

Flat Run Solar, LLC  
Kentucky State Board on Electric  
Generation and Transmission Application

Site Assessment Report

Case No. 2020-00272

April 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	11.11%	55.56%
Agricultural	55.72%	33.33%
Agri/Res	18.44%	7.41%
Industrial	14.73%	3.70%

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 three non-participating residential homes within 300' of the Project, which are marked on the map. Two of these homes have at least one existing vegetative buffer between the home and the Project. Aerial images of each of these three closest homes, and information on the efforts Flat Run has made to additionally screen the view of the Project from each home, are included in Attachment C.

Referring to the map in Attachment C, one of the homes (Residence A) has two rows of existing vegetation and a building that will block the view of the solar facility. The Project is also adding a planted vegetative buffer as shown on the site layout map in Attachment A. Residence B is located across Hobson Road from the Project, and will be screened by a home owned by a participating landowner, as well as a planted vegetative buffer. Residence C has existing vegetation that will screen the Project from the home.

Attachment C also shows the location of four residential homes (marked with yellow dots on Attachment C) that are owned by landowners that are leasing land from their parcels to the Project, and approve of the Project's location on their properties.

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 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.
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 location
- 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

---

<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.

<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.

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

- 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 along 2 rural county roads, and the fact that the Project area is relatively close to only three non-participating residences as described in Attachment C. 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 Green County – Saloma 161kv 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, Taylor County 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

---

<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 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.

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 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 three residential neighborhoods (as defined by KRS 278.700 (6)) within two thousand (2,000) of the Project. Pursuant to KRS 278.704 (4), Flat Run Solar 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 public areas around the proposed site, including Hobson Road and Saloma Road. 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.

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

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 VI, 6., page 105, 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 Hobson Road and Saloma Road, small county roadways. The Project has proposed long stretches of vegetative buffering to obscure the view of the facility from Hobson Road and Saloma Road, as shown on the site layout map in Attachment A. Four of the landowners who are leasing land to the Project live or own residential homes adjacent to the Project site, making up the majority of residences located within three hundred feet of the Project footprint.

At the public meeting held for the Project on Thursday, September 17, 2020, there were no questions or concerns raised by neighbors or by the community about the compatibility of the



Project with the surrounding area, and Flat Run has not received any complaints or concerns from neighbors of the Project outside of the public meeting.

### 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 27 parcels that lie adjacent to Flat Run, 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 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 South East is consistent with the larger set of data that I have nationally, as is the more specific data located in and around Florida.

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 10 of Attachment F.

“Per evaluation based on KRS 278.708 (3)(a)(8) and (3)(d), KRS 278.710 (1)(b), KRS 278.708 (3)(e), and KRS 278.710 (1)(a), 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”.

Flat Run proposes that 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.

Flat Run further proposes mitigation measures regarding both operation and construction noise in order to protect the Project’s neighbors while ensuring that Flat Run is able to be built and operated. Solar projects like Flat Run 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, Flat Run 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 G 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, Flat Run 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 is one neighboring home that is not leasing land to the solar project and that will be located as close as 150 feet to the solar equipment. There are two homes that are that are not leasing land to the solar project and are located between 200 and 300 feet from solar equipment. Most homes in the area are located more than 300 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 closest neighboring residence will experience pile driving sound at 150 feet will be very limited, a much shorter period of time than the full construction period or even the overall pile driving period. This period of greatest noise impact to an individual neighboring home is likely as short as 1 day since the pile drivers will complete their work nearest the neighboring home, and move on to install piles farther away.

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 Flat Run.)

### Operational Noise

With respect to operational noise, Flat Run 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.

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.

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 G. 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 G contains charts on page 3 and 4 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	45.1-51.1 dBA
String Inverter	150 feet	40.0 dBA
Energy Storage HVAC	300 feet	37.5-43.5 dBA

Based on these expected noise ranges, and in order to ensure that the project is able to operate within the requirement, Flat Run proposes a limit of 60 dBA at the receptor (a neighboring residential home) during the operation period.

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, Flat Run 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, Flat Run 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, Flat Run 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 and permit conditions 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 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. Upon its completion, a final site layout plan shall be submitted to the Siting Board. Material deviations from the preliminary site layout plan which formed the basis for the instant review shall be clearly indicated on the revised graphic. Material changes are defined as changes to the following:
  - a. Potential Project Footprint (as defined in Section 1)
  - 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
  - f. substation and interconnection equipment location
  - g. parcel boundaries

The Siting Board shall determine whether any material changes are likely to create a materially different pattern or magnitude of impacts. If not, no further action is

required, but if that is the case, Flat Run shall support the Siting Board's effort to revise its assessment of impacts and mitigation requirements.

3. 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. Plantings are primarily proposed in areas directly adjacent to the Project that lack existing vegetation. Members of the development team have met with neighbors to ensure they are aware of the Project and the locations of the proposed vegetative buffers.
4. 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 proposed 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. Maximum noise levels during construction and operation, as described in Section 4.
7. The Project will obtain and comply with necessary permits regarding impacts to wetlands, waters of the US, and stormwater, as described below.
8. 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.
9. Flat Run, 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.
10. Flat Run 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 Flat Run 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.

Flat Run shall also prepare a new Site Assessment Report for Siting Board review if Flat Run 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: Flat Run Solar, LLC 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

Flat Run 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. Flat Run 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

150' Minimum Setback From Homes

50ft min. setback from all Paved Roads

Tennessee Gas Pipeline Co Facility

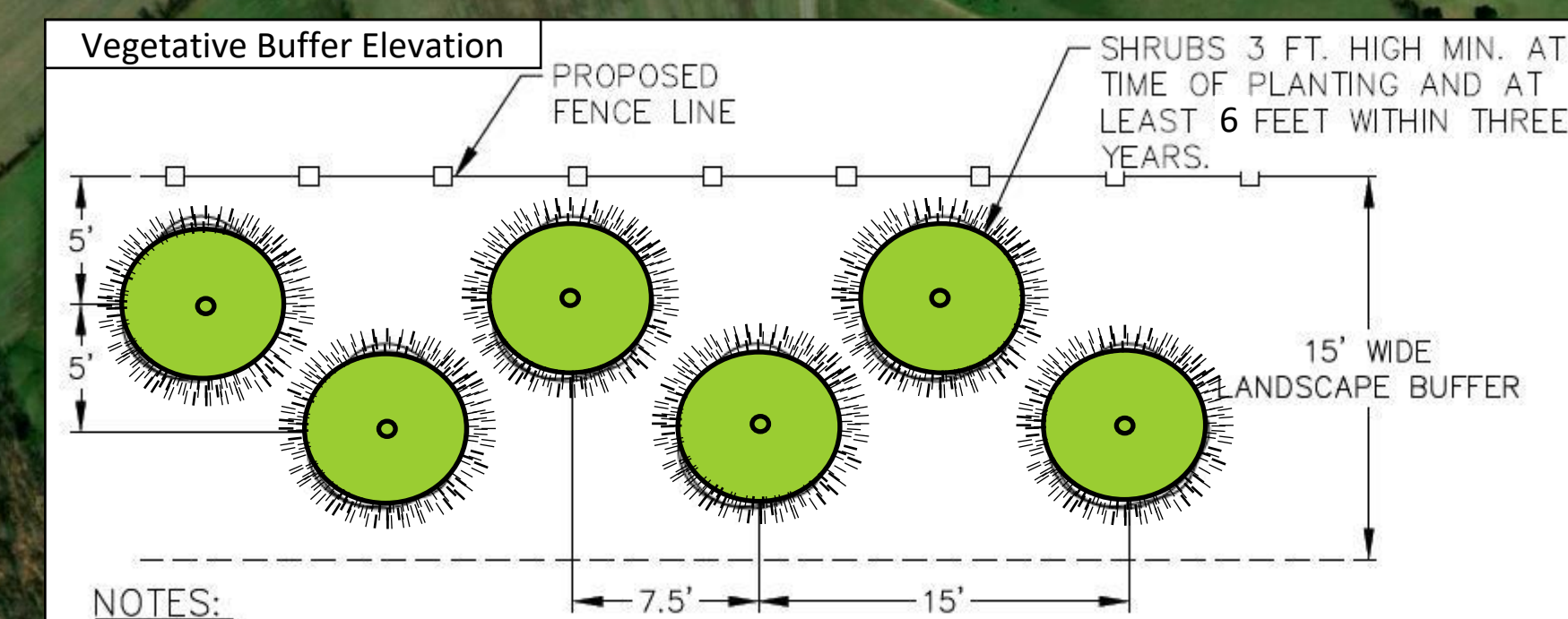
Planted Pollinator Species

W Saloma Rd (HWY 744)  
Saloma School Rd

Substation and Interconnection Equipment 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 will be locked with a standard keyed or combination lock. Emergency personnel will be provided a key or combination for access.

25ft min. setback from all Property Boundaries



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 Study



# 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)

March 28, 2021

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

**RE: Flat Run Solar Impact Study, Campbellsville, Taylor 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 518.94-acre tract on Hobson Road, Campbellsville, 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 March 28, 2021.

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

## **Conclusion**

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. 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.

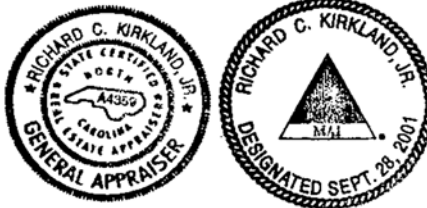
Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial negative effect to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved with adjoining 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

## **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.

## **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) 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.

## **Proposed Use Description**

This solar farm is proposed to be constructed on a portion of a 518.94-acre tract on Hobson Road, Campbellsville, 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 524 feet to the nearest solar panel. Matched pair data presented later in this report shows no impact on home values as close as 105 feet when reasonable visual buffers are provided. These setbacks are much larger than what is typically found and will go beyond what is needed to protect adjoining property values.

The breakdown of those uses by acreage and number of parcels is summarized below. The impact of the one oversized industrial facility is shown in the difference in percentage of adjoining uses by acre and by parcel.

<b>Adjoining Use Breakdown</b>		
	<b>Acreage</b>	<b>Parcels</b>
Residential	11.11%	55.56%
Agricultural	55.72%	33.33%
Agri/Res	18.44%	7.41%
Industrial	14.73%	3.70%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

### Tax Parcel Map



**Surrounding Uses**

#	MAP ID	Owner	GIS Data		Adjoin		Distance (ft)
			Acres	Present Use	Acres	Parcels	Home/Panel
1	23-035	TN Gas	129.90	Industrial	14.73%	3.70%	N/A
2	31-053-02	Deener	50.00	Agricultural	5.67%	3.70%	N/A
3	31-053	Deener	126.00	Agri/Res	14.28%	3.70%	200
4	176416	Deener	12.92	Residential	1.46%	3.70%	N/A
5	180166	Gunter	0.45	Residential	0.05%	3.70%	330
6	179385	Noriega	0.60	Residential	0.07%	3.70%	400
7	169628	Schuhmann	243.45	Agricultural	27.60%	3.70%	N/A
8	173602	Schuhmann	1.50	Residential	0.17%	3.70%	870
9	31-025002	Eastridge	7.78	Residential	0.88%	3.70%	815
10	31-073	Deener	24.82	Agricultural	2.81%	3.70%	N/A
11	31-059	Brockman	36.70	Agri/Res	4.16%	3.70%	570
12	32-005	Garrett	17.91	Residential	2.03%	3.70%	750
13	32-005A	Eubank	9.70	Residential	1.10%	3.70%	150
14	32-003-01	Gabehart	5.09	Residential	0.58%	3.70%	N/A
15	32-003-02	Sullivan	6.48	Residential	0.73%	3.70%	N/A
16	184159	Franklin	20.74	Agricultural	2.35%	3.70%	N/A
17	178961	Sullivan	45.25	Agricultural	5.13%	3.70%	N/A
18	32-022-05	Sullivan	26.00	Agricultural	2.95%	3.70%	N/A
19	32-022-04	Sullivan	2.19	Residential	0.25%	3.70%	295
20	32-023-01&02	Osborne	4.00	Residential	0.45%	3.70%	N/A
21	32-023-24-01	Sullivan	8.86	Residential	1.00%	3.70%	N/A
22	32-023-24	Huber	24.70	Agricultural	2.80%	3.70%	N/A
23	24-021-01	Shreve	27.55	Agricultural	3.12%	3.70%	N/A
24	24-021	Gupton	4.50	Residential	0.51%	3.70%	980
25	24-022	Akridge	2.00	Residential	0.23%	3.70%	400
26	24-012	Deener	29.00	Agricultural	3.29%	3.70%	N/A
27	24-010	Deener	14.00	Residential	1.59%	3.70%	N/A
<b>Total</b>			<b>882.092</b>		<b>100.00%</b>	<b>100.00%</b>	524

## I. 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			
										Res	Agri	Agri/Res	Com
610	KY	Warren	Bowling Green	Bowling Green	2	17.36	17.36	720	720	1%	64%	0%	36%
611	KY	Clarky	Winchester	Cooperative Solar I	8.5	181.47	63	2,110	2,040	0%	96%	3%	0%
612	KY	Kenton	Walton	Walton 2	2	58.03	58.03	891	120	21%	0%	60%	19%
613	KY	Grant	Crittenden	Crittenden	2.7	181.7	34.1	1,035	345	22%	27%	51%	0%
659	KY	Shelby	Simpsonville	Cooperative Shelby	4	35	35			6%	11%	32%	52%
660	KY	Mercer	Harrodsburg	E.W. Brown	10	50	50	1,026	565	3%	44%	29%	25%
<b>Total Number of Solar Farms</b>					6								
<b>Average</b>					4.87	87.3	42.9	1156	758	9%	40%	29%	22%
<b>Median</b>					3.35	54.0	42.5	1026	565	4%	36%	30%	22%
<b>High</b>					10.00	181.7	63.0	2110	2040	22%	96%	60%	52%
<b>Low</b>					2.00	17.4	17.4	720	120	0%	0%	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>

## **II. 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 700+ 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 Claiborne 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 Claiborne 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 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%

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											Avg	
Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% 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.

#### 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/FBSmt	Brick
Not	215 Lexington	1.00	7/27/2018	\$231,200	2000	1,590	\$145.41	5/4	2-Car	Ranch	Brick

											Avg	
Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% 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 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 solar farm was built in 2014 on 208.89 acres with the closest home being 480 feet away.

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>

From the above map, I identified four recent sales of homes that occurred adjoining the solar farm both before and after the announcement of the solar farm. I have adjusted each of these for differences in size and age in order to compare these sales among themselves. As shown below after adjustment, the median value is \$130,776 and the sales prices are consistent with one outlier which is also the least comparable home considered. The close grouping and the similar price per point overall as well as the similar price per square foot both before and after the solar farm.

**Matched Pairs**

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	2.65	2007	1,511	\$86.04	1 Story	2 Garage
12	0900 A 003.00	Amerson	Aug-12	\$130,000	1.20	2011	1,586	\$81.97	1 Story	2 Garage
15	099C A 003.00	Smallwood	May-12	\$149,900	1.00	2002	1,596	\$93.92	1 Story	4 Garage
16	099C A 002.00	Hessing	Jun-15	\$130,000	1.00	1999	1,782	\$72.95	1 Story	2 Garage
		Average		\$134,975	1.46	2005	1,619	\$83.72		
		Median		\$130,000	1.10	2005	1,591	\$84.00		

**Adjustments\***

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	-\$7,500	\$2,600	\$6,453	\$0	\$0	\$131,553
12	0900 A 003.00	Amerson	Aug-12	\$130,000	\$0	\$0	\$0	\$0	\$0	\$130,000
15	099C A 003.00	Smallwood	May-12	\$149,900	\$0	\$6,746	-\$939	\$0	-\$15,000	\$140,706
16	099C A 002.00	Hessing	Jun-15	\$130,000	\$0	\$7,800	-\$14,299	\$0	\$0	\$123,501
		Average		\$134,975	-\$1,875	\$4,286	-\$2,196	\$0	-\$3,750	\$131,440
		Median		\$130,000	\$0	\$4,673	-\$470	\$0	\$0	\$130,776

\* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

I also considered a number of similar home sales nearby that were both before and after the solar farm was announced as shown below. These homes are generally newer in construction and include a number of larger homes but show a very similar price point per square foot.

**Nearby Sales Before Solar Farm Announced**

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
099B A 019	Durrance	Sep-12	\$165,000	1.00	2012	2,079	\$79.37	1 Story	2 Garage
099B A 021	Berryman	Apr-12	\$212,000	2.73	2007	2,045	\$103.67	1 Story	2 Garage
0900 A 060	Nichols	Feb-13	\$165,000	1.03	2012	1,966	\$83.93	1 Story	2 Garage
	Average		\$180,667	1.59	2010	2,030	\$88.99		
	Median		\$165,000	1.03	2012	2,045	\$83.93		

**Nearby Sales After Solar Farm Announced**

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
090N A 040	Carrithers	Mar-15	\$120,000	1.00	2010	1,626	\$73.80	1 Story	2 Garage
099C A 043	Cherry	Feb-15	\$148,900	2.34	2008	1,585	\$93.94	1 Story	2 Garage
	Average		\$134,450	1.67	2009	1,606	\$83.87		
	Median		\$134,450	1.67	2009	1,606	\$83.87		



I then adjusted these nearby sales using the same criteria as the adjoining sales to derive the following breakdown of adjusted values based on a 2011 year built 1,586 square foot home. The adjusted values are consistent with a median rate of \$128,665, which is actually lower than the values for the homes that back up to the solar farm.

Nearby Sales Adjusted				Adjustments*					
TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total
099B A 019	Durrance	Sep-12	\$165,000	\$0	-\$825	-\$39,127	\$0	\$0	\$125,048
099B A 021	Berryman	Apr-12	\$212,000	-\$7,500	\$4,240	-\$47,583	\$0	\$0	\$161,157
090O A 060	Nichols	Feb-13	\$165,000	\$0	-\$825	-\$31,892	\$0	\$0	\$132,283
090N A 040	Carrithers	Mar-15	\$120,000	\$0	\$600	-\$2,952	\$0	\$0	\$117,648
099C A 043	Cherry	Feb-15	\$148,900	-\$7,500	\$2,234	\$94	\$0	\$0	\$143,727
	Average		\$165,500	-\$1,875	\$798	-\$30,389	\$0	\$0	\$134,034
	Median		\$165,000	\$0	-\$113	-\$35,510	\$0	\$0	\$128,665

\* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

If you consider just the 2015 nearby sales, the range is \$117,648 to \$143,727 with a median of \$130,688. If you consider the recent adjoining sales the range is \$123,501 to \$131,553 with a median of \$127,527.

This difference is less than 3% in the median and well below the standard deviation in the sales. The entire range of the adjoining sales prices is overlapped by the range from the nearby sales. These are consistent data sets and summarized below.

#### Matched Pair Summary

	Adjoins Solar Farm		Nearby After Solar Farm	
	Average	Median	Average	Median
Sales Price	\$134,975	\$130,000	\$134,450	\$134,450
Year Built	2005	2005	2009	2009
Size	1,619	1,591	1,606	1,606
Price/SF	\$83.72	\$84.00	\$83.87	\$83.87

Based on the data presented above, I find that the price per square foot for finished homes is not being impacted negatively by the announcement of the solar farm. The difference in pricing in homes in the neighborhood is accounted for by differences in size, building age, and lot size. The median price for a home after those factors are adjusted for are consistent throughout this subdivision and show no impact due to the proximity of the solar farm. This is consistent with the comments from the broker I spoke with for this subdivision as well.

I have also 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 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	Acres	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>	<b>3%</b>	

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.

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	\$/AC	4/18/2019
						Adj for Time		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.

**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.

**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.

**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.

**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.

**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

	Adjoins Solar Farm		Not Adjoin Solar Farm	
	Average	Median	Average	Median
<b>Sales Price/SF</b>	\$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.

**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 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%

## 7. Matched Pair – Walker-Correctional Solar, Barham Road, Barhamville, 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.

