | 2-Story |       |          |

| Solar   | Address         | Time    | Site | YB      | GLA       | BR/BA | Park | Other     | Total     | % Diff | Avg % Diff |
|---------|-----------------|---------|------|---------|-----------|-------|------|-----------|-----------|--------|------------|
| Adjoins | 2935 County Ln  |         |      |         |           |       |      |           | \$266,000 |        | 3%         |
| Not     | 3005 Hemingway  | \$748   |      | \$1,345 | -\$16,547 |       |      |           | \$254,546 | 4%     |            |
| Not     | 7031 Glynn Mill | \$8,724 |      | \$2,550 | -\$1,852  |       |      |           | \$264,422 | 1%     |            |
| Not     | 5213 Bree Brdg  | \$920   |      | \$1,300 | \$76      |       |      | -\$10,000 | \$252,296 | 5%     |            |

Both of these matched pairs adjust to an average of +3% on impact for the adjoining solar farm, meaning there is a slight positive impact due to proximity to the solar farm. This is within the standard +/- of typical real estate transactions, which strongly suggests no impact on property value. I noted specifically that for 2923 County Line Road, the best comparable is 2109 John McMillan as it does not have the additional rental unit on it. I made no adjustment to the other sale for the value of that rental unit, which would have pushed the impact on that comparable downward – meaning there would have been a more significant positive impact.













**19. Matched Pair – Grandy Solar, Grandy, NC**



This 20 MW project was built in 2019 and located on a portion of 121 acres.

Parcels 40 and 50 have sold since construction began on this solar farm. I have considered both in matched pair analysis below. I note that the marketing for Parcel 40 (120 Par Four) identified the lack of homes behind the house as a feature in the listing. The marketing for Parcel 50 (269 Grandy) identified the property as “very private.” Landscaping for both of these parcels is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

| Solar   | Address       | Acres | Date Sold | Sales Price | Built | GBA   | \$/GLA   | BR/BA | Park   | Style     | Other |
|---------|---------------|-------|-----------|-------------|-------|-------|----------|-------|--------|-----------|-------|
| Adjoins | 120 Par Four  | 0.92  | 8/17/2019 | \$315,000   | 2006  | 2,188 | \$143.97 | 4/3   | 2-Gar  | 1.5 Story | Pool  |
| Not     | 102 Teague    | 0.69  | 1/5/2020  | \$300,000   | 2005  | 2,177 | \$137.80 | 3/2   | Det 3G | Ranch     |       |
| Not     | 112 Meadow Lk | 0.92  | 2/28/2019 | \$265,000   | 1992  | 2,301 | \$115.17 | 3/2   | Gar    | 1.5 Story |       |
| Not     | 116 Barefoot  | 0.78  | 9/29/2020 | \$290,000   | 2004  | 2,192 | \$132.30 | 4/3   | 2-Gar  | 2 Story   |       |

**Adjoining Sales Adjusted**

| Address       | Time      | Site | YB       | GLA      | BR/BA    | Park     | Other    | Total     | % Diff | Avg |     |
|---------------|-----------|------|----------|----------|----------|----------|----------|-----------|--------|-----|-----|
| 120 Par Four  |           |      |          |          |          |          |          | \$315,000 |        |     | 405 |
| 102 Teague    | -\$4,636  |      | \$1,500  | \$910    | \$10,000 |          | \$20,000 | \$327,774 | -4%    |     |     |
| 112 Meadow Lk | \$4,937   |      | \$18,550 | -\$7,808 | \$10,000 | \$10,000 | \$20,000 | \$320,679 | -2%    |     |     |
| 116 Barefoot  | -\$12,998 |      | \$2,900  | -\$318   |          |          | \$20,000 | \$299,584 | 5%     |     |     |

0%

**Adjoining Residential Sales After Solar Farm Approved**

| <b>Solar</b> | <b>Address</b> | <b>Acres</b> | <b>Date Sold</b> | <b>Sales Price</b> | <b>Built</b> | <b>GBA</b> | <b>\$/GLA</b> | <b>BR/BA</b> | <b>Park</b> | <b>Style</b> | <b>Other</b> |
|--------------|----------------|--------------|------------------|--------------------|--------------|------------|---------------|--------------|-------------|--------------|--------------|
| Adjoins      | 269 Grandy     | 0.78         | 5/7/2019         | \$275,000          | 2019         | 1,535      | \$179.15      | 3/2.5        | 2-Gar       | Ranch        |              |
| Not          | 307 Grandy     | 1.04         | 10/8/2018        | \$240,000          | 2002         | 1,634      | \$146.88      | 3/2          | Gar         | 1.5 Story    |              |
| Not          | 103 Branch     | 0.95         | 4/22/2020        | \$230,000          | 2000         | 1,532      | \$150.13      | 4/2          | 2-Gar       | 1.5 Story    |              |
| Not          | 103 Spring Lf  | 1.07         | 8/14/2018        | \$270,000          | 2002         | 1,635      | \$165.14      | 3/2          | 2-Gar       | Ranch        | Pool         |

**Adjoining Sales Adjusted**

| <b>Address</b> | <b>Time</b> | <b>Site</b> | <b>YB</b> | <b>GLA</b> | <b>BR/BA</b> | <b>Park</b> | <b>Other</b> | <b>Total</b> | <b>% Diff</b> | <b>% Diff</b> | <b>Distance</b> |
|----------------|-------------|-------------|-----------|------------|--------------|-------------|--------------|--------------|---------------|---------------|-----------------|
| 269 Grandy     |             |             |           |            |              |             |              | \$275,000    |               |               | 477             |
| 307 Grandy     | \$5,550     |             | \$20,400  | -\$8,725   | \$5,000      | \$10,000    |              | \$272,225    | 1%            |               |                 |
| 103 Branch     | -\$8,847    |             | \$21,850  | \$270      |              |             |              | \$243,273    | 12%           |               |                 |
| 103 Spring Lf  | \$7,871     |             | \$22,950  | -\$9,908   | \$5,000      |             | -\$20,000    | \$275,912    | 0%            |               |                 |
|                |             |             |           |            |              |             |              |              |               | 4%            |                 |

Both of these matched pairs support a finding of no impact on value. This is reinforced by the listings for both properties identifying the privacy due to no housing in the rear of the property as part of the marketing for these homes.

**20. Matched Pair – Champion Solar, Lexington County, SC**



This project is a 10 MW facility located on a 366.04-acre tract that was built in 2017.

I have considered the 2020 sale of an adjoining home located off 517 Old Charleston Road. Landscaping is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

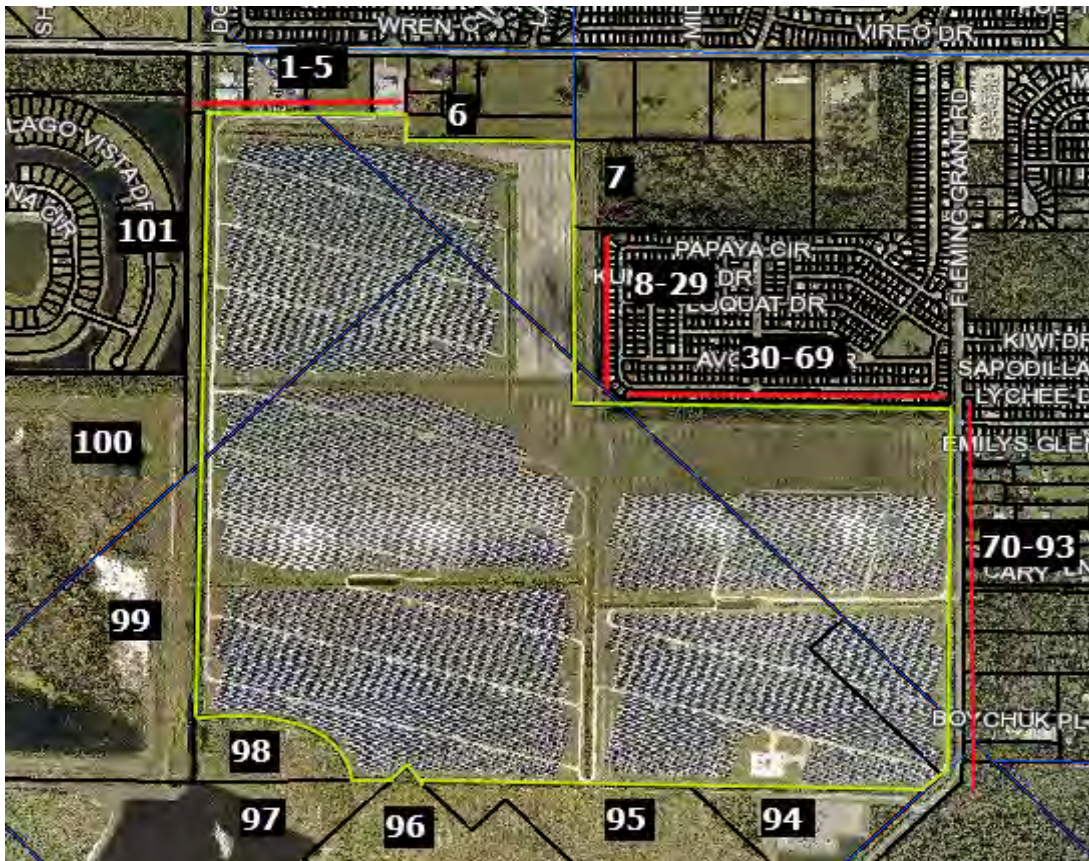
| Solar   | Address            | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park   | Style   | Other     |
|---------|--------------------|-------|-----------|-------------|-------|-------|----------|-------|--------|---------|-----------|
| Adjoins | 517 Old Charleston | 11.05 | 8/25/2020 | \$110,000   | 1962  | 925   | \$118.92 | 3/1   | Crport | Br Rnch |           |
| Not     | 133 Buena Vista    | 2.65  | 6/21/2020 | \$115,000   | 1979  | 1,104 | \$104.17 | 2/2   | Crport | Br Rnch |           |
| Not     | 214 Crystal Spr    | 2.13  | 6/10/2019 | \$102,500   | 1970  | 1,025 | \$100.00 | 3/2   | Crport | Rnch    |           |
| Not     | 1429 Laurel        | 2.10  | 2/21/2019 | \$126,000   | 1960  | 1,250 | \$100.80 | 2/1.5 | Open   | Br Rnch | 3 Gar/Brn |

**Adjoining Sales Adjusted**

| Address            | Time    | Site     | YB       | GLA       | BR/BA     | Park    | Other     | Total     | % Diff | Avg % Diff | Distance |
|--------------------|---------|----------|----------|-----------|-----------|---------|-----------|-----------|--------|------------|----------|
| 517 Old Charleston |         |          |          |           |           |         |           | \$110,000 |        |            | 505      |
| 133 Buena Vista    | \$410   | \$17,000 | -\$9,775 | -\$14,917 | -\$10,000 |         |           | \$97,718  | 11%    |            |          |
| 214 Crystal Spr    | \$2,482 | \$18,000 | -\$4,100 | -\$8,000  | -\$10,000 |         | \$10,000  | \$110,882 | -1%    |            |          |
| 1429 Laurel        | \$3,804 | \$18,000 | \$1,260  | -\$26,208 | -\$5,000  | \$5,000 | -\$15,000 | \$107,856 | 2%     | 4%         |          |



**21. Matched Pair – Barefoot Bay Solar Farm, Barefoot Bay, FL**



This project is located on 504 acres for a 704.5 MW facility. Most of the adjoining uses are medium density residential with some lower density agricultural uses to the southwest. This project was built in 2018. There is a new subdivision under development to the west.

I have considered a number of recent home sales from the Barefoot Bay Golf Course in the Barefoot Bay Recreation District. There are a number of sales of these mobile/manufactured homes along the eastern boundary and the lower northern boundary. I have compared those home sales to other similar homes in the same community but without the exposure to the solar farm. Staying within the same community keeps location and amenity impacts consistent. I did avoid any comparison with home sales with golf course or lakefront views as that would introduce another variable.

The six manufactured/double wide homes shown below were each compared to three similar homes in the same community and are consistently showing no impact on the adjoining property values. Based on the photos from the listings, there is limited but some visibility of the solar farm to the east, but the canal and landscaping between are providing a good visual buffer and actually are commanding a premium over the non-canal homes.

Landscaping for these adjoining homes is considered light, though photographs from the listings show that those homes on Papaya that adjoin the solar farm from east/west have no visibility of the solar farm and is effectively medium density due to the height differential. The homes that adjoin the solar farm from north/south along Papaya have some filtered view of the solar farm through the trees.

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar   | Address       | Acres | Date Sold | Sales Price | Built | GBA   | \$/GLA   | BR/BA | Park  | Style | Other |
|--------|---------|---------------|-------|-----------|-------------|-------|-------|----------|-------|-------|-------|-------|
| 14     | Adjoins | 465 Papaya Cr | 0.12  | 7/21/2019 | \$155,000   | 1993  | 1,104 | \$140.40 | 2/2   | Drive | Manuf | Canal |
|        | Not     | 1108 Navajo   | 0.14  | 2/27/2019 | \$129,000   | 1984  | 1,220 | \$105.74 | 2/2   | Crprt | Manuf | Canal |
|        | Not     | 1007 Barefoot | 0.11  | 9/3/2020  | \$168,000   | 2005  | 1,052 | \$159.70 | 2/2   | Crprt | Manuf | Canal |
|        | Not     | 1132 Waterway | 0.11  | 7/10/2020 | \$129,000   | 1982  | 1,012 | \$127.47 | 2/2   | Crprt | Manuf | Canal |

**Adjoining Sales Adjusted**

| Address       | Time     | YB        | GLA      | BR/BA | Park | Other | Total     | % Diff | Avg % Diff | Distance |
|---------------|----------|-----------|----------|-------|------|-------|-----------|--------|------------|----------|
| 465 Papaya Cr |          |           |          |       |      |       | \$155,000 |        |            | 765      |
| 1108 Navajo   | \$1,565  | \$5,805   | -\$9,812 |       |      |       | \$126,558 | 18%    |            |          |
| 1007 Barefoot | -\$5,804 | -\$10,080 | \$6,643  |       |      |       | \$158,759 | -2%    |            |          |
| 1132 Waterway | -\$3,859 | \$7,095   | \$9,382  |       |      |       | \$141,618 | 9%     | 8%         |          |

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar   | Address      | Acres | Date Sold | Sales Price | Built | GBA   | \$/GLA   | BR/BA | Park  | Style | Other |
|--------|---------|--------------|-------|-----------|-------------|-------|-------|----------|-------|-------|-------|-------|
| 19     | Adjoins | 455 Papaya   | 0.12  | 9/1/2020  | \$183,500   | 2005  | 1,620 | \$113.27 | 3/2   | Crprt | Manuf | Canal |
|        | Not     | 938 Waterway | 0.11  | 2/12/2020 | \$160,000   | 1986  | 1,705 | \$93.84  | 2/2   | Crprt | Manuf | Canal |
|        | Not     | 719 Barefoot | 0.12  | 4/14/2020 | \$150,000   | 1996  | 1,635 | \$91.74  | 3/2   | Crprt | Manuf | Canal |
|        | Not     | 904 Fir      | 0.17  | 9/27/2020 | \$192,500   | 2010  | 1,626 | \$118.39 | 3/2   | Crprt | Manuf | Canal |

**Adjoining Sales Adjusted**

| Address      | Time    | YB       | GLA      | BR/BA | Park | Other | Total     | % Diff | Avg % Diff | Distance |
|--------------|---------|----------|----------|-------|------|-------|-----------|--------|------------|----------|
| 455 Papaya   |         |          |          |       |      |       | \$183,500 |        |            | 750      |
| 938 Waterway | \$2,724 | \$15,200 | -\$6,381 |       |      |       | \$171,542 | 7%     |            |          |
| 719 Barefoot | \$1,770 | \$6,750  | -\$1,101 |       |      |       | \$157,419 | 14%    |            |          |
| 904 Fir      | -\$422  | -\$4,813 | -\$568   |       |      |       | \$186,697 | -2%    | 6%         |          |

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar   | Address      | Acres | Date Sold | Sales Price | Built | GBA   | \$/GLA  | BR/BA | Park  | Style | Other |
|--------|---------|--------------|-------|-----------|-------------|-------|-------|---------|-------|-------|-------|-------|
| 37     | Adjoins | 419 Papaya   | 0.09  | 7/16/2019 | \$127,500   | 1986  | 1,303 | \$97.85 | 2/2   | Crprt | Manuf | Green |
|        | Not     | 865 Tamarind | 0.12  | 2/4/2019  | \$133,900   | 1995  | 1,368 | \$97.88 | 2/2   | Crprt | Manuf | Green |
|        | Not     | 501 Papaya   | 0.10  | 6/15/2018 | \$109,000   | 1986  | 1,234 | \$88.33 | 2/2   | Crprt | Manuf |       |
|        | Not     | 418 Papaya   | 0.09  | 8/28/2019 | \$110,000   | 1987  | 1,248 | \$88.14 | 2/2   | Crprt | Manuf |       |

**Adjoining Sales Adjusted**

| Address      | Time    | YB       | GLA      | BR/BA | Park | Other   | Total     | % Diff | Avg % Diff | Distance |
|--------------|---------|----------|----------|-------|------|---------|-----------|--------|------------|----------|
| 419 Papaya   |         |          |          |       |      |         | \$127,500 |        |            | 690      |
| 865 Tamarind | \$1,828 | -\$6,026 | -\$5,090 |       |      |         | \$124,613 | 2%     |            |          |
| 501 Papaya   | \$3,637 | \$0      | \$4,876  |       |      | \$5,000 | \$122,513 | 4%     |            |          |
| 418 Papaya   | -\$399  | -\$550   | \$3,878  |       |      | \$5,000 | \$117,930 | 8%     | 5%         |          |

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar   | Address        | Acres | Date Sold | Sales Price | Built | GBA | \$/GLA   | BR/BA | Park  | Style | Other     |
|--------|---------|----------------|-------|-----------|-------------|-------|-----|----------|-------|-------|-------|-----------|
| 39     | Adjoins | 413 Papaya     | 0.09  | 7/16/2020 | \$130,000   | 2001  | 918 | \$141.61 | 2/2   | Crprt | Manuf | Grn/Upd   |
|        | Not     | 341 Loquat     | 0.09  | 2/3/2020  | \$118,000   | 1985  | 989 | \$119.31 | 2/2   | Crprt | Manuf | Full Upd  |
|        | Not     | 1119 Pocatella | 0.19  | 1/5/2021  | \$120,000   | 1993  | 999 | \$120.12 | 2/2   | Crprt | Manuf | Green     |
|        | Not     | 1367 Barefoot  | 0.10  | 1/12/2021 | \$130,500   | 1987  | 902 | \$144.68 | 2/2   | Crprt | Manuf | Green/Upd |

**Adjoining Sales Adjusted**

| Address        | Time     | YB      | GLA      | BR/BA | Park | Other   | Total     | % Diff | Avg % Diff | Distance |
|----------------|----------|---------|----------|-------|------|---------|-----------|--------|------------|----------|
| 413 Papaya     |          |         |          |       |      |         | \$130,000 |        |            | 690      |
| 341 Loquat     | \$1,631  | \$9,440 | -\$6,777 |       |      |         | \$122,294 | 6%     |            |          |
| 1119 Pocatella | -\$1,749 | \$4,800 | -\$7,784 |       |      | \$5,000 | \$120,267 | 7%     |            |          |
| 1367 Barefoot  | -\$1,979 | \$9,135 | \$1,852  |       |      |         | \$139,507 | -7%    | 2%         |          |

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar   | Address      | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GLA   | BR/BA | Park  | Style | Other     |
|--------|---------|--------------|-------|------------|-------------|-------|-------|----------|-------|-------|-------|-----------|
| 48     | Adjoins | 343 Papaya   | 0.09  | 12/17/2019 | \$145,000   | 1986  | 1,508 | \$96.15  | 3/2   | Crprt | Manuf | Gn/Fc/Upd |
|        | Not     | 865 Tamarind | 0.12  | 2/4/2019   | \$133,900   | 1995  | 1,368 | \$97.88  | 2/2   | Crprt | Manuf | Green     |
|        | Not     | 515 Papaya   | 0.09  | 3/22/2018  | \$145,000   | 2005  | 1,376 | \$105.38 | 3/2   | Crprt | Manuf | Green     |
|        | Not     | 849 Tamarind | 0.15  | 6/26/2019  | \$155,000   | 1997  | 1,716 | \$90.33  | 3/2   | Crprt | Manuf | Grn/Fnce  |

**Adjoining Sales Adjusted**

| Address      | Time    | YB        | GLA       | BR/BA | Park | Other   | Total     | % Diff | Avg % Diff | Distance |
|--------------|---------|-----------|-----------|-------|------|---------|-----------|--------|------------|----------|
| 343 Papaya   |         |           |           |       |      |         | \$145,000 |        |            | 690      |
| 865 Tamarind | \$3,566 | -\$6,026  | \$10,963  |       |      |         | \$142,403 | 2%     |            |          |
| 515 Papaya   | \$7,759 | -\$13,775 | \$11,128  |       |      |         | \$150,112 | -4%    |            |          |
| 849 Tamarind | \$2,273 | -\$8,525  | -\$15,030 |       |      | \$5,000 | \$138,717 | 4%     |            |          |
|              |         |           |           |       |      |         |           |        | 1%         |          |

**Adjoining Residential Sales After Solar Farm Approved**

| Parcel | Solar  | Address      | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GLA  | BR/BA | Park  | Style | Other |
|--------|--------|--------------|-------|------------|-------------|-------|-------|---------|-------|-------|-------|-------|
| 52     | Nearby | 335 Papaya   | 0.09  | 4/17/2018  | \$110,000   | 1987  | 1,180 | \$93.22 | 2/2   | Crprt | Manuf | Green |
|        | Not    | 865 Tamarind | 0.12  | 2/4/2019   | \$133,900   | 1995  | 1,368 | \$97.88 | 2/2   | Crprt | Manuf | Green |
|        | Not    | 501 Papaya   | 0.10  | 6/15/2018  | \$109,000   | 1986  | 1,234 | \$88.33 | 2/2   | Crprt | Manuf |       |
|        | Not    | 604 Puffin   | 0.09  | 10/23/2018 | \$110,000   | 1988  | 1,320 | \$83.33 | 2/2   | Crprt | Manuf |       |

**Adjoining Sales Adjusted**

| Address      | Time     | YB       | GLA       | BR/BA | Park | Other   | Total     | % Diff | Avg % Diff | Distance |
|--------------|----------|----------|-----------|-------|------|---------|-----------|--------|------------|----------|
| 335 Papaya   |          |          |           |       |      |         | \$110,000 |        |            | 710      |
| 865 Tamarind | -\$3,306 | -\$5,356 | -\$14,721 |       |      | \$0     | \$110,517 | 0%     |            |          |
| 501 Papaya   | -\$542   | \$545    | -\$3,816  |       |      | \$5,000 | \$110,187 | 0%     |            |          |
| 604 Puffin   | -\$1,752 | -\$550   | -\$9,333  |       |      | \$5,000 | \$103,365 | 6%     |            |          |
|              |          |          |           |       |      |         |           |        | 2%         |          |

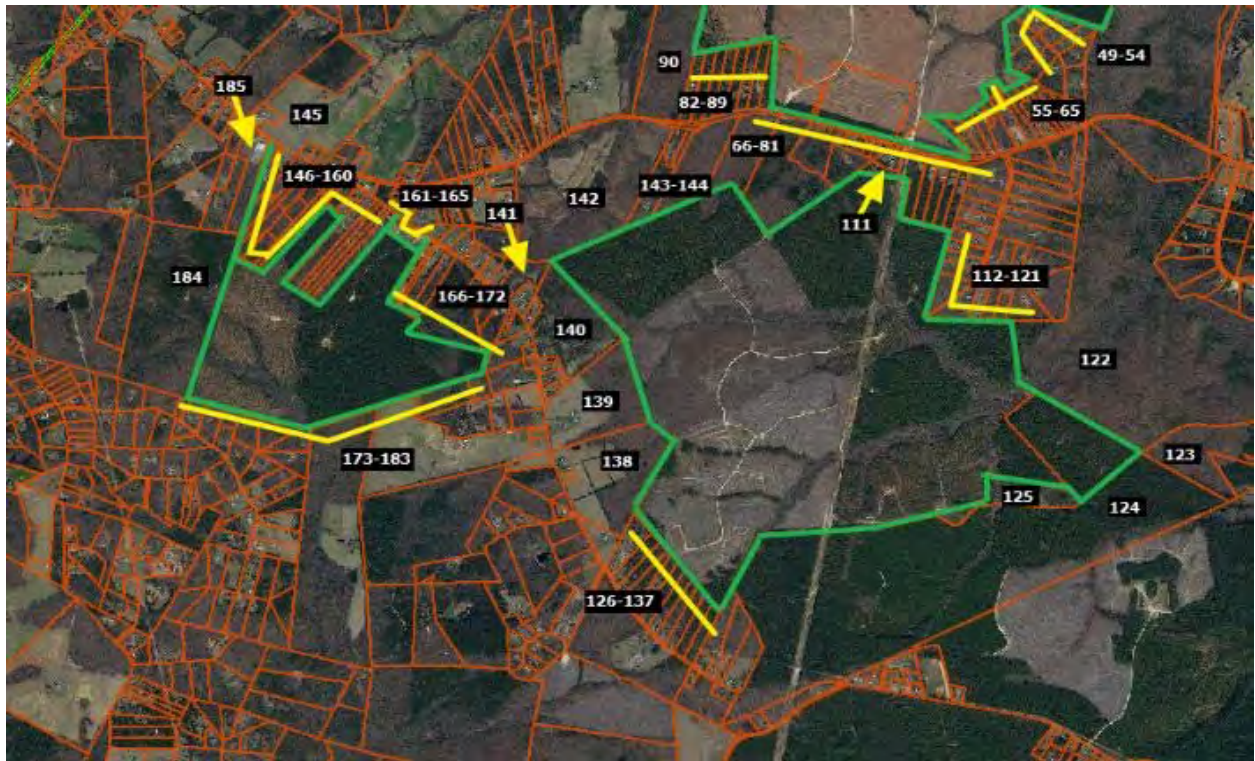
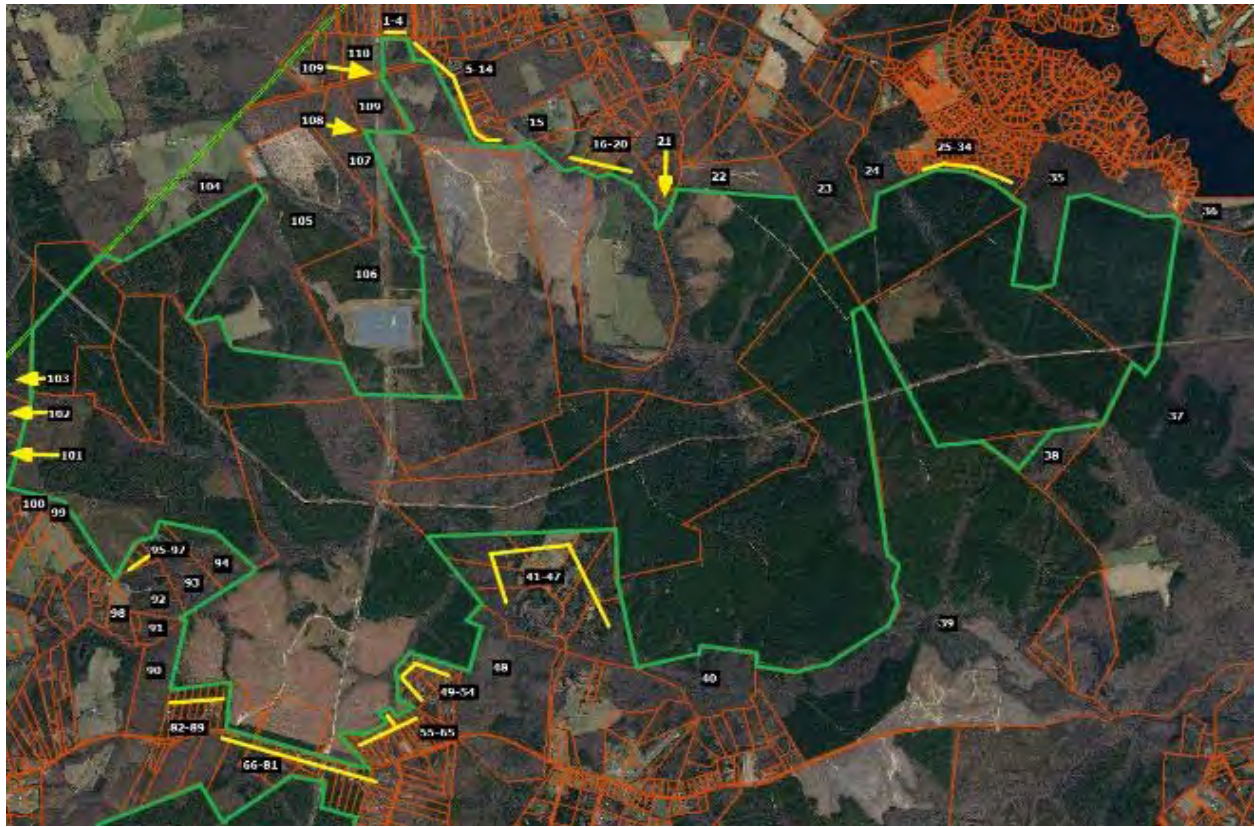
I also identified a new subdivision being developed just to the west of this solar farm called The Lakes at Sebastian Preserve. These are all canal-lot homes that are being built with homes starting at \$271,000 based on the website and closed sales showing up to \$342,000. According to Monique, the onsite broker with Holiday Builders, the solar farm is difficult to see from the lots that back up to that area and she does not anticipate any difficulty in selling those future homes or lots or any impact on the sales price. The closest home that will be built in this development will be approximately 340 feet from the nearest panel.

Based on the closed home prices in Barefoot Bay as well as the broker comments and activity at The Lakes at Sebastian Preserve, the data around this solar farm strongly indicates no negative impact on property value.





**23. Matched Pair – Spotsylvania Solar, Paytes, VA**





This solar farm is being built in four phases with the area known as Site C having completed construction in November 2020 after the entire project was approved in April 2019. Site C, also known as Pleinmont 1 Solar, includes 99.6 MW located in the southeast corner of the project and shown on the maps above with adjoining parcels 111 through 144. The entire Spotsylvania project totals 617 MW on 3500 acres out of a parent tract assemblage of 6,412 acres.

I have identified three adjoining home sales that occurred during construction and development of the site in 2020.

The first is located on the north side of Site A on Orange Plank Road. The second is located on Nottoway Lane just north of Caparthin Road on the south side of Site A and east of Site C. The third is located on Post Oak Road for a home that backs up to Site C that sold in September 2020 near the completion of construction for Site C.

#### Spotsylvania Solar Farm

| Solar   | Address         | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park    | Style | Other      |
|---------|-----------------|-------|-----------|-------------|-------|-------|----------|-------|---------|-------|------------|
| Adjoins | 12901 Orng Plnk | 5.20  | 8/27/2020 | \$319,900   | 1984  | 1,714 | \$186.64 | 3/2   | Drive   | 1.5   | Un Bsmt    |
| Not     | 8353 Gold Dale  | 3.00  | 1/27/2021 | \$415,000   | 2004  | 2,064 | \$201.07 | 3/2   | 3 Gar   | Ranch |            |
| Not     | 6488 Southfork  | 7.26  | 9/9/2020  | \$375,000   | 2017  | 1,680 | \$223.21 | 3/2   | 2 Gar   | 1.5   | Barn/Patio |
| Not     | 12717 Flintlock | 0.47  | 12/2/2020 | \$290,000   | 1990  | 1,592 | \$182.16 | 3/2.5 | Det Gar | Ranch |            |

#### Adjoining Sales Adjusted

| Address             | Time     | Ac/Loc    | YB        | GLA       | BR/BA    | Park      | Other | Total     | % Diff | Dist |
|---------------------|----------|-----------|-----------|-----------|----------|-----------|-------|-----------|--------|------|
| 12901 Orng Plnk     |          |           |           |           |          |           |       | \$319,900 |        | 1270 |
| 8353 Gold Dale      | -\$5,219 | \$20,000  | -\$41,500 | -\$56,298 |          | -\$20,000 |       | \$311,983 | 2%     |      |
| 6488 Southfork      | -\$401   | -\$20,000 | -\$61,875 | \$6,071   |          | -\$15,000 |       | \$283,796 | 11%    |      |
| 12717 Flintlock     | -\$2,312 | \$40,000  | -\$8,700  | \$17,779  | -\$5,000 | -\$5,000  |       | \$326,767 | -2%    |      |
| <b>Average Diff</b> |          |           |           |           |          |           |       |           | 4%     |      |

| Solar   | Address         | Acres | Date Sold | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park     | Style   | Other   |
|---------|-----------------|-------|-----------|-------------|-------|-------|----------|-------|----------|---------|---------|
| Adjoins | 9641 Nottoway   | 11.00 | 5/12/2020 | \$449,900   | 2004  | 3,186 | \$141.21 | 4/2.5 | Garage   | 2-Story | Un Bsmt |
| Not     | 26123 Lafayette | 1.00  | 8/3/2020  | \$390,000   | 2006  | 3,142 | \$124.12 | 3/3.5 | Gar/DtG  | 2-Story |         |
| Not     | 11626 Forest    | 5.00  | 8/10/2020 | \$489,900   | 2017  | 3,350 | \$146.24 | 4/3.5 | 2 Gar    | 2-Story |         |
| Not     | 10304 Pny Brnch | 6.00  | 7/27/2020 | \$485,000   | 1998  | 3,076 | \$157.67 | 4/4   | 2Gar/Dt2 | Ranch   | Fn Bsmt |

#### Adjoining Sales Adjusted

| Address             | Time     | Ac/Loc   | YB        | GLA       | BR/BA     | Park      | Other     | Total     | % Diff | Dist |
|---------------------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|--------|------|
| 9641 Nottoway       |          |          |           |           |           |           |           | \$449,900 |        | 1950 |
| 26123 Lafayette     | -\$2,661 | \$45,000 | -\$3,900  | \$4,369   | -\$10,000 | -\$5,000  |           | \$417,809 | 7%     |      |
| 11626 Forest        | -\$3,624 |          | -\$31,844 | -\$19,187 |           | -\$5,000  |           | \$430,246 | 4%     |      |
| 10304 Pny Brnch     | -\$3,030 |          | \$14,550  | \$13,875  | -\$15,000 | -\$15,000 | -\$10,000 | \$470,396 | -5%    |      |
| <b>Average Diff</b> |          |          |           |           |           |           |           |           | 2%     |      |

| Solar   | Address          | Acres | Date Sold  | Sales Price | Built | GBA   | \$/GBA   | BR/BA | Park  | Style               | Other   |
|---------|------------------|-------|------------|-------------|-------|-------|----------|-------|-------|---------------------|---------|
| Adjoins | 13353 Post Oak   | 5.20  | 9/21/2020  | \$300,000   | 1992  | 2,400 | \$125.00 | 4/3   | Drive | 2-Story             | Fn Bsmt |
| Not     | 9609 Logan Hgt   | 5.86  | 7/4/2019   | \$330,000   | 2004  | 2,352 | \$140.31 | 3/2   | 2Gar  | 2-Story             |         |
| Not     | 12810 Catharpian | 6.18  | 1/30/2020  | \$280,000   | 2008  | 2,240 | \$125.00 | 4/2.5 | Drive | 2-Story Bsmt/Nd Pnt |         |
| Not     | 10725 Rbrt Lee   | 5.01  | 10/26/2020 | \$295,000   | 1995  | 2,166 | \$136.20 | 4/3   | Gar   | 2-Story             | Fn Bsmt |



**Adjoining Sales Adjusted**

| <b>Address</b>      | <b>Time</b> | <b>Ac/Loc</b> | <b>YB</b> | <b>GLA</b> | <b>BR/BA</b> | <b>Park</b> | <b>Other</b> | <b>Total</b> | <b>% Diff</b> | <b>Dist</b> |
|---------------------|-------------|---------------|-----------|------------|--------------|-------------|--------------|--------------|---------------|-------------|
| 13353 Post Oak      |             |               |           |            |              |             |              | \$300,000    |               | 1171        |
| 9609 Logan Hgt      | \$12,070    |               | -\$19,800 | \$5,388    |              | -\$15,000   | \$15,000     | \$327,658    | -9%           |             |
| 12810 Catharpian    | \$5,408     |               | -\$22,400 | \$16,000   | \$5,000      |             | \$15,000     | \$299,008    | 0%            |             |
| 10725 Rbrt Lee      | -\$849      |               | -\$4,425  | \$25,496   |              | -\$10,000   |              | \$305,222    | -2%           |             |
| <b>Average Diff</b> |             |               |           |            |              |             |              |              | -4%           |             |

All three of these homes are well set back from the solar panels at distances over 1,000 feet and are well screened from the project. All three show no indication of any impact on property value.

## **Conclusion – SouthEast Over 5 MW**

### **Southeast USA Over 5 MW Matched Pair Summary**

|    | Name           | City          | State | Acres | MW     | Adj. Uses By Acreage |     |     |        |         | 1 mile Radius (2010-2020 Data) |             |                   | Veg. Buffer |
|----|----------------|---------------|-------|-------|--------|----------------------|-----|-----|--------|---------|--------------------------------|-------------|-------------------|-------------|
|    |                |               |       |       |        | Topo Shift           | Res | Ag  | Ag/Res | Com/Ind | Pop.                           | Med. Income | Avg. Housing Unit |             |
| 1  | AM Best        | Goldsboro     | NC    | 38    | 5.00   | 2                    | 38% | 0%  | 23%    | 39%     | 1,523                          | \$37,358    | \$148,375         | Light       |
| 2  | Mulberry       | Selmer        | TN    | 160   | 5.00   | 60                   | 13% | 73% | 10%    | 3%      | 467                            | \$40,936    | \$171,746         | Lt to Med   |
| 3  | Leonard        | Hughesville   | MD    | 47    | 5.00   | 20                   | 18% | 75% | 0%     | 6%      | 525                            | \$106,550   | \$350,000         | Light       |
| 4  | Gastonia SC    | Gastonia      | NC    | 35    | 5.00   | 48                   | 33% | 0%  | 23%    | 44%     | 4,689                          | \$35,057    | \$126,562         | Light       |
| 5  | Summit         | Moyock        | NC    | 2,034 | 80.00  | 4                    | 4%  | 0%  | 94%    | 2%      | 382                            | \$79,114    | \$281,731         | Light       |
| 6  | Tracy          | Bailey        | NC    | 50    | 5.00   | 10                   | 29% | 0%  | 71%    | 0%      | 312                            | \$43,940    | \$99,219          | Heavy       |
| 7  | Manatee        | Parrish       | FL    | 1,180 | 75.00  | 20                   | 2%  | 97% | 1%     | 0%      | 48                             | \$75,000    | \$291,667         | Heavy       |
| 8  | McBride        | Midland       | NC    | 627   | 75.00  | 140                  | 12% | 10% | 78%    | 0%      | 398                            | \$63,678    | \$256,306         | Lt to Med   |
| 9  | Mariposa       | Stanley       | NC    | 36    | 5.00   | 96                   | 48% | 0%  | 52%    | 0%      | 1,716                          | \$36,439    | \$137,884         | Light       |
| 10 | Clarke Cnty    | White Post    | VA    | 234   | 20.00  | 70                   | 14% | 39% | 46%    | 1%      | 578                            | \$81,022    | \$374,453         | Light       |
| 11 | Simon          | Social Circle | GA    | 237   | 30.00  | 71                   | 1%  | 63% | 36%    | 0%      | 203                            | \$76,155    | \$269,922         | Medium      |
| 12 | Candace        | Princeton     | NC    | 54    | 5.00   | 22                   | 76% | 24% | 0%     | 0%      | 448                            | \$51,002    | \$107,171         | Medium      |
| 13 | Walker         | Barhamsville  | VA    | 485   | 20.00  | N/A                  | 12% | 68% | 20%    | 0%      | 203                            | \$80,773    | \$320,076         | Light       |
| 14 | Innov 46       | Hope Mills    | NC    | 532   | 78.50  | 0                    | 17% | 83% | 0%     | 0%      | 2,247                          | \$58,688    | \$183,435         | Light       |
| 15 | Innov 42       | Fayetteville  | NC    | 414   | 71.00  | 0                    | 41% | 59% | 0%     | 0%      | 568                            | \$60,037    | \$276,347         | Light       |
| 16 | Sunfish        | Willow Spring | NC    | 50    | 6.40   | 30                   | 35% | 35% | 30%    | 0%      | 1,515                          | \$63,652    | \$253,138         | Light       |
| 17 | Sappony        | Stony Crk     | VA    | 322   | 20.00  | N/A                  | 2%  | 98% | 0%     | 0%      | 74                             | \$51,410    | \$155,208         | Light       |
| 18 | Camden Dam     | Camden        | NC    | 50    | 5.00   | 0                    | 17% | 72% | 11%    | 0%      | 403                            | \$84,426    | \$230,288         | Light       |
| 19 | Grandy         | Grandy        | NC    | 121   | 20.00  | 10                   | 55% | 24% | 0%     | 21%     | 949                            | \$50,355    | \$231,408         | Light       |
| 20 | Champion       | Pelion        | SC    | 100   | 10.00  | N/A                  | 4%  | 70% | 8%     | 18%     | 1,336                          | \$46,867    | \$171,939         | Light       |
| 21 | Barefoot Bay   | Barefoot Bay  | FL    | 504   | 74.50  | 0                    | 11% | 87% | 0%     | 3%      | 2,446                          | \$36,737    | \$143,320         | Lt to Med   |
| 22 | Miami-Dade     | Miami         | FL    | 347   | 74.50  | 0                    | 26% | 74% | 0%     | 0%      | 127                            | \$90,909    | \$403,571         | Light       |
| 23 | Spotyslvania   | Paytes        | VA    | 3,500 | 617.00 | 160                  | 37% | 52% | 11%    | 0%      | 74                             | \$120,861   | \$483,333         | Md to Hvy   |
|    | <b>Average</b> |               |       | 485   | 57.04  | 38                   | 24% | 48% | 22%    | 6%      | 923                            | \$63,955    | \$237,700         |             |
|    | <b>Median</b>  |               |       | 234   | 20.00  | 20                   | 17% | 59% | 11%    | 0%      | 467                            | \$60,037    | \$231,408         |             |
|    | <b>High</b>    |               |       | 3,500 | 617.00 | 160                  | 76% | 98% | 94%    | 44%     | 4,689                          | \$120,861   | \$483,333         |             |
|    | <b>Low</b>     |               |       | 35    | 5.00   | 0                    | 1%  | 0%  | 0%     | 0%      | 48                             | \$35,057    | \$99,219          |             |

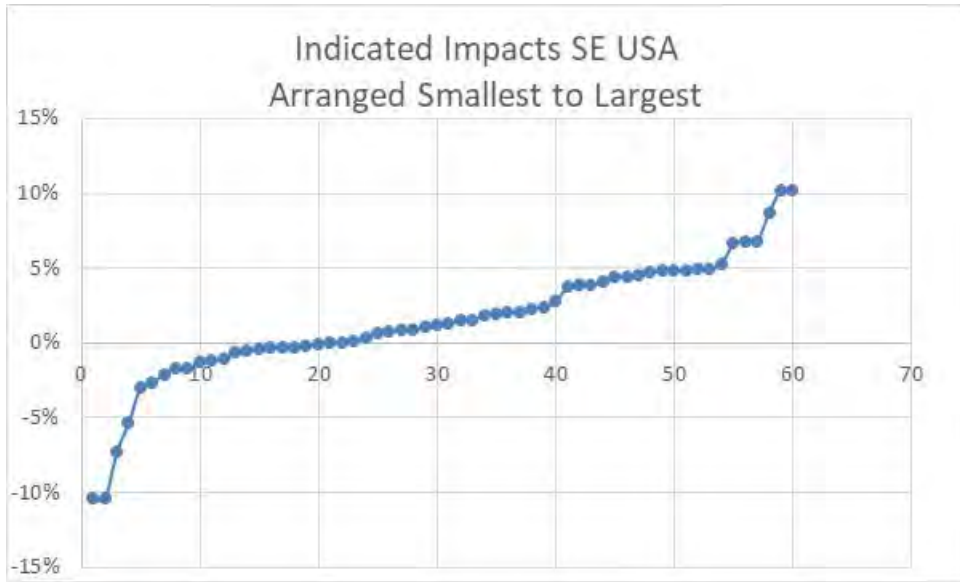
The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in farm more urban areas. The median income for the population within 1 mile of a solar farm is \$60,037 with a median housing unit value of \$231,408. Most of the comparables are under \$300,000 in the home price, with \$483,333 being the high end of the set, though I have matched pairs in multiple states over \$1,000,000 adjoining solar farms. The adjoining uses show that residential and agricultural uses are the predominant adjoining uses. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for Virginia and adjoining states as well as the proposed subject property.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

I have pulled 56 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -10% to +10% with an average of +1% and median of +1%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this +1 to rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

While the range is seemingly wide, the graph below clearly shows that the vast majority of the data falls between -5% and +5% and most of those are clearly in the 0 to +5% range. This data strongly supports an indication of no impact on adjoining residential uses to a solar farm.

I therefore conclude that these matched pairs support a finding of no impact on value at the subject property for the proposed project, which as proposed will include a landscaped buffer to screen adjoining residential properties.





## Residential Dwelling Matched Pairs Adjoining Solar Farms

| Pair | Solar Farm    | City         | State | MW  | Approx   |                   | Date   | Adj. Sale  |           | Veg.   |
|------|---------------|--------------|-------|-----|----------|-------------------|--------|------------|-----------|--------|
|      |               |              |       |     | Distance | Tax ID/Address    |        | Sale Price | Price     |        |
| 1    | AM Best       | Goldsboro    | NC    | 5   | 280      | 3600195570        | Sep-13 | \$250,000  |           | Light  |
|      |               |              |       |     |          | 3600198928        | Mar-14 | \$250,000  | \$250,000 | 0%     |
| 2    | AM Best       | Goldsboro    | NC    | 5   | 280      | 3600195361        | Sep-13 | \$260,000  |           | Light  |
|      |               |              |       |     |          | 3600194813        | Apr-14 | \$258,000  | \$258,000 | 1%     |
| 3    | AM Best       | Goldsboro    | NC    | 5   | 280      | 3600199891        | Jul-14 | \$250,000  |           | Light  |
|      |               |              |       |     |          | 3600198928        | Mar-14 | \$250,000  | \$250,000 | 0%     |
| 4    | AM Best       | Goldsboro    | NC    | 5   | 280      | 3600198632        | Aug-14 | \$253,000  |           | Light  |
|      |               |              |       |     |          | 3600193710        | Oct-13 | \$248,000  | \$248,000 | 2%     |
| 5    | AM Best       | Goldsboro    | NC    | 5   | 280      | 3600196656        | Dec-13 | \$255,000  |           | Light  |
|      |               |              |       |     |          | 3601105180        | Dec-13 | \$253,000  | \$253,000 | 1%     |
| 6    | AM Best       | Goldsboro    | NC    | 5   | 280      | 3600182511        | Feb-13 | \$247,000  |           | Light  |
|      |               |              |       |     |          | 3600183905        | Dec-12 | \$240,000  | \$245,000 | 1%     |
| 7    | AM Best       | Goldsboro    | NC    | 5   | 280      | 3600182784        | Apr-13 | \$245,000  |           | Light  |
|      |               |              |       |     |          | 3600193710        | Oct-13 | \$248,000  | \$248,000 | -1%    |
| 8    | AM Best       | Goldsboro    | NC    | 5   | 280      | 3600195361        | Nov-15 | \$267,500  |           | Light  |
|      |               |              |       |     |          | 3600195361        | Sep-13 | \$260,000  | \$267,800 | 0%     |
| 9    | Mulberry      | Selmer       | TN    | 5   | 400      | 0900A011          | Jul-14 | \$130,000  |           | Light  |
|      |               |              |       |     |          | 099CA043          | Feb-15 | \$148,900  | \$136,988 | -5%    |
| 10   | Mulberry      | Selmer       | TN    | 5   | 400      | 099CA002          | Jul-15 | \$130,000  |           | Light  |
|      |               |              |       |     |          | 0990NA040         | Mar-15 | \$120,000  | \$121,200 | 7%     |
| 11   | Mulberry      | Selmer       | TN    | 5   | 480      | 491 Dusty         | Oct-16 | \$176,000  |           | Light  |
|      |               |              |       |     |          | 35 April          | Aug-16 | \$185,000  | \$178,283 | -1%    |
| 12   | Mulberry      | Selmer       | TN    | 5   | 650      | 297 Country       | Sep-16 | \$150,000  |           | Medium |
|      |               |              |       |     |          | 53 Glen           | Mar-17 | \$126,000  | \$144,460 | 4%     |
| 13   | Mulberry      | Selmer       | TN    | 5   | 685      | 57 Cooper         | Feb-19 | \$163,000  |           | Medium |
|      |               |              |       |     |          | 191 Amelia        | Aug-18 | \$132,000  | \$155,947 | 4%     |
| 14   | Leonard Rd    | Hughesville  | MD    | 5.5 | 230      | 14595 Box Elder   | Feb-16 | \$291,000  |           | Light  |
|      |               |              |       |     |          | 15313 Bassford Rd | Jul-16 | \$329,800  | \$292,760 | -1%    |
| 15   | Neal Hawkins  | Gastonia     | NC    | 5   | 225      | 609 Neal Hawkins  | Mar-17 | \$270,000  |           | Light  |
|      |               |              |       |     |          | 1418 N Modena     | Apr-18 | \$225,000  | \$242,520 | 10%    |
| 16   | Summit        | Moyock       | NC    | 80  | 1,060    | 129 Pinto         | Apr-16 | \$170,000  |           | Light  |
|      |               |              |       |     |          | 102 Timber        | Apr-16 | \$175,500  | \$175,101 | -3%    |
| 17   | Summit        | Moyock       | NC    | 80  | 980      | 105 Pinto         | Dec-16 | \$206,000  |           | Light  |
|      |               |              |       |     |          | 127 Ranchland     | Jun-15 | \$219,900  | \$198,120 | 4%     |
| 18   | Tracy         | Bailey       | NC    | 5   | 780      | 9162 Winters      | Jan-17 | \$255,000  |           | Heavy  |
|      |               |              |       |     |          | 7352 Red Fox      | Jun-16 | \$176,000  | \$252,399 | 1%     |
| 19   | Manatee       | Parrish      | FL    | 75  | 1180     | 13670 Highland    | Aug-18 | \$255,000  |           | Heavy  |
|      |               |              |       |     |          | 13851 Highland    | Sep-18 | \$240,000  | \$255,825 | 0%     |
| 20   | McBride Place | Midland      | NC    | 75  | 275      | 4380 Joyner       | Nov-17 | \$325,000  |           | Medium |
|      |               |              |       |     |          | 3870 Elkwood      | Aug-16 | \$250,000  | \$317,523 | 2%     |
| 21   | McBride Place | Midland      | NC    | 75  | 505      | 5811 Kristi       | Mar-20 | \$530,000  |           | Medium |
|      |               |              |       |     |          | 3915 Tania        | Dec-19 | \$495,000  | \$504,657 | 5%     |
| 22   | Mariposa      | Stanley      | NC    | 5   | 1155     | 215 Mariposa      | Dec-17 | \$249,000  |           | Light  |
|      |               |              |       |     |          | 110 Airport       | May-16 | \$166,000  | \$239,026 | 4%     |
| 23   | Mariposa      | Stanley      | NC    | 5   | 570      | 242 Mariposa      | Sep-15 | \$180,000  |           | Light  |
|      |               |              |       |     |          | 110 Airport       | Apr-16 | \$166,000  | \$175,043 | 3%     |
| 24   | Clarke Cnty   | White Post   | VA    | 20  | 1230     | 833 Nations Spr   | Jan-17 | \$295,000  |           | Light  |
|      |               |              |       |     |          | 6801 Middle       | Dec-17 | \$249,999  | \$296,157 | 0%     |
| 25   | Candace       | Princeton    | NC    | 5   | 488      | 499 Herring       | Sep-17 | \$215,000  |           | Medium |
|      |               |              |       |     |          | 1795 Bay Valley   | Dec-17 | \$194,000  | \$214,902 | 0%     |
| 26   | Walker        | Barhamsville | VA    | 20  | 250      | 5241 Barham       | Oct-18 | \$264,000  |           | Light  |
|      |               |              |       |     |          | 9252 Ordinary     | Jun-19 | \$277,000  | \$246,581 | 7%     |
| 27   | AM Best       | Goldsboro    | NC    | 5   | 385      | 103 Granville Pl  | Jul-18 | \$265,000  |           | Light  |
|      |               |              |       |     |          | 2219 Granville    | Jan-18 | \$260,000  | \$265,682 | 0%     |
| 28   | AM Best       | Goldsboro    | NC    | 5   | 315      | 104 Erin          | Jun-17 | \$280,000  |           | Light  |
|      |               |              |       |     |          | 2219 Granville    | Jan-18 | \$265,000  | \$274,390 | 2%     |
| 29   | AM Best       | Goldsboro    | NC    | 5   | 400      | 2312 Granville    | May-18 | \$284,900  |           | Light  |
|      |               |              |       |     |          | 2219 Granville    | Jan-18 | \$265,000  | \$273,948 | 4%     |

## Residential Dwelling Matched Pairs Adjoining Solar Farms

| Pair | Solar Farm    | City         | State | MW   | Approx   |                    | Date   | Adj. Sale   |             | Veg.   |
|------|---------------|--------------|-------|------|----------|--------------------|--------|-------------|-------------|--------|
|      |               |              |       |      | Distance | Tax ID/Address     |        | Sale Price  | Price       |        |
| 30   | AM Best       | Goldsboro    | NC    | 5    | 400      | 2310 Granville     | May-19 | \$280,000   |             | Light  |
|      |               |              |       |      |          | 634 Friendly       | Jul-19 | \$267,000   | \$265,291   | 5%     |
| 31   | Summit        | Moyock       | NC    | 80   | 570      | 318 Green View     | Sep-19 | \$357,000   |             | Light  |
|      |               |              |       |      |          | 336 Green View     | Jan-19 | \$365,000   | \$340,286   | 5%     |
| 32   | Summit        | Moyock       | NC    | 80   | 440      | 164 Ranchland      | Apr-19 | \$169,000   |             | Light  |
|      |               |              |       |      |          | 105 Longhorn       | Oct-17 | \$184,500   | \$186,616   | -10%   |
| 33   | Summit        | Moyock       | NC    | 80   | 635      | 358 Oxford         | Sep-19 | \$478,000   |             | Light  |
|      |               |              |       |      |          | 176 Providence     | Sep-19 | \$425,000   | \$456,623   | 4%     |
| 34   | Summit        | Moyock       | NC    | 80   | 970      | 343 Oxford         | Mar-17 | \$490,000   |             | Light  |
|      |               |              |       |      |          | 218 Oxford         | Apr-17 | \$525,000   | \$484,064   | 1%     |
| 35   | Innov 46      | Hope Mills   | NC    | 78.5 | 435      | 6849 Roslin Farm   | Feb-19 | \$155,000   |             | Light  |
|      |               |              |       |      |          | 109 Bledsoe        | Jan-19 | \$150,000   | \$147,558   | 5%     |
| 36   | Innov 42      | Fayetteville | NC    | 71   | 340      | 2923 County Line   | Feb-19 | \$385,000   |             | Light  |
|      |               |              |       |      |          | 2109 John McMillan | Apr-18 | \$320,000   | \$379,156   | 2%     |
| 37   | Innov 42      | Fayetteville | NC    | 71   | 330      | 2935 County Line   | Jun-19 | \$266,000   |             | Light  |
|      |               |              |       |      |          | 7031 Glynn Mill    | May-18 | \$255,000   | \$264,422   | 1%     |
| 38   | Sunfish       | Willow Sprng | NC    | 6.4  | 205      | 7513 Glen Willow   | Sep-17 | \$185,000   |             | Light  |
|      |               |              |       |      |          | 205 Pine Burr      | Dec-17 | \$191,000   | \$172,487   | 7%     |
| 39   | Neal Hawkins  | Gastonia     | NC    | 5    | 145      | 611 Neal Hawkins   | Jun-17 | \$288,000   |             | Light  |
|      |               |              |       |      |          | 1211 Still Forrest | Jul-18 | \$280,000   | \$274,319   | 5%     |
| 40   | Clarke Cnty   | White Post   | VA    | 20   | 1230     | 833 Nations Spr    | Aug-19 | \$385,000   |             | Light  |
|      |               |              |       |      |          | 2393 Old Chapel    | Aug-20 | \$330,000   | \$389,286   | -1%    |
| 41   | Sappony       | Stony Creek  | VA    | 20   | 1425     | 12511 Palestine    | Jul-18 | \$128,400   |             | Medium |
|      |               |              |       |      |          | 6494 Rocky Branch  | Nov-18 | \$100,000   | \$131,842   | -3%    |
| 42   | Camden Dam    | Camden       | NC    | 5    | 342      | 122 N Mill Dam     | Nov-18 | \$350,000   |             | Light  |
|      |               |              |       |      |          | 548 Trotman        | May-18 | \$309,000   | \$352,450   | -1%    |
| 43   | Grandy        | Grandy       | NC    | 20   | 405      | 120 Par Four       | Aug-19 | \$315,000   |             | Light  |
|      |               |              |       |      |          | 116 Barefoot       | Sep-20 | \$290,000   | \$299,584   | 5%     |
| 44   | Grandy        | Grandy       | NC    | 20   | 477      | 269 Grandy         | May-19 | \$275,000   |             | Light  |
|      |               |              |       |      |          | 103 Spring Leaf    | Aug-18 | \$270,000   | \$275,912   | 0%     |
| 45   | Champion      | Pelion       | SC    | 10   | 505      | 517 Old Charleston | Aug-20 | \$110,000   |             | Light  |
|      |               |              |       |      |          | 1429 Laurel        | Feb-19 | \$126,000   | \$107,856   | 2%     |
| 46   | Barefoot Bay  | Barefoot Bay | FL    | 74.5 | 765      | 465 Papaya         | Jul-19 | \$155,000   |             | Medium |
|      |               |              |       |      |          | 1132 Waterway      | Jul-20 | \$129,000   | \$141,618   | 9%     |
| 47   | Barefoot Bay  | Barefoot Bay | FL    | 74.5 | 750      | 455 Papaya         | Sep-20 | \$183,500   |             | Medium |
|      |               |              |       |      |          | 904 Fir            | Sep-20 | \$192,500   | \$186,697   | -2%    |
| 48   | Barefoot Bay  | Barefoot Bay | FL    | 74.5 | 690      | 419 Papaya         | Jul-19 | \$127,500   |             | Medium |
|      |               |              |       |      |          | 865 Tamarind       | Feb-19 | \$133,900   | \$124,613   | 2%     |
| 49   | Barefoot Bay  | Barefoot Bay | FL    | 74.5 | 690      | 413 Papaya         | Jul-20 | \$130,000   |             | Medium |
|      |               |              |       |      |          | 1367 Barefoot      | Jan-21 | \$130,500   | \$139,507   | -7%    |
| 50   | Barefoot Bay  | Barefoot Bay | FL    | 74.5 | 690      | 343 Papaya         | Dec-19 | \$145,000   |             | Light  |
|      |               |              |       |      |          | 865 Tamarind       | Feb-19 | \$133,900   | \$142,403   | 2%     |
| 51   | Barefoot Bay  | Barefoot Bay | FL    | 74.5 | 710      | 335 Papaya         | Apr-18 | \$110,000   |             | Light  |
|      |               |              |       |      |          | 865 Tamarind       | Feb-19 | \$133,900   | \$110,517   | 0%     |
| 52   | Miami-Dade    | Miami        | FL    | 74.5 | 1390     | 13600 SW 182nd     | Nov-20 | \$1,684,000 |             | Light  |
|      |               |              |       |      |          | 17950 SW 158th     | Oct-20 | \$1,730,000 | \$1,713,199 | -2%    |
| 53   | Spotsylvania  | Paytes       | VA    | 617  | 1270     | 12901 Orange Plnk  | Aug-20 | \$319,900   |             | Medium |
|      |               |              |       |      |          | 12717 Flintlock    | Dec-20 | \$290,000   | \$326,767   | -2%    |
| 54   | Spotsylvania  | Paytes       | VA    | 617  | 1950     | 9641 Nottoway      | May-20 | \$449,900   |             | Medium |
|      |               |              |       |      |          | 11626 Forest       | Aug-20 | \$489,900   | \$430,246   | 4%     |
| 55   | Spotsylvania  | Paytes       | VA    | 617  | 1171     | 13353 Post Oak     | Sep-20 | \$300,000   |             | Heavy  |
|      |               |              |       |      |          | 12810 Catharpin    | Jan-20 | \$280,000   | \$299,008   | 0%     |
| 56   | McBride Place | Midland      | NC    | 75   | 470      | 5833 Kristi        | Sep-20 | \$625,000   |             | Light  |
|      |               |              |       |      |          | 4055 Dakeita       | Dec-20 | \$600,000   | \$594,303   | 5%     |

| MW     | Avg. Distance | Average | Indicated Impact |
|--------|---------------|---------|------------------|
| 64.91  | 612           | Average | 1%               |
| 20.00  | 479           | Median  | 1%               |
| 617.00 | 1,950         | High    | 10%              |
| 5.00   | 145           | Low     | -10%             |

I have further broken down these results based on the MWs, Landscaping, and distance from panel to show the following range of findings for these different categories.

Most of the findings are for homes between 201 and 500 feet. Most of the findings are for Light landscaping screens.