**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.



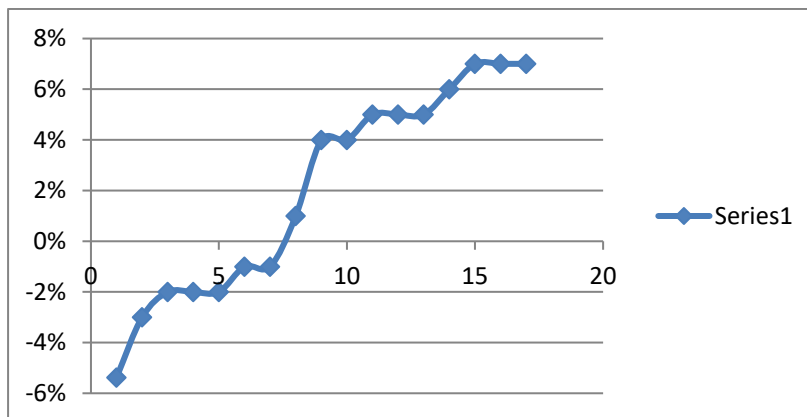
**Conclusion**

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 \$63,405 with a median housing unit value of \$182,553. Most of the comparables are under \$300,000 in the home price, with \$374,453 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 Louisiana 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	Res	Ag/Res	Ag	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	Crittenden	Crittenden	KY	34	2.70	40	22%	27%	51%	0%	1,419	\$60,198	\$178,643
2	Mulberry	Selmer	TN	160	5.00	60	13%	10%	73%	3%	467	\$40,936	\$171,746
3	Grand Ridge	Streator	IL	160	20.00	1	8%	5%	87%	0%	96	\$70,158	\$187,037
4	Portage	Portage	IN	56	2.00	0	19%	0%	81%	0%	6,642	\$65,695	\$186,463
5	Dominion	Indianapolis	IN	134	8.60	20	3%	0%	97%	0%	3,774	\$61,115	\$167,515
6	Clarke Cnty	White Post	VA	234	20.00	70	14%	46%	39%	1%	578	\$81,022	\$374,453
7	Walker	Barhamsville	VA	485	20.00	N/A	12%	20%	68%	0%	203	\$80,773	\$320,076
8	Sappony	Stony Crk	VA	322	20.00	N/A	2%	0%	98%	0%	74	\$51,410	\$155,208
<b>Average</b>			198	12.29	32	12%	14%	74%	1%	1,657	\$63,913	\$217,643	
<b>Median</b>			160	14.30	30	12%	8%	77%	0%	523	\$63,405	\$182,553	
<b>High</b>			485	20.00	70	22%	46%	98%	3%	6,642	\$81,022	\$374,453	
<b>Low</b>			34	2.00	0	2%	0%	39%	0%	74	\$40,936	\$155,208	
1 Mile Radius	Flat Run KY		430	55	40	21%	39%	40%	0%	230	\$43,708	\$129,643	
3 Mile Radius	Flat Run KY		430	55	40	21%	39%	40%	0%	2,003	\$47,494	\$155,413	

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 -5% to +7%. As can be seen in the chart of those results below, most of the data points are between -2% and +4% with only 1 result at -5% and 7 results at +5% or higher. 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	Area	MW	Approx		Sale Date	Sale Price	Adj. Sale Price	% Diff
						Distance	Tax ID/Address				
1	Mulberry	Selmer	TN	Rural	5	400	0900A011	Jul-14	\$130,000		
							099CA043	Feb-15	\$148,900	\$136,988	-5%
2	Mulberry	Selmer	TN	Rural	5	400	099CA002	Jul-15	\$130,000		
							0990NA040	Mar-15	\$120,000	\$121,200	7%
3	Mulberry	Selmer	TN	Rural	5	480	491 Dusty	Oct-16	\$176,000		
							35 April	Aug-16	\$185,000	\$178,283	-1%
4	Mulberry	Selmer	TN	Rural	5	650	297 Country	Sep-16	\$150,000		
							53 Glen	Mar-17	\$126,000	\$144,460	4%
5	Mulberry	Selmer	TN	Rural	5	685	57 Cooper	Feb-19	\$163,000		
							191 Amelia	Aug-18	\$132,000	\$155,947	4%
6	Grand Ridge	Streator	IL	Rural	20	480	1497 E 21st	Oct-16	\$186,000		
							712 Columbus	Jun-16	\$166,000	\$184,000	1%
7	Dominion	Indianapolis	IN	Rural	8.6	400	2013249 (Tax ID)	Dec-15	\$140,000		
							5723 Minden	Nov-16	\$139,900	\$132,700	5%
8	Dominion	Indianapolis	IN	Rural	8.6	400	2013251 (Tax ID)	Sep-17	\$160,000		
							5910 Mosaic	Aug-16	\$146,000	\$152,190	5%
9	Dominion	Indianapolis	IN	Rural	8.6	400	2013252 (Tax ID)	May-17	\$147,000		
							5836 Sable	Jun-16	\$141,000	\$136,165	7%
10	Dominion	Indianapolis	IN	Rural	8.6	400	2013258 (Tax ID)	Dec-15	\$131,750		
							5904 Minden	May-16	\$130,000	\$134,068	-2%
11	Dominion	Indianapolis	IN	Rural	8.6	400	2013260 (Tax ID)	Mar-15	\$127,000		
							5904 Minden	May-16	\$130,000	\$128,957	-2%
12	Dominion	Indianapolis	IN	Rural	8.6	400	2013261 (Tax ID)	Feb-14	\$120,000		
							5904 Minden	May-16	\$130,000	\$121,930	-2%
13	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Jan-17	\$295,000		
							541 Old Kitchen	Sep-18	\$370,000	\$279,313	5%
14	Walker	Barhamsville	VA	Rural	20	250	5241 Barham	Oct-18	\$264,000		
							9252 Ordinary	Jun-19	\$277,000	\$246,581	7%
15	Crittenden	Crittenden	KY	Suburban	2.7	655	330 Claiborne	Dec-19	\$282,500		
							895 Osborne	Sep-19	\$249,900	\$265,327	6%
16	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Aug-19	\$385,000		
							2393 Old Chapel	Aug-20	\$330,000	\$389,286	-1%
17	Sappony	Stony Creek	VA	Rural	20	1425	12511 Palestine	Jul-18	\$128,400		
							6494 Rocky Branch	Nov-18	\$100,000	\$131,842	-3%

	Avg.		% Dif	
	MW	Distance	Average	
<b>Average</b>	10.55	605		2%
<b>Median</b>	8.60	400		4%
<b>High</b>	20.00	1,425		7%
<b>Low</b>	2.70	250		-5%

## B. Southeastern USA Data – Over 5 MW

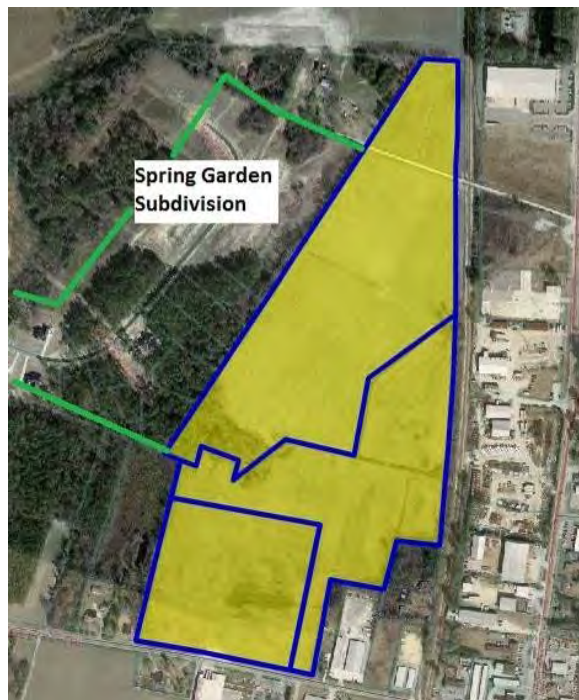
### 1. Matched Pair – AM Best Solar Farm, Goldsboro, NC

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

**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>	
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	
	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>	
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	
	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>	
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	
	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>	
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	
	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 Diff	Apprec. Apprec.	% Apprec.	Apprec. %/Year
	Date	Price	Date	Price				
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 – White Cross Solar Farm, Chapel Hill, NC



A new solar farm was built at 2159 White Cross Road in Chapel Hill, Orange County in 2013. After construction, the owner of the underlying land sold the balance of the tract not encumbered by the solar farm in July 2013 for \$265,000 for 47.20 acres, or \$5,606 per acre. This land adjoins the solar farm to the south and was clear cut of timber around 10 years ago. I compared this purchase to a nearby transfer of 59.09 acres of timber land just south along White Cross Road that sold in November 2010 for \$361,000, or \$6,109 per acre. After purchase, this land was divided into three mini farm tracts of 12 to 20 acres each. These rates are very similar and the difference in price per acre is attributed to the timber value and not any impact of the solar farm.

Type	TAX ID	Owner	Acres	Date	Price	\$/Acre	Notes	Conf By
Adjoins Solar	9748336770	Haggerty	47.20	Jul-13	\$265,000	\$5,614	Clear cut	Betty Cross, broker
Not Near Solar	9747184527	Purcell	59.09	Nov-10	\$361,000	\$6,109	Wooded	Dickie Andrews, broker

The difference in price is attributed to the trees on the older sale.

No impact noted for the adjacency to a solar farm according to the broker.

I looked at a number of other nearby land sales without proximity to a solar farm for this matched pair, but this land sale required the least allowance for differences in size, utility and location.

**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	\$5,614	\$5,614	\$6,109	\$6,109
Adjustment for Timber	\$500	\$500		
Adjusted	\$6,114	\$6,114	\$6,109	\$6,109
Tract Size	47.20	47.20	59.09	59.09

**Percentage Differences**

Median Price Per Acre 0%

This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.



### 3. Matched Pair – Wagstaff Farm, Roxboro, NC



This solar farm is located at the northeast corner of a 594-acre farm with approximately 30 acres of solar farm area. This solar farm was approved and constructed in 2013.

After approval, 18.82 acres were sold out of the parent tract to an adjoining owner to the south. This sale was at a similar price to nearby land to the east that sold in the same time from for the same price per acre as shown below.

Type	TAX ID	Owner	Acres	Present Use	Date Sold	Price	\$/AC
Adjoins Solar	0918-17-11-7960	Piedmont	18.82	Agricultural	8/19/2013	\$164,000	\$8,714
Not Near Solar	0918-00-75-9812 et al	Blackwell	14.88	Agricultural	12/27/2013	\$130,000	\$8,739

#### Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$8,714	\$8,714	\$8,739	\$8,739
Tract Size	18.82	18.82	14.88	14.88

#### Percentage Differences

Median Price Per Acre 0%

This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

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



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

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>

From the above map, I identified four recent sales of homes that occurred adjoining the solar farm both before and after the announcement of the solar farm. I have adjusted each of these for differences in size and age in order to compare these sales among themselves. As shown below after adjustment, the median value is \$130,776 and the sales prices are consistent with one outlier which is also the least comparable home considered. The close grouping and the similar price per point overall as well as the similar price per square foot both before and after the solar farm.

**Matched Pairs**

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	2.65	2007	1,511	\$86.04	1 Story	2 Garage
12	0900 A 003.00	Amerson	Aug-12	\$130,000	1.20	2011	1,586	\$81.97	1 Story	2 Garage
15	099C A 003.00	Smallwood	May-12	\$149,900	1.00	2002	1,596	\$93.92	1 Story	4 Garage
16	099C A 002.00	Hessing	Jun-15	\$130,000	1.00	1999	1,782	\$72.95	1 Story	2 Garage
		Average		\$134,975	1.46	2005	1,619	\$83.72		
		Median		\$130,000	1.10	2005	1,591	\$84.00		

#	TAX ID	Owner	Date Sold	Sales Price	Adjustments*					
					Acres	Built	GBA	Style	Parking	Total
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	-\$7,500	\$2,600	\$6,453	\$0	\$0	\$131,553
12	0900 A 003.00	Amerson	Aug-12	\$130,000	\$0	\$0	\$0	\$0	\$0	\$130,000
15	099C A 003.00	Smallwood	May-12	\$149,900	\$0	\$6,746	-\$939	\$0	-\$15,000	\$140,706
16	099C A 002.00	Hessing	Jun-15	\$130,000	\$0	\$7,800	-\$14,299	\$0	\$0	\$123,501
		Average		\$134,975	-\$1,875	\$4,286	-\$2,196	\$0	-\$3,750	\$131,440
		Median		\$130,000	\$0	\$4,673	-\$470	\$0	\$0	\$130,776

\* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

I also considered a number of similar home sales nearby that were both before and after the solar farm was announced as shown below. These homes are generally newer in construction and include a number of larger homes but show a very similar price point per square foot.

**Nearby Sales Before Solar Farm Announced**

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
099B A 019	Durrance	Sep-12	\$165,000	1.00	2012	2,079	\$79.37	1 Story	2 Garage
099B A 021	Berryman	Apr-12	\$212,000	2.73	2007	2,045	\$103.67	1 Story	2 Garage
0900 A 060	Nichols	Feb-13	\$165,000	1.03	2012	1,966	\$83.93	1 Story	2 Garage
	Average		\$180,667	1.59	2010	2,030	\$88.99		
	Median		\$165,000	1.03	2012	2,045	\$83.93		

**Nearby Sales After Solar Farm Announced**

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
090N A 040	Carrithers	Mar-15	\$120,000	1.00	2010	1,626	\$73.80	1 Story	2 Garage
099C A 043	Cherry	Feb-15	\$148,900	2.34	2008	1,585	\$93.94	1 Story	2 Garage
	Average		\$134,450	1.67	2009	1,606	\$83.87		
	Median		\$134,450	1.67	2009	1,606	\$83.87		

I then adjusted these nearby sales using the same criteria as the adjoining sales to derive the following breakdown of adjusted values based on a 2011 year built 1,586 square foot home. The adjusted values are consistent with a median rate of \$128,665, which is actually lower than the values for the homes that back up to the solar farm.

Nearby Sales Adjusted				Adjustments*					
TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total
099B A 019	Durrance	Sep-12	\$165,000	\$0	-\$825	-\$39,127	\$0	\$0	\$125,048
099B A 021	Berryman	Apr-12	\$212,000	-\$7,500	\$4,240	-\$47,583	\$0	\$0	\$161,157
090O A 060	Nichols	Feb-13	\$165,000	\$0	-\$825	-\$31,892	\$0	\$0	\$132,283
090N A 040	Carrithers	Mar-15	\$120,000	\$0	\$600	-\$2,952	\$0	\$0	\$117,648
099C A 043	Cherry	Feb-15	\$148,900	-\$7,500	\$2,234	\$94	\$0	\$0	\$143,727
	Average		\$165,500	-\$1,875	\$798	-\$30,389	\$0	\$0	\$134,034
	Median		\$165,000	\$0	-\$113	-\$35,510	\$0	\$0	\$128,665

\* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

If you consider just the 2015 nearby sales, the range is \$117,648 to \$143,727 with a median of \$130,688. If you consider the recent adjoining sales the range is \$123,501 to \$131,553 with a median of \$127,527.

This difference is less than 3% in the median and well below the standard deviation in the sales. The entire range of the adjoining sales prices is overlapped by the range from the nearby sales. These are consistent data sets and summarized below.

#### Matched Pair Summary

	Adjoins Solar Farm		Nearby After Solar Farm	
	Average	Median	Average	Median
Sales Price	\$134,975	\$130,000	\$134,450	\$134,450
Year Built	2005	2005	2009	2009
Size	1,619	1,591	1,606	1,606
Price/SF	\$83.72	\$84.00	\$83.87	\$83.87

Based on the data presented above, I find that the price per square foot for finished homes is not being impacted negatively by the announcement of the solar farm. The difference in pricing in homes in the neighborhood is accounted for by differences in size, building age, and lot size. The median price for a home after those factors are adjusted for are consistent throughout this subdivision and show no impact due to the proximity of the solar farm. This is consistent with the comments from the broker I spoke with for this subdivision as well.

I have also 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 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	Acres	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>	6%	

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>	4%	

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, supporting a higher value due to adjacency to the solar farm.

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	\$/AC	4/18/2019
						Adj for Time		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%	

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



This solar farm 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.

**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 3.00	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 3.32	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	Adjustments					Total
				GLA	Bsmt	Upgrades	Other		
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.

**6. Matched Pair – Neal Hawkins Solar, Gastonia, NC**



This 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



through the approval process. The property was put under contract during the permitting process with the permit being approved while the due diligence period was still ongoing. After the permit was approved the property closed with no concerns from the buyer. I spoke with Jennifer Bouvier, the broker listing the property and she indicated that the solar farm had no impact at all on the sales price. She considered some nearby sales to set the price and the closing price was very similar to the asking price within the typical range for the market. The buyer was aware that the solar farm was coming and they had no concerns.

This two-story brick dwelling was sold on March 20, 2017 for \$270,000 for a 3,437 square foot dwelling built in 1934 in average condition on 1.42 acres. The property has four bedrooms and two bathrooms.

**Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	609 Neal Hawkins	1.42	3/20/2017	\$270,000	1934	3,427	\$78.79	4/2	Open	2-Brick	
Not	1418 N Modena	4.81	4/17/2018	\$225,000	1930	2,906	\$77.43	3/3	2-Crppt	2-Brick	
Not	363 Dallas Bess	2.90	11/29/2018	\$265,500	1968	2,964	\$89.57	3/3	Open	FinBsmnt	
Not	1612 Dallas Chry	2.74	9/17/2018	\$245,000	1951	3,443	\$71.16	3/2	Open	2-Brick	Unfin bath

**Adjoining Sales Adjusted**

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
609 Neal Hawkins								\$270,000			225
1418 N Modena	\$7,319		\$2,700	\$32,271		-\$10,000		\$257,290	5%		
363 Dallas Bess	\$746		-\$27,081	\$33,179	-\$10,000		\$53,100	\$262,456	3%		
1612 Dallas Chry	\$4,110		-\$12,495	-\$911			\$10,000	\$235,704	13%	7%	

I also considered the newer adjoining home identified as Parcel 5 that sold later in 2017 and it likewise shows no negative impact on property value.

**Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style
Adjoins	611 Neal Hawkins	0.78	7/6/2017	\$288,000	1991	2,256	\$127.66	5/3	2-Gar	1.5 Brick
Not	1211 Still Frst	0.51	7/30/2018	\$280,000	1989	2,249	\$124.50	3/3	2-Gar	Br Rnch
Not	2867 Colony Wds	0.52	8/14/2018	\$242,000	1990	2,006	\$120.64	3/3	2-Gar	Br Rnch
Not	1010 Strawberry	1.00	10/4/2018	\$315,000	2002	2,330	\$135.19	3/2.5	2-Gar	1.5 Brick

**Adjoining Sales Adjusted**

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
611 Neal Hawkins								\$288,000			145
1211 Still Frst	\$1,341		\$2,800	\$697				\$284,838	1%		
2867 Colony Wds	\$7,714		\$1,210	\$24,128				\$275,052	4%		
1010 Strawberry	-\$4,555		-\$17,325	-\$8,003	\$5,000			\$290,116	-1%	2%	

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



This project is located at 1374 Caritoke Highway, Moyock, NC. This is an 80 MW facility on a parent tract of 2,034 acres. Parcels Number 48 and 53 as shown in the map above were sold in 2016. The project was under construction during the time period of the first of the matched pair sales and the permit was approved well prior to that in 2015.

I looked at multiple sales of adjoining and nearby homes and compared each to multiple comparables to show a range of impacts from -10% up to +11% with an average of +2% and a median of +3%. These ranges are well within typical real estate variation and supports an indication 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
48	Adjoins	129 Pinto	4.29	4/15/2016	\$170,000	1985	1,559	\$109.04	3/2	Drive	MFG		1,060
	Not	102 Timber	1.30	4/1/2016	\$175,500	2009	1,352	\$129.81	3/2	Drive	MFG		
	Not	120 Ranchland	0.99	10/1/2014	\$170,000	2002	1,501	\$113.26	3/2	Drive	MFG		
	<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>Avg % Diff</b>	
	Adjoins	129 Pinto								\$170,000		-3%	
	Not	102 Timber	\$276	\$10,000	-\$29,484	\$18,809				\$175,101	-3%		
	Not	120 Ranchland	\$10,735	\$10,000	-\$20,230	\$4,598				\$175,103	-3%		

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
53	Adjoins	105 Pinto	4.99	12/16/2016	\$206,000	1978	1,484	\$138.81	3/2	Det Gar	Ranch		2,020
	Not	111 Spur	1.15	2/1/2016	\$193,000	1985	2,013	\$95.88	4/2	Gar	Ranch		
	Not	103 Marshall	1.07	3/29/2017	\$196,000	2003	1,620	\$120.99	3/2	Drive	Ranch		
	Not	127 Ranchland	0.99	6/9/2015	\$219,900	1988	1,910	\$115.13	3/2	Gar/3Gar	Ranch		
	<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>Avg % Diff</b>	
	Adjoins	105 Pinto								\$206,000		11%	
	Not	111 Spur	\$6,918	\$10,000	-\$6,755	-\$25,359				\$177,803	14%		
	Not	103 Marshall	-\$2,268	\$10,000	-\$24,500	-\$8,227		\$5,000		\$176,005	15%		
	Not	127 Ranchland	\$13,738	\$10,000	-\$10,995	-\$24,523		-\$10,000		\$198,120	4%		

**Adjoining Residential Sales After Solar Farm Built**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
15	Adjoins	318 Green View	0.44	9/15/2019	\$357,000	2005	3,460	\$103.18	4/4	2-Car	1.5 Brick		570
	Not	195 St Andrews	0.55	6/17/2018	\$314,000	2002	3,561	\$88.18	5/3	2-Car	2.0 Brick		
	Not	336 Green View	0.64	1/13/2019	\$365,000	2006	3,790	\$96.31	6/4	3-Car	2.0 Brick		
	Not	275 Green View	0.36	8/15/2019	\$312,000	2003	3,100	\$100.65	5/3	2-Car	2.0 Brick		
	<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>Avg % Diff</b>	
	Adjoins	318 Green View								\$357,000		4%	
	Not	195 St Andrews	\$12,040		\$4,710	-\$7,125	\$10,000			\$333,625	7%		
	Not	336 Green View	\$7,536		-\$1,825	-\$25,425			-\$5,000	\$340,286	5%		
	Not	275 Green View	\$815		\$3,120	\$28,986	\$10,000			\$354,921	1%		

**Adjoining Residential Sales After Solar Farm Built**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
29	Adjoins	164 Ranchland	1.01	4/30/2019	\$169,000	1999	2,052	\$82.36	4/2	Gar	MFG		440
	Not	150 Pinto	0.94	3/27/2018	\$168,000	2017	1,920	\$87.50	4/2	Drive	MFG		
	Not	105 Longhorn	1.90	10/10/2017	\$184,500	2002	1,944	\$94.91	3/2	Drive	MFG		
	Not	112 Pinto	1.00	7/27/2018	\$180,000	2002	1,836	\$98.04	3/2	Drive	MFG	Fenced	
	<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>Avg % Diff</b>	
	Adjoins	164 Ranchland								\$169,000		-10%	
	Not	150 Pinto	\$5,649		-\$21,168	\$8,085			\$5,000	\$165,566	2%		
	Not	105 Longhorn	\$8,816	-\$10,000	-\$3,875	\$7,175			\$5,000	\$191,616	-13%		
	Not	112 Pinto	\$4,202		-\$3,780	\$14,824			\$5,000	\$200,245	-18%		

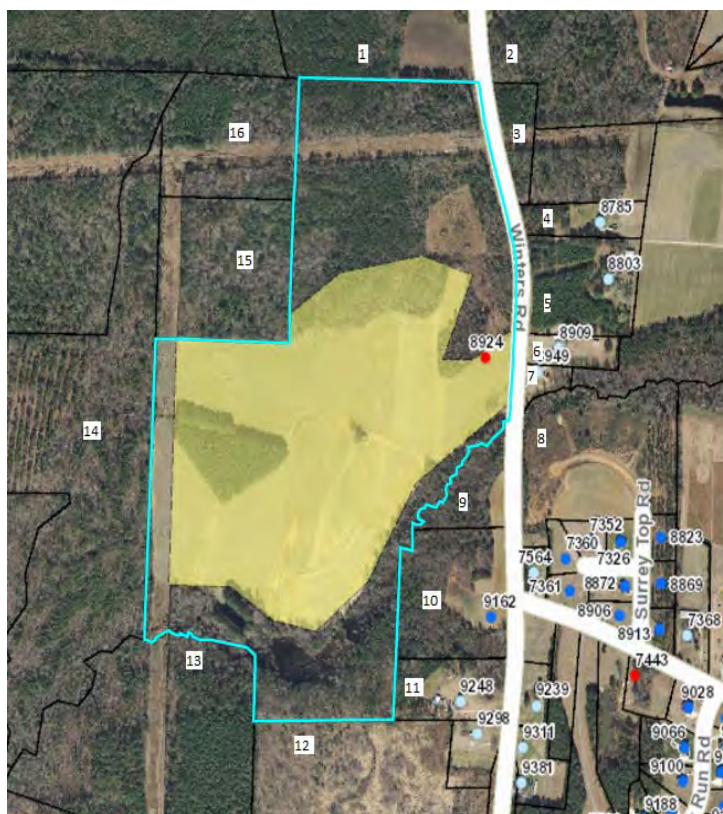
**Adjoining Residential Sales After Solar Farm Built**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	358 Oxford	10.03	9/16/2019	\$478,000	2008	2,726	\$175.35	3/3	2 Gar	Ranch		635
	Not	276 Summit	10.01	12/20/2017	\$355,000	2006	1,985	\$178.84	3/2	2 Gar	Ranch		
	Not	176 Providence	6.19	5/6/2019	\$425,000	1990	2,549	\$166.73	3/3	4 Gar	Ranch	Brick	
	Not	1601 B Caratoke	12.20	9/26/2019	\$440,000	2016	3,100	\$141.94	4/3.5	5 Gar	Ranch	Pool	
												<b>Avg</b>	
Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff		
Adjoins	358 Oxford								\$478,000		5%		
Not	276 Summit	\$18,996		\$3,550	\$106,017	\$10,000			\$493,564	-3%			
Not	176 Providence	\$4,763		\$38,250	\$23,609		-\$10,000	-\$25,000	\$456,623	4%			
Not	1601 B Caratoke	-\$371	\$50,000	-\$17,600	-\$42,467	-\$5,000	-\$10,000		\$414,562	13%			

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Nearby	343 Oxford	10.01	3/9/2017	\$490,000	2016	3,753	\$130.56	3/3	2 Gar	1.5 Story	Pool	970
	Not	287 Oxford	10.01	9/4/2017	\$600,000	2013	4,341	\$138.22	5/4.5	8-Gar	1.5 Story	Pool	
	Not	301 Oxford	10.00	4/23/2018	\$434,000	2013	3,393	\$127.91	5/3	2 Gar	1.5 Story		
	Not	218 Oxford	10.01	4/4/2017	\$525,000	2006	4,215	\$124.56	4/3	4 Gar	1.5 Story	VG Barn	
												<b>Avg</b>	
Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff		
Adjoins	343 Oxford								\$490,000		3%		
Not	287 Oxford	-\$9,051		\$9,000	-\$65,017	-\$15,000	-\$25,000		\$494,932	-1%			
Not	301 Oxford	-\$14,995	-\$10,000	\$6,510	\$36,838				\$452,353	8%			
Not	218 Oxford	-\$1,150		\$26,250	-\$46,036		-\$10,000	-\$10,000	\$484,064	1%			

**8. 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. 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.

**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 & 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 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.