Light landscaping screens are showing no impact on value at any distances, including for solar farms over 75.1 MW.

| <b>MW Range</b>    |                |                |              |                |                |               |                |                |              |
|--------------------|----------------|----------------|--------------|----------------|----------------|---------------|----------------|----------------|--------------|
| <b>4.4 to 10</b>   |                |                |              |                |                |               |                |                |              |
| <b>Landscaping</b> | <b>Light</b>   | <b>Light</b>   | <b>Light</b> | <b>Medium</b>  | <b>Medium</b>  | <b>Medium</b> | <b>Heavy</b>   | <b>Heavy</b>   | <b>Heavy</b> |
| <b>Distance</b>    | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  | <b>100-200</b> | <b>201-500</b> | <b>500+</b>   | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  |
| <b>#</b>           | 1              | 19             | 2            | 0              | 1              | 2             | 0              | 0              | 1            |
| <b>Average</b>     | 5%             | 2%             | 3%           | N/A            | 0%             | 4%            | N/A            | N/A            | 1%           |
| <b>Median</b>      | 5%             | 1%             | 3%           | N/A            | 0%             | 4%            | N/A            | N/A            | 1%           |
| <b>High</b>        | 5%             | 10%            | 4%           | N/A            | 0%             | 4%            | N/A            | N/A            | 1%           |
| <b>Low</b>         | 5%             | -5%            | 3%           | N/A            | 0%             | 4%            | N/A            | N/A            | 1%           |
| <b>10.1 to 30</b>  |                |                |              |                |                |               |                |                |              |
| <b>Landscaping</b> | <b>Light</b>   | <b>Light</b>   | <b>Light</b> | <b>Medium</b>  | <b>Medium</b>  | <b>Medium</b> | <b>Heavy</b>   | <b>Heavy</b>   | <b>Heavy</b> |
| <b>Distance</b>    | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  | <b>100-200</b> | <b>201-500</b> | <b>500+</b>   | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  |
| <b>#</b>           | 0              | 3              | 2            | 0              | 0              | 1             | 0              | 0              | 0            |
| <b>Average</b>     | N/A            | 4%             | -1%          | N/A            | N/A            | -3%           | N/A            | N/A            | N/A          |
| <b>Median</b>      | N/A            | 5%             | -1%          | N/A            | N/A            | -3%           | N/A            | N/A            | N/A          |
| <b>High</b>        | N/A            | 7%             | 0%           | N/A            | N/A            | -3%           | N/A            | N/A            | N/A          |
| <b>Low</b>         | N/A            | 0%             | -1%          | N/A            | N/A            | -3%           | N/A            | N/A            | N/A          |
| <b>30.1 to 75</b>  |                |                |              |                |                |               |                |                |              |
| <b>Landscaping</b> | <b>Light</b>   | <b>Light</b>   | <b>Light</b> | <b>Medium</b>  | <b>Medium</b>  | <b>Medium</b> | <b>Heavy</b>   | <b>Heavy</b>   | <b>Heavy</b> |
| <b>Distance</b>    | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  | <b>100-200</b> | <b>201-500</b> | <b>500+</b>   | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  |
| <b>#</b>           | 0              | 2              | 3            | 0              | 0              | 4             | 0              | 0              | 0            |
| <b>Average</b>     | N/A            | 1%             | 0%           | N/A            | N/A            | 0%            | N/A            | N/A            | N/A          |
| <b>Median</b>      | N/A            | 1%             | 0%           | N/A            | N/A            | 0%            | N/A            | N/A            | N/A          |
| <b>High</b>        | N/A            | 2%             | 2%           | N/A            | N/A            | 9%            | N/A            | N/A            | N/A          |
| <b>Low</b>         | N/A            | 1%             | -2%          | N/A            | N/A            | -7%           | N/A            | N/A            | N/A          |
| <b>75.1+</b>       |                |                |              |                |                |               |                |                |              |
| <b>Landscaping</b> | <b>Light</b>   | <b>Light</b>   | <b>Light</b> | <b>Medium</b>  | <b>Medium</b>  | <b>Medium</b> | <b>Heavy</b>   | <b>Heavy</b>   | <b>Heavy</b> |
| <b>Distance</b>    | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  | <b>100-200</b> | <b>201-500</b> | <b>500+</b>   | <b>100-200</b> | <b>201-500</b> | <b>500+</b>  |
| <b>#</b>           | 0              | 2              | 5            | 0              | 0              | 2             | 0              | 0              | 1            |
| <b>Average</b>     | N/A            | -3%            | 2%           | N/A            | N/A            | 1%            | N/A            | N/A            | 0%           |
| <b>Median</b>      | N/A            | -3%            | 4%           | N/A            | N/A            | 1%            | N/A            | N/A            | 0%           |
| <b>High</b>        | N/A            | 5%             | 5%           | N/A            | N/A            | 4%            | N/A            | N/A            | 0%           |
| <b>Low</b>         | N/A            | -10%           | -3%          | N/A            | N/A            | -2%           | N/A            | N/A            | 0%           |



### C. Summary of National Data on Solar Farms

I have worked in 19 states related to solar farms and I have been tracking matched pairs in most of those states. On the following pages I provide a brief summary of those findings showing 37 solar farms over 5 MW studied with each one providing matched pair data supporting the findings of this report.

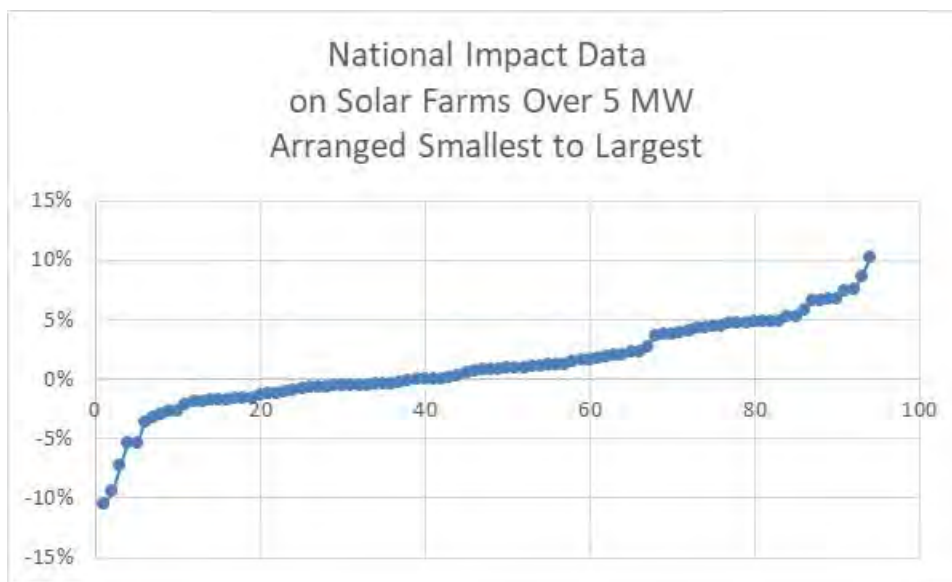
The solar farms summary is shown below with a summary of the matched pair data shown on the following page.

| Matched Pair Summary |               |               |       |       |        | Adj. Uses By Acreage |     |     |        |         | 1 mile Radius (2010-2020 Data) |             |                   | Veg. Buffer |
|----------------------|---------------|---------------|-------|-------|--------|----------------------|-----|-----|--------|---------|--------------------------------|-------------|-------------------|-------------|
| Name                 | City          | State         | Acres | MW    | Topo   | Shift                | Res | Ag  | Ag/Res | Com/Ind | Popl.                          | Med. Income | Avg. Housing Unit |             |
| 1                    | AM Best       | Goldsboro     | NC    | 38    | 5.00   | 2                    | 38% | 0%  | 23%    | 39%     | 1,523                          | \$37,358    | \$148,375         | Light       |
| 2                    | Mulberry      | Selmer        | TN    | 160   | 5.00   | 60                   | 13% | 73% | 10%    | 3%      | 467                            | \$40,936    | \$171,746         | Lt to Med   |
| 3                    | Leonard       | Hughesville   | MD    | 47    | 5.00   | 20                   | 18% | 75% | 0%     | 6%      | 525                            | \$106,550   | \$350,000         | Light       |
| 4                    | Gastonia SC   | Gastonia      | NC    | 35    | 5.00   | 48                   | 33% | 0%  | 23%    | 44%     | 4,689                          | \$35,057    | \$126,562         | Light       |
| 5                    | Summit        | Moyock        | NC    | 2,034 | 80.00  | 4                    | 4%  | 0%  | 94%    | 2%      | 382                            | \$79,114    | \$281,731         | Light       |
| 7                    | Tracy         | Bailey        | NC    | 50    | 5.00   | 10                   | 29% | 0%  | 71%    | 0%      | 312                            | \$43,940    | \$99,219          | Heavy       |
| 8                    | Manatee       | Parrish       | FL    | 1,180 | 75.00  | 20                   | 2%  | 97% | 1%     | 0%      | 48                             | \$75,000    | \$291,667         | Heavy       |
| 9                    | McBride       | Midland       | NC    | 627   | 75.00  | 140                  | 12% | 10% | 78%    | 0%      | 398                            | \$63,678    | \$256,306         | Lt to Med   |
| 10                   | Grand Ridge   | Streator      | IL    | 160   | 20.00  | 1                    | 8%  | 87% | 5%     | 0%      | 96                             | \$70,158    | \$187,037         | Light       |
| 11                   | Dominion      | Indianapolis  | IN    | 134   | 8.60   | 20                   | 3%  | 97% | 0%     | 0%      | 3,774                          | \$61,115    | \$167,515         | Light       |
| 12                   | Mariposa      | Stanley       | NC    | 36    | 5.00   | 96                   | 48% | 0%  | 52%    | 0%      | 1,716                          | \$36,439    | \$137,884         | Light       |
| 13                   | Clarke Cnty   | White Post    | VA    | 234   | 20.00  | 70                   | 14% | 39% | 46%    | 1%      | 578                            | \$81,022    | \$374,453         | Light       |
| 14                   | Flemington    | Flemington    | NJ    | 120   | 9.36   | N/A                  | 13% | 50% | 28%    | 8%      | 3,477                          | \$105,714   | \$444,696         | Lt to Med   |
| 15                   | Frenchtown    | Frenchtown    | NJ    | 139   | 7.90   | N/A                  | 37% | 35% | 29%    | 0%      | 457                            | \$111,562   | \$515,399         | Light       |
| 16                   | McGraw        | East Windsor  | NJ    | 95    | 14.00  | N/A                  | 27% | 44% | 0%     | 29%     | 7,684                          | \$78,417    | \$362,428         | Light       |
| 17                   | Tinton Falls  | Tinton Falls  | NJ    | 100   | 16.00  | N/A                  | 98% | 0%  | 0%     | 2%      | 4,667                          | \$92,346    | \$343,492         | Light       |
| 18                   | Simon         | Social Circle | GA    | 237   | 30.00  | 71                   | 1%  | 63% | 36%    | 0%      | 203                            | \$76,155    | \$269,922         | Medium      |
| 19                   | Candace       | Princeton     | NC    | 54    | 5.00   | 22                   | 76% | 24% | 0%     | 0%      | 448                            | \$51,002    | \$107,171         | Medium      |
| 20                   | Walker        | Barhamsville  | VA    | 485   | 20.00  | N/A                  | 12% | 68% | 20%    | 0%      | 203                            | \$80,773    | \$320,076         | Light       |
| 21                   | Innov 46      | Hope Mills    | NC    | 532   | 78.50  | 0                    | 17% | 83% | 0%     | 0%      | 2,247                          | \$58,688    | \$183,435         | Light       |
| 22                   | Innov 42      | Fayetteville  | NC    | 414   | 71.00  | 0                    | 41% | 59% | 0%     | 0%      | 568                            | \$60,037    | \$276,347         | Light       |
| 23                   | Demille       | Lapeer        | MI    | 160   | 28.40  | 10                   | 10% | 68% | 0%     | 22%     | 2,010                          | \$47,208    | \$187,214         | Light       |
| 24                   | Turrill       | Lapeer        | MI    | 230   | 19.60  | 10                   | 75% | 59% | 0%     | 25%     | 2,390                          | \$46,839    | \$110,361         | Light       |
| 25                   | Sunfish       | Willow Spring | NC    | 50    | 6.40   | 30                   | 35% | 35% | 30%    | 0%      | 1,515                          | \$63,652    | \$253,138         | Light       |
| 26                   | Picture Rocks | Tucson        | AZ    | 182   | 20.00  | N/A                  | 6%  | 88% | 6%     | 0%      | 102                            | \$81,081    | \$280,172         | None        |
| 27                   | Avra Valley   | Tucson        | AZ    | 246   | 25.00  | N/A                  | 3%  | 94% | 3%     | 0%      | 85                             | \$80,997    | \$292,308         | None        |
| 28                   | Sappony       | Stony Crk     | VA    | 322   | 20.00  | N/A                  | 2%  | 98% | 0%     | 0%      | 74                             | \$51,410    | \$155,208         | Medium      |
| 29                   | Camden Dam    | Camden        | NC    | 50    | 5.00   | 0                    | 17% | 72% | 11%    | 0%      | 403                            | \$84,426    | \$230,288         | Light       |
| 30                   | Grandy        | Grandy        | NC    | 121   | 20.00  | 10                   | 55% | 24% | 0%     | 21%     | 949                            | \$50,355    | \$231,408         | Light       |
| 31                   | Champion      | Pelion        | SC    | 100   | 10.00  | N/A                  | 4%  | 70% | 8%     | 18%     | 1,336                          | \$46,867    | \$171,939         | Light       |
| 32                   | Eddy II       | Eddy          | TX    | 93    | 10.00  | N/A                  | 15% | 25% | 58%    | 2%      | 551                            | \$59,627    | \$139,088         | Light       |
| 33                   | Somerset      | Somerset      | TX    | 128   | 10.60  | N/A                  | 5%  | 95% | 0%     | 0%      | 1,293                          | \$41,574    | \$135,490         | Light       |
| 34                   | DG Amp Piqua  | Piqua         | OH    | 86    | 12.60  | 2                    | 26% | 16% | 58%    | 0%      | 6,735                          | \$38,919    | \$96,555          | Light       |
| 45                   | Barefoot Bay  | Barefoot Bay  | FL    | 504   | 74.50  | 0                    | 11% | 87% | 0%     | 3%      | 2,446                          | \$36,737    | \$143,320         | Lt to Med   |
| 36                   | Miami-Dade    | Miami         | FL    | 347   | 74.50  | 0                    | 26% | 74% | 0%     | 0%      | 127                            | \$90,909    | \$403,571         | Light       |
| 37                   | Spotyslvania  | Paytes        | VA    | 3,500 | 617.00 | 160                  | 37% | 52% | 11%    | 0%      | 74                             | \$120,861   | \$483,333         | Med to Hvy  |
| <b>Average</b>       |               |               |       | 362   | 42.05  | 32                   | 24% | 52% | 19%    | 6%      | 1,515                          | \$66,292    | \$242,468         |             |
| <b>Median</b>        |               |               |       | 150   | 17.80  | 10                   | 16% | 59% | 7%     | 0%      | 560                            | \$62,384    | \$230,848         |             |
| <b>High</b>          |               |               |       | 3,500 | 617.00 | 160                  | 98% | 98% | 94%    | 44%     | 7,684                          | \$120,861   | \$515,399         |             |
| <b>Low</b>           |               |               |       | 35    | 5.00   | 0                    | 1%  | 0%  | 0%     | 0%      | 48                             | \$35,057    | \$96,555          |             |

From these 37 solar farms, I have derived 94 matched pairs. The matched pairs show no negative impact at distances as close as 105 feet between a solar panel and the nearest point on a home. The range of impacts is -10% to +10% with an average and median of +1%.

|                | <b>MW</b> | <b>Avg. Distance</b> | <b>Indicated Impact</b> |
|----------------|-----------|----------------------|-------------------------|
| <b>Average</b> | 44.80     | 569                  | 1%                      |
| <b>Median</b>  | 14.00     | 400                  | 1%                      |
| <b>High</b>    | 617.00    | 1,950                | 10%                     |
| <b>Low</b>     | 5.00      | 145                  | -10%                    |

While the range is broad, the two charts below show the data points in range from lowest to highest. There is only 3 data points out of 94 that show a negative impact. The rest support either a finding of no impact or 9 of the data points suggest a positive impact due to adjacency to a solar farm. As discussed earlier in this report, I consider this data to strongly support a finding of no impact on value as most of the findings are within typical market variation and even within that, most are mildly positive findings.



## D. Larger Solar Farms

I have also considered larger solar farms to address impacts related to larger projects. Projects have been increasing in size and most of the projects between 100 and 1000 MW are newer with little time for adjoining sales. I have included a breakdown of solar farms with 20 MW to 80 MW facilities with one 617 MW facility.

| Matched Pair Summary - @20 MW And Larger |               |               |       |        |            | Adj. Uses By Acreage |     |        |         |       | 1 mile Radius (2010-2019 Data) |                   |           | Veg. Buffer |
|--|---------------|---------------|-------|--------|------------|----------------------|-----|--------|---------|-------|--------------------------------|-------------------|-----------|-------------|
| Name                                     | City          | State         | Acres | MW     | Topo Shift | Res                  | Ag  | Ag/Res | Com/Ind | Popl. | Med. Income                    | Avg. Housing Unit |           |             |
| 1  | Summit        | Moyock        | NC    | 2,034  | 80.00      | 4                    | 4%  | 0%     | 94%     | 2%    | 382                            | \$79,114          | \$281,731 | Light       |
| 2  | Manatee       | Parrish       | FL    | 1,180  | 75.00      | 20                   | 2%  | 97%    | 1%      | 0%    | 48                             | \$75,000          | \$291,667 | Heavy       |
| 3  | McBride       | Midland       | NC    | 627    | 75.00      | 140                  | 12% | 10%    | 78%     | 0%    | 398                            | \$63,678          | \$256,306 | Lt to Med   |
| 4  | Grand Ridge   | Streator      | IL    | 160    | 20.00      | 1                    | 8%  | 87%    | 5%      | 0%    | 96                             | \$70,158          | \$187,037 | Light       |
| 5  | Clarke Cnty   | White Post    | VA    | 234    | 20.00      | 70                   | 14% | 39%    | 46%     | 1%    | 578                            | \$81,022          | \$374,453 | Light       |
| 6  | Simon         | Social Circle | GA    | 237    | 30.00      | 71                   | 1%  | 63%    | 36%     | 0%    | 203                            | \$76,155          | \$269,922 | Medium      |
| 7  | Walker        | Barhamsville  | VA    | 485    | 20.00      | N/A                  | 12% | 68%    | 20%     | 0%    | 203                            | \$80,773          | \$320,076 | Light       |
| 8  | Innov 46      | Hope Mills    | NC    | 532    | 78.50      | 0                    | 17% | 83%    | 0%      | 0%    | 2,247                          | \$58,688          | \$183,435 | Light       |
| 9  | Innov 42      | Fayetteville  | NC    | 414    | 71.00      | 0                    | 41% | 59%    | 0%      | 0%    | 568                            | \$60,037          | \$276,347 | Light       |
| 10                                       | Demille       | Lapeer        | MI    | 160    | 28.40      | 10                   | 10% | 68%    | 0%      | 22%   | 2,010                          | \$47,208          | \$187,214 | Light       |
| 11                                       | Turrill       | Lapeer        | MI    | 230    | 19.60      | 10                   | 75% | 59%    | 0%      | 25%   | 2,390                          | \$46,839          | \$110,361 | Light       |
| 12                                       | Picture Rocks | Tucson        | AZ    | 182    | 20.00      | N/A                  | 6%  | 88%    | 6%      | 0%    | 102                            | \$81,081          | \$280,172 | Light       |
| 13                                       | Avra Valley   | Tucson        | AZ    | 246    | 25.00      | N/A                  | 3%  | 94%    | 3%      | 0%    | 85                             | \$80,997          | \$292,308 | None        |
| 14                                       | Sappony       | Stony Crk     | VA    | 322    | 20.00      | N/A                  | 2%  | 98%    | 0%      | 0%    | 74                             | \$51,410          | \$155,208 | None        |
| 15                                       | Grandy        | Grandy        | NC    | 121    | 20.00      | 10                   | 55% | 24%    | 0%      | 21%   | 949                            | \$50,355          | \$231,408 | Medium      |
| 16                                       | Barefoot Bay  | Barefoot Bay  | FL    | 504    | 74.50      | 0                    | 11% | 87%    | 0%      | 3%    | 2,446                          | \$36,737          | \$143,320 | Lt to Med   |
| 17                                       | Miami-Dade    | Miami         | FL    | 347    | 74.50      | 0                    | 26% | 74%    | 0%      | 0%    | 127                            | \$90,909          | \$403,571 | Light       |
| 18                                       | Spotyslvania  | Paytes        | VA    | 3,500  | 617.00     | 160                  | 37% | 52%    | 11%     | 0%    | 74                             | \$120,861         | \$483,333 | Med to Hvy  |
| <b>Average</b>                           |               |               | 640   | 76.03  |            | 19%                  | 64% | 17%    | 4%      | 721   | \$69,501                       | \$262,659         |           |             |
| <b>Median</b>                            |               |               | 335   | 29.20  |            | 12%                  | 68% | 2%     | 0%      | 293   | \$72,579                       | \$273,135         |           |             |
| <b>High</b>                              |               |               | 3,500 | 617.00 |            | 75%                  | 98% | 94%    | 25%     | 2,446 | \$120,861                      | \$483,333         |           |             |
| <b>Low</b>                               |               |               | 121   | 19.60  |            | 1%                   | 0%  | 0%     | 0%      | 48    | \$36,737                       | \$110,361         |           |             |

The breakdown of adjoining uses, population density, median income and housing prices for these projects are very similar to those of the larger set. The matched pairs for each of these were considered earlier and support a finding of no negative impact on the adjoining home values.

I have included a breakdown of solar farms with 50 MW to 617 MW facilities adjoining.

| Matched Pair Summary - @50 MW And Larger |              |              |       |        |            | Adj. Uses By Acreage |     |        |         |       | 1 mile Radius (2010-2019 Data) |                   |           | Veg. Buffer |
|--|--------------|--------------|-------|--------|------------|----------------------|-----|--------|---------|-------|--------------------------------|-------------------|-----------|-------------|
| Name                                     | City         | State        | Acres | MW     | Topo Shift | Res                  | Ag  | Ag/Res | Com/Ind | Popl. | Med. Income                    | Avg. Housing Unit |           |             |
| 1  | Summit       | Moyock       | NC    | 2,034  | 80.00      | 4                    | 4%  | 0%     | 94%     | 2%    | 382                            | \$79,114          | \$281,731 | Light       |
| 2  | Manatee      | Parrish      | FL    | 1,180  | 75.00      | 20                   | 2%  | 97%    | 1%      | 0%    | 48                             | \$75,000          | \$291,667 | Heavy       |
| 3  | McBride      | Midland      | NC    | 627    | 75.00      | 140                  | 12% | 10%    | 78%     | 0%    | 398                            | \$63,678          | \$256,306 | Lt to Med   |
| 4  | Innov 46     | Hope Mills   | NC    | 532    | 78.50      | 0                    | 17% | 83%    | 0%      | 0%    | 2,247                          | \$58,688          | \$183,435 | Light       |
| 5  | Innov 42     | Fayetteville | NC    | 414    | 71.00      | 0                    | 41% | 59%    | 0%      | 0%    | 568                            | \$60,037          | \$276,347 | Light       |
| 6  | Barefoot Bay | Barefoot Bay | FL    | 504    | 74.50      | 0                    | 11% | 87%    | 0%      | 3%    | 2,446                          | \$36,737          | \$143,320 | Lt to Med   |
| 7  | Miami-Dade   | Miami        | FL    | 347    | 74.50      | 0                    | 26% | 74%    | 0%      | 0%    | 127                            | \$90,909          | \$403,571 | Light       |
| 8  | Spotyslvania | Paytes       | VA    | 3,500  | 617.00     | 160                  | 37% | 52%    | 11%     | 0%    | 74                             | \$120,861         | \$483,333 | Med to Hvy  |
| <b>Average</b>                           |              |              | 1,142 | 143.19 |            | 19%                  | 58% | 23%    | 1%      | 786   | \$73,128                       | \$289,964         |           |             |
| <b>Median</b>                            |              |              | 580   | 75.00  |            | 15%                  | 67% | 0%     | 0%      | 390   | \$69,339                       | \$279,039         |           |             |
| <b>High</b>                              |              |              | 3,500 | 617.00 |            | 41%                  | 97% | 94%    | 3%      | 2,446 | \$120,861                      | \$483,333         |           |             |
| <b>Low</b>                               |              |              | 347   | 71.00  |            | 2%                   | 0%  | 0%     | 0%      | 48    | \$36,737                       | \$143,320         |           |             |

The breakdown of adjoining uses, population density, median income and housing prices for these projects are very similar to those of the larger set. The matched pairs for each of these were considered earlier and support a finding of no negative impact on the adjoining home values.

The data for these larger solar farms is shown in the SE USA and the National data breakdowns with similar landscaping, setbacks and range of impacts that fall mostly in the +/-5% range as can be seen earlier in this report.



On the following page I show 81 projects ranging in size from 50 MW up to 1,000 MW with an average size of 111.80 MW and a median of 80 MW. The average closest distance for an adjoining home is 263 feet, while the median distance is 188 feet. The closest distance is 57 feet. The mix of adjoining uses is similar with most of the adjoining uses remaining residential or agricultural in nature. This is the list of solar farms that I have researched for possible matched pairs and not a complete list of larger solar farms in those states.

| Parcel # | State | City           | Name                | Output Total |        | Used Acres | Avg. Dist to home | Closest Adjoining Use by Acre |     |      |      |     |
|----------|-------|----------------|---------------------|--------------|--------|------------|-------------------|-------------------------------|-----|------|------|-----|
|          |       |                |                     | (MW)         | Acres  |            |                   | Home                          | Res | Agri | Ag/R | Com |
| 78       | NC    | Moyock         | Summit/Ranchland    | 80           | 2034   |            | 674               | 360                           | 4%  | 94%  | 0%   | 2%  |
| 133      | MS    | Hattiesburg    | Hattiesburg         | 50           | 1129   | 479.6      | 650               | 315                           | 35% | 65%  | 0%   | 0%  |
| 179      | SC    | Ridgeland      | Jasper              | 140          | 1600   | 1000       | 461               | 108                           | 2%  | 85%  | 13%  | 0%  |
| 211      | NC    | Enfield        | Chestnut            | 75           | 1428.1 |            | 1,429             | 210                           | 4%  | 96%  | 0%   | 0%  |
| 222      | VA    | Chase City     | Grasshopper         | 80           | 946.25 |            |                   |                               | 6%  | 87%  | 5%   | 1%  |
| 226      | VA    | Louisa         | Belcher             | 88           | 1238.1 |            |                   | 150                           | 19% | 53%  | 28%  | 0%  |
| 305      | FL    | Dade City      | Mountain View       | 55           | 347.12 |            | 510               | 175                           | 32% | 39%  | 21%  | 8%  |
| 319      | FL    | Jasper         | Hamilton            | 74.9         | 1268.9 | 537        | 3,596             | 240                           | 5%  | 67%  | 28%  | 0%  |
| 336      | FL    | Parrish        | Manatee             | 74.5         | 1180.4 |            | 1,079             | 625                           | 2%  | 50%  | 1%   | 47% |
| 337      | FL    | Arcadia        | Citrus              | 74.5         | 640    |            |                   |                               | 0%  | 0%   | 100% | 0%  |
| 338      | FL    | Port Charlotte | Babcock             | 74.5         | 422.61 |            |                   |                               | 0%  | 0%   | 100% | 0%  |
| 353      | VA    | Oak Hall       | Amazon East(ern st  | 80           | 1000   |            | 645               | 135                           | 8%  | 75%  | 17%  | 0%  |
| 364      | VA    | Stevensburg    | Greenwood           | 100          | 2266.6 | 1800       | 788               | 200                           | 8%  | 62%  | 29%  | 0%  |
| 368      | NC    | Warsaw         | Warsaw              | 87.5         | 585.97 | 499        | 526               | 130                           | 11% | 66%  | 21%  | 3%  |
| 390      | NC    | Ellerbe        | Innovative Solar 34 | 50           | 385.24 | 226        | N/A               | N/A                           | 1%  | 99%  | 0%   | 0%  |
| 399      | NC    | Midland        | McBride             | 74.9         | 974.59 | 627        | 1,425             | 140                           | 12% | 78%  | 9%   | 0%  |
| 400      | FL    | Mulberry       | Alafia              | 51           | 420.35 |            | 490               | 105                           | 7%  | 90%  | 3%   | 0%  |
| 406      | VA    | Clover         | Foxhound            | 91           | 1311.8 |            | 885               | 185                           | 5%  | 61%  | 17%  | 18% |
| 410      | FL    | Trenton        | Trenton             | 74.5         | 480    |            | 2,193             | 775                           | 0%  | 26%  | 55%  | 19% |
| 411      | NC    | Battleboro     | Fern                | 100          | 1235.4 | 960.71     | 1,494             | 220                           | 5%  | 76%  | 19%  | 0%  |
| 412      | MD    | Goldsboro      | Cherrywood          | 202          | 1722.9 | 1073.7     | 429               | 200                           | 10% | 76%  | 13%  | 0%  |
| 434      | NC    | Conetoe        | Conetoe             | 80           | 1389.9 | 910.6      | 1,152             | 120                           | 5%  | 78%  | 17%  | 0%  |
| 440      | FL    | Debary         | Debary              | 74.5         | 844.63 |            | 654               | 190                           | 3%  | 27%  | 0%   | 70% |
| 441      | FL    | Hawthorne      | Horizon             | 74.5         | 684    |            |                   |                               | 3%  | 81%  | 16%  | 0%  |
| 484      | VA    | Newsoms        | Southampton         | 100          | 3243.9 |            | -                 | -                             | 3%  | 78%  | 17%  | 3%  |
| 486      | VA    | Stuarts Draft  | Augusta             | 125          | 3197.4 | 1147       | 588               | 165                           | 16% | 61%  | 16%  | 7%  |
| 491      | NC    | Misenheimer    | Misenheimer 2018    | 80           | 740.2  | 687.2      | 504               | 130                           | 11% | 40%  | 22%  | 27% |
| 494      | VA    | Shackelfords   | Walnut              | 110          | 1700   | 1173       | 641               | 165                           | 14% | 72%  | 13%  | 1%  |
| 496      | VA    | Clover         | Piney Creek         | 80           | 776.18 | 422        | 523               | 195                           | 15% | 62%  | 24%  | 0%  |
| 511      | NC    | Scotland Neck  | American Beech      | 160          | 3255.2 | 1807.8     | 1,262             | 205                           | 2%  | 58%  | 38%  | 3%  |
| 514      | NC    | Reidsville     | Williamsburg        | 80           | 802.6  | 507        | 734               | 200                           | 25% | 12%  | 63%  | 0%  |
| 517      | VA    | Luray          | Cape                | 100          | 566.53 | 461        | 519               | 110                           | 42% | 12%  | 46%  | 0%  |
| 518      | VA    | Emporia        | Fountain Creek      | 80           | 798.3  | 595        | 862               | 300                           | 6%  | 23%  | 71%  | 0%  |
| 525      | NC    | Plymouth       | Macadamia           | 484          | 5578.7 | 4813.5     | 1,513             | 275                           | 1%  | 90%  | 9%   | 0%  |
| 526      | NC    | Mooreboro      | Broad River         | 50           | 759.8  | 365        | 419               | 70                            | 29% | 55%  | 16%  | 0%  |
| 555      | FL    | Mulberry       | Durrance            | 74.5         | 463.57 | 324.65     | 438               | 140                           | 3%  | 97%  | 0%   | 0%  |
| 560      | NC    | Yadkinville    | Sugar               | 60           | 477    | 357        | 382               | 65                            | 19% | 39%  | 20%  | 22% |
| 561      | NC    | Enfield        | Halifax 80mw 2019   | 80           | 1007.6 | 1007.6     | 672               | 190                           | 8%  | 73%  | 19%  | 0%  |
| 577      | VA    | Windsor        | Windsor             | 85           | 564.1  | 564.1      | 572               | 160                           | 9%  | 67%  | 24%  | 0%  |
| 579      | VA    | Paytes         | Spotsylvania        | 500          | 6412   | 3500       |                   |                               | 9%  | 52%  | 11%  | 27% |
| 582      | NC    | Salisbury      | China Grove         | 65           | 428.66 | 324.26     | 438               | 85                            | 58% | 4%   | 38%  | 0%  |
| 583      | NC    | Walnut Cove    | Lick Creek          | 50           | 1424   | 185.11     | 410               | 65                            | 20% | 64%  | 11%  | 5%  |
| 584      | NC    | Enfield        | Sweetleaf           | 94           | 1956.3 | 1250       | 968               | 160                           | 5%  | 63%  | 32%  | 0%  |
| 586      | VA    | Aylett         | Sweet Sue           | 77           | 1262   | 576        | 1,617             | 680                           | 7%  | 68%  | 25%  | 0%  |
| 593      | NC    | Windsor        | Sumac               | 120          | 3360.6 | 1257.9     | 876               | 160                           | 4%  | 90%  | 6%   | 0%  |
| 599      | TN    | Somerville     | Yum Yum             | 147          | 4000   | 1500       | 1,862             | 330                           | 3%  | 32%  | 64%  | 1%  |
| 602      | GA    | Waynesboro     | White Oak           | 76.5         | 516.7  | 516.7      | 2,995             | 1,790                         | 1%  | 34%  | 65%  | 0%  |
| 603      | GA    | Butler         | Butler GA           | 103          | 2395.1 | 2395.1     | 1,534             | 255                           | 2%  | 73%  | 23%  | 2%  |
| 604      | GA    | Butler         | White Pine          | 101.2        | 505.94 | 505.94     | 1,044             | 100                           | 1%  | 51%  | 48%  | 1%  |
| 605      | GA    | Metter         | Live Oak            | 51           | 417.84 | 417.84     | 910               | 235                           | 4%  | 72%  | 23%  | 0%  |
| 606      | GA    | Hazelhurst     | Hazelhurst II       | 52.5         | 947.15 | 490.42     | 2,114             | 105                           | 9%  | 64%  | 27%  | 0%  |
| 607      | GA    | Bainbridge     | Decatur Parkway     | 80           | 781.5  | 781.5      | 1,123             | 450                           | 2%  | 27%  | 22%  | 49% |
| 608      | GA    | Leslie-DeSoto  | Americus            | 1000         | 9661.2 | 4437       | 5,210             | 510                           | 1%  | 63%  | 36%  | 0%  |
| 616      | FL    | Fort White     | Fort White          | 74.5         | 570.5  | 457.2      | 828               | 220                           | 12% | 71%  | 17%  | 0%  |
| 621      | VA    | Spring Grove   | Loblolly            | 150          | 2181.9 | 1000       | 1,860             | 110                           | 7%  | 62%  | 31%  | 0%  |
| 622      | VA    | Scottsville    | Woodridge           | 138          | 2260.9 | 1000       | 1,094             | 170                           | 9%  | 63%  | 28%  | 0%  |
| 625      | NC    | Middlesex      | Phobos              | 80           | 754.52 | 734        | 356               | 57                            | 14% | 75%  | 10%  | 0%  |
| 628      | MI    | Deerfield      | Carroll Road        | 200          | 1694.8 | 1694.8     | 343               | 190                           | 12% | 86%  | 0%   | 2%  |
| 633      | VA    | Emporia        | Brunswick           | 150.2        | 2076.4 | 1387.3     | 1,091             | 240                           | 4%  | 85%  | 11%  | 0%  |
| 634      | NC    | Elkin          | Partin              | 50           | 429.4  | 257.64     | 945               | 155                           | 30% | 25%  | 15%  | 30% |

| Parcel #       | State | City             | Name                | Output Total | Used   | Avg. Dist | Closest | Adjoining Use by Acre |     |      |      |     |
|----------------|-------|------------------|---------------------|--------------|--------|-----------|---------|-----------------------|-----|------|------|-----|
|                |       |                  |                     | (MW)         | Acres  | Acres     | to home | Home                  | Res | Agri | Ag/R | Com |
| 638            | GA    | Dry Branch       | Twiggs              | 200          | 2132.7 | 2132.7    | -       | -                     | 10% | 55%  | 35%  | 0%  |
| 639            | NC    | Hope Mills       | Innovative Solar 46 | 78.5         | 531.87 | 531.87    | 423     | 125                   | 17% | 83%  | 0%   | 0%  |
| 640            | NC    | Hope Mills       | Innovative Solar 42 | 71           | 413.99 | 413.99    | 375     | 135                   | 41% | 59%  | 0%   | 0%  |
| 645            | NC    | Stanley          | Hornet              | 75           | 1499.5 | 858.4     | 663     | 110                   | 30% | 40%  | 23%  | 6%  |
| 650            | NC    | Grifton          | Grifton 2           | 56           | 681.59 | 297.6     | 363     | 235                   | 1%  | 99%  | 0%   | 0%  |
| 651            | NC    | Grifton          | Buckleberry         | 52.1         | 367.67 | 361.67    | 913     | 180                   | 5%  | 54%  | 41%  | 0%  |
| 657            | KY    | Greensburg       | Horseshoe Bend      | 60           | 585.65 | 395       | 1,394   | 63                    | 3%  | 36%  | 61%  | 0%  |
| 658            | KY    | Campbellsville   | Flat Run            | 55           | 429.76 | 429.76    | 408     | 115                   | 13% | 52%  | 35%  | 0%  |
| 666            | FL    | Archer           | Archer              | 74.9         | 636.94 | 636.94    | 638     | 200                   | 43% | 57%  | 0%   | 0%  |
| 667            | FL    | New Smyrna Beach | Pioneer Trail       | 74.5         | 1202.8 | 900       | 1,162   | 225                   | 14% | 61%  | 21%  | 4%  |
| 668            | FL    | Lake City        | Sunshine Gateway    | 74.5         | 904.29 | 472       | 1,233   | 890                   | 11% | 80%  | 8%   | 0%  |
| 669            | FL    | Florahome        | Coral Farms         | 74.5         | 666.54 | 580       | 1,614   | 765                   | 19% | 75%  | 7%   | 0%  |
| 672            | VA    | Appomattox       | Spout Spring        | 60           | 881.12 | 673.37    | 836     | 335                   | 16% | 30%  | 46%  | 8%  |
| 676            | TX    | Stamford         | Alamo 7             | 106.4        | 1663.1 | 1050      | -       | -                     | 6%  | 83%  | 0%   | 11% |
| 677            | TX    | Fort Stockton    | RE Roserock         | 160          | 1738.2 | 1500      | -       | -                     | 0%  | 100% | 0%   | 0%  |
| 678            | TX    | Lamesa           | Lamesa              | 102          | 914.5  | 655       | 921     | 170                   | 4%  | 41%  | 11%  | 44% |
| 679            | TX    | Lamesa           | Ivory               | 50           | 706    | 570       | 716     | 460                   | 0%  | 87%  | 2%   | 12% |
| 680            | TX    | Uvalde           | Alamo 5             | 95           | 830.35 | 800       | 925     | 740                   | 1%  | 93%  | 6%   | 0%  |
| 684            | NC    | Waco             | Brookcliff          | 50           | 671.03 | 671.03    | 560     | 150                   | 7%  | 21%  | 15%  | 57% |
| 689            | AZ    | Arlington        | Mesquite            | 320.8        | 3774.5 | 2617      | 1,670   | 525                   | 8%  | 92%  | 0%   | 0%  |
| 692            | AZ    | Tucson           | Avalon              | 51           | 479.21 | 352       | -       | -                     | 0%  | 100% | 0%   | 0%  |
|                |       |                  |                     | 81           |        |           |         |                       |     |      |      |     |
| <b>Average</b> |       |                  |                     | 111.80       | 1422.4 | 968.4     | 1031    | 263                   | 10% | 62%  | 22%  | 6%  |
| <b>Median</b>  |       |                  |                     | 80.00        | 914.5  | 646.0     | 836     | 188                   | 7%  | 64%  | 17%  | 0%  |
| <b>High</b>    |       |                  |                     | 1000.00      | 9661.2 | 4813.5    | 5210    | 1790                  | 58% | 100% | 100% | 70% |
| <b>Low</b>     |       |                  |                     | 50.00        | 347.1  | 185.1     | 343     | 57                    | 0%  | 0%   | 0%   | 0%  |

## **VII. Distance Between Homes and Panels**

I have measured distances at matched pairs as close as 105 feet between panel and home to show no impact on value. This measurement goes from the closest point on the home to the closest solar panel. This is a strong indication that at this distance there is no impact on adjoining homes.

However, in tracking other approved solar farms across Kentucky, North Carolina and other states, I have found that it is common for there to be homes within 100 to 150 feet of solar panels. Given the visual barriers in the form of privacy fencing or landscaping, there is no sign of negative impact.

I have also tracked a number of locations where solar panels are between 50 and 100 feet of single-family homes. In these cases the landscaping is typically a double row of more mature evergreens at time of planting. There are many examples of solar farms with one or two homes closer than 100-feet, but most of the adjoining homes are further than that distance.

## **VIII. Topography**

As shown on the summary charts for the solar farms, I have been identifying the topographic shifts across the solar farms considered. Differences in topography can impact visibility of the panels, though typically this results in distant views of panels as opposed to up close views. The topography noted for solar farms showing no impact on adjoining home values range from as much as 160-foot shifts across the project. Given that appearance is the only factor of concern and that distance plus landscape buffering typically addresses up close views, this leaves a number of potentially distant views of panels. I specifically note that in Crittenden in KY there are distant views of panels from the adjoining homes that showed no impact on value.

General rolling terrain with some distant solar panel views are showing no impact on adjoining property value.

## **IX. Potential Impacts During Construction**

I have previously been asked by the Kentucky Siting Board about potential impacts during construction. This is not a typical question I get as any development of a site will have a certain amount of construction, whether it is for a commercial agricultural use such as large-scale poultry operations or a new residential subdivision. Construction will be temporary and consistent with other development uses of the land and in fact dust from the construction will likely be less than most other construction projects given the minimal grading. I would not anticipate any impacts on property value due to construction on the site.

I note that in the matched pairs that I have included there have been a number of home sales that happened after a solar farm was approved but before the solar farm was built showing no impact on property value. Therefore the anticipated construction had no impact as shown by that data.



## X. Scope of Research

I have researched over 750 solar farms and sites on which solar farms are existing and proposed in Kentucky, Illinois, Tennessee, North Carolina, Virginia as well as other states to determine what uses are typically found in proximity with a solar farm. The data I have collected and provide in this report strongly supports the assertion that solar farms are having no negative consequences on adjoining agricultural and residential values.

Beyond these references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

| Percentage By Adjoining Acreage |      |      |        |      |     |          |              |              |               |
|---------------------------------|------|------|--------|------|-----|----------|--------------|--------------|---------------|
|                                 | Res  | Ag   | Res/AG | Comm | Ind | Avg Home | Closest Home | All Res Uses | All Comm Uses |
| Average                         | 19%  | 53%  | 20%    | 2%   | 6%  | 887      | 344          | 91%          | 8%            |
| Median                          | 11%  | 56%  | 11%    | 0%   | 0%  | 708      | 218          | 100%         | 0%            |
| High                            | 100% | 100% | 100%   | 93%  | 98% | 5,210    | 4,670        | 100%         | 98%           |
| Low                             | 0%   | 0%   | 0%     | 0%   | 0%  | 90       | 25           | 0%           | 0%            |

**Res = Residential, Ag = Agriculture, Com = Commercial**

**Total Solar Farms Considered: 705**

I have also included a breakdown of each solar farm by number of adjoining parcels to the solar farm rather than based on adjoining acreage. Using both factors provides a more complete picture of the neighboring properties.

| Percentage By Number of Parcels Adjoining |      |      |        |      |     |          |              |              |               |
|---|------|------|--------|------|-----|----------|--------------|--------------|---------------|
|   | Res  | Ag   | Res/AG | Comm | Ind | Avg Home | Closest Home | All Res Uses | All Comm Uses |
| Average                                   | 61%  | 24%  | 9%     | 2%   | 4%  | 887      | 344          | 93%          | 6%            |
| Median                                    | 65%  | 19%  | 5%     | 0%   | 0%  | 708      | 218          | 100%         | 0%            |
| High                                      | 100% | 100% | 100%   | 60%  | 78% | 5,210    | 4,670        | 105%         | 78%           |
| Low                                       | 0%   | 0%   | 0%     | 0%   | 0%  | 90       | 25           | 0%           | 0%            |

**Res = Residential, Ag = Agriculture, Com = Commercial**

**Total Solar Farms Considered: 705**

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential/agricultural use.

## **XI. Specific Factors Related To Impacts on Value**

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow a hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

### **1. Hazardous material**

A solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development and even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known environmental impacts associated with the development and operation.

### **2. Odor**

The various solar farms that I have inspected produced no odor.

### **3. Noise**

Whether discussing passive fixed solar panels, or single-axis trackers, there is no negative impact associated with noise from a solar farm. The transformer reportedly has a hum similar to an HVAC that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. No sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways.

### **4. Traffic**

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

### **5. Stigma**

There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar farms are adjoining elementary, middle and high schools as well as churches and subdivisions. I note that one of the solar farms in this report not only adjoins a church, but is actually located on land owned by the church. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

## 6. Appearance

I note that larger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

Whenever you consider the impact of a proposed project on viewshed or what the adjoining owners may see from their property it is important to distinguish whether or not they have a protected viewshed or not. Enhancements for scenic vistas are often measured when considering properties that adjoin preserved open space and parks. However, adjoining land with a preferred view today conveys no guarantee that the property will continue in the current use. Any consideration of the impact of the appearance requires a consideration of the wide variety of other uses a property already has the right to be put to, which for solar farms often includes subdivision development, agricultural business buildings such as poultry, or large greenhouses and the like.

Dr. Randall Bell, MAI, PhD, and author of the book **Real Estate Damages**, Third Edition, on Page 146 “Views of bodies of water, city lights, natural settings, parks, golf courses, and other amenities are considered desirable features, particularly for residential properties.” Dr. Bell continues on Page 147 that “View amenities may or may not be protected by law or regulation. It is sometimes argued that views have value only if they are protected by a view easement, a zoning ordinance, or covenants, conditions, and restrictions (CC&Rs), although such protections are relatively

uncommon as a practical matter. The market often assigns significant value to desirable views irrespective of whether or not such views are protected by law.”

Dr. Bell concludes that a view enhances adjacent property, even if the adjacent property has no legal right to that view. He then discusses a “borrowed” view where a home may enjoy a good view of vacant land or property beyond with a reasonable expectation that the view might be partly or completely obstructed upon development of the adjoining land. He follows that with “This same concept applies to potentially undesirable views of a new development when the development conforms to applicable zoning and other regulations. Arguing value diminution in such cases is difficult, since the possible development of the offending property should have been known.” In other words, if there is an allowable development on the site then arguing value diminution with such a development would be difficult. This further extends to developing the site with alternative uses that are less impactful on the view than currently allowed uses.

This gets back to the point that if a property has development rights and could currently be developed in such a way that removes the viewshed such as a residential subdivision, then a less intrusive use such as a solar farm that is easily screened by landscaping would not have a greater impact on the viewshed of any perceived value adjoining properties claim for viewshed. Essentially, if there are more impactful uses currently allowed, then how can you claim damages for a less impactful use.

## **7. Conclusion**

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will not negatively impact adjoining property values. The only category of impact of note is appearance, which is addressed through setbacks and landscaping buffers. The matched pair data supports that conclusion.



## **XII. Conclusion**

The matched pair analysis shows no negative impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all support a finding of no impact on property value.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments.

I have found no difference in the mix of adjoining uses or proximity to adjoining homes based on the size of a solar farm and I have found no significant difference in the matched pair data adjoining larger solar farms versus smaller solar farms. The data in the SouthEast is consistent with the larger set of data that I have nationally, as is the more specific data located in and around Kentucky.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no negative impact on the value of adjoining or abutting property. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic.



# Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI  
9408 Northfield Court  
Raleigh, North Carolina 27603  
Mobile (919) 414-8142  
[rkirkland2@gmail.com](mailto:rkirkland2@gmail.com)  
[www.kirklandappraisals.com](http://www.kirklandappraisals.com)

---

## ***Professional Experience***

|   |                |
|---|----------------|
| <b>Kirkland Appraisals, LLC</b> , Raleigh, N.C.<br>Commercial appraiser | 2003 – Present |
| <b>Hester &amp; Company</b> , Raleigh, N.C.<br>Commercial appraiser     | 1996 – 2003    |

---

## ***Professional Affiliations***

|   |      |
|---|------|
| <b>MAI</b> (Member, Appraisal Institute) designation #11796 | 2001 |
| <b>NC State Certified General Appraiser</b> # A4359         | 1999 |
| <b>VA State Certified General Appraiser</b> # 4001017291    |      |
| <b>SC State Certified General Appraiser</b> # 6209          |      |
| <b>FL State Certified General Appraiser</b> # RZ3950        |      |
| <b>IL State Certified General Appraiser</b> # 553.002633    |      |
| <b>KY State Certified General Appraiser</b> # 5522          |      |

## ***Education***

|  |      |
|--|------|
| <b>Bachelor of Arts in English</b> , University of North Carolina, Chapel Hill | 1993 |
|--|------|

---

## ***Continuing Education***

|   |      |
|---|------|
| Florida Appraisal Laws and Regulations                                  | 2020 |
| Michigan Appraisal Law  | 2020 |
| Uniform Standards of Professional Appraisal Practice Update             | 2020 |
| Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) | 2019 |
| The Cost Approach   | 2019 |
| Income Approach Case Studies for Commercial Appraisers                  | 2018 |
| Introduction to Expert Witness Testimony for Appraisers                 | 2018 |
| Appraising Small Apartment Properties                                   | 2018 |
| Florida Appraisal Laws and Regulations                                  | 2018 |
| Uniform Standards of Professional Appraisal Practice Update             | 2018 |
| Appraisal of REO and Foreclosure Properties                             | 2017 |
| Appraisal of Self Storage Facilities                                    | 2017 |
| Land and Site Valuation   | 2017 |
| NCDOT Appraisal Principles and Procedures                               | 2017 |
| Uniform Standards of Professional Appraisal Practice Update             | 2016 |
| Forecasting Revenue   | 2015 |
| Wind Turbine Effect on Value  | 2015 |
| Supervisor/Trainee Class  | 2015 |
| Business Practices and Ethics   | 2014 |
| Subdivision Valuation   | 2014 |
| Uniform Standards of Professional Appraisal Practice Update             | 2014 |
| Introduction to Vineyard and Winery Valuation                           | 2013 |
| Appraising Rural Residential Properties                                 | 2012 |

|   |      |
|---|------|
| Uniform Standards of Professional Appraisal Practice Update | 2012 |
| Supervisors/Trainees  | 2011 |
| Rates and Ratios: Making sense of GIMs, OARs, and DCFs      | 2011 |
| Advanced Internet Search Strategies                         | 2011 |
| Analyzing Distressed Real Estate                            | 2011 |
| Uniform Standards of Professional Appraisal Practice Update | 2011 |
| Business Practices and Ethics                               | 2011 |
| Appraisal Curriculum Overview (2 Days – General)            | 2009 |
| Appraisal Review - General                                  | 2009 |
| Uniform Standards of Professional Appraisal Practice Update | 2008 |
| Subdivision Valuation: A Comprehensive Guide                | 2008 |
| Office Building Valuation: A Contemporary Perspective       | 2008 |
| Valuation of Detrimental Conditions in Real Estate          | 2007 |
| The Appraisal of Small Subdivisions                         | 2007 |
| Uniform Standards of Professional Appraisal Practice Update | 2006 |
| Evaluating Commercial Construction                          | 2005 |
| Conservation Easements                                      | 2005 |
| Uniform Standards of Professional Appraisal Practice Update | 2004 |
| Condemnation Appraising                                     | 2004 |
| Land Valuation Adjustment Procedures                        | 2004 |
| Supporting Capitalization Rates                             | 2004 |
| Uniform Standards of Professional Appraisal Practice, C     | 2002 |
| Wells and Septic Systems and Wastewater Irrigation Systems  | 2002 |
| Appraisals 2002   | 2002 |
| Analyzing Commercial Lease Clauses                          | 2002 |
| Conservation Easements                                      | 2000 |
| Preparation for Litigation                                  | 2000 |
| Appraisal of Nonconforming Uses                             | 2000 |
| Advanced Applications                                       | 2000 |
| Highest and Best Use and Market Analysis                    | 1999 |
| Advanced Sales Comparison and Cost Approaches               | 1999 |
| Advanced Income Capitalization                              | 1998 |
| Valuation of Detrimental Conditions in Real Estate          | 1999 |
| Report Writing and Valuation Analysis                       | 1999 |
| Property Tax Values and Appeals                             | 1997 |
| Uniform Standards of Professional Appraisal Practice, A & B | 1997 |
| Basic Income Capitalization                                 | 1996 |

# Attachment

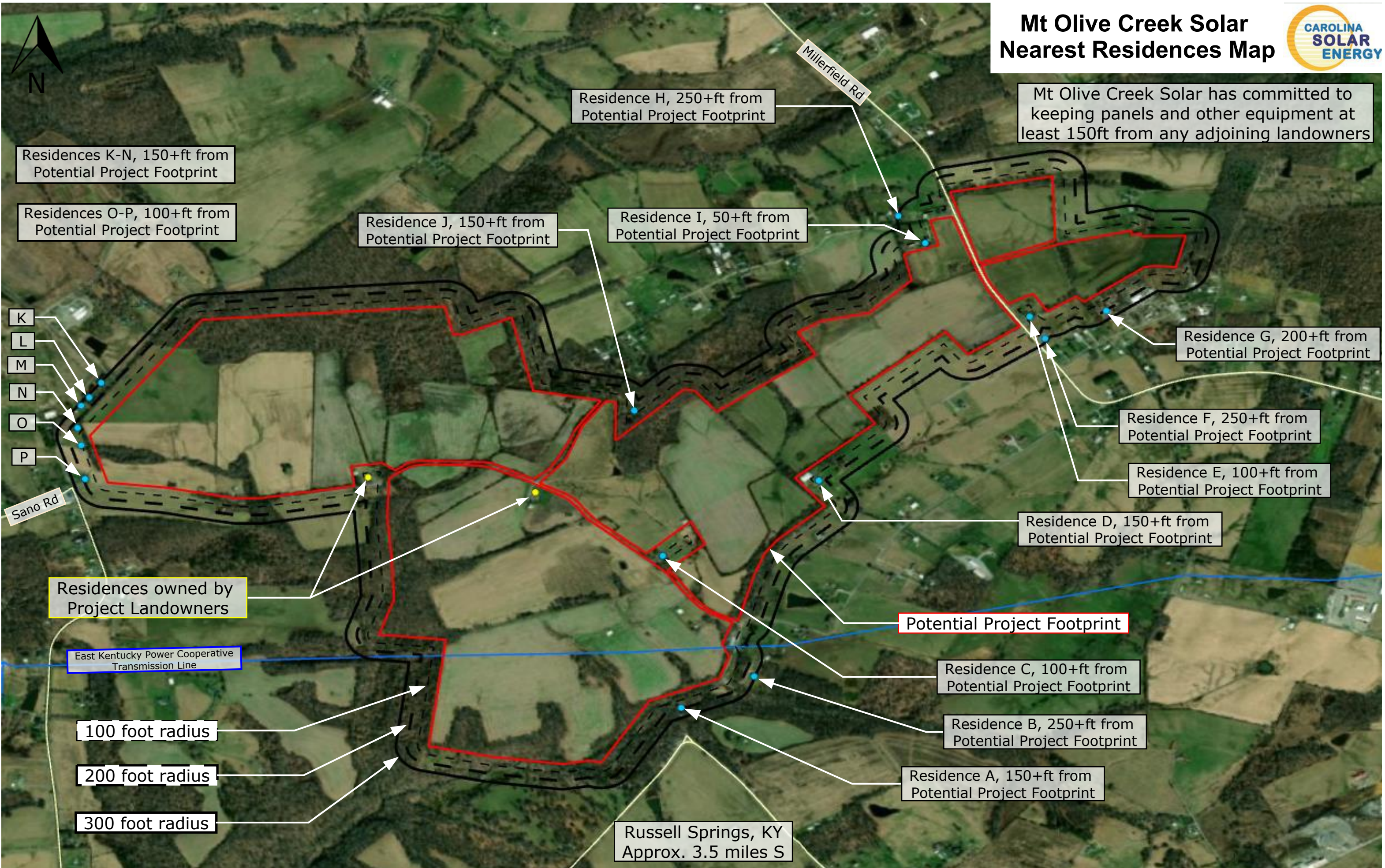
## C. Map of Nearest Neighbors



# Mt Olive Creek Solar Nearest Residences Map



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



Residence H, 250+ft from Potential Project Footprint

Residences K-N, 150+ft from Potential Project Footprint

Residences O-P, 100+ft from Potential Project Footprint

Residence J, 150+ft from Potential Project Footprint

Residence I, 50+ft from Potential Project Footprint

Residence G, 200+ft from Potential Project Footprint

Residence F, 250+ft from Potential Project Footprint

Residence E, 100+ft from Potential Project Footprint

Residence D, 150+ft from Potential Project Footprint

Potential Project Footprint

Residence C, 100+ft from Potential Project Footprint

Residence B, 250+ft from Potential Project Footprint

Residence A, 150+ft from Potential Project Footprint

Residences owned by Project Landowners

East Kentucky Power Cooperative Transmission Line

100 foot radius

200 foot radius

300 foot radius

Russell Springs, KY  
Approx. 3.5 miles S



K  
L  
M  
N  
O  
P

Sano Rd

Millerfield Rd



# Attachment

## D. Surrounding Area Images

Mt. Olive Creek Streetview Images

Photo 1

Taken looking Southeast on Millerfield Road (HWY 76) with Miller Short Rd on the righthand side of the image



Mt. Olive Creek Streetview Images

Photo 2

Image taken facing East on HWY 76, with T.Wethington Rd beginning on the right-hand side of the image, with part of the Project being on both sides of T.Wethington Rd





Mt. Olive Creek Streetview Images

Photo 3

Image taken from the intersection of HWY 76 and T.Wethington Rd, looking Northeast along T.Wethington Rd.



Mt. Olive Creek Streetview Images

Photo 4

Taken looking Northwest on Millerfield Road (HWY 76)





Mt. Olive Creek Streetview Images

Photo 5

Image taken from the intersection of HWY 76 and Ethan Allen Rd, facing West, with Ethan Allen Rd in the foreground



Mt. Olive Creek Streetview Images

Photo 6

Image taken on Mt. Olive Creek Rd, with the intersection of Mt. Olive Creek Rd and Sano Rd in the center





Mt. Olive Creek Streetview Images

Photo 7

Image take from Mt. Olive Creek Rd facing South-Southwest with Mt. Olive Baptist Church on the left of the image



Mt. Olive Creek Streetview Images

Photo 8

Image taken looking North-Northwest on Sano Rd, West of the intersection of Mt. Olive Creek Rd and Sano Rd





Mt. Olive Creek Streetview Images

Photo 9

Image taken facing Northwest on Sano Rd



Mt. Olive Creek Streetview Images

Photo 10

Image taken facing North-Northeast from the intersection of Sano Rd and Miller Short Rd, with Sano Rd being horizontal in the image. The Project will be located on both sides of Miller Short Rd.





Mt. Olive Creek Streetview Images

Photo 11

Image taking facing South-Southwest on Miller Short Rd





Mt. Olive Creek Streetview Images

Photo 12

Image taken facing West on Sano Rd



Mt. Olive Creek Streetview Images

Photo 13

Image taken facing West on Sano Rd





Mt. Olive Creek Streetview Images

Photo 14

Image taken on Sulfur Creek Rd, facing Northeast with the Project area on the right





## Mt. Olive Creek Streetview Images

Computer generated images of the projected viewshed on Millerfield Road (HWY 76) (panels, fencing and vegetative buffer superimposed on Photo 2.) Image taken facing East on HWY 76, with T.Wethington Rd beginning on the right-hand side of the image, with part of the Project being on both sides of T.Wethington Rd



Computer generated images of the projected viewshed on Sano Road (panels, fencing and vegetative buffer superimposed on Photo 9.) Image taken facing Northwest on Sano Rd.

Mt. Olive Creek Streetview Images

Computer generated images of the projected viewshed on Sano Road (panels, fencing and vegetative buffer superimposed on Photo 9.) Image taken facing Northwest on Sano Rd.





# Mt Olive Creek Solar Streetview Image Key

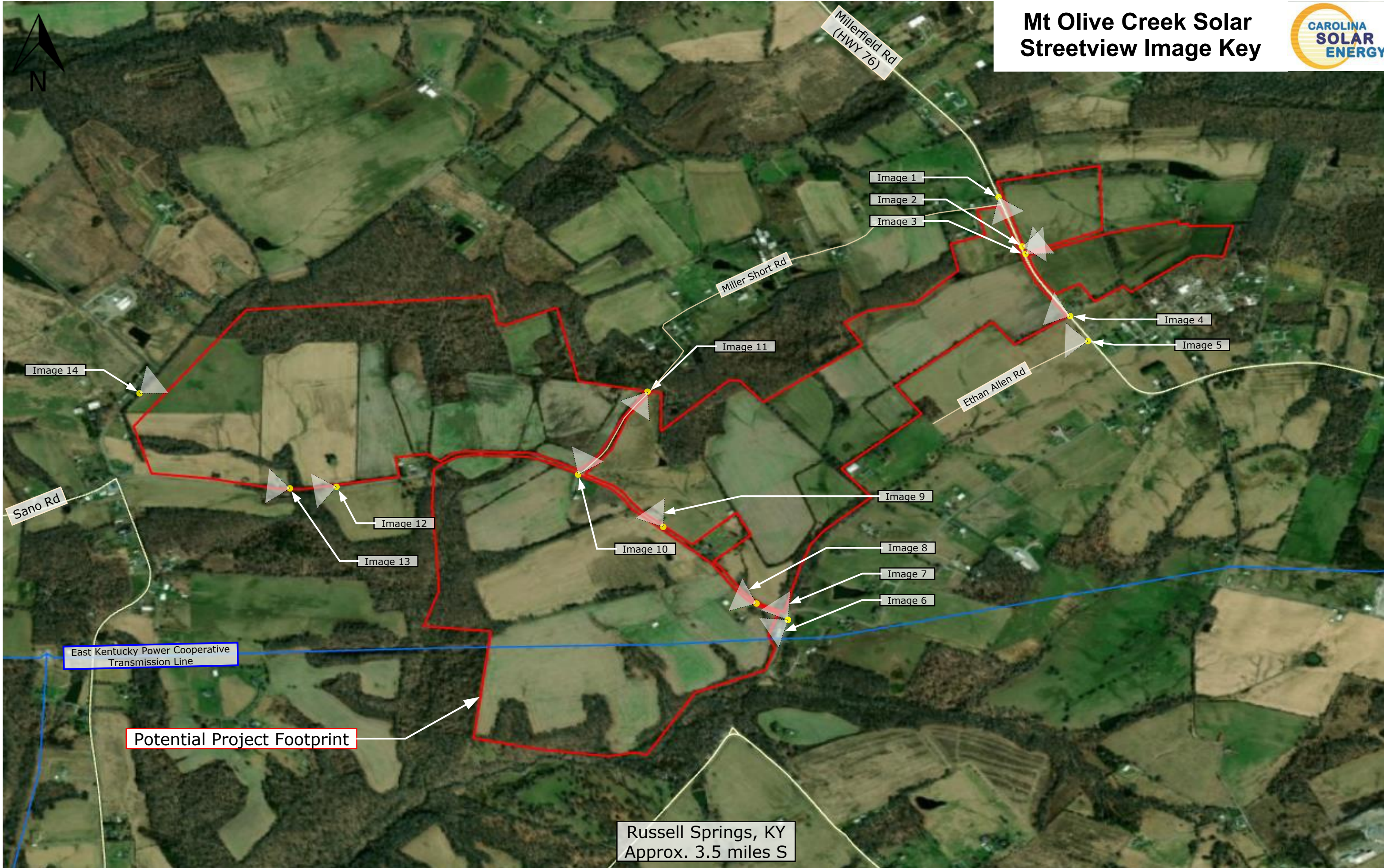


Image 14

Image 1

Image 2

Image 3

Image 4

Image 5

Image 11

Ethan Allen Rd

Sano Rd

Image 12

Image 13

Image 10

Image 9

Image 8

Image 7

Image 6

East Kentucky Power Cooperative  
Transmission Line

Potential Project Footprint

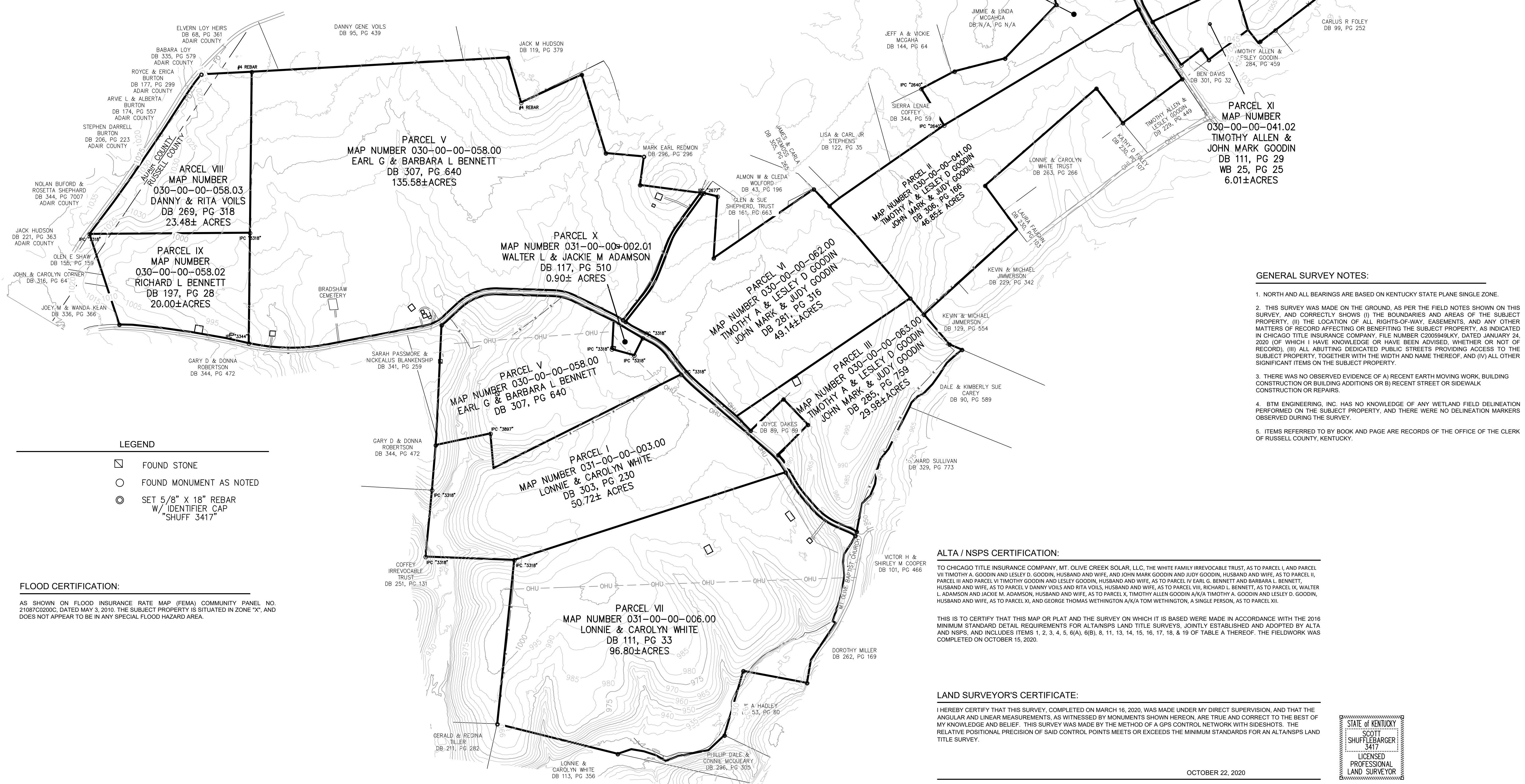
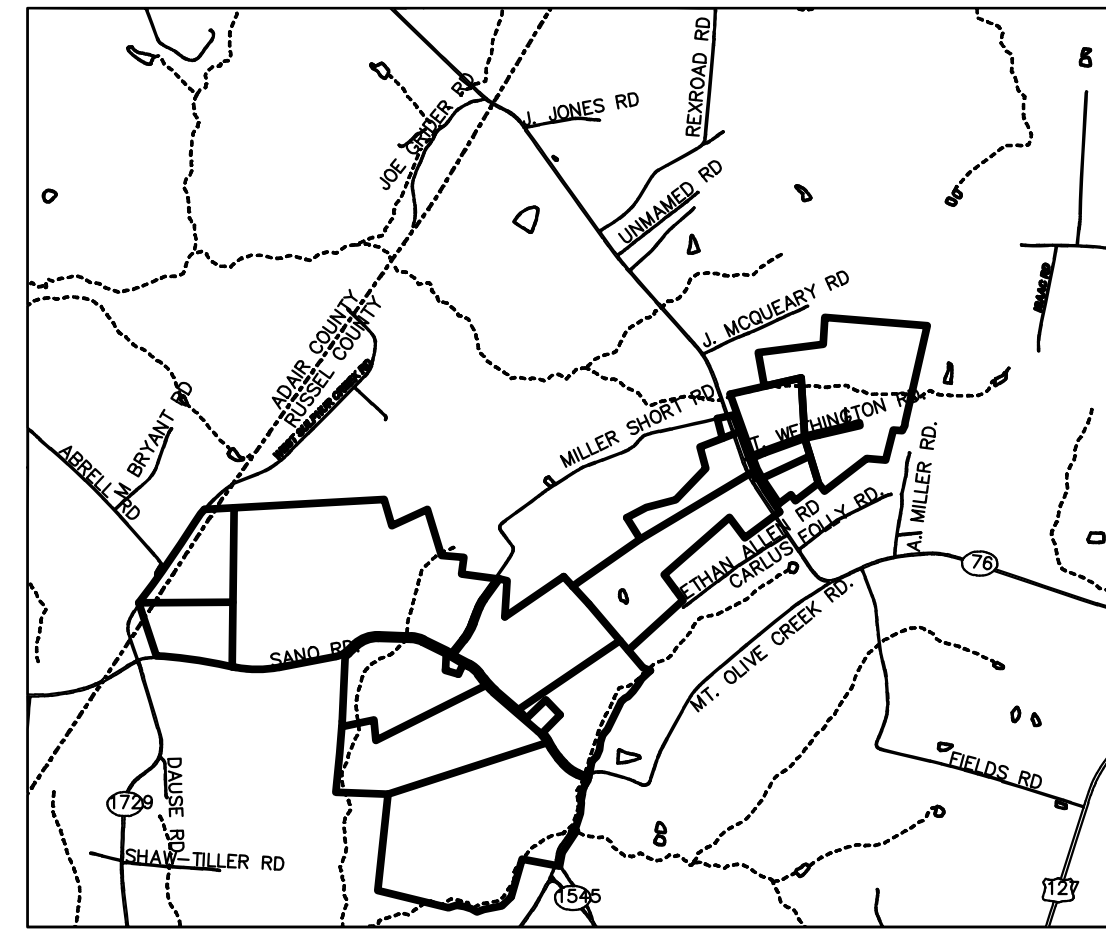
Russell Springs, KY  
Approx. 3.5 miles S



# Attachment

## E. Boundary Survey and Legal Descriptions

\*\* SEE NOTE \*\*



- LEGEND**
- ☐ FOUND STONE
  - FOUND MONUMENT AS NOTED
  - ⊙ SET 5/8" X 18" REBAR W/ IDENTIFIER CAP "SHUFF 3417"

**FLOOD CERTIFICATION:**  
 AS SHOWN ON FLOOD INSURANCE RATE MAP (FEMA) COMMUNITY PANEL NO. 21087C0200C, DATED MAY 3, 2010, THE SUBJECT PROPERTY IS SITUATED IN ZONE "X", AND DOES NOT APPEAR TO BE IN ANY SPECIAL FLOOD HAZARD AREA.

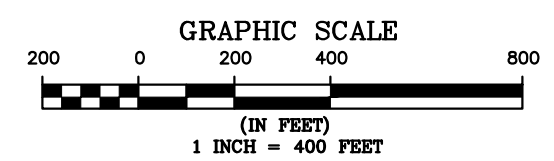
- GENERAL SURVEY NOTES:**
- NORTH AND ALL BEARINGS ARE BASED ON KENTUCKY STATE PLANE SINGLE ZONE.
  - THIS SURVEY WAS MADE ON THE GROUND, AS PER THE FIELD NOTES SHOWN ON THIS SURVEY, AND CORRECTLY SHOWS (I) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY, (II) THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER MATTERS OF RECORD AFFECTING OR BENEFITING THE SUBJECT PROPERTY, AS INDICATED IN CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER C2005949UKY, DATED JANUARY 24, 2020 (OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED WHETHER OR NOT OF RECORD), (III) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTH AND NAME THEREOF, AND (IV) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.
  - THERE WAS NO OBSERVED EVIDENCE OF A) RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OR B) RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - BTM ENGINEERING, INC. HAS NO KNOWLEDGE OF ANY WETLAND FIELD DELINEATION PERFORMED ON THE SUBJECT PROPERTY, AND THERE WERE NO DELINEATION MARKERS OBSERVED DURING THE SURVEY.
  - ITEMS REFERRED TO BY BOOK AND PAGE ARE RECORDS OF THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**ALTA / NSPS CERTIFICATION:**  
 TO CHICAGO TITLE INSURANCE COMPANY, MT. OLIVE CREEK SOLAR, LLC, THE WHITE FAMILY IRREVOCABLE TRUST, AS TO PARCEL I, AND PARCEL VII TIMOTHY A. GOODIN AND LESLEY D. GOODIN, HUSBAND AND WIFE, AND JOHN MARK GOODIN AND JUDY GOODIN, HUSBAND AND WIFE, AS TO PARCEL II, PARCEL III, AND PARCEL VI TIMOTHY GOODIN AND LESLEY GOODIN, HUSBAND AND WIFE, AS TO PARCEL IV EARL G. BENNETT AND BARBARA L. BENNETT, HUSBAND AND WIFE, AS TO PARCEL V DANNY VOILS AND RITA VOILS, HUSBAND AND WIFE, AS TO PARCEL VIII, RICHARD L. BENNETT, AS TO PARCEL IX, WALTER L. ADAMSON AND JACKIE M. ADAMSON, HUSBAND AND WIFE, AS TO PARCEL X, TIMOTHY ALLEN GOODIN A/K/A TIMOTHY A. GOODIN AND LESLEY D. GOODIN, HUSBAND AND WIFE, AS TO PARCEL XI, AND GEORGE THOMAS WETHINGTON A/K/A TOM WETHINGTON, A SINGLE PERSON, AS TO PARCEL XII.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 8, 11, 13, 14, 15, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 15, 2020.

**LAND SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS SURVEY, COMPLETED ON MARCH 16, 2020, WAS MADE UNDER MY DIRECT SUPERVISION, AND THAT THE ANGULAR AND LINEAR MEASUREMENTS, AS WITNESSED BY MONUMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE BY THE METHOD OF A GPS CONTROL NETWORK WITH SIDESHOTS. THE RELATIVE POSITIONAL PRECISION OF SAID CONTROL POINTS MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR AN ALTA/NSPS LAND TITLE SURVEY.

SCOTT SHUFFLEBARGER, PLS 3417 DATE OCTOBER 22, 2020  
 ssshuff@btmeng.com



| NO. | BY  | DESCRIPTION   | DATE     | CHK |
|-----|-----|---------------|----------|-----|
| 1   | JCM | UPDATED TITLE | 12/18/20 | JCM |

**BTM Engineering, Inc.**  
 Consulting Engineers, Landscape Architects, Planners & Surveyors  
 Serving the Bluegrass and Beyond  
 3001 Taylor Lane, Louisville, KY 40220  
 (502) 459-8402 (502) 459-8427 Fax  
 www.btmeng.com

DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_

|  |                            |  |            |
|--|----------------------------|--|------------|
| <b>TITLE: ALTA/NSPS LAND TITLE SURVEY</b>                |                            | SITE INFORMATION: MT. OLIVE CREEK SOLAR, LLC |            |
| Mount Olive Creek Solar, LLC<br>Russell County, Kentucky |                            | BTM PROJECT NO.: 200019                      |            |
| DEVELOPER:   | MT. OLIVE CREEK SOLAR, LLC | CHECKED BY:                                  | JCM        |
| DRAWN BY:  | MBM/MSS                    | DATE:  | 11/23/2020 |
| DRAWING:   | 200019 - SurveyBase.DWG    | SCALE:                                       | 1" = 400'  |
| SHEET  |                            | <b>1 of 5</b>                                |            |



**PARCEL I - MT. OLIVE ROAD (ADDRESS PROVIDED FOR REFERENCE ONLY):**

DESCRIPTION OF A TRACT OF LAND, BY A NEW SURVEY, THE PROPERTY OF HERALD WHITE (DEED BOOK 46 PAGE 447 & DEED BOOK 55 PAGE 538), LOCATED ON THE SOUTHWEST SIDE OF THE SANO-MT. OLIVE ROAD, APPROXIMATELY 750.00 FEET SOUTHEAST OF MILLER SHORT ROAD, IN THE MT. OLIVE COMMUNITY OF RUSSELL COUNTY, KENTUCKY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2"X18" RE-BAR PIN WITH CAP #3897 ON THE SOUTHWEST RIGHT OF WAY OF SANO-MT. OLIVE ROAD AND A CORNER WITH RALPH AND ARLENE BENNETT (DEED BOOK 135 PAGE 596); THENCE, LEAVING BENNETT AND WITH THE RIGHT OF WAY, S 33°43'07" E 18.58 FEET TO A POINT; THENCE S 37°12'03" E 39.82 FEET TO A POINT; THENCE S 39°28'58" E 36.23 FEET TO A POINT; THENCE S 41°42'01" E 278.50 FEET TO A SET 1/2"X18" RE-BAR PIN WITH CAP #3897 ON THE SOUTHWEST RIGHT OF WAY OF SANO-MT. OLIVE ROAD; THENCE S 41°42'01" E 279.43 FEET TO A POINT; THENCE S 43°19'14" E 220.62 FEET TO A POINT; THENCE S 42°17'22" E 89.86 FEET TO A POINT; THENCE S 35°40'15" E 44.83 FEET TO A POINT; THENCE S 31°28'20" E 44.65 FEET TO A POINT; THENCE S 28°13'26" E 44.81 FEET TO A POINT; THENCE S 20°58'49" E 30.55 FEET TO A 13 INCH BLACK GUM, NEW MARKS /// AND A CORNER WITH LONNIE AND CAROLYN WHITE (DEED BOOK 111 PAGE 33); THENCE, LEAVING THE RIGHT OF WAY AND WITH WHITE, S 78°48'58" W 2236.55 FEET TO A FOUND IRON PIN WITH CAP #3318, WITNESSED BY AN EIGHT INCH HARD MAPLE WITH OLD MARKS AND A CORNER WITH GARY COFFEY (DEED BOOK 251 PAGE 131); THENCE, LEAVING WHITE AND WITH COFFEY, N 81°10'10" W 694.23 FEET TO A 14 INCH MAPLE WITH OLD MARKS; THENCE N 12°05'16" E 523.04 FEET TO A TEN INCH BLACK GUM WITH OLD FENCE AND OLD MARKS AND A CORNER WITH SALLY TARTER BARNETT (DEED BOOK 136, PAGE 529); THENCE, LEAVING COFFEY AND WITH BARNETT, N 09°48'58" E 352.29 FEET TO A SET 1/2"X18" RE-BAR PIN WITH CAP #3897 AND A CORNER WITH CARL AND ALEJANDARA CRAFT (DEED BOOK 68 PAGE 475) AND THE AFOREMENTIONED BENNETT; THENCE, LEAVING BARNETT AND CRAFT AND WITH BENNETT, N 84°48'58" E 448.72 FEET TO A SET 1/2"X18" RE-BAR PIN WITH CAP #3897 IN AN OLD BLACK STUMP; THENCE S 08°57'38" E 270.46 FEET TO A 38 INCH WHITE OAK WITH OLD FENCE AND NEW MARKS ///; THENCE N 69°38'24" E 1599.42 FEET TO THE POINT OF BEGINNING, CONTAINING 50.786 ACRES, MORE OR LESS. BEING A PORTION OF THE SAME PROPERTY ACQUIRED BY THE WHITE FAMILY IRREVOCABLE TRUST, BY GENERAL WARRANTY DEED DATED JULY 20, 2017, OF RECORD IN DEED BOOK 327, PAGE 774, IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**TAX INFORMATION:**

MAP ID: 031-00-00-003.00 ASSESSED: \$22,900.00 (FARM) FAIR CASH VALUE: \$120,000.00

2019 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #15737, IN THE DISCOUNT AMOUNT OF \$223.96 WAS PAID. (FACE \$228.53)

**PARCEL II - HWY 76 (ADDRESS PROVIDED FOR REFERENCE ONLY)**

TRACT NO. 1

PARCEL #1: BEGINNING AT A STONE IN THE COLUMBIA AND SOMERSET ROAD; CORNER TO J.T. SHEPHERD; THENC WITH ROAD S 42 1/2 A E 26 1/2 POLES TO A STONE; THENCE N 48 E 62 POLES TO A STONE; THENCE N 36 W 26 1/2 POLES TO J.T. SHEPHERDS CORNER; THENCE WITH HIS LINE S 48 W 64 POLES TO THE BEGINNING.

TRACT NO. II

BETWEEN MARY F. SHEPHERD OF WEBBS CROSS ROADS, RUSSELL COUNTY, KENTUCKY, AND DALLAS CARTEE OF SAME PLACE BY DEED BEARING DATE OF DECEMBER 13, 1933. FOR FURTHER REFERENCE SEE DEED BOOK NO. 16, PAGE 79, RUSSELL COUNTY CLERK'S OFFICE.

TRACT NO. III

BEGINNING AT A STONE ON THE NORTH SIDE OF THE ROAD; THENCE N 54 1/2 E 67 POLES AND 18 LINKS TO A STONE IN WALTER WHITE'S LINE; THENCE WITH HIS LINE S 31 E 35 POLES TO A STONE, WHITE'S CORNER, IN OLD ORIGINAL LINE; THENCE WITH SAID LINE S 49 W 68 POLES TO A STONE ON THE NORTH SIDE OF THE ROAD; THENCE N 43 1/2 W 40 POLES AND 10 LINKS TO THE BEGINNING, CONTAINING 14 1/4 ACRES MORE OR LESS.

TRACT NO. IV

BEGINNING AT A POPLAR IN CLISBY LEACHE'S LINE; THENCE HIS LINE N 62 1/2 E 16 POLES AND 7 LINKS TO A STONE, LEACHE'S CORNER; THENCE N 76 E 16 POLES AND 18 LINKS TO A SWEET GUM, CATRON'S CORNER; THENCE S 64 E 4 1/2 POLES TO A STONE; THENCE S 41 1/2 E 39 POLES TO A STONE IN OLD ORIGINAL LINE; THENCE WITH SAID LINE S 49 W 47 1/2 POLES TO A STONE; THENCE N 31 W 55 1/2 POLES TO THE BEGINNING, CONTAINING 12.7 ACRES, MORE OR LESS.

TRACT NO. V

TWO CERTAIN TRACTS OF LAND LYING AND BEING IN RUSSELL COUNTY, KENTUCKY, ON THE HEAD WATERS OF RUSSELL CREEK AND BOUNDED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE IN JAMES W. WEBB'S LINE; THENCE HIS LINE N 74 1/2 E 62 POLES TO A BLACK OAK, HIS CORNER; THENCE WITH SAME EAST 100 POLES TO A WHITE OAK AND TWO BLACK OAKS, CORNER TO SAME; THENCE WITH CRAVEN'S LINE N 10 E 42 POLES TO A POST OAK AND HICKORY, CORNER TO SAME; THENCE WITH SAME N 82 E 115 POLES TO TWO BLACK GUMS, CORNER TO P.F. FOLEY; THENCE HIS LINE NORTH 40 POLES TO TWO RED OAKS AND A CHESTNUT IN FOXES LINE; THENCE HIS LINE WEST 260 POLES TO A STAKE AND POINTERS IN SHEPHERD'S LINE; THENCE S 6 1/2 E 52 POLES TO A STAKE ON A BRANCH; THENCE DOWN SAID BRANCH WITH ITS MEANDERS ABOUT 100 POLES TO A STONE IN A LINE OF A 3 ACRE SURVEY WHICH THIS INCLUDES; THENCE WITH A LINE OF SAME N 18 1/2 W 13 POLES TO A STONE, CORNER TO A ONE ACRE TRACT WHICH IS INCLUDED; THENCE WITH SAME S 72 W 4 POLES TO A STONE, CORNER TO SAME; THENCE WITH SAME N 18 1/2 E 29 POLES TO A STONE, CORNER TO SAME; THENCE WITH SAME N 72 E 15 1/2 POLES TO A STONE NEAR A GATE CORNER TO A 3 ACRES; THENCE S 10 E 24 POLES TO THE BEGINNING, CONTAINING 150 ACRES MORE OR LESS.

FROM THIS THERE ARE THREE PARCELS TO BE EXCLUDED FROM THIS DEED. ON THE EAST AND NORTHEAST 66 ACRES DEEDED TO J.T. ABRELL, \_\_\_ ACRES DEED TO B.D. GRANT AND 16 ACRES RESERVED BY THE SAID W.G. ABRELL, LEAVING 43 3/4 ACRES OF ABOVE DESCRIBED CONVEYED HEREIN.

SECOND TRACT BOUNDED AS FOLLOWS: BEGINNING AT A STONE, CORNER TO JAMES SHEPHERD'S LAND; THENCE N 48 E 23 3/4 POLES TO A STONE; THENCE N 25 1/2 W 10 POLES TO A STONE THENCE N 48 E 1 1/2 POLES TO A STAKE; THENCE S 45 W 30 POLES TO A BLACK OAK, CORNER TO JAMES

SHEPHERD'S LAND; THENCE WITH HIS LINE S 41 1/2 E 30 POLES TO THE BEGINNING, CONTAINING 6 1/4 ACRES MORE OR LESS AND BEING THE SAME LAND CONVEYED TO ASA B. SHEPHERD BY DEED BEARING DATE OF AUGUST 23, 1918, FROM W.G, ABRELL AND WIFE AND RECORDED IN DEED BOOK 5, PAGE 511, RUSSELL COUNTY CLERK'S OFFICE.

ALSO INCLUDING EXCLUSIONS SET OUT IN GENERAL WARRANTY DEED DATED NOVEMBER 3, 1986 AND RECORDED IN DEED BOOK 111, PAGE 29, IN THE RUSSELL COUNTY CLERK'S OFFICE, JAMESTOWN, KENTUCKY, EXCLUDING THE FOLLOWING TRACTS OF LAND:

A TRACT OF LAND CONVEYED TO JANICE GOODIN AND HUBERT GOODIN, CONTAINING 3 ACRES, MORE OR LESS, BY DEED DATED APRIL 20, 1970, FROM WALTER WHITE AND MARIE WHITE, RECORDED IN DEED BOOK 63, PAGE 76, RUSSELL COUNTY CLERK'S OFFICE.

A TRACT OF LAND CONVEYED TO EDGAR SHEPHERD, CONTAINING 2 1/2 ACRES, MORE OR LESS, BY DEED DATED JANUARY 4, 1967, RECORDED IN DEED BOOK 54, PAGE 25, FROM WALTER WHITE AND MARIE WHITE, OF RECORD IN THE RUSSELL COUNTY CLERK'S OFFICE, JAMESTOWN, KENTUCKY.

A TRACT OF LAND CONVEYED TO EDGAR SHEPHERD, CONTAINING 1 1/2 ACRES, MORE OR LESS, BY DEED DATED MAY 31, 1966, FROM WALTER WHITE AND MARY WHITE, RECORDED IN DEED BOOK 53, PAGE 23, RUSSELL COUNTY CLERK'S OFFICE, JAMESTOWN, KENTUCKY.

A TRACT OF LAND CONVEYED TO FRANK CHUMBLEY AND DELILA CHUMBLEY, CONTAINING 1 ACRE, MORE OR LESS, BY DEED DATED DECEMBER 1, 1964, FROM WALTERWHITE AND MARIE WHITE, RECORDED IN DEED BOOK 49, PAGE 171, RUSSELL COUNTY CLERK'S OFFICE, JAMESTOWN, KENTUCKY.

BEING THE SAME PROPERTY ACQUIRED BY HUBERT GOODIN & JANICE GOODIN, HUSBAND AND WIFE, JOHN MARK GOODIN, AND TIMOTHY ALLEN GOODIN, IN FEE SIMPLE, BY GENERAL WARRANTY DEED DATED NOVEMBER 3, 1986, OF RECORD IN DEED BOOK 111, PAGE 29; THE SAID HUBERT GOODIN, A/K/A HUBERT A. GOODIN, HAVING DIED, TESTATE, ON OR ABOUT DECEMBER 29, 1993, AND WHOSE INTEREST WAS CONVEYED TO HIS WIFE, JANICE GOODIN, BY WILL OF RECORD IN WILL BOOK 12, PAGE 474, AND BEING THE SAME PROPERTY CONVEYED BY JANICE DEAN GOODIN, WIDOW, TIMOTHY A. GOODIN AND LESLEY D. GOODIN, HUSBAND AND WIFE, AND JOHN MARK GOODIN AND JUDY GOODIN, HUSBAND AND WIFE, TO TIMOTHY A. GOODIN AND LESLEY D. GOODIN, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, AND TO JOHN MARK GOODIN AND JUDY GOODIN, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, BY QUITCLAIM DEED DATED AUGUST 20, 2014, OF RECORD IN DEED BOOK 306, PAGE 166, ALL IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**TAX INFORMATION:**

MAP ID: 030-00-00-041.00 ASSESSED: \$16,100.00 (FARM) FAIR CASH VALUE: \$120,000.00

2019 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #5623, IN THE DISCOUNT AMOUNT OF \$157.57 WAS PAID. (FACE \$160.79)

**PARCEL III - MT. OLIVE ROAD (ADDRESS PROVIDED FOR REFERENCE ONLY):**



BEGINNING ON A POST IN THE NORTHEAST RIGHT OF THE WAY OF THE SANO ROAD; THENCE WITH SAID RIGHT OF WAY S 47 DEGREES 45' E 157.5' TO A POWER POLE; CORNER TO BARBARA COPPAGE; THENCE HER LINE N 47 DEGREES 30' E 356' TO A STAKE; THENCE S 42 DEGREES 30' E 277' TO A 10" MULBERRY; THENCE S 45 DEGREES 45' W 335' TO A STAKE IN THE NORTHEAST RIGHT OF WAY OF THE SANO ROAD; THENCE LEAVING HER LINE WITH SAID RIGHT OF WAY S 33 DEGREES E 171'; S 30 DEGREES 15' E 200'; S 41 DEGREES 45' E 265'; THENCE S 62 DEGREES 272' TO A POINT IN THE BRANCH ON THE NORTHEAST SIDE OF THE CONCRETE FORD; THENCE LEAVING THE ROAD WITH THE MEANDERS OF THE BRANCH AND GLENVILLE SULLIVAN'S LINE N 11 DEGREES 30' E 207'; N 47 DEGREES 30' E 90'; N 23 DEGREES 20' E 100'; N 08 DEGREES 45' E 100'; N 18 DEGREES E 100'; THENCE N 39 DEGREES 40' E 47' TO A POINT IN THE BRANCH; THENCE LEAVING SULLIVAN'S LINE WITH CARLUS FOLEY'S LINE AND THE BRANCH N 39 DEGREES 40' E 53' N 27 DEGREES 30' E 100' N 24 DEGREES 45' E 100'; N 29 DEGREES 15' E 200'; N 51 DEGREES 30' E 70'; N 69 DEGREES E 50'; N 50 DEGREES E 100'; 41 DEGREES 30' E 100'; N 38 DEGREES 30' E 100'; 53 DEGREES 20' E 100'; THENCE N 56 DEGREES E 190' TO A POINT IN THE BRANCH AND ON THE SOUTHWEST SIDE OF THE OLD CEMETERY ROAD; THENCE LEAVING FOLEY'S LINE WITH THE FENCE AND SOUTHWEST SIDE OF SAID ROAD N 62 DEGREES W 100' TO A POST; THENCE N 41 DEGREES 30' W 588' TO A STEEL PIPE IN THE FENCE; THENCE LEAVING THE FENCE S 56 DEGREES W 1,774' TO THE BEGINNING, CONTAINING 31.60 ACRES MORE OR LESS.

BEING THE SAME PROPERTY ACQUIRED BY TIMOTHY A. GOODIN AND LESLEY D. GOODIN, HUSBAND AND WIFE, AND JOHN MARK GOODIN AND JUDY GOODIN, HUSBAND AND WIFE, IN JOINT SURVIVORSHIP, BY GENERAL WARRANTY DEED DATED OCTOBER 5, 2011, OF RECORD IN DEED BOOK 285, PAGE 759, IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**TAX INFORMATION:**

MAP ID: 030-00-00-063.00 ASSESSED: \$14,300.00 (FARM) FAIR CASH VALUE: \$80,000.00

2019 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #5619, IN THE DISCOUNT AMOUNT OF \$139.93 WAS PAID. (FACE \$142.79)

**PARCEL IV - HWY. 76 (ADDRESS PROVIDED FOR REFERENCE ONLY)**

TRACT 1:

BEGINNING ON AN IRON PIN AND POST IN THE KY 76 AND MILLER-SHORT ROAD INTERSECTION, THENCE WITH MILLER-SHORT ROAD N 85 DEG. 30' W 220.43 FEET TO AN IRON PIN WITH RED PLASTIC CAP, THENCE S 07 DEG. 29' E 274.98 FEET TO AN IRON PIN WITH RED CAP, THENCE N 75 DEG. 59' E 247.20 FEET TO AN IRON PIN WITH RED CAP, THENCE WITH WEST SIDE OF KY 76 N 13 DEG. 40' W 236.79 FEET TO THE BEGINNING, CONTAINING 1.24 ACRE, MORE OR LESS.

BEING THE SAME PROPERTY ACQUIRED BY TIMOTHY GOODIN AND LESLEY GOODIN, HUSBAND AND WIFE, BY GENERAL WARRANTY DEED DATED DECEMBER 5, 2002, OF RECORD IN DEED BOOK 210, PAGE 276, IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

TRACT 2:

BEGINNING ON AN IRON PIN ON THE WEST SIDE OF KY. 76, (ALL IRON PINS MENTIONED HAVE RED PLASTIC IDENTIFICATION CAPS) SAID PIN BEING 627.95 FEET SOUTH OF THE SOUTH SIDE OF MILLER-SHORT ROAD, THENCE WITH KY. #76 NORTH 13° 00' WEST 391.16 FEET TO AN IRON PIN, THENCE LEAVING HIGHWAY WITH A 1.24 ACRE TACT SOUTH 75° 59' WEST 247.20 FEET TO AN IRON PIN, THENCE WITH A 2.22 ACRE TRACT SOUTH 76° 02' WEST 324.43 FEET TO AN IRON PIN, THENCE WITH THE FENCE AND JIMMIE & LINDA MCGAHA SOUTH 08° 04' EAST 309.70 FEET TO AN IRON PIN AND POST, THENCE LEAVING MCGAHA WITH AN 11.77 ACRE TRACT NORTH 83° 56' EAST 602.62 FEET TO THE BEGINNING, CONTAINING 4.72 ACRES, MORE OR LESS.

TRACT 3:

BEGINNING ON AN IRON PIN IN THE WEST RIGHT OF WAY OF KY. #76, (ALL IRON PINS MENTIONED HAVE RED PLASTIC IDENTIFICATION CAPS) SAID PIN BEING 798.70 FEET SOUTH OF THE SOUTH SIDE OF MILLER-SHORT ROAD, THENCE WITH KY. #76 NORTH 18° 05' WEST 74.83 FEET TO AN IRON PIN, THENCE NORTH 14° 56' WEST 95.92 FEET TO AN IRON PIN, THENCE LEAVING HIGHWAY SOUTH 83° 56' WEST 602.62 FEET TO AN IRON PIN AND POST, THENCE WITH FENCE AND JIMMIE & LINDA MCGAHA SOUTH 51° 17' WEST 139.98 FEET TO A POST AND IRON PIN, THENCE SOUTH 49° 28' WEST 444.69 FEET TO A 30 INCH BLACK OAK AND IRON PIN, THENCE SOUTH 81° 38' WEST 407.20 FEET TO AN IRON PINE POST, THENCE WITH FENCE AND SHAWN AND MELINDA STEPHENS (BOOK 134, PAGE 36) SOUTH 68° 32' WEST 294.08 FEET TO AN IRON PIN AND POST, THENCE LEAVING STEPHENS WITH THE FENCE AND JIMMIE & LINDA MCGAHA (BOOK 98, PAGE 634) SOUTH 13° 20' EAST 50.02 FEET TO A POST, THENCE SOUTH 27° 50' EAST 288.22 FEET TO AN IRON PIN, THENCE LEAVING MCGAHA WITH GOODIN HEIRS NORTH 65° 21' EAST 1,772.14 FEET TO THE BEGINNING, CONTAINING 11.77 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY ACQUIRED BY TIMOTHY A. GOODIN AND LESLEY D. GOODIN, HUSBAND AND WIFE, BY GENERAL WARRANTY DEED DATED MAY 23, 1994, OF RECORD IN DEED BOOK 142, PAGE 255, IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**TAX INFORMATION:**

MAP ID: 030-00-00-041.03 ASSESSED: \$600.00 (FARM) FAIR CASH VALUE: \$3,000.00

2019 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #5617, IN THE DISCOUNT AMOUNT OF \$5.87 WAS PAID. (FACE \$5.99)

**PARCEL V - 790 MT. OLIVE ROAD (ADDRESS PROVIDED FOR REFERENCE ONLY)**

TRACT I

BEING A CERTAIN TRACT OF LAND LOCATED ON THE NORTH SIDE OF SANO - MT. OLIVE ROAD APPROXIMATELY 2200 FEET EAST OF HIGHWAY 1729 IN THE SANO COMMUNITY OF RUSSELL COUNTY, KENTUCKY, AND BEING BETTER DESCRIBED AS: UNLESS OTHERWISE NOTED, A REBAR IS A 1/2" X 24" REBAR SET WITH A RED ID CAP STAMPED "T. MILLER, PLS 3344."

BEGINNING AT A STONE (FOUND) AT THE NORTH RIGHT-OF-WAY OF SANO-MT. OLIVE ROAD (30' CL), CORNER WITH RALPH BENNETT (OB 70, P 128; AND DB 94, P 394): THENCE S 55 DEG. 56' 37" W FOR A DISTANCE OF 46.84 FEET WITH THE NORTH RIGHT-OF-WAY OF SANO - MT. OLIVE ROAD; THENCE S 66

DEG. 58' 37" W FOR A DISTANCE OF 52.32 FEET; THENCE S 80 DEG. 04' 59" W FOR A DISTANCE OF 74.99 FEET; THENCE S 84 DEG. 00' 51" W FOR A DISTANCE OF 501.00 FEET, WITH SAME TO A REBAR (SAID REBAR BEING S 84 DEG. 13' 32" E 2180.10 FEET FROM THE ROAD INTERSECTION AT SAN0); THENCE N 05 DEG. 33' 56" E FOR A DISTANCE OF 2132.57 FEET LEAVING THE RIGHT -OF-WAY WITH MARTHA BENNETT HEIRS (A NEW DIVISION OF DB 27, P 303) (EARL BENNETT) TO A REBAR IN EUGENE VOILS' LINE (DB 95, P 439); THENCE S 88 DEG. 05' 38" E FOR A DISTANCE OF 1135.12 FEET LEAVING THE DIVISION WITH VOILS AND THEREAFTER JACK HUDSON (DB 119, P 379, TRACT 10) TO A REBAR; THENCE S 11 DEG. 00' 00" E FOR A DISTANCE

OF 934.13 FEET WITH HUDSON AND THEREAFTER RALPH BENNETT (DB 110, P 45) TO A STONE (FOUND); THENCE N 76 deg. 40' 25" W FOR A DISTANCE OF 695.91 FEET WITH SAME (DB 70, P 128) TO A 20" MAPLE (FOUND); THENCE S 08 deg. 34' 08" W FOR A DISTANCE OF 1230.07 FEET WITH SAME TO THE POINT OF BEGINNING. CONTAINING 43.48 ACRES, MORE OR LESS.

EXCLUSION:

EXCLUDED FROM THIS TRACT IS A TRACT DEEDED TO RALPH BENNETT WHICH IS LOCATED IN THE EXTREME SOUTHEAST CORNER AND RECORDED IN DEED BOOK 94, PAGE 394, IN THE RUSSELL COUNTY CLERIC'S OFFICE, JAMESTOWN, KENTUCKY.

TRACT II

BEGINNING AT A STONE AT THE FORKS OF SOMERSET AND MT. OLIVET ROADS, CORNER TO ELSIE SHEPHERD; THENCE WITH SHEPHERD'S LINE N 64 W 29 POLES TO A BLACK OAK ON THE S BANK OF ROAD; THENCE S 51 W 26 POLES TO A STONE AT THE OLD BRICKENS SPRINGS; THENCE S 66 1/2 W 20 POLES TO A STONE AND BLACK OAK; THENCE N 81 W 20 POLES TO A STONE; THENCE S 4 W 57 POLES TO A WHITE OAK STUMP W OF BRADSHAW BRANCH; THENCE N 79 E 28 POLES TO A BLACK OAK IN A FENCE; THENCE S 15 E 14 POLES TO A STONE; THENCE N 65 E 96 POLES TO A STONE AT MT. OLIVET ROAD; THENCE WITH SAID ROAD N 49 1/2 W 37 POLES TO THE BEGINNING. CONTAINING 32 ACRES, MORE OR LESS.

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED TRACT OF LAND AND NOT INCLUDED IN THIS CONVEYANCE THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

EXCEPTION:

BEGINNING AT AN IRON PIPE ON THE S RIGHT OF WAY OF MT. OLIVE-SAVO ROAD, A NEW CORNER; THENCE LEAVING THE RIGHT OF WAY A NEW LINE SEVERING THE BRIDGEMAN LAND S 7 DEG. W 193 FEET TO A POST BY A LOCUST TREE; THENCE WITH THE FENCE S 12 DEG. 57' W 27.32 FEET TO A POST; THENCE CONTINUING WITH A NEW LINE S 70 DEG. 30' E 181.5 FEET TO AN IRON PIPE, A NEW CORNER; THENCE WITH THE SAME A NEW LINE SEVERING THE BRIDGEMAN PROPERTY N 30 DEG. 30' E 150 FEET TO AN IRON PIPE ON THE RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY N 55 DEG. 30' W 264 FEET TO THE BEGINNING. CONTAINING 1.00 ACRE, MORE OR LESS.

TRACT III

BEGINNING ON A 20" HICKORY, THENCE WITH THE FENCE S 67° 45' W 523.3 FEET TO A 12" BLACK OAK; THENCE WITH THE FENCE S 14° 28' E 567.6 FEET TO A STONE; THENCE WITH THE FENCE S 79° 58' E 775.7 FEET TO A POST; THENCE WITH LOWELL CARTER'S LINES N 10° 00' E 225.0 FEET TO A POST; THENCE N



82° 35' W 300.00 FEET TO A POST; THENCE N 14° 40' W 643.5 TO THE BEGINNING CONTAINING 9.89 ACRES, MORE OR LESS.

TRACT IV

BEGINNING AT AN IRON PIN AT OLD SOMERSET-COLUMBIA ROAD, CORNER TO MARTHA BENNETT; THENCE N 09 DEGREES 13' W 216.9 FEET TO AN IRON PIN; THENCE N 88 DEGREES 43' E 286.9 FEET TO AN IRON PIN, CORNER TO MARTHA BENNETT IN THE RALPH BENNETT LINE; THENCE S 06 DEGREES 10' W 149.3 FEET TO AN IRON PIN AT THE OLD SOMERSET-COLUMBIA ROAD, CORNER TO RALPH BENNETT; THENCE WITH SAID ROAD S 57 DEGREES 10' W 61.2 FEET TO AN IRON PIN; THENCE S 78 DEGREES 05' W 188.6 FEET TO THE IRON PIN AT THE BEGINNING, CONTAINING 1.14 ACRES, MORE OR LESS.

TRACT V

TRACT 1 OF 3

BEGINNING ON A STAKE SET ON THE NORTH SIDE OF THE PUBLIC ROAD AT THE INTERSECTION IN FRONT OF WELLS HOUSE; THENCE WITH THE ROAD N 63 DEGREES 45 MINUTES W 409 FEET, N 68 DEGREES W 87 FEET, N 84 DEGREES 30 MINUTES W 134 FEET, N 88 DEGREES W 341 FEET TO THE EAST SIDE OF A ROAD; THENCE WITH THE LAST MENTIONED ROAD N 09 DEGREES E 96 FEET, N 11 DEGREES 15 MINUTES W 389 FEET, N 11 DEGREES 45 MINUTES W 292 FEET, N 17 DEGREES 45 MINUTES W 197 FEET TO A STAKE IN THE BACK LINE; THENCE WITH SAME S 85 DEGREES E 485 FEET TO A SET STONE; THENCE S 82 DEGREES 30 MINUTES E 1258 FEET TO THE WEST SIDE OF THE PUBLIC ROAD; THENCE WITH THE SAME S 37 DEGREES W 284 FEET, S 34 DEGREES W 97 FEET, S 23 DEGREES 30 MINUTES W 106 FEET, S 20 DEGREES 15 MINUTES W 181 FEET, S 23 DEGREES W 112 FEET, S 30 DEGREES W 95 FEET, S 38 DEGREES W 301 FEET TO THE BEGINNING, CONTAINING 29.4 ACRES, MORE OR LESS.

TRACT 2 OF 3

BEGINNING ON A STAKE SET ON THE NORTH SIDE OF THE PUBLIC ROAD AT THE INTERSECTION OF THE 20' ACCESS ROAD; THENCE WITH THE ACCESS ROAD N 09 DEGREES E 96 FEET, N 11 DEGREES 15 MINUTES W 386 FEET, N 11 DEGREES 45 MINUTES W 290 FEET, N 17 DEGREES 45 MINUTES W 206 FEET TO A STAKE IN THE BACK LINE; THENCE N 85 DEGREES W 202 FEET TO A 5" WHITE OAK IN THE BENNETT HEIRS LINE; THENCE WITH THEIR LINE S 03 DEGREES 02 MINUTES W 1204 FEET TO A 16" WHITE OAK STANDING ON THE NORTH SIDE OF THE PUBLIC ROAD; THENCE WITH THE ROAD N 46 DEGREES 15 MINUTES E 79 FEET, N 52 DEGREES 30 MINUTES E 157 FEET, N 64 DEGREES E 82 FEET, N 77 DEGREES 30 MINUTES E 82 FEET, N 89 DEGREES E 118 FEET TO THE BEGINNING, CONTAINING 8.4 ACRES, MORE OR LESS.

TRACT 3 OF 3

BEGINNING ON A 30" RED OAK STANDING ON THE SOUTH SIDE OF THE PUBLIC ROAD, THE SAME A CORNER TO WELLS; THENCE WITH THE AFORESAID ROAD N 84 DEGREES 30 MINUTES W 112 FEET, N 88 DEGREES W 349 FEET, S 89 DEGREES W 124 FEET, S 77 DEGREES 30 MINUTES W 74 FEET, S 64 DEGREES W 74 FEET, S 52 DEGREES 30 MINUTES W 150 FEET, S 46 DEGREES 15 MINUTES W 120 FEET TO A STAKE SET ON THE SOUTH SIDE OF THE ROAD; THENCE LEAVING THE ROAD S 03 DEGREES 02 MINUTES W 228 FEET TO A SET STONE; THENCE N 81 DEGREES E 281 FEET TO A 16" WHITE OAK AT THE CREEK; THENCE N

69 DEGREES 10 MINUTES E 404 FEET TO A POST WITNESSED BY A 13" WALNUT; THENCE N 49 DEGREES 50 MINUTES E 380 FEET TO THE BEGINNING, CONTAINING 5.9 ACRES, MORE OR LESS.

SUBJECT TO A JUDGMENT OF THE RUSSELL CIRCUIT COURT STYLED MARTHA BENNETT VS RUSSELL COUNTY FISCAL COURT, ENTERED THE 25TH DAY OF FEBRUARY 1975, WHICH JUDGMENT CLOSED A ROAD LEADING THROUGH THE PROPERTIES OF RALPH BENNETT AND MARTHA BENNETT APPROXIMATELY 1/2 MILES TO THE PROPERTY LINE OF LILBURN VOILS FROM THE OLD SOMERSET ROAD.

BEING THE SAME PROPERTY ACQUIRED BY EARL G. BENNETT AND BARBARA L. BENNETT, HUSBAND AND WIFE, BY GENERAL WARRANTY DEED DATED NOVEMBER 6, 2014, OF RECORD IN DEED BOOK 307, PAGE 640, AND WILL BOOK 14, PAGE 557, BOTH IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**TAX INFORMATION:**

MAP ID: 030-00-00-058.00 (INCLUDES MAP ID: 031-00-00-002.00) ASSESSED: \$117,000.00 (FARM)

FAIR CASH VALUE: \$250,000.00

2019 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #1165, IN THE DISCOUNT AMOUNT OF \$1,145.31 WAS PAID. (FACE \$1,168.68)

*AS-SURVEYED DESCRIPTION:*

*TRACT 1*

*BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY OF SANO ROAD; THENCE LEAVING SAID ROAD N 00°37'33" EAST, 2127.50 FEET; THENCE NORTH 86°49'21" EAST, 2011.54 FEET; THENCE SOUTH 16°12'53" EAST, 366.53 FEET; THENCE NORTH 65°23'46" EAST, 523.33 FEET; THENCE SOUTH 17°01'26" EAST, 643.50 FEET; THENCE SOUTH 84°56'26" EAST, 300.00 FEET; THENCE SOUTH 07°38'34" WEST, 225.00 FEET; THENCE SOUTH 82°29'38" EAST, 477.29 FEET, TO THE WEST RIGHT OF WAY OF MILLER SHORT ROAD, A 24 FOOT RIGHT OF WAY; THENCE CONTINUING WITH SAID RIGHT OF WAY SOUTH 35°51'07" WEST, 330.24 FEET; THENCE WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 519.00 FEET AND A CHORD MEASURING SOUTH 28°25'54" WEST, 134.06 FEET; THENCE SOUTH 21°00'40" WEST, 219.85 FEET; THENCE WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 838.00 FEET AND A CHORD MEASURING SOUTH 29°35'28" WEST, 250.05 FEET; THENCE SOUTH 38°10'17" WEST, 239.17 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF SANO ROAD; THENCE FOLLOWING SAID RIGHT OF WAY NORTH 58°28'00" WEST, 73.55 FEET; THENCE NORTH 63°56'12" WEST, 344.09 FEET; THENCE WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.69 FEET AND A CHORD MEASURING NORTH 76°03'00" WEST, 178.66 FEET; THENCE NORTH 88°09'48" WEST, 436.14 FEET; THENCE WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 450.69 FEET AND A CHORD MEASURING SOUTH 69°30'38" WEST, 342.41 FEET; THENCE SOUTH 47°11'04" WEST, 145.98 FEET; THENCE WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 289.31 FEET AND A CHORD MEASURING SOUTH 63°08'27" WEST, 159.07 FEET; THENCE SOUTH 79°05'50" WEST, 770.64 FEET; THENCE WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1534.31 FEET AND A CHORD MEASURING SOUTH 89°58'05" WEST, 578.73 FEET; THENCE NORTH 79°09'40" WEST 47.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 135.58±ACRES.*

TRACT 2

BEGINNING AT A POINT IN THE SOUTH RIGHT OF WAY OF SANO ROAD; THENCE WITH SAID RIGHT OF WAY AND FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS, 335.02 FEET AND A CHORD MEASURING NORTH 52°00'28" EAST, 56.34 FEET; THENCE NORTH 47°11'04" EAST, 145.98 FEET; THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 404.98 FEET AND A CHORD MEASURING NORTH 69°30'38" EAST, 307.68 FEET; THENCE SOUTH 88°09'48" EAST, 436.14 FEET; THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 379.98 FEET AND A CHORD MEASURING SOUTH 76°03'00" EAST, 159.47 FEET; THENCE SOUTH 63°56'12" EAST, 354.91 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 02°53'23" WEST, 194.26 FEET; THENCE SOUTH 08°50'23" WEST, 27.32 FEET; THENCE SOUTH 74°36'37" EAST, 181.50 FEET; THENCE NORTH 26°23'23" EAST, 150.15 FEET TO THE AFOREMENTIONED SANO ROAD RIGHT OF WAY; THENCE FOLLOWING SAID RIGHT OF WAY SOUTH 62°13'32" EAST, 72.09 FEET; THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 424.98 FEET AND A CHORD MEASURING SOUTH 49°24'52" EAST, 170.73 FEET; THENCE SOUTH 36°36'12" EST 94.37 FEET; THENCE WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1015.02 FEET AND A CHORD MEASURING SOUTH 38°55'51" EAST, 82.44 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 63°28'15" WEST, 1644.45 FEET; THENCE NORTH 04°58'34" WEST, 272.09 FEET; THENCE SOUTH 78°05'23" WEST, 438.45 FEET; THENCE NORTH 04°41'57" EAST, 72.12 FEET; THENCE NORTH 02°36'26" EAST, 868.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.22±ACRES.

**PARCEL VI - SANO ROAD (ADDRESS PROVIDED FOR REFERENCE ONLY)**

TRACT ONE:

BEGINNING ON A 16" WHITE OAK AT THE FORKS OF THE COUNTY ROAD; THENCE WITH SAID ROAD S 55 DEGREES 30 MINUTES E 296 FEET; S 47 DEGREES 15 MINUTES E 84 FEET; S 36 DEGREES E 226 FEET; THENCE S 46 DEGREES E 543 FEET TO A STEEL PIPE; THENCE; THENCE LEAVING SAID ROAD N 56 DEGREES 45 MINUTES E 1718 FEET TO A STEEL PIPE IN THE FENCE; THENCE N 41 DEGREES 30 MINUTES W 1145 FEET TO A STAKE IN THE FENCE; THENCE S 57 DEGREES W 1774 FEET TO A STAKE ON THE EAST SIDE OF THE COUNTY ROAD; THENCE S 18 DEGREES W 50 FEET TO THE BEGINNING CONTAINING 45.2 ACRES, MORE OR LESS.

TRACT TWO

BEGINNING AT A POINT ON THE EAST SIDE OF THE ROAD, THE SAME A CORNER TO THE 80 ACRE TRACT; THENCE WITH A LINE OF THE SAME N 53 DEGREES 45 MINUTES E 836 FEET TO A STAKE, A CORNER TO CARTER; THENCE WITH THIS LINE N 01 DEGREES 45 MINUTES E 450 FEET TO A STAKE, CARTER'S CORNER; THENCE CONTINUING WITH HIS LINE N 82 DEGREES 30 MINUTES W 108 FEET TO THE EAST SIDE OF THE ROAD; THENCE WITH THE ROAD S 37 DEGREES W 304 FEET, S 34 DEGREES W 93 FEET, S 23 DEGREES 30 MINUTES W 102 FEET, S 20 DEGREES 15 MINUTES W 183 FEET, S 23 DEGREES W 114 FEET, S 30 DEGREES W 101 FEET, S 38 DEGREES W 295 FEET TO THE BEGINNING CONTAINING 4.8 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY ACQUIRED BY TIMOTHY A. GOODIN AND LESLEY D. GOODIN, HUSBAND AND WIFE, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, AND BY JOHN MARK GOODIN AND JUDY



GOODIN, HUSBAND AND WIFE, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, BY GENERAL WARRANTY DEED DATED DECEMBER 20, 2010, OF RECORD IN DEED BOOK 281, PAGE 316, IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**TAX INFORMATION:**

MAP ID: 030-00-00-062.00 (COVERS BOTH TRACTS) ASSESSED: \$22,500.00 (FARM) FAIR CASH VALUE: \$130,000.00

2019 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #5620, IN THE DISCOUNT AMOUNT OF \$220.16 WAS PAID. (FACE \$224.65)

**PARCEL VII - 59 SANO ROAD (ADDRESS PROVIDED FOR REFERENCE ONLY)**

A CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN RUSSELL COUNTY, KENTUCKY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. I:

BEGINNING AT A STONE AT THE GRAVEL ROAD AND CORNER TO HERALD WHITE; THENCE WITH SAID ROAD S 35 E 14 3/4 POLES TO A BUCKEYE NEAR THE MOUNT OLIVET ROAD, AND CORNER TO MONTRA CHUMBLEY; THENCE HER LINE S 60 W 72 POLES TO A STONE, HER CORNER; THENCE HER LINE S 77 W 80 POLES TO A CORNER IN A LINE OF BENNETT; THENCE HER LINE N 6 E 27 POLES TO HER CORNER AND CORNER TO HERALD WHITE; THENCE HIS LINE N 73 E 136 POLES TO THE BEGINNING, CONTAINING 20 1/3 ACRES, MORE OR LESS.

TRACT NO. II:

LOT NO. 4: BEGINNING AT A STONE AND TWO BUCKEYES, CORNER TO LOT NO. 3; THENCE WITH A LINE OF SAME S 60 W 107 POLES TO A STONE IN A FIELD; THENCE S 65 POLES TO A STONE IN ORIGINAL LINE ON NORTH SIDE OF CREEK; THENCE N 46 E 21 POLES TO A STONE BELOW THE SPRING AND NEAR A LARGE GUM TREE; THENCE N 35 W 21 POLES TO THE BEGINNING.

LOT NO. 5: BEGINNING AT A CORNER OF LOT NO. 4 AT A STONE BELOW THE SPRING NEAR A LARGE BLACK GUM TREE; THENCE S 46 W 142 POLES TO A STONE CORNER TO LOT NO. 3 AND 4 ON THE NORTH SIDE OF THE CREEK; THENCE WITH JOHN BRICKEN'S LINE S 75 1/4 W 65 POLES TO A SASSAFRAS AND STONE, BRICKEN'S CORNER AND IN CRAVEN'S LINE; THENCE WITH CRAVEN'S LINE N 35 E 40 POLES TO A STONE IN CRAVEN'S LINE; THENCE N 28 E 70 POLES TO A STONE IN JUNE WEBB'S LINE ON A HILL SIDE; THENCE N 16 W 10 POLES TO A STAKE IN THE MEETING HOUSE YARD; THENCE N 35 W 10 1/2 POLES TO THE BEGINNING.

THE ABOVE LOTS CONTAINING 65 ACRES, MORE OR LESS.

EXCLUDING FROM THE ABOVE DESCRIBED 12 ACRES OF LAND, MORE OR LESS, HERETOFORE SOLD TO ARNETT HADLEY.

THERE IS ALSO EXCLUDED FROM THE ABOVE DESCRIBED TRACT A PARCEL OF LAND CONVEYED TO VICTOR COOPER BY DEED DATED JUNE 11, 1985, FROM FIRST PARTIES, RECORDED IN DEED BOOK 101, PAGE 466, RUSSELL COUNTY CLERK'S OFFICE, JAMESTOWN, KENTUCKY, CONTAINING A THREE CORNERED LOT.

BEING A PORTION OF THE SAME PROPERTY ACQUIRED BY THE WHITE FAMILY IRREVOCABLE TRUST, BY GENERAL WARRANTY DEED DATED JULY 20, 2017, OF RECORD IN DEED BOOK 327, PAGE 774, IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**TAX INFORMATION:**

MAP ID: 031-00-00-006.00 ASSESSED: \$35,700.00 (FARM) FAIR CASH VALUE: \$125,000.00

2019 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #15736, IN THE DISCOUNT AMOUNT OF \$349.15 WAS PAID. (FACE \$356.28)

**PARCEL VIII - MT. OLIVE & SUPHUR CREEK (ADDRESS PROVIDED FOR REFERENCE ONLY)**

BEING A CERTAIN TRACT OF LAND LOCATED IN THE SANO COMMUNITY OF RUSSELL AND ADAIR COUNTY (THE MOST PART IN RUSSELL) AND BEING ON THE NORTH SIDE OF SANO-MT. OLIVE ROAD AND ON THE EAST SIDE OF SULPHUR CREEK ROAD, AND BEING BETTER DESCRIBED AS:

UNLESS OTHERWISE NOTED, A REBAR IS A 1/2" X 24" REBAR SET WITH A RED ID CAP STAMPED "T.MILLER, PLS 3344".

BEGINNING AT A REBAR AT THE NORTH RIGHT-OF-WAY (30' CL) OF SANO-MT. OLIVE ROAD, CORNER WITH OSCAR SHAW HEIRS (DB 21, P 497), (SAID REBAR BEING NORTH 80° 54' 39" E 297.94 FEET FROM THE ROAD INTERSECTION AT SANO); THENCE NORTH 13° 16' 06" WEST FOR A DISTANCE OF 747.29 FEET WITH OSCAR SHAW HEIRS AND THEREAFTER OLEN SHAW (DB 155, P 159) TO AN EXISTING 3/8" REBAR (MWF 2640) AT THE EAST RIGHT-OF-WAY OF SULPHUR CREEK ROAD 30' CL; THENCE NORTH 41° 57' 22" EAST FOR A DISTANCE OF 311.03 FEET LEAVING SHAW WITH THE EAST RIGHT-OF-WAY OF SULPHUR CREEK ROAD; THENCE NORTH 40° 39' 21" EAST FOR A DISTANCE OF 221.15 FEET; THENCE NORTH 39° 08' 57" EAST FOR A DISTANCE OF 440.85 FEET; THENCE NORTH 37° 59' 57" EAST FOR A DISTANCE OF 352.19 FEET; THENCE NORTH 39° 36' 40" EAST FOR A DISTANCE OF 121.84 FEET; THENCE NORTH 43° 31' 58" EAST FOR A DISTANCE OF 81.04 FEET WITH SAME TO A REBAR, CORNER WITH ELVERN LOY HEIRS (DB 68, P 361, ADAIR CO.); THENCE SOUTH 88° 05' 38" EAST FOR A DISTANCE OF 395.45 FEET LEAVING THE RIGHT-OF-WAY WITH ELVERN LOY HEIRS TO A REBAR; THENCE SOUTH 05° 33' 56" WEST FOR A DISTANCE OF 2128.68 FEET LEAVING LOY HEIRS WITH MARTHA BENNETT HEIRS (A NEW DIVISION OF DB 29, P 346) (EARL BENNETT) TO A REBAR AT THE NORTH RIGHT-OF-WAY OF SANO-MT. OLIVE ROAD; THENCE NORTH 72° 39' 28" WEST FOR A DISTANCE OF 185.87 FEET LEAVING THE DIVISION WITH THE NORTH RIGHT-OF-WAY OF SANO-MT. OLIVE ROAD; THENCE NORTH 75° 07' 15" WEST FOR A DISTANCE OF 264.05 FEET; THENCE NORTH 76° 56' 02" WEST FOR A DISTANCE OF 259.51 FEET; THENCE NORTH 79° 09' 13" WEST FOR A DISTANCE OF 214.76 FEET; THENCE NORTH 83° 47' 21" WEST FOR A DISTANCE OF 102.22 FEET WITH SAME TO POINT OF BEGINNING. CONTAINING 43.48 ACRES, MORE OR LESS.

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED TRACT AND NOT INCLUDED IN THIS CONVEYANCE THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

BEGINNING ON AN IRON PIN (PLS 3344) FOUND ON RIGHT-OF-WAY OF SANO-MT. OLIVE ROAD, SAID PIN BEING CORNER TO EARL BENNETT (DB 173, P 370); THENCE FIVE LINES WITH THE RIGHT-OF-WAY OF SANO-MT. OLIVE ROAD NORTH 72° 39' 28" WEST FOR A DISTANCE OF 185.87 FEET TO A POINT ON RIGHT-OF-WAY; THENCE NORTH 75° 07' 15" WEST FOR A DISTANCE OF 264.05 FEET TO A POINT ON

RIGHT-OF-WAY; THENCE NORTH 76° 56' 02" WEST FOR A DISTANCE OF 259.51 FEET TO A POINT ON RIGHT-OF WAY; THENCE NORTH 79° 09' 13" WEST FOR A DISTANCE OF 214.76 FEET TO A POINT ON RIGHT-OF-WAY; THENCE NORTH 83° 54' 49" WEST FOR A DISTANCE OF 102.16 FEET TO AN IRON PIN FOUND (PLS 3334), SAID PIN BEING CORNER TO OSCAR SHAW (DB 21, P 497); THENCE LEAVING RIGHT-OF WAY WITH OSCAR SHAW LINE NORTH 13° 16' 21" WEST FOR A DISTANCE OF 747.32 FEET TO AN IRON PIN FOUND (PLS 2640), SAID PIN BEING CORNER TO OLEN SHAW (DB 155, P 159); THENCE WITH A NEW DIVISION LINE THROUGH GARVIN BENNETT HEIRS (DB 173, P 381), SOUTH 85° 28' 20" EAST FOR A DISTANCE OF 1257.33 FEET TO A 1/2" REBAR SET WITH A YELLOW IDENTIFICATION CAP STAMPED G.L.G. 2563, SAID PIN BEING IN EARL BENNETT'S (DB 173 P 370) LINE; THENCE WITH EARL BENNETT'S LINE SOUTH 05° 33' 56" WEST FOR A DISTANCE OF 865.30 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 20.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY ACQUIRED BY DANNY VOILS AND RITA VOILS, HUSBAND AND WIFE, BY GENERAL WARRANTY DEED DATED FEBRUARY 25, 2009, OF RECORD IN DEED BOOK 269, PAGE 318, IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**TAX INFORMATION:**

MAP ID: 030-00-00-058.03 ASSESSED: \$11,800.00 (FARM) FAIR CASH VALUE: \$75,000.00

2019 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #15114, IN THE DISCOUNT AMOUNT OF \$115.48 WAS PAID. (FACE \$117.84)

**PARCEL IX - SANO ROAD (ADDRESS PROVIDED FOR REFERENCE ONLY)**

BEGINNING ON AN IRON PIN (PLS 3344) FOUND ON RIGHT-OF WAY OF SANO/MT. OLIVE ROAD, SAID PIN BEING CORNER TO EARL BENNETT (DB 173, P 370); THENCE FIVE LINES WITH THE RIGHT-OF-WAY OF SANO/MT. OLIVE ROAD NORTH 72° 39' 28" WEST FOR A DISTANCE OF 185.87 FEET TO A POINT ON RIGHT-OF-WAY; THENCE NORTH 75° 07' 15" WEST FOR A DISTANCE OF 264.05 FEET TO A POINT ON RIGHT-OF-WAY; THENCE NORTH 76° 56' 02" WST FOR A DISTANCE OF 259.51 FEET TO A POINT ON RIGHT-OF-WAY; THENCE NORTH 79° 09' 13" WEST FOR A DISTANCE OF 214.76 FEET TO A POINT ON RIGHT-OF-WAY; THENCE NORTH 83° 54' 49" WEST FOR A DISTANCE OF 102.16 FEET TO AN IRON PIN FOUND (PLS 3334), SAID BEING ABOVE-DESCRIBED CORNER TO OSCAR SHAW (DB 21, P 497); THENCE LEAVING RIGHT-OF-WAY WITH OSCAR SHAW LINE NORTH 13° 16' 21" WEST FOR A DISTANCE OF 747.32 FEET TO AN IRON PIN FOUND (PLS 2640), SAID PIN BEING CORNER TO OLEN SHAW (DB 155, P 159); THENCE WITH A NEW DIVISION LINE THROUGH GARVIN BENNETT HEIRS (DB 173, P 381), SOUTH 85° 28' 20" EAST FOR A DISTANCE OF 1257.33 FEET TO A 1/2" REBAR SET WITH A YELLOW IDENTIFICATION CAP STAMPED G.L.G. 2563, SAID PIN BEING IN EARL BENNETT'S (DB 173 P 370) LINE; THENCE WITH EARL BENNETT'S LINE SOUTH 05° 33' 56" WEST FOR A DISTANCE OF 865.30 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY ACQUIRED BY RICHARD L. BENNETT, BY GENERAL WARRANTY DEED DATED AUGUST 14, 2001, OF RECORD IN DEED BOOK 197, PAGE 28, IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**TAX INFORMATION:**

MAP ID: 030-00-00-058.02 ASSESSED: \$8,500.00 (FARM) FAIR CASH VALUE: \$60,000.00



2019 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #1215, IN THE DISCOUNT AMOUNT OF \$84.95 WAS PAID. (FACE \$102.79)

**PARCEL X - 479 SANO ROAD (ADDRESS PROVIDED FOR REFERENCE ONLY)**

BEGINNING AT AN IRON PIPE ON THE SOUTH RIGHT OF WAY OF MT. OLIVE-SANO RD. A NEW CORNER, THENCE LEAVING THE RIGHT OF WAY A NEW LINE SEVERING THE BRIDGEMAN LAND SOUTH 7° WEST 193 FEET TO A POST BY A LOCUST TREE; THENCE WITH THE FENCE SOUTH 12° 57' WEST 27.32 FEET TO A POST; THENCE CONTINUING WITH A NEW LINE SOUTH 70°

30' EAST 181.5 TO AN IRON PIPE, A NEW CORNER; THENCE WITH THE SAME; A NEW LINE SEVERING THE BRIDGEMAN PROPERTY NORTH 30° 30' EAST 150 FEET TO AN IRON PIPE ON THE RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY NORTH 55° 30' WEST 264 FEET TO THE BEGINNING CONTAINING 1.00 ACRE MORE OR LESS.