## **9. 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.



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.

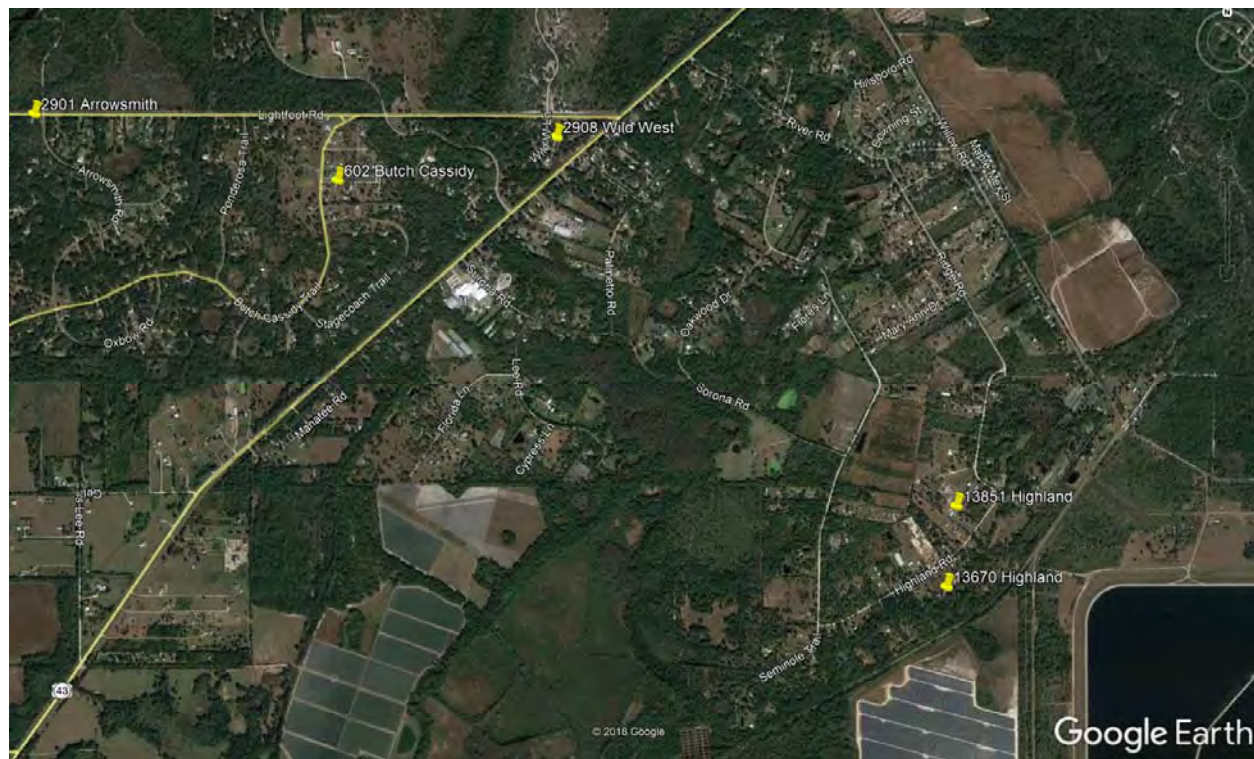
#### Adjoining Sales Adjusted

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.



**10. 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.

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	Outbdg
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**

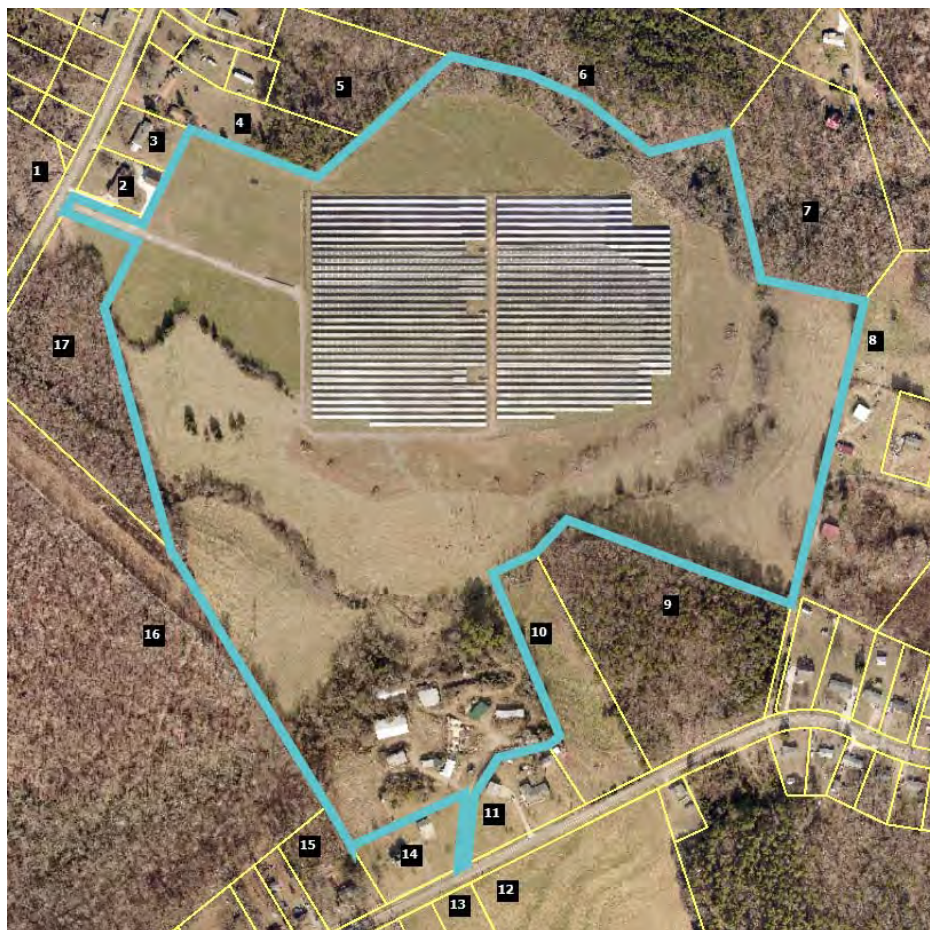
Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	5811 Kristi	3.74	3/31/2020	\$530,000	2018	3,858	\$137.38	5/3.5	2 Gar	2-story	Cement Ext
Not	3915 Tania	1.68	12/9/2019	\$495,000	2007	3,919	\$126.31	3/3.5	2 Gar	2-story	3Det Gar
Not	6782 Manatee	1.33	3/8/2020	\$460,000	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 therefore conclude that these matched pairs show no impact on value.

## 11. 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.

### 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.

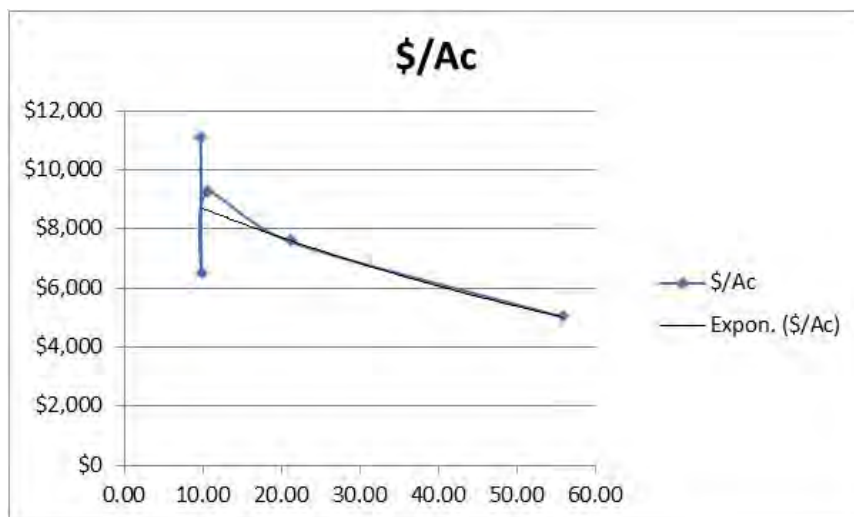
Adjoining Residential Sales After Solar Farm Approved												
Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	
Adjoins	242 Mariposa	2.91	9/21/2015	\$180,000	1962	1,880	\$95.74	3/2	Carport	Br/Rnch	Det Wrkshop	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	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

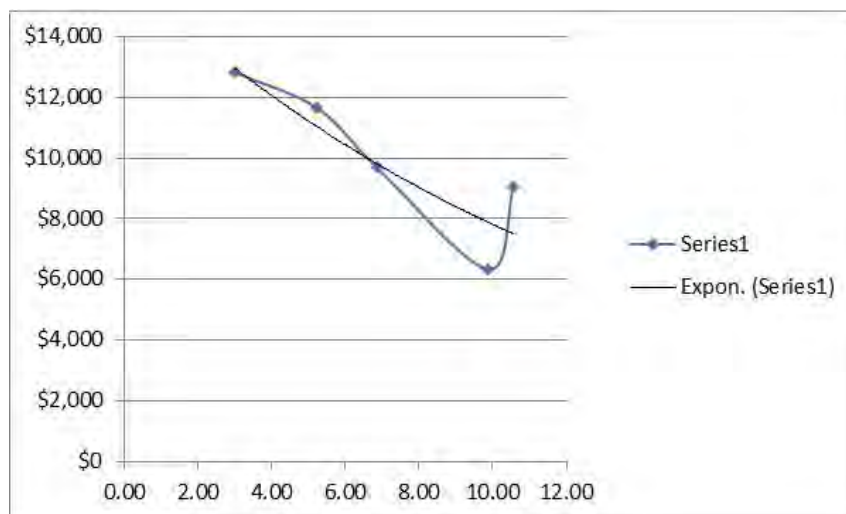


Finally, I have considered the recent sale of Parcel 17 that sold as vacant land. I was unable to find good land sales in the same 7 acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to 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



**12. 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.





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



This 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.

#### Adjoining Land Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	\$/AC	Type	Other
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

<b>Adjoining Sales Adjusted</b>						<b>Avg</b>
<b>Time</b>	<b>Size</b>	<b>Type</b>	<b>Other</b>	<b>Total/Ac</b>	<b>% Diff</b>	<b>% 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%.

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



This 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.

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	

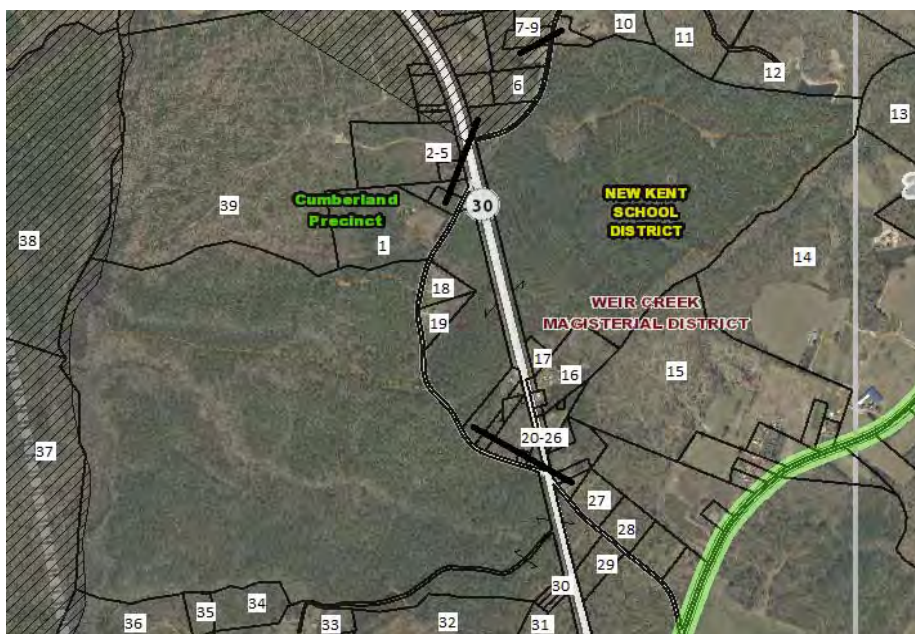
  

Adjoining Residential Sales Af Adjoining Sales Adjusted													
Parcel	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
16	Adjoins	499 Herring								\$215,000			488
	Not	678 WC	-\$10,037	-\$25,000	\$24,860	\$37,275	-\$5,000	-\$7,500	-\$20,000	\$220,599	-3%		
	Not	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.

**15. 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.

**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.

**16. 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.

**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%	



**17. 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 followed by a more recent map showing the panels at this site.

**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**

<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>	<b>Distance</b>
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		

<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>Avg % Diff</b>
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.









**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	\$4,267		\$20,400	-\$8,725	\$5,000	\$10,000		\$270,943	1%		
103 Branch	-\$6,803		\$21,850	\$270				\$245,317	11%		
103 Spring Lf	\$6,052		\$22,950	-\$9,908	\$5,000		-\$20,000	\$274,094	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.



**22. 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.

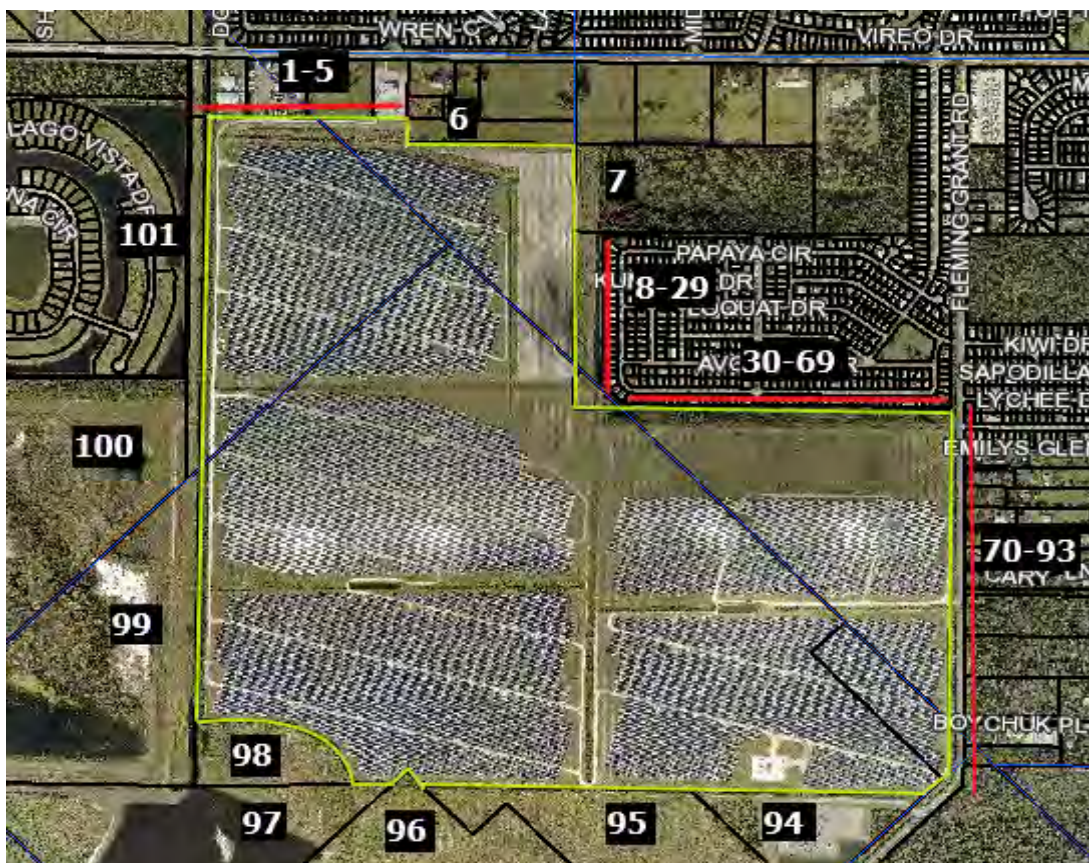
**Adjoining Residential Sales After Solar Farm Approved**

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%	

**24. 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.

**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.



## 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)		
						Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375
2	White Cross	Chapel Hill	NC	45	5.00	50	5%	44%	51%	0%	213	\$67,471	\$319,929
3	Wagstaff	Roxboro	NC	30	5.00	46	7%	4%	89%	0%	336	\$41,368	\$210,723
4	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746
5	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000
6	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562
7	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731
8	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219
9	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667
10	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306
11	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884
12	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453
13	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922
14	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171
15	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076
16	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435
17	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347
18	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138
19	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208
20	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288
21	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408
22	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939
23	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320
24	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571
	<b>Average</b>			322	29.37	33	22%	46%	27%	6%	904	\$60,789	\$229,767
	<b>Median</b>			141	15.00	20	16%	52%	16%	0%	458	\$59,363	\$230,848
	<b>High</b>			2,034	80.00	140	76%	98%	94%	44%	4,689	\$106,550	\$403,571
	<b>Low</b>			30	5.00	0	1%	0%	0%	0%	48	\$35,057	\$99,219

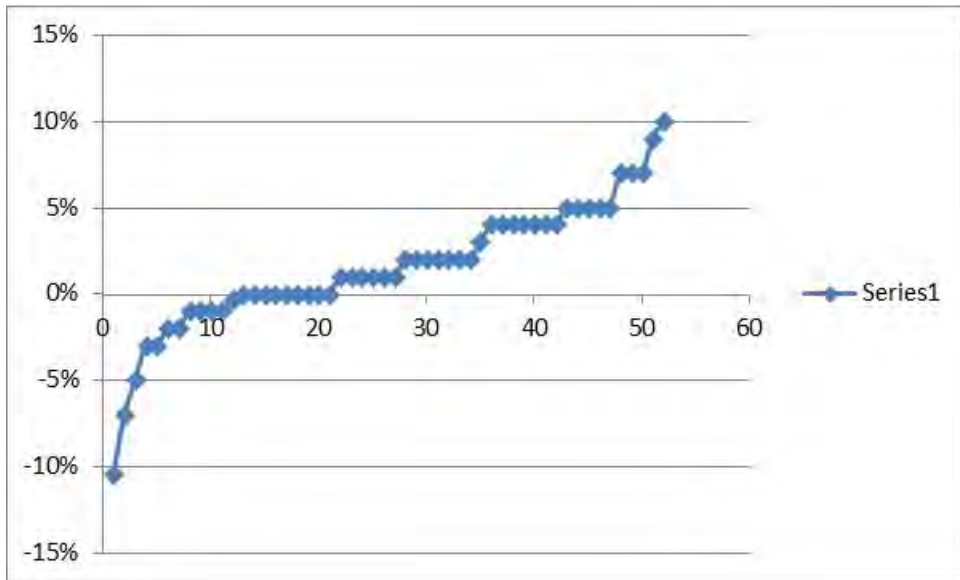
The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in farm more urban areas. The median income for the population within 1 mile of a solar farm is \$59,363 with a median housing unit value of \$230,848. Most of the comparables are under \$300,000 in the home price, with \$403,571 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 Florida 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 52 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.



## Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Approx		Sale Date	Sale Price	Adj. Sale Price	% Diff
						Distance	Tax ID/Address				
1	AM Best	Goldsboro	NC	Suburban	5	280	3600195570	Sep-13	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
2	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Sep-13	\$260,000		
							3600194813	Apr-14	\$258,000	\$258,000	1%
3	AM Best	Goldsboro	NC	Suburban	5	280	3600199891	Jul-14	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
4	AM Best	Goldsboro	NC	Suburban	5	280	3600198632	Aug-14	\$253,000		
							3600193710	Oct-13	\$248,000	\$248,000	2%
5	AM Best	Goldsboro	NC	Suburban	5	280	3600196656	Dec-13	\$255,000		
							3601105180	Dec-13	\$253,000	\$253,000	1%
6	AM Best	Goldsboro	NC	Suburban	5	280	3600182511	Feb-13	\$247,000		
							3600183905	Dec-12	\$240,000	\$245,000	1%
7	AM Best	Goldsboro	NC	Suburban	5	280	3600182784	Apr-13	\$245,000		
							3600193710	Oct-13	\$248,000	\$248,000	-1%
8	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Nov-15	\$267,500		
							3600195361	Sep-13	\$260,000	\$267,800	0%
9	Mulberry	Selmer	TN	Rural	5	400	0900A011	Jul-14	\$130,000		
							099CA043	Feb-15	\$148,900	\$136,988	-5%
10	Mulberry	Selmer	TN	Rural	5	400	099CA002	Jul-15	\$130,000		
							0990NA040	Mar-15	\$120,000	\$121,200	7%
11	Mulberry	Selmer	TN	Rural	5	480	491 Dusty	Oct-16	\$176,000		
							35 April	Aug-16	\$185,000	\$178,283	-1%
12	Mulberry	Selmer	TN	Rural	5	650	297 Country	Sep-16	\$150,000		
							53 Glen	Mar-17	\$126,000	\$144,460	4%
13	Mulberry	Selmer	TN	Rural	5	685	57 Cooper	Feb-19	\$163,000		
							191 Amelia	Aug-18	\$132,000	\$155,947	4%
14	Leonard Rd	Hughesville	MD	Rural	5.5	230	14595 Box Elder	Feb-16	\$291,000		
							15313 Bassford Rd	Jul-16	\$329,800	\$292,760	-1%
15	Neal Hawkins	Gastonia	NC	Suburban	5	225	609 Neal Hawkins	Mar-17	\$270,000		
							1418 N Modena	Apr-18	\$225,000	\$242,520	10%
16	Summit	Moyock	NC	Suburban	80	1,060	129 Pinto	Apr-16	\$170,000		
							102 Timber	Apr-16	\$175,500	\$175,101	-3%
17	Summit	Moyock	NC	Suburban	80	2,020	105 Pinto	Dec-16	\$206,000		
							127 Ranchland	Jun-15	\$219,900	\$198,120	4%
18	Tracy	Bailey	NC	Rural	5	780	9162 Winters	Jan-17	\$255,000		
							7352 Red Fox	Jun-16	\$176,000	\$252,399	1%
19	Manatee	Parrish	FL	Rural	75	1180	13670 Highland	Aug-18	\$255,000		
							13851 Highland	Sep-18	\$240,000	\$255,825	0%
20	McBride Place	Midland	NC	Rural	75	275	4380 Joyner	Nov-17	\$325,000		
							3870 Elkwood	Aug-16	\$250,000	\$317,523	2%
21	McBride Place	Midland	NC	Rural	75	505	5811 Kristi	Mar-20	\$530,000		
							3915 Tania	Dec-19	\$495,000	\$504,657	5%
22	Mariposa	Stanley	NC	Suburban	5	1155	215 Mariposa	Dec-17	\$249,000		
							110 Airport	May-16	\$166,000	\$239,026	4%
23	Mariposa	Stanley	NC	Suburban	5	570	242 Mariposa	Sep-15	\$180,000		
							110 Airport	Apr-16	\$166,000	\$175,043	3%
24	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Jan-17	\$295,000		
							6801 Middle	Dec-17	\$249,999	\$296,157	0%
25	Candace	Princeton	NC	Suburban	5	488	499 Herring	Sep-17	\$215,000		
							1795 Bay Valley	Dec-17	\$194,000	\$214,902	0%
26	Walker	Barhamsville	VA	Rural	20	250	5241 Barham	Oct-18	\$264,000		
							9252 Ordinary	Jun-19	\$277,000	\$246,581	7%
27	AM Best	Goldsboro	NC	Suburban	5	385	103 Granville Pl	Jul-18	\$265,000		
							2219 Granville	Jan-18	\$260,000	\$265,682	0%
28	AM Best	Goldsboro	NC	Suburban	5	315	104 Erin	Jun-17	\$280,000		
							2219 Granville	Jan-18	\$265,000	\$274,390	2%
29	AM Best	Goldsboro	NC	Suburban	5	400	2312 Granville	May-18	\$284,900		
							2219 Granville	Jan-18	\$265,000	\$273,948	4%



Pair	Solar Farm	City	State	Area	MW	Approx		Sale Date	Sale Price	Adj. Sale Price	% Diff
						Distance	Tax ID/Address				
30	AM Best	Goldsboro	NC	Suburban	5	400	2310 Granville 634 Friendly	May-19	\$280,000		
31	Summit	Moyock	NC	Suburban	80	570	318 Green View 336 Green View	Jul-19	\$267,000	\$265,291	5%
32	Summit	Moyock	NC	Suburban	80	440	164 Ranchland 105 Longhorn	Sep-19	\$357,000		
33	Summit	Moyock	NC	Suburban	80	635	358 Oxford 176 Providence	Jan-19	\$365,000	\$340,286	5%
34	Summit	Moyock	NC	Suburban	80	970	343 Oxford 218 Oxford	Apr-17	\$169,000		
35	Innov 46	Hope Mills	NC	Suburban	78.5	435	6849 Roslin Farm 109 Bledsoe	Oct-17	\$490,000	\$186,616	-10%
36	Innov 42	Fayetteville	NC	Suburban	71	340	2923 County Line 2109 John McMillan	Sep-19	\$185,000		
37	Innov 42	Fayetteville	NC	Suburban	71	330	2935 County Line 7031 Glynn Mill	Apr-18	\$320,000	\$379,156	2%
38	Sunfish	Willow Sprng	NC	Suburban	6.4	205	7513 Glen Willow 205 Pine Burr	Jun-19	\$266,000		
39	Neal Hawkins	Gastonia	NC	Suburban	5	145	611 Neal Hawkins 1211 Still Forrest	May-18	\$255,000	\$264,422	1%
40	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr 2393 Old Chapel	Sep-17	\$185,000		
41	Sappony	Stony Creek	VA	Rural	20	1425	12511 Palestine 6494 Rocky Branch	Dec-17	\$191,000	\$172,487	7%
42	Camden Dam	Camden	NC	Rural	5	342	122 N Mill Dam 548 Trotman	Jul-18	\$288,000	\$274,319	5%
43	Grandy	Grandy	NC	Suburban	20	405	120 Par Four 116 Barefoot	Aug-19	\$385,000		
44	Grandy	Grandy	NC	Suburban	20	477	269 Grandy 103 Spring Leaf	Aug-20	\$330,000	\$389,286	-1%
45	Champion	Pelion	SC	Suburban	10	505	517 Old Charleston 1429 Laurel	Jul-18	\$128,400		
46	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	765	465 Papaya 1132 Waterway	Nov-18	\$100,000	\$131,842	-3%
47	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	750	455 Papaya 904 Fir	Nov-18	\$350,000		
48	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	690	419 Papaya 865 Tamarind	May-18	\$309,000	\$351,027	0%
49	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	690	413 Papaya 1367 Barefoot	Aug-19	\$315,000		
50	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	690	343 Papaya 865 Tamarind	Sep-20	\$290,000	\$302,587	4%
51	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	710	335 Papaya 865 Tamarind	Sep-20	\$290,000		
52	Miami-Dade	Miami	FL	Suburban	74.5	1390	13600 SW 182nd 17950 SW 158th	May-19	\$275,000	\$274,094	0%
								Aug-20	\$110,000		
								Feb-19	\$126,000	\$107,856	2%
								Jul-19	\$155,000		
								Jul-20	\$129,000	\$141,618	9%
								Sep-20	\$183,500		
								Sep-20	\$192,500	\$186,697	-2%
								Jul-19	\$127,500		
								Feb-19	\$133,900	\$124,613	2%
								Jul-20	\$130,000		
								Jan-21	\$130,500	\$139,507	-7%
								Dec-19	\$145,000		
								Feb-19	\$133,900	\$142,403	2%
								Apr-18	\$110,000		
								Feb-19	\$133,900	\$110,517	0%
								Nov-20	\$1,684,000		
								Oct-20	\$1,730,000	\$1,713,199	-2%

	Avg.			
	MW	Distance		% Dif
<b>Average</b>	32.86	586	<b>Average</b>	1%
<b>Median</b>	8.20	459	<b>Median</b>	1%
<b>High</b>	80.00	2,020	<b>High</b>	10%
<b>Low</b>	5.00	145	<b>Low</b>	-10%

Similarly, the 10 land sales shows a median impact of 0% due to adjacency to a solar farm. The range of these adjustments range from -12% to +17%. Land prices tend to vary more widely than residential homes, which is part of that greater range. I consider this data to support no negative or positive impact due to adjacency to a solar farm.

#### Land Sale Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Tax ID/Address	Sale Date	Sale Price	Acres	\$/AC	Adj. \$/AC	% Diff
1	White Cross	Chapel Hill	NC	Rural	5	9748336770	Jul-13	\$265,000	47.20	\$5,614		
						9747184527	Nov-10	\$361,000	59.09	\$6,109	\$5,278	6%
2	Wagstaff	Roxboro	NC	Rural	5	91817117960	Aug-13	\$164,000	18.82	\$8,714		
						91800759812	Dec-13	\$130,000	14.88	\$8,737	\$8,737	0%
3	Tracy	Bailey	NC	Rural	5	316003	Jul-16	\$70,000	13.22	\$5,295		
						6056	Oct-16	\$164,000	41.00	\$4,000	\$4,400	17%
4	Courthouse	Bessemer	NC	Rural	5	5021 Buckland Kiser	Mar-18	\$58,500	9.66	\$6,056		
							Nov-17	\$69,000	17.65	\$3,909	\$5,190	14%
5	Mariposa	Stanley	NC	Sub	5	174339	Jun-18	\$160,000	21.15	\$7,565		
						227852	May-18	\$97,000	10.57	\$9,177	\$7,565	0%
6	Mariposa	Stanley	NC	Sub	5	227039	Dec-17	\$66,500	6.86	\$9,694		
						177322	May-17	\$66,500	5.23	\$12,715	\$9,694	0%
7	Simon	Social Circle	GA	Rural	30	4514 Hawkins Pannell	Mar-16	\$180,000	36.86	\$4,883		
							Nov-16	\$322,851	66.94	\$4,823	\$4,974	-2%
8	Candace	Princeton	NC	Sub	5	499 Herring	May-17	\$30,000	2.03	\$14,778		
						488 Herring	Dec-16	\$35,000	2.17	\$16,129	\$16,615	-12%
9	McBride	Midland	NC	Sub	75	5811 Kristi	May-18	\$100,000	3.74	\$26,738		
						5822 Kristi	Feb-20	\$90,000	3.43	\$26,239	\$26,239	2%
10	McBride	Midland	NC	Sub	75	5800 Kristi	Dec-17	\$94,000	4.22	\$22,275		
						5822 Kristi	Feb-20	\$90,000	3.43	\$26,239	\$22,303	0%
										<b>Average</b>		2%
										<b>Median</b>		0%
										<b>High</b>		17%
										<b>Low</b>		-12%

### 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 46 solar farms studied with each one providing matched pair data supporting the findings of this report.

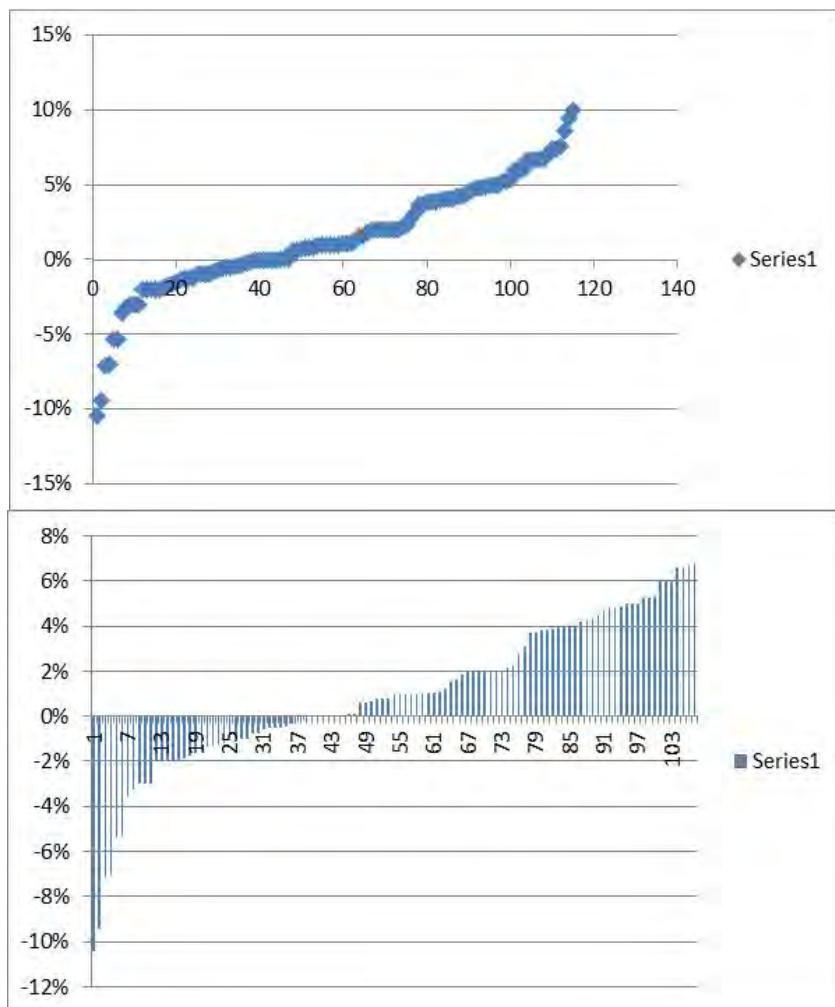
The solar farms summary is shown below with a summary of the matched pair data shown on the following page.

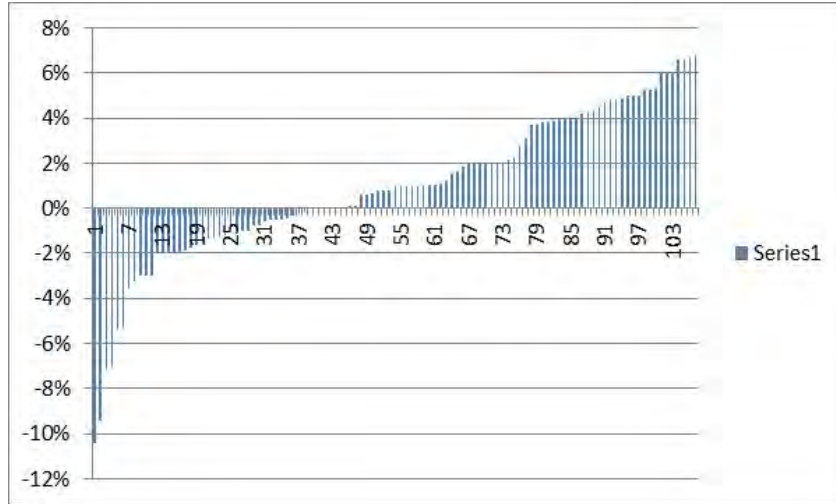
Matched Pair Summary					Adj. Uses By Acreage						1 mile Radius (2010-2020 Data)		
Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375
2	White Cross	Chapel Hill	NC	45	5.00	50	5%	44%	51%	0%	213	\$67,471	\$319,929
3	Wagstaff	Roxboro	NC	30	5.00	46	7%	4%	89%	0%	336	\$41,368	\$210,723
4	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746
5	Nixon's	W. Friendship	MD	97	2.00	40	79%	17%	4%	0%	939	\$166,958	\$770,433
6	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000
7	Talbot	Easton	MD	50	0.55	0	81%	19%	0%	0%	536	\$47,136	\$250,595
8	Alamo II	Converse	TX	98	4.40	30	95%	5%	0%	0%	9,257	\$62,363	\$138,617
9	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562
10	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731
11	White Cross II	Chapel Hill	NC	34	2.80	35	25%	0%	75%	0%	213	\$67,471	\$319,929
12	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219
13	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667
14	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306
15	Yamhill II	Amity	OR	186	1.20	20	2%	97%	0%	1%	97	\$58,248	\$342,391
16	Marion	Aurora	OR	32	0.30	0	2%	61%	37%	0%	267	\$75,355	\$370,833
17	Clackamas II	Aurora	OR	156	0.22	0	7%	68%	25%	0%	3,062	\$70,911	\$464,501
18	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037
19	Portage	Portage	IN	56	2.00	0	19%	81%	0%	0%	6,642	\$65,695	\$186,463
20	Dominion	Indianapolis	IN	134	8.60	20	3%	97%	0%	0%	3,774	\$61,115	\$267,515
21	Beetle-Shelby	Shelby	NC	24	4.00	52	22%	77%	0%	1%	218	\$53,541	\$192,692
22	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884
23	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453
24	Flemington	Flemington	NJ	120	9.36	N/A	13%	50%	28%	8%	3,477	\$105,714	\$444,696
25	Frenchtown	Frenchtown	NJ	139	7.90	N/A	37%	35%	29%	0%	457	\$111,562	\$515,399
26	McGraw	East Windsor	NJ	95	14.00	N/A	27%	44%	0%	29%	7,684	\$78,417	\$362,428
27	Tinton Falls	Tinton Falls	NJ	100	16.00	N/A	98%	0%	0%	2%	4,667	\$92,346	\$343,492
28	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922
29	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171
30	Crittenden	Crittenden	KY	34	2.70	40	22%	51%	27%	0%	1,419	\$60,198	\$178,643
31	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076
32	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435
33	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347
34	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	\$47,208	\$187,214
35	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	\$46,839	\$110,361
36	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138
37	HCE Johnston	Benson	NC	30	2.60	0	55%	0%	45%	0%	1,169	\$65,482	\$252,544
38	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	\$81,081	\$280,172
39	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	\$80,997	\$292,308
40	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208
41	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288
42	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408
43	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939
44	Eddy II	Eddy	TX	93	10.00	N/A	15%	25%	58%	2%	551	\$59,627	\$139,088
45	Somerset	Somerset	TX	128	10.60	N/A	5%	95%	0%	0%	1,293	\$41,574	\$135,490
46	DG Amp Piqua	Piqua	OH	86	12.60	2	26%	16%	58%	0%	6,735	\$38,919	\$96,555
47	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320
48	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571
<b>Average</b>				217	19.37	26	26%	49%	22%	5%	1,643	\$65,997	\$255,079
<b>Median</b>				110	8.98	20	17%	55%	7%	0%	560	\$63,008	\$241,002
<b>High</b>				2,034	80.00	140	98%	98%	94%	44%	9,257	\$166,958	\$770,433
<b>Low</b>				24	0.22	0	1%	0%	0%	0%	48	\$35,057	\$96,555

From these 48 solar farms, I have derived 115 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 -0% to +10% with an average and median of +1%.

	MW	Avg. Distance	Indicated Impact
<b>Average</b>	20.49	535	<b>Average</b> 1%
<b>Median</b>	8.60	400	<b>Median</b> 1%
<b>High</b>	80.00	2,020	<b>High</b> 10%
<b>Low</b>	0.22	105	<b>Low</b> -10%

While the range is broad, the two charts below show the data points in range from lowest to highest. There is only four data points out of 115 that show a negative impact. The rest support either a finding of no impact or 15 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 adjoining and I will discuss applicability of these solar farms to larger scale projects in the conclusion.

Matched Pair Summary - @20 MW And Larger						Adj. Uses By Acreage					1 mile Radius (2010-2019 Data)		
Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	
10	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731
13	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667
14	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306
18	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037
24	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453
39	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922
32	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076
33	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435
34	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347
35	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	\$47,208	\$187,214
36	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	\$46,839	\$110,361
39	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	\$81,081	\$280,172
40	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	\$80,997	\$292,308
41	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208
43	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408
47	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320
48	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571
<b>Average</b>			471	44.21		18%	65%	17%	4%	759	\$66,480	\$249,679	
<b>Median</b>			322	28.40		11%	68%	1%	0%	382	\$70,158	\$269,922	
<b>High</b>			2,034	80.00		75%	98%	94%	25%	2,446	\$90,909	\$403,571	
<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 also considered projects between 100 and 1000 MW are newer with little time for adjoining sales. I have included a breakdown of solar farms with 50 MW to 80 MW facilities adjoining and I will discuss applicability of these solar farms to larger scale projects in the conclusion. This includes data from the original report as well as additional solar farm data compiled since that date.

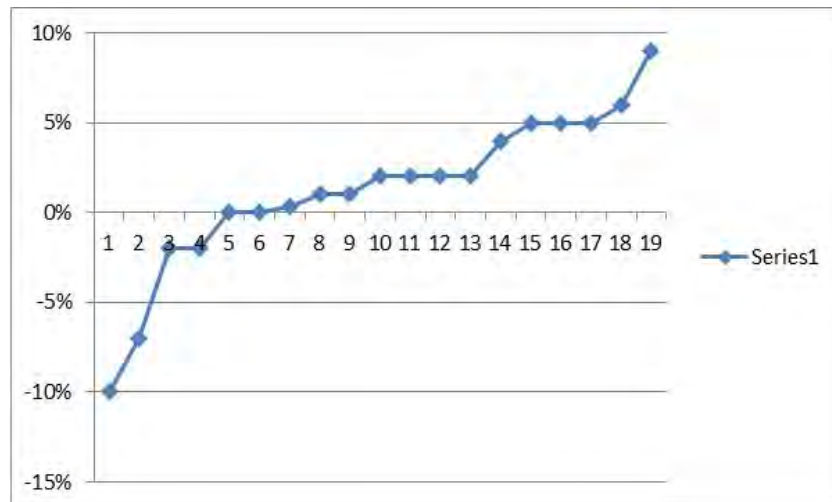
Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2010-2020 Data)		
Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	
8	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731
9	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667
10	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306
13	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435
14	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347
47	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320
48	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571
<b>Average</b>			805	76	23	16%	59%	25%	1%	888	\$66,309	\$262,340	
<b>Median</b>			532	75	0	12%	74%	0%	0%	398	\$63,678	\$276,347	
<b>High</b>			2,034	80	140	41%	97%	94%	3%	2,446	\$90,909	\$403,571	
<b>Low</b>			347	71	0	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 matched pairs are shown for these 7 solar farms on the next page. I was able to pull 19 matched pairs from these solar farms. The summary chart below illustrates that most of these

findings are between -2% and +5% with two findings suggesting a positive impact over +5% and two findings suggesting a negative impact over -5%. This data very much tracks with a similar range as the impacts noted for the larger set of solar farms showing no impact on value.

The closest adjoining home to a solar farm from these 19 solar farms is 275 feet from home to panel.



Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Approx Distance	Tax ID/Address	Sale Date	Sale Price	Adj. Sale Price	% Diff
1	Summit	Moyock	NC	Suburban	80	1,060	129 Pinto	Apr-16	\$170,000		
							102 Timber	Apr-16	\$175,500	\$169,451	0%
2	Summit	Moyock	NC	Suburban	80	2,020	105 Pinto	Dec-16	\$206,000		
							127 Ranchland	Jun-15	\$219,900	\$194,278	6%
3	Manatee	Parrish	FL	Rural	75	1180	13670 Highland	Aug-18	\$255,000		
							13851 Highland	Sep-18	\$240,000	\$255,825	0%
4	McBride Place	Midland	NC	Rural	75	275	4380 Joyner	Nov-17	\$325,000		
							3870 Elkwood	Aug-16	\$250,000	\$317,523	2%
5	McBride Place	Midland	NC	Rural	75	505	5811 Kristi	Mar-20	\$530,000		
							3915 Tania	Dec-19	\$495,000	\$504,657	5%
6	Summit	Moyock	NC	Suburban	80	570	318 Green View	Sep-19	\$357,000		
							336 Green View	Jan-19	\$365,000	\$340,286	5%
7	Summit	Moyock	NC	Suburban	80	440	164 Ranchland	Apr-19	\$169,000		
							105 Longhorn	Oct-17	\$184,500	\$186,616	-10%
8	Summit	Moyock	NC	Suburban	80	635	358 Oxford	Sep-19	\$478,000		
							176 Providence	Sep-19	\$425,000	\$456,623	4%
9	Summit	Moyock	NC	Suburban	80	970	343 Oxford	Mar-17	\$490,000		
							218 Oxford	Apr-17	\$525,000	\$484,064	1%
10	Innov 46	Hope Mills	NC	Suburban	78.5	435	6849 Roslin Farm	Feb-19	\$155,000		
							109 Bledsoe	Jan-19	\$150,000	\$147,558	5%
11	Innov 42	Fayetteville	NC	Suburban	71	340	2923 County Line	Feb-19	\$385,000		
							2109 John McMillan	Apr-18	\$320,000	\$379,156	2%
12	Innov 42	Fayetteville	NC	Suburban	71	330	2935 County Line	Jun-19	\$266,000		
							7031 Glynn Mill	May-18	\$255,000	\$264,422	1%
13	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	765	465 Papaya	Jul-19	\$155,000		
							1132 Waterway	Jul-20	\$129,000	\$141,618	9%
14	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	750	455 Papaya	Sep-20	\$183,500		
							904 Fir	Sep-20	\$192,500	\$186,697	-2%
15	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	690	419 Papaya	Jul-19	\$127,500		
							865 Tamarind	Feb-19	\$133,900	\$124,613	2%
16	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	690	413 Papaya	Jul-20	\$130,000		
							1367 Barefoot	Jan-21	\$130,500	\$139,507	-7%
17	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	690	343 Papaya	Dec-19	\$145,000		
							865 Tamarind	Feb-19	\$133,900	\$142,403	2%
18	Barefoot Bay	Barefoot Bay	FL	Suburban	74.5	710	335 Papaya	Apr-18	\$110,000		
							865 Tamarind	Feb-19	\$133,900	\$110,517	0%
19	Miami-Dade	Miami	FL	Suburban	74.5	1390	13600 SW 182nd	Nov-20	\$1,684,000		
							17950 SW 158th	Oct-20	\$1,730,000	\$1,713,199	-2%

	Avg. MW	Avg. Distance	Indicated Impact
<b>Average</b>	76.16	760	1%
<b>Median</b>	75.00	690	2%
<b>High</b>	80.00	2,020	9%
<b>Low</b>	71.00	275	-10%

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		Closest Adjoining Use by Acre			
				(MW)	Acres		to home	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	Mooresboro	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%

### **III. Distance Between Homes and Solar 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.

### **IV. 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.

## V. Scope of Research

I have researched over 700 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.

## **VI. 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.

## 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.

## VII. University Studies

I have also considered two studies completed by two 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**

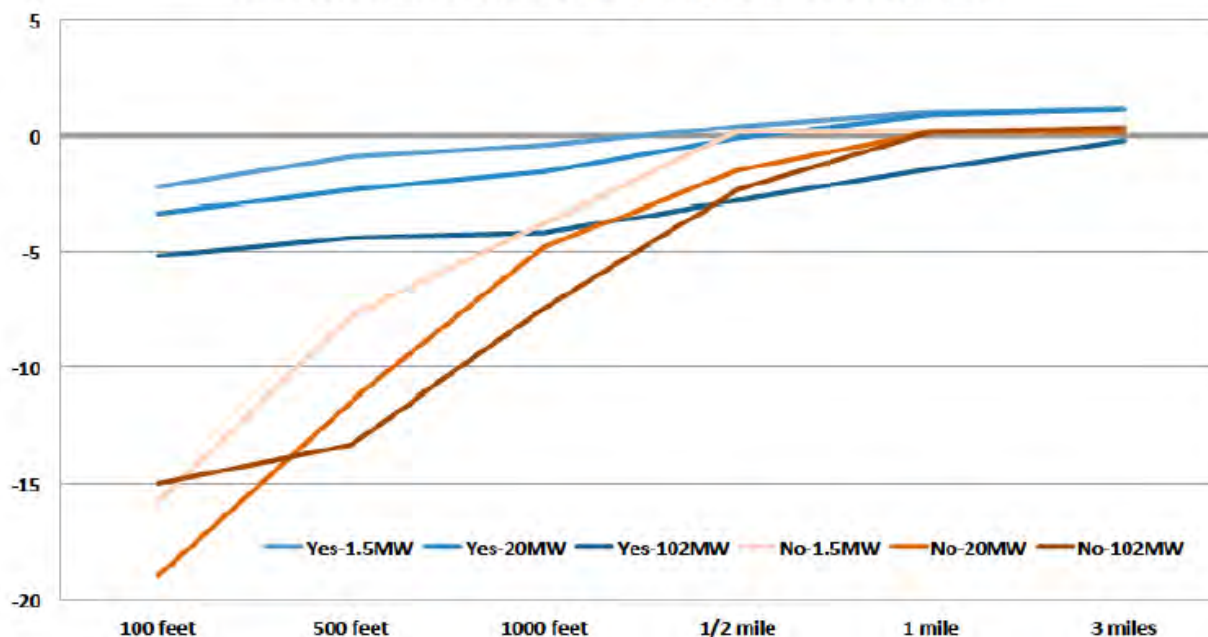
This study considers solar farms from two angles. First it looks at where solar farms are being located and concludes that they are being located primarily in low density residential areas where there are fewer homes than in urban or suburban areas.

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 Saloma CCD of Taylor County, which has a population of 3,228 population for 2020 based on SiteToDoBusiness by ESRI and a total area of 88.8 square miles. This indicates a population density of 36 people per square mile which puts this well below the threshold indicated by the Rhode Island Study.

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



## **VIII. 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 Florida.

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. Commercial appraiser	2003 – Present
<b>Hester &amp; Company</b> , Raleigh, N.C. 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***

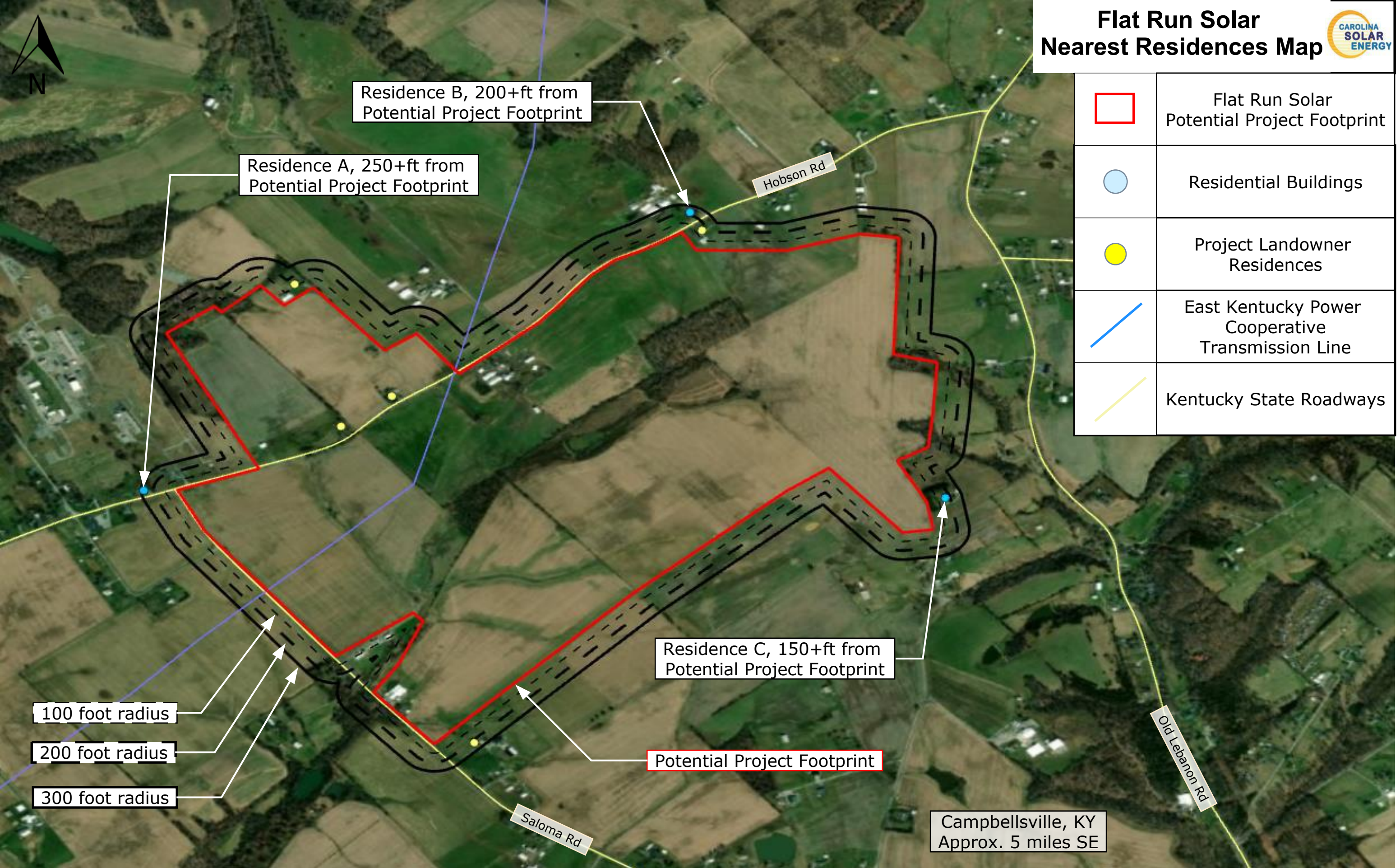
<b>Bachelor of Arts in English</b> , University of North Carolina, Chapel Hill	1993
--	------

## ***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 Supervisors/Trainees	2012
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 Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update 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 Evaluating Commercial Construction	2006
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C 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



# Flat Run Solar Nearest Residences Map



	Flat Run Solar Potential Project Footprint
	Residential Buildings
	Project Landowner Residences
	East Kentucky Power Cooperative Transmission Line
	Kentucky State Roadways

100 foot radius

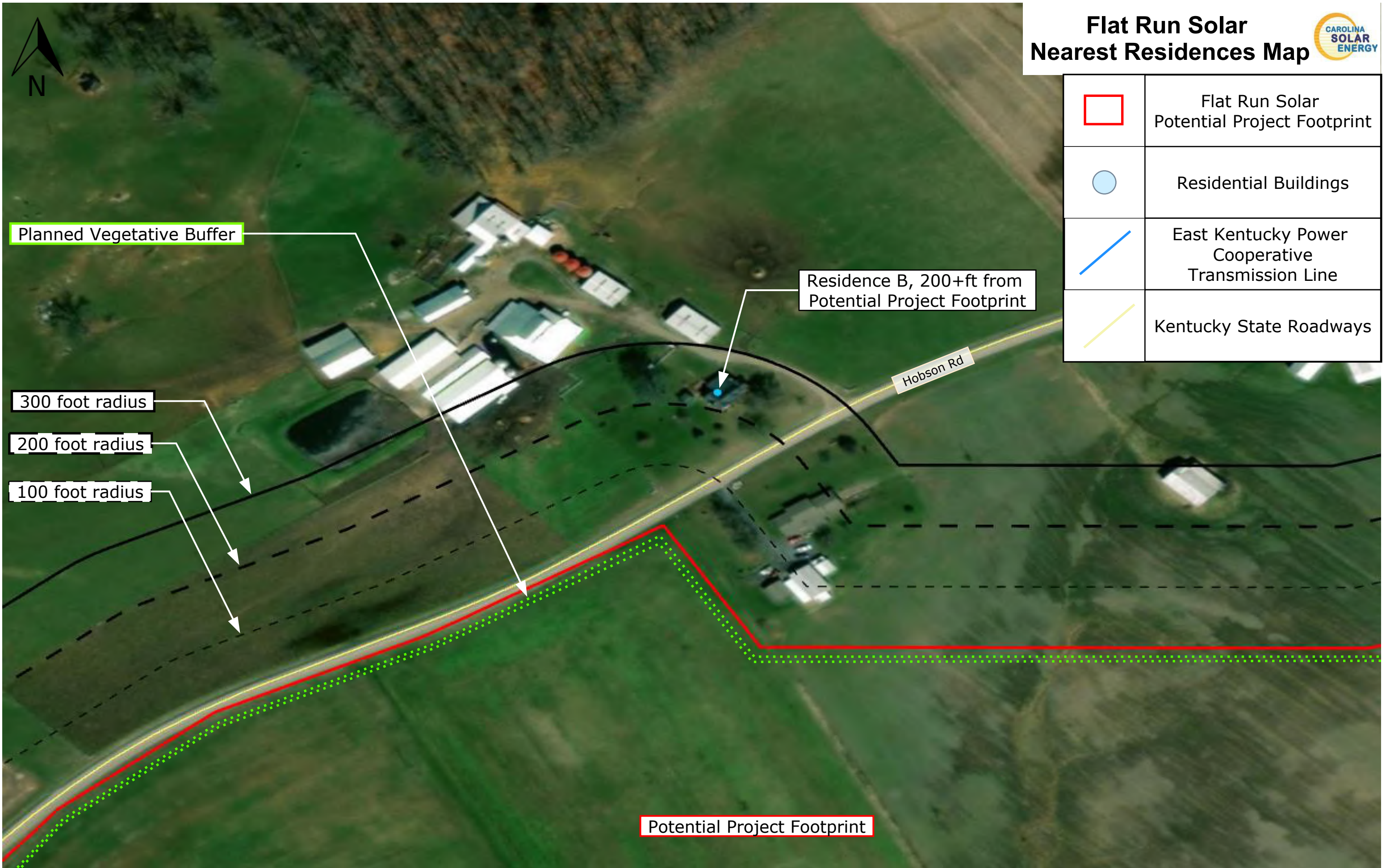
200 foot radius

300 foot radius

Potential Project Footprint

Campbellsville, KY  
Approx. 5 miles SE











# Flat Run Solar Nearest Residences Map



	Flat Run Solar Potential Project Footprint
	Residential Buildings
	East Kentucky Power Cooperative Transmission Line
	Kentucky State Roadways

Potential Project Footprint

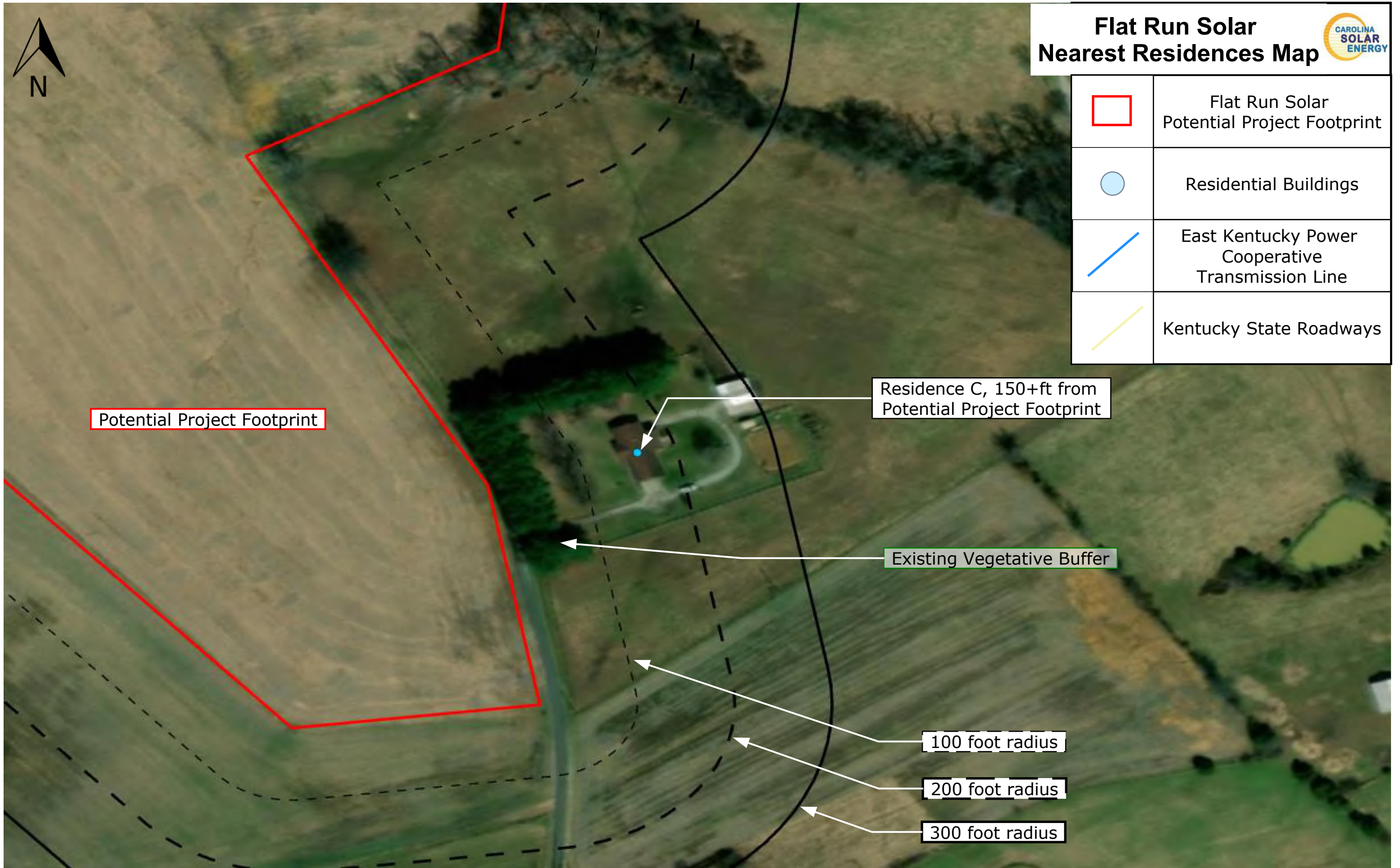
Residence C, 150+ft from Potential Project Footprint

Existing Vegetative Buffer

100 foot radius

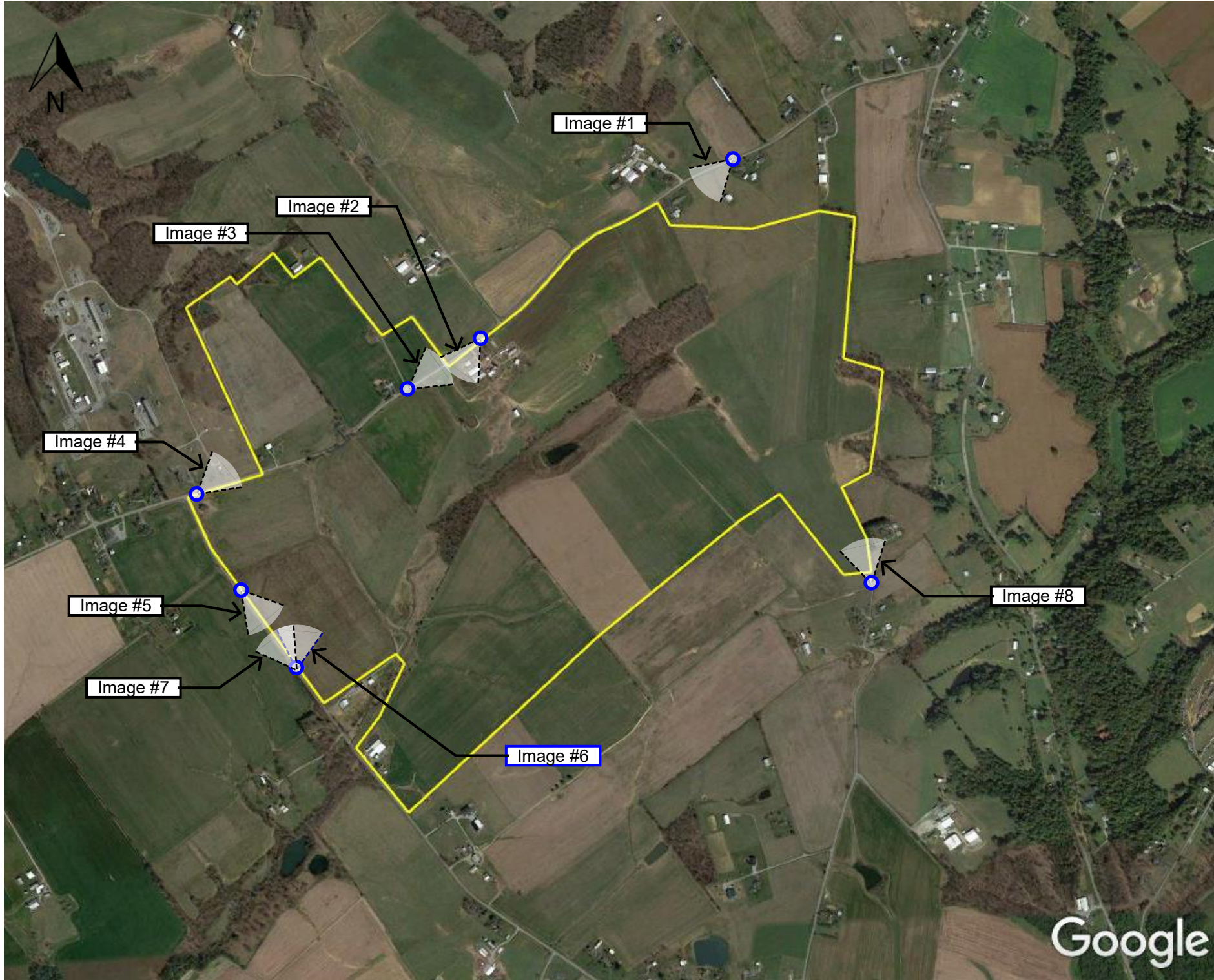
200 foot radius

300 foot radius





Attachment D  
Surrounding Area Images



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

**DESCRIPTION**  
 Streetview  
 Images Key

**CLIENT**  
 Siting Board

**DRAWN BY**  
 TC

**ISSUE**  
 3.1.2021

**PROJECT**  
 Flat Run

Google

a

01

## Flat Run Nearby Images

### Image #1

Taken looking Southwest along Hobson Rd



**Image #2**

Taken looking Southwest along Hobson Rd



**Image #3**

Taken looking Northeast along Hobson Rd



**Image #4**

Taken looking Northeast along Hobson Rd, near the intersection of Hobson Rd and Saloma Rd



**Image #5**

Taken Southeast along Saloma Rd



**Image #6**

Taken due North from Saloma Rd





**Image #7**

Image taken looking Northwest on Saloma Rd



**Image #8**

Image taken North on Squires Rd



**Flat Run Nearby Images  
with computer generated images of the projected viewshed**

**Image #5**

Taken Southeast along Saloma Rd (with computer generated image)