BEING THE SAME PROPERTY ACQUIRED BY WALTER L. ADAMSON AND JACKIE M. ADAMSON, HUSBAND AND WIFE, BY GENERAL WARRANTY DEED DATED JULY 6, 1989, OF RECORD IN DEED BOOK 117, PAGE 510, IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**TAX INFORMATION:**

MAP ID: 031-00-00-002.01 ASSESSED: \$74,000.00

2019 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #202, IN THE DISCOUNT AMOUNT OF \$723.76 WAS PAID. (FACE \$738.53)

**PARCEL XI - HWY. 76 (ADDRESS PROVIDED FOR REFERENCE ONLY)**

BEGINNING ON A PVC PIPE ON THE EAST SIDE OF KY. 76; THENCE WITH HIGHWAY SOUTH 14° 52' EAST 877.22 FEET TO P.V.C. PIPE ON THE NORTH SIDE OF B. HUFF ROAD; THENCE CROSSING ROAD AND CONTINUING WITH KY #76 SOUTH 17° 51' EAST 27.60 FEET TO A P.V. C. PIPE; THENCE SOUTH 15° 52' EAST 152.84 FEET TO A P.V.C. PIPE; THENCE SOUTH 23° 52' EAST 148.59 FEET TO A P.V. C. PIPE; THENCE LEAVING HIGHWAY WITH A NEW DIVISION LINE ACROSS HUBERT GOODIN NORTH 69° 40' EAST 707.48 FEET TO A P.V. C. PIPE IN FENCE, THENCE WITH HUFF AND THE FENCE NORTH 12° 23' WEST 246.83 TO A STONE (FOUND) ON THE SOUTH SIDE OF B. HUFF ROAD; THENCE CROSSING ROAD DUE NORTH 27.88 FEET TO A P.V. C. PIPE; THENCE NORTH 01° 11' EAST 893.68 FEET TO A FENCE CORNER; THENCE CONTINUING WITH FENCE AND HUFF AND HUBERT GOODIN LINE SOUTH 81° 39' WEST 972.44 FEET TO THE BEGINNING, CONTAINING 20.75 ACRES, MORE OR LESS, AND NOT INCLUDING RIGHT-OF-WAY OF B. HUFF ROAD.

BEING A PORTION OF THE SAME PROPERTY ACQUIRED BY HUBERT GOODIN & JANICE GOODIN, HUSBAND AND WIFE, JOHN MARK GOODIN, AND TIMOTHY ALLEN GOODIN, IN FEE SIMPLE, BY GENERAL WARRANTY DEED DATED NOVEMBER 3, 1986, OF RECORD IN DEED BOOK 111, PAGE 29; AND BEING THE SAME PROPERTY CONVEYED BY HUBERT GOODIN & JANICE GOODIN, HUSBAND AND WIFE, JOHN MARK GOODIN & JUDY GOODIN, HUSBAND AND WIFE, AND TIMOTHY ALLEN GOODIN & LESLEY D. GOODIN, HUSBAND AND WIFE, TO TIMOTHY ALLEN GOODIN & LESLEY D. GOODIN, HUSBAND AND WIFE, BY GENERAL WARRANTY DEED DATED DECEMBER 13, 1993, OF RECORD IN DEED BOOK 140, PAGE 334, BOTH IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, KENTUCKY.

**TAX INFORMATION:**

MAP ID: 030-00-00-041.02 ASSESSED: \$15,000.00 (FARM) FAIR CASH VALUE: \$120,000.00

2019 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #5618, IN THE DISCOUNT AMOUNT OF \$146.75 WAS PAID. (FACE \$149.74)

**PARCEL XII - 329 T. WETHINGTON ROAD (ADDRESS PROVIDED FOR REFERENCE ONLY)**

A CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN RUSSELL COUNTY, KENTUCKY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING TRACT NOS: 1, 2, 3, 4, 5, 6, 7 AND 8 OF THE FAITH HUFF ESTATE, WHICH SAID PLAT OF SAME APPEARS OF RECORD IN PLAT CABINET 3, SLIDE 904, IN THE RECORDS OF THE RUSSELL COUNTY CLERK'S OFFICE, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SUCKER ROD WITH CAP" IS A SET 5/8" SUCKER ROD, EIGHTEEN (18") IN LENGTH, WITH A PLASTIC CAP STAMPED "JOE HOUCHENS PLS 2649". ALL BEARINGS STATED HEREIN ARE REFERRED TO THE MAGNETIC MERIDIAN AS OBSERVED ON MAY 22ND, 2007 ALONG THE NORTH LINE OF

THE ABOVE DESCRIBED PROPERTY.

TRACT 1; BEGINNING AT A SET 5/8" SUCKER ROD WITH CAP (LOCATED N. 74° 18' 21" EAST 760.44 FEET FROM A FOUND CORNER STONE, PARENT TRACT CORNER) ON THE R/W OF HUFF LANE (ASSUMED 30' R/W); A CORNER TO FAITH HUFF ESTATE TRACT #8 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE R/W OF HUFF LANE AS IT MEANDERS: SOUTH 74° 53' 58" WEST 67.02 FEET TO A SET 5/8" SUCKER ROD WITH CAP ON THE R/W OF HUFF LANE (ASSUME 30' R/W); A CORNER TO FAITH HUFF TRACT #7 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINE OF TRACT #7, NORTH 14° 53' 25", WEST 538.49 FEET TO A SET 5/8' SUCKER ROD WITH CAP; A CORNER TO TRACT #7 AND A CORNER TO FAITH HUFF TRACT #2 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINES OF TRACT #2, NORTH 83° 58' 54" EAST 120.27 FEET TO A SET 5/8 SUCKER ROD AL CAP; THENCE SOUTH 80°32' 30" EAST 119.10 FEET TO A SET 5/8" SUCKER ROD WITH CAP; A CORNER TO TRACT #2 AND CORNER TO FAITH HUFF ESTATE TRACT #8 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINE OF TRACT #8. SOUTH 03° 55' 22" WEST 497.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.811 ACRES, MORE OR LESS.

TRACT 2: BEGINNING AT A SET 5/8' SUCKER ROD WITH CAP ON THE R/W OF HUFF LANE (ASSUMED 30' R/W); A CORNER TO FAITH HUFF ESTATE TRACT #6 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE R/W OF HUFF LANE AS IT MEANDERS, SOUTH 76° 15' 29" WEST 30.52 FEET TO A SET 5/8 SUCKER ROD WITH CAP ON THE R/W OF HUFF LANE (ASSUMED 30' R/W); A CORNER TO TIMOTHY A. & LESLEY GOODIN (DEED BOOK 140, PAGE 334); THENCE WITH THE LINES OF GOODIN, NORTH 03° 09' 41" WEST 782.11 FEET TO A SET 5/8 SUCKER ROD WITH CAP; THENCE SOUTH 77° 18' 19" WEST 503.06 FEET TO A SET 5/8 SUCKER ROD WITH CAP: CORNER TO GOODIN AND CORNER TO JANICE GOODIN ET. AL., (BEING A PORTION OF DEED BOOK 111, PAGE 29) THENCE WITH THE LINE OF GOODIN. ET AL, NORTH 09° 58' 13" WEST 456.72 FEET TO SET 5/8' SUCKER ROD AT CORNER FENCE POST A CORNER TO GOODIN ET, AL, AND A CORNER TO RUBY & TINA MCQUEARY (DEED BOOK 96. PAGE 149); THENCE WITH THE LINE OF MCQUEARY, NORTH 82° 56' 19" EAST 876.04 FEET TO SET 5/8 SUCKER ROD WITH CAP;

THENCE NORTH 03° 57' 14" EAST 361.39 FEET TO AN 18' SHINGLE OAK AT FENCE CORNER. CORNER TO MCQUEARY AND A CORNER TO LARRY & PEGGY MCGOWEN

(DEED BOOK 129, PAGE 406) THENCE WITH THE LINE OF MCGOWEN, SOUTH 84° 52' 20" EAST 433.25 FEET TO A SET 5/8' SUCKER ROD WITH CAP, A CORNER TO MCGOWEN AND A CORNER TO FAITH HUFF ESTATE TRACT #8 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINE OF TRACT #8 SOUTH 03° 36' 56" EAST 879.12 FEET TO A SET 5/8' SUCKER ROD WITH CAP, CORNER TO TRACT #8 AND A CORNER TO FAITH HUFF ESTATE TRACT #1 (BEING A PORTION OF DEED BOOK 24, PAGE 311) THENCE WITH THE LINES OF TRACT #1 NORTH 80° 32' 30" WEST 119.10 FEET TO A SET 5/8' SUCKER AND WITH CAP; THENCE SOUTH 83° 58' 54" WEST 120.27 FEET TO A SET 5/8' SUCKER ROD WITH CAP, A CORNER TO TRACT #1 AND A CORNER TO FAITH HUFF ESTATE TRACT #7 (BEING A PORTION OF DEED BOOK 24, PAGE 311) THENCE WITH THE LINES AT TRACT #7, SOUTH 78° 51' 17" WEST 105.19 FEET TO A SET 5/8' SUCKER ROD WITH CAP; THENCE NORTH 70° 54' 36" WEST 92.18 FEET TO A SET 5/8' SUCKER ROD WITH CAP THENCE SOUTH 72° 50' 54" WEST 57.34 FEET TO A SET 5/8' SUCKER ROD WITH CAP, A CORNER TO TRACT #7 AND CORNER TO FAITH HUFF ESTATE TRACT #6 (BEING PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINES OF TRACT #6, SOUTH 85° 13' 10" WEST 292.88 FEET TO SET 5/8' SUCKER ROD WITH CAP; THENCE SOUTH 03° 09' 41" WEST 641.50 FEET TO THE POINT OF BEGINNING AND 18.709 ACRES, MORE OR LESS.

TRACT 3; BEGINNING AT A FOUND CORNER STONE (LOCATED SOUTH 80° 05' 06" WEST 0.44 FEET FROM A SET 5/8" SUCKER ROD WITH CAP, WITNESS MONUMENT) ON THE R/W OF HUFF LANE (ASSUMED 30' R/W), A CORNER TO TIMOTHY A. & LESLEY D. GOODIN (DEED BOOK 140, PAGE 334) THENCE WITH THE R/W OF HUFF LANE AS IT MEANDERS' NORTH 76° 32' 31" EAST 192.16 NORTH 77° 03' 56" EAST 236.87 FEET TO A SET 5/8' SUCKER ROD WITH CAP, ON THE R/W OF HUFF LANE (ASSUMED 30' R/W), A CORNER TO FAITH HUFF ESTATE TRACT #4 (BEING A PORTION OF DEED BOOK 24, PAGE 311) THENCE WITH THE LINE OF TRACT #4. SOUTH 12° 28' 49 SEC EAST 597.39 FEET TO A SET 5/8' SUCKER ROD WITH CAP, A CORNER TO TRACT #4 AND A CORNER TO CARLUS R FOLEY (BEING A PORTION OF DEED BOOK 99, PAGE 252); THENCE WITH THE LINE OF FOLEY, SOUTH 52° 51' 02 SEC WEST 43.81 FEET TO A FOUND 1/2 PIPE IN FENCE

LINE, A CORNER TO FOLEY AND A COMER TO KENNETH BRADSHAW (DEED BOOK 200. PAGE 124); THENCE WITH THE LINE OF BRADSHAW. SOUTH 52° 49' 44" WEST 317.82 FEET TO A FOUND 1/2 REBAR WITH CAP 'G.L.G. PLS #2563' CORNER TO BRADSHAW AND CORNER TO JANICE GOODIN, ET. AL., (DEED BOOK 229, PAGE 562) THENCE WITH THE LINE OF GOODIN ET, AL., NORTH 37° 52' 31" WEST 133.43 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED G L G. PLS 2563, A CORNER TO GOODIN AT AL., AND A CORNER TO JANICE GOODIN, ET. AL., (BEING POTION OF DEED BOOK 111, PAGE 29); THENCE WITH THE LINE OF GOODIN ET, AL, NORTH 16° 15' 56" WEST 377.70 FEET TO A FOUND 1/2 PVC PIPE WITH CAP STAMPED 'MICHAEL W. FLANAGAN PLS #2640' (BEING LOCATED SOUTH 16° 20' 01" EAST 0.26 FEET FROM A SET 5/8' SUCKER ROD WITH CAP, WITNESS MONUMENT) A CORNER TO GOODIN ET. AL, AND A CORNER TO TIMOTHY A. & LESLEY D. GOODIN (DEED BOOK 140, PAGE 334) THENCE WITH THE LINE OF GOODIN, NORTH 16° 43' 41" WEST 246.55 FEET TO THE POINT OF BEGINNING AND 6.264 ACRES, MORE OR LESS.

TRACT 4; BEGINNING AT A SET 5/8' SUCKER ROD WITH CAP ON THE R/W OF HUFF LANE (ASSUMED 30' R/W) CORNER TO FAITH HUFF ESTATE TRACT #3 (BEING A PORTION OF DEED BOOK 24, PAGE 311)



THENCE WITH THE R/W OF HUFF LANE AS IT MEANDERS: NORTH 77° 21' 07" EAST 133.63 FEET NORTH 78° 14' 40" EAST 85.81 FEET NORTH 76° 06' 14" EAST 34.50 FEET TO A SET 5/8' SUCKER ROD WITH CAP ON THE R/W OF HUFF LANE (ASSUMED 30' R/W), A CORNER TO FAITH HUFF ESTATE TRACT #5 (BEING A PORTION OF DEED BOOK 24, PAGE 311) THENCE WITH THE LINE OF TRACT #5, SOUTH 14° 26' 33 SEC EAST , 473.75 FEET TO A SET 5/8 SUCKER ROD WITH CAP A CORNER TO TACT #5 AND CORNER TO CARLUS R. FOLEY (BEING A PORTION OF DEED BOOK 99, PAGE 252) THENCE WITH THE LINE OF FOLEY, SOUTH 52° 51' 02" WEST 297.28 FEET TO A SET 5/8' SUCKER ROD WITH CAP, A CORNER TO FOLEY AND CORNER TO FAITH HUFF ESTATE TRACT #3 (BEING A PORTION OF DEED BOOK 24, PAGE 311): THENCE WITH THE LINE OF TRACT #3, NORTH 12° 28' 49" WEST 597.39 FEET TO THE POINT OF BEGINNING AND 3.232 ACRES, MORE OR LESS.

TRACT 5: BEGINNING AT A SET 5/8' SUCKER ROD WITH CAP ON THE R/W OF HUFF LANE (ASSUMED 30' R/W) A CORNER TO FAITH HUFF ESTATE TRACT #4 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE R/W OF HUFF LANE AS IT MEANDERS: NORTH 79° 31' 36" EAST 73.36 FEET TO A SET 5/8 SUCKER AND WITH CAP ON THE R/W OF HUFF LANE (ASSUMED 30' R/W), A CORNER TO FAITH HUFF ESTATE TRACT #8 (BEING PORTION OF DEED BOOK 24, PAGE 311), THENCE WITH THE LINE OF TRACT #8, NORTH 86° 17' 08" EAST 603.79 FEET TO A SET 5/8 SUCKER ROD WITH CAP, A CORNER TO TRACT #8 AND A CORNER TO FRED LEON FOLEY (DEED BOOK 113, PAGE 580) THENCE WITH THE LINES OF FOLEY, SOUTH 04° 31' 10" WEST 43.41 FEET LO 24 WATER MAPLE THENCE SOUTH 27° 26' 23 SEC WEST 76.96 FEET TO CORNER FENCE POST (BEING LOCATED NORTH 72° 42' 19" WEST 0.26 FEET FROM A SET 5/8' SUCKER ROD WITH CAP, WITNESS MONUMENT); THENCE NORTH 85° 14' 09" WEST 118.88 FEET TO A SET 5/8" SUCKER ROD WITH CAP; THENCE SOUTH 14° 42' 36" WEST 412.17 FEET TO A FOUND 1/2' REBAR WITH CAP STAMPED "G.L.G. PLS #2563 A CORNER TO FOLEY AND A CORNER TO CARLUS R. FOLEY (BEING A PORTION OF DEED BOOK 99, PAGE 252); THENCE WITH THE LINES OF FOLEY, NORTH 85° 16' 12" WEST 253.42 FEET TO A 30' WHITE OAK AT FENCE CORNER, THENCE SOUTH 52° 51' 02" WEST 52.59 FEET TO A SET 5/8 SUCKER ROD WITH CAP, A CORNER TO FOLEY AND A CORNER TO FAITH HUFF ESTATE TRACT #4 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINES OF TRACT #4, NORTH 14° 26' 33" WEST 473.75 FEET TO THE POINT OF BEGINNING AND 4.813 ACRES, MORE OR LESS.

TRACT 6: BEGINNING AT A SET 5/8" SUCKER ROD WITH CAP (LOCATED NORTH 72° 49' 59" EAST 430.26 FEET FROM A FOUND CORNER STONE, PARENT TRACT CORNER) ON THE R/W OF HUFF LANE (ASSUMED 30' R/W), A CORNER TO FAITH HUFF ESTATE TRACT #7 (BEING A PORTION OF DEED BOOK 24, PAGE 311), THENCE WITH THE R/W OF HUFF LANE AS IT MEANDERS: SOUTH 77° 03' 56" WEST 237.15 FEET SOUTH 76° 15' 29" WEST 157.01 FEET TO SET 5/8' SUCKER ROD WITH CAP ON THE R/W OF HUFF LANE (ASSUMED 30' R/W), A CORNER TO FAITH HUFF ESTATE TRACT #2 (BEING A PORTION OF DEED BOOK 23, PAGE 311); THENCE WITH THE LINES OF TRACT #2, NORTH 03° 09' 41" WEST 641.50 FEET TO A SET 5/8' SUCKER ROD WITH CAP; THENCE NORTH 85° 13' 10" EAST 292.88 SET TO A 5/8 SUCKER ROD WITH CAP, A CORNER TO TRACT #2 AND CORNER TO FAITH HUFF ESTATE TRACT #7 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINE OF TRACT #7, SOUTH 12° 28' 49" EAST 588.46 FEET TO THE POINT OF BEGINNING AND 4.812 ACRES, MORE OR LESS.

TRACT 7: BEGINNING AT A SET 5/8 SUCKER ROD WITH CAP (LOCATED NORTH 74° 14' 55" EAST 693.43 FEET FROM A FOUND CORNER STONE, PARENT TRACT CORNER) ON THE R/W OF HUFF LANE (ASSUMED 30 R/W), A CORNER TO FAITH HUFF ESTATE TRACT #1 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE R/W OF HUFF LANE AT IT MEANDERS SOUTH 60° 28 MIN 49" WEST 14.89 FEET SOUTH 76° 06' 14" WEST 29,83 FEET; SOUTH 78° 14' 40" WEST 85.49 FEET SOUTH 77° 21' 07" WEST

133.94 FEET TO A SET 5/8 SUCKER ROD WITH CAP ON THE R/W OF HUFF LANE (ASSUMED 30' R/W), CORNER TO FAITH HUFF TRACT #6 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINE OF TRACT #6, NORTH 12° 28' 49" WEST 588.46 FEET TO SET 5/8 SUCKER ROD WITH CAP, A CORNER TO TRACT #6 AND A CORNER TO FAITH HUFF TRACT #2 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINES OF TRACT #2, NORTH 72° 50' 54" EAST 57.34 FEET TO A SET 5/8 SUCKER ROD WITH CAP THENCE SOUTH 70° 54' 36" EAST 92.16 FEET TO A SET 5/8 SUCKER ROD WITH CAP; THENCE NORTH 78° 51' 17" EAST 105.19 FEET TO A SET 5/8 SUCKER ROD WITH CAP. A CORNER TO TRACT #2 AND A CORNER TO FAITH HUFF TRACT #1 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINE OF TRACT #1, SOUTH 14° 53 MIN 25"

EAST 538.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.254 ACRES, MORE OR LESS.

TRACT 8: BEGINNING AT A SET 5/8" SUCKER ROD WITH CAP ON THE R/W OF HUFF LANE (ASSUMED 30 R/W) A CORNER TO FAITH HUFF ESTATE TRACT #5 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE R/W OF HUFF LANE AS IT MEANDERS: NORTH 08° 09' 02" WEST 40.00 FEET TO A SET 5/8 SUCKER ROD WITH CAP ON THE R/W OF HUFF LANE (ASSUMED 30 R/W), A CORNER TO FAITH HUFF ESTATE TRACT #1 (BEING A PORTION OF DEED BOOK 24, PAGE 311). THENCE WITH THE LINE OF TRACT #1, NORTH 03° 55' 22" EAST 497.15 FEET TO A SET 5/8' SUCKER ROD WITH CAP, A CORNER TO TRACT #1 AND A CORNER TO FAITH HUFF ESTATE #2 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINE OF TRACT #2, NORTH 03° 36' 56" WEST 879.12 FEET TO A SET 5/8" SUCKER ROD WITH CAP, A CORNER TO TRACT #2 AND A CORNER TO LARRY & PEGGY MCGOWEN (DEED BOOK 129, PAGE 406); THENCE WITH THE IINE OF MCGOWEN, SOUTH 84° 56' 43" EAST 939.20 FEET TO A 14' WHITE OAK AT FENCE CORNER (BEING LOCATED SOUTH 11DEG. 57 MIN 56" EAST 1.26 FEET FROM A SET 5/8' SUCKER ROD WITH CAP. WITNESS MONUMENT), A CORNER TO MCGOWEN AND A CORNER TO FRED LEON FOLEY (DEED BOOK 113, PAGE 580); THENCE WITH THE LINE OF FOLEY, SOUTH 13° 21' 14" WEST 1325.71 FEET TO A SET 5/8' SUCKER ROD WITH CAP, A CORNER TO FOLEY AND CORNER TO FAITH HUFF ESTATE TRACT #5 (BEING A PORTION OF DEED BOOK 24, PAGE 311); THENCE WITH THE LINE OF TRACT #5 SOUTH 86° 17' 08" WEST 603.79 FEET TO THE POINT OF BEGINNING AND 23.356 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY ACQUIRED BY TOM WETHINGTON, BY GENERAL WARRANTY DEED DATED JULY 16, 2007, OF RECORD IN DEED BOOK 256, PAGE 419; AND BEING THE SAME PROPERTY CONVEYED BY KIMBERLY G. WETHINGTON, A SINGLE PERSON, TO GEORGE THOMAS WETHINGTON A/K/A TOM WETHINGTON, A SINGLE PERSON, BY QUITCLAIM DEED DATED OCTOBER 1, 20010, OF RECORD IN DEED BOOK 279, PAGE 604, BOTH IN THE OFFICE AFORESAID.

**TAX INFORMATION:**

MAP ID: 030-00-00-040.00 ASSESSED: \$169,900.00 (FARM) FAIR CASH VALUE: \$330,000.00

2020 RUSSELL COUNTY REAL ESTATE TAXES, TAX BILL #15626, SEE SCHEDULE BI

# Attachment

## F. Noise and Traffic Study





May 5, 2021

Project R200785.01, Tasks 001 and 002

Mr. Tyler Boquet-Caron  
Solar Developer  
Mt Olive Creek Solar, LLC  
400 West Main Street, Suite 503  
Durham, North Carolina 27701-3295

**Sound and Traffic Evaluation Report  
Mt Olive Creek Solar Project  
Russell County, Kentucky**

Dear Mr. Boquet-Caron:

GAI Consultants, Inc. (GAI) is pleased to present this Sound and Traffic Evaluation Report to Mt Olive Creek Solar, LLC (Mt Olive Creek) for the Mt Olive Creek Solar Project (Project) located in Russell County, Kentucky (KY).

GAI is a full-service engineering company with 26 office locations across 12 states including two local offices in Louisville and Florence, KY. While GAI has been serving the energy industry (Natural Gas, Nuclear Energy, Power Generation and Power Delivery) for over 60 years, GAI entered the renewable energy market prior to 2000 and has worked on more than 140 renewable energy projects for utilities, developers and contractors, spanning various technical services and regions across the United States including solar power installations.

**1.0 Introduction**

Pursuant to the Kentucky Revised Statutes (KRS), the following Sound and Traffic Evaluation Report has been compiled in accordance with Section 278.708 part (3)(a)(8): Evaluation of the noise levels expected to be produced by the facility; part (3)(d): Evaluation of anticipated peak and average noise levels associated with the facility's construction and operation at the property boundary; part (3)(a)(5): Location and use of access ways, internal roads and railways; and part (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 anticipated degradation of roads and lands in the vicinity of the facility. This report meets with Section 278.710 (1)(a): Impact of the facility on surrounding roads; and (1)(b): Anticipated noise levels expected as a result of construction and operation of the proposed facility.

Refer to Figure 1 for the Project location and Figure 2 for the site plan.

GAI understands the Project will consist of approximately 475 acres of solar photovoltaic panels and associated racking (approximately 60 megawatt), 15 inverters, and a DC-coupled battery energy storage system (BESS) co-located at each inverter, as well as a substation transformer to connect to East Kentucky Power Cooperative's Webbs Crossroad - Sewellton Junction 69 kilovolts transmission line near the community of Russell Springs in Russell County, KY. The street address of the proposed Project is 481 Sano Road, Russell Springs, KY 42642. The Project is not within city limits.

**2.0 Sound Impact Evaluation**

Per KRS 278.708 (3)(a)(8), (3)(d) and KRS 278.710 (1)(b), the Project has been evaluated for the anticipated peak and average sound levels associated with its construction and operation at the property boundary. The Project location of Russell County does not have a noise control ordinance applicable to this proposed solar facility.

The local sound environment is currently and expected to continue being dominated by several existing significant sources of sound, which may be classified as sources of noise by sensitive receptors. These existing sources consist of primary and secondary roadways including State Routes 1729 and 76.

The area surrounding the Project location consists of parcels designated as Agricultural, Residential or Agricultural/Residential as well as several Residential Neighborhoods as defined by KRS 278.700(6).

Figure 3 (Nearest Residences Map) is included for reference and shows residences within 300 feet of the Potential Project Footprint. Individual residences that are Non-Project Landowners are denoted with blue dots, and those individual residences within 300 feet of the proposed Project extents (Potential Project Footprint) are noted with callout boxes. Residences belonging to Project Landowners are noted with yellow dots.

Within 300 feet of the Potential Project Footprint, there are 16 Non-Project Landowner residences not associated with the Project. The distance of these landowners are listed at approximate distances from the Potential Project Footprint as shown in Table 1. The Project has committed to keeping solar panels and equipment at least 150 feet away from residences that are otherwise closer than 150 feet from the Potential Project Footprint.

**Table 1**  
**Proposed Distances to Residences**

| Residence ID | Distance (feet) |
|--------------|-----------------|
| A            | 150+            |
| B            | 250+            |
| C            | 100+            |
| D            | 150+            |
| E            | 100+            |
| F            | 250+            |
| G            | 200+            |
| H            | 250+            |
| I            | 50+             |
| J            | 150+            |
| K            | 250+            |
| L            | 250+            |
| M            | 250+            |
| N            | 100+            |
| O            | 100+            |
| P            | 150+            |

These Noise Sensitive Areas (NSAs) were determined using publicly available areal imagery for the Project area surrounding the proposed site. Professional judgement was used to estimate which structures within the study extents meet the criteria of sensitive receptors.

## 2.1 Sound Level During Facility Construction

During construction of the Project, sound levels generated by equipment used on the site are anticipated to range from 70 to 125 A-weighted decibels (dBA) at the source, based on professional judgement and experience with equipment in typical use for similar types of projects.<sup>1</sup> Construction activities are

<sup>1</sup> [https://www.fhwa.dot.gov/environment/noise/construction\\_noise/handbook/handbook09.cfm](https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm) Table 9.1 Roadway Construction Noise Model Default Noise Emission Reference Levels and Usage Factors Federal Highway

anticipated to be transient and limited, ending once construction has been completed, and occurring daily during the hours of 7 AM to 9 PM.

The loudest source from construction is expected to be pile driving equipment (approximately 125.0 dBA at three feet from the source) used in the construction of the solar panel racking system.

**Table 2**  
**Construction Equipment Noise Levels at Distance (Typical)**

| Anticipated Noise Produced by Very Loud Construction Equipment (pile driver) |   |
|--|---|
| Distance from Source to Receptor (feet)                                      | Sound Level Experienced at Receptor (dBA) |
| 25   | 106.6                                     |
| 50   | 100.6                                     |
| 100  | 94.5                                      |
| 150  | 91.0                                      |
| 200  | 88.5                                      |
| 300  | 85.0                                      |
| 500  | 80.6                                      |
| 1,000  | 74.5                                      |
| 1,500  | 71.0                                      |

During the construction phase of the Project, sound level impacts at 300 feet from active pile driving operations would be equivalent to the sound level produced by the use of a household hairdryer. The pile driving phase of the work requires the associated equipment to move around the site. Once a pile is installed, the pile driver moves to the next area and does not remain for long periods of time. This results in short-term impacts associated with construction to the surrounding area at each location.

Construction sound levels, other than the pile driving, are not expected to exceed 120.0 dBA at the source. As such, the impact to the local sound environment due to construction is anticipated to be minor and temporary.

## 2.2 Sound Level During Facility Operation

Based on profiles for equipment associated with solar energy production facilities, the following sound levels (at approximately three feet from source) are expected:

- Inverters.
  - ▶ String Inverters - 74.0 dBA each.
  - ▶ Central Inverters - 85.6 dBA each.
- BESS Heating, Ventilation, and Air-Conditioning (HVAC) Units - 80.0 dBA each.
- Substation - 71.0 dBA each.

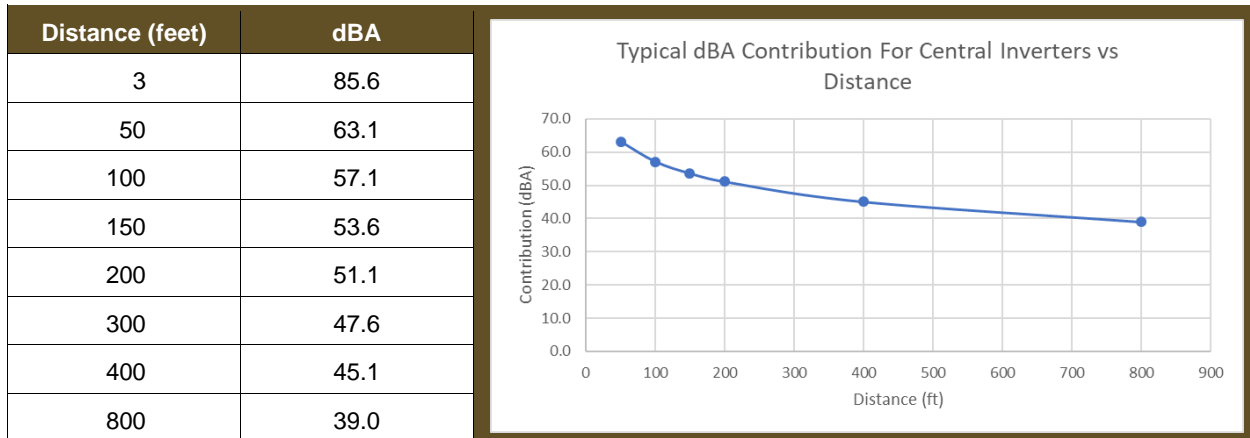
Sound levels generated by operating equipment include applicable sound sources within the equipment package (for example, fans).

To quantify the sound level impacts of the Project on nearby NSAs, Tables 3, 4, 5, and 6 illustrate sound level contributions for each piece of equipment and change over distance from a given source.

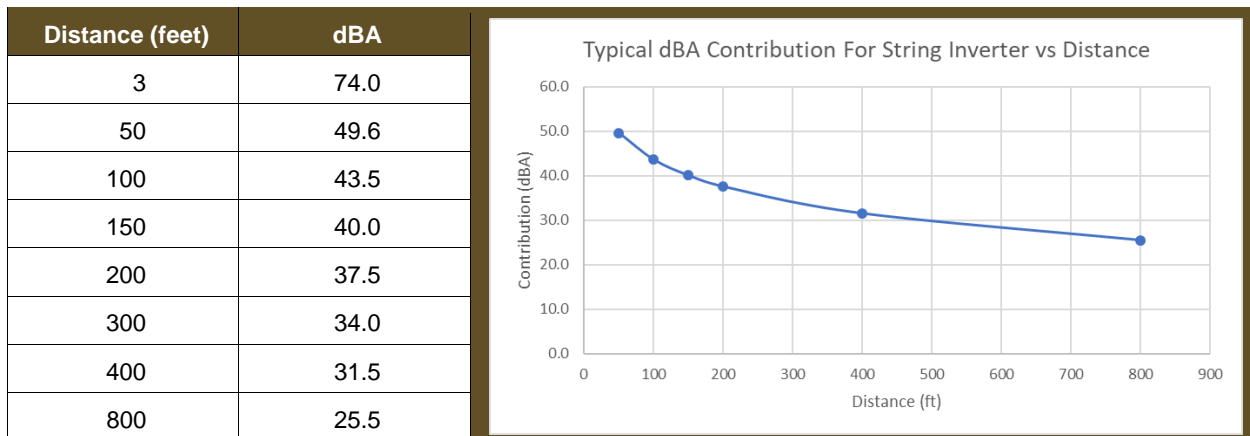
---

Administration Construction Noise Handbook for example construction equipment and their associated sound levels.

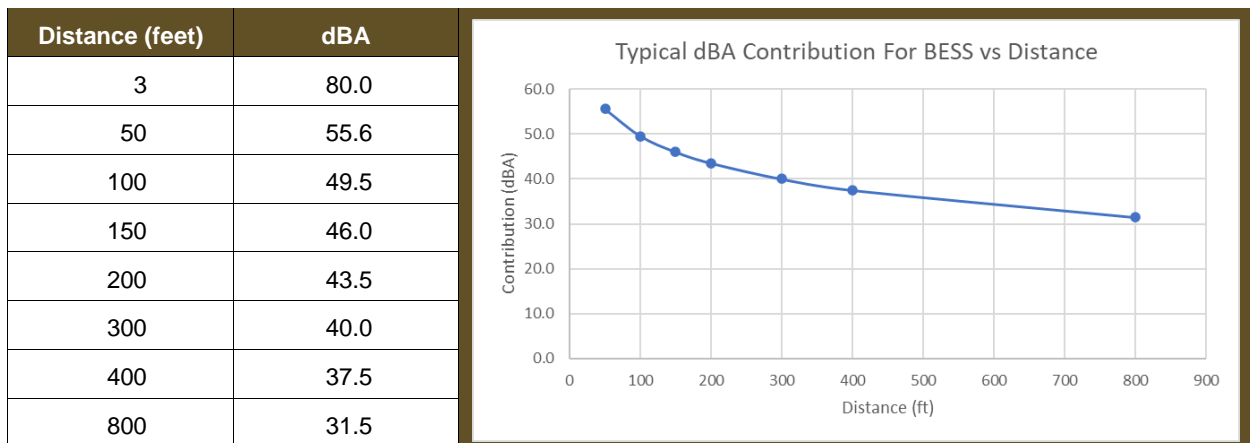
**Table 3**  
**Source: Central Inverters**



**Table 4**  
**Source: String Inverters (Optional)**



**Table 5**  
**Source: BESS HVAC Units**





**Table 6**  
**Source: Substation**

| Distance (feet) | dBA  |
|-----------------|------|
| 3               | 71.0 |
| 50              | 46.6 |
| 100             | 40.5 |
| 150             | 37.0 |
| 200             | 34.5 |
| 300             | 31.0 |
| 400             | 28.5 |
| 800             | 22.5 |

The graph shows the relationship between distance and dBA contribution. The x-axis represents distance in feet (0 to 900), and the y-axis represents contribution in dBA (0.0 to 50.0). The data points are: (3, 71.0), (50, 46.6), (100, 40.5), (150, 37.0), (200, 34.5), (300, 31.0), (400, 28.5), and (800, 22.5). The curve shows a sharp initial drop followed by a more gradual decline.

Each sound level contribution was determined using the inverse square law, which dictates that sound levels, at a distance, are inversely proportional to the square of the distances.

Inverse Square Law: 
$$\frac{I_2}{I_1} = \left[ \frac{d_1}{d_2} \right]^2$$

Where  $I_1$  and  $d_1$  are the sound level ( $I_1$ ) measured at the distance from the source ( $d_1$ ) and  $I_2$  and  $d_2$  are the sound level ( $I_2$ ) at the distance of concern from the source ( $d_2$ ).

Because sound levels are logarithmic, they must be converted to linear scale before added to the Inverse Square Law. The conversion from logarithmic to linear sound pressure levels is achieved through the formula  $SPL = 10(dBA/10)$ . Once converted to linear scale, sound pressure levels are calculated for the new distance and converted to the logarithmic scale via the formula  $dBA = 10 \cdot \text{LOG}(\text{SUM}[SPLs])$ . This provides the dBA contribution of the sources at a given distance as shown in the tables above.

### 2.3 Sound Level Impact During Facility Operation

Based on professional judgement and experience, the ambient daytime sound level for the area surrounding the Project is anticipated to be between 50.0 and 60.0 dBA.

Applicable minimum setbacks pertaining to the Project are as proposed as follows:

- Central Inverters/BESS HVAC Units:
  - ▶ 150 feet from non-participating adjoining parcels.
  - ▶ 300 feet from non-participating residences.
- All other equipment.
  - ▶ 25 feet from non-participating adjoining parcels.
  - ▶ 50 feet from adjacent roads.
  - ▶ 150 feet from non-participating residences.

Based on information presented in Section 2.2, Table 3, it is anticipated at 300 feet the sound level contribution from the operation of a Central Inverter will be approximately 47.6 dBA.

It is anticipated at 150 feet, the sound level contribution from the operation of the Substation will be approximately 37.0 dBA and String Inverters, if used in place of Central Inverters, would be approximately 40.0 dBA.

Table 7 illustrates the cumulative effect of sound levels estimated without rigorous mathematical calculations (for example, detailed iterative modeling, terrain and atmospheric effects) for each scenario, allowing us to assess the cumulative impact of the equipment on ambient sound levels.

**Table 7**  
**How to Add Decibels<sup>2</sup>**

| When the numerical difference in dBA between two sound levels is: | Add this dBA amount to the higher of the two sound levels for a total: |
|---|--|
| 0   | 3.0  |
| 0.1 to 0.9  | 2.5  |
| 1.0 to 2.4  | 2.0  |
| 2.4 to 4.0  | 1.5  |
| 4.1 to 6.0  | 1.0  |
| 6.1 to 10.0   | 0.5  |
| 10.0  | 0.0  |

Based on the table above, if the ambient sound level environment is 50.0 dBA, the contribution from a 47.6 dBA at 300 feet (Central Inverter) is determined by matching the decibel difference ( $50.0 - 47.6 = 2.4$  dBA) in the left column and reading across to the right column. In this case, the dBA increase is approximated to be 1.5 dBA. This value is added to the larger of the two values and the ambient sound level environment would become 51.5 dBA ( $50.0$  dBA + 1.5 dBA).

For additional proposed sources related to this Project, and for an ambient sound level environment of 50.0 dBA, it would remain approximately 50.0 dBA based on the following impacts at their designated non-participating residences setback:

- String Inverter: 40.0 dBA (10.0 dBA difference and 0.0 dBA contribution).
- BESS: 40.0 dBA (10.0 dBA difference and 0.0 dBA contribution).
- Substations: 37.0 dBA (10.0+ dBA difference and 0.0 dBA contribution).

The average human ear's sensitivity to sound level changes is plus or minus three dBA.<sup>3</sup> Changes to the sound level below this threshold are deemed to be insignificant.

Thus, in the cases described, the ambient sound level environment would not be significantly impacted by the installation of a single source at the prescribed setbacks to a residential structure. It is anticipated that the central inverters will generate the only potential sound level impact on the surrounding area during Project operation. That impact is limited to approximately 1.5 dBA at 300 feet away, which is below the average human ear's sensitivity to sound level changes. Solar inverters are expected to operate during daylight hours, further limiting the impact.

<sup>2</sup> Adding Decibels (link: [https://www.engineeringtoolbox.com/adding-decibel-d\\_63.html](https://www.engineeringtoolbox.com/adding-decibel-d_63.html))

<sup>3</sup> Techniques for Reviewing Noise Analyses and Associated Noise Reports FHWA-HEP-18-067, 1.3 Traffic Noise Terminology (link: [https://www.fhwa.dot.gov/Environment/noise/resources/reviewing\\_noise\\_analysis/](https://www.fhwa.dot.gov/Environment/noise/resources/reviewing_noise_analysis/))

In addition to the previously mentioned sources, tracking motors on the solar arrays would operate no more than one-minute out of every 15-minute period to turn no more than five degrees every 15 minutes. These tracker motors emit noise in a discrete manner, not in a continuous manner like inverters do, and are anticipated to generate sound levels equivalent to 40.0 dBA at 10 feet from the source based on manufacturer provided data. As these are already 10.0 dBA below anticipated background noise levels within close proximity to the source, in GAI's professional opinion they are insignificant contributors to the operational sound levels of the site.

For additional reference, various items common to households generate the following general sound levels associated with their usage:

**Table 8**  
**Household Noise Levels (Typical)<sup>4</sup>**

| Source           | dBA      |
|------------------|----------|
| Air Conditioning | 50 to 75 |
| Clothes Dryer    | 50 to 75 |
| Clothes Washer   | 60 to 75 |
| Dishwasher       | 50 to 70 |
| Electric Blender | 80 to 90 |
| Garbage Disposal | 70 to 95 |
| Hair Dryer       | 60 to 95 |
| Refrigerator     | 50       |
| Television       | 70       |
| Toilet Flush     | 75 to 85 |

### 3.0 Traffic Impact Evaluation

Per KRS 278.708 (3)(a)(5), (3)(e) and KRS 278.710 (1)(a) as it relates to surrounding roads, this evaluation assesses the impact of the facility's operation on road and rail traffic to and within the facility. This includes anticipated levels of fugitive dust created by the traffic and anticipated degradation of roads and lands in the vicinity of the facility.

#### 3.1 Existing Road Network and Traffic Conditions

The proposed Project, location shown on Figure 1, will be approximately three miles north of Russell Springs. The facility will be east of KY Route 1729, north of KY Route 1545, and along both sides of KY Route 76. It will be along both sides of the following local roads: Sano Road, Miller-Short Road, and Huff Lane/T Wethington Road. Refer to Figure 2 for the Site Plan and Figures 2 and 4 showing the proposed construction entrances. Four entrances will be along Sano Road and one entrance along Miller-Short Road. There will be one entrance opposite each other along KY Route 76 and one entrance from Huff Lane/T Wethington Road. These construction access points are anticipated to use either existing driveways or current field access points. KY Routes 76 and 1729 are classified as rural Minor Collectors and not on the National Highway System (NHS). KY Route 1545 is classified as a rural Local Road. US Route 127, a north-south rural Principal Arterial, is within two driving miles east of the Project. It is the nearest facility on the NHS and has an interchange with the Cumberland Parkway four miles south of its intersection with KY Route 76.

<sup>4</sup> Source: Noise Levels of Common Household Sounds (Infographic)  
<https://www.captel.com/2019/10/noise-levels-of-common-household-sounds-infographic/>

Roads surrounding the proposed Project are surfaced with asphalt. US Route 127 has a 12-foot lane and a 10-foot shoulder in each direction, with marked double yellow centerlines and white edge lines. The other state highways have marked double yellow centerlines. There are no lane markings along the local roads. KY Route 1729 is a two-lane road with an 11-foot lane in each direction. KY Route 76 is a two-lane road with an 11-foot lane in each direction. KY Route 1545 is a two-lane road with a 10-foot lane in each direction. Sano Road, Mt Olive Creek Road, Sulpher Creek Road, and Abrell Road are 16-foot-wide to 18-foot-wide local roads. Miller-Short Road is a 20-foot-wide local road. Huff Lane/T Wethington Road functions as a shared driveway, and is 10 feet wide. Figure 4 shows the construction site entrances and traffic information from the KY Transportation Cabinet (KYTC) Interactive Statewide Traffic Counts Map, including Annual Average Daily Traffic (AADT) volumes and count station locations. Refer to Table 9 for volume summary along KY Route 1729, KY Route 1545, US Route 127, KY Route 76, and Abrell Road.

**Table 9**  
**Hourly and Daily Traffic Volumes along State Highways Near the Project**

| Station ID <sup>1</sup> | Roadway     | AADT <sup>1</sup> | Peak Hour Traffic Volume <sup>2</sup> | Year Counted |
|-------------------------|-------------|-------------------|---------------------------------------|--------------|
| 001025                  | KY 1729     | 530               | 58                                    | 2017         |
| 104769                  | KY 1729     | 867               | 96                                    | 2017         |
| 104029                  | KY 1545     | 259               | 28                                    | 2018         |
| 104006                  | US 127      | 6,605             | 602                                   | 2018         |
| 104031                  | KY 76       | 1676              | 170                                   | 2018         |
| 001194                  | Abrell Road | 253               | 26                                    | 2018         |

Notes:

- <sup>1</sup> Station ID and traffic data from KYTC's Interactive Statewide Traffic Counts Map.
- <sup>2</sup> Peak Hour Traffic Volume calculated based on K Factors shown on Figure 4. (K Factor represents the proportion of ADT occurring in a peak hour).

### 3.2 Traffic Impacts During Facility Construction

Construction of the Project is expected to take eight to 12 months, with working hours from 7 AM to 9 PM daily. Trips to the facility during construction will be workers commuting to the site in passenger vehicles and construction deliveries to the site in larger trucks, including trucks with trailers. Based on Mt Olive Creek's experience with facilities of similar sizes, a maximum of 150 workers are anticipated on-site each day. Workers will park on-site. Deliveries will occur at various times throughout the working day; multi-vehicle group delivery is not common for the majority of deliveries, which are panels and racking. For these deliveries, a maximum of 15 trucks (Class 9) are anticipated to deliver components daily, with trucks each weighing approximately 20 tons. Combining employee and typical delivery vehicles, up to 165 maximum daily vehicles are anticipated servicing the Project during construction.

Site traffic is assumed to follow general traffic trends in the area. Figure 5 shows a distribution of existing vehicular traffic based on those trends. To account for the influence of separate site entrances along Sano Road and KY Route 76, this distribution assumes all traffic from US Route 127 could all either use KY Route 1545 or all use KY Route 76 to reach the site. Actual volumes on either road are thus expected to be lower. A distribution of the anticipated 165 daily vehicles during construction is shown on Figure 6.

The maximum daily traffic increase on area site roads is anticipated to be less than 110 vehicles (220 trips) per day from US Route 127 and less than 30 vehicles (60 trips) per day on the other roadways. Two-way existing peak hour traffic volumes passing the site along state highways average under 175 vehicles an hour, which is fewer than three vehicles per minute. US Route 127 experiences higher traffic volumes with a two-way (preconstruction) background peak hour volume of around 600 vehicles per hour. At the US Route 127 intersection with KY Route 1545, there is a two-way center left turn lane



and full-width paved shoulders. There is no left turn lane at the KY Route 76 intersection, though there are full-width paved shoulders that can be used for through-traffic to pass stopped left-turning vehicles, which reduces potential conflicts from additional traffic.

Additionally, approximately 11 Class 21 truck deliveries will also be required. One Class 21 truck (20 tons) is anticipated for the delivery of the substation transformer (approximately 60 to 70 tons) using southern Sano Road driveway (accessed from US Route 127 to KY Route 1545 to Mt Olive Creek Road). Deliveries from approximately 10 Class 21 trucks (or similar) are anticipated to deliver solar lulls to the facility. These Class 21 trucks will reach the site based on the conditions outlined in their permits; the shortest distance from an NHS route, which would most likely be along US Route 127 to either KY Route 1545 or KY Route 76. Permitting for these vehicles will be coordinated by the contractor. These larger trucks may create short-term impacts due to their size and weight, but with the infrequent nature of these deliveries and low background traffic volumes, impacts are expected to be minor and temporary.

A roadway approach to a signalized intersection is generally considered to be saturated if the flow exceeds 1,800 vehicles per hour per approaching lane, according to the *Highway Capacity Manual*. Two-way stop-controlled intersections have lower capacities for the stop-controlled approaches, but it depends on the crossing vehicular flow. The intersections along US Route 127 are two-way stop-controlled, with US Route 127 free flowing. Table 9 shows the maximum preconstruction peak hour volume throughout the Project is around 600 vehicles per hour (two-way) on US Route 127 and fewer than 200 vehicles per hour on other roads. With 165 Project-generated vehicles per day, most just making one trip to and one trip from the Project, area roadways are not anticipated to approach capacity thresholds during construction. No adverse traffic impacts are anticipated resulting from additional trips due to facility construction.

The Project will be located two miles from US Route 127 which is on the NHS. Construction site access points are anticipated along a state road (KY Route 76) and local roads within one-mile of a state road (Sano Road, Miller-Short Road, Huff Lane/T Wethington Road). Encroachment Permits will be required through the State and/or County governing agencies. Additional permits/agreements could be required for roads beyond the NHS pending the route(s) the contractor determines necessary for trucks to access the site. Permitting will be performed by the awarded contractor and these considerations finalized.

Construction is not anticipated to encroach onto a State right-of-way other than vehicles accessing the site from driveways which may need to be upgraded. The Project and/or the construction contractor will provide adequate Manual on Uniform Traffic Control Devices compliant traffic control signs and devices during construction, including work zone signage and KYTC-certified flaggers to facilitate safe construction deliveries. Due to the narrow width, the contractor may need to conduct traffic stoppages on Sano Road, Miller-Short Road, Mt Olive Creek Road, and/or Huff Lane/T Wethington Road during construction. There may be temporary stoppages along KY Route 76 to facilitate deliveries in and out of site driveways. The contractor will coordinate with the Kentucky Transportation Center for conducting flagging to assist Class 21 vehicles turning to and from US Route 127. Disruptions to local property owners will be coordinated during construction. The construction contractor will document roadway conditions with applicable transportation permits obtained from State and County road authorities before construction commences and be responsible for restoring impacted roadway to pre-construction conditions as required through the permitting process. No improvements are anticipated to existing roadways for facility construction.

### **3.3 Traffic Impacts During Facility Operation**

The operation of the Project will not require on-site employees for regular operation. Approximately two employees may visit the site up to a few times a month for inspections and to perform or coordinate maintenance. Additional employee or contractor trips may occur during the vegetative growing season for activities such as grass cutting. With only a few occasional employee trips per month, operation of the facility is not anticipated to adversely impact area traffic, and a detailed traffic study is not required since it is below the 100 peak hour trips per hour threshold detailed in KYTC's 2012 policy, Traffic Impact Study Requirements.

### 3.4 Fugitive Dust Impacts

Land disturbance from facility construction may create fugitive dust emissions. Impacts are anticipated to be minor in nature due to the large size of the site and the low-density of housing and rural character of the area. Reasonably available control measures will be used to mitigate fugitive dust emissions. The contractor will develop and monitor a dust control plan to include the following best practices:

- Identify and monitor each day's expected weather conditions, including precipitation and wind speed and direction, to anticipate daily dust control measures. Disturbance areas will be minimized to the maximum extent feasible. Open piles will be covered.
- Construct and upgrade internal roads and driveways with compacted gravel when needed. Vehicles will be required to travel slowly along site roads (typically 10 miles per hour [mph], but up to 25 mph as long as visible dust emissions are not created). Speed limits will be posted and enforced. Construction vehicles such as opened bodied trucks will be covered while in motion, and soil loads shall be kept below the freeboard of the trucks. Water will be applied in accordance with industry best practices to control dust along site roadways and clean equipment and vehicles when needed. Under the KY Pollutant Discharge Elimination System, water used for dust control during facility construction is authorized as a non-stormwater discharge activity.

Once the facility has been completed, only occasional employee trips will occur. No long-term fugitive dust impacts are anticipated.

### 3.5 Railroad Impacts

The Project will have no impact on railroad traffic as there are no railroads, spurs, or other rail facilities in the Project area.

### 3.6 Traffic Assessment Summary

Due to the low traffic volumes of roadways near the proposed Project, construction is not anticipated to cause levels of service degradations, generating around 165 additional vehicles per 14-hour working day (7 AM to 9 PM) during the eight to 12-month construction period. Appropriate traffic control such as warning signs and flaggers will be provided during construction to minimize traffic impacts. Once completed, the facility will have only occasional employees on site (two or fewer daily vehicles), so long-term traffic impacts will be negligible. The Project will restore roadways impacted by construction as required through the permitting process. Dust impacts are anticipated to be minor, and the contractor will develop and implement a plan to minimize dust impacts.

## 4.0 Conclusions

Per evaluations based on KRS 278.708 (3)(a)(5), (3)(a)(8), (3)(d) and (3)(e), plus evaluation of KRS 278.710 (1)(a), and (1)(b), the Sound and Traffic Evaluation Report concludes that anticipated noise and traffic impacts for the construction and operation of the facility will be minimal, and further detailed sound and traffic studies will not be required.

### 4.1 Sound Level Assessment Conclusions

Due to the nature of this Project including the construction, types of equipment to be installed, and planned operation, it is anticipated the impacts to the existing sound level environment will be minimal in GAI's professional opinion based on the setback distances proposed in Section 2.3.

### 4.2 Traffic Assessment Conclusions

The traffic assessment concludes that due to the volume of construction and operation vehicles (construction around 165 vehicles per 14-hour workday and operation around two vehicles infrequently per workday) along low-volume roads, and appropriate safety strategies such as providing work zone signage, flaggers, and traffic stoppages, traffic impacts during construction will be minor. There will be workers occasionally on-site upon completion as the facility will not be staffed during normal operation. The contractor will need to obtain an encroachment permit for work on this site.

If you have questions or wish to discuss this information, contact Ms. Sharon Dodson at 859.795.3492 or [s.dodson@gaiconsultants.com](mailto:s.dodson@gaiconsultants.com).

Sincerely,  
**GAI Consultants, Inc.**

Sharon L. Dodson  
Project Manager

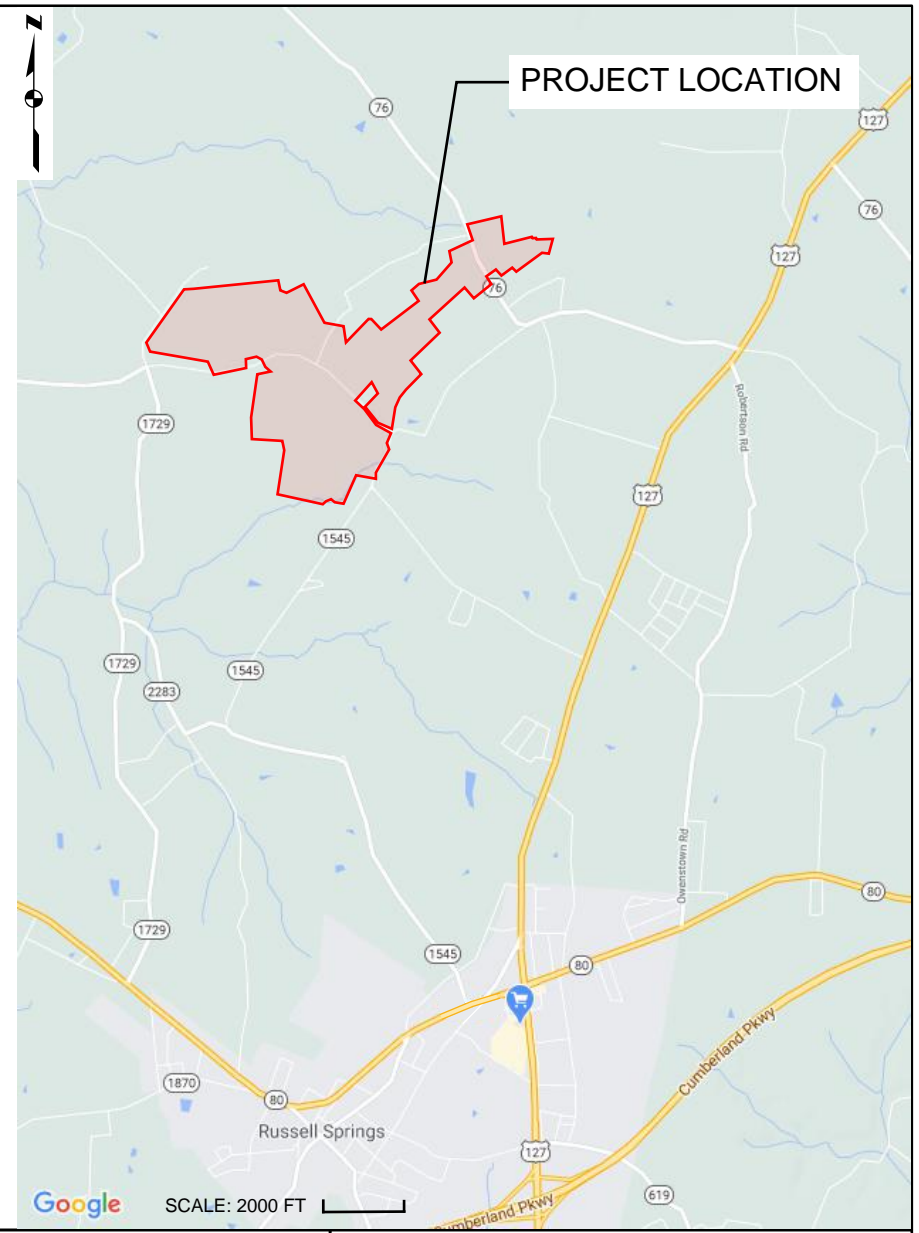
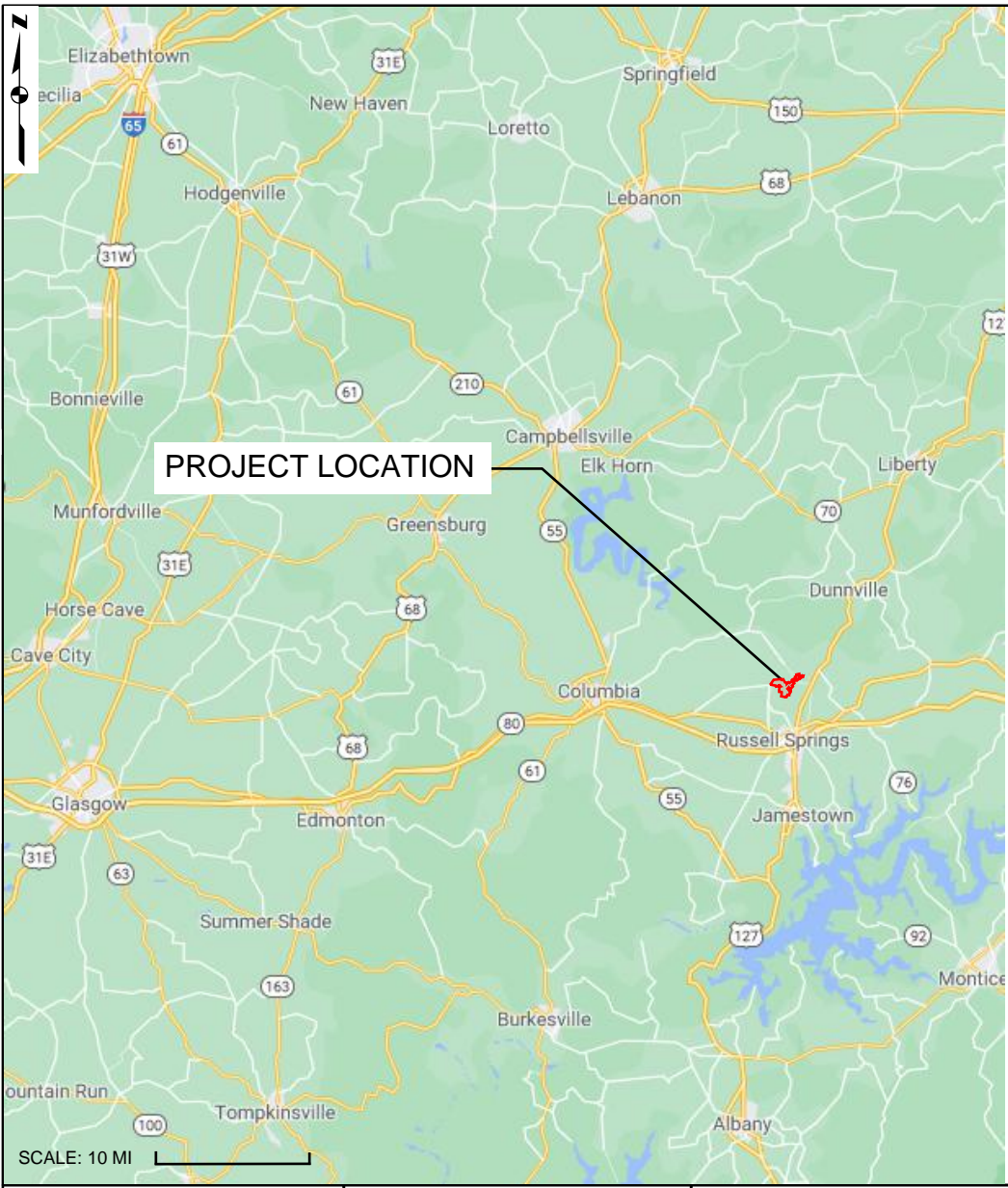
Ryan P. Hurt, PE, MBA  
Senior Project Manager, Associate  
Kentucky PE Number 31014

RPH:SLD/gmg

Attachments: Figure 1 (Project Location), Figure 2 (Site Plan), Figure 3 (Nearest Residences Map), Figure 4 (Traffic Data & Site Entrances), Figure 5 (Background Traffic Distribution), and Figure 6 (Daily Construction Vehicles)


**FIGURE 1**  
**PROJECT LOCATION**







REFERENCE:  
© Google 2021

**LEGEND**

 PROJECT LOCATION

**FIGURE 1**  
**PROJECT LOCATION**

 **MT OLIVE CREEK SOLAR, LLC**  
gai consultants 

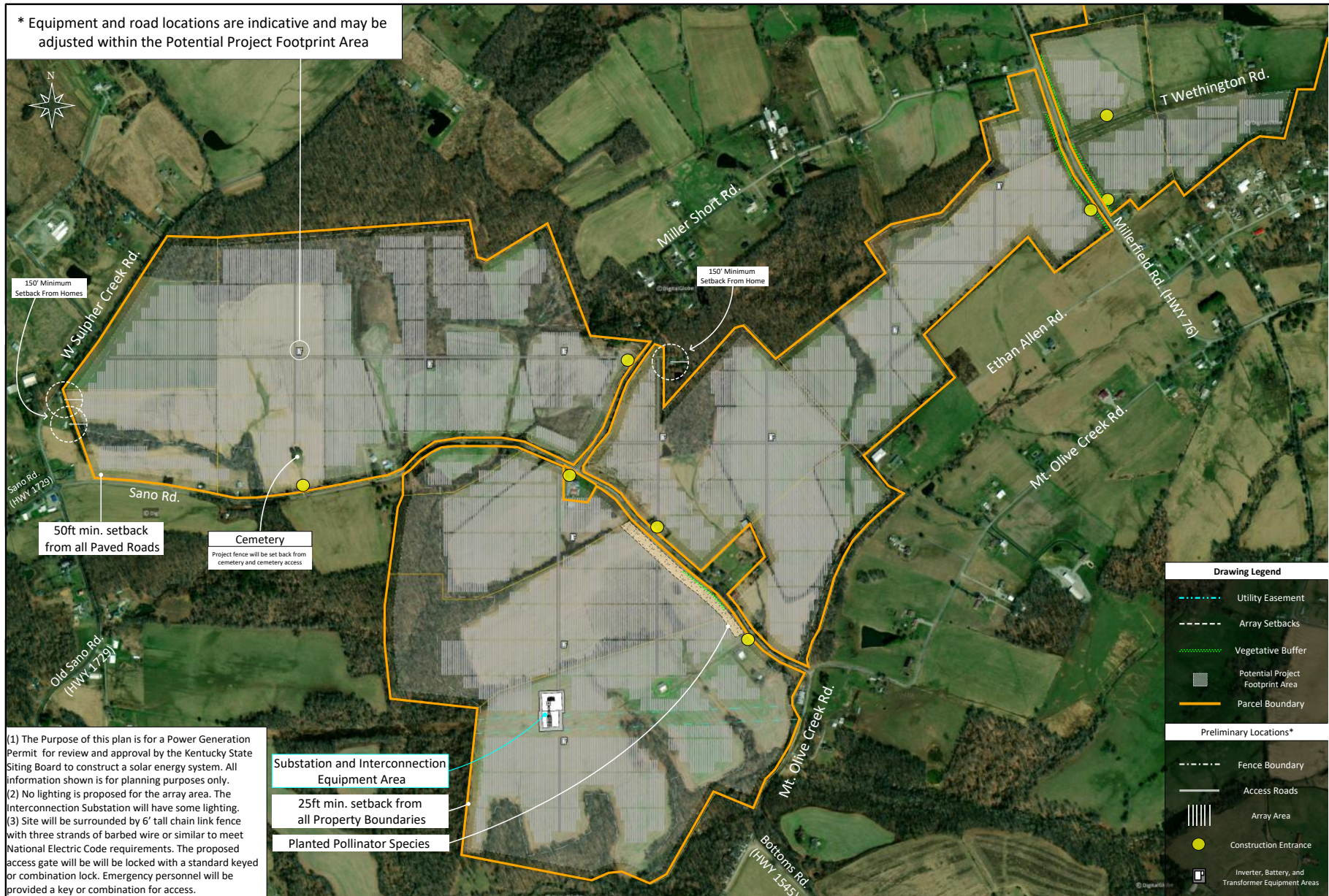
DRAWN BY: TMW  
CHECKED: RAK

DATE: 2/19/2021  
APPROVED: 3/5/2021

**FIGURE 2**  
**SITE PLAN**



\* Equipment and road locations are indicative and may be adjusted within the Potential Project Footprint Area



(1) The Purpose of this plan is for a Power Generation Permit for review and approval by the Kentucky State Siting Board to construct a solar energy system. All information shown is for planning purposes only.  
 (2) No lighting is proposed for the array area. The interconnection substation will have some lighting.  
 (3) Site will be surrounded by 6' tall chain link fence with three strands of barbed wire or similar to meet National Electric Code requirements. The proposed access gate will be locked with a standard keyed or combination lock. Emergency personnel will be provided a key or combination for access.

**Substation and Interconnection Equipment Area**  
 25ft min. setback from all Property Boundaries  
 Planted Pollinator Species

**Drawing Legend**

- Utility Easement
- Array Setbacks
- Vegetative Buffer
- Potential Project Footprint Area
- Parcel Boundary

**Preliminary Locations\***

- Fence Boundary
- Access Roads
- Array Area
- Construction Entrance
- Inverter, Battery, and Transformer Equipment Areas

REFERENCE:  
 © CSE Figure A1, 9/23/20

**LEGEND**

- Fence Boundary
- Access Roads
- Array Area
- Construction Entrance
- Inverter, Battery, and Transformer Equipment Areas
- Utility Easement
- Array Setbacks
- Vegetative Buffer
- Potential Project Footprint Area
- Parcel Boundary

**FIGURE 2  
 SITE PLAN**

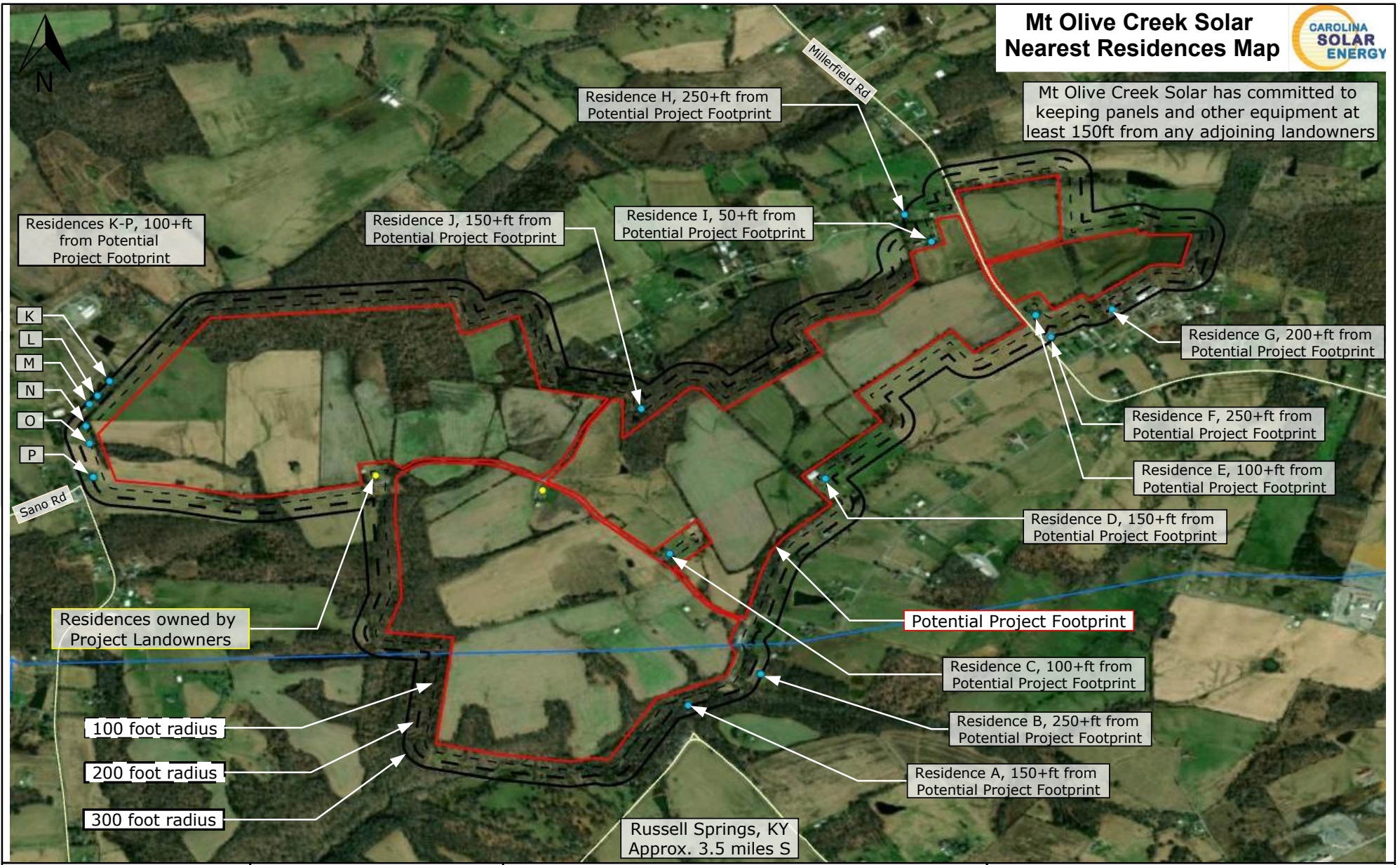
**MT OLIVE CREEK SOLAR, LLC**

DRAWN BY: TMW      DATE: 2/19/2021  
 CHECKED: RAK      APPROVED: 2/22/2021

**FIGURE 3**  
**NEAREST RESIDENCES MAP**




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





REFERENCE:  
© Google 2021

**LEGEND**

 PROJECT LOCATION BOUNDARY

**FIGURE 3  
NEAREST RESIDENCES MAP**

 **MT OLIVE CREEK SOLAR, LLC**  
gai consultants 

DRAWN BY: TMW      DATE: 4/27/2021  
CHECKED: RAK      APPROVED: 4/27/2021

**FIGURE 4**  
**TRAFFIC DATA & SITE ENTRANCES**





REFERENCE:  
 © KY NAIP 2018  
 KYTC TRAFFIC COUNTS  
 AADT (ANNUAL AVERAGE DAILY TRAFFIC)

**LEGEND**

- PROJECT LOCATION BOUNDARY
- CONSTRUCTION ENTRANCE (EXISTING ACCESS)
- AADT 0 - 399
- AADT 400 - 1599
- AADT 1600 - 2399
- AADT 5000 - 14999
- DATA COLLECTION LOCATION / SEGMENT

**FIGURE 4**  
**TRAFFIC DATA & SITE ENTRANCES**

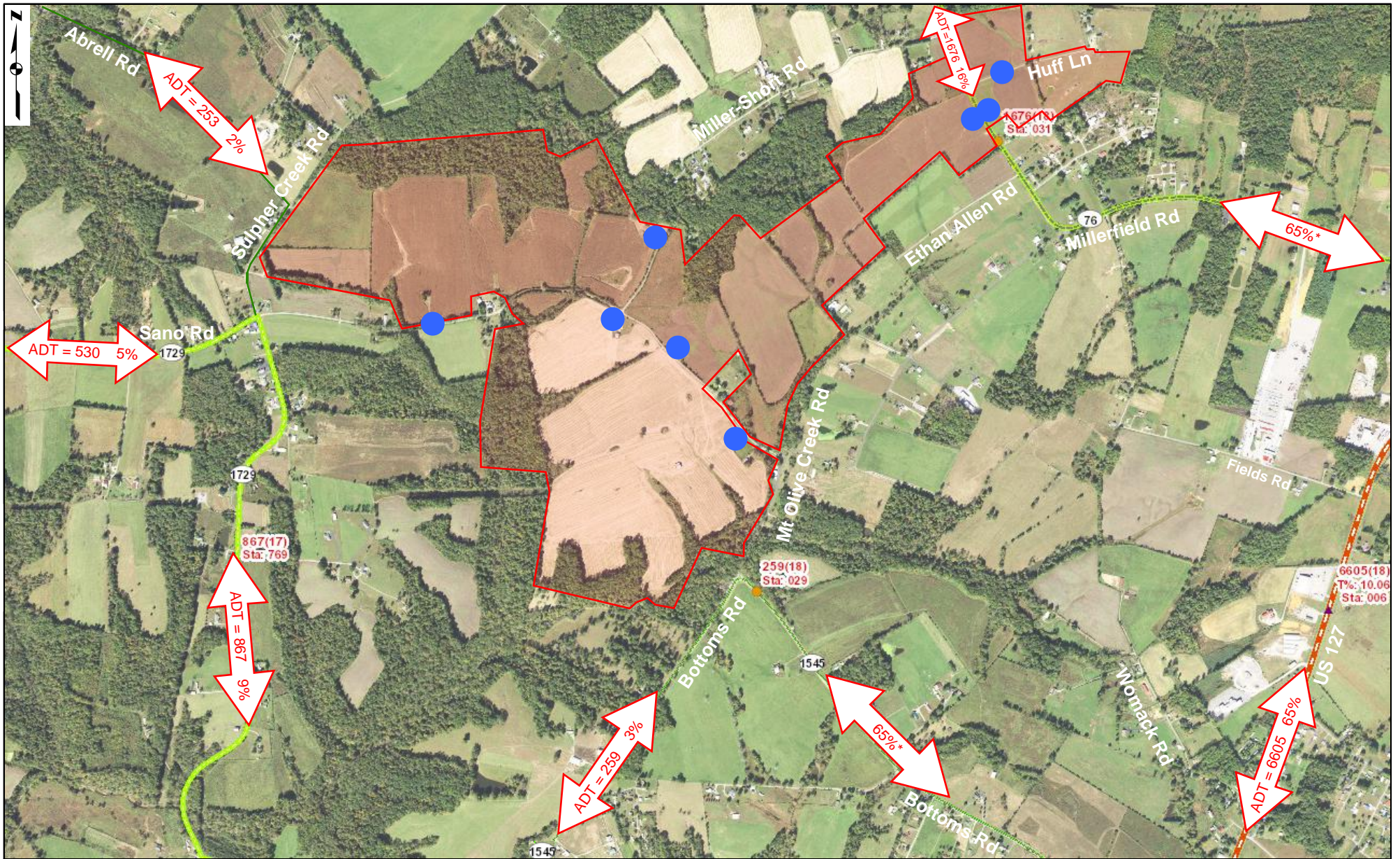
**MT OLIVE CREEK SOLAR, LLC**

DRAWN BY: TMW      DATE: 2/22/2021  
 CHECKED: RAK      APPROVED: 2/23/2021

SCALE: 0.2 MI

**FIGURE 5**  
**BACKGROUND TRAFFIC DISTRIBUTION**





REFERENCE:  
 © KY NAIP 2018  
 KYTC TRAFFIC COUNTS

NOTE:  
 \*DISTRIBUTION FROM US 127 WILL VARY  
 BASED ON WHAT PORTION OF SITE IS  
 UNDER CONSTRUCTION. MOST  
 CONSERVATIVE CASE IS SHOWN.

SCALE: 0.2 MI

**LEGEND**

- PROJECT LOCATION BOUNDARY
- CONSTRUCTION ENTRANCE (EXISTING ACCESS)
- AADT 0 - 399
- AADT 400 - 1599
- AADT 1600 - 2399
- AADT 5000 - 14999
- ↔ AADT & DISTRIBUTION

**FIGURE 5**  
**BACKGROUND TRAFFIC DISTRIBUTION**

MT OLIVE CREEK SOLAR, LLC

gai consultants

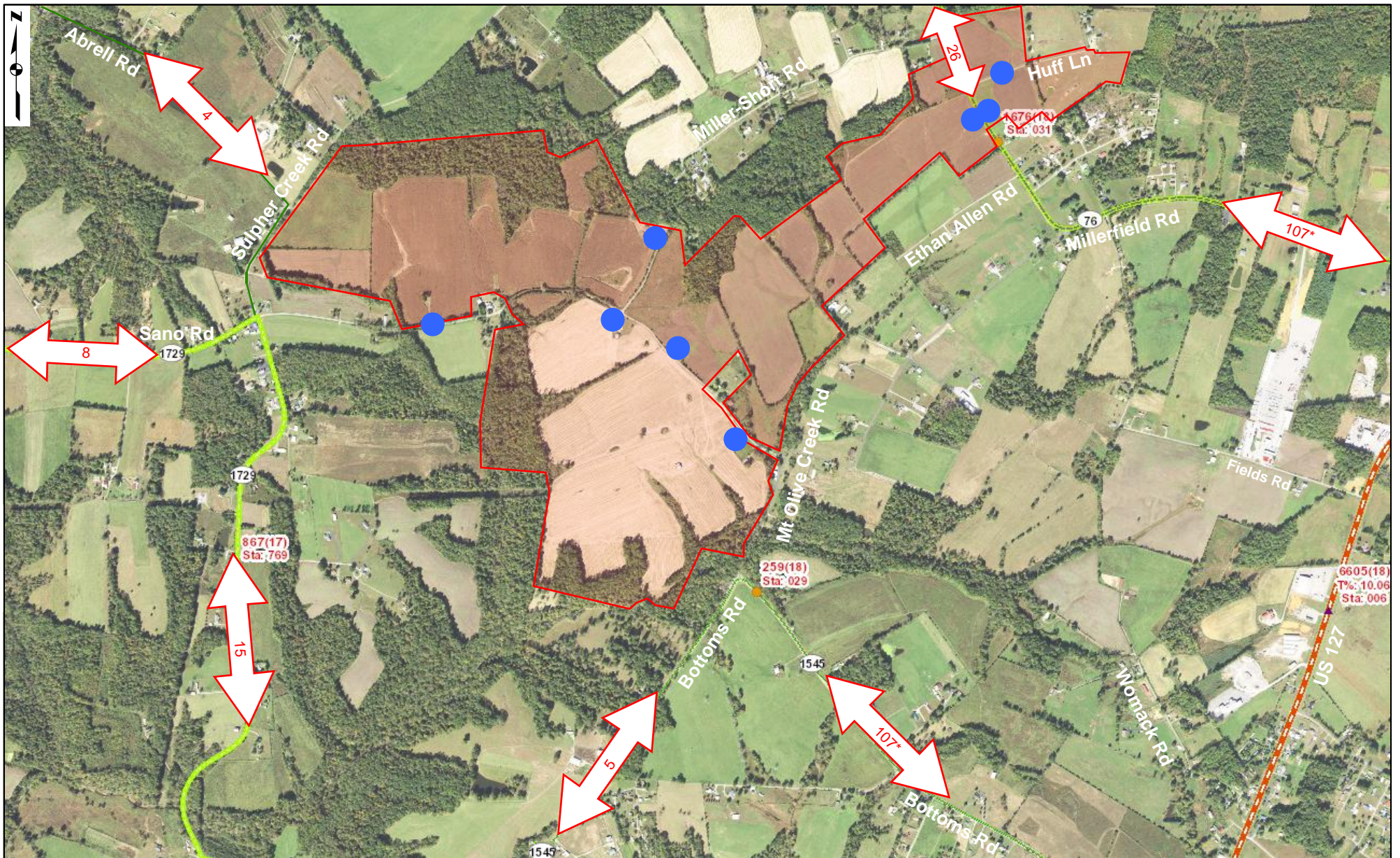
DRAWN BY: TMW  
 CHECKED: RAK

DATE: 2/22/2021  
 APPROVED: 2/23/2021




**FIGURE 6**  
**DAILY CONSTRUCTION VEHICLES**












REFERENCE:  
 © KY NAIP 2018  
 KYTC TRAFFIC COUNTS

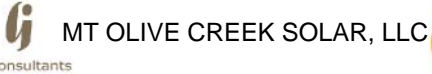

NOTE:  
 \*VOLUME FROM US 127 WILL VARY BASED ON WHAT PART OF SITE IS UNDER CONSTRUCTION. MOST CONSERVATIVE CASE (EITHER ROUTE COULD CARRY ALL TRIPS FROM US 127) IS SHOWN; ACTUAL VOLUME ANTICIPATED TO BE LESS.

SCALE: 0.2 MI 

**LEGEND**

-  PROJECT LOCATION BOUNDARY
-  CONSTRUCTION ENTRANCE (EXISTING ACCESS)
-  AADT 0 - 399
-  AADT 400 - 1599
-  AADT 1600 - 2399
-  AADT 5000 - 14999
-  DAILY CONSTRUCTION VEHICLES (EXCLUDING CLASS 21 TRUCKS)

**FIGURE 6**  
**DAILY CONSTRUCTION VEHICLES**

 **MT OLIVE CREEK SOLAR, LLC** 

gai consultants

DRAWN BY: TMW      DATE: 2/22/2021  
 CHECKED: RAK      APPROVED: 2/23/2021



# Attachment

## G. Phase 1 Environmental Site Assessment



---

**PHASE I ENVIRONMENTAL SITE  
ASSESSMENT REPORT**



**Mt Olive Creek Solar, LLC  
Mt Olive Rd, Sano Rd, Miller Short Rd & Millerfield Rd  
Russell Springs, Russell County, Kentucky**

**September 23, 2020**

**Prepared by:**



**Linebach ■ Funkhouser, Inc.**  
ENVIRONMENTAL COMPLIANCE & CONSULTING

---



September 23, 2020

Mt Olive Creek Solar, LLC  
Copperhead Environmental Consulting, Inc.  
Mr. Marty Marchaterre  
Senior Environmental Planner  
151 Walton Avenue  
Lexington, Kentucky 40508

**Re: *Phase I Environmental Site Assessment Report  
475-Acre Farm  
Mt Olive Rd, Sano Rd, Miller Short Rd & Millerfield Rd  
Russell Springs, Russell County, Kentucky  
Linebach Funkhouser Project Number 018-20***

Dear Mr. Marchaterre:

Linebach Funkhouser, Inc. (LFI) has completed the enclosed *Phase I Environmental Site Assessment Report* for the above-referenced property. The assessment activities included a site reconnaissance, interviews with persons knowledgeable about the site, a review of available literature, maps, historical information, and a review of the local, state and federal regulatory agency files regarding the site. The attached report documents the conditions encountered during the assessment and presents our summary and recommendations relative to the site.

We appreciate the opportunity to provide our services to you. Please contact us if you have any questions or comments regarding this submittal, or if we can be of additional service to you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jayson E. Carey".  
Jayson E. Carey

Project Scientist

A handwritten signature in black ink, appearing to read "R. William Johnston".

R. William Johnston, PG  
Principal Geologist

Enclosure

## EXECUTIVE SUMMARY

Linebach Funkhouser, Inc. (LFI) has completed a Phase I Environmental Site Assessment (ESA) of the farm property located in Russell Springs, Russell County, Kentucky. This ESA was prepared in accordance with the scope and limitations of ASTM's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13). Results of the assessment, including a site reconnaissance, a review of historical information, a review of federal, state and local records, as well as interviews with persons knowledgeable about the site, are summarized as follows:

| Report Section                                    | Environmental Related Item                   | Description   | REC |
|---|--|---|-----|
| <b>SITE/AREA DESCRIPTION</b>                      |  |   |     |
| 2.6   | Current Use of Property                      | Agricultural; rural residential   | NO  |
| 2.7   | Current Use of Adjoining Properties          |   | NO  |
| <b>SITE HISTORY AND HISTORICAL RECORDS REVIEW</b> |  |   |     |
| 3.1   | Past Uses of Property                        | Agricultural; rural residential   | NO  |
| 3.2   | Past Uses of Adjoining Properties            |   | NO  |
| <b>ENVIRONMENTAL RECORDS REVIEW</b>               |  |   |     |
| 4.1   | Subject Property                             | No listings.  | NO  |
|   | Adjoining Properties                         |   | NO  |
| 4.2   | Listings within Established Search Radii     |   | NO  |
| 4.3   | Vapor Encroachment Screen                    | Does not exist  | NO  |
| <b>SITE RECONNAISSANCE</b>                        |  |   |     |
| 5.2   | Haz. Substances/Waste and Petroleum Products | Small quantity petroleum-based product containers primarily associated with vehicle and farm equipment maintenance. | NO  |
| 5.3   | Storage Tanks (UST/AST)                      | Diesel fuel ASTs are associated with agricultural barns.  | NO  |
| 5.5   | Polychlorinated Biphenyls (PCBs)             | None observed.  | NO  |
| 5.9   | Stained soil/pavement                        | None observed.  | NO  |
| 5.11  | Waste Generation, Storage, and Disposal      | Inoperable farm and automotive equipment associated with one parcel.  | NO  |
| 5.13  | Wells  | Groundwater source wells associated with residential properties in this area.                                       | NO  |
| <b>INTERVIEWS</b>                                 |  |   |     |
| 6.1   | Site Representative                          | Mr. & Ms. Adamson   | NO  |
| 6.2   | Occupants                                    | Site is predominately farmland.   |     |



| Report Section   | Environmental Related Item           | Description  | REC |
|--|--------------------------------------|--|-----|
| 6.3  | Local Government Officials           | KY Geological Survey Map website accessed to identify registered groundwater source/monitoring wells associated with the subject or nearby properties. | NO  |
| <b>NON-SCOPE CONSIDERATIONS</b>                        |                                      |  |     |
| 7.1  | Asbestos Containing Materials (ACMs) | Potentially present in the residential structures based on prior to 1979 construction; no survey completed   | N/A |
| 7.2  | Lead Based Paint (LBP)               |  |     |
| <b>USER PROVIDED INFORMATION</b>                       |                                      |  |     |
| 8.1  | Env. Liens / AULs                    | None provided for review.  | NO  |
| 9.0  | <b>DATA GAPS</b>                     |  | NO  |
| 10.0   | <b>FINDINGS AND OPINIONS</b>         |  | NO  |
| Recognized Environmental Conditions (RECs)             |                                      | None Identified  |     |
| Historical Recognized Environmental Conditions (HRECs) |                                      | None Identified  |     |
| Controlled Recognized Environmental Conditions (CRECs) |                                      | None Identified  |     |
| De Minimis Conditions                                  |                                      | None Identified  |     |

## Conclusions and Recommendations

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

Groundwater supply wells are associated with residential properties. If these wells are no longer going to be used in the future, LFI recommends properly abandoning the wells in accordance with Kentucky Division of Water protocols.

An ACM survey was not included in the scope of work for this assessment. Based on available aerial photographs the residential structures were constructed prior to 1979; therefore, ACMs are potentially present. LFI recommends performing an asbestos survey prior to demolishing the site structures.

This Executive Summary provides a summation of the results of the Phase I ESA and is not intended to be all-inclusive. The complete report lists the procedures used during our assessment and provides our conclusions and recommendations regarding the site.

## TABLE OF CONTENTS

|   |           |
|---|-----------|
| <b>1.0 INTRODUCTION.....</b>  | <b>1</b>  |
| 1.1 Purpose .....   | 1         |
| 1.2 Scope of Work.....  | 2         |
| 1.3 Terms and Conditions.....   | 3         |
| 1.4 Assumptions, Limitations and Exceptions .....                             | 3         |
| <b>2.0 SITE DESCRIPTION.....</b>  | <b>4</b>  |
| 2.1 Location and Description .....  | 4         |
| 2.2 Structures / Improvements.....  | 5         |
| 2.3 Municipal Services and Utilities.....                                     | 6         |
| 2.4 Roads .....   | 6         |
| 2.5 Topography and Drainage .....   | 6         |
| 2.6 Current Use of Property.....  | 7         |
| 2.7 Current Use of Adjoining Properties .....                                 | 7         |
| <b>3.0 SITE HISTORY AND HISTORICAL RECORDS REVIEW.....</b>                    | <b>8</b>  |
| 3.1 Past Uses of Property.....  | 8         |
| 3.2 Past Uses of Adjoining Properties .....                                   | 8         |
| 3.3 Topographic Maps .....  | 8         |
| 3.4 Aerial Photographs .....  | 9         |
| 3.5 Sanborn Fire Insurance Maps .....   | 9         |
| 3.6 City Directories .....  | 9         |
| <b>4.0 ENVIRONMENTAL RECORDS REVIEW .....</b>                                 | <b>10</b> |
| 4.1 Listings for Subject Site or Adjoining Properties.....                    | 11        |
| 4.2 Listings within Established Search Radii .....                            | 11        |
| 4.3 Vapor Encroachment Screen .....   | 11        |
| <b>5.0 SITE RECONNAISSANCE.....</b>   | <b>12</b> |
| 5.1 Site Reconnaissance Methodologies .....                                   | 12        |
| 5.2 Hazardous Substances/Waste and Petroleum Products .....                   | 13        |
| 5.3 Underground Storage Tanks (USTs) & Aboveground Storage Tanks (ASTs) ..... | 13        |
| 5.3.1 Underground Storage Tanks (USTs).....                                   | 13        |
| 5.3.2 Aboveground Storage Tanks (ASTs).....                                   | 13        |
| 5.4 Odors .....   | 13        |
| 5.5 Drums and Containers .....  | 13        |
| 5.6 Polychlorinated Biphenyls (PCBs).....                                     | 14        |
| 5.7 Drains and Sumps.....   | 14        |
| 5.8 Pits, Ponds, and Lagoons.....   | 14        |
| 5.9 Stained Soil / Pavement.....  | 14        |
| 5.10 Stressed Vegetation .....  | 14        |
| 5.11 Waste Generation, Storage, and Disposal .....                            | 14        |
| 5.12 Waste Water .....  | 15        |
| 5.13 Wells.....   | 15        |
| 5.14 Septic Systems.....  | 15        |
| <b>6.0 INTERVIEWS.....</b>  | <b>15</b> |
| 6.1 Property Representative.....  | 15        |
| 6.2 Occupants .....   | 16        |
| 6.3 Local Government Officials .....  | 16        |

|  |           |
|--|-----------|
| <b>7.0 NON-SCOPE CONSIDERATIONS.....</b>                     | <b>16</b> |
| 7.1 Asbestos Containing Materials (ACMs) .....               | 16        |
| 7.2 Lead-Based Paint (LBP).....                              | 17        |
| <b>8.0 USER PROVIDED INFORMATION.....</b>                    | <b>17</b> |
| 8.1 Environmental Liens or Activity and Use Limitations..... | 17        |
| 8.2 Common/Specialized Knowledge or Experience .....         | 17        |
| 8.3 Reasons for Significantly Lower Purchase Price .....     | 17        |
| <b>9.0 DATA GAPS.....</b>                                    | <b>17</b> |
| <b>10.0 FINDINGS AND OPINIONS .....</b>                      | <b>18</b> |
| <b>11.0 CONCLUSIONS AND RECOMMENDATIONS.....</b>             | <b>19</b> |
| <b>12.0 CERTIFICATION OF ENVIRONMENTAL PROFESSIONAL.....</b> | <b>19</b> |
| <b>13.0 REFERENCES.....</b>                                  | <b>20</b> |

**LIST OF FIGURES**

- Figure 1 – Site Location Map
- Figure 2 – Aerial Photograph Showing Site and Vicinity

**LIST OF APPENDICES**

- Appendix A – Site Photographs
- Appendix B – Historical Research Documentation
- Appendix C – Russell County PVA Records
- Appendix D – Regulatory Database Documentation
- Appendix E – User Provided Documentation

## 1.0 INTRODUCTION

Linebach Funkhouser, Inc. (LFI) was retained by Mt Olive Creek Solar, LLC and Copperhead Environmental Consulting, Inc. (the Clients), to conduct a Phase I Environmental Site Assessment (ESA) of the agricultural/rural residential properties located in Russell Springs, Russell County, Kentucky (the “subject property”). This assessment was completed as part of due diligence activities in relation to a real estate transaction.

### 1.1 Purpose

The purpose of this ESA was to document current and historical information on the subject property and surrounding areas in order to identify *recognized environmental conditions* (RECs), defined in ASTM E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The term is not intended to include *de minimis* conditions, defined in ASTM E1527-13 as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not *recognized environmental conditions* nor *controlled recognized environmental conditions*.

The term *historical recognized environmental condition* (HREC), is defined by ASTM E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority (as evidenced by the issuance of a no further action letter or other equivalent closure documentation) or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restriction, activity and use limitations, institutional controls, or engineering controls).

The term *controlled recognized environmental condition* (CREC), is defined by ASTM E1527-13 as an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the



issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).

## **1.2 Scope of Work**

This ESA was conducted utilizing standard practices consistent with ASTM E1527-13. Any significant scope-of-work additions, deletions or deviations to ASTM E1527-13 are noted below or in the corresponding sections of this report. The scope-of-work for this ESA included an evaluation of the following:

- General physical setting characteristics of the subject property and immediate vicinity through a review of one or more referenced sources, including topographic and geologic maps, soils and hydrologic reports.
- Historical usage of the subject property, adjoining properties, and surrounding area through a review of reasonably ascertainable sources such as land title records, fire insurance maps, city directories, aerial photographs, property tax files, prior environmental assessment reports, and interviews.
- Current land use and existing conditions of the subject property including observations and interviews regarding the use, treatment, storage, disposal or generation of hazardous substances, petroleum products and hazardous, regulated, or medical wastes; equipment that is known or likely to contain PCBs; storage tanks and drums; wells, drains and sumps; and pits, ponds or lagoons.
- Current land use of adjoining and surrounding area properties and the likelihood of known or suspected releases of hazardous substances or petroleum products to impact the subject property.
- Environmental regulatory database information and local environmental records within specified minimum search distances.

Unless otherwise identified in the report, the scope-of-work for this ESA did not include a consideration of the following potential environmental conditions that are outside the scope of ASTM Practice E1527-13 including but not limited to: asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality (unrelated to releases of hazardous substances or petroleum products into the environment), industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, and wetlands.

### **1.3 Terms and Conditions**

This Phase I ESA was performed on behalf of, and solely for the exclusive use of the Client. No other company, entity, or person shall have any rights with regard to LFI's contract with the Client including but not limited to indemnification by LFI, or any rights of reliance on the findings, conclusions, and recommendations of this or any subsequent reports regarding the subject property.

In accordance with ASTM E1527-13 provisions, this report is presumed to be valid for up to one year prior to the date of acquisition or transaction of the property. This presumption assumes that the following components of the report are updated within 180 days prior to the intended date of acquisition or transaction of the property: interviews, environmental lien search, government records reviews, visual inspection of the property and surrounding properties, and declaration by the environmental professional.

### **1.4 Assumptions, Limitations and Exceptions**

This ESA was prepared in accordance with the scope and limitations of ASTM's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13), recognized by the U.S. Environmental Protection Agency (USEPA) as compliant with *Standards and Practices for All Appropriate Inquiries* (AAI) promulgated at 40 CFR Part 312.

This Phase I Environmental Site Assessment has been prepared to assess the property with respect to hazardous substances defined in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601), and petroleum products. As such, this assessment is intended to permit the Client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the subject property consistent with good commercial or customary practice" as defined in 42 USC §9601 (35)(B).

LFI conducted this ESA using reasonable efforts to identify recognized environmental conditions on the subject property. Findings within this report are based on the information obtained during the site reconnaissance, the electronic regulatory file review, a review of historical records,

interviews, and from reasonably ascertainable and publicly available information obtained from public agencies and other referenced sources. The presence of recognized environmental conditions on a site may not always be apparent; consequently, the completion of a Phase I ESA cannot provide a guarantee that recognized environmental conditions do not exist in connection with a site.

This report is not definitive and should not be assumed to be a complete or specific determination of all conditions above or below grade. Current subsurface conditions may differ from the conditions indicated by surface observations or historical sources and can be most reliably evaluated through intrusive techniques that were beyond the scope of this ESA. Information in this report is not intended for use as a construction document and should not be used for demolition, renovation, or other construction purposes. LFI makes no representation or warranty that the past or current operations at the site are, or have been, in compliance with applicable federal, state and local laws, regulations and codes.

Environmental Data Resources, Inc. (EDR), an independent environmental data research company, provided the records from the government agency databases referenced in this report. Information regarding surrounding area properties was requested for the specified minimum search distances and was assumed to be correct and complete unless obviously contradicted by LFI's observations or other credible referenced sources reviewed during the ESA. LFI is not a professional title insurance or land surveying firm and makes no guarantee, explicit or implied, that any land title records acquired or reviewed, or any physical descriptions or depictions of the site in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

## **2.0 SITE DESCRIPTION**

The location, description, and current uses of the subject property, as well as surrounding properties are presented in the following sections.

### **2.1 Location and Description**

The subject property is located between West Sulphur Creek Road to the northwest and Mt Olive Road to the southeast and adjoining Millerfield Road to the northeast, and approximately 3 miles

north of downtown Russell Springs, Kentucky. The property consists of twelve contiguous parcels totaling approximately 475-acres of predominately agricultural land that is owned by multiple entities in an area that is primarily agricultural and rural residential. The Russell County Property Valuation Administration (PVA) identifies these parcels as follows:

| Parcel Number/Address              | Acre  | Property Class | Owner  |
|------------------------------------|-------|----------------|--|
| 030-00-00-058.03/Mt. Olive Rd      | 23.48 | Farm           | Voils, Danny & Rita                                |
| 031-00-00-006.00/Mt. Olive Rd.     | 53.0  | Farm           | White, Lonnie & Carolyn, Trust                     |
| 031-00-00-003.00/Mt. Olive Rd.     | 50.79 | Farm           |  |
| 030-00-00-066.11/Hwy 76            | 13.23 | Farm           |  |
| 031-00-00-002.00                   | 31.2  | Farm           | N/A  |
| 030-00-00-058.00/790 Mt. Olive Rd. | 43.48 | Farm           | Bennett Earl G & Barbara L                         |
| 030-00-00-040.00                   | 128.0 | Farm           | Wethington Tom                                     |
| 031-00-00-002.01/479 Sano Rd       | 1.0   | Residential    | Adamson Walter L & Jackie M                        |
| 030-00-00-062.00/Sano Rd           | 50.0  | Farm           | Goodin Timothy Allen & Lesley                      |
| 030-00-00-063.00/Mt. Olive Rd.     | 31.6  | Farm           |  |
| 03-00-00-066.13/Ethan Allen Rd.    | 6.3   | Farm           |  |
| 030-00-00-041.03/Hwy 76            | 1.24  | Farm           |  |
| 030-00-00-041.00/Hwy 76            | 41.35 | Farm           | Goodwin Timothy A & John Mark c/o John Mark Goodin |

N/A = No information available from Russell County PVA site. AcreValue website utilized for some farm property related information.

A site location map is provided in **Figure 1** and an aerial photograph depicting the site and surrounding property use is provided in **Figure 2**. PVA records for residential properties are provided in **Appendix C**. Site photographs are included in **Appendix A**.

## 2.2 Structures / Improvements

The subject property is predominately undeveloped farmland with bordering wooded areas predominantly along the north and west sides. Some parcels are developed. The PVA records identified structures on the parcels as follows:



| Building                                   | Build Year | Description  |
|--|------------|--|
| 790 Mt. Olive Rd/Residential               | N/A        | 1.5 story; built with a 1,040 square foot (sf) sunken basement and 1,040 sf living space, gabled roof with composite shingles and vinyl siding |
|  |            | 400 sf detached garage   |
| 479 Sano Rd                                | N/A        | 1.5 story; concrete block foundation, 1,512 sf living space, gabled roof with aluminum/vinyl siding  |
|  |            | 720 sf detached garage   |
| 031-00-00-006.00, Mt. Olive Rd/Residential | N/A        | 1-story; concrete block foundation, 936 sf living space, metal gabled roof with Masonite exterior  |

Additional agricultural structures, not identified on the Russell County PVA record were observed on the properties at the time of the site reconnaissance.

### 2.3 Municipal Services and Utilities

Residential subject parcels and properties in the vicinity are serviced by the following municipal services and utilities:

| Utility              | Provider                   |
|----------------------|----------------------------|
| Potable Water Supply | Well                       |
| Sewage Disposal      | Septic                     |
| Natural Gas          | RS Natural Gas             |
| Electricity          | Southern KY Rural Electric |

### 2.4 Roads

The property is bordered and transversed by Sano Road from west to southeast, and transversed by Miller Short Road between two central parcels. The property is bordered by Mt. Olive Road and Ethan Allen Road to the southeast and Millerfield Road to the northeast. Residential properties are accessible by residential driveways and farm fields have limited accessible gravel/soil roadways or paths. No public roads are located on the parcels.

### 2.5 Topography and Drainage

A review of the *Russell Springs, Kentucky* United States Geological Survey (USGS), 7.5-Minute Topographic Quadrangle (2013) indicates a surface elevation for the subject property of approximately 1,000 feet above the National Geodetic Vertical Datum (NGVD) of 1929 (approximately mean sea level). A copy of the topographic map is provided in **Figure 1** and

**Appendix B.** According to the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the dominant soil composition in the vicinity of the subject property is classified as Sango, a moderately well-drained silt loam.

Major hydrogeologic features such as a river or lake generally influence regional groundwater flow direction. Surface and/or bedrock topography may also influence regional groundwater flow direction. Based on information gathered during the site visit, the topography of the land, and information contained in the Environmental Data Resources, Inc. (EDR) report, the direction of surface and groundwater flow is interpreted to be south southwest with the local topographic gradient. The nearest downgradient surface water includes tributaries of Mt Olive Creek along the southeast and through the northwest parts of the property. Mt Olive Creek borders the subject property to the south.

## 2.6 Current Use of Property

The subject property is predominately identified as agricultural parcels with some associated rural residences.

## 2.7 Current Use of Adjoining Properties

Nearby property usage could potentially impact the surface and subsurface conditions of a site. Developing a history of past to present uses or occupancies can provide an indication of the likelihood of environmental concern. In general, the subject property is located in a low-density area predominantly composed of agricultural and residential properties. An aerial photograph illustrating the surrounding property-use relative to the subject property is included as **Figure 2**.

A general description of surrounding land use is as follows:

**Current Use of Adjoining Properties**

| Direction | Description   |
|-----------|---|
| North     | Sano Road and predominantly rural agricultural and some residential properties. |
| South     | Mt. Olive Road and predominantly rural agricultural and residential properties. |
| East      | Miller Field Road with rural residential properties beyond.                     |
| West      | Predominantly rural agricultural and some residential properties.               |

No evidence of potential adverse environmental conditions was observed during the survey of adjacent properties from the subject site.

### 3.0 SITE HISTORY AND HISTORICAL RECORDS REVIEW

Historical information about the subject property, based on an evaluation of available records reviewed during the Phase I, is included in the following sections.

#### 3.1 Past Uses of Property

LFI attempted to determine the historical use of the subject property dating back to 1940 or the first developed use. The following table summarizes the historical use of the subject property:

**Historical Use Summary**

| Period               | Historical Use   | Source(s)                              |
|----------------------|--|--|
| 1954<br>–<br>Present | The subject property has been historically used for agricultural and rural residential purposes. | Topographic Maps<br>Aerial Photographs |

#### 3.2 Past Uses of Adjoining Properties

Properties in the vicinity have been predominately utilized for agricultural purposes. Residential properties have been developed along exiting roadways historically.

#### 3.3 Topographic Maps

Historical topographic maps provide information related to physical land configuration such as elevation, ground slope, surface water and other features. While most buildings in densely developed urban centers are not depicted, topographic maps typically show structures equal to or larger than the size of a single-family residence in rural areas. A search for historical topographic maps of the subject property and surrounding area was conducted by EDR and provided to LFI in a *Historical Topographic Map Report* dated January 24, 2020. Topographic maps were provided for various years between 1954 and 2013. A copy of the EDR *Historical Topographic Map Report* is included in **Appendix B** and summarized as follows:

**Historical Topographic Maps**

| Year              | Issues Noted | Observations  |
|-------------------|--------------|---|
| 1954<br>-<br>1973 | No           | <b>Subject Property:</b> Residential and barn structures are depicted central and to the south and northeast sides. An electric utility crosses the property on the south side. A cemetery is located on the west side of the property. Sano road bisects the property from northwest to the south; similar to the present day.<br><b>Surrounding Properties:</b> Sparse rural residential properties are present to the north and south. Millerfield Road borders the property to the west; similar to the present day. Mt Olive Road borders a portion of the southwest side of the property; similar to the present day. Mt Olive Creek intersects the south side of the property; similar to the present day. |

### Historical Topographic Maps

| Year                | Issues Noted | Observations  |
|---------------------|--------------|---|
| 2013 <sup>(1)</sup> | No           | <p><b>Subject Property:</b> No structures or identifying features are shown.</p> <p><b>Surrounding Properties:</b> Major roads and waterways are shown; no individual structures.</p> |

(1) Beginning with the 2010 map updates, the USGS elected to omit building footprints, urban designations, and other points of interest from topographic map updates.

### 3.4 Aerial Photographs

Aerial photographs are generally of very small scale and only provide a general idea of activity in the area. Aerial photographs are instantaneous records and their usefulness is limited because they do not necessarily reflect the condition of a site before or after the photographs were taken. A search for aerial photographs of the subject property and surrounding area was conducted by EDR and provided to LFI in an *Aerial Photo Decade Package* dated January 29, 2020. Aerial photographs were provided for various years from 1972 to 2016. A copy of the EDR *Aerial Photo Report* is included in **Appendix B** and a summary is presented in the following table:

#### Aerial Photographs

| Year              | Issues Noted | Observations   |
|-------------------|--------------|--|
| 1972<br>-<br>2016 | No           | <p><b>Subject Property:</b> The property is primarily occupied by agricultural fields; similar to the present day. Residential and barn structures are depicted central and to the south and northeast sides. Sano road bisects the property from northwest to the south; similar to the present day.</p> <p><b>Surrounding Properties:</b> Surrounding properties are primarily occupied by agricultural fields; similar to the present day. Sparse rural residential properties are present on surrounding parcels. Millerfield Road borders the property to the west; similar to the present day. Mt. Olive Road borders a portion of the southwest side of the property; similar to the present day. Mt Olive Creek intersects the south side of the property; similar to the present day.</p> |

### 3.5 Sanborn Fire Insurance Maps

A search for Sanborn fire insurance maps for the subject property and surrounding area was conducted by EDR and provided to LFI in a *Certified Sanborn Map Report*, dated January 24, 2020. Sanborn maps were unavailable for the subject property and surrounding areas. A copy of the report showing “unmapped property” is provided in **Appendix B**.

### 3.6 City Directories

A search of historical city directories for the subject property and surrounding properties was conducted by EDR and provided to LFI in a *City Directory Abstract* dated January 28, 2020. City



directories for the subject property and surrounding area were reviewed for various years between 1992 and 2014 for Mt. Olive/Sano Road, and Millerfield Road (Hwy 76). Listings for the surrounding area were found to be primarily residential. No businesses, generally associated with environmental conditions, such as dry-cleaners or retail petroleum stations, were identified associated with the property or nearby properties. A copy of the EDR City Directory report is provided in **Appendix B**.

#### 4.0 ENVIRONMENTAL RECORDS REVIEW

An electronic database search of files maintained by the U. S. EPA and the Kentucky Department for Environmental Protection (KDEP) was conducted by EDR on January 24, 2020 to evaluate the regulatory history of the subject property and surrounding properties. The search of standard federal, state, and tribal regulatory agency databases was conducted to (1) identify listings for the subject property and adjoining properties and (2) evaluate sites within applicable ASTM E1527-13 and AAI defined search radii that could cause actual or potential environmental impacts to the subject property. A summary of the results of the regulatory agency database search is provided in the following table:

**Regulatory Database Search Summary**

| Regulatory Database                                     | Minimum Search Distance | Property Listed? | # Sites Listed |
|---|-------------------------|------------------|----------------|
| Federal National Priority List (NPL)                    | 1 Mile                  | No               | 0              |
| Federal De-Listed NPL                                   | ½ Mile                  | No               | 0              |
| Federal CERCLIS   | ½ Mile                  | No               | 0              |
| Federal CERCLIS NFRAP                                   | ½ Mile                  | No               | 0              |
| Federal RCRA CORRACTS                                   | 1 Mile                  | No               | 0              |
| Federal RCRA non-CORRACTS TSD                           | ½ Mile                  | No               | 0              |
| Federal RCRA Generators                                 | ¼ Mile                  | No               | 0              |
| Federal Institutional/Engineering Control Registry      | ½ Mile                  | No               | 0              |
| Federal ERNS  | ¼ Mile                  | No               | 0              |
| State/Tribal Haz. Waste Sites (NPL/CERCLIS)             | 1 Mile                  | No               | 0              |
| State/Tribal Landfill or Solid Waste Disposal Sites     | ½ Mile                  | No               | 0              |
| State/Tribal Leaking Storage Tank Lists                 | ½ Mile                  | No               | 0              |
| State/Tribal Registered Storage Tank Lists              | ¼ Mile                  | No               | 0              |
| State/Tribal Institutional/Engineering Control Registry | ½ Mile                  | No               | 0              |

**Regulatory Database Search Summary**

| Regulatory Database                  | Minimum Search Distance | Property Listed? | # Sites Listed |
|--------------------------------------|-------------------------|------------------|----------------|
| State/Tribal Voluntary Cleanup Sites | ½ Mile                  | No               | 0              |
| Federal/State Brownfield Sites       | ½ Mile                  | No               | 0              |

The fact that sites do or do not appear on a list does not necessarily indicate that an environmental concern exists. In addition, sites may not be mapped in a list search due to inaccuracy of owner/operator records, government records, or errors occurring during conversion of the data by informational sources. A copy of the EDR report that includes a detailed description of each database and the results of the database inquiries is provided in **Appendix D**.

**4.1 Listings for Subject Site or Adjoining Properties**

The EDR database search did not identify the subject property or any adjoining properties on ASTM or AAI required databases.

**4.2 Listings within Established Search Radii**

The EDR database search did not identify any listing within the established search radii (1 mile) on ASTM or AAI required databases.

The EDR environmental records search also provides a list of “orphan” sites, which are properties identified on ASTM/AAI required databases but that could not be mapped due to poor or inaccurate address information. EDR’s records search listed 0 orphan sites.

**4.3 Vapor Encroachment Screen**

LFI conducted a Vapor Encroachment Screen (VES) utilizing the Tier 1 methodology provided in ASTM’s *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (E2600-15). The Tier 1 methodology in E2600-15 was utilized in order to identify a *Vapor Encroachment Condition* (VEC), which is “the presence or likely presence of chemicals of concern (COC) (i.e. – petroleum hydrocarbons and/or chlorinated solvents) vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property”. Information provided by EDR was reviewed to identify facilities within the Area of Concern (AOC) to evaluate whether contamination at

nearby properties could represent a vapor encroachment condition (VEC) on the Site. The AOC for chlorinated solvents is defined in ASTM E2600-15 as the area within 1/3 mile of the property boundaries. For facilities at which the only COCs are petroleum hydrocarbons, the AOC includes the area within 0.1 mile of the property boundaries.

A review of historical use information and regulatory database documentation collected in the course of this Phase I ESA did not identify obvious evidence of COC that may migrate as vapors onto the subject property as a result of contaminated soil and/or groundwater known to be present on or near the subject property. Therefore, our opinion based on the Tier 1 VES is that a VEC does not exist on the property.

## **5.0 SITE RECONNAISSANCE**

A site reconnaissance was conducted on June 25, 2020 by Mr. Jayson Carey, Project Scientist with LFI. Mr. Carey was unaccompanied during the site reconnaissance.

### **5.1 Site Reconnaissance Methodologies**

The purpose of the reconnaissance was to gather information regarding the environmental conditions at the subject property and surrounding areas. The site reconnaissance consisted of visual observations of the subject property and any existing improvements, adjoining properties as viewed from the subject property, and observations of nearby properties made from public thoroughfares.

At the time of the site reconnaissance, weather conditions were dry and approximately 85° Fahrenheit. Most of the property was covered by agricultural fields or undeveloped grass or forested areas. Heavy vegetation limited the visual inspection of the property; however, the property has historically been used for rural residential/agricultural or has been undeveloped. Occupied residences were not assessed due to residential use and current health and safety restrictions related to Covid-19. No other limiting conditions were present. Photographs taken during the site reconnaissance, depicting site conditions at the time of the visit, are provided in **Appendix A**.

## **5.2 Hazardous Substances/Waste and Petroleum Products**

Small quantity containers of petroleum-based maintenance products for farm equipment and machinery are located in property barns. Diesel fuel ASTs are present and associated with site barns. No other obvious indications of generation, use, storage, treatment, or disposal of hazardous substances/wastes or petroleum products were observed during site reconnaissance.

## **5.3 Underground Storage Tanks (USTs) & Aboveground Storage Tanks (ASTs)**

The site reconnaissance included a search for physical features such as fill ports, slumped pavement/ground surface, patched pavement, and evidence of underground piping or pump stations commonly associated with the current or historical presence of storage tanks. The absence of common physical features cannot completely rule out the current or historical existence of storage tanks. Site characteristics such as overgrown vegetation, new pavement, or past renovation/construction/demolition activities may prevent the identification of storage tanks.

### **5.3.1 Underground Storage Tanks (USTs)**

Mr. Walter Adamson stated that no USTs are located on his Sano Road residential property and he does not use fuel oil. No evidence of current or former USTs was observed on other properties during site reconnaissance.

### **5.3.2 Aboveground Storage Tanks (ASTs)**

ASTs are associated with barn structures related to fueling for farm equipment. No other evidence of current or former ASTs was observed during site reconnaissance.

## **5.4 Odors**

No strong, pungent or noxious odors were noticed during the site reconnaissance.

## **5.5 Drums and Containers**

Small quantity containers of petroleum-based maintenance products for farm equipment and machinery were observed in barn structures located on the property. No other obvious indications of drums or containers were observed during the site reconnaissance.



## **5.6 Polychlorinated Biphenyls (PCBs)**

Polychlorinated biphenyls (PCBs) are organic compounds that have been used extensively in electrical capacitors and transformers, lighting ballasts, hydraulic fluids, heat exchange fluids, lubricants, inks, sealants, adhesives and surface coatings since development in 1929. PCB production was banned in the U.S. in 1979 due to health and environmental hazards. Under the Toxic Substances Control Act (TSCA), as outlined in Title 40 of the Code of Federal Regulations (CFR) Part C, 761, the owners of PCB containing equipment are responsible for environmental impairment and liabilities caused by leakage of PCBs to the environment.

Pole mounted transformers are located associated with residential structures on the subject and adjoining properties. No other equipment likely to contain PCBs was observed during the site reconnaissance.

## **5.7 Drains and Sumps**

No evidence of drains or sumps was observed during the site reconnaissance.

## **5.8 Pits, Ponds, and Lagoons**

Agricultural ponds were not identified on the subject property. No obvious evidence of pits, ponds or lagoons used for waste treatment or disposal was observed or reported during the site reconnaissance.

## **5.9 Stained Soil / Pavement**

No obvious stained soil/pavement was observed during the site reconnaissance.

## **5.10 Stressed Vegetation**

No obvious areas of stressed vegetation were observed on the site.

## **5.11 Waste Generation, Storage, and Disposal**

Inoperable farm and automotive vehicles are located associated with one parcel on Sano Road. Residential parcels produce residential waste which is either burned or generally disposed of off-site. Agricultural parcels produce agricultural wastes. Two areas of general trash dump sites were

observed at the site. No other obvious evidence of improper waste generation or storage was observed during the site reconnaissance.

### **5.12 Waste Water**

No obvious evidence of process waste water discharge into a drain, ditch, or stream was observed on the subject property during the site reconnaissance.

### **5.13 Wells**

Groundwater supply wells are reported to be associated with residential structures on the property according to Mr. Adamson. If these wells are no longer going to be used in the future, LFI recommends properly abandoning the wells in accordance with Kentucky Division of Water protocols.

### **5.14 Septic Systems**

The property is rural residential/agricultural. Residential structures and a nearby church structure utilize septic systems.

## **6.0 INTERVIEWS**

The following interviews were conducted during the assessment in an effort to obtain information indicating potential RECs in connection with the subject property.

### **6.1 Property Representative**

Mr. Walter and Ms. Jackie Adamson was interviewed during the site reconnaissance on June 25, 2020. The Adamson's have owned the residence located at 479 Sano Road since approximately 1987. According to Mr. Adamson, residences utilize groundwater wells and groundwater is located approximately 100 feet below ground level. Mr. Adamson stated that his property does not utilize fuel oil and no underground storage tanks are located on the property. Mr. Adamson identified no environmental conditions associated with his or surrounding properties. Mr. Adamson stated that his residential parcel is not part of the property transaction.

## **6.2 Occupants**

The subject property is predominately farm land.

## **6.3 Local Government Officials**

No local government officials were contacted as part of this environmental site assessment based on current and historical uses of the subject property.

## **7.0 NON-SCOPE CONSIDERATIONS**

The following sections address environmental issues or conditions on the subject property that are outside the scope of ASTM E1527-13. Substances or materials may be present on the subject property that may lead to contamination of the subject property but are not defined by CERCLA as hazardous substances.

### **7.1 Asbestos Containing Materials (ACMs)**

Asbestos is a general term for a group of fibrous minerals (primarily chrysotile, amosite and crocidolite) that have long been used as fireproof insulation and as a strengthener in pipe insulation, roofing tiles, floor tiles, wall coverings and other materials. Undisturbed asbestos-containing material (ACM) is not dangerous; however, when ACM is broken or torn, as during remodeling or demolition, the fibers can be spread into the air, especially if the material is friable. A friable material, by definition, is one that can be crushed, crumbled, pulverized, or reduced by hand pressure when dry. Due to health hazards, ACM use has been phased out since approximately 1978. The U.S. EPA classifies ACM as any material which contains more than 1% asbestos by Polarized Light Microscopy (PLM) analysis.

An ACM survey was not included in the scope of work for this assessment. Based on the available aerial photographs, residential structures were generally present prior to 1979; therefore, ACMs are potentially present. LFI recommends performing an asbestos survey prior to demolishing the site structures.

## **7.2 Lead-Based Paint (LBP)**

Use of lead in household paint was banned by the U.S. EPA effective January 1, 1978. The U.S. EPA and the U.S. Department of Housing and Urban Development (HUD) define lead-based paint (LBP) as any paint that contains 1.0 mg/cm<sup>2</sup> or higher of lead by x-ray fluorescence (XRF) analysis or 0.5% (5,000 ppm) lead by weight.

An LBP survey was not included in the scope of work for this assessment. Based on the available aerial photographs, residential structures were generally present prior to 1979; therefore, LBPs are potentially present.

## **8.0 USER PROVIDED INFORMATION**

In accordance with the ASTM E1527-13 and AAI standards, the user of this ESA, Mt Olive Creek Solar, LLC and Copperhead Environmental Consulting, Inc. (the Clients), may obtain information through other due diligence activities associated with the pending property transaction that could help identify the possibility of potential environmental conditions in connection with the subject property.

### **8.1 Environmental Liens or Activity and Use Limitations**

The Client has reported no information regarding environmental liens or use limitations.

### **8.2 Common/Specialized Knowledge or Experience**

The Client has reported no information regarding common/specialized knowledge or experience relative to the subject property.

### **8.3 Reasons for Significantly Lower Purchase Price**

The Client reported the site will be leased.

## **9.0 DATA GAPS**

Most of the property is covered by agricultural fields or undeveloped grass or forested areas. Heavy vegetation limited the visual inspection of large sections of the property; however, the property has historically been used for rural residential/agricultural or has been undeveloped. Occupied



residences were not assessed due to residential use and current health and safety restrictions related to Covid-19. In addition, no historical information was available prior to 1953. However, based on current use and use of the property back to 1953, it is likely the property was in use as rural residential and agricultural fields; similar to the present day. No other data gaps as defined by ASTM E1527-13, (i.e. considered to have significantly affected the ability to identify recognized environmental conditions in connection with the subject property) were identified during completion of this assessment.

## **10.0 FINDINGS AND OPINIONS**

The following summarizes known or suspected RECs, HRECs, CRECs, *de minimis* conditions, and non-scope environmental conditions in connection with the subject property based on information collected during the assessment. For each condition, LFI provides an opinion of the impact on the site based on an evaluation of the results of record reviews, site reconnaissance work and interviews performed as part of this assessment. LFI also provides a rationale for concluding that an environmental condition is or is not a REC.

### **Recognized Environmental Conditions (REC)**

This assessment has revealed no evidence of RECs in connection with the subject property.

### **Historical Recognized Environmental Conditions (HREC)**

This assessment has revealed no evidence of HRECs in connection with the subject property.

### **Controlled Recognized Environmental Conditions (CREC)**

This assessment has revealed no evidence of CRECs in connection with the subject property.

### **De Minimis Conditions**

This assessment has revealed no evidence of *de minimis* conditions in connection with the subject property.

### **Non-Scope Environmental Conditions**

Based on the construction date of residential structures, pre-1979, ACMs and LBP are potentially present.

### 11.0 CONCLUSIONS AND RECOMMENDATIONS

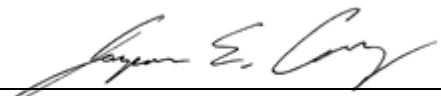
LFI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the farm property located in Russell Springs, Russell County, Kentucky, the subject property. Any exceptions to, or deletions from, this practice were described in this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

Groundwater supply wells are associated with residential areas of the property. If these wells are no longer going to be used in the future, LFI recommends properly abandoning the wells in accordance with Kentucky Division of Water protocols.

An ACM survey was not included in the scope of work for this assessment. Based on available aerial photographs the residential structures were constructed prior to 1979; therefore, ACMs are potentially present. LFI recommends performing an asbestos survey prior to demolishing the site structures.

### 12.0 CERTIFICATION OF ENVIRONMENTAL PROFESSIONAL

LFI has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part.

  
\_\_\_\_\_  
Environmental Professional

September 23, 2020  
\_\_\_\_\_  
Date

### 13.0 REFERENCES

Environmental Data Resources, Inc. *The EDR Radius Map Report with GeoCheck Mt Olive Property, Russell Springs, KY 42642. Inquiry Number: 5946524.2s.* January 24, 2020.

Environmental Data Resources, Inc. *EDR Historical Topographic Map Report Mt Olive Property, Russell Springs, KY 42642. Inquiry Number: 5946524.4.* January 24, 2020.

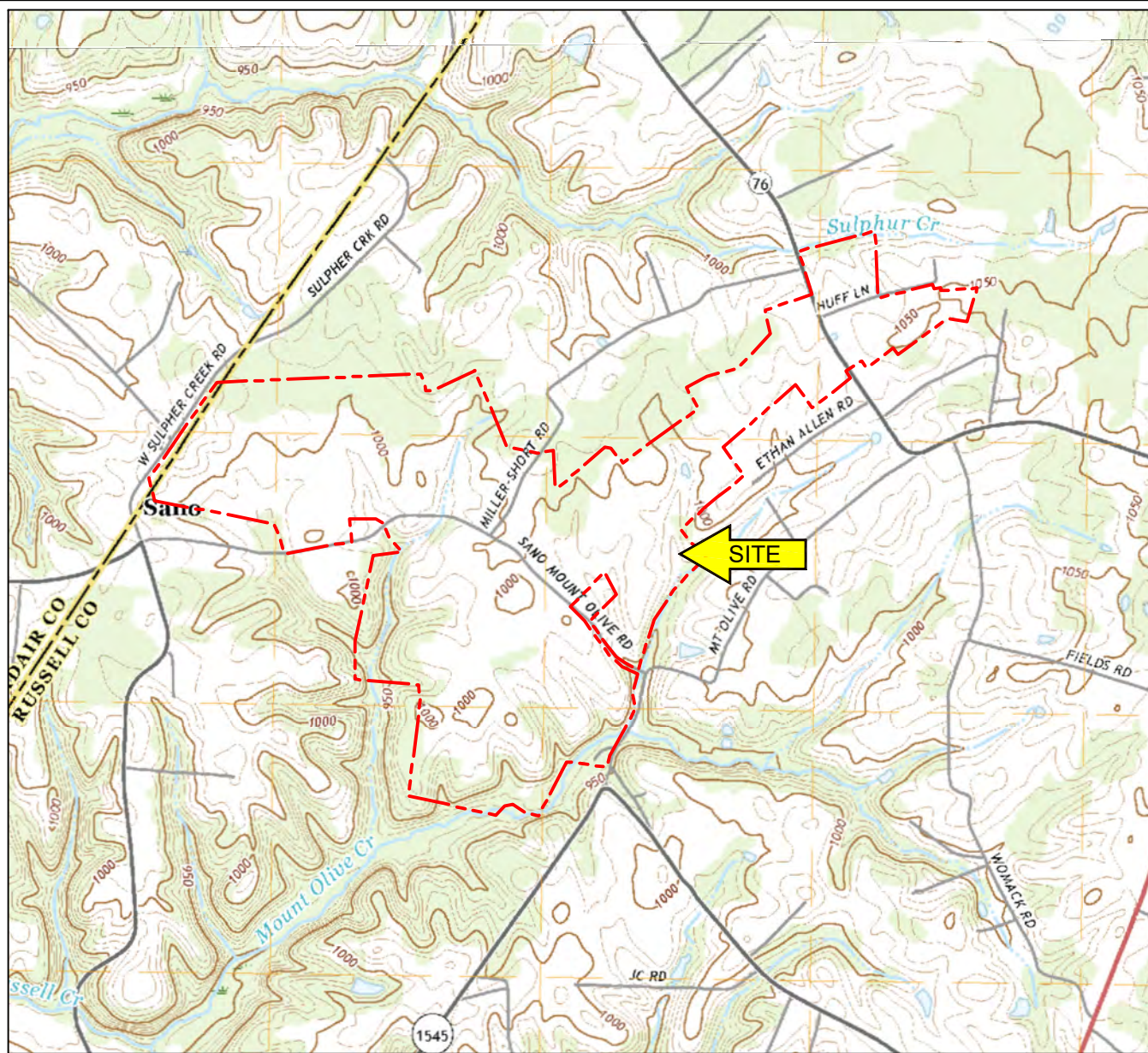
Environmental Data Resources, Inc. *EDR Aerial Photo Decade Package Mt Olive Property, Russell Springs, KY 42642. Inquiry Number: 5946524.9.* January 29, 2020.