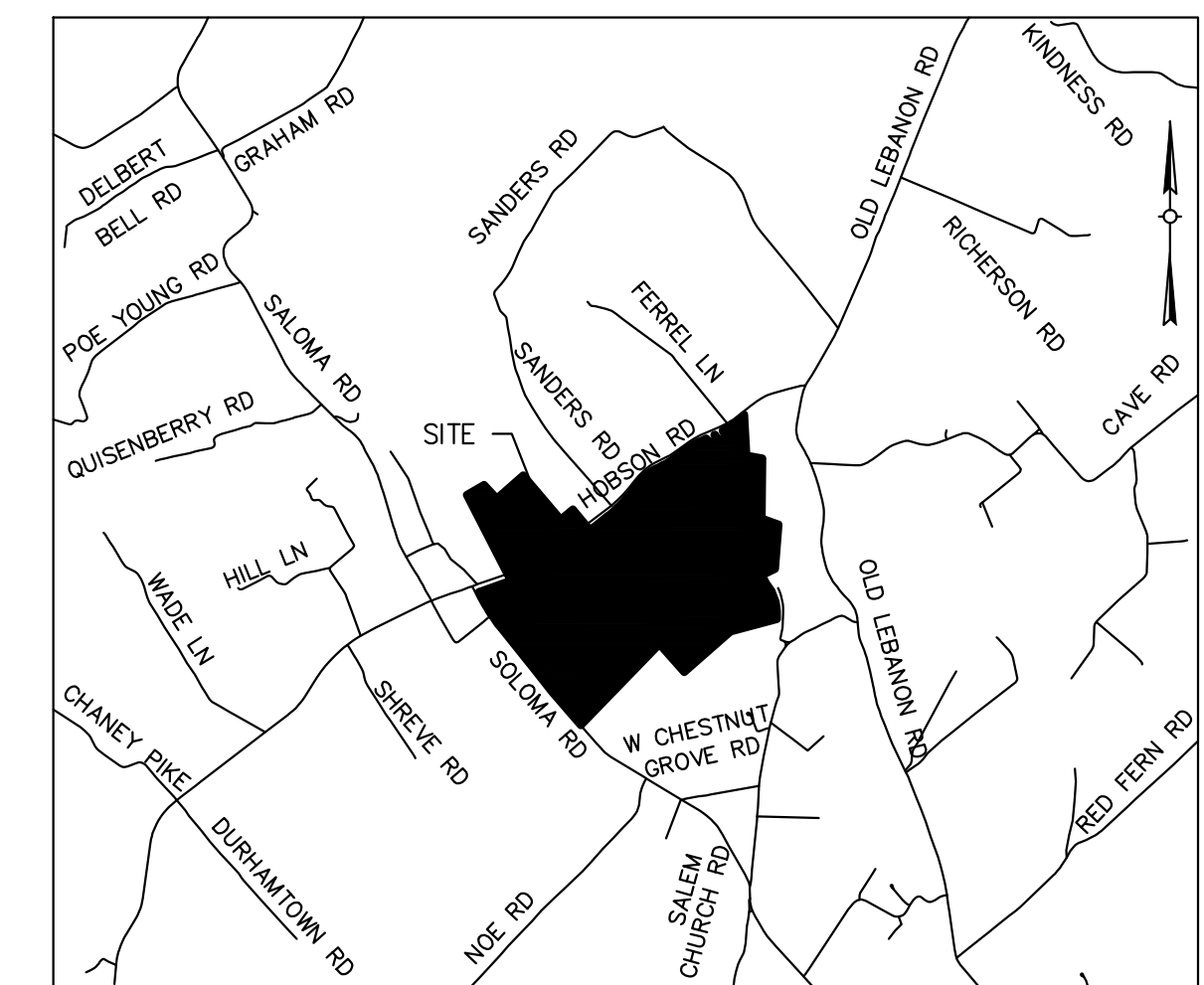
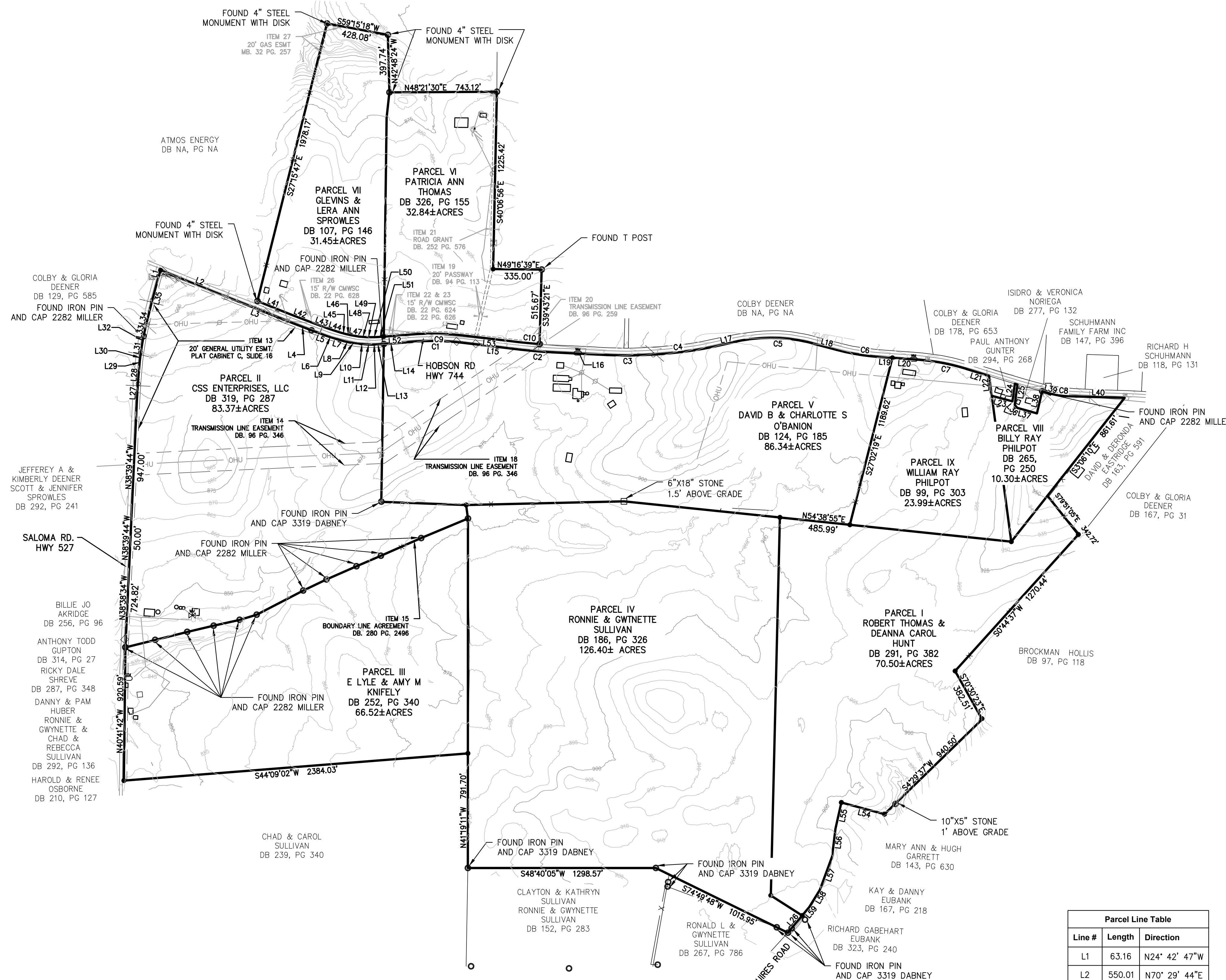
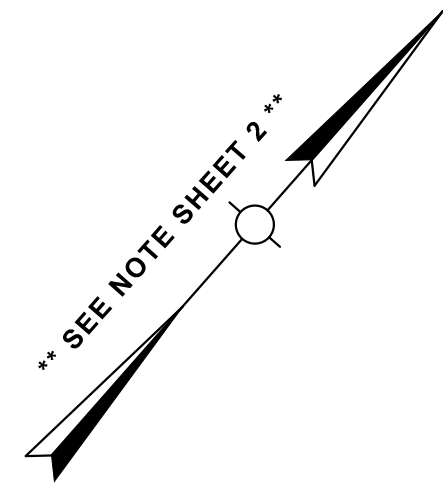


**Image #7**

Image taken looking Northwest on Saloma Rd (with computer generated image)



Attachment E  
Survey and Legal Description



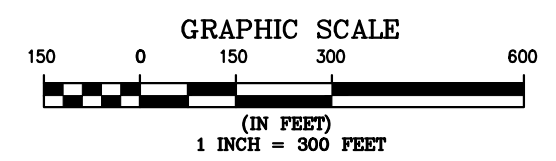
- LEGEND**
- POWER POLE
  - WATER VALVE
  - WATER METER
  - GAS METER
  - GUY WIRE
  - TELEPHONE PEDESTAL

Curve Table			
Curve #	Chord Direction	Chord Length	Radius
C1	S49° 13' 44"W	387.63	1803.31
C2	N53° 21' 08"E	232.90	3261.06
C3	N48° 59' 02"E	221.67	2735.66
C4	N41° 41' 26"E	485.46	2845.98
C5	S50° 07' 48"W	520.22	1128.01
C6	N58° 03' 41"E	302.48	1606.92
C10	N54° 17' 53"E	133.73	3210.39
C8	S49° 17' 28"W	400.43	1853.97
C9	N57° 05' 35"E	117.87	500.00
C7	S59° 13' 04"W	348.29	1525.00

Parcel Line Table		
Line #	Length	Direction
L1	63.16	N24° 42' 47"W
L2	550.01	N70° 29' 44"E
L3	388.11	N70° 29' 44"E
L4	183.48	N69° 39' 13"E
L5	113.63	N68° 49' 18"E
L6	76.99	N66° 33' 36"E
L7	44.60	N64° 22' 45"E
L8	38.27	N61° 36' 25"E
L9	62.12	N57° 56' 30"E
L10	57.50	N53° 12' 32"E
L11	40.35	N49° 13' 38"E
L12	32.03	N46° 43' 01"E
L13	49.04	N45° 20' 55"E
L14	156.98	S44° 15' 10"W
L15	400.81	S55° 26' 41"W
L16	368.41	N51° 32' 51"E
L17	153.48	N35° 56' 38"E

Parcel Line Table		
Line #	Length	Direction
L18	175.26	N63° 37' 30"E
L26	154.86	N1° 27' 53"W
L27	121.60	N37° 49' 55"W
L28	71.51	N36° 41' 48"W
L29	72.72	N35° 50' 52"W
L30	48.46	N34° 47' 17"W
L31	70.68	N32° 24' 56"W
L32	48.13	N30° 49' 43"W
L33	76.10	N28° 50' 20"W
L34	163.65	N27° 20' 14"W
L35	167.54	N26° 22' 26"W
L36	26.95	S82° 37' 58"E
L37	140.78	N64° 25' 23"E
L38	156.60	N27° 53' 03"W
L39	61.68	N63° 51' 44"E
L40	393.54	N50° 19' 26"E
L41	238.21	N70° 29' 44"E

Parcel Line Table		
Line #	Length	Direction
L42	182.73	N69° 39' 13"E
L43	112.89	N68° 49' 18"E
L44	74.97	N66° 33' 36"E
L45	42.65	N64° 22' 45"E
L46	35.79	N61° 36' 25"E
L47	58.85	N57° 56' 30"E
L48	53.29	N53° 12' 32"E
L49	36.82	N49° 13' 38"E
L50	29.81	N46° 43' 01"E
L51	47.83	N45° 20' 55"E
L52	156.01	S44° 15' 10"W
L54	308.62	S63° 47' 32"W
L55	186.17	S28° 42' 05"E
L56	193.77	S34° 27' 05"E
L57	244.75	S21° 05' 58"E
L58	139.01	S9° 54' 09"E
L59	77.05	S1° 27' 05"E



**ALTA / NSPS CERTIFICATION:**

TO CHICAGO TITLE INSURANCE COMPANY, FLAT RUN SOLAR, ROBERT THOMAS HUNT AND DEANNA CAROL HUNT, HUSBAND AND WIFE - AS TO PARCEL I; CSS ENTERPRISES LLC - AS TO PARCEL II; E. LYLE KNIFLEY AND HIS WIFE, AMY M. KNIFLEY - AS TO PARCEL III; RONNIE SULLIVAN AND GWYNETTE SULLIVAN, HUSBAND AND WIFE - AS TO PARCEL IV; DAVID G. O'BANION AND HIS WIFE, CHARLOTTE S. O'BANION - AS TO PARCEL V; PATRICIA ANN THOMAS - AS TO PARCEL VI; GLEVINS SPROWLES AND HIS WIFE LERA ANN SPROWLES - AS TO PARCEL VII; BILLY RAY PHILPOT - AS TO PARCEL VIII; WILLIAM RAY PHILPOT AND WIFE, LINDA GAIL PHILPOT - AS TO PARCEL IX.

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 FEBRUARY 20, 2020.

**LAND SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SURVEY, COMPLETED ON FEBRUARY, 18, 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.



NO.	BY	DATE	DESCRIPTION

**BTM Engineering, Inc.**  
 Consulting Engineers, Surveyors & Surveyors  
 "Serving the Bluegrass and Beyond"  
 3001 Taylor Springs Drive Louisville, Kentucky 40220  
 (502) 459-8402 (502) 459-8427 Fax  
 www.btmeng.com

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

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

**TITLE: ALTA/NSPS LAND TITLE SURVEY**  
 FLAT RUN SOLAR  
 TAYLOR COUNTY, KY

BTM PROJECT NO.: 200021

DRAWN BY: MSS/MBM CHECKED BY: JCM  
 DATE: 12/16/2020  
 DRAWING: 200021 - SURVEY BASE DWG  
 SCALE: 1" = 300'  
 SHEET

## **Flat Run Solar, LLC - Legal Descriptions**

### **PARCEL 1:**

**Robert Thomas Hunt and Deanna Carol Hunt, husband and wife**

#### **Crawley Road (Address provided for reference only):**

On the waters of Pitman Creek, in Taylor County, Kentucky, and bounded as follows: Beginning at a stone in the old Greensburg dirt road corner to George W. Hudson; thence with said dirt road as it meanders S 26 3/4 E 15 poles and 11 links; S 32 1/2 E 12 poles and 11 links; S 17 1/2 E 15 1/4; S 10 3/4 E 8 4/5 poles to Romine; thence S 1/2 W 20 3/5 poles to a stake in said road another corner to Romine; thence with his line S 41 1/2 E 27 poles and 22 links to a stake on the South side of road; thence with the road S 77 W 12 1/4 poles to the fork of the road; thence N 80 1/2 W 10 poles and 11 links to a stone corner to William Mardis; thence NE 18 3/4 poles to a stake; thence N 12 1/4 W 6 poles to stone; thence N 41 3/5 W 180 1/5 poles to a stake in John Tandy's line; thence with same N 53 E 96 poles to an agreed corner between Collins and Sympson; thence with the Sympson line, now John Tandy's line, N 50 1/2 W 48 1/5 poles to above two for south east of a small poplar; thence S 81 1/2 E 58 poles and 22 links to the center of the old Greensburg Road; thence with said road S 1/4 E 79 1/2 poles to twin black oaks; thence S 72 1/2 E 24 poles to a stone where a hickory formerly stood in Hudson's line; thence S 3 1/2 W 57 poles to a Spanish Oak and black gum (both down); thence S 62 1/2 W 19 1/5 poles to the beginning, containing 77 acres more or less.

There is also conveyed a 30 foot right of way along the North side of the line to the County Road for an outlet.

There is excepted from the foregoing described property a 1 1/2 acres tract conveyed by the (sic) D. W. Crawley, Sr., et al, to W. J. Tucker and wife, by deed dated January 12, 1944, of record in deed book 61, page 371, Taylor County Court Clerk's office and a one (1) acre tract conveyed by D. W. Crawley, Sr., et al, to Thomas Standfield and wife by deed dated March 4, 1968, of record in Deed Book 97, Page 257, Taylor County Court Clerk's office, both of said deeds being referred to for a full and complete description.

Being the same property acquired by ROBERT THOMAS HUNT and DEANNA CAROL HUNT, husband and wife, by General Warranty Deed dated December 28, 2012, of record in Deed Book 291, Page 382, in the Office of the Clerk of Taylor County, Kentucky.

TAX INFORMATION: MAP ID: 31-055

### **PARCEL 2:**

**CSS Enterprises LLC**

#### **5620 Saloma Road (Address provided for reference only)**

##### **Tracts 1-6:**

Being Tract 1 consisting of 5.000 acres, more or less, Tract 2 consisting of 12.227 acres, more or less, Tract 3 consisting of 21.353 acres, more or less, Tract 4, consisting of 19.848 acres, more or less, Tract 5 consisting of 12.650 acres, more or less and Tract 6 consisting of 12.266 acres, more or less, of the James Luter Willis Estate Farm Division as found on plat of record in Plat Cabinet C, Slide 16, records of the Taylor County Clerk's Office, Kentucky.

Being the same property acquired by CSS ENTERPRISES LLC, by Quitclaim Deed dated December 14, 2018, of record in Deed Book 319, Page 287, in the Office of the Clerk of Taylor County, Kentucky.

As-surveyed legal description:

Beginning at a point in the in the right of way of the Southeast corner of the intersection of Saloma Road (KY HWY 527) and Hobson Road (KY HWY 744), thence following the South right of way of Hobson Road the following courses; North 70°29'44" East, 938.12'; thence North 69°39'13" East, 1813.48'; thence North 68°49'18" East, 113.63'; thence North 66°33'36" East, 76.99'; thence North 64°22'45" East, 44.60'; thence 61°36'25" East, 38.27'; thence 57°56'30" East, 62.12'; thence 53°12'32" East, 57.50'; thence North 49°13'38" East, 40.35'; thence North 46°43'01" East, 32.03'; thence North 45°20'55" East, 49.04 feet; thence leaving said right of way South 40°25'33" East, 1091.30'; thence North 50°46'49" East, 586.37'; thence South 48°59'57" East, 94.03'; thence South 25°57'06" West, 349.94'; thence South 24°57'29" West, 304.21'; thence South 25°17'18" West, 183.95'; thence South 25°01'15" West, 226.43'; thence South 23°02'02" West, 177.88'; thence South 21°12'55" West, 361.98'; thence South 31°53'02" West, 123.25'; thence South 36°03'51" West, 184.23'; thence South 35°20'44" West, 187.53'; thence South 34°39'27" West, 227.80'; thence South 34°38'33" West, 212.59' to a point in the East line of the aforementioned Saloma Road; thence with said East line North 38°38'34" West, 724.82'; thence North 38°39'44" West, 50.00'; thence North 38°39'44" West, 947.00'; thence North 37°49'55" West, 121.60'; thence North 36°41'48" West, 71.51'; thence North 35°50'52" West, 72.72'; thence North 34°47'17" West, 48.46'; thence North 32°24'56" West, 70.68'; thence North 30°49'43" West, 48.13'; thence North 28°50'20" West, 76.10'; thence North 27°20'14" West, 163.65'; thence North 26°22'26" West, 167.54'; thence North 24°42'47" West 63.16' to the point of beginning and containing 83.37± acres.

TAX INFORMATION: MAP ID: 32-001

**PARCEL 3:**

**Knifley and his wife, Amy M. Knifley**

**5070 Saloma Road (Address provided for reference only)**

To WIT: A certain tract or parcel of land lying and being in Taylor County, Kentucky, and more particularly described as follows:

**Tract 1:**

Beginning at a walnut tree on the east side of the Saloma Road (Highway #474) near Saloma, Kentucky corner of the James L. Willis farm; thence, with said James L. Willis N 35 1/4 E 55.5 poles to a fence post, corner of said Willis; thence, with said Willis N 23-3/4 E 98.4 poles to a fence post, corner of said Willis in the line of Gilbert Sinclair; thence, with the line of Sinclair S 41-3/4 E 98.36 poles to a fence post, corner of R.P. Rivers farm in the line of Gilbert Sinclair; thence with the line of said Rivers farm S 44 W 144.9 poles to a fence post on the east side of the Saloma Road, corner of said R.P. Rivers farm; thence with said Saloma Road N 40 1/2 W 56.2 poles to the beginning, and containing 67.1 acres, more or less.

**Tract 2:**

Beginning at a wood post on the east side of KY 527 & corner to Ronnie Sullivan (Deed Book 141, page 179); thence with said road 36 deg. 52' W, 407.92 feet to a wood post & new division corner in the property of Annie Noe; thence N 55 deg. 02' E, 173.45 feet to a steel rod; thence S 40 deg. 01' E, 278.88 feet to a steel rod & S 55 deg. 52' E, 112.91 feet to a 14" cedar in the line of Sullivan; thence with Sullivan S 48 deg. 50' W, 226.03 feet to the beginning & containing 1.72 acres, more or less , the basis of bearings was a magnetic observation.



Being the same property acquired by E. LYLE KNIFLEY and his wife, AMY M. KNIFLEY, by General Warranty Deed dated March 14, 2005, of record in Deed Book 252, Page 340, in the Office of the Clerk of Taylor County, Kentucky.

TAX INFORMATION: MAP ID: 32-002 (Includes both Parcels per PVA)

**PARCEL 4:**

**Ronnie Sullivan and Gwynette Sullivan, husband and wife**

**Chestnut Grove Road (Address provided for reference only):**

A tract of land being severed from the property of Helen Bowen comprised of all the property shown in Deed Book 130, page 294, and part of the tract shown in Deed Book 95, page 435, and more particularly described as follows: BEGINNING at a steel post on the West side of Gravel Lane and corner to the O'Banion property; thence with O'Banion S 83 degrees 15 minutes W 259 feet to a steel post corner to same, thence with same N 38 degrees 00 minutes W 2613.5 feet to a stone corner to same; thence S 56 degrees 30 minutes W 1083 feet to stone corner to same and S 49 degrees 30 minutes W 1090 feet to a fence corner to the Sullivan property in the line of O'Banion; thence with Sullivan S 39 degrees 45 minutes E 2501 feet to a fence corner in the line of Sullivan; thence a new division line N 50 degrees 00 minutes E 1299 feet to a 10" oak in the fence; thence N 77 degrees 30 minutes E 1025.5 feet to a steel rod on West side of Gravel Lane; thence with West side of the Lane N 0 degrees 30 minutes E 150 feet to the beginning and containing 125.66 acres, more or less.

Being the same property acquired by RONNIE SULLIVAN and GWYNETTE SULLIVAN, husband and wife, by General Warranty Deed dated April 30, 1993, of record in Deed Book 186, Page 326, in the Office of the Clerk of Taylor County, Kentucky.