Environmental Data Resources, Inc. *Certified Sanborn Map Report Mt Olive Property, Russell Springs, KY 42642. Inquiry Number: 5946524.3.* January 24, 2020.

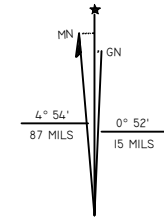
Environmental Data Resources, Inc. *EDR City Directory Image Report Mt Olive Property, Russell Springs, KY 42642. Inquiry Number: 5946524.5.* January 28, 2020.

# Figures



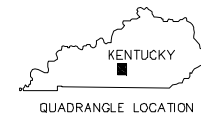


## LEGEND



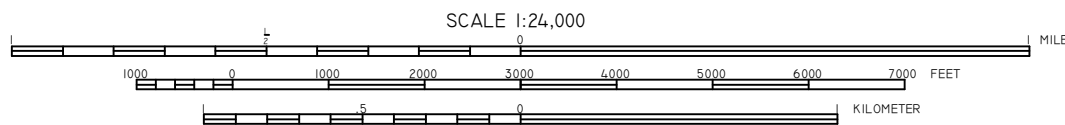
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

EXIE, KY.  
2019  
7.5 MINUTE SERIES  
(TOPOGRAPHIC)



QUADRANGLE LOCATION

|  |                 |                 |
|--|-----------------|-----------------|
| <b>SITE LOCATION MAP</b>                       | SCALE: 1:24,000 | <b>FIGURE 1</b> |
|  | DATE: 04/30/21  |                 |
| Mt. OLIVE CREEK<br>RUSSELL COUNTY,<br>KENTUCKY | PROJ#: 018-20   |                 |
|  | DRAWN BY: MKA   |                 |
|  | CHECKED BY:     |                 |



SCALE 1:24,000  
CONTOUR INTERVAL 10 FEET  
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

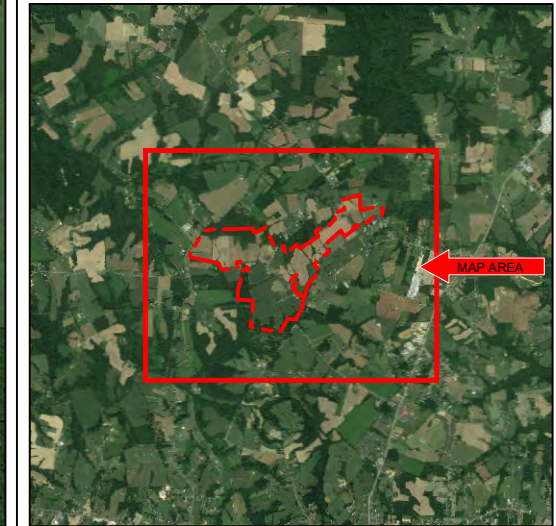


**Linebach Funkhouser, Inc.**  
ENVIRONMENTAL COMPLIANCE & CONSULTING





LEGEND



--- PROPERTY BOUNDARY



SOURCE: Google Earth, Imagery Date: June 7, 2018.

|   |                 |                    |
|---|-----------------|--------------------|
| AERIAL PHOTOGRAPH<br>SHOWING<br>SITE AND VICINITY | SCALE: 1"=1000' | FIGURE<br><b>2</b> |
|   | DATE: 04/30/21  |                    |
| Mt. OLIVE CREEK,<br>RUSSELL COUNTY,<br>KENTUCKY   | PROJ#: 018-20   |                    |
|   | DRAWN BY: MKA   |                    |
|   | CHECKED BY:     |                    |





**Appendix A**  
**Site Photographs**



### Photographic Record

**Client:** Copperhead Environmental

**Site Name:** 340-Acre Farm

**Project Number:** 018-20

**Site Location:** Mt. Olive Rd, Russell Springs, Kentucky

**Photo Number:**

1

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

Southeast

**Comments:**

Parcel Number 030-00-00-058.03 located off of West Sulfur Creek Rd; this parcel on the west side of the property, is undeveloped, grass covered. Agricultural parcels of the property are located to the east beyond.



**Photo Number:**

2

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

Northwest

**Comments:**

West Sulfur Creek Road borders the parcel depicted in Photo Number 1 to the west with agricultural property located beyond.







**Client:** Copperhead Environmental

**Site Name:** 340-Acre Farm

**Project Number:** 018-20

**Site Location:** Mt. Olive Rd, Russell Springs, Kentucky

**Photo Number:**

3

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

North

**Comments:**

Parcel Number 030-00-00-058.02 located off of Sano Rd. Barn structure located on this grass covered parcel of the subject property.



**Photo Number:**

4

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

South

**Comments:**

Sano Road with undeveloped parcel located across from parcel identified in Photo Number 3.







**Client:** Copperhead Environmental

**Site Name:** 340-Acre Farm

**Project Number:** 018-20

**Site Location:** Mt. Olive Rd, Russell Springs, Kentucky

**Photo Number:**

5

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

North

**Comments:**

Graveyard located on Parcel Number 030-00-00-058.00, located along Sano Road. The remainder of the parcel is primarily agricultural fields.



**Photo Number:**

6

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

South

**Comments:**

Sano Road with undeveloped grass covered parcel located adjoining to the south of the subject property parcel depicted in Photo Number 5.







**Client:** Copperhead Environmental

**Site Name:** 340-Acre Farm

**Project Number:** 018-20

**Site Location:** Mt. Olive Rd, Russell Springs, Kentucky

**Photo Number:**

7

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

North

**Comments:**

Single-family residence and outbuildings associated with parcel depicted in Photo Number 5.



**Photo Number:**

8

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

East

**Comments:**

Parcel Number 031-00-00-002.01 located off of Sano Rd; Residential structure and outbuildings owned by Mr. Walter & Ms. Jackie Adamson. Adjoining and not part of the current property transaction.







**Client:** Copperhead Environmental

**Site Name:** 340-Acre Farm

**Project Number:** 018-20

**Site Location:** Mt. Olive Rd, Russell Springs, Kentucky

**Photo Number:**

9

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

West

**Comments:**

Pole mounted transformer associated with parcel identified in Photo Number 8 with Parcel Number 031-00-00-002.00 of the subject property beyond; depicted as agricultural fields and forested areas.



**Photo Number:**

10

**Photographer:**

Jayson E. Carey

**Date:**

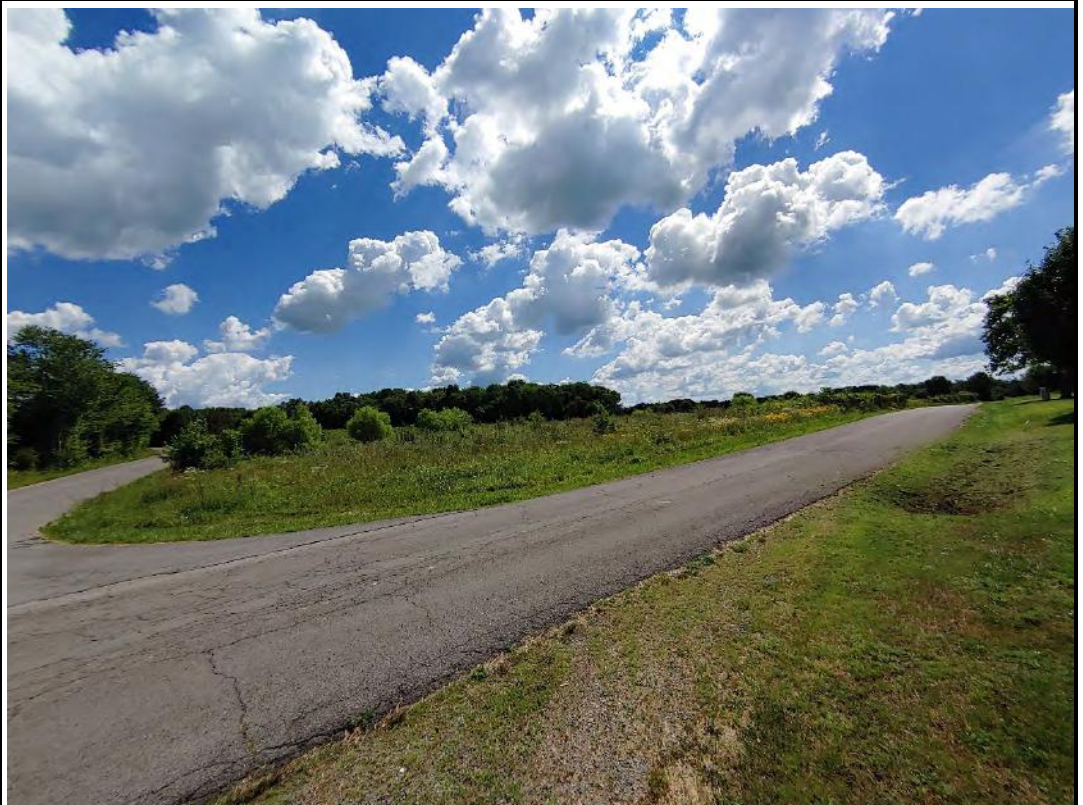
June 25, 2020

**Direction:**

Northeast

**Comments:**

Intersection of Sano Road and Miller Short Road. Subject property Parcel Number 030-00-00-0062.00 depicted across the intersection as undeveloped grass covered.







**Client:** Copperhead Environmental

**Site Name:** 340-Acre Farm

**Project Number:** 018-20

**Site Location:** Mt. Olive Rd, Russell Springs, Kentucky

**Photo Number:**

11

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

Northeast

**Comments:**

Subject property Parcel Number 030-00-00-062.00 on Sano Road shown as an agricultural field. An agricultural structure is depicted on the corner of this parcel.



**Photo Number:**

12

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

Northeast

**Comments:**

Parcel Number 030-00-00-063.01 on Sano Road; single-family residence and outbuildings.







**Client:** Copperhead Environmental

**Site Name:** 340-Acre Farm

**Project Number:** 018-20

**Site Location:** Mt. Olive Rd, Russell Springs, Kentucky

**Photo Number:**

13

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

North

**Comments:**

Car and agricultural dump noted on parcel depicted in Photo Number 12.



**Photo Number:**

14

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

Southwest

**Comments:**

Parcel Number 031-00-00-006.00 on Sano Road occupied by an agricultural field, agricultural structures and a rural residence.







**Client:** Copperhead Environmental

**Site Name:** 340-Acre Farm

**Project Number:** 018-20

**Site Location:** Mt. Olive Rd, Russell Springs, Kentucky

**Photo Number:**

15

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

Southwest

**Comments:**

Residential structure located on parcel identified in Photograph Number 14.



**Photo Number:**

16

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

North

**Comments:**

Church property and Bottoms Road bordering the subject property to the east.







**Client:** Copperhead Environmental

**Site Name:** 340-Acre Farm

**Project Number:** 018-20

**Site Location:** Mt. Olive Rd, Russell Springs, Kentucky

**Photo Number:**

17

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

Northwest

**Comments:**

Rural residential, agricultural and cemetery property located adjoining the subject property to the east along Mt. Olive Road.



**Photo Number:**

18

**Photographer:**

Jayson E. Carey

**Date:**

June 25, 2020

**Direction:**

West

**Comments:**

Parcel Number 030-00-00-041.00 depicted as agricultural fields located on the east side of the property.





**Appendix B**

**Historical Research Documentation**

Mt. Olive Property

Russell County

Russell Springs, KY 42642

Inquiry Number: 5946524.4

January 24, 2020

# EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topo Map Report

01/24/20

**Site Name:**

Mt. Olive Property  
Russell County  
Russell Springs, KY 42642  
EDR Inquiry # 5946524.4

**Client Name:**

Linebach Funkhouser Inc.  
114 Fairfax Ave  
Louisville, KY 40207  
Contact: Jayson E. Carey



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Linebach Funkhouser Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:****Coordinates:**

|                 |                    |                      |                            |
|-----------------|--------------------|----------------------|----------------------------|
| <b>P.O.#</b>    | 018-20 B           | <b>Latitude:</b>     | 37.109073 37° 6' 33" North |
| <b>Project:</b> | Mt. Olive Property | <b>Longitude:</b>    | -85.085277 -85° 5' 7" West |
|                 |                    | <b>UTM Zone:</b>     | Zone 16 North              |
|                 |                    | <b>UTM X Meters:</b> | 670129.56                  |
|                 |                    | <b>UTM Y Meters:</b> | 4108687.78                 |
|                 |                    | <b>Elevation:</b>    | 990.01' above sea level    |

**Maps Provided:**

2013  
1970, 1973  
1953, 1954

**Disclaimer - Copyright and Trademark Notice**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2013 Source Sheets



Dunnville  
2013  
7.5-minute, 24000



Russell Springs  
2013  
7.5-minute, 24000

### 1970, 1973 Source Sheets



Dunnville  
1970  
7.5-minute, 24000  
Aerial Photo Revised 1969



Russell Springs  
1973  
7.5-minute, 24000  
Aerial Photo Revised 1972

### 1953, 1954 Source Sheets

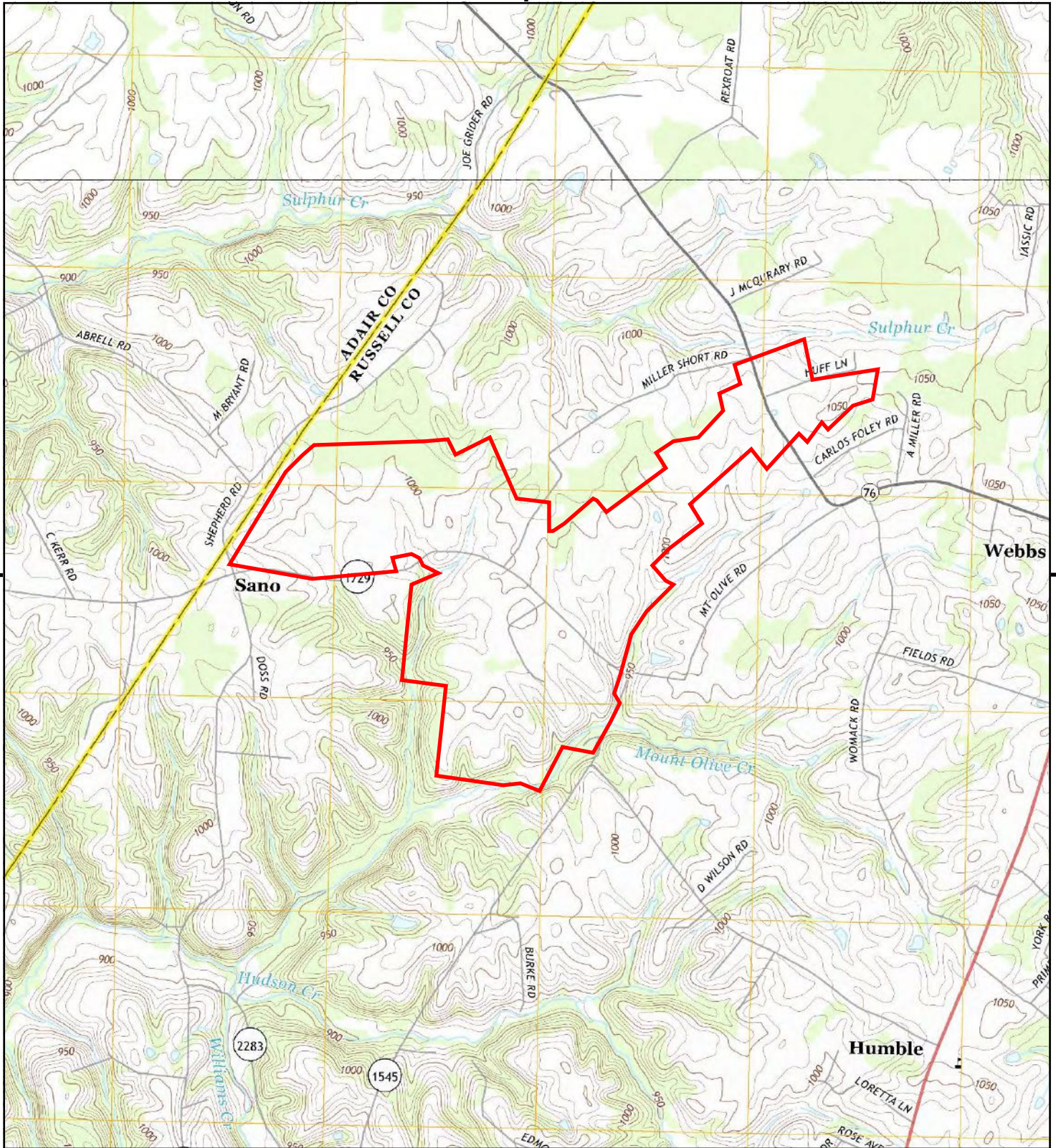


Dunnville  
1953  
7.5-minute, 24000  
Aerial Photo Revised 1951

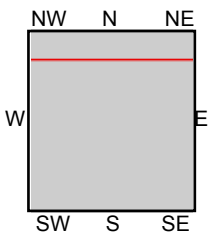


Russell Springs  
1954  
7.5-minute, 24000  
Aerial Photo Revised 1951





This report includes information from the following map sheet(s).

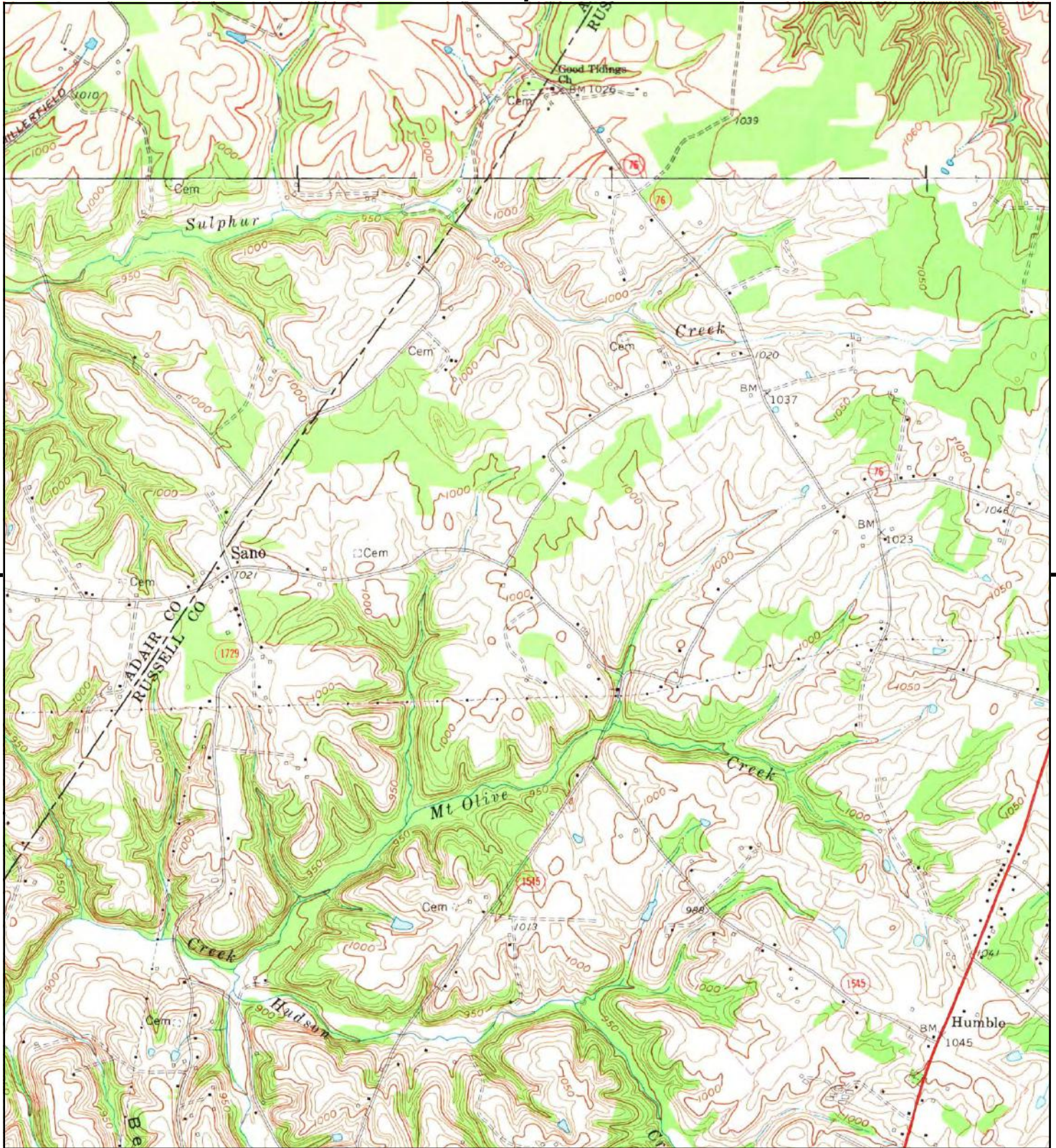


TP, Russell Springs, 2013, 7.5-minute  
 N, Dunnville, 2013, 7.5-minute

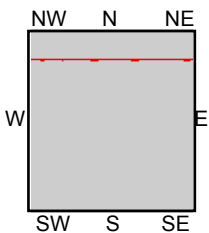
**SITE NAME:** Mt. Olive Property  
**ADDRESS:** Russell County  
 Russell Springs, KY 42642  
**CLIENT:** Linebach Funkhouser Inc.







This report includes information from the following map sheet(s).

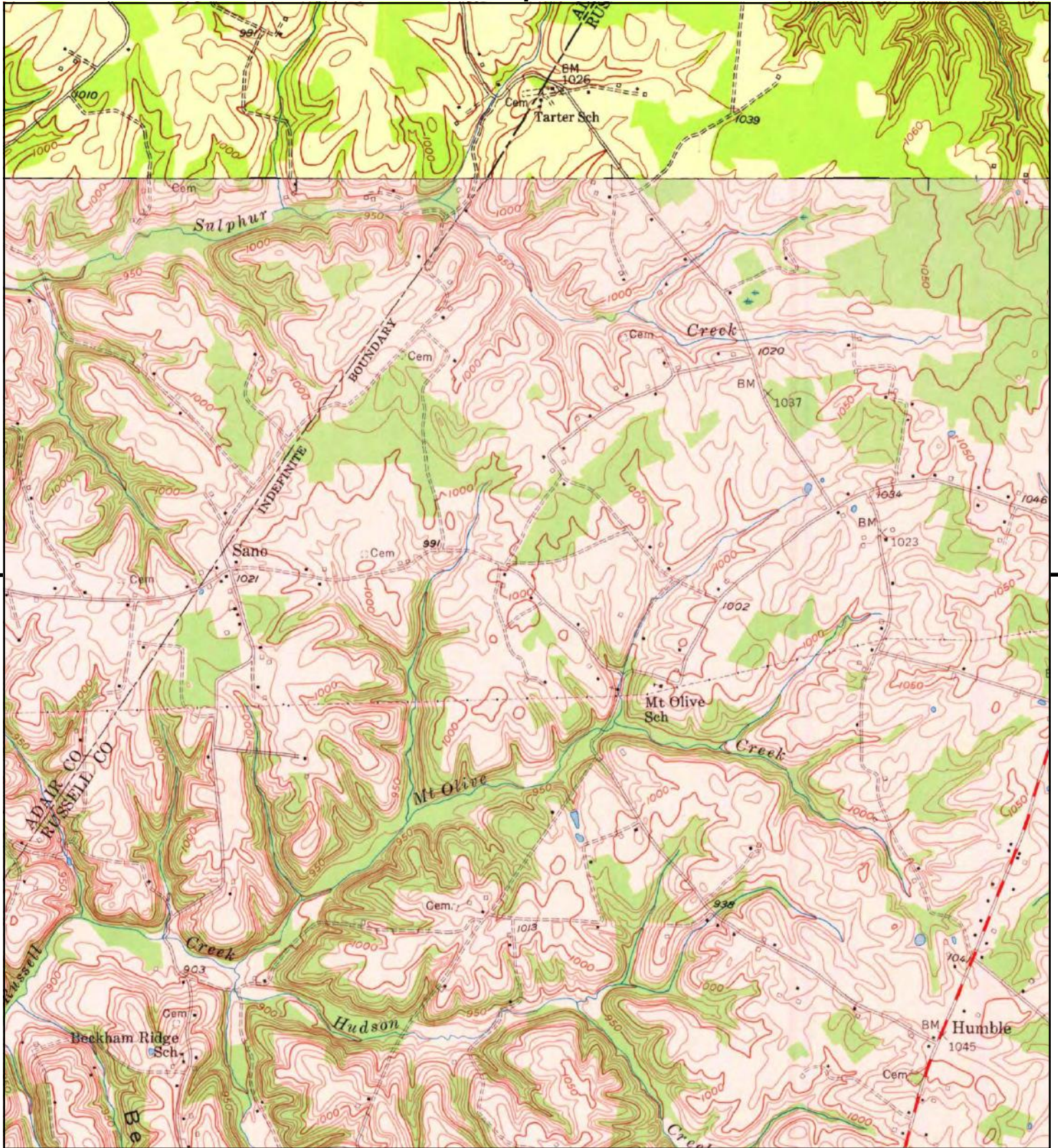


TP, Russell Springs, 1973, 7.5-minute  
N, Dunnville, 1970, 7.5-minute

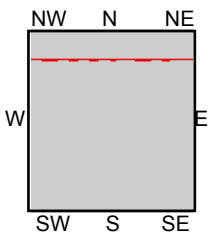
**SITE NAME:** Mt. Olive Property  
**ADDRESS:** Russell County  
Russell Springs, KY 42642  
**CLIENT:** Linebach Funkhouser Inc.







This report includes information from the following map sheet(s).



TP, Russell Springs, 1954, 7.5-minute  
 N, Dunnville, 1953, 7.5-minute

**SITE NAME:** Mt. Olive Property  
**ADDRESS:** Russell County  
 Russell Springs, KY 42642  
**CLIENT:** Linebach Funkhouser Inc.







**Mt. Olive Property**

Russell County

Russell Springs, KY 42642

Inquiry Number: 5946524.8

January 29, 2020

## The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Aerial Photo Decade Package

01/29/20

**Site Name:**

Mt. Olive Property  
Russell County  
Russell Springs, KY 42642  
EDR Inquiry # 5946524.8

**Client Name:**

Linebach Funkhouser Inc.  
114 Fairfax Ave  
Louisville, KY 40207  
Contact: Jayson E. Carey



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

## Search Results:

| <u>Year</u> | <u>Scale</u> | <u>Details</u>                   | <u>Source</u> |
|-------------|--------------|----------------------------------|---------------|
| 2016        | 1"=1000'     | Flight Year: 2016                | USDA/NAIP     |
| 2012        | 1"=1000'     | Flight Year: 2012                | USDA/NAIP     |
| 2006        | 1"=1000'     | Flight Year: 2006                | USDA/NAIP     |
| 1993        | 1"=1000'     | Acquisition Date: April 12, 1993 | USGS/DOQQ     |
| 1986        | 1"=1000'     | Flight Date: March 30, 1986      | USDA          |
| 1972        | 1"=1000'     | Flight Date: December 02, 1972   | USGS          |

**When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.**

### Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.





INQUIRY #: 5946524.8

YEAR: 2016

— = 1000'







INQUIRY #: 5946524.8

YEAR: 2012

— = 1000'







INQUIRY # 5946524.8

YEAR: 2006

— = 1000'







INQUIRY #: 5946524.8

YEAR: 1993

— = 1000'







INQUIRY #: 5946524.8

YEAR: 1986

— = 1000'







INQUIRY #: 5946524.8

YEAR: 1972

— = 1000'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



Mt. Olive Property

Russell County

Russell Springs, KY 42642

Inquiry Number: 5946524.3

January 24, 2020

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

01/24/20

**Site Name:**

Mt. Olive Property  
Russell County  
Russell Springs, KY 42642  
EDR Inquiry # 5946524.3

**Client Name:**

Linebach Funkhouser Inc.  
114 Fairfax Ave  
Louisville, KY 40207  
Contact: Jayson E. Carey



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Linebach Funkhouser Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

## Certified Sanborn Results:

**Certification #** CB52-42D1-8627  
**PO #** 018-20 B  
**Project** Mt. Olive Property

### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: CB52-42D1-8627

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

### Limited Permission To Make Copies

Linebach Funkhouser Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

### Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice. Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

**Mt. Olive Property**

Russell County  
Russell Springs, KY 42642

Inquiry Number: 5946524.5  
January 28, 2020

# The EDR-City Directory Image Report



## TABLE OF CONTENTS

### **SECTION**

**Executive Summary**

**Findings**

**City Directory Images**

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

### **Disclaimer - Copyright and Trademark Notice**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

Data by

*infoUSA*<sup>®</sup>

Copyright©2008  
All Rights Reserved

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

| <u>Year</u> | <u>Target Street</u>                | <u>Cross Street</u>                 | <u>Source</u>       |
|-------------|-------------------------------------|-------------------------------------|---------------------|
| 2014        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | EDR Digital Archive |
| 2010        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | EDR Digital Archive |
| 2005        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | EDR Digital Archive |
| 2000        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | EDR Digital Archive |
| 1995        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | EDR Digital Archive |
| 1992        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | EDR Digital Archive |

## FINDINGS

### TARGET PROPERTY STREET

Russell County  
Russell Springs, KY 42642

Year

CD Image

Source

### MOUNT OLIVE RD

|      |        |                     |
|------|--------|---------------------|
| 2000 | pg A20 | EDR Digital Archive |
| 1995 | pg A24 | EDR Digital Archive |
| 1992 | -      | EDR Digital Archive |

Target and Adjoining not listed in Source

### SANO MOUNT OLIVE RD

|      |        |                     |
|------|--------|---------------------|
| 2014 | pg A5  | EDR Digital Archive |
| 2010 | pg A11 | EDR Digital Archive |
| 2005 | pg A17 | EDR Digital Archive |



# FINDINGS

## CROSS STREETS

| <u>Year</u> | <u>CD Image</u> | <u>Source</u> |
|-------------|-----------------|---------------|
|-------------|-----------------|---------------|

### S HIGHWAY 76

|      |         |                     |
|------|---------|---------------------|
| 2014 | pg. A2  | EDR Digital Archive |
| 2010 | pg. A8  | EDR Digital Archive |
| 2005 | pg. A14 | EDR Digital Archive |
| 2000 | pg. A21 | EDR Digital Archive |
| 1995 | pg. A25 | EDR Digital Archive |
| 1992 | pg. A28 | EDR Digital Archive |

### W HIGHWAY 76

|      |         |                     |
|------|---------|---------------------|
| 2014 | pg. A6  | EDR Digital Archive |
| 2010 | pg. A12 | EDR Digital Archive |
| 2005 | pg. A18 | EDR Digital Archive |
| 2000 | pg. A23 | EDR Digital Archive |
| 1995 | pg. A27 | EDR Digital Archive |
| 1992 | pg. A29 | EDR Digital Archive |

## **City Directory Images**

## S HIGHWAY 76

2014

|      |  |
|------|--|
| 250  | REDMON RENTALS INC<br>REDMON, GREG D                                   |
| 448  | GRIDER, JEREMIAH R   |
| 470  | PIERCE, DELBERT F  |
| 665  | POPPLEWELL, TERRY H  |
| 733  | COFFEY, DAVID D  |
| 881  | DUNBAR, BOBBY S  |
| 933  | LUTTRELL, JAMES K  |
| 1003 | COUNTRY CAFE INC<br>LAKE CUMBERLAND FIRE EXTINGUIS<br>RUSSELL, TERRY D |
| 1088 | ALLEN, GARY A  |
| 1409 | RUSSELL COUNTY BOARD EDUCATION   |
| 1450 | STAPP, CHRISTOPHER G   |
| 1568 | WHITTLE, MORRIS L  |
| 1834 | OCCUPANT UNKNOWN,  |
| 1841 | CAIN, ROSALIE K  |
| 1911 | HART, CARRIE<br>HARTS EMBROIDERY<br>LAKE CUMBERLAND BLUEGRASS FEST     |
| 1935 | LAWLESS, ROLLIN G  |
| 2147 | OCCUPANT UNKNOWN,  |
| 2215 | HART, LLOYD W  |
| 2230 | STAMPER, RICKY D   |
| 2288 | COFFEY, CARLOS R<br>NORMAS QUILTS                                      |
| 2338 | PHELPS, MEGAN  |
| 2386 | KEHLER, LAWRENCE T   |
| 2615 | MYERS, WILBURN E   |
| 2745 | LUTTRELL, PAUL P   |
| 2865 | WHITTLE, LILLIAN   |
| 2893 | WHITTLE, LILLIAN P   |
| 2959 | MEECE, EDWARD E  |
| 3051 | GRIFFITH, AMANDA R<br>REXROAT FARM INC                                 |
| 3177 | OCCUPANT UNKNOWN,  |
| 3235 | JEFFERIES, RICHARD M<br>SPORTSMANS HIDEWAY LODGES INC                  |
| 3352 | SATTERLY, JAMES C<br>SOUTHWORTH, PAUL K                                |
| 3464 | TUCKER, THURLO   |
| 3524 | OCCUPANT UNKNOWN,  |
| 3540 | CROSSROADS AUTO REPAIR<br>THOMAS, JOHNNY R                             |
| 3550 | BAIRD, ARNOLD C  |
| 3710 | ZIMMERMAN, JEWELL J  |
| 3717 | WALTERS, BOB A   |
| 3817 | DIPLOMAT TRAVEL<br>MCKINLEY, PAUL F                                    |
| 3851 | GADBERRY, JOSEPH K   |



## S HIGHWAY 76

2014

(Cont'd)

|      |  |
|------|--|
| 3872 | YORK, WILLIE B                         |
| 3873 | MCKINLEY, ZELVA M                      |
| 3946 | COFFEYS CHAPEL UNTD METHDST CH         |
| 3991 | TARTER JAMES<br>TARTER, JAMES B        |
| 4015 | STEPHENS, DAVID D                      |
| 4016 | CHAPMAN, RUSSELL                       |
| 4038 | STEVENS BODY SHOP                      |
| 4060 | POLSTON, RANDELL Z                     |
| 4082 | STANELLE, TIMOTHY A                    |
| 4110 | ROY, PHILLIP                           |
| 4113 | GOFF, WILLIAM T                        |
| 4135 | ERNST, SCOTTIE                         |
| 4152 | BACK GRILLE                            |
| 4179 | PERSONAL PERFORMANCE LLC               |
| 4196 | DOCKERY, LENNIE D                      |
| 4206 | ENGELBRECHT, RONALD L                  |
| 4220 | ROY, ANTHONY B                         |
| 4268 | SANDOR, ANGELA                         |
| 4300 | POWERS, JEFF A                         |
| 4307 | JOHNSON, DONNIE R                      |
| 4330 | POPPLEWELL, MARLUS K                   |
| 4380 | JOHNSON, RONALD W                      |
| 4426 | JOHNSON, CLARABELLE H                  |
| 4428 | GODBEY, CARSON C                       |
| 4548 | TARTERS EXCAVATION SHOP                |
| 4596 | OCCUPANT UNKNOWN,                      |
| 4607 | STEPHENS, LUDA O                       |
| 4651 | TOMPKINS, LOWANNA J                    |
| 4691 | VOILS, RACHEL                          |
| 4730 | STEPHENS, JIMMY E                      |
| 4814 | POPPLEWELL, YVONNE                     |
| 4932 | ALLIGATOR INN                          |
| 4942 | GASKIN, RUSTIE                         |
| 4986 | OCCUPANT UNKNOWN,                      |
| 4991 | JOHNSON, SHARON                        |
| 5008 | BREWER, HAROLD L                       |
| 5018 | OCCUPANT UNKNOWN,                      |
| 5021 | WHITTLE, DARELL                        |
| 5060 | HIGGANBOTHAM, INA R                    |
| 5086 | SMALLWOOD, DARRELL R                   |
| 5097 | STANELLE, KRISTINA L                   |
| 5157 | ADAMS, ROSEMARY                        |
| 5294 | JONES, MATTHEW                         |
| 5400 | JUSTICE, DENNIS J<br>PRO MARINE CYCLES |
| 5454 | DOBBINS, THOMAS                        |
| 5540 | MCBEATH, GARNETT L                     |
| 5570 | OCCUPANT UNKNOWN,                      |
| 5645 | EASTHAM, KENNY G                       |

**S HIGHWAY 76****2014****(Cont'd)**

|      |                          |
|------|--------------------------|
| 5721 | HOWSER, EDDIE            |
| 5839 | GETTELFINGER, GARY A     |
| 5937 | HINES, RUSS              |
| 5944 | BOOTH, MIKE W            |
| 6161 | BROWN, PHILLIP G         |
| 6170 | CALLAWAY, DANA D         |
| 6197 | MCGEE, SANFORD           |
| 6212 | JOHNSON, EBONEY L        |
| 6227 | POPPLEWELL, RONNIE G     |
| 6272 | POPPLEWELL, JERRY K      |
| 6370 | SELBY, J V               |
| 6387 | POPPLEWELL, JASON L      |
| 6455 | OCCUPANT UNKNOWN,        |
| 6456 | EGGEN, JAMES W           |
| 6470 | MADDEN, BOBBY G          |
| 6522 | GAFFORD, DAVID M         |
| 6631 | POPPLEWELL, MARSEL E     |
| 6684 | BAKER, LINDA             |
| 6744 | ANGLERS BOAT STORAGE INC |
| 6959 | JUMP N SKI RENTALS L L C |
|      | WILES, GLEN              |
| 6969 | BERRY, SUSAN             |

**SANO MOUNT OLIVE RD 2014**

|     |                      |
|-----|----------------------|
| 98  | WOODCOCK, JASON D    |
| 175 | WEIAND, HAROLD W     |
| 188 | COOPER, VICTOR H     |
| 325 | ROBERTSON, ALLAN H   |
| 368 | ABRELL, DAVID D      |
|     | ABRELLS POURED WALLS |
| 429 | WILSON, BRADY L      |
| 455 | JIMERSON, KEVIN M    |
| 458 | HENSON, KELLY        |
| 470 | KERNS, JOHN W        |
| 490 | EADS, GLEN           |
| 523 | CAREY, BARRY D       |
| 558 | HENSON, BRANDON E    |
| 625 | SULLIVAN, KENNEYJ    |
| 764 | CORNER, BOBBY J      |
| 795 | LUKE, ROSEMARY       |



## W HIGHWAY 76      2014

|      |                                       |
|------|---------------------------------------|
| 15   | STEPHENS, TIMOTHY P                   |
| 70   | ROBERTSON, CHARLES G                  |
| 108  | GARMENDIA, GUELSIS                    |
| 116  | OCCUPANT UNKNOWN,                     |
| 246  | <b>NEW FRIENDSHIP UNITED BPTST CM</b> |
|      | ROBERTSON PRESTON                     |
|      | ROBERTSON, HARLAN F                   |
| 374  | WILES JEFFREY C                       |
|      | WILES, JEFFREY C                      |
| 448  | BAUTISTA, MARIA A                     |
| 457  | ROBERTSON, JAMES H                    |
| 514  | WITHERS, SHIRLEY F                    |
| 564  | OCCUPANT UNKNOWN,                     |
| 620  | ROBERTSON, MONROE                     |
| 624  | CAIN, GARY W                          |
| 858  | WILSON, DOUGLAS J                     |
| 1083 | MCQUEARY DANNY                        |
|      | MCQUEARY, DANNY G                     |
| 1880 | ROBERTSON, KERMIT L                   |
| 2217 | DRAKE, MARGARET D                     |
| 2247 | OCCUPANT UNKNOWN,                     |
| 2311 | WATTS, DARYL G                        |
| 2709 | DURHAM, RYAN C                        |
| 2728 | WETHINGTON, FRANCIS C                 |
| 2876 | ROBERTSON WALTER                      |
|      | ROBERTSON, WALTER B                   |
| 2999 | HADLEY, JERRY J                       |
| 3106 | PHILLIPS SEPTIC TANK CLEANING         |
| 3226 | SULLIVAN, BRANDON                     |
| 3268 | MARTIN, JERRY O                       |
| 3372 | OCCUPANT UNKNOWN,                     |
| 3390 | HOSKINS, GLENNA A                     |
| 3524 | SPAW, BONNIE L                        |
| 4562 | CUNNINGHAM, HULEN H                   |
| 4588 | CUNNINGHAM, HULON H                   |
|      | LAWSON, APRIL                         |
|      | PASCUAL, BALTAZAR J                   |
| 4589 | OCCUPANT UNKNOWN,                     |
| 4609 | BURNS, ROSEMARY B                     |
| 4673 | STEPHENS, BARRY N                     |
| 4683 | HANKINS, MAX M                        |
| 4733 | DICK, SHELLY L                        |
| 4787 | <b>CROSSROADS QUARTET INC</b>         |
|      | MCGAHA, D                             |
|      | SOUTH KY ASSOC                        |
| 4804 | EGGER, ELMER                          |
| 4925 | VOILS, WILLIAM D                      |
| 5036 | OCCUPANT UNKNOWN,                     |
| 5080 | BEARD, ELDA L                         |
| 5109 | OCCUPANT UNKNOWN,                     |

**W HIGHWAY 76      2014      (Cont'd)**

|      |                          |
|------|--------------------------|
| 5250 | WOOTEN, RANDALL F        |
| 5274 | POWELL, DANNY D          |
| 5294 | JONES, KING B            |
| 5348 | STAPP, DENNIS D          |
| 5442 | BURTON, RICHARD B        |
| 5444 | SCHMITT, REVA A          |
| 5500 | OCCUPANT UNKNOWN,        |
| 5537 | FOLEY, JEFF D            |
| 5742 | DEMOSS, JIMMY P          |
| 5784 | BROWNING, SUSAN M        |
| 5932 | HUFF, BLUTHER            |
| 6065 | GOODIN, JANICE W         |
| 6250 | OCCUPANT UNKNOWN,        |
| 6284 | BOLOM, RIGBERTO          |
| 6336 | KILPATRICK, CONNIE B     |
| 6339 | HALL, MICHAEL            |
| 6366 | VAZQUEZ, AGUSTINA        |
| 6390 | FITZPATRICK, DENNIS      |
| 6432 | LITTERAL, TABITHA D      |
| 6464 | YOUNG, TERESA G          |
| 6510 | CORBIN, JAMES H          |
| 6546 | SMITH, BENNY J           |
| 6564 | PIERCE, GARY W           |
| 6566 | TIFFANY, LOY             |
| 6590 | MCBEATH, PHILLIP D       |
| 6641 | OCCUPANT UNKNOWN,        |
| 6739 | B AND J DAVIS FAMILY LLC |
|      | DAVIS, BEN J             |
| 6852 | TRAYER, KATHY D          |
| 6959 | COWLES, GARY             |
| 6966 | JONES JOHNNY             |
|      | JONES, JOHNNY D          |
| 6974 | RICHARDS, EDITH B        |
| 7036 | ABRELLS LOGGING          |
|      | OSBORNE, SHELBY N        |

## S HIGHWAY 76

2010

|      |   |
|------|---|
| 103  | RYAN, BRETT A   |
| 250  | REDMON RENTALS INC<br>REDMON, GREG D                  |
| 303  | ROOKS, CONNIE W                                       |
| 448  | GRIDER, JOHN R  |
| 470  | PIERCE, DELBERT F                                     |
| 665  | POPPLEWELL, TERRY                                     |
| 733  | COFFEY, DAVID D                                       |
| 881  | DUNBAR, BOBBY S                                       |
| 933  | LUTTRELL, PAUL A                                      |
| 1003 | LAKE CUMBERLAND FIRE EXTINGUIS<br>RUSSELL, TERRY D    |
| 1088 | ALLEN, GARY R   |
| 1370 | GOSSER, GARFIELD                                      |
| 1409 | RUSSELL COUNTY BOARD EDUCATION                        |
| 1450 | STAPP, CHRISTOPHER G                                  |
| 1834 | LOY, SARRAH   |
| 1841 | CAIN, ROSALIE K                                       |
| 1911 | HART, DANNY D<br>HARTS EMBROIDERY                     |
| 1935 | LAWLESS, ROLLIN G                                     |
| 2028 | GOSSER, ROGER G                                       |
| 2115 | WILSON, WILBUR M                                      |
| 2215 | HART, LLOYD W   |
| 2230 | STAMPER, DONALD D                                     |
| 2288 | COFFEY, CARLOS J<br>NORMAS QUILTS                     |
| 2338 | JONES, JOHN E   |
| 2386 | KEHLER, FRAN A  |
| 2506 | MOORE, SHELLY R                                       |
| 2615 | MYERS, WILBURN E                                      |
| 2741 | JOHNSON, AMVER E                                      |
| 2893 | WHITTLE, LARRY E                                      |
| 2895 | WHITTLE, LILLIAN                                      |
| 2959 | MEECE, EDWARD E                                       |
| 3051 | REXROAT FARM INC<br>REXROAT, ATTIS D                  |
| 3177 | FRANK OR PAT REED<br>REED, FRANK                      |
| 3235 | JEFFERIES, RICHARD M<br>SPORTSMANS HIDEWAY LODGES INC |
| 3392 | VOGT, STEVE T   |
| 3464 | TUCKER, THURLO  |
| 3524 | TYSON DONALD R  |
| 3540 | CROSSROADS AUTO REPAIR<br>THOMAS, JOHNNY R            |
| 3550 | BAIRD, ARNOLD C<br>VEACH JORDAN M                     |
| 3651 | POPPLEWELL, ROGER H                                   |
| 3710 | ZIMMERMAN, JEWELL J                                   |



## S HIGHWAY 76

2010

(Cont'd)

3717 NORMAN, ANNA  
 3817 DIPLOMAT TRAVEL  
 MCKINLEY, PAUL F  
 3851 HEATH, ANGELA  
 3872 HAGGLUND, ALF  
 3991 TARTER JAMES  
 TARTER, JAMES B  
 4015 STEPHENS, DAVID D  
 4016 CHAPMAN, RUSSELL  
 WEST 80 AUTO SERVICE CENTER  
 4038 STEVENS BODY SHOP  
 4060 MCBEATH, VERLENE  
 4082 STANELLE, TIMOTHY A  
 4110 ROY, PHILLIP  
 4113 GOFF, WILLIAM T  
 4135 JOHNSON, ORVIS  
 4152 BACK GRILLE  
 4179 BEME INSUR & FINCL SVCS LLC  
 PERSONAL PERFORMANCE LLC  
 4196 ARLIS ROY CONSTRUCTION  
 ROY, BART  
 4206 ENGELBRECHT, RONALD L  
 4268 BAIRD, LARRY L  
 C&L CONSTRUCTION INC  
 4300 POWERS, JEFF A  
 4330 POPPLEWELL, JOYCE R  
 4380 JOHNSON, RONALD W  
 4428 GODBEY, BECKY  
 4548 TARTERS EXCAVATION SHOP  
 4596 WILSON, DWAYNE D  
 4608 COFFEY, MELISSA  
 PHELPS, CHRISTOPHER  
 POPPLEWELL, DARRELL B  
 4651 TOMPKINS, LOWANNA S  
 4691 VOILS, RACHEL  
 4730 EBY, CONSTANCE L  
 4814 POPPLEWELL, YVONNE  
 4852 ROBERTSON, LARRY G  
 4932 ALLIGATOR INN  
 4942 GASKIN, RUSTIE  
 4991 KEMPER, GAIL  
 4995 HALL, LOWELL H  
 5008 HOUSTON, RICKEY P  
 5018 LONG, STEPHEN J  
 5021 WHITTLE, CLYDE E  
 5060 HIGGANBOTHAM, INA R  
 5086 SMALLWOOD, DARRELL R  
 5157 BURKE GERALD DAVID  
 SMITH, ASHLEY  
 5294 JONES, MATTHEW

← located ~8 miles  
SE of subject site

## S HIGHWAY 76

2010

(Cont'd)

|      |                             |
|------|-----------------------------|
| 5296 | CHUMBLEY, OLENE             |
| 5400 | JUSTICE, DENNIS J           |
|      | PRO MARINE CYCLES           |
| 5454 | DOBBINS, THOMAS             |
| 5540 | MCBEATH, GARNETT L          |
| 5721 | HOWSER, EDDIE               |
| 5733 | FRILLING, AMBER             |
| 5765 | FRILLING, CAROL S           |
| 5839 | GETTELFINGER, GARY A        |
| 5937 | HINES, RUSS                 |
| 5944 | BOOTH, MIKE                 |
| 5975 | ES & ES LLC                 |
| 6161 | BROWN, PHILLIP G            |
| 6170 | RAGIEL, RAYMOND W           |
| 6197 | MCGEE, SANFORD              |
| 6212 | JOHNSON, EBONEY Y           |
| 6227 | POPPLEWELL, RONNIE G        |
| 6252 | PERRY, WILLARD E            |
| 6272 | POPPLEWELL, JERRY K         |
| 6370 | SELBY, J V                  |
| 6387 | SPRAGUE, JESSICA            |
| 6426 | OBYRAN, M C                 |
| 6456 | EGGEN, JAMES W              |
| 6470 | MADDEN, BOBBY G             |
| 6522 | GAFFORD, DAVID M            |
| 6631 | POPPLEWELL, MARSEL E        |
| 6684 | BAKER, LINDA                |
| 6744 | ANGLERS BOAT STORAGE INC    |
|      | BECKMANN, TED S             |
| 6959 | BEENE, DAVID J              |
|      | BEZDEK, DENNIS L            |
|      | DUNCAN, STEVE               |
|      | HOMELAND SECURITY DEPOT LLC |
|      | JUMP N SKI RENTALS L L C    |
|      | ROSS, GARY                  |
|      | WILES, GLEN                 |
|      | WILLIAMS, CHARLES           |
| 6969 | BERRY, SUSAN                |

**SANO MOUNT OLIVE RD 2010**

188 COOPER, VICTOR H  
325 ROBERTSON, PAUL P  
368 ABRELLS POURED WALLS  
429 WILSON, BRADY L  
455 JIMERSON, KEVIN M  
470 KERNS, JOHN W  
490 EADS, GLEN  
558 HENSON BRANDON & DR KELLY C  
HENSON, BRANDON E  
JACLYN K COOPER HENSON PC  
625 SULLIVAN, GLENVILLE  
764 MOORE, BRENDA





**W HIGHWAY 76****2010****(Cont'd)**

|      |                                 |
|------|---------------------------------|
| 5250 | WOOTEN, RANDALL F               |
| 5274 | POWELL, DANNY D                 |
| 5348 | STAPP, DENNIS D                 |
| 5442 | BURTON, RICHARD A               |
| 5444 | SCHMITT, REVA A                 |
| 5500 | FOLEY, CARLUS R                 |
| 5537 | FOLEY, ERDENA E                 |
| 5932 | HUFF, BLUTHER                   |
| 6041 | CHANCEY, VERONICA L             |
| 6065 | GOODIN, JANICE D                |
| 6302 | ROSE, CANDACE L                 |
| 6336 | KING, JAMIE A                   |
| 6339 | FLANDERS, MARY H                |
| 6390 | FITZPATRICK, DENNIS             |
| 6423 | CUMBERLAND, PALL                |
| 6464 | SHEPHERD, WILLIAM T             |
| 6546 | SMITH, BENNY J                  |
| 6590 | MCBEATH, PHILLIP D              |
| 6641 | JONCZY, MELLIE A                |
| 6739 | <b>B AND J DAVIS FAMILY LLC</b> |
|      | DAVIS, BEN J                    |
| 6852 | HARRIS, SARA M                  |
| 6959 | COWLES, GARY                    |
| 6966 | JONES JOHNNY                    |
|      | JONES, JOHNNY D                 |
| 6974 | RICHARDS EDITH                  |
|      | RICHARDS, ROY D                 |
| 7036 | OSBORNE, SHELBY N               |
|      | SHELBY OSBORNE                  |

## S HIGHWAY 76

2005

|      |                                |
|------|--------------------------------|
| 103  | RYAN, BRETT A                  |
| 250  | REDMON RENTALS INC             |
|      | REDMON, GREG D                 |
| 448  | ALBERTSON, KIRK D              |
| 470  | PIERCE, DELBERT F              |
| 592  | CHOAT, SILVANU                 |
| 611  | BROWN, PHILLIP G               |
| 733  | COFFEY, DAVID S                |
| 881  | DUNBAR, BOBBY S                |
| 933  | LUTTRELL, PAUL P               |
| 1003 | LAKE CUMBERLAND FIRE EXTINGUIS |
|      | RUSSELL, TERRY D               |
| 1088 | ALLEN, GARY R                  |
| 1370 | GOSSER, GARFIELD               |
| 1409 | RUSSELL COUNTY BOARD EDUCATION |
| 1450 | STAPP, CHRISTOPHER G           |
| 1480 | SCALES, IRENE                  |
| 1568 | WHITTLE, MORRIS L              |
| 1661 | PASCUAL, BALTAZAR J            |
| 1841 | CAIN, ROSALIE K                |
| 1911 | HART, DANNY D                  |
|      | HARTS EMBROIDERY               |
| 1935 | LAWLESS, ROLLIN G              |
| 2115 | REDMON, ALBERT                 |
| 2147 | STAMPER, ANGELA D              |
| 2215 | HART, LLOYD W                  |
| 2230 | STAMPER, RICKY D               |
| 2288 | COFFEY, CARLOS R               |
|      | NORMAS QUILTS                  |
| 2386 | KEHLER, FRAN A                 |
| 2418 | WOLF CREEK MARINE LLC          |
| 2615 | MYERS, WILL D                  |
| 2741 | JOHNSON, AMVER E               |
| 2825 | LAWLESS, MILLARD L             |
| 2865 | BURTON, RUBY J                 |
| 2893 | WHITTLE, LARRY E               |
| 3051 | REXROAT FARM INC               |
|      | REXROAT, ATTIS D               |
| 3235 | BAIRD, ARNOLD C                |
| 3464 | TUCKER, THURLO                 |
| 3537 | TARTER, FOREST W               |
| 3540 | CROSSROADS AUTO REPAIR         |
|      | THOMAS, JOHNNY R               |
| 3651 | OWENS, CALVIN G                |
| 3817 | MCKINLEY, PAUL F               |
| 3851 | ERRY, ANGELA                   |
| 3872 | HAGGLUND, ALF                  |
| 3873 | MCKINLEY, ZELVA                |
| 3955 | MCLEOD, VIVIAN M               |
| 3991 | TARTER JAMES                   |


 7-mile SE



## S HIGHWAY 76

2005

(Cont'd)

|      |                              |
|------|------------------------------|
| 3991 | TARTER, JAMES B              |
| 4015 | STEPHENS, DAVID D            |
| 4016 | CHAPMAN, RUSSELL             |
|      | WEST 80 AUTO SERVICE CENTER  |
| 4038 | STEVENS BODY SHOP            |
| 4082 | STANELLE, TIMOTHY A          |
| 4113 | GOFF, WILLIAM T              |
| 4135 | JOHNSON, ORVIS               |
| 4152 | ASR CORP                     |
|      | BACK GRILLE                  |
| 4179 | PERSONAL PERFORMANCE LLC     |
| 4196 | ARLIS ROY CONSTRUCTION       |
|      | ROY, ARLIS L                 |
| 4206 | ENGELBRECHT, RONALD L        |
| 4220 | GARNER, BEULAH B             |
| 4268 | BAIRD, LARRY L               |
| 4300 | POWERS, JEFF A               |
| 4330 | POPPLEWELL, KINLEY           |
| 4380 | JOHNSON, RONALD W            |
| 4428 | GODBEY, CARSON M             |
| 4548 | TARTERS EXCAVATION SHOP      |
| 4608 | BACK, ROGER L                |
|      | PHELPS, OLLIE A              |
| 4651 | TOMPKINS, LOWANNA S          |
| 4799 | KRACKER BARREL GENERAL STORE |
| 4814 | POPPLEWELL, YVONNE           |
| 4852 | ROBERTSON, LARRY G           |
| 4932 | ALLIGATOR INN                |
| 4991 | WILSON, R L                  |
| 4995 | HALL, LOWELL H               |
| 5008 | HOUSTON, RICKEY P            |
| 5060 | HIGGINBOTHAM, INA R          |
| 5086 | DIXON, TERRY L               |
| 5157 | FLANAGAN, ELSIE K            |
| 5296 | CHUMBLEY, OLENE              |
| 5400 | JUSTICE, DENNIS J            |
|      | PRO MARINE CYCLES            |
| 5540 | MCBEATH, GARNETT L           |
| 5721 | HOWSER, EDDIE                |
| 5733 | FRILLING, CAROL S            |
| 5765 | FRILLING, CAROL              |
| 5839 | GETTELFINGER, GARY A         |
| 5944 | BOOTH, MIKE                  |
| 6170 | RINGS DAVID L                |
| 6186 | ENGLAND, NANETTE C           |
| 6197 | MCGEE, SANFORD               |
| 6227 | POPPLEWELL, RONNIE G         |
| 6272 | POPPLEWELL, JERRY K          |
| 6426 | OBYRAN, M C                  |
| 6455 | POPPLEWELL, GRANT            |

**S HIGHWAY 76**

**2005**

**(Cont'd)**

|      |                                |
|------|--------------------------------|
| 6456 | EGGEN, JAMES W                 |
| 6470 | MADDEN, BOBBY G                |
| 6522 | GAFFORD, DAVID M               |
| 6553 | SCAGGS CABINETS                |
| 6631 | POPPLWELL, MARSEL E            |
| 6744 | ANGLERS BOAT STORAGE INC       |
|      | BECKMANN, TED C                |
| 6759 | HULSE, KENNETH                 |
| 6879 | SETSER, B R                    |
| 6959 | ALLIGATOR DOCK 1 INC           |
|      | HOMELAND SECURITY DEPOT LLC    |
|      | KENTUCKY COIN PAY PHONES INC   |
|      | LAWRENCE, TRUMAN E             |
|      | POPPLWELLS ALLIGATOR DOCK NO 1 |
| 6969 | BERRY, SUSAN                   |

**SANO MOUNT OLIVE RD 2005**

|     |                      |
|-----|----------------------|
| 325 | ROBERTSON, PAUL P    |
| 368 | ABRELLS POURED WALLS |
| 429 | WILSON, BRADY L      |
| 455 | JIMERSON, KEVIN M    |
| 470 | KERNS, JOHN W        |
| 490 | EADS, GLEN           |
| 558 | HENSON, BRANDON K    |
| 625 | SULLIVAN, GLENVILLE  |



**W HIGHWAY 76 2005**

|      |  |
|------|--|
| 15   | STEPHENS, TIMOTHY O                      |
| 70   | ROBERTSON, ALLAN H                       |
| 116  | ROBERTSON, MICHAEL                       |
| 246  | ROBERTSON PRESTON<br>ROBERTSON, HARLAN F |
| 374  | RAGLE, MORRIS                            |
| 457  | ROBERTSON, JAMES G                       |
| 520  | REYES, MARIA L                           |
| 564  | SMITH, PAM S                             |
| 600  | PASSMORE, TAMMY G                        |
| 620  | ROBERTSON, MONROE                        |
| 1083 | MCQUEARY DANNY<br>MCQUEARY, DANNY G      |
| 2217 | WISDOMS WELL DRILLING BACKHOE            |
| 2709 | MCQUEARY, BRETT S                        |
| 2728 | WETHINGTON, FRANCIS C                    |
| 2876 | ROBERTSON WALTER<br>ROBERTSON, WALTER B  |
| 2999 | HADLEY, JERRY R                          |
| 3226 | SULLIVAN, BRANDON                        |
| 3255 | FOLEYS GENERAL STORE                     |
| 3268 | MARTIN, JERRY O                          |
| 3372 | LAFEVERS, ODOS H                         |
| 3390 | GOSSER, TROY L                           |
| 4562 | CUNNINGHAM, HULEN H                      |
| 4588 | CUNNINGHAM, RUTH                         |
| 4609 | BURNS, MARTIN F                          |
| 4733 | DICK, GREGORY A                          |
| 4787 | MCGAHA, VERNIE D<br>SOUTH KY ASSOC       |
| 4804 | EGGER, ELMER                             |
| 5080 | BEANS BEAUTY SHOP<br>BEARD, MICHAEL      |
| 5162 | MASON, KATHRYN B                         |
| 5250 | WOOTEN, RANDALL F                        |
| 5442 | BURTON, RICHARD A                        |
| 5444 | SCHMITT, REVA C                          |
| 5500 | FOLEY, CARLUS R                          |
| 5932 | HUFF, BLUTHER                            |
| 6041 | CHANCEY, VERONICA L                      |
| 6250 | COOK, JILL R                             |
| 6302 | ROSE, CANDACE                            |
| 6330 | KERNS, KERI                              |
| 6336 | WILSON, SHELIA                           |
| 6339 | ROBINSON, GREG                           |
| 6423 | CUMBERLAND, PALL                         |
| 6464 | SHEPHERD, TOMMY                          |
| 6546 | SMITH, HELEN M                           |
| 6590 | MCBEATH, PHILLIP                         |
| 6739 | DAVIS, BEN E                             |

**W HIGHWAY 76**

**2005**

**(Cont'd)**

|      |                          |
|------|--------------------------|
| 6894 | SMITH, GARY              |
| 6959 | COWLES, GARY             |
|      | JUMP N SKI RENTALS L L C |
| 6966 | JONES JOHNNY             |
|      | JONES, JOHNNY D          |
| 6974 | RICHARDS, EDITH B        |
| 7036 | SHEPHERD, ADRIAN         |

**MOUNT OLIVE RD 2000**

|     |                  |
|-----|------------------|
| 325 | ROBERTSON, PAUL  |
| 368 | FOLEY, JEFF D    |
| 455 | STAPLETON, P     |
| 490 | ANDREWS, DORIS J |
| 558 | SHORT, PAUL      |
| 625 | SULLIVAN, G      |



**S HIGHWAY 76      2000**

|      |  |
|------|--|
| 250  | REDMON RENTALS INC<br>REDMON, GREG D     |
| 303  | ADAMS, ALLEN K                           |
| 470  | PIERCE, DELBERT                          |
| 592  | CHOAT, SILVANU                           |
| 603  | WILSON, LURA C                           |
| 881  | DUNBAR, BOBBY S                          |
| 933  | LUTTRELL, PAUL                           |
| 1088 | ALLEN, GARY R                            |
| 1370 | GOSSER, G                                |
| 1568 | WHITTLE GARNET<br>WHITTLE, GARNETT       |
| 1841 | TURNER, GARNETT                          |
| 1911 | HART, DANNY<br>HARTS EMBROIDERY          |
| 1935 | LAWLESS, ROLLIN G                        |
| 2028 | GOSSER, VIRL                             |
| 2147 | GADBERRY, GUS                            |
| 2215 | HART, LLOYD W                            |
| 2288 | COFFEY, CARLOS R<br>NORMAS QUILTS        |
| 2386 | KEHLER, FRAN                             |
| 2615 | MYERS, WILL D                            |
| 2893 | WHITTLE, LARRY                           |
| 3177 | STYRON, RICHARD                          |
| 3392 | VOGT, STEVE                              |
| 3464 | TUCKER, THURLO                           |
| 3524 | ABERNATHY, RICHARD L                     |
| 3537 | TARTER, ADELMA                           |
| 3540 | CROSSROADS AUTO REPAIR<br>THOMAS, JOHNNY |
| 3651 | OWENS, REGINA                            |
| 3654 | GREGORY, DAVID G                         |
| 3710 | ZIMMERMAN, JEWELL J                      |
| 3717 | NORMAN, HAROLD                           |
| 3817 | MCKINLEY, PAUL F                         |
| 3872 | STEPHENS, W M                            |
| 3873 | HAGGLUND, EUNICE O<br>MCKINLEY, ZELVA    |
| 3991 | TARTER, JAMES                            |
| 4015 | STEPHENS, DAVID D                        |
| 4016 | ROY, CLAY A                              |
| 4038 | STEVENS BODY SHOP                        |
| 4082 | IRVIN, ELDON                             |
| 4135 | JOHNSON, ORVIS                           |
| 4172 | LITTLE JOHNS GROCERY & REST              |
| 4179 | BOBS MARINE                              |
| 4196 | ROY, ARLIS L                             |
| 4220 | CRAWFORD, ELMER<br>GARNER, BEULAH        |

## S HIGHWAY 76

2000

(Cont'd)

|      |  |
|------|--|
| 4300 | POWERS, JEFF   |
| 4307 | JOHNSON, DON   |
| 4330 | POPPLEWELL, MARLUS K   |
| 4380 | JOHNSON, RONALD W  |
| 4426 | JOHNSON, GARRY   |
| 4607 | STEPHENS, EDGAR  |
| 4651 | TOMPKINS, LOWANNA  |
| 4730 | WILSON, ARVIL E  |
| 4799 | KRACKER BARREL GENERAL STORE   |
| 4814 | POPPLEWELL, YVONNE   |
| 4852 | ROBERTSON, LARRY G   |
| 4975 | GREGORY, CHARMAN   |
| 4991 | WILSON, R L  |
| 5008 | HOUSTON, ROBERT  |
| 5021 | WHITTLE, CLYDE   |
| 5086 | DIXON, TERRY L   |
| 5157 | FLANAGAN, KATIE  |
| 5400 | JUSTICE, DENNIS J  |
| 5540 | MCBEATH, VERLENE   |
| 5570 | MEECE, GARNETT   |
| 5839 | GETTELFINGER, GARY A<br>STONEROCK, CHARLES E                                   |
| 5944 | BOOTH, MIKE  |
| 5975 | DIVERSIFIED ACQUISITION DEVELO   |
| 6161 | BROWN, PHILLIP G   |
| 6170 | RINGS, DAVID L   |
| 6197 | POTEETE, EARL D  |
| 6227 | POPPLEWELL, RONNIE G   |
| 6272 | POPPLEWELL, JERRY  |
| 6370 | POPPLEWELL, COSBY  |
| 6426 | OBYRAN, M C  |
| 6455 | POPPLEWELL, GRANT  |
| 6456 | EGGEN, JAMES W   |
| 6522 | GAFFORD, DAVID M   |
| 6553 | SCAGGS CABINETS  |
| 6631 | POPPLEWELL, MARSEL E   |
| 6744 | ANGLERS BOAT STORAGE INC<br>BECKMAN, TED                                       |
| 6847 | OLSON, JAMES V   |
| 6929 | POPPLEWELL, ERVIL  |
| 6959 | ALLIGATOR DOCK NO 1 INC B<br>HARLER, DIANE E<br>POPPLWELLS ALLIGATOR DOCK NO 1 |

**W HIGHWAY 76 2000**

|      |                                   |
|------|-----------------------------------|
| 15   | STEPHENS, TIMOTHY O               |
| 70   | ROBERTSON, CHARLES G              |
| 116  | ROBERTSON, MICHAEL                |
| 246  | ROBERTSON, HARLAN F               |
| 374  | RAGLE, MORRIS                     |
| 457  | ROBERTSON, JAMES G                |
| 514  | WITHERS, MARIE                    |
| 520  | REYES, MARIA L                    |
| 620  | ROBERTSON, MONROE                 |
| 1083 | MCQUEARY, DANNY                   |
| 2217 | IRVIN, MARGIE M                   |
| 2311 | WATTS, DARYL G                    |
| 2317 | WISDOMS WELL DRILLING BACKHOE     |
| 2709 | MCQUEARY, GARRY S                 |
| 2728 | WETHINGTON, FRANCIS               |
| 2876 | ROBERTSON, WALTER B               |
| 2999 | HADLEY, JERRY                     |
| 3255 | G M F ENTERPRISES                 |
| 3268 | WITHERS, JERRY A                  |
| 3271 | FOLEY, GARY                       |
| 4562 | CUNNINGHAM, H H                   |
| 4588 | CUNNINGHAM, RUTH                  |
| 4673 | STEPHENS, PATRICI S               |
| 4733 | DICK, GREGORY A                   |
| 4787 | MCGAHA, VERNIE                    |
| 4804 | EGGER ELMER<br>EGGER, ELMER       |
| 4826 | BLANKENSHIP, CHARLES              |
| 4966 | STANTON, LARRY                    |
| 5080 | BEANS BEAUTY SHOP                 |
| 5144 | WILSON, EMMA L                    |
| 5250 | WOOTEN, RANDALL                   |
| 5442 | BURTON, UNEEDA P                  |
| 5444 | SCHMITT, REVA C                   |
| 5500 | FOLEY, CARLUS R                   |
| 5537 | FOLEY, EDWIN                      |
| 5784 | WHITE, WALTER                     |
| 6065 | GOODIN JANICE<br>GOODIN, JANICE D |
| 6250 | COOK, JILL                        |
| 6546 | SMITH, HELEN M                    |
| 6590 | MCBEATH, PHILLIP                  |
| 6739 | DAVIS, BEN                        |
| 6894 | JONES, SCOTT                      |
| 6966 | JOHNNY JONES<br>JONES, JOHNNY     |
| 7036 | SHEPHERD, ADRIAN                  |



**MOUNT OLIVE RD 1995**

|     |   |
|-----|---|
| 325 | ROBERTSON, PAUL                                 |
| 368 | FOLEY, JEFF D                                   |
| 455 | JIMERSON, KEVIN                                 |
| 470 | LAWRENCE EMBROIDERY & WESTERN<br>WEIAND, HAROLD |
| 490 | ABRELL, DAVID J                                 |
| 558 | SHORT, PAUL                                     |
| 625 | SULLIVAN, G                                     |

## S HIGHWAY 76

1995

|      |   |
|------|---|
| 303  | ADAMS, ALLEN K                                |
| 592  | CHOAT, S                                      |
| 603  | WILSON, LURA C                                |
| 733  | TUCKER, V D                                   |
| 933  | LUTTRELL, PAUL                                |
| 1003 | MCQUEARY, BRETT S                             |
| 1088 | ALLEN, GARY R                                 |
| 1370 | GOSSER, G                                     |
| 1409 | RUSSELL COUNTY BOARD EDUCATION                |
| 1568 | WHITTLE, GARNETT                              |
| 1841 | TURNER, GARNETT                               |
| 1911 | HART, DANNY                                   |
| 1935 | HAMMOND, KEN JR                               |
| 2028 | GOSSER, VIRL                                  |
| 2215 | HART, LLOYD W                                 |
| 2230 | STAMPER, DONALD                               |
| 2288 | COFFEY, CARLOS R                              |
| 2386 | KEHLER, FRAN                                  |
| 2825 | LAWLESS, MILLARD                              |
| 2893 | WHITTLE, LARRY                                |
| 3051 | REXROAT, ATTIS D                              |
| 3177 | HILL, FELIX                                   |
| 3352 | WYRICK, PAUL E                                |
| 3392 | VEACH, TRACY L                                |
| 3464 | TUCKER, THURLO                                |
| 3524 | TARTER, ADELMA                                |
| 3537 | STEPHENS, MARIE                               |
| 3540 | THOMAS, JOHNNY R                              |
| 3651 | OWENS, REGINA                                 |
| 3654 | GREGORY, DAVID G                              |
| 3710 | ZIMMERMAN, GRADY                              |
| 3717 | NORMAN, HAROLD                                |
| 3817 | MCKINLEY, PAUL F                              |
| 3851 | POPPLEWELL, CLIFTON                           |
| 3913 | POPPLEWELL, GRADITH G                         |
| 3991 | TARTER, JAMES                                 |
| 4015 | KELSEY, SCOTT                                 |
| 4060 | WHITTLE, CALEB                                |
| 4082 | IRVIN, ELDON                                  |
| 4113 | GOFF, WILLIAM T                               |
| 4135 | JOHNSON, ORVIS                                |
| 4170 | BOBS MARINE                                   |
| 4172 | TARTERS COUNTRY STR & BARBEQUE<br>WILSON, RAY |
| 4196 | ROY, ARLIS L                                  |
| 4307 | JOHNSON, DON                                  |
| 4330 | POPPLEWELL, MARLUS K                          |
| 4380 | JOHNSON, RONALD W                             |
| 4426 | JOHNSON, ERTIS                                |
| 4454 | JOHNSON, ARLEE                                |

**S HIGHWAY 76****1995****(Cont'd)**

|      |                                |
|------|--------------------------------|
| 4607 | STEPHENS, EDGAR                |
| 4651 | TOMPKINS, LOWANNA              |
| 4730 | WILSON, ARVIL E                |
| 4799 | KRACKER BARREL GENERAL STORE   |
| 4814 | POPPLEWELL, YVONNE             |
| 4852 | ROBERTSON, LARRY G             |
| 5008 | HOUSTON, ROBERT                |
| 5021 | WHITTLE, CLYDE                 |
| 5157 | FLANAGAN, KATIE                |
| 5400 | JUSTICE, DENNIS J              |
| 5540 | MCBEATH, VERLENE               |
| 5570 | MEECE, GARNETT                 |
| 5645 | EASTHAM, K                     |
| 5839 | TUCKER, M E                    |
| 6161 | BROWN, PHILLIP G               |
| 6170 | SCHETLER, JOHN                 |
| 6186 | ANSHUTZ, REBA                  |
| 6197 | POTEETE, EARL D                |
| 6212 | GRAVES, TEDRA                  |
| 6227 | POPPLEWELL, RONNIE G           |
| 6370 | POPPLEWELL, COSBY              |
| 6455 | POPPLEWELL, GRANT              |
| 6522 | GAFFORD, DAVID M               |
| 6631 | POPPLEWELL, MARSEL E           |
| 6847 | OLSON, ORVILLE                 |
| 6914 | POPPLEWELL, JEFF L             |
| 6929 | POPPLEWELL, ERVIL              |
| 6959 | POPPLWELLS ALLIGATOR DOCK NO 1 |



**W HIGHWAY 76 1995**

|      |                           |
|------|---------------------------|
| 70   | ROBERTSON, CHARLES G      |
| 116  | ROBERTSON, MICHAEL        |
| 246  | ROBERTSON, HARLAN F       |
| 374  | RAGLE, MORRIS             |
| 457  | ROBERTSON, JAMES G        |
| 620  | ROBERTSON, MONROE         |
| 1083 | MCQUEARY, DANNY           |
| 2217 | IRVIN, MARGIE M           |
| 2311 | WATTS, DARYL G            |
| 2709 | MCQUEARY, GARRY S         |
| 2728 | WETHINGTON, FRANCIS       |
| 3268 | WITHERS, JERRY A          |
| 3271 | FOLEY, GARY               |
| 3372 | LAFEVERS, ODOS            |
| 3430 | HI-WAY WOOD PRODUCTS CORP |
| 4562 | CUNNINGHAM, H H JR        |
| 4588 | CUNNINGHAM, H H           |
| 4787 | MCGAHA, VERNIE            |
| 4804 | EGGER, ELMER              |
| 4826 | BLANKENSHIP, CHARLES      |
| 5036 | STANTON, LARRY            |
| 5080 | BEANS BEAUTY SHOP         |
| 5122 | HENSON, JIMMY G           |
| 5162 | MASON, KATHRYN            |
| 5442 | BURTON, ARNOLD            |
| 5444 | SCHMITT, REVA C           |
| 5500 | BOICOURT, DENNIS          |
| 5537 | FOLEY, EDWIN              |
| 5784 | WHITE, WALTER             |
| 5932 | HUFF, BLUTHER             |
| 6065 | GOODIN, HUBERT            |
| 6250 | COOK, JILL                |
| 6339 | ROARK, THOMAS E           |
| 6546 | SMITH, HOMER              |
| 6590 | MCBEATH, PHILLIP          |
| 6739 | DAVIS, BEN                |
| 6959 | SALAZAR, BARBARA          |
| 6966 | JONES, JOHNNY             |
| 6974 | RICHARDS, ROY D           |
| 7036 | SHEPHERD, ADRIAN          |

**S HIGHWAY 76**

**1992**

4172 TARTERS COUNTRY STR & BARBEQUE  
6959 POPPLWELLS ALLIGATOR DOCK NO 1

**W HIGHWAY 76 1992**

3430 HI-WAY WOOD PRODUCTS CORP

**Appendix C**  
**PVA Records**



**qPublic.net**™ Russell County, KY PVA

**Parcel Summary**

Map Number 030-00-00-058.00  
 Account Number 79428 (PID: 268673 PTID: 164822)  
 Location Address 790 MT. OLIVE RD.  
 Tax District 00 County  
 Property Class FARM  
 Description 30-58,31-02, (129.21 ACRES & HOUSE)  
 Acres 43.48  
 Deed Information 307/640

[View Map](#)



**Owner Information**

Current Owner  
 BENNETT EARL G & BARBARA L  
 131 J. KERR RD.  
 COLUMBIA, KY 42728-

**Land Information**

| Lot Size | Lot Frontage | Lot Depth | Acreage | Street Type | Driveway | Neighborhood Type | Site Condition | Land Value |
|----------|--------------|-----------|---------|-------------|----------|-------------------|----------------|------------|
|          | 0.00         | 0.00      | 43.48   | SECONDARY   | GRAVEL   | TYPICAL           | GOOD           | \$62,100   |

**Valuation**

|           | 2020 Working | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|-----------|--------------|----------------|----------------|----------------|----------------|
| Homestead | N            | N              | N              | N              | N              |
| FRM_FCV   | \$250,000    | \$250,000      | \$250,000      | \$250,000      | \$250,000      |
| FRM_TXV   | \$117,100    | \$117,100      | \$117,100      | \$117,100      | \$117,100      |
| FRM_RES   | \$55,000     | \$55,000       | \$55,000       | \$55,000       | \$55,000       |
| FRM_AC    | \$129        | \$129          | \$129          | \$129          | \$129          |

**Residential Improvement Information**

|                     |                      |                 |           |
|---------------------|----------------------|-----------------|-----------|
| Building            | 1                    | Heat            |           |
| Residence Type      |                      | AC              | WALL UNIT |
| Year Built          | 0                    | Total Rooms     | 0         |
| Foundation          | SLAB                 | Value           | \$55,000  |
| Basement            | SUNKEN               | Living Sqft     | 1,040     |
| Exterior            | VINYL                | Basement Sqft   | 1,040     |
| Bedrooms            | 3                    | Garage Sqft     | 400       |
| Full Bath           | 1                    | Porch Sqft      | 320       |
| Half Bath           | 0                    | Patio/Deck Sqft | 0         |
| Roof Cover          | COMPOSITION SHINGLES | Basement Finish |           |
| Roof Type           | GABLE                | Structure       | 1.5 STORY |
| Residence Condition |                      | Garage          | DETFRM1   |
| Fireplaces          | 0                    | Pool            |           |

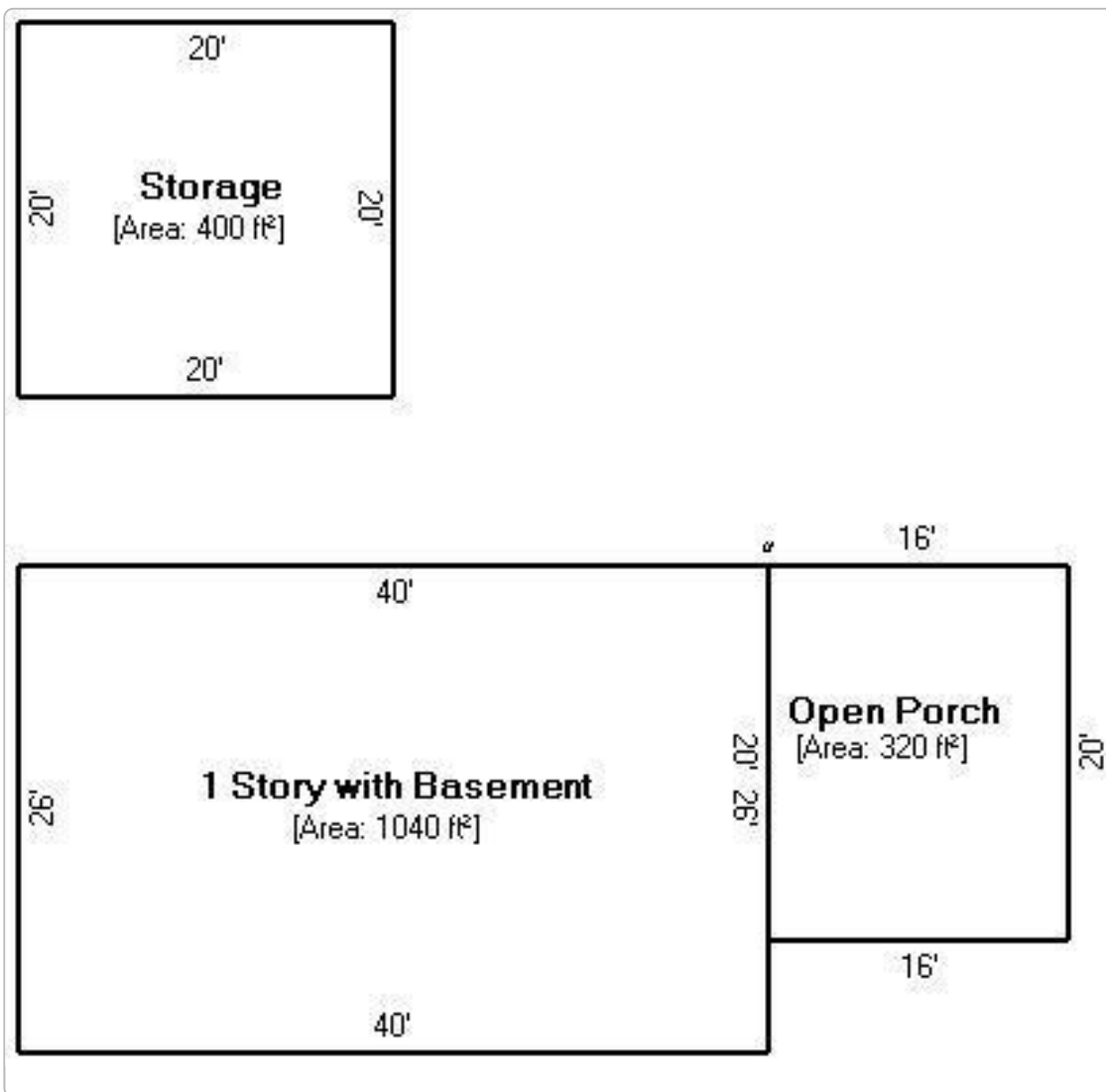
**Sales Information**

| Sale Date  | Sale Price | Deed Book | Deed Page | Previous Owner | Sale Type |
|------------|------------|-----------|-----------|----------------|-----------|
| 11/06/2014 | \$192,500  | 307       | 640       | ROGER BENNETT  |           |
| 01/01/1983 |            | 94        | 94        | MARTHA BENNETT |           |

**Photos**



Sketches



Recent Sales In Area

- [Recent Sales in Neighborhood](#)
- [Recent Sales in Subdivision](#)

No data available for the following modules: Commercial Improvement Information, Mobile Home Information.

This is an information system. Information contained herein is not warranted to be correct or complete. The filing office by the furnishing of this information makes no representation whatsoever. Neither the filing officer nor any employee of the filing officer shall be personally liable for any damages which may arise due to information furnished pursuant to this section which is subsequently shown to be inaccurate or incomplete. Any party obtaining information from this system shall be on noti

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 1/30/2020, 6:16:33 PM

Version 2.3.37



 **Russell County, KY PVA**

**Parcel Summary**

**Map Number** 030-00-00-063.01  
**Account Number** 114506 (PID: 281096 PTID: 179158)  
**Location Address** 212 MT. OLIVE RD.  
**Tax District** 00 County  
**Property Class** RESIDENTIAL  
**Description** 30-63.01, (1998 MOBILE HOME & 2 1/5 ACRE)  
**Acres** 2  
**Deed Information** 089/089

[View Map](#)



**Owner Information**

**Current Owner**  
 COPPAGE GARY & OTHERS  
 C/O JOYCE OAKES  
 1030 WEST SULPHUR CREEK RD  
 COLUMBIA, KY 42728-

**Land Information**

| Lot Size | Lot Frontage | Lot Depth | Acreage | Street Type | Driveway | Neighborhood Type | Site Condition | Land Value |
|----------|--------------|-----------|---------|-------------|----------|-------------------|----------------|------------|
|          |              |           | 2.00    | SECONDARY   | GRAVEL   | TYPICAL           | GOOD           | \$8,000    |

**Valuation**

|           | 2020 Working | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|-----------|--------------|----------------|----------------|----------------|----------------|
| Homestead | N            | N              | N              | N              | N              |
| RES       | \$12,000     | \$12,000       | \$12,000       | \$12,000       | \$24,000       |

**Mobile Home Information**

| Manufacturer | Model | Year Built | Exterior | Sqft | Width (ft) | Length (ft) | Pool | Value |
|--------------|-------|------------|----------|------|------------|-------------|------|-------|
|              |       | 0          | OTHER    | 800  | 16         | 50          |      | 16000 |

**Sales Information**

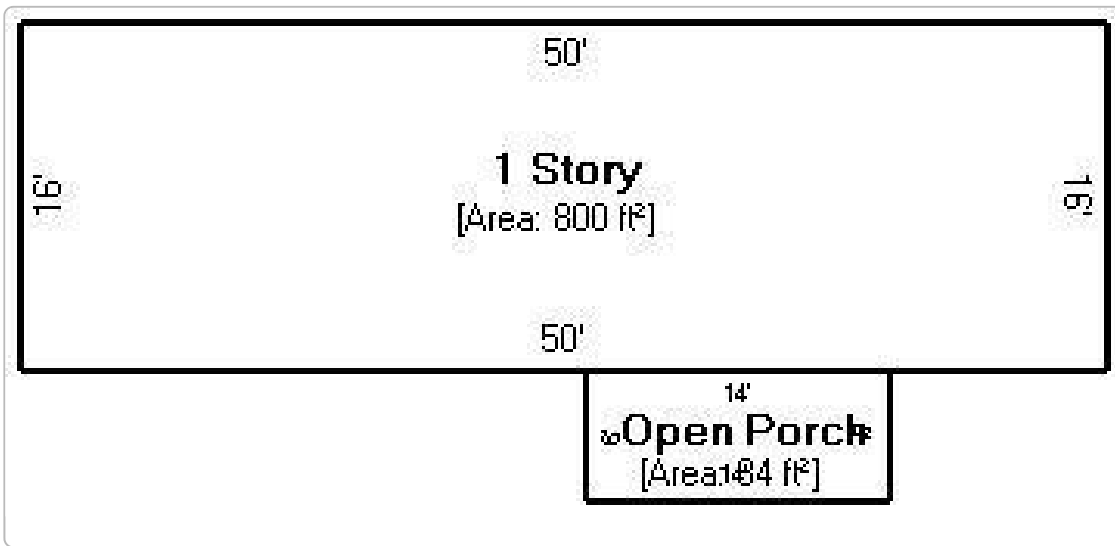
| Sale Date  | Sale Price | Deed Book | Deed Page | Previous Owner     | Sale Type |
|------------|------------|-----------|-----------|--------------------|-----------|
| 04/27/1981 |            | 089       | 089       | COPPAGE BARBARA A. |           |
| 01/01/1981 |            | 89        | 89        |                    |           |

**Photos**





Sketches



Recent Sales In Area

- Recent Sales in Neighborhood
- Recent Sales in Subdivision

No data available for the following modules: Commercial Improvement Information, Residential Improvement Information.

This is an information system. Information contained herein is not warranted to be correct or complete. The filing office by the furnishing of this information makes no representation whatsoever. Neither the filing officer nor any employee of the filing officer shall be personally liable for any damages which may arise due to information furnished pursuant to this section which is subsequently shown to be inaccurate or incomplete. Any party obtaining information from this system shall be on notice.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)



Last Data Upload: 1/30/2020, 6:16:33 PM

Version 2.3.37

**qPublic.net**™ Russell County, KY PVA

**Parcel Summary**

Map Number 031-00-00-002.01  
 Account Number 78390 (PID: 267913 PTID: 163961)  
 Location Address 479 SANO RD.  
 Tax District 00 County  
 Property Class RESIDENTIAL  
 Description 31-02.01 (1 ACRE & HOUSE)  
 Acres 1  
 Deed Information 117/510

[View Map](#)



**Owner Information**

Current Owner  
 ADAMSON WALTER L & JACKIE M  
 PO BOX 598  
 RUSSELL SPRINGS, KY 42642

**Land Information**

| Lot Size | Lot Frontage | Lot Depth | Acreage | Street Type | Driveway | Neighborhood Type | Site Condition | Land Value |
|----------|--------------|-----------|---------|-------------|----------|-------------------|----------------|------------|
|          | 0.00         | 0.00      | 1.00    | SECONDARY   | GRAVEL   | TYPICAL           | GOOD           | \$5,000    |

**Valuation**

|           | 2020 Working | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|-----------|--------------|----------------|----------------|----------------|----------------|
| Homestead | N            | N              | N              | N              | N              |
| RES       | \$74,000     | \$74,000       | \$74,000       | \$74,000       | \$74,000       |

**Residential Improvement Information**

|                     |                      |                 |           |
|---------------------|----------------------|-----------------|-----------|
| Building            | 1                    | Heat            |           |
| Residence Type      | SINGLE FAMILY        | AC              | CENTRAL   |
| Year Built          | 0                    | Total Rooms     | 0         |
| Foundation          | CONCRETE BLOCK       | Value           | \$69,000  |
| Basement            |                      | Living Sqft     | 1,512     |
| Exterior            | ALUMINUM/VINYL       | Basement Sqft   | 0         |
| Bedrooms            | 3                    | Garage Sqft     | 720       |
| Full Bath           | 1                    | Porch Sqft      | 96        |
| Half Bath           | 0                    | Patio/Deck Sqft | 0         |
| Roof Cover          | COMPOSITION SHINGLES | Basement Finish |           |
| Roof Type           | GABLE                | Structure       | 1.5 STORY |
| Residence Condition | GOOD                 | Garage          | DETRM1    |
| Fireplaces          | 0                    | Pool            |           |

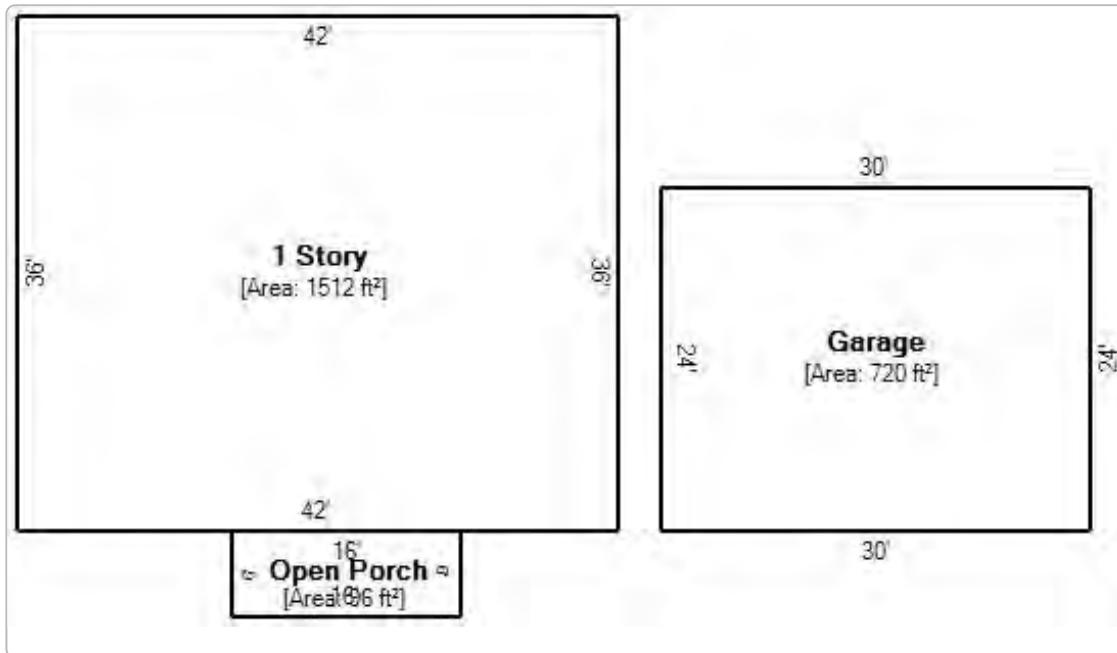
**Sales Information**

| Sale Date  | Sale Price | Deed Book | Deed Page | Previous Owner    | Sale Type |
|------------|------------|-----------|-----------|-------------------|-----------|
| 01/01/1989 | \$28,000   | 117       | 510       | BERNICE BRIDGEMAN |           |

**Photos**



Sketches



Recent Sales In Area

- Recent Sales in Neighborhood
- Recent Sales in Subdivision

No data available for the following modules: Commercial Improvement Information, Mobile Home Information.

This is an information system. Information contained herein is not warranted to be correct or complete. The filing office by the furnishing of this information makes no representation whatsoever. Neither the filing officer nor any employee of the filing officer shall be personally liable for any damages which may arise due to information furnished pursuant to this section which is subsequently shown to be inaccurate or incomplete. Any party obtaining information from this system shall be on noti

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 1/30/2020, 6:16:33 PM

Version 2.3.37







**Parcel Summary**

Map Number 031-00-00-006.00  
 Account Number 94944 (PID: 279921 PTID: 177796)  
 Location Address MT. OLIVE RD.  
 Tax District 00 County  
 Property Class FARM  
 Description 31-06, (65 ACRES & HOUSE)  
 Acres 53  
 Deed Information 111/-33

[View Map](#)



**Owner Information**

**Current Owner**  
 WHITE LONNIE & CAROLYN, TRUST  
 448 WOODLAND DR.  
 RUSSELL SPRINGS, KY 42642

**Land Information**

| Lot Size | Lot Frontage | Lot Depth | Acreage | Street Type | Driveway | Neighborhood Type | Site Condition | Land Value |
|----------|--------------|-----------|---------|-------------|----------|-------------------|----------------|------------|
|          | 0.00         | 0.00      | 53.00   | SECONDARY   | GRAVEL   | TYPICAL           | GOOD           | \$30,700   |

**Valuation**

|           | 2020 Working | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|-----------|--------------|----------------|----------------|----------------|----------------|
| Homestead | N            | N              | N              | N              | N              |
| FRM_FCV   | \$120,000    | \$120,000      | \$120,000      | \$120,000      | \$120,000      |
| FRM_TXV   | \$35,700     | \$35,700       | \$35,700       | \$35,700       | \$35,700       |
| FRM_RES   | \$5,000      | \$5,000        | \$5,000        | \$5,000        | \$5,000        |
| FRM_AC    | \$65         | \$65           | \$65           | \$65           | \$65           |

**Residential Improvement Information**

|                     |                |                 |           |
|---------------------|----------------|-----------------|-----------|
| Building            | 1              | Heat            | WOOD      |
| Residence Type      | SINGLE FAMILY  | AC              |           |
| Year Built          | 0              | Total Rooms     | 0         |
| Foundation          | CONCRETE BLOCK | Value           | \$5,000   |
| Basement            |                | Living Sqft     | 936       |
| Exterior            | MASONITE       | Basement Sqft   | 0         |
| Bedrooms            | 3              | Garage Sqft     | 0         |
| Full Bath           | 1              | Porch Sqft      | 156       |
| Half Bath           | 0              | Patio/Deck Sqft | 0         |
| Roof Cover          | METAL          | Basement Finish |           |
| Roof Type           | GABLE          | Structure       | 1.5 STORY |
| Residence Condition | POOR           | Garage          | NONE      |
| Fireplaces          | 0              | Pool            |           |

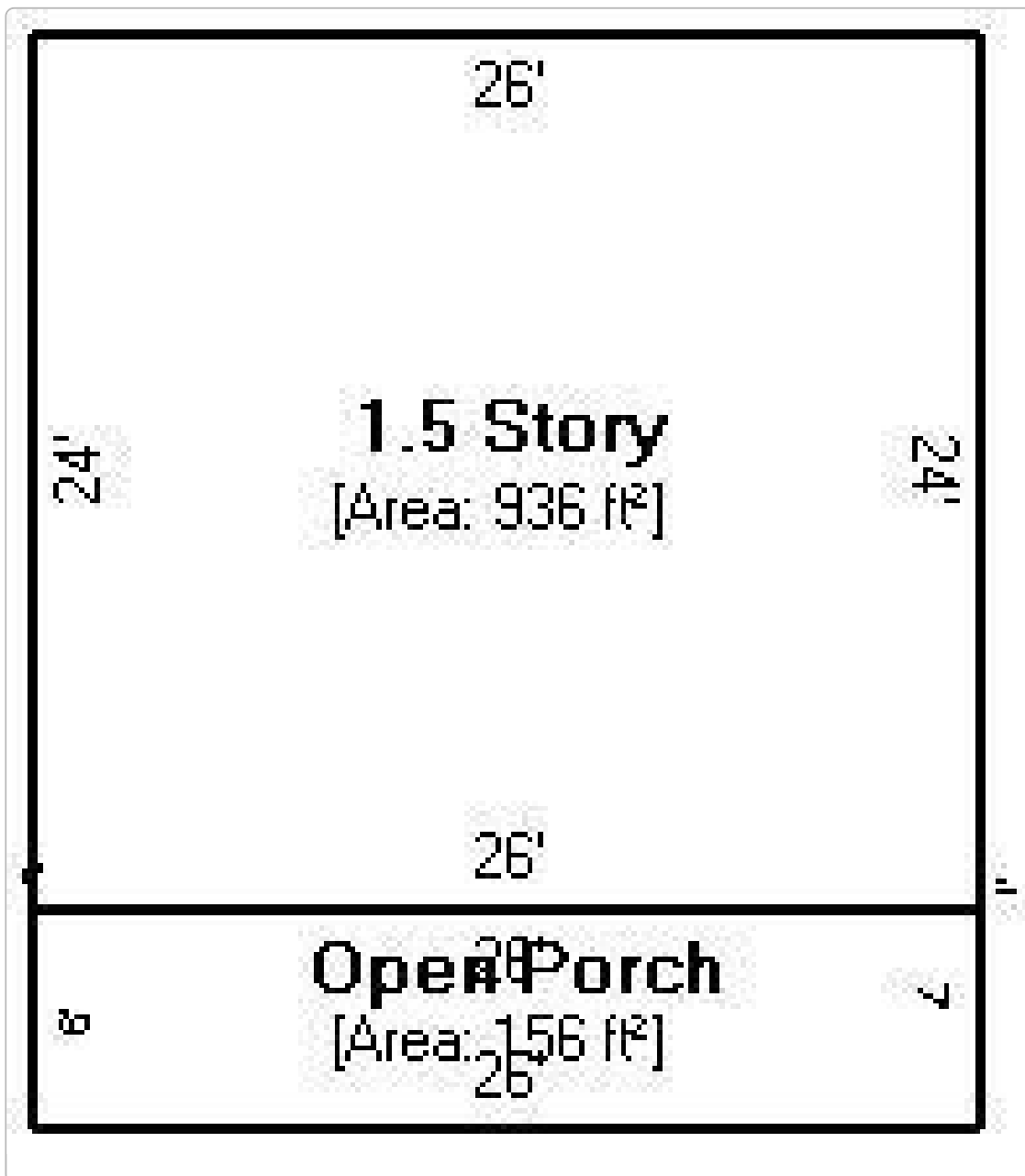
**Sales Information**

| Sale Date  | Sale Price | Deed Book | Deed Page | Previous Owner | Sale Type |
|------------|------------|-----------|-----------|----------------|-----------|
| 01/01/1986 |            | 111       | -33       | WALTER WHITE   |           |
|            |            | 327       | 774       |                |           |

**Photos**



Sketches



### Recent Sales In Area

|  |   |
|--|---|
| <a href="#">Recent Sales in Neighborhood</a> | <a href="#">Recent Sales in Subdivision</a> |
|--|---|

**No data available for the following modules:** Commercial Improvement Information, Mobile Home Information.

This is an information system. Information contained herein is not warranted to be correct or complete. The filing office by the furnishing of this information makes no representation whatsoever. Neither the filing officer nor any employee of the filing officer shall be personally liable for any damages which may arise due to information furnished pursuant to this section which is subsequently shown to be inaccurate or incomplete. Any party obtaining information from this system shall be on noti

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)



Last Data Upload: 1/30/2020, 6:16:33 PM

Version 2.3.37

**Appendix D**

**Regulatory Database Documents**



**Mt. Olive Property**

Russell County

Russell Springs, KY 42642

Inquiry Number: 5946524.2s

January 24, 2020

# The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

| <b>SECTION</b>   | <b>PAGE</b> |
|--|-------------|
| Executive Summary .....                                  | ES1         |
| Overview Map .....                                       | 2           |
| Detail Map .....   | 3           |
| Map Findings Summary .....                               | 4           |
| Map Findings .....                                       | 8           |
| Orphan Summary .....                                     | 9           |
| Government Records Searched/Data Currency Tracking ..... | GR-1        |
| <b><u>GEOCHECK ADDENDUM</u></b>                          |             |
| Physical Setting Source Addendum .....                   | A-1         |
| Physical Setting Source Summary .....                    | A-2         |
| Physical Setting SSURGO Soil Map .....                   | A-5         |
| Physical Setting Source Map .....                        | A-12        |
| Physical Setting Source Map Findings .....               | A-14        |
| Physical Setting Source Records Searched .....           | PSGR-1      |

***Thank you for your business.***  
 Please contact EDR at 1-800-352-0050  
 with any questions or comments.

### Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

RUSSELL COUNTY  
RUSSELL SPRINGS, KY 42642

#### COORDINATES

Latitude (North): 37.1090730 - 37° 6' 32.66"  
Longitude (West): 85.0852770 - 85° 5' 6.99"  
Universal Transverse Mercator: Zone 16  
UTM X (Meters): 670133.7  
UTM Y (Meters): 4108484.2  
Elevation: 991 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5939841 RUSSELL SPRINGS, KY  
Version Date: 2013  
  
North Map: 5939787 DUNNVILLE, KY  
Version Date: 2013

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140704, 20140703  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
RUSSELL COUNTY  
RUSSELL SPRINGS, KY 42642

Click on Map ID to see full detail.

| MAP ID | SITE NAME | ADDRESS | DATABASE ACRONYMS | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|--------|-----------|---------|-------------------|--------------------|----------------------------|
|--------|-----------|---------|-------------------|--------------------|----------------------------|

NO MAPPED SITES FOUND



# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

## DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information listing  
SEMS..... Superfund Enterprise Management System

### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System

## EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent CERCLIS***

SHWS..... State Leads List

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Facilities List

### ***State and tribal leaking storage tank lists***

PSTEAF..... Facility Ranking List  
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land  
SB193..... SB193 Branch Site Inventory List

### ***State and tribal registered storage tank lists***

FEMA UST..... Underground Storage Tank Listing  
UST..... Underground Storage Tank Database  
AST..... Above Ground Storage Tanks  
INDIAN UST..... Underground Storage Tanks on Indian Land

### ***State and tribal institutional control / engineering control registries***

ENG CONTROLS..... Engineering Controls Site Listing  
INST CONTROL..... State Superfund Database

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Sites  
INDIAN VCP..... Voluntary Cleanup Priority Listing

### ***State and tribal Brownfields sites***

BROWNFIELDS..... Kentucky Brownfield Inventory

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY..... Recycling Facilities  
HIST LF..... Historical Landfills  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands  
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

## EXECUTIVE SUMMARY

ODI..... Open Dump Inventory  
IHS OPEN DUMPS..... Open Dumps on Indian Land

### **Local Lists of Hazardous waste / Contaminated Sites**

US HIST CDL..... Delisted National Clandestine Laboratory Register  
CDL..... Clandestine Drug Lab Location Listing  
US CDL..... National Clandestine Laboratory Register

### **Local Land Records**

LIENS 2..... CERCLA Lien Information

### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System  
SPILLS..... State spills

### **Other Ascertainable Records**

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated  
FUDS..... Formerly Used Defense Sites  
DOD..... Department of Defense Sites  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
US FIN ASSUR..... Financial Assurance Information  
EPA WATCH LIST..... EPA WATCH LIST  
2020 COR ACTION..... 2020 Corrective Action Program List  
TSCA..... Toxic Substances Control Act  
TRIS..... Toxic Chemical Release Inventory System  
SSTS..... Section 7 Tracking Systems  
ROD..... Records Of Decision  
RMP..... Risk Management Plans  
RAATS..... RCRA Administrative Action Tracking System  
PRP..... Potentially Responsible Parties  
PADS..... PCB Activity Database System  
ICIS..... Integrated Compliance Information System  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
MLTS..... Material Licensing Tracking System  
COAL ASH DOE..... Steam-Electric Plant Operation Data  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
PCB TRANSFORMER..... PCB Transformer Registration Database  
RADINFO..... Radiation Information Database  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
DOT OPS..... Incident and Accident Data  
CONSENT..... Superfund (CERCLA) Consent Decrees  
INDIAN RESERV..... Indian Reservations  
FUSRAP..... Formerly Utilized Sites Remedial Action Program  
UMTRA..... Uranium Mill Tailings Sites  
LEAD SMELTERS..... Lead Smelter Sites  
US AIRS..... Aerometric Information Retrieval System Facility Subsystem  
US MINES..... Mines Master Index File  
ABANDONED MINES..... Abandoned Mines  
FINDS..... Facility Index System/Facility Registry System  
ECHO..... Enforcement & Compliance History Information

## EXECUTIVE SUMMARY

|                          |   |
|--------------------------|---|
| DOCKET HWC.....          | Hazardous Waste Compliance Docket Listing           |
| UXO.....                 | Unexploded Ordnance Sites                           |
| FUELS PROGRAM.....       | EPA Fuels Program Registered Listing                |
| AIRS.....                | Permitted Airs Facility Listing                     |
| ASBESTOS.....            | Asbestos Notification Listing                       |
| COAL ASH.....            | Coal Ash Disposal Sites                             |
| DRYCLEANERS.....         | Drycleaner Listing                                  |
| Financial Assurance..... | Financial Assurance Information Listing             |
| LEAD.....                | Environmental Lead Program Report Tracking Database |
| NPDES.....               | Permitted Facility Listing                          |
| UIC.....                 | UIC Information                                     |
| MINES MRDS.....          | Mineral Resources Data System                       |

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

|                       |   |
|-----------------------|---|
| EDR MGP.....          | EDR Proprietary Manufactured Gas Plants |
| EDR Hist Auto.....    | EDR Exclusive Historical Auto Stations  |
| EDR Hist Cleaner..... | EDR Exclusive Historical Cleaners       |

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

|              |  |
|--------------|--|
| RGA HWS..... | Recovered Government Archive State Hazardous Waste Facilities List |
| RGA LF.....  | Recovered Government Archive Solid Waste Facilities List           |

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

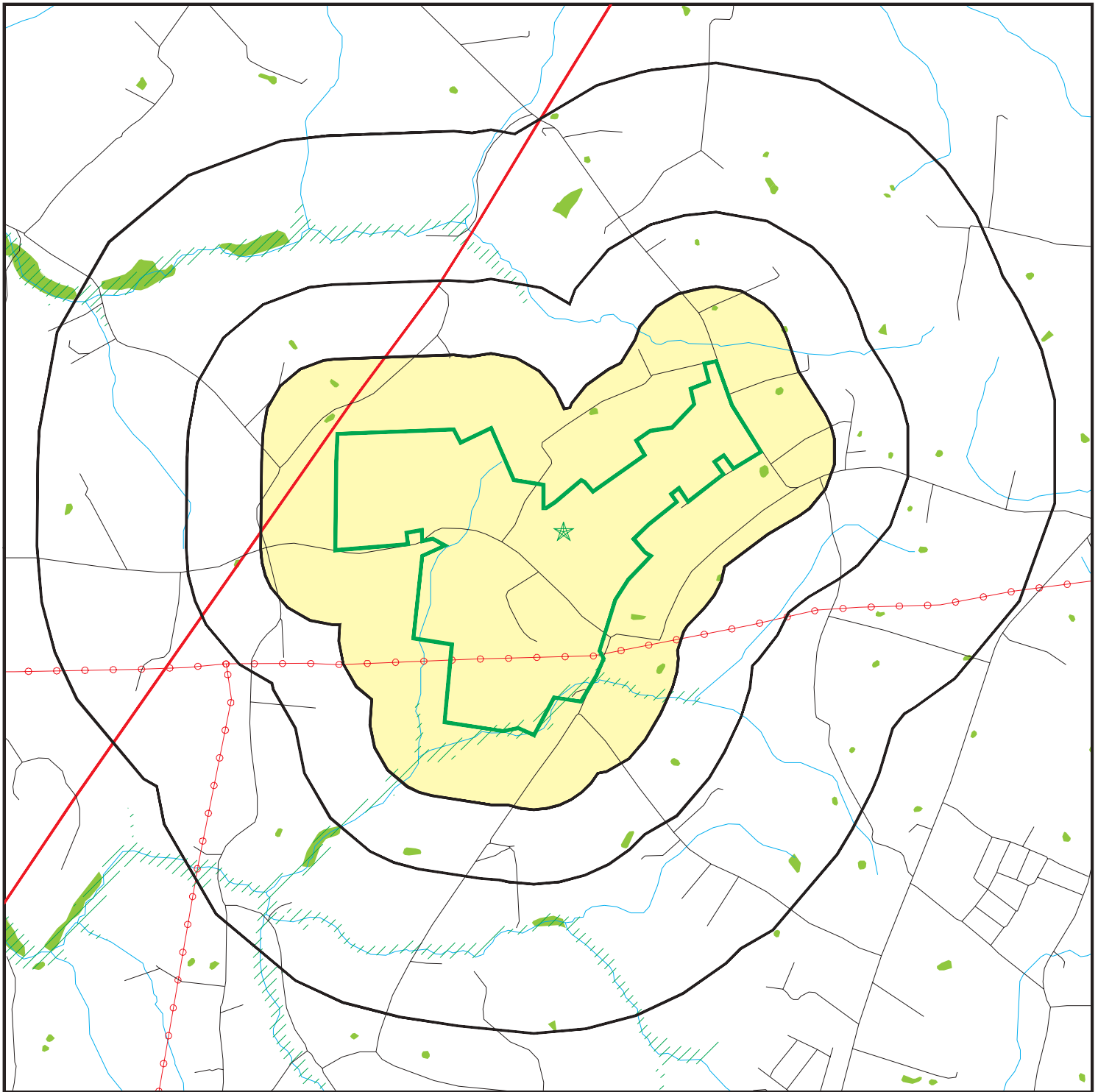
Unmappable (orphan) sites are not considered in the foregoing analysis.



## EXECUTIVE SUMMARY

There were no unmapped sites in this report.

# OVERVIEW MAP - 5946524.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

County Boundary

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

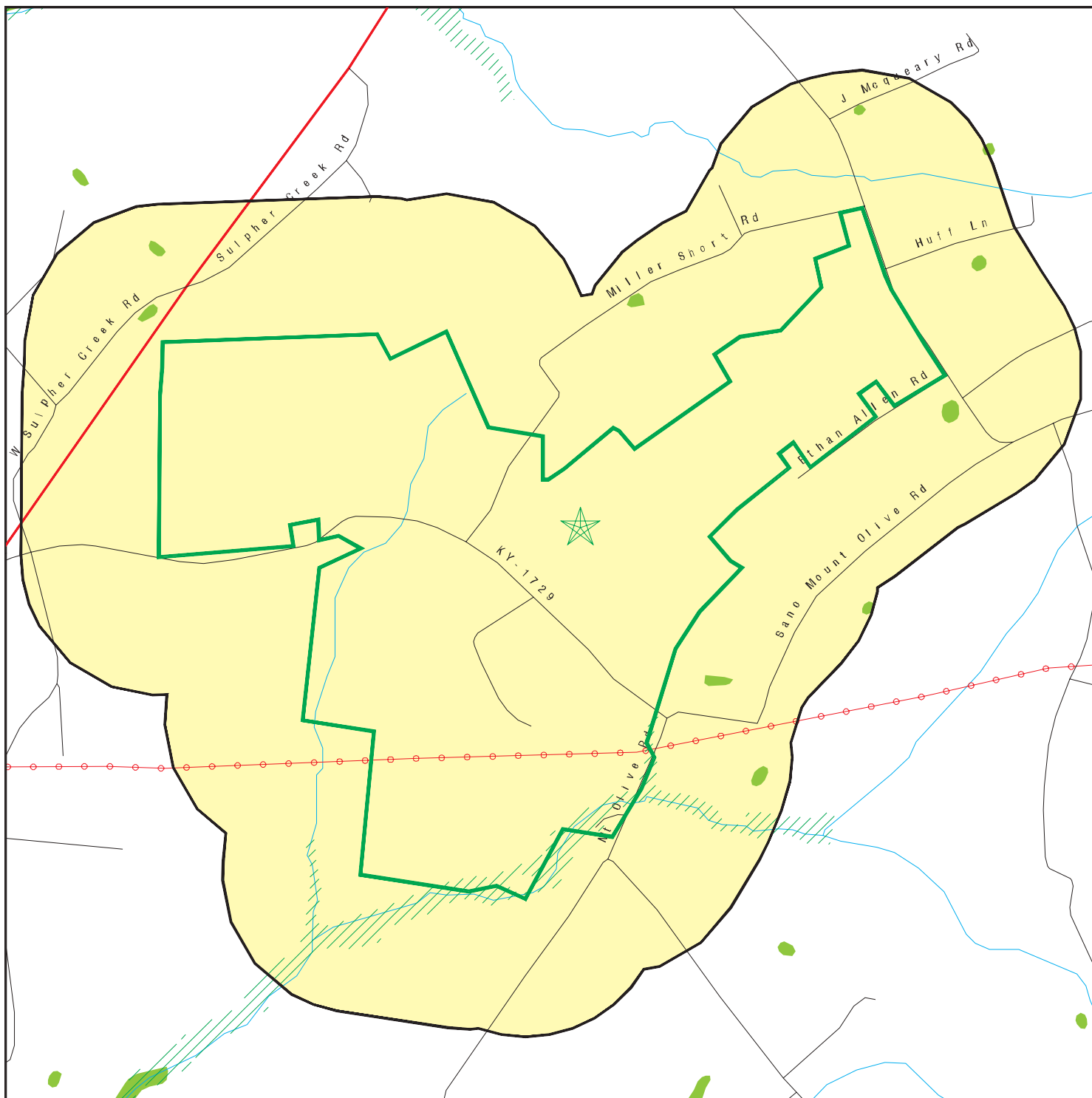
















This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Mt. Olive Property  
 ADDRESS: Russell County  
 Russell Springs KY 42642  
 LAT/LONG: 37.109073 / 85.085277

CLIENT: Linebach Funkhouser Inc.  
 CONTACT: Jayson E. Carey  
 INQUIRY #: 5946524.2s  
 DATE: January 24, 2020 8:56 am

# DETAIL MAP - 5946524.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  County Boundary
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Mt. Olive Property  
 ADDRESS: Russell County  
 Russell Springs KY 42642  
 LAT/LONG: 37.109073 / 85.085277

CLIENT: Linebach Funkhouser Inc.  
 CONTACT: Jayson E. Carey  
 INQUIRY #: 5946524.2s  
 DATE: January 24, 2020 8:57 am

## MAP FINDINGS SUMMARY

| Database   | Search<br>Distance<br>(Miles) | Target<br>Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total<br>Plotted |
|--|-------------------------------|--------------------|-------|-----------|-----------|---------|-----|------------------|
| <b>STANDARD ENVIRONMENTAL RECORDS</b>  |                               |                    |       |           |           |         |     |                  |
| <b><i>Federal NPL site list</i></b>  |                               |                    |       |           |           |         |     |                  |
| NPL  | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| Proposed NPL   | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| NPL LIENS  | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| <b><i>Federal Delisted NPL site list</i></b>                                       |                               |                    |       |           |           |         |     |                  |
| Delisted NPL   | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| <b><i>Federal CERCLIS list</i></b>   |                               |                    |       |           |           |         |     |                  |
| FEDERAL FACILITY   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| SEMS   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>Federal CERCLIS NFRAP site list</i></b>                                      |                               |                    |       |           |           |         |     |                  |
| SEMS-ARCHIVE   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>Federal RCRA CORRACTS facilities list</i></b>                                |                               |                    |       |           |           |         |     |                  |
| CORRACTS   | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| <b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>                        |                               |                    |       |           |           |         |     |                  |
| RCRA-TSDF  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>Federal RCRA generators list</i></b>   |                               |                    |       |           |           |         |     |                  |
| RCRA-LQG   | 0.250                         |                    | 0     | 0         | NR        | NR      | NR  | 0                |
| RCRA-SQG   | 0.250                         |                    | 0     | 0         | NR        | NR      | NR  | 0                |
| RCRA-VSQG  | 0.250                         |                    | 0     | 0         | NR        | NR      | NR  | 0                |
| <b><i>Federal institutional controls /<br/>engineering controls registries</i></b> |                               |                    |       |           |           |         |     |                  |
| LUCIS  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| US ENG CONTROLS  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| US INST CONTROL  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>Federal ERNS list</i></b>  |                               |                    |       |           |           |         |     |                  |
| ERNS   | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| <b><i>State- and tribal - equivalent CERCLIS</i></b>                               |                               |                    |       |           |           |         |     |                  |
| SHWS   | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| <b><i>State and tribal landfill and/or<br/>solid waste disposal site lists</i></b> |                               |                    |       |           |           |         |     |                  |
| SWF/LF   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>State and tribal leaking storage tank lists</i></b>                          |                               |                    |       |           |           |         |     |                  |
| PSTEAF   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| INDIAN LUST  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| SB193  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>State and tribal registered storage tank lists</i></b>                       |                               |                    |       |           |           |         |     |                  |
| FEMA UST   | 0.250                         |                    | 0     | 0         | NR        | NR      | NR  | 0                |



## MAP FINDINGS SUMMARY

| Database  | Search<br>Distance<br>(Miles) | Target<br>Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total<br>Plotted |
|---|-------------------------------|--------------------|-------|-----------|-----------|---------|-----|------------------|
| UST   | 0.250                         |                    | 0     | 0         | NR        | NR      | NR  | 0                |
| AST   | 0.250                         |                    | 0     | 0         | NR        | NR      | NR  | 0                |
| INDIAN UST  | 0.250                         |                    | 0     | 0         | NR        | NR      | NR  | 0                |
| <b><i>State and tribal institutional control / engineering control registries</i></b> |                               |                    |       |           |           |         |     |                  |
| ENG CONTROLS  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| INST CONTROL  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>State and tribal voluntary cleanup sites</i></b>                                |                               |                    |       |           |           |         |     |                  |
| VCP   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| INDIAN VCP  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>State and tribal Brownfields sites</i></b>                                      |                               |                    |       |           |           |         |     |                  |
| BROWNFIELDS   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>  |                               |                    |       |           |           |         |     |                  |
| <b><i>Local Brownfield lists</i></b>  |                               |                    |       |           |           |         |     |                  |
| US BROWNFIELDS  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>Local Lists of Landfill / Solid Waste Disposal Sites</i></b>                    |                               |                    |       |           |           |         |     |                  |
| SWRCY   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| HIST LF   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| INDIAN ODI  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| DEBRIS REGION 9   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| ODI   | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| IHS OPEN DUMPS  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| <b><i>Local Lists of Hazardous waste / Contaminated Sites</i></b>                     |                               |                    |       |           |           |         |     |                  |
| US HIST CDL   | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| CDL   | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| US CDL  | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| <b><i>Local Land Records</i></b>  |                               |                    |       |           |           |         |     |                  |
| LIENS 2   | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| <b><i>Records of Emergency Release Reports</i></b>                                    |                               |                    |       |           |           |         |     |                  |
| HMIRS   | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| SPILLS  | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| <b><i>Other Ascertainable Records</i></b>   |                               |                    |       |           |           |         |     |                  |
| RCRA NonGen / NLR   | 0.250                         |                    | 0     | 0         | NR        | NR      | NR  | 0                |
| FUDS  | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| DOD   | 1.000                         |                    | 0     | 0         | 0         | 0       | NR  | 0                |
| SCRD DRYCLEANERS  | 0.500                         |                    | 0     | 0         | 0         | NR      | NR  | 0                |
| US FIN ASSUR  | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| EPA WATCH LIST  | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |

## MAP FINDINGS SUMMARY

| Database            | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| 2020 COR ACTION     | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| TSCA                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| TRIS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SSTS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ROD                 | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| RMP                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RAATS               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PRP                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PADS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ICIS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FTTS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MLTS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH DOE        | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH EPA        | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| PCB TRANSFORMER     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RADINFO             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HIST FTTS           | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| DOT OPS             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| CONSENT             | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| INDIAN RESERV       | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| FUSRAP              | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| UMTRA               | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| LEAD SMELTERS       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US AIRS             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US MINES            | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| ABANDONED MINES     | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| FINDS               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ECHO                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| DOCKET HWC          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| UXO                 | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| FUELS PROGRAM       | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| AIRS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ASBESTOS            | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH            | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| DRYCLEANERS         | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| Financial Assurance | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| LEAD                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| NPDES               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| UIC                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MINES MRDS          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

|                  |       |  |   |    |    |    |    |   |
|------------------|-------|--|---|----|----|----|----|---|
| EDR MGP          | 1.000 |  | 0 | 0  | 0  | 0  | NR | 0 |
| EDR Hist Auto    | 0.125 |  | 0 | NR | NR | NR | NR | 0 |
| EDR Hist Cleaner | 0.125 |  | 0 | NR | NR | NR | NR | 0 |

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

|         |       |  |   |    |    |    |    |   |
|---------|-------|--|---|----|----|----|----|---|
| RGA HWS | 0.001 |  | 0 | NR | NR | NR | NR | 0 |
|---------|-------|--|---|----|----|----|----|---|

## MAP FINDINGS SUMMARY

| <u>Database</u> | <u>Search<br/>Distance<br/>(Miles)</u> | <u>Target<br/>Property</u> | <u>&lt; 1/8</u> | <u>1/8 - 1/4</u> | <u>1/4 - 1/2</u> | <u>1/2 - 1</u> | <u>&gt; 1</u> | <u>Total<br/>Plotted</u> |
|-----------------|--|----------------------------|-----------------|------------------|------------------|----------------|---------------|--------------------------|
| RGA LF          | 0.001                                  |                            | 0               | NR               | NR               | NR             | NR            | 0                        |
| - Totals --     |  | 0                          | 0               | 0                | 0                | 0              | 0             | 0                        |

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

NO SITES FOUND



Count: 0 records.

ORPHAN SUMMARY

| <u>City</u>    | <u>EDR ID</u> | <u>Site Name</u> | <u>Site Address</u> | <u>Zip</u> | <u>Database(s)</u> |
|----------------|---------------|------------------|---------------------|------------|--------------------|
| NO SITES FOUND |               |                  |                     |            |                    |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

#### **NPL: National Priority List**

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

|   |  |
|---|--|
| Date of Government Version: 10/25/2019  | Source: EPA                            |
| Date Data Arrived at EDR: 11/07/2019    | Telephone: N/A                         |
| Date Made Active in Reports: 11/20/2019 | Last EDR Contact: 01/03/2020           |
| Number of Days to Update: 13            | Next Scheduled EDR Contact: 04/13/2020 |
|   | Data Release Frequency: Quarterly      |

#### **NPL Site Boundaries**

##### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

|   |  |
|---|--|
| Date of Government Version: 10/25/2019  | Source: EPA                            |
| Date Data Arrived at EDR: 11/07/2019    | Telephone: N/A                         |
| Date Made Active in Reports: 11/20/2019 | Last EDR Contact: 01/03/2020           |
| Number of Days to Update: 13            | Next Scheduled EDR Contact: 04/13/2020 |
|   | Data Release Frequency: Quarterly      |

#### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991  
Date Data Arrived at EDR: 02/02/1994  
Date Made Active in Reports: 03/30/1994  
Number of Days to Update: 56

Source: EPA  
Telephone: 202-564-4267  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: No Update Planned

## ***Federal Delisted NPL site list***

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/25/2019  
Date Data Arrived at EDR: 11/07/2019  
Date Made Active in Reports: 11/20/2019  
Number of Days to Update: 13

Source: EPA  
Telephone: N/A  
Last EDR Contact: 01/03/2020  
Next Scheduled EDR Contact: 04/13/2020  
Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019  
Date Data Arrived at EDR: 04/05/2019  
Date Made Active in Reports: 05/14/2019  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 703-603-8704  
Last EDR Contact: 04/05/2019  
Next Scheduled EDR Contact: 04/13/2020  
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2019  
Date Data Arrived at EDR: 11/07/2019  
Date Made Active in Reports: 11/21/2019  
Number of Days to Update: 14

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 01/03/2020  
Next Scheduled EDR Contact: 04/27/2020  
Data Release Frequency: Quarterly

## ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

|   |  |
|---|--|
| Date of Government Version: 10/25/2019  | Source: EPA                            |
| Date Data Arrived at EDR: 11/07/2019    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 11/21/2019 | Last EDR Contact: 01/03/2020           |
| Number of Days to Update: 14            | Next Scheduled EDR Contact: 04/27/2020 |
|   | Data Release Frequency: Quarterly      |

## ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

|   |  |
|---|--|
| Date of Government Version: 12/16/2019  | Source: EPA                            |
| Date Data Arrived at EDR: 12/16/2019    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 12/20/2019 | Last EDR Contact: 12/16/2019           |
| Number of Days to Update: 4             | Next Scheduled EDR Contact: 04/06/2020 |
|   | Data Release Frequency: Quarterly      |

## ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

|   |   |
|---|---|
| Date of Government Version: 12/16/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 12/16/2019    | Telephone: (404) 562-8651               |
| Date Made Active in Reports: 12/20/2019 | Last EDR Contact: 12/16/2019            |
| Number of Days to Update: 4             | Next Scheduled EDR Contact: 04/06/2020  |
|   | Data Release Frequency: Quarterly       |

## ***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

|   |   |
|---|---|
| Date of Government Version: 12/16/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 12/16/2019    | Telephone: (404) 562-8651               |
| Date Made Active in Reports: 12/20/2019 | Last EDR Contact: 12/16/2019            |
| Number of Days to Update: 4             | Next Scheduled EDR Contact: 04/06/2020  |
|   | Data Release Frequency: Quarterly       |



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

|   |   |
|---|---|
| Date of Government Version: 12/16/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 12/16/2019    | Telephone: (404) 562-8651               |
| Date Made Active in Reports: 12/20/2019 | Last EDR Contact: 12/16/2019            |
| Number of Days to Update: 4             | Next Scheduled EDR Contact: 04/06/2020  |
|   | Data Release Frequency: Quarterly       |

## RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

|   |   |
|---|---|
| Date of Government Version: 12/16/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 12/16/2019    | Telephone: (404) 562-8651               |
| Date Made Active in Reports: 12/20/2019 | Last EDR Contact: 12/16/2019            |
| Number of Days to Update: 4             | Next Scheduled EDR Contact: 04/06/2020  |
|   | Data Release Frequency: Quarterly       |

## ***Federal institutional controls / engineering controls registries***

### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

|   |  |
|---|--|
| Date of Government Version: 08/13/2019  | Source: Department of the Navy         |
| Date Data Arrived at EDR: 08/20/2019    | Telephone: 843-820-7326                |
| Date Made Active in Reports: 08/26/2019 | Last EDR Contact: 11/07/2019           |
| Number of Days to Update: 6             | Next Scheduled EDR Contact: 02/24/2020 |
|   | Data Release Frequency: Varies         |

### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

|   |   |
|---|---|
| Date of Government Version: 08/19/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 08/20/2019    | Telephone: 703-603-0695                 |
| Date Made Active in Reports: 08/26/2019 | Last EDR Contact: 11/22/2019            |
| Number of Days to Update: 6             | Next Scheduled EDR Contact: 03/09/2020  |
|   | Data Release Frequency: Varies          |

### US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

|   |   |
|---|---|
| Date of Government Version: 08/19/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 08/20/2019    | Telephone: 703-603-0695                 |
| Date Made Active in Reports: 08/26/2019 | Last EDR Contact: 11/22/2019            |
| Number of Days to Update: 6             | Next Scheduled EDR Contact: 03/09/2020  |
|   | Data Release Frequency: Varies          |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal ERNS list***

### ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/09/2019  
Date Data Arrived at EDR: 09/09/2019  
Date Made Active in Reports: 09/23/2019  
Number of Days to Update: 14

Source: National Response Center, United States Coast Guard  
Telephone: 202-267-2180  
Last EDR Contact: 12/19/2019  
Next Scheduled EDR Contact: 04/06/2020  
Data Release Frequency: Quarterly

## ***State- and tribal - equivalent CERCLIS***

### SHWS: State Leads List

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 09/23/2019  
Date Data Arrived at EDR: 09/24/2019  
Date Made Active in Reports: 10/22/2019  
Number of Days to Update: 28

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 11/21/2019  
Next Scheduled EDR Contact: 03/09/2020  
Data Release Frequency: Quarterly

## ***State and tribal landfill and/or solid waste disposal site lists***

### SWF/LF: Solid Waste Facilities List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/05/2019  
Date Data Arrived at EDR: 09/06/2019  
Date Made Active in Reports: 11/08/2019  
Number of Days to Update: 63

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 10/28/2019  
Next Scheduled EDR Contact: 02/10/2020  
Data Release Frequency: Semi-Annually

## ***State and tribal leaking storage tank lists***

### PSTEAF: Facility Ranking List

The Underground Storage Tank Branch (USTB) has ranked all PSTEAF reimbursable facilities requiring corrective action, in accordance with 401 KAR 42:290. Directive letters will be issued on the basis of facility ranking and available PSTEAF funding in sequential order as ranked. For example, Rank 2 facilities will be issued directives before Rank 3 facilities.