TAX INFORMATION: MAP ID: 32-003B

**PARCEL 5:**

**David G. O'Banion**

**947 Hobson Road (Address provided for reference only)**

**Tract 1:**

Beginning at a stone where a hickory is called for corner to the old Graves tract; thence N 43 1/2, W 67 poles to a stake on the old state road (Saloma Road) and corner to C. W. Parrott; thence with the road N 43 E 22 poles to a stake; thence N 65 E 60 poles to a stake; thence N 50 E 19 3/5 poles to a stake where a sycamore is called for corner to J. W. Deener and F. L. Parrott thence with Parrott's line S 43 1/2 E 65 poles to a stone corner to Parrott in Collins line; thence S 46 W 98 poles to the beginning containing 40 1/4 acres be the same more or less.

**Tract 2:**

Beginning at a stone on the Saloma road; thence S 29 E 73 poles to a stone in Crawley's line; thence S 52 1/2 W 90 4/5 poles to a stone, corner to Collins; thence N 42 W 60 poles to a stake on the Saloma road; thence with the road N 40 E 70 poles; thence N 54 E 43 3/5 poles to the beginning, containing 38 1/4- acres more or less. It is agreed and understood by all parties hereto that the property herein conveyed is conveyed subject to a certain right-of-way granted to the Taylor County REA.

Being a portion of the same property acquired by DAVID G. O'BANION and his wife, CHARLOTTE S. O'BANION, in survivorship, by General Warranty Deed dated January 14, 1976, of record in Deed Book 124, Page 185, in the Office of the Clerk of Taylor County, Kentucky; and the said CHARLOTTE S. O'BANION having died on or about April 21, 2020, vesting title solely in the name of DAVID G. O'BANION, by survivorship.

TAX INFORMATION: MAP ID: 31-056

**PARCEL 6:**  
**Patricia Ann Thomas**

**1118 Hobson Road (address provided for reference only):**

**Tract 1:**

Beginning at a stone along the north side of the Saloma Road, corner to Adolphus McKinley; thence, a new line following the old fence line North 40 West 1,520 feet to a stone; thence, North 34-1/2 West 177 feet to a steel pipe corner to McKinley and Tennessee Gas & Transmission Company; thence, with the line of Tennessee Gas & Transmission Company land North 47-1/2 East 748 feet to a steel pipe, corner to C. Deener; thence, with Deener's line South 39-1/2 East 1,204 feet to a center post; thence, South 28 East 120 feet to a point in old fence line corner to Oscar Melton; thence, with Melton's line South 56 West 262.5 feet and South 31-3/4 East 400 feet to a point along the Saloma Road; thence, with said road South 46 West 406.5 feet to the beginning, and containing 25 acres, more or less.

Being the same property acquired by COOLIDGE PRICE and wife, VIRGINIA PRICE, in joint survivorship, by General Warranty Deed dated February 24, 1970, of record in Deed Book 102, Page 611; in the Office of the Clerk of Taylor County, Kentucky and the said COOLIDGE PRICE having died, testate, on or about November 12, 2005, vesting title solely in the name of VIRGINIA PRICE, by survivorship; and see also Affidavit of record in Deed Book 261, Page 209, in the Office aforesaid, and the said VIRGINIA PRICE, a/k/a MARY VIRGINIA PRICE having died intestate on or about May 7, 2017, and whose Affidavit of Descent of record in Deed Book 326, Page 155, in the Office aforesaid, names PATRICIA ANN THOMAS as her only surviving heir.

**Tract 2:**

A certain tract or parcel of land lying and being in Taylor County Kentucky and being described as follows: Beginning at a stake on the north side of the county road (No. 744) leading from Saloma to Highway 68, which stake is South 57° 41' West 20 feet from a stone, corner of Mrs. Parker; thence with said Highway #744, South 57° 41' West 220 feet to a stake on the north side of said road, a division corner in the land of said Adolphus McKinley; thence with a division line of said McKinley North 31° 24' West 400 feet to a stake, a division corner in the land of said McKinley; thence with another division line of said McKinley North 58 East 251 feet to a stake, a new division corner in the land of said McKinley, which stake will be on the west side of a 20 foot passageway; thence with another line of said McKinley, it being the west side of the above mentioned passway South 26° 58' East 400 feet to the beginning, containing 2.15 acres, more or less.

Being the same property acquired by COLLIDGE PRICE (sic) and his wife, VIRGINIA PRICE, in joint survivorship, by General Warranty Deed dated November 15, 1977, of record in Deed Book 133, Page 150; in the Office of the Clerk of Taylor County, Kentucky and the said COLLIDGE PRICE, a/k/a COOLIDGE PRICE having died, testate, on or about November 12, 2005, vesting title solely in the name of VIRGINIA PRICE, by survivorship; and see also Affidavit of record in Deed Book 261, Page 209, in the Office

aforesaid, and the said VIRGINIA PRICE, a/k/a MARY VIRGINIA PRICE having died intestate on or about May 7, 2017, and whose Affidavit of Descent of record in Deed Book 326, Page 155, in the Office aforesaid, names PATRICIA ANN THOMAS as her only surviving heir.

**Tract 3:**

Beginning at a stone on the County Road from Saloma to U. S. 68 corner to the Southwest corner of the 7-5/10 acre tract conveyed by the Master Commissioner on November 28, 1964, to Margaret Parker Goodin; thence with said County Road South 56 West 437 feet 4 inches to a post, a new corner; thence North 27-1/2 West 497 feet to a stone a new corner with the 20 foot right of way conveyed in said 7-5/10 acre deed; thence North 50 East with the south line of said right of way 335 feet to a stone corner to Goodin; thence South 39 East 553 feet to the beginning, containing 4-75/100 acres more or less.

Being the same property acquired by COOLIDGE PRICE and his wife, VIRGINIA, in joint survivorship, by General Warranty Deed dated April 27, 1982, of record in Deed Book 145, Page 659; in the Office of the Clerk of Taylor County, Kentucky and the said COOLIDGE PRICE having died, testate, on or about November 12, 2005, vesting title solely in the name of VIRGINIA PRICE, by survivorship; and see also Affidavit of record in Deed Book 261, Page 209, in the Office aforesaid; and the said VIRGINIA PRICE, a/k/a MARY VIRGINIA PRICE having died, intestate on or about May 7, 2017, and whose Affidavit of Descent of record in Deed Book 326, Page 155, in the Office aforesaid, names PATRICIA ANN THOMAS as her only surviving heir.

TAX INFORMATION: MAP ID: 23-036 (Tax Parcels 31-054 and 31-055 merged into 23-036 per PVA)

**PARCEL 7:**

**Glevins Sprowles and his wife Lera Ann Sprowles**

**1200 Hobson Road (Address provided for reference only):**

**Parcel 1, Tract 1:**

A certain tract or parcel of land lying and being in Taylor Count, Kentucky, and more particularly described and bounded as follows: Beginning at a fallen oak corner to Parrott thence with his line North 58-1/2 East 26-1/2 poles to where a stake is called for, corner to Parrott; thence with his line and line of C. M. Parrott South 42 East 124 poles to the center of the Old Nashville and Lexington Road, thence with said road South 43 West 10 poles (a stake called for) thence North 29-1/4 West 116-1/2 poles to the beginning containing 33-1/4 acres more or less.

There is excepted from the above boundary the following parcel of land which was sold by the grantors (Jack Pike, et ux) to Ed Parker by Deed dated December 4, 1950, of record in Deed Book 70, Page 257: Beginning at the old original beginning corner to the old survey when begins at a fallen white oak corner to the old Parrott place, thence with his line North 58-1/2 East 26-1/2 poles to where a stake is called for corner to said Parrott, thence with his line and the line of C. M. Parrott 1322 feet to a stake or stone, thence a new division line South 55-1/2 West 748-1/2 feet to a stake or stone in the line of Tennessee Gas Transmission Co., thence with their line North 29-1/2 West 133 feet to the beginning containing 18-1/4 acres more or less.

ALSO

Three certain tracts of land in Taylor County, Kentucky, on the Saloma Road, particularly described as:

**Parcel 2, Tract 1:**

Beginning at the old original beginning corner to the old survey which begins at a fallen white oak, corner to the old Parrott place; thence with his line North 58-1/2 East 26-1/2 poles to where a stake is called for, corner to said Parrott; thence with his line and the line of C. M. Parrott 1322 feet to a stake or stone; thence a new division line South 55-1/2 West 748-1/2 feet to a stake or stone in the line of the Tennessee Gas Co.; thence with their line North 29 and 1/4 West 1333 feet to the beginning, containing 18 and 1/4 acres more or less.

**Parcel 2, Tract 2:**

Beginning at a stone in side of the road in Bettie Parrott's line, running South 43-1/2 West 88-1/2 poles to a stone, corner to Cyrus Parrott; thence South 46-1/2 West 46 poles to a stone near a hickory bush (a sassafras called for in old survey); thence North 43-1/2 West 88-1/2 poles to a stone in J. N. Parrott's line, corner to L. H. Parrott; thence North 46-1/2 East 6 poles to a stone near a spring; thence North 10 West 2-1/2 poles to a stone just below the spring; thence South 83 Est 2 and 1/4 poles to a stone; thence North 46-1/2 East 37 poles to the beginning, containing 26 and 1/6 acres more or less.

**Parcel 2, Tract 3:**

Beginning at a stone where a sassafras as is called for in Ferrill's line; thence South 41 East 13-1/2 poles to a stone, on the Saloma Road, thence up and with said Road North 44 East 21 poles to a stone, on the side of the road; thence North 41 West 13-1/2 poles to a stone in C. M. Parrott's line; thence with his line South 46 West 39 and 1/4 poles to the beginning, containing 3 and 1/4 acres more or less.

However, there is excepted and not conveyed herein a certain tract or parcel of land heretofore conveyed to Adolphus L. McKinley, et ux., to Coolidge Price, et ux., by Deed dated February 24, 1970 and recorded in Deed Book 102, Page 611 records of the Taylor County Court Clerk's Office, Kentucky, the same being bounded and described as follows:

Beginning at a stone along the north side of the Saloma Road, corner to Adolphus McKinley; thence a new line following the old fence line North 40 West 1,520 feet to a stone; thence North 34-1/2 West 177 feet to a steel pipe corner to McKinley and Tennessee Gas & Transmission Company; thence, with the line of Tennessee Gas & Transmission Company land North 47-1/2 East 748 feet to a steel pipe, corner to C. Deener; thence with Deener's line South 39-1/2 East 1,204 feet to a corner post; thence, South 28 East 120 feet to a point in old fence line corner to Oscar Melton; thence, with Melton's line South 56 West 262.5 feet and South 31-1/4 East 400 feet to a point along the Saloma Road; thence, with said road South 46 West 406.5 feet to the beginning, and containing 25 acres, more or less.

Being the same property acquired by GLEVINS SPROWLES and his wife, LERA ANN SPROWLES, by General Warranty Deed dated August 12, 1971, of record in Deed Book 107, Page 146, in the Office of the Clerk of Taylor County, Kentucky.

TAX INFORMATION: MAP ID: 23-037

**PARCEL 8:**

**William Ray Philpott, widower**

**347 Hobson Road - (Address provided for reference only):**

**Tract 1:**

Beginning at a post on the South side of Saloma Road, running thence North 64 East about 615 feet with said road to stone on the south side of said road; thence South 7 West about 550 feet to a stone; thence North 7 West about 230 feet to a stone; thence North 50-1/4 West 353 feet to the beginning containing about 4-1/2 acres, more or less - the second tract adjoining the first tract and is bounded as follows: Beginning at a poplar old corner; thence 381-1/2 East 37 and 3/4 poles to a cedar; thence a division line South 1 West 24.78 poles to a post in the old line; thence with said old line North 50-1/2 West 48.39 poles to the beginning 2.88 acres more or less. Also conveyed herein and hereby the following tract of land lying and being in Taylor County, Kentucky, situated on the Saloma Road and beginning at a stone on the Saloma Road corner to Robert Deener; thence with Deener's line South 2 East 54 rods to a stone and cedar tree; corner to Philpott; thence North 3 West 34 rods to a stone in the Saloma Road; thence with the road North 45 East 22-1/4 rods to the beginning and containing (6) six acres be the same more or less.

HOWEVER THERE IS EXCEPTED AND NOT CONVEYED HEREIN the following described real estate heretofore conveyed to William Ray Philpott, et ux, by Deed from Cecil Philpott, et ux, dated September 14, 1963, and found of record in Deed Book 87, Page 309, records of the Taylor County Clerk's Office, Kentucky, and being more particularly described to-wit:

A certain tract or parcel of land, lying and being in Taylor County, Kentucky, and further described as follows: Beginning with a stake beside shed and with new division line South 48-3/4 West 118 feet to fence post; thence North 49 West 138.5 feet to a stake beside Kentucky Highway No. 744 thence with said highway North 64-3/4 East 186 feet to another stake; thence with a new division line South 34-1/2 East 122 feet to the point of beginning, containing 0.45 acre, more or less. Being a portion of the same property acquired by PAULINE PIKE and BILLY RAY PHILPOTT, by General Warranty Deed dated October 27, 2004, of record in Deed Book 249, Page 311; and being a portion of the same property conveyed by PAULINE PIKE, a single person, to BILLY RAY PHILPOTT, by General Warranty Deed dated April 3, 2007, of record in Deed Book 265, Page 250, both in the Office of the Clerk of Taylor County, Kentucky.

TAX INFORMATION: MAP ID: 31-048

**Tract 2:**

**511 Hobson Road (Address provided for reference only):**

The first tract is bounded and described as follows: Beginning at a stake in the Saloma Road one pole Southwest of a white oak stump; thence, South 51 East 67 poles to a stone agreed corner to J. W. Crawley; thence, South 52-1/2 West 28-1/4 poles to a stone corner to Lot No. 2; thence, a division line North 32 West 60-1/6 poles to a stone at a gate; thence, South 57 West 16-1/4 poles to a stone at the corner of the horse lot; thence, North 35 West 11-1/2 poles to a stone in the center of the Saloma Road near John Deener's corner; thence, with the road North 55 East 7-4/5 poles; thence, North 56 East 17 poles to the beginning.

Second Tract is bounded as follows: Beginning at corner stone on the Saloma Road near a black oak; thence, South 35 East 11-1/2 poles to a stone; thence, North 57 East 16-1/4 poles to a stone; thence, South 32 East 60-1/6 poles to a stone in the Crawley line; thence, with his line South 54 West 38-2/5 poles to a stone corner to F. L. Parrott; thence, North 29 West 73 poles to a stone on the Saloma Road; thence, with the road North 54 East 16-3/5 poles to the beginning, both of said tracts totalling 23-3/4 acres, more or less.

Being the same property acquired by WILLIAM RAY PHILPOTT and wife, LINDA GAIL PHILPOTT, in survivorship, by General Warranty Deed dated November 22, 1968, of record in Deed Book 99, Page 303, in the Office of the Clerk of Taylor County, Kentucky; and the said LINDA GAIL PHILPOTT having

died on or about December 20, 2011, vesting title solely in the name of WILLIAM RAY PHILPOTT, by survivorship.

MAP ID: 31-057

Attachment F  
Noise and Traffic Study



March 19, 2021

Project R200785.02, Tasks 001 and 002

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

**Sound and Traffic Evaluation Report  
Flat Run Solar Project  
Taylor County, Kentucky**

Dear Mr. Boquet-Caron:

GAI Consultants, Inc. (GAI) is pleased to present this Sound and Traffic Evaluation Report to Flat Run Solar, LLC (Flat Run) for the Flat Run Solar Project (Project) located in Taylor 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 over 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 for the facility.

GAI understands that the Project will consist of approximately 450 acres of solar photovoltaic panels and associated racking (approximately 55MW), 13 inverters, and a DC-coupled battery storage system, to be co-located at each inverter, as well as a project substation transformer that will connect to East Kentucky Power Cooperative's Green County - Saloma 161kv transmission line near the community of Saloma in Taylor County, KY. The street address of the proposed Project is approximately 5347 Saloma Road, Campbellsville, KY 42718. The Project is not located within the limits of any city.

## **2.0 Sound Impact Evaluation**

Per KRS 278.708 (3)(a)(8), (3)(d) and KRS 278.710 (1)(b), the Flat Run solar facility 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 Taylor County does not have a noise control ordinance applicable to this proposed project.



The existing 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 primarily consist of primary and secondary roadways including State Routes 289, 744, and 527. In addition, there is a Tennessee Gas Pipeline Compressor Station (Campbellsville 96) located northwest of the proposed site which would also have a significant contribution to the ambient sound level environment.

As identified by Kirkland Appraisals, LLC on February 17, 2021, the area surrounding the Project location consists of parcels are designated as either Agricultural, Residential or Agricultural/Residential.

Figure 3 Nearest Residences is included for reference and shows residences within 300 feet (ft.) of the Project boundary. Properties denoted in yellow are owned by landowners associated with the Project.

Within 300 ft. of the Project boundary, there are four landowner residences not associated with the Project. These landowners are 150+ (east), 200+ (northeast) and 250+ (west) ft. from the Project Footprint.

These Noise Sensitive Areas (NSAs) were determined using existing and 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 upon professional judgement and past experience of equipment in typical use for similar types of projects.

[Reference: [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 RCNM Default Noise Emission Reference Levels and Usage Factors Federal Highway Administration Construction Noise Handbook for example construction equipment and their associated sound levels.] Construction activities are anticipated to be transient in nature and of a limited duration, ending once construction has been completed, and taking place daily during the hours of 7 AM to 9 PM.

The loudest source from construction is expected to be pile driving equipment (approximately 125 dBA at three ft. from source) used in the construction of the solar panel racking system.

Anticipated Noise Produced by Very Loud Construction Equipment (pile driver)	
Distance from Source to Receptor (ft.)	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 ft. from active pile driving operations would be approximately 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 each pile is installed, the pile driver moves to the next and does not stay in each area of the Project site 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 dBA at 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

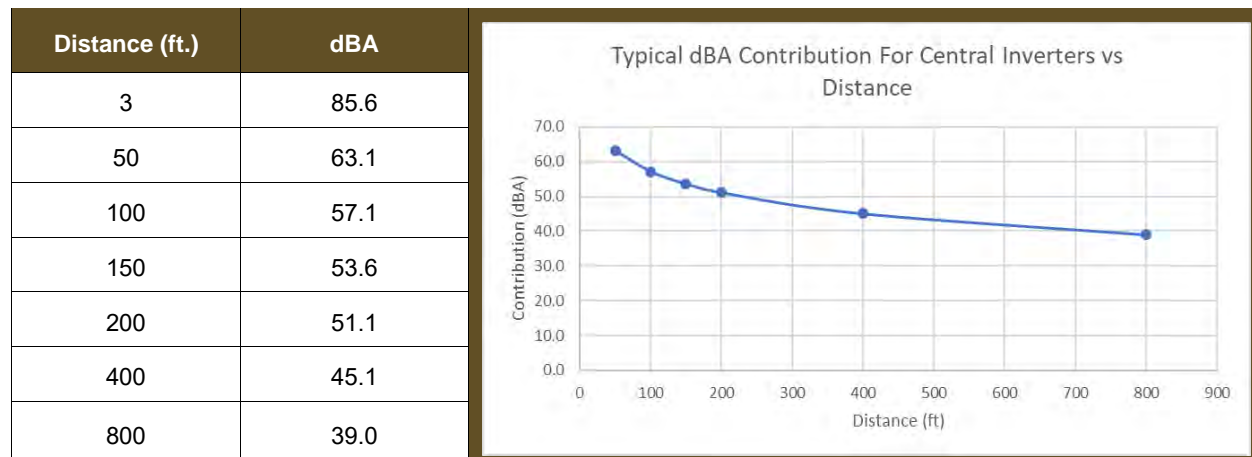
Based on profiles for equipment associated with solar energy production facilities, the following sound levels (at approximately three ft. from source) are expected:

- Inverters
  - ▶ String Inverters – 74.0 dBA/each
  - ▶ Central Inverters – 85.6 dBA/each
- Battery Energy Storage System (BESS) Heating, Ventilation, and Air-Conditioning (HVAC) Units – 80.0 dBA/each
- Substation – 71.0 dBA/each

Sound levels generated by operating equipment are assumed to include all applicable sound sources within the equipment package (for example, fans).

To quantify the sound level impacts of the Project on nearby NSAs, Tables 1, 2, 3, and 4 are provided to illustrate how sound level contributions for each piece of equipment change over distance from a given source.

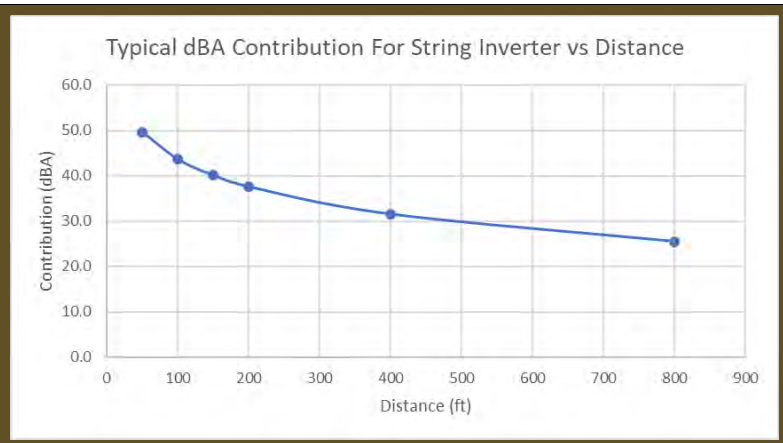
**Table 1**  
**Source: Central Inverters**



**Table 2**

**Source: String Inverters (Optional)**

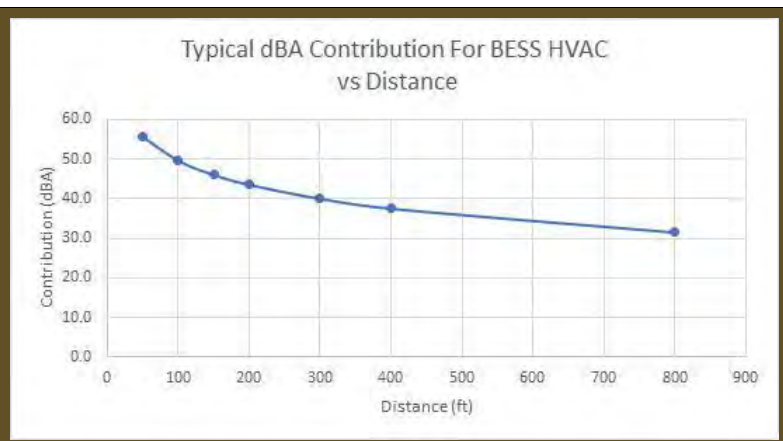
Distance (ft.)	dBA
3	74
50	49.6
100	43.5
150	40.0
200	37.5
400	31.5
800	25.5



**Table 3**

**Source: Battery Energy Storage Systems HVAC Units**

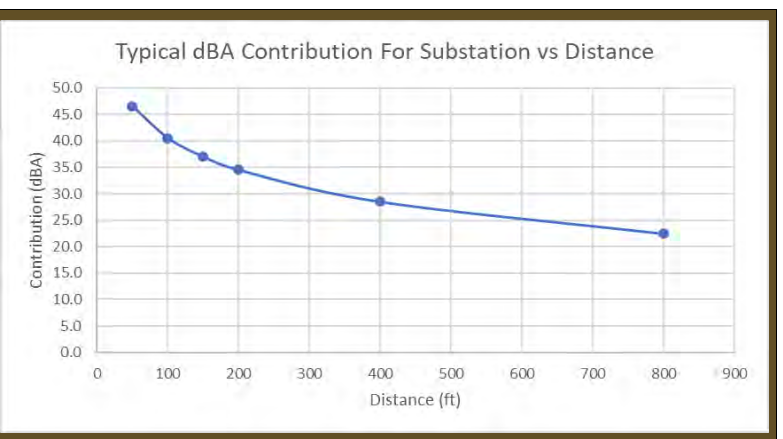
Distance (ft.)	dBA
3	80.0
50	55.6
100	49.5
150	46.0
200	43.5
400	37.5
800	31.5



**Table 4**

**Source: Substation**

Distance (ft.)	dBA
3	71
50	46.6
100	40.5
150	37.0
200	34.5
400	28.5
800	22.5



Each of the anticipated sound level contributions were determined for these sources 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 I1 and d1 are the sound level (I1) measured at the distance from the source (d1) and I2 and d2 are the sound level (I2) at the distance of concern from the source (d2).