Date of Government Version: 10/01/2019  
Date Data Arrived at EDR: 10/08/2019  
Date Made Active in Reports: 11/15/2019  
Number of Days to Update: 38

Source: Department of Environmental Protection  
Telephone: 502-564-5981  
Last EDR Contact: 01/08/2020  
Next Scheduled EDR Contact: 04/20/2020  
Data Release Frequency: Quarterly

### INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/12/2019  
Date Data Arrived at EDR: 07/29/2019  
Date Made Active in Reports: 10/17/2019  
Number of Days to Update: 80

Source: EPA Region 4  
Telephone: 404-562-8677  
Last EDR Contact: 12/03/2019  
Next Scheduled EDR Contact: 02/03/2020  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

|   |  |
|---|--|
| Date of Government Version: 04/08/2019  | Source: EPA, Region 5                  |
| Date Data Arrived at EDR: 07/30/2019    | Telephone: 312-886-7439                |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 01/21/2020           |
| Number of Days to Update: 79            | Next Scheduled EDR Contact: 05/04/2020 |
|   | Data Release Frequency: Varies         |

### INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

|   |  |
|---|--|
| Date of Government Version: 04/11/2019  | Source: EPA Region 1                   |
| Date Data Arrived at EDR: 07/29/2019    | Telephone: 617-918-1313                |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 12/04/2019           |
| Number of Days to Update: 80            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

### INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

|   |  |
|---|--|
| Date of Government Version: 05/02/2019  | Source: EPA Region 8                   |
| Date Data Arrived at EDR: 10/22/2019    | Telephone: 303-312-6271                |
| Date Made Active in Reports: 11/11/2019 | Last EDR Contact: 12/04/2019           |
| Number of Days to Update: 20            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

### INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

|   |  |
|---|--|
| Date of Government Version: 04/16/2019  | Source: EPA Region 10                  |
| Date Data Arrived at EDR: 07/29/2019    | Telephone: 206-553-2857                |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 12/04/2019           |
| Number of Days to Update: 80            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

### INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

|   |  |
|---|--|
| Date of Government Version: 05/01/2019  | Source: EPA Region 6                   |
| Date Data Arrived at EDR: 07/29/2019    | Telephone: 214-665-6597                |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 10/25/2019           |
| Number of Days to Update: 80            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

### INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

|   |   |
|---|---|
| Date of Government Version: 04/08/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 07/29/2019    | Telephone: 415-972-3372                 |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 12/04/2019            |
| Number of Days to Update: 80            | Next Scheduled EDR Contact: 02/03/2020  |
|   | Data Release Frequency: Varies          |

### INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

|   |  |
|---|--|
| Date of Government Version: 07/02/2019  | Source: EPA Region 7                   |
| Date Data Arrived at EDR: 10/16/2019    | Telephone: 913-551-7003                |
| Date Made Active in Reports: 10/24/2019 | Last EDR Contact: 12/16/2020           |
| Number of Days to Update: 8             | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SB193: SB193 Branch Site Inventory List

The inventory indicates facilities that have performed permanent closure activities at a regulated underground storage tank facility and have known soil and/or groundwater contamination.

|   |  |
|---|--|
| Date of Government Version: 09/05/2006  | Source: Department of Environmental Protection |
| Date Data Arrived at EDR: 09/13/2006    | Telephone: 502-564-5981                        |
| Date Made Active in Reports: 10/18/2006 | Last EDR Contact: 04/08/2016                   |
| Number of Days to Update: 35            | Next Scheduled EDR Contact: 07/25/2016         |
|   | Data Release Frequency: No Update Planned      |

## **State and tribal registered storage tank lists**

### FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

|   |  |
|---|--|
| Date of Government Version: 08/27/2019  | Source: FEMA                           |
| Date Data Arrived at EDR: 08/28/2019    | Telephone: 202-646-5797                |
| Date Made Active in Reports: 11/11/2019 | Last EDR Contact: 01/21/2020           |
| Number of Days to Update: 75            | Next Scheduled EDR Contact: 04/20/2020 |
|   | Data Release Frequency: Varies         |

### UST: Underground Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

|   |  |
|---|--|
| Date of Government Version: 08/02/2019  | Source: Department of Environmental Protection |
| Date Data Arrived at EDR: 08/27/2019    | Telephone: 502-564-5981                        |
| Date Made Active in Reports: 11/06/2019 | Last EDR Contact: 11/22/2019                   |
| Number of Days to Update: 71            | Next Scheduled EDR Contact: 03/09/2020         |
|   | Data Release Frequency: Quarterly              |

### AST: Above Ground Storage Tanks

A listing of aboveground storage tank site locations.

|   |  |
|---|--|
| Date of Government Version: 08/27/2019  | Source: Office of State Fire Marshal   |
| Date Data Arrived at EDR: 08/28/2019    | Telephone: 502-564-4010                |
| Date Made Active in Reports: 11/07/2019 | Last EDR Contact: 11/20/2019           |
| Number of Days to Update: 71            | Next Scheduled EDR Contact: 03/09/2020 |
|   | Data Release Frequency: Varies         |

### INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

|   |  |
|---|--|
| Date of Government Version: 05/01/2019  | Source: EPA Region 6                   |
| Date Data Arrived at EDR: 07/29/2019    | Telephone: 214-665-7591                |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 12/04/2019           |
| Number of Days to Update: 80            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

### INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

|   |  |
|---|--|
| Date of Government Version: 05/02/2019  | Source: EPA Region 8                   |
| Date Data Arrived at EDR: 10/22/2019    | Telephone: 303-312-6137                |
| Date Made Active in Reports: 11/11/2019 | Last EDR Contact: 12/04/2019           |
| Number of Days to Update: 20            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

|   |  |
|---|--|
| Date of Government Version: 04/08/2019  | Source: EPA Region 5                   |
| Date Data Arrived at EDR: 07/29/2019    | Telephone: 312-886-6136                |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 12/04/2019           |
| Number of Days to Update: 80            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

## INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

|   |  |
|---|--|
| Date of Government Version: 04/12/2019  | Source: EPA Region 4                   |
| Date Data Arrived at EDR: 07/29/2019    | Telephone: 404-562-9424                |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 12/03/2019           |
| Number of Days to Update: 80            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

## INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

|   |  |
|---|--|
| Date of Government Version: 04/11/2019  | Source: EPA, Region 1                  |
| Date Data Arrived at EDR: 07/30/2019    | Telephone: 617-918-1313                |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 12/04/2019           |
| Number of Days to Update: 79            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

## INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

|   |  |
|---|--|
| Date of Government Version: 04/16/2019  | Source: EPA Region 10                  |
| Date Data Arrived at EDR: 07/30/2019    | Telephone: 206-553-2857                |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 12/04/2019           |
| Number of Days to Update: 79            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

## INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

|   |  |
|---|--|
| Date of Government Version: 05/02/2019  | Source: EPA Region 7                   |
| Date Data Arrived at EDR: 07/29/2019    | Telephone: 913-551-7003                |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 12/04/2019           |
| Number of Days to Update: 80            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

## INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

|   |  |
|---|--|
| Date of Government Version: 04/08/2019  | Source: EPA Region 9                   |
| Date Data Arrived at EDR: 07/29/2019    | Telephone: 415-972-3368                |
| Date Made Active in Reports: 10/17/2019 | Last EDR Contact: 12/04/2019           |
| Number of Days to Update: 80            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Varies         |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***State and tribal institutional control / engineering control registries***

### ENG CONTROLS: Engineering Controls Site Listing

A listing of sites that use engineering controls.

Date of Government Version: 09/24/2019

Date Data Arrived at EDR: 09/25/2019

Date Made Active in Reports: 10/22/2019

Number of Days to Update: 27

Source: Department of Environmental Protection

Telephone: 502-564-6716

Last EDR Contact: 11/21/2019

Next Scheduled EDR Contact: 03/09/2020

Data Release Frequency: Varies

### INST CONTROL: State Superfund Database

A list of closed sites in the State Superfund Database. Institutional controls would be in place at any site that uses Contained or Managed as a Closure Option.

Date of Government Version: 09/23/2019

Date Data Arrived at EDR: 09/24/2019

Date Made Active in Reports: 11/08/2019

Number of Days to Update: 45

Source: Department of Environmental Protection

Telephone: 502-564-6716

Last EDR Contact: 11/21/2019

Next Scheduled EDR Contact: 03/09/2020

Data Release Frequency: Varies

## ***State and tribal voluntary cleanup sites***

### VCP: Voluntary Cleanup Program Sites

Sites that have been accepted into the Voluntary Cleanup Program or have submitted an application.

Date of Government Version: 09/23/2019

Date Data Arrived at EDR: 09/25/2019

Date Made Active in Reports: 10/22/2019

Number of Days to Update: 27

Source: Department of Environmental Protection

Telephone: 502-564-6716

Last EDR Contact: 11/21/2019

Next Scheduled EDR Contact: 03/09/2020

Data Release Frequency: Varies

### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015

Date Data Arrived at EDR: 09/29/2015

Date Made Active in Reports: 02/18/2016

Number of Days to Update: 142

Source: EPA, Region 1

Telephone: 617-918-1102

Last EDR Contact: 12/17/2019

Next Scheduled EDR Contact: 04/06/2020

Data Release Frequency: Varies

### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008

Date Data Arrived at EDR: 04/22/2008

Date Made Active in Reports: 05/19/2008

Number of Days to Update: 27

Source: EPA, Region 7

Telephone: 913-551-7365

Last EDR Contact: 04/20/2009

Next Scheduled EDR Contact: 07/20/2009

Data Release Frequency: Varies

## ***State and tribal Brownfields sites***

### BROWNFIELDS: Kentucky Brownfield Inventory

The Kentucky Brownfield Program has created an inventory of brownfield sites in order to market the properties to those interested in brownfield redevelopment. The Kentucky Brownfield Program is working to promote the redevelopment of these sites by helping to remove barriers that prevent reuse, providing useful information to communities, developers and the public and encouraging a climate that fosters redevelopment of contaminated sites.

Date of Government Version: 09/30/2019

Date Data Arrived at EDR: 11/07/2019

Date Made Active in Reports: 01/15/2020

Number of Days to Update: 69

Source: Division of Compliance Assistance

Telephone: 502-564-0323

Last EDR Contact: 01/12/2020

Next Scheduled EDR Contact: 04/26/2020

Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ADDITIONAL ENVIRONMENTAL RECORDS

### **Local Brownfield lists**

#### US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

|   |   |
|---|---|
| Date of Government Version: 06/03/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 06/04/2019    | Telephone: 202-566-2777                 |
| Date Made Active in Reports: 08/26/2019 | Last EDR Contact: 12/16/2019            |
| Number of Days to Update: 83            | Next Scheduled EDR Contact: 03/30/2020  |
|   | Data Release Frequency: Semi-Annually   |

### **Local Lists of Landfill / Solid Waste Disposal Sites**

#### HIST LF: Historical Landfills

This solid waste facility listing contains detail information that is not included in the landfill listing. A listing with detail information is no longer available by the Department of Environmental Protection.

|   |  |
|---|--|
| Date of Government Version: 05/01/2003  | Source: Department of Environmental Protection |
| Date Data Arrived at EDR: 03/30/2006    | Telephone: 502-564-6716                        |
| Date Made Active in Reports: 05/01/2006 | Last EDR Contact: 02/23/2009                   |
| Number of Days to Update: 32            | Next Scheduled EDR Contact: 05/25/2009         |
|   | Data Release Frequency: No Update Planned      |

#### SWRCY: Recycling Facilities

A listing of recycling facilities located in the state of Kentucky.

|   |  |
|---|--|
| Date of Government Version: 09/13/2019  | Source: Department of Environmental Protection |
| Date Data Arrived at EDR: 10/23/2019    | Telephone: 502-564-6716                        |
| Date Made Active in Reports: 01/03/2020 | Last EDR Contact: 01/17/2020                   |
| Number of Days to Update: 72            | Next Scheduled EDR Contact: 04/27/2020         |
|   | Data Release Frequency: Varies                 |

#### INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

|   |   |
|---|---|
| Date of Government Version: 12/31/1998  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 12/03/2007    | Telephone: 703-308-8245                 |
| Date Made Active in Reports: 01/24/2008 | Last EDR Contact: 10/28/2019            |
| Number of Days to Update: 52            | Next Scheduled EDR Contact: 02/10/2020  |
|   | Data Release Frequency: Varies          |

#### ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

|   |   |
|---|---|
| Date of Government Version: 06/30/1985  | Source: Environmental Protection Agency   |
| Date Data Arrived at EDR: 08/09/2004    | Telephone: 800-424-9346                   |
| Date Made Active in Reports: 09/17/2004 | Last EDR Contact: 06/09/2004              |
| Number of Days to Update: 39            | Next Scheduled EDR Contact: N/A           |
|   | Data Release Frequency: No Update Planned |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 01/17/2020  
Next Scheduled EDR Contact: 05/04/2020  
Data Release Frequency: No Update Planned

## IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014  
Date Data Arrived at EDR: 08/06/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service  
Telephone: 301-443-1452  
Last EDR Contact: 11/01/2019  
Next Scheduled EDR Contact: 02/10/2020  
Data Release Frequency: Varies

## **Local Lists of Hazardous waste / Contaminated Sites**

### US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019  
Date Data Arrived at EDR: 06/13/2019  
Date Made Active in Reports: 09/03/2019  
Number of Days to Update: 82

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 11/20/2019  
Next Scheduled EDR Contact: 03/09/2020  
Data Release Frequency: No Update Planned

### CDL: Clandestine Drug Lab Location Listing

Clandestine drug lab site locations.

Date of Government Version: 09/23/2019  
Date Data Arrived at EDR: 09/25/2019  
Date Made Active in Reports: 10/22/2019  
Number of Days to Update: 27

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 11/21/2019  
Next Scheduled EDR Contact: 03/09/2020  
Data Release Frequency: Varies

### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/11/2019  
Date Data Arrived at EDR: 06/13/2019  
Date Made Active in Reports: 09/03/2019  
Number of Days to Update: 82

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 11/20/2019  
Next Scheduled EDR Contact: 03/09/2020  
Data Release Frequency: Quarterly

## **Local Land Records**

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/25/2019  
Date Data Arrived at EDR: 11/07/2019  
Date Made Active in Reports: 11/20/2019  
Number of Days to Update: 13

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 01/03/2020  
Next Scheduled EDR Contact: 04/13/2020  
Data Release Frequency: Semi-Annually

## **Records of Emergency Release Reports**

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2019  
Date Data Arrived at EDR: 06/26/2019  
Date Made Active in Reports: 09/23/2019  
Number of Days to Update: 89

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 12/06/2019  
Next Scheduled EDR Contact: 04/06/2020  
Data Release Frequency: Quarterly

SPILLS: State spills

A listing of spill and/or release related incidents.

Date of Government Version: 11/06/2019  
Date Data Arrived at EDR: 11/07/2019  
Date Made Active in Reports: 01/15/2020  
Number of Days to Update: 69

Source: DEP, Emergency Response  
Telephone: 502-564-2380  
Last EDR Contact: 01/13/2020  
Next Scheduled EDR Contact: 04/27/2020  
Data Release Frequency: Varies

## **Other Ascertainable Records**

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/16/2019  
Date Data Arrived at EDR: 12/16/2019  
Date Made Active in Reports: 12/20/2019  
Number of Days to Update: 4

Source: Environmental Protection Agency  
Telephone: (404) 562-8651  
Last EDR Contact: 12/16/2019  
Next Scheduled EDR Contact: 04/06/2020  
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/15/2019  
Date Data Arrived at EDR: 05/21/2019  
Date Made Active in Reports: 08/08/2019  
Number of Days to Update: 79

Source: U.S. Army Corps of Engineers  
Telephone: 202-528-4285  
Last EDR Contact: 11/19/2019  
Next Scheduled EDR Contact: 03/02/2020  
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 11/10/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 62

Source: USGS  
Telephone: 888-275-8747  
Last EDR Contact: 01/10/2020  
Next Scheduled EDR Contact: 04/20/2020  
Data Release Frequency: Semi-Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

|   |  |
|---|--|
| Date of Government Version: 04/02/2018  | Source: U.S. Geological Survey         |
| Date Data Arrived at EDR: 04/11/2018    | Telephone: 888-275-8747                |
| Date Made Active in Reports: 11/06/2019 | Last EDR Contact: 01/09/2020           |
| Number of Days to Update: 574           | Next Scheduled EDR Contact: 04/20/2020 |
|   | Data Release Frequency: N/A            |

### SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

|   |   |
|---|---|
| Date of Government Version: 01/01/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 02/03/2017    | Telephone: 615-532-8599                 |
| Date Made Active in Reports: 04/07/2017 | Last EDR Contact: 12/02/2019            |
| Number of Days to Update: 63            | Next Scheduled EDR Contact: 02/24/2020  |
|   | Data Release Frequency: Varies          |

### US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

|   |   |
|---|---|
| Date of Government Version: 09/23/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 09/24/2019    | Telephone: 202-566-1917                 |
| Date Made Active in Reports: 12/20/2019 | Last EDR Contact: 12/19/2019            |
| Number of Days to Update: 87            | Next Scheduled EDR Contact: 04/06/2020  |
|   | Data Release Frequency: Quarterly       |

### EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

|   |   |
|---|---|
| Date of Government Version: 08/30/2013  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 03/21/2014    | Telephone: 617-520-3000                 |
| Date Made Active in Reports: 06/17/2014 | Last EDR Contact: 10/31/2019            |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 02/17/2020  |
|   | Data Release Frequency: Quarterly       |

### 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

|   |   |
|---|---|
| Date of Government Version: 09/30/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 05/08/2018    | Telephone: 703-308-4044                 |
| Date Made Active in Reports: 07/20/2018 | Last EDR Contact: 11/08/2019            |
| Number of Days to Update: 73            | Next Scheduled EDR Contact: 02/17/2020  |
|   | Data Release Frequency: Varies          |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

|   |  |
|---|--|
| Date of Government Version: 12/31/2016  | Source: EPA                            |
| Date Data Arrived at EDR: 06/21/2017    | Telephone: 202-260-5521                |
| Date Made Active in Reports: 01/05/2018 | Last EDR Contact: 12/20/2019           |
| Number of Days to Update: 198           | Next Scheduled EDR Contact: 03/30/2020 |
|   | Data Release Frequency: Every 4 Years  |

## TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

|   |  |
|---|--|
| Date of Government Version: 12/31/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 11/16/2018    | Telephone: 202-566-0250                |
| Date Made Active in Reports: 11/21/2019 | Last EDR Contact: 11/22/2019           |
| Number of Days to Update: 370           | Next Scheduled EDR Contact: 03/02/2020 |
|   | Data Release Frequency: Annually       |

## SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

|   |  |
|---|--|
| Date of Government Version: 05/01/2019  | Source: EPA                            |
| Date Data Arrived at EDR: 10/23/2019    | Telephone: 202-564-4203                |
| Date Made Active in Reports: 01/15/2020 | Last EDR Contact: 10/23/2019           |
| Number of Days to Update: 84            | Next Scheduled EDR Contact: 02/03/2020 |
|   | Data Release Frequency: Annually       |

## ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

|   |  |
|---|--|
| Date of Government Version: 10/25/2019  | Source: EPA                            |
| Date Data Arrived at EDR: 11/07/2019    | Telephone: 703-416-0223                |
| Date Made Active in Reports: 11/20/2019 | Last EDR Contact: 01/03/2020           |
| Number of Days to Update: 13            | Next Scheduled EDR Contact: 03/16/2020 |
|   | Data Release Frequency: Annually       |

## RMP: Risk Management Plans

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

|   |   |
|---|---|
| Date of Government Version: 04/25/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 05/02/2019    | Telephone: 202-564-8600                 |
| Date Made Active in Reports: 05/23/2019 | Last EDR Contact: 01/21/2020            |
| Number of Days to Update: 21            | Next Scheduled EDR Contact: 05/04/2020  |
|   | Data Release Frequency: Varies          |

### RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

|   |   |
|---|---|
| Date of Government Version: 04/17/1995  | Source: EPA                               |
| Date Data Arrived at EDR: 07/03/1995    | Telephone: 202-564-4104                   |
| Date Made Active in Reports: 08/07/1995 | Last EDR Contact: 06/02/2008              |
| Number of Days to Update: 35            | Next Scheduled EDR Contact: 09/01/2008    |
|   | Data Release Frequency: No Update Planned |

### PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

|   |  |
|---|--|
| Date of Government Version: 10/25/2019  | Source: EPA                            |
| Date Data Arrived at EDR: 11/07/2019    | Telephone: 202-564-6023                |
| Date Made Active in Reports: 11/21/2019 | Last EDR Contact: 01/03/2020           |
| Number of Days to Update: 14            | Next Scheduled EDR Contact: 02/17/2020 |
|   | Data Release Frequency: Quarterly      |

### PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

|   |  |
|---|--|
| Date of Government Version: 10/09/2019  | Source: EPA                            |
| Date Data Arrived at EDR: 10/11/2019    | Telephone: 202-566-0500                |
| Date Made Active in Reports: 12/20/2019 | Last EDR Contact: 01/10/2020           |
| Number of Days to Update: 70            | Next Scheduled EDR Contact: 04/20/2020 |
|   | Data Release Frequency: Annually       |

### ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

|   |   |
|---|---|
| Date of Government Version: 11/18/2016  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 11/23/2016    | Telephone: 202-564-2501                 |
| Date Made Active in Reports: 02/10/2017 | Last EDR Contact: 01/06/2020            |
| Number of Days to Update: 79            | Next Scheduled EDR Contact: 04/20/2020  |
|   | Data Release Frequency: Quarterly       |



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-566-1667  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: No Update Planned

### FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA  
Telephone: 202-566-1667  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: No Update Planned

### MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/25/2019  
Date Data Arrived at EDR: 10/25/2019  
Date Made Active in Reports: 01/15/2020  
Number of Days to Update: 82

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169  
Last EDR Contact: 01/21/2020  
Next Scheduled EDR Contact: 05/04/2020  
Data Release Frequency: Quarterly

### COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 12/04/2019  
Date Made Active in Reports: 01/15/2020  
Number of Days to Update: 42

Source: Department of Energy  
Telephone: 202-586-8719  
Last EDR Contact: 12/04/2019  
Next Scheduled EDR Contact: 03/16/2020  
Data Release Frequency: Varies

### COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017  
Date Data Arrived at EDR: 03/05/2019  
Date Made Active in Reports: 11/11/2019  
Number of Days to Update: 251

Source: Environmental Protection Agency  
Telephone: N/A  
Last EDR Contact: 11/25/2019  
Next Scheduled EDR Contact: 03/16/2020  
Data Release Frequency: Varies

### PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017  
Date Data Arrived at EDR: 11/30/2017  
Date Made Active in Reports: 12/15/2017  
Number of Days to Update: 15

Source: Environmental Protection Agency  
Telephone: 202-566-0517  
Last EDR Contact: 11/06/2019  
Next Scheduled EDR Contact: 02/17/2020  
Data Release Frequency: Varies

### RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2019  
Date Data Arrived at EDR: 07/01/2019  
Date Made Active in Reports: 09/23/2019  
Number of Days to Update: 84

Source: Environmental Protection Agency  
Telephone: 202-343-9775  
Last EDR Contact: 12/20/2019  
Next Scheduled EDR Contact: 04/13/2020  
Data Release Frequency: Quarterly

## HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2007  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

## HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

## DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/01/2019  
Date Data Arrived at EDR: 10/29/2019  
Date Made Active in Reports: 01/15/2020  
Number of Days to Update: 78

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 10/29/2019  
Next Scheduled EDR Contact: 02/10/2020  
Data Release Frequency: Quarterly

## CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2019  
Date Data Arrived at EDR: 10/09/2019  
Date Made Active in Reports: 12/20/2019  
Number of Days to Update: 72

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 01/06/2020  
Next Scheduled EDR Contact: 04/20/2020  
Data Release Frequency: Varies

## BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015  
Date Data Arrived at EDR: 02/22/2017  
Date Made Active in Reports: 09/28/2017  
Number of Days to Update: 218

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 12/16/2019  
Next Scheduled EDR Contact: 04/06/2020  
Data Release Frequency: Biennially

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

|   |  |
|---|--|
| Date of Government Version: 12/31/2014  | Source: USGS                           |
| Date Data Arrived at EDR: 07/14/2015    | Telephone: 202-208-3710                |
| Date Made Active in Reports: 01/10/2017 | Last EDR Contact: 01/07/2020           |
| Number of Days to Update: 546           | Next Scheduled EDR Contact: 04/20/2020 |
|   | Data Release Frequency: Semi-Annually  |

## FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

|   |  |
|---|--|
| Date of Government Version: 08/08/2017  | Source: Department of Energy           |
| Date Data Arrived at EDR: 09/11/2018    | Telephone: 202-586-3559                |
| Date Made Active in Reports: 09/14/2018 | Last EDR Contact: 11/04/2019           |
| Number of Days to Update: 3             | Next Scheduled EDR Contact: 02/17/2020 |
|   | Data Release Frequency: Varies         |

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

|   |  |
|---|--|
| Date of Government Version: 08/01/2019  | Source: Department of Energy           |
| Date Data Arrived at EDR: 08/21/2019    | Telephone: 505-845-0011                |
| Date Made Active in Reports: 11/11/2019 | Last EDR Contact: 11/15/2019           |
| Number of Days to Update: 82            | Next Scheduled EDR Contact: 03/02/2020 |
|   | Data Release Frequency: Varies         |

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

|   |   |
|---|---|
| Date of Government Version: 10/25/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 11/07/2019    | Telephone: 703-603-8787                 |
| Date Made Active in Reports: 11/20/2019 | Last EDR Contact: 01/03/2020            |
| Number of Days to Update: 13            | Next Scheduled EDR Contact: 04/13/2020  |
|   | Data Release Frequency: Varies          |

## LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

|   |   |
|---|---|
| Date of Government Version: 04/05/2001  | Source: American Journal of Public Health |
| Date Data Arrived at EDR: 10/27/2010    | Telephone: 703-305-6451                   |
| Date Made Active in Reports: 12/02/2010 | Last EDR Contact: 12/02/2009              |
| Number of Days to Update: 36            | Next Scheduled EDR Contact: N/A           |
|   | Data Release Frequency: No Update Planned |

## US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

## US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

## US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2019  
Date Data Arrived at EDR: 08/27/2019  
Date Made Active in Reports: 11/11/2019  
Number of Days to Update: 76

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 11/25/2019  
Next Scheduled EDR Contact: 03/09/2020  
Data Release Frequency: Semi-Annually

## MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 09/17/2019  
Date Data Arrived at EDR: 09/18/2019  
Date Made Active in Reports: 12/03/2019  
Number of Days to Update: 76

Source: DOL, Mine Safety & Health Admi  
Telephone: 202-693-9424  
Last EDR Contact: 12/02/2019  
Next Scheduled EDR Contact: 03/16/2020  
Data Release Frequency: Quarterly

## US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005  
Date Data Arrived at EDR: 02/29/2008  
Date Made Active in Reports: 04/18/2008  
Number of Days to Update: 49

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 11/22/2019  
Next Scheduled EDR Contact: 03/09/2020  
Data Release Frequency: Varies

## US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011  
Date Data Arrived at EDR: 06/08/2011  
Date Made Active in Reports: 09/13/2011  
Number of Days to Update: 97

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 11/22/2019  
Next Scheduled EDR Contact: 03/09/2020  
Data Release Frequency: Varies

## ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/10/2019  
Date Data Arrived at EDR: 09/10/2019  
Date Made Active in Reports: 10/17/2019  
Number of Days to Update: 37

Source: Department of Interior  
Telephone: 202-208-2609  
Last EDR Contact: 12/04/2019  
Next Scheduled EDR Contact: 03/23/2020  
Data Release Frequency: Quarterly

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/12/2019  
Date Data Arrived at EDR: 09/04/2019  
Date Made Active in Reports: 12/03/2019  
Number of Days to Update: 90

Source: EPA  
Telephone: (404) 562-9900  
Last EDR Contact: 12/04/2019  
Next Scheduled EDR Contact: 03/16/2020  
Data Release Frequency: Quarterly

## UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017  
Date Data Arrived at EDR: 01/17/2019  
Date Made Active in Reports: 04/01/2019  
Number of Days to Update: 74

Source: Department of Defense  
Telephone: 703-704-1564  
Last EDR Contact: 01/13/2020  
Next Scheduled EDR Contact: 04/27/2020  
Data Release Frequency: Varies

## DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018  
Date Data Arrived at EDR: 07/26/2018  
Date Made Active in Reports: 10/05/2018  
Number of Days to Update: 71

Source: Environmental Protection Agency  
Telephone: 202-564-0527  
Last EDR Contact: 11/20/2019  
Next Scheduled EDR Contact: 03/09/2020  
Data Release Frequency: Varies

## ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 10/06/2019  
Date Data Arrived at EDR: 10/08/2019  
Date Made Active in Reports: 01/02/2020  
Number of Days to Update: 86

Source: Environmental Protection Agency  
Telephone: 202-564-2280  
Last EDR Contact: 01/07/2020  
Next Scheduled EDR Contact: 04/20/2020  
Data Release Frequency: Quarterly

## FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/19/2019  
Date Data Arrived at EDR: 08/20/2019  
Date Made Active in Reports: 11/11/2019  
Number of Days to Update: 83

Source: EPA  
Telephone: 800-385-6164  
Last EDR Contact: 11/19/2019  
Next Scheduled EDR Contact: 03/02/2020  
Data Release Frequency: Quarterly

## AIRS: Permitted Airs Facility Listing

A listing of permitted Airs facilities.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/26/2019  
Date Data Arrived at EDR: 08/28/2019  
Date Made Active in Reports: 11/07/2019  
Number of Days to Update: 71

Source: Department of Environmental Protection  
Telephone: 502-573-3382  
Last EDR Contact: 10/28/2019  
Next Scheduled EDR Contact: 02/10/2020  
Data Release Frequency: Semi-Annually

## ASBESTOS: Asbestos Notification Listing Asbestos sites

Date of Government Version: 10/01/2019  
Date Data Arrived at EDR: 10/02/2019  
Date Made Active in Reports: 11/15/2019  
Number of Days to Update: 44

Source: Department of Environmental Protection  
Telephone: 502-782-6780  
Last EDR Contact: 12/02/2019  
Next Scheduled EDR Contact: 03/16/2020  
Data Release Frequency: Varies

## COAL ASH: Coal Ash Disposal Sites A listing of coal ash pond site locations.

Date of Government Version: 02/27/2019  
Date Data Arrived at EDR: 02/28/2019  
Date Made Active in Reports: 05/03/2019  
Number of Days to Update: 64

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 10/28/2019  
Next Scheduled EDR Contact: 02/10/2020  
Data Release Frequency: No Update Planned

## DRYCLEANERS: Drycleaner Listing A listing of drycleaner facility locations.

Date of Government Version: 08/26/2019  
Date Data Arrived at EDR: 08/28/2019  
Date Made Active in Reports: 11/07/2019  
Number of Days to Update: 71

Source: Department of Environmental Protection  
Telephone: 502-573-3382  
Last EDR Contact: 10/28/2019  
Next Scheduled EDR Contact: 02/10/2020  
Data Release Frequency: Semi-Annually

## Financial Assurance 1: Financial Assurance Information Listing A listing of financial assurance information.

Date of Government Version: 09/05/2019  
Date Data Arrived at EDR: 09/06/2019  
Date Made Active in Reports: 10/22/2019  
Number of Days to Update: 46

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 10/28/2019  
Next Scheduled EDR Contact: 02/10/2020  
Data Release Frequency: Varies

## Financial Assurance 2: Financial Assurance Information Listing Financial Assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/14/2014  
Date Data Arrived at EDR: 06/06/2014  
Date Made Active in Reports: 06/24/2014  
Number of Days to Update: 18

Source: Department of Environmental Protection  
Telephone: 502-564-5981  
Last EDR Contact: 10/28/2019  
Next Scheduled EDR Contact: 02/10/2020  
Data Release Frequency: Varies

## Financial Assurance 3: Financial Assurance Information Listing A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 09/05/2019  
Date Data Arrived at EDR: 09/06/2019  
Date Made Active in Reports: 10/22/2019  
Number of Days to Update: 46

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 10/28/2019  
Next Scheduled EDR Contact: 02/10/2020  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LEAD: Environmental Lead Program Report Tracking Database

Lead Report Tracking Database

Date of Government Version: 01/27/2017  
Date Data Arrived at EDR: 02/02/2017  
Date Made Active in Reports: 08/21/2017  
Number of Days to Update: 200

Source: Department of Public Health  
Telephone: 502-564-4537  
Last EDR Contact: 10/31/2019  
Next Scheduled EDR Contact: 02/17/2020  
Data Release Frequency: Varies

## NPDES: Permitted Facility Listing

A listing of permitted wastewater facilities.

Date of Government Version: 09/04/2019  
Date Data Arrived at EDR: 09/06/2019  
Date Made Active in Reports: 10/22/2019  
Number of Days to Update: 46

Source: Department of Environmental Protection  
Telephone: 502-564-3410  
Last EDR Contact: 11/04/2019  
Next Scheduled EDR Contact: 02/17/2020  
Data Release Frequency: Semi-Annually

## UIC: UIC Information

A listing of wells identified as underground injection wells, in the Kentucky Oil & Gas Wells data base.

Date of Government Version: 07/26/2019  
Date Data Arrived at EDR: 10/16/2019  
Date Made Active in Reports: 12/16/2019  
Number of Days to Update: 61

Source: Kentucky Geological Survey  
Telephone: 859-323-0544  
Last EDR Contact: 01/14/2020  
Next Scheduled EDR Contact: 04/27/2020  
Data Release Frequency: Quarterly

## MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018  
Date Data Arrived at EDR: 10/21/2019  
Date Made Active in Reports: 10/24/2019  
Number of Days to Update: 3

Source: USGS  
Telephone: 703-648-6533  
Last EDR Contact: 11/22/2019  
Next Scheduled EDR Contact: 03/09/2020  
Data Release Frequency: Varies

## EDR HIGH RISK HISTORICAL RECORDS

### ***EDR Exclusive Records***

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

### *Exclusive Recovered Govt. Archives*

#### RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/03/2014  
Number of Days to Update: 186

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/15/2014  
Number of Days to Update: 198

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

#### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/14/2019  
Date Data Arrived at EDR: 05/14/2019  
Date Made Active in Reports: 08/05/2019  
Number of Days to Update: 83

Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 11/11/2019  
Next Scheduled EDR Contact: 02/24/2020  
Data Release Frequency: No Update Planned



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 04/10/2019  
Date Made Active in Reports: 05/16/2019  
Number of Days to Update: 36

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 01/06/2020  
Next Scheduled EDR Contact: 04/20/2020  
Data Release Frequency: Annually

## NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019  
Date Data Arrived at EDR: 05/01/2019  
Date Made Active in Reports: 06/21/2019  
Number of Days to Update: 51

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 10/29/2019  
Next Scheduled EDR Contact: 02/10/2020  
Data Release Frequency: Quarterly

## PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018  
Date Data Arrived at EDR: 07/19/2019  
Date Made Active in Reports: 09/10/2019  
Number of Days to Update: 53

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 01/14/2020  
Next Scheduled EDR Contact: 04/07/2020  
Data Release Frequency: Annually

## RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 10/02/2019  
Date Made Active in Reports: 12/10/2019  
Number of Days to Update: 69

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 11/14/2019  
Next Scheduled EDR Contact: 03/02/2020  
Data Release Frequency: Annually

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018  
Date Data Arrived at EDR: 06/19/2019  
Date Made Active in Reports: 09/03/2019  
Number of Days to Update: 76

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 12/18/2019  
Next Scheduled EDR Contact: 03/23/2020  
Data Release Frequency: Annually

## Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

## Electric Power Transmission Line Data

Source: Endeavor Business Media

This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

## Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

## Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

## Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

## Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

## Daycare Centers: Certified Child Care Homes

Source: Cabinet for Families & Children

Telephone: 502-564-7130

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

## State Wetlands Data: Wetland Inventory

Source: Environmental & Public Protection Cabinet

Telephone: 502-564-6736

## Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## **STREET AND ADDRESS INFORMATION**

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

## GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

MT. OLIVE PROPERTY  
RUSSELL COUNTY  
RUSSELL SPRINGS, KY 42642

### TARGET PROPERTY COORDINATES

|                               |                           |
|-------------------------------|---------------------------|
| Latitude (North):             | 37.109073 - 37° 6' 32.66" |
| Longitude (West):             | 85.085277 - 85° 5' 7.00"  |
| Universal Tranverse Mercator: | Zone 16                   |
| UTM X (Meters):               | 670133.7                  |
| UTM Y (Meters):               | 4108484.2                 |
| Elevation:                    | 991 ft. above sea level   |

### USGS TOPOGRAPHIC MAP

|                      |                             |
|----------------------|-----------------------------|
| Target Property Map: | 5939841 RUSSELL SPRINGS, KY |
| Version Date:        | 2013                        |
| North Map:           | 5939787 DUNNVILLE, KY       |
| Version Date:        | 2013                        |

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

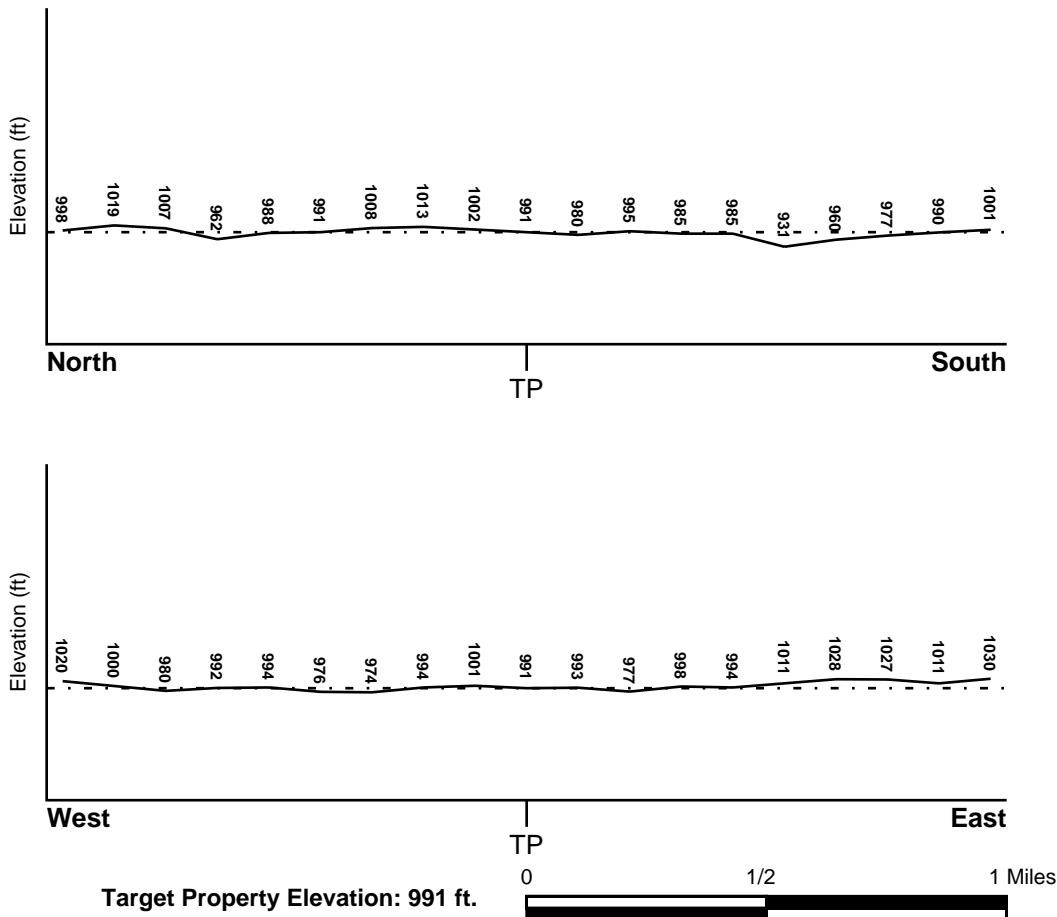
## TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSW

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.



# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## **FEMA FLOOD ZONE**

|   |                         |
|---|-------------------------|
| <u>Flood Plain Panel at Target Property</u> | <u>FEMA Source Type</u> |
| 21207C0100C                                 | FEMA FIRM Flood data    |
| <u>Additional Panels in search area:</u>    | <u>FEMA Source Type</u> |
| Not Reported                                |                         |

## **NATIONAL WETLAND INVENTORY**

|                                    |  |
|------------------------------------|--|
| <u>NWI Quad at Target Property</u> | <u>NWI Electronic Data Coverage</u>            |
| RUSSELL SPRINGS                    | YES - refer to the Overview Map and Detail Map |

## HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## **AQUIFLOW®**

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

| <u>MAP ID</u> | <u>LOCATION FROM TP</u> | <u>GENERAL DIRECTION GROUNDWATER FLOW</u> |
|---------------|-------------------------|---|
| Not Reported  |                         |   |

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

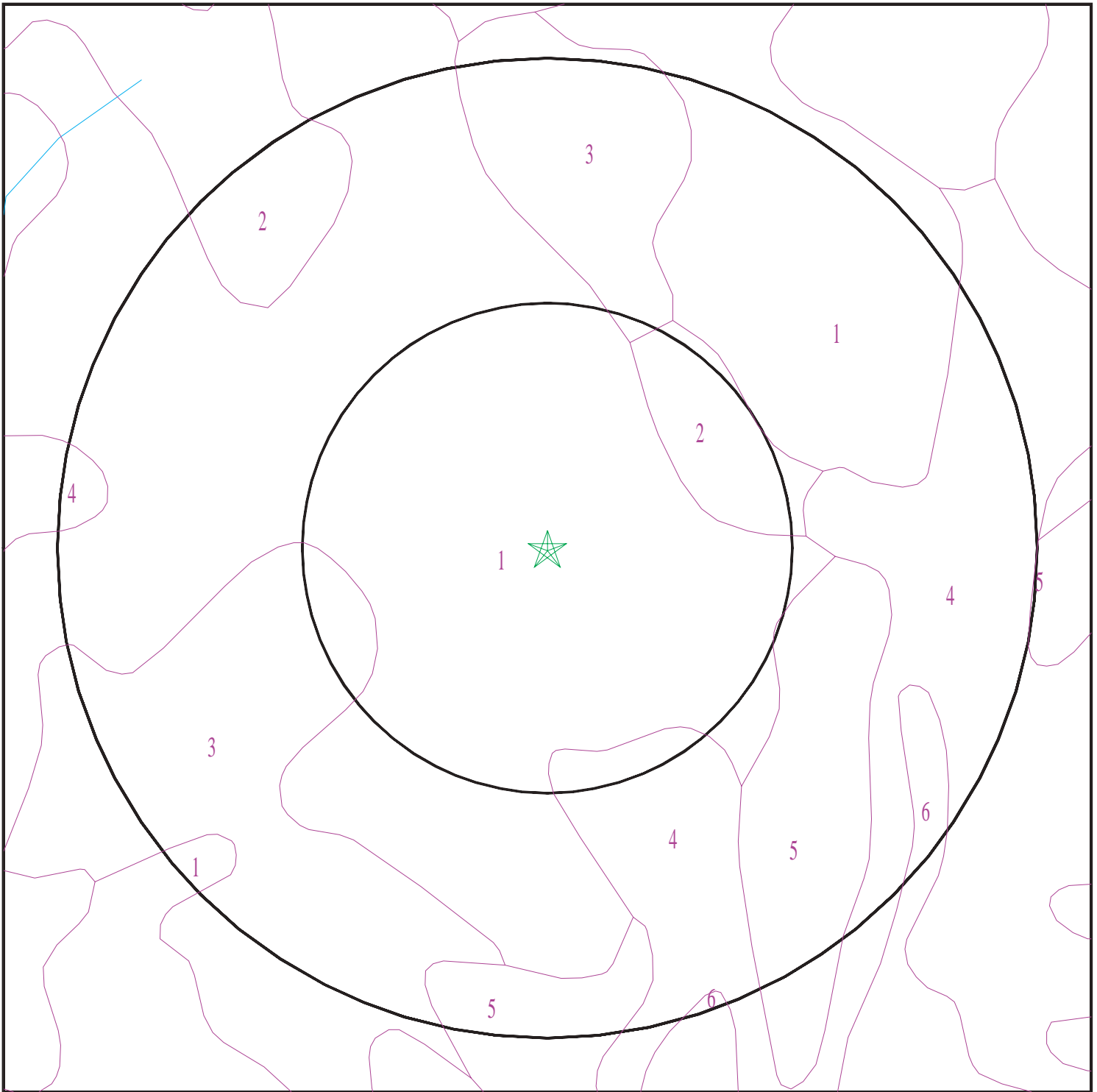
|         |   |
|---------|---|
| Era:    | Paleozoic   |
| System: | Mississippian   |
| Series: | Meramecian Series                                       |
| Code:   | M2 ( <i>decoded above as Era, System &amp; Series</i> ) |

#### **GEOLOGIC AGE IDENTIFICATION**

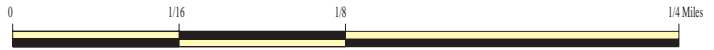
Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 5946524.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Mt. Olive Property  
ADDRESS: Russell County  
Russell Springs KY 42642  
LAT/LONG: 37.109073 / 85.085277

CLIENT: Linebach Funkhouser Inc.  
CONTACT: Jayson E. Carey  
INQUIRY #: 5946524.2s  
DATE: January 24, 2020 8:57 am

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

#### Soil Map ID: 1

Soil Component Name: Sango

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 inches

| Soil Layer Information |           |           |                    |   |   |  |                      |
|------------------------|-----------|-----------|--------------------|---|---|--|----------------------|
| Layer                  | Boundary  |           | Soil Texture Class | Classification  |   | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH)   |
|                        | Upper     | Lower     |                    | AASHTO Group  | Unified Soil  |  |                      |
| 1                      | 0 inches  | 7 inches  | silt loam          | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt. | Max: 4.23<br>Min: 1.41                       | Max: 5.5<br>Min: 4.5 |
| 2                      | 7 inches  | 25 inches | silt loam          | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt. | Max: 4.23<br>Min: 1.41                       | Max: 5.5<br>Min: 4.5 |
| 3                      | 25 inches | 61 inches | silt loam          | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt. | Max: 4.23<br>Min: 1.41                       | Max: 5.5<br>Min: 4.5 |
| 4                      | 61 inches | 94 inches | silty clay loam    | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt. | Max: 4.23<br>Min: 1.41                       | Max: 5.5<br>Min: 4.5 |



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### Soil Map ID: 2

Soil Component Name: Lonewood

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 114 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information |           |           |                     |   |              |   |                    |
|------------------------|-----------|-----------|---------------------|---|--------------|---|--------------------|
| Layer                  | Boundary  |           | Soil Texture Class  | Classification  |              | Saturated hydraulic conductivity<br>micro m/sec | Soil Reaction (pH) |
|                        | Upper     | Lower     |                     | AASHTO Group  | Unified Soil |   |                    |
| 1                      | 0 inches  | 7 inches  | loam                | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |
| 2                      | 7 inches  | 44 inches | loam                | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |
| 3                      | 44 inches | 83 inches | unweathered bedrock | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |

### Soil Map ID: 3

Soil Component Name: Taft

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 30 inches

| Soil Layer Information |           |           |                    |   |   |  |                      |
|------------------------|-----------|-----------|--------------------|---|---|--|----------------------|
| Layer                  | Boundary  |           | Soil Texture Class | Classification  |   | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH)   |
|                        | Upper     | Lower     |                    | AASHTO Group  | Unified Soil  |  |                      |
| 1                      | 0 inches  | 31 inches | silt loam          | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 1.41<br>Min: 0.42                       | Max: 5.5<br>Min: 4.5 |
| 2                      | 31 inches | 59 inches | silt loam          | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 1.41<br>Min: 0.42                       | Max: 5.5<br>Min: 4.5 |

**Soil Map ID: 4**

Soil Component Name: Gilpin

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

| Soil Layer Information |           |           |                               |   |              |   |                    |
|------------------------|-----------|-----------|-------------------------------|---|--------------|---|--------------------|
| Layer                  | Boundary  |           | Soil Texture Class            | Classification  |              | Saturated hydraulic conductivity<br>micro m/sec | Soil Reaction (pH) |
|                        | Upper     | Lower     |                               | AASHTO Group  | Unified Soil |   |                    |
| 1                      | 0 inches  | 9 inches  | silt loam                     | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |
| 2                      | 9 inches  | 25 inches | channery silt loam            | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |
| 3                      | 25 inches | 29 inches | very channery silty clay loam | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |
| 4                      | 29 inches | 33 inches | unweathered bedrock           | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |

### Soil Map ID: 5

Soil Component Name: Lonewood

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 114 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

| Soil Layer Information |           |           |                     |   |              |   |                    |
|------------------------|-----------|-----------|---------------------|---|--------------|---|--------------------|
| Layer                  | Boundary  |           | Soil Texture Class  | Classification  |              | Saturated hydraulic conductivity<br>micro m/sec | Soil Reaction (pH) |
|                        | Upper     | Lower     |                     | AASHTO Group  | Unified Soil |   |                    |
| 1                      | 0 inches  | 7 inches  | loam                | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |
| 2                      | 7 inches  | 44 inches | loam                | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |
| 3                      | 44 inches | 83 inches | unweathered bedrock | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |

### Soil Map ID: 6

Soil Component Name: Gilpin

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches



# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

| Soil Layer Information |           |           |                               |   |              |   |                    |
|------------------------|-----------|-----------|-------------------------------|---|--------------|---|--------------------|
| Layer                  | Boundary  |           | Soil Texture Class            | Classification  |              | Saturated hydraulic conductivity<br>micro m/sec | Soil Reaction (pH) |
|                        | Upper     | Lower     |                               | AASHTO Group  | Unified Soil |   |                    |
| 1                      | 0 inches  | 9 inches  | silt loam                     | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |
| 2                      | 9 inches  | 25 inches | channery silt loam            | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |
| 3                      | 25 inches | 29 inches | very channery silty clay loam | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |
| 4                      | 29 inches | 33 inches | unweathered bedrock           | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | Not reported | Max:<br>Min:                                    | Max: Min:          |

## LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

## WELL SEARCH DISTANCE INFORMATION

| <u>DATABASE</u>  | <u>SEARCH DISTANCE (miles)</u> |
|------------------|--------------------------------|
| Federal USGS     | 1.000                          |
| Federal FRDS PWS | Nearest PWS within 1 mile      |
| State Database   | 1.000                          |

## **FEDERAL USGS WELL INFORMATION**

| <u>MAP ID</u> | <u>WELL ID</u> | <u>LOCATION FROM TP</u> |
|---------------|----------------|-------------------------|
| _____         | _____          | _____                   |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## FEDERAL USGS WELL INFORMATION

| <u>MAP ID</u>  | <u>WELL ID</u> | <u>LOCATION<br/>FROM TP</u> |
|----------------|----------------|-----------------------------|
| No Wells Found |                |                             |

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

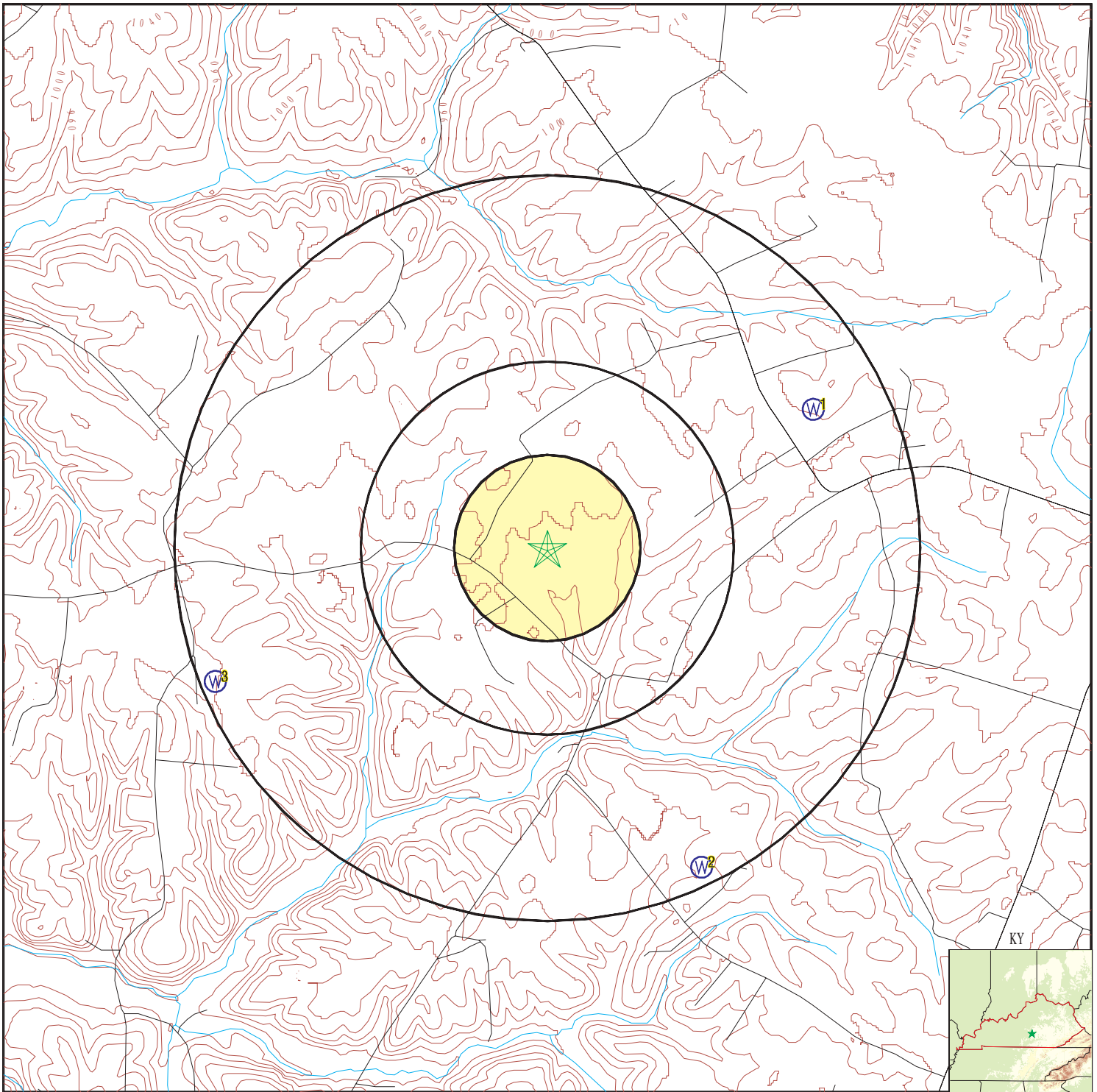
| <u>MAP ID</u>       | <u>WELL ID</u> | <u>LOCATION<br/>FROM TP</u> |
|---------------------|----------------|-----------------------------|
| No PWS System Found |                |                             |








Note: PWS System location is not always the same as well location.





## STATE DATABASE WELL INFORMATION

| <u>MAP ID</u> | <u>WELL ID</u>  | <u>LOCATION<br/>FROM TP</u> |
|---------------|-----------------|-----------------------------|
| 1             | KY6000000043667 | 1/2 - 1 Mile ENE            |
| 2             | KY6000000007588 | 1/2 - 1 Mile SSE            |
| 3             | KY6000000031257 | 1/2 - 1 Mile WSW            |

# PHYSICAL SETTING SOURCE MAP - 5946524.2s



-  County Boundary
-  Major Roads
-  Contour Lines
-  Earthquake epicenter, Richter 5 or greater
-  Water Wells
-  Public Water Supply Wells
-  Cluster of Multiple Icons

-  Groundwater Flow Direction
-  Indeterminate Groundwater Flow at Location
-  Groundwater Flow Varies at Location
-  Oil, gas or related wells



SITE NAME: Mt. Olive Property  
 ADDRESS: Russell County  
 Russell Springs KY 42642  
 LAT/LONG: 37.109073 / 85.085277

CLIENT: Linebach Funkhouser Inc.  
 CONTACT: Jayson E. Carey  
 INQUIRY #: 5946524.2s  
 DATE: January 24, 2020 8:57 am

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**1**  
**ENE**  
**1/2 - 1 Mile**  
**Higher**

**KY WELLS      KY6000000043667**

|             |                             |             |                    |
|-------------|-----------------------------|-------------|--------------------|
| Fid:        | 43666                       | Akgwa:      | 30006823           |
| Altid:      | Not Reported                | Latdecimal: | 37.114468          |
| Longdecima: | -85.072357                  | County:     | Russell            |
| Quadname:   | Russell Springs             | Physiograp: | Eastern Pennyroyal |
| Type:       | W                           | Surfaceele: | 0                  |
| Usage:      | Domestic - Single Household | Enddate:    | Not Reported       |
| Site id:    | KY6000000043667             |             |                    |

**2**  
**SSE**  
**1/2 - 1 Mile**  
**Higher**

**KY WELLS      KY6000000007588**

|             |                             |             |                       |
|-------------|-----------------------------|-------------|-----------------------|
| Fid:        | 7587                        | Akgwa:      | 10001                 |
| Altid:      | Not Reported                | Latdecimal: | 37.09666667           |
| Longdecima: | -85.07777778                | County:     | Russell               |
| Quadname:   | Russell Springs             | Physiograp: | Mississippian Plateau |
| Type:       | W                           | Surfaceele: | 1010                  |
| Usage:      | Domestic - Single Household | Enddate:    | 04-JAN-88             |
| Site id:    | KY6000000007588             |             |                       |

**3**  
**WSW**  
**1/2 - 1 Mile**  
**Higher**

**KY WELLS      KY6000000031257**

|             |                 |             |                       |
|-------------|-----------------|-------------|-----------------------|
| Fid:        | 31256           | Akgwa:      | 53035                 |
| Altid:      | Not Reported    | Latdecimal: | 37.10388889           |
| Longdecima: | -85.10138889    | County:     | Russell               |
| Quadname:   | Russell Springs | Physiograp: | Mississippian Plateau |
| Type:       | W               | Surfaceele: | 1020                  |
| Usage:      | Not Reported    | Enddate:    | 12-JAN-00             |
| Site id:    | KY6000000031257 |             |                       |



# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: KY Radon

### Radon Test Results

| Zip   | Test Date | Test Result |
|-------|-----------|-------------|
| 42642 | 4/15/2004 | 1.40        |
| 42642 | 10/7/2005 | 2.90        |
| 42642 | 1/4/2002  | 5.60        |
| 42642 | 1/4/2002  | 5.60        |
| 42642 | 1/16/2002 | 5.40        |
| 42642 | 1/16/2002 | 5.40        |
| 42642 | 1/22/2003 | 1.20        |
| 42642 | 2/15/2003 | 11.20       |
| 42642 | 2/26/2003 | 3.70        |
| 42642 | 3/26/2003 | 1.80        |
| 42642 | 5/5/2003  | 5.90        |
| 42642 | 6/7/2003  | 6.10        |

Federal EPA Radon Zone for RUSSELL County: 1

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for Zip Code: 42642

Number of sites tested: 1

| Area                    | Average Activity | % <4 pCi/L   | % 4-20 pCi/L | % >20 pCi/L  |
|-------------------------|------------------|--------------|--------------|--------------|
| Living Area - 1st Floor | 0.400 pCi/L      | 100%         | 0%           | 0%           |
| Living Area - 2nd Floor | Not Reported     | Not Reported | Not Reported | Not Reported |
| Basement                | Not Reported     | Not Reported | Not Reported | Not Reported |

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: Environmental & Public Protection Cabinet

Telephone: 502-564-6736

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Kentucky Water Well Records Database

Source: Kentucky Geological Survey

Telephone: 859-257-5500

Water Wells in Kentucky. Data from the Kentucky Ground Water Data Repository.

## OTHER STATE DATABASE INFORMATION

#### Oil and Gas Well Locations

Source: Kentucky Geological Survey

Telephone: 859-257-5500

Oil and gas well locations in the state of Kentucky

### RADON

#### State Database: KY Radon

Source: Department of Public Health

Telephone: 502-564-4856

Radon Test Results

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

#### Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

#### Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.



**Appendix E**

**KDEP Documents**



# Kentucky Geologic Map Information Service

[KGS Home](#) > [Maps, Pubs, & Data](#) > [Geologic Map Service](#)

University of Kentucky  
Kentucky Geological Survey

[Feedback](#) | [Tutorials](#) | [About This Service](#) | [Geologic maps: a citizen's guide \(pdf: 25 MB\)](#) | [What's New?](#)