Because sound levels are logarithmic in nature, they must be converted to linear scale before plugged into the Inverse Square Law. The conversion from logarithmic to linear sound pressure levels is performed by 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 this project is anticipated to be between 50 and 60 dBA.

Applicable minimum setbacks pertaining to this project are as proposed as follows:

- Central Inverters/Battery Energy Storage System HVAC Units:
  - ▶ 150 ft. from non-participating adjoining parcels.
  - ▶ 300 ft. from non-participating residences.
- All other equipment:
  - ▶ 25 ft. from non-participating adjoining parcels.
  - ▶ 50 ft. from adjacent roads.
  - ▶ 150 ft. from non-participating residences.

Based on information presented in Section 2.2, Table 1, it is anticipated at 300 ft. the sound level contribution from the operation of a Central Inverter will be approximately 47.6 dBA.

It is anticipated at 150 ft. 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 5 illustrates how the cumulative effect of sound levels may be estimated without rigorous mathematical calculations (for example, detailed iterative modeling, terrain and atmospheric effects) for each scenario, thus allowing us to assess the cumulative impact of the equipment on ambient sound levels.

**Table 5**  
**How to Add Decibels**

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
0.1 to 0.9	2.5
1.0 to 2.4	2
2.4 to 4.0	1.5
4.1 to 6.0	1
6.1 to 10	0.5
10	0

Based on the above table, if the ambient sound level environment is 50 dBA, the contribution from a 47.6 dBA at 300 ft. (Central Inverter) is determined by matching the decibel difference ( $50 - 47.6 = 2.4$  dBA) in the left-hand column and reading across to the right-hand column. In this case, the dBA increase would be 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 ( $50$  dBA +  $1.5$  dBA).

For other sources proposed related to this project, and for an ambient sound level environment of 50 dBA, it would remain approximately 50 dBA based on the following impacts at their designated non-participating residences setback:

- String Inverter: 40 dBA (10 dBA difference and 0 dBA contribution).
- Battery Energy Storage System: 40.0 dBA (10 dBA difference and 0 dBA contribution).
- Substations: 37.0 dBA (10+ dBA difference and 0 dBA contribution).

The average human ear's sensitivity to sound level changes is plus or minus three dBA. 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 ft. away, which is below the average human ear's sensitivity to sound level changes. Solar inverters are expected to operate only during daylight hours, further limiting the impact.

For additional reference, various items common to households generate the following general sound levels associated with their usage:

Source	dBA
Air Conditioning	50-75
Clothes Dryer	50-75
Clothes Washer	60-75
Dishwasher	50-70
Electric Blender	80-90

Source	dBA
Garbage Disposal	70-95
Hair Dryer	60-95
Refrigerator	50
Television	70
Toilet Flush	75-85
Source: Noise Levels of Common Household Sounds (Infographic) <a href="https://www.captel.com/2019/10/noise-levels-of-common-household-sounds-infographic/">https://www.captel.com/2019/10/noise-levels-of-common-household-sounds-infographic/</a>	

### 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, including 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 Flat Run solar facility, location shown on Figure 1, will be located near the community of Saloma, around five miles northwest of Campbellsville. The facility will be constructed along the east side of KY Route 527, west of KY Route 289, and along both sides of KY Route 774 (which intersects both KY Route 527 and KY Route 289). Refer to Figure 2 for the Site Plan and Figures 2 and 4 showing the proposed construction entrances. Three entrances will be along KY Route 744, one along KY Route 527, and one along Squires Road, a paved road that extends from Chestnut Grove Road to residences and fields. Chestnut Grove Road intersects both KY Route 289 and KY Route 527 though would only be used to access Squires Road. The construction access points along KY Route 744 and Squires Road are all anticipated to use existing driveways or current field access points, and the access point along KY Route 527 is anticipated to be new. All state highways surrounding the Flat Run site are classified as Collectors and are not on the National Highway System (NHS). KY Route 289 is a major collector and KY Route 527 and 744 are minor collectors. US 68, which runs through Campbellsville between five and six driving miles south of the Project, is the nearest facility on the NHS. US 68 is reached via KY Route 527 or KY Route 289. US 68 is part of a north/south NHS corridor with KY Route 55 and KY Route 555 running between the east/west Bluegrass Parkway about 40 driving miles to the north and the east/west Cumberland Parkway about 25 driving miles to the south of the site area. Interstate 65 is another major north/south route beyond the Project vicinity, about 40 driving miles to the west, which can be reached from either US 68 or KY Route 744 connecting to other KY state non-NHS routes.

Roads surrounding the proposed Flat Run Site are all paved with asphalt. KY Route 289 is a two-lane road consisting of one 11-foot lane in each direction. KY Route 527 is a two-lane road consisting of one 10-foot lane in each direction. KY Route 744 is a two-lane road consisting of one 10-foot lane in each direction. Chestnut Grove Road is local road, 18 ft. wide. Squires Road, which functions as a shared driveway, is 10 ft. wide. Figure 4 shows the construction site entrances and traffic information including count station locations for KY Route 289, 527, and 744, which is summarized in the following table:

Station ID	Roadway	Average Daily Traffic	Peak Hour Traffic Volume <sup>1</sup>	Year Counted
109767	KY 289	1,060	129	2018
109810	KY 289	1,558	185	2017
109769	KY 527	1,081	114	2017

Station ID	Roadway	Average Daily Traffic	Peak Hour Traffic Volume <sup>1</sup>	Year Counted
109771	KY 527	744	91	2018
109766	KY 744	237	30	2017
109768	KY 744	675	86	2019
109776	KY 744	943	101	2018

Note:

<sup>1</sup> Peak Hour Traffic Volume calculated based on K Factors shown in Figure 4

### 3.2 Traffic Impacts During Facility Construction

Construction of the Flat Run facility is expected to take eight to 12 months, with working hours from 7 AM to 9 PM daily. Trips to the facility during construction are anticipated to consist of workers commuting to the site in passenger vehicles and construction deliveries in larger trucks, including trucks with trailers. Based on Flat Run's experience with facilities of similar sizes, up to 150 workers are anticipated to be on-site each day. Workers will all park on-site. Deliveries are anticipated to occur at various times throughout each working day; group delivery is not common of the panels and racking, which make up the majority of deliveries. For these deliveries, up to 15 trucks (Class 9) are anticipated to deliver components daily, with trucks weighing approximately 20 tons each. Site traffic is assumed to follow general traffic trends in the area. A distribution of existing background vehicular traffic is shown in Figure 5. Assuming the same traffic pattern, a distribution of the anticipated 165 daily vehicles during construction is shown in Figure 6. This shows a maximum typical daily traffic increase of up to 50 vehicles per day (100 trips per day) per roadway. Two-way peak hour traffic volumes along nearby state highways average around 100 vehicles per hour and are all under 200 vehicles an hour, which is fewer than four vehicles per minute. Due to this low background traffic volume, no adverse traffic impacts are anticipated as a result of additional trips due to facility construction.

Around 11 Class 21 truck deliveries will be also be required. One Class 21 truck (20 tons) is anticipated for the delivery of the substation transformer (approximately 60/70 tons) using the KY Route 527 driveway. Deliveries from approximately 10 Class 21 trucks (or similar) are anticipated to deliver solar lulls to the facility. Permit loads (Class 21 trucks) are anticipated to reach the site based on the shortest distance from an NHS route, which would be along KY Route 527 or KY Route 289 from US 68 in Campbellsville (though this will ultimately be coordinated by the contractor). These larger trucks may create more short-term impacts due to their size and weight, but due to the infrequent nature of these deliveries and low background traffic volumes, any impacts are expected to be minor and temporary in nature.

The proposed solar facility is located five to six driving miles along KY 527 north of US 68, which is on the NHS. Construction site access points are anticipated along state roads (KY 527 and KY 744) and along a local road within one mile of a state road (Squires Road via Chestnut Grove Rd). Encroachment Permits will be required through the State and/or County governing agencies, and additional permits/agreements could be required for roads beyond the NHS depending on the route(s) the contractor determines will be needed for trucks to the site. Permitting will be performed by the contractor once the Project is awarded and these considerations finalized.

Construction is not anticipated to encroach onto a State right-of-way other than vehicles accessing the site from existing and proposed driveways along KY Route 527, KY Route 744, and Chestnut Grove Road (to Squires Road). Flat Run 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 KY Transportation Cabinet-certified flaggers to facilitate safe construction deliveries. Due to its narrow width, the contractor may need to conduct traffic stoppages on Chestnut Grove Road and Squires Road occasionally during construction. There may also be temporary stoppages along KY Routes 527 and KY 744 to facilitate deliveries in and out of site driveways. Disruptions to local

property owners will be coordinated during construction. The construction contractor will document roadway conditions in accordance with all applicable transportation permits obtained from State and local road authorities before construction commences and will be responsible for restoring impacted roadway to pre-construction conditions as required through the permitting process. No improvements are anticipated to be required to existing roadways for facility construction.

### **3.3 Traffic Impacts During Facility Operation**

The operation of the Flat Run solar facility will not require on-site employees for its regular operation. Approximately two employees may visit the site up to a few times a month for inspection and to perform or coordinate maintenance as needed. A few 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 KY Transportation Cabinet'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, though reasonably available control measures will be used to mitigate fugitive dust emissions. The contractor will be responsible for developing and monitoring a dust control plan, which will include the following best practices:

- The contractor will identify and monitor each day's expected weather conditions, including precipitation and wind speed and direction, to anticipate what dust control measures will be needed each day. Disturbance areas will be minimized to the maximum extent feasible. Open piles will be covered.
- The contractor will construct and upgrade internal roads and driveways with compacted gravel as 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 as needed in accordance with industry best practices to control dust along site roadways and to 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 are anticipated, so long-term fugitive dust impacts are not anticipated.

### **3.5 Railroad Impacts**

The Flat Run Solar Facility 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 existing roadways near the proposed Flat Run solar facility (fewer than 1,600 vehicles per day), construction is not anticipated to cause level of service degradations, generating fewer than 200 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 occasional employees on site (two or fewer daily vehicles), so long-term traffic impacts will be negligible. Flat Run 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 evaluation 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 trips anticipated at fewer than 200 vehicles per 14-hour workday along low-volume roads, and appropriate safety strategies such as providing work zone signage and flaggers will be implemented, 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 me at 859.795.3492 or [s.dodson@gaiconsultants.com](mailto:s.dodson@gaiconsultants.com).

Sincerely,

**GAI Consultants, Inc.**

Sharon L. Dodson

Digitally signed by Sharon L. Dodson  
DN:  
E=S.Dodson@gaiconsultants.com,  
CN=Sharon L. Dodson  
Date: 2021.03.19 17:31:31-04'00'

Sharon L. Dodson  
Project Manager

Ryan P. Hurt

Digitally signed by Ryan P. Hurt  
DN: E=r.hurt@gaiconsultants.com,  
CN=Ryan P. Hurt  
Date: 2021.03.20 10:20:52-04'00'

Ryan P. Hurt, P.E., MBA  
Senior Project Manager, Associate  
KY P.E. No. 31014

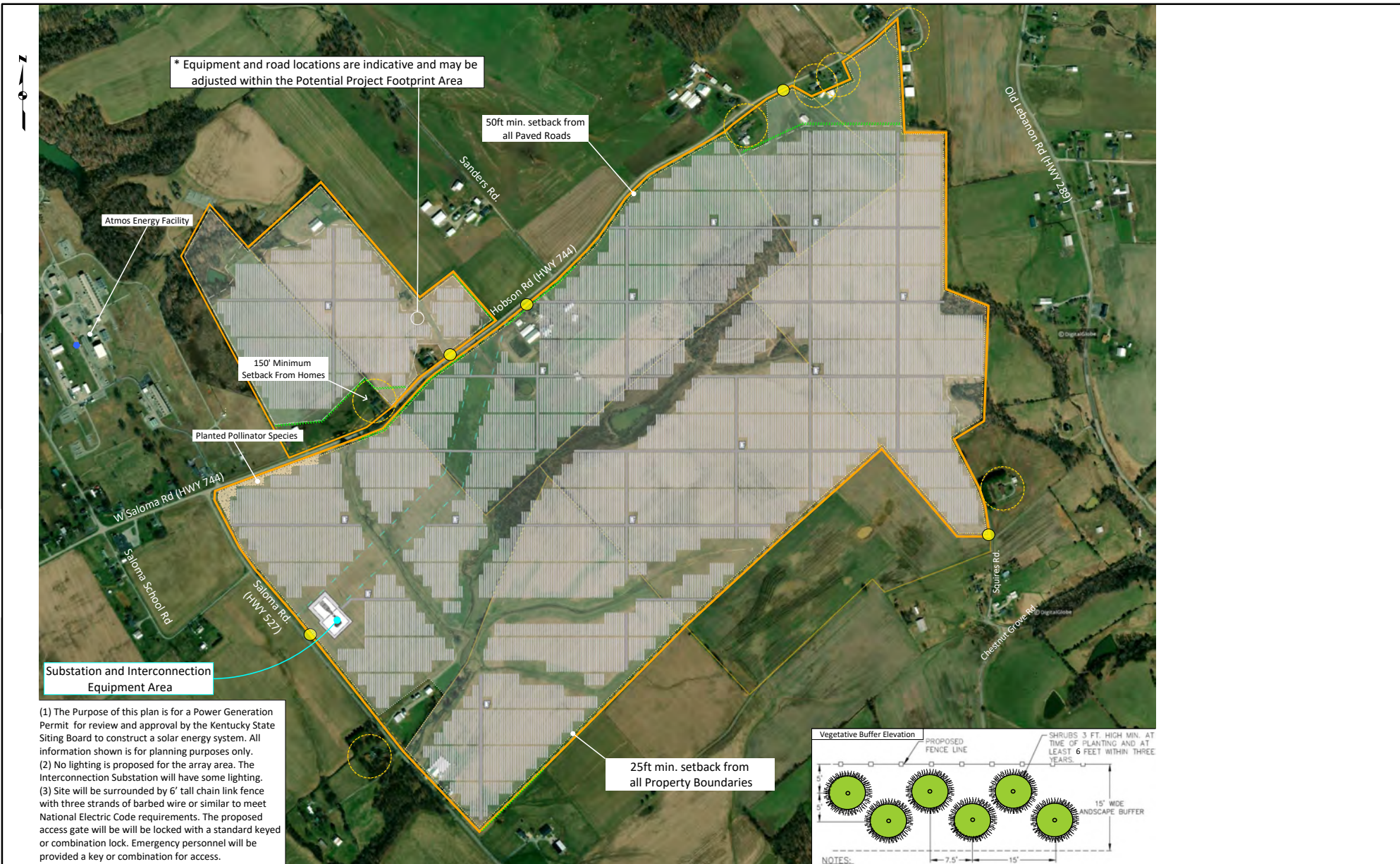
RPH:SLD/kjs

Attachments: Figure 1 – Project Location Map  
Figure 2 – Site Plan  
Figure 3 – Nearest Residences Map  
Figure 4 – Traffic Volume Map and Construction Entrances  
Figure 5 – Background Traffic Distribution  
Figure 6 – Daily Construction Vehicles

**FIGURE 1**  
**PROJECT LOCATION MAP**

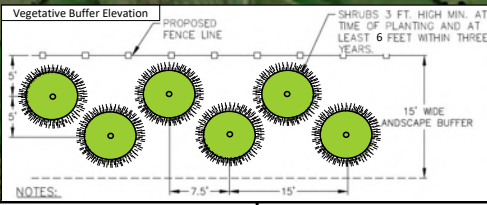


**FIGURE 2**  
**SITE PLAN**



Substation and Interconnection Equipment 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.



**REFERENCE:**

© CSE Figure A1, 1/4/21

**LEGEND**

	Fence Boundary		Utility Easement
	Access Roads		Array Setbacks
	Array Area		Vegetative Buffer
	Construction Entrance		Potential Project Footprint Area
	Inverter, Battery, and Transformer Equipment Areas		Parcel Boundary

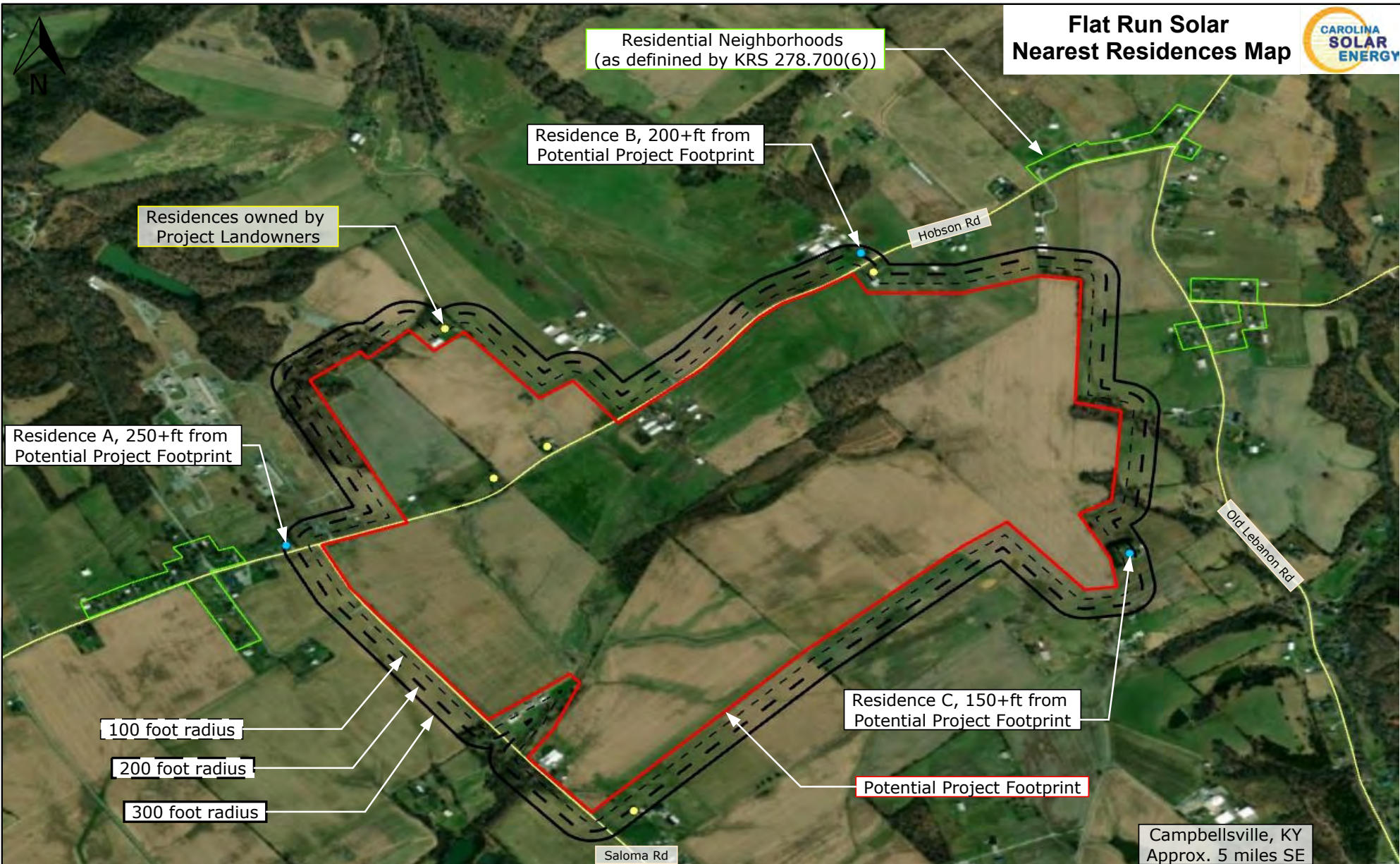
**FIGURE 2  
SITE PLAN**

**FLAT RUN**  
**CAROLINA SOLAR ENERGY**

DRAWN BY: TMW  
CHECKED: RAK

DATE: 2/11/2021  
APPROVED: 2/12/2021

**FIGURE 3**  
**NEAREST RESIDENCES MAP**



**Flat Run Solar  
Nearest Residences Map**



Residential Neighborhoods  
(as defined by KRS 278.700(6))

Residence B, 200+ft from  
Potential Project Footprint

Residences owned by  
Project Landowners

Residence A, 250+ft from  
Potential Project Footprint

100 foot radius

200 foot radius

300 foot radius

Residence C, 150+ft from  
Potential Project Footprint

Potential Project Footprint

Campbellsville, KY  
Approx. 5 miles SE

REFERENCE:  
© Google 2021

**LEGEND**

PROJECT LOCATION BOUNDARY

**FIGURE 3  
NEAREST RESIDENCES MAP**

**FLAT RUN  
CAROLINA SOLAR ENERGY**


DRAWN BY: TMW      DATE: 2/11/2021  
CHECKED: RAK      APPROVED: 2/12/2021

**FIGURE 4**  
**TRAFFIC VOLUME MAP AND CONSTRUCTION ENTRANCES**











REFERENCE:  
 © KY NAIP 2018  
 KYTC TRAFFIC COUNTS



SCALE: 0.2 MI 

**LEGEND**

-  PROJECT LOCATION BOUNDARY
-  CONSTRUCTION ENTRANCE (EXISTING ACCESS)
-  CONSTRUCTION ENTRANCE (PROPOSED ACCESS)
-  ADT 0 - 399
-  ADT 400 - 1600
-   DATA COLLECTION LOCATION / SEGMENT

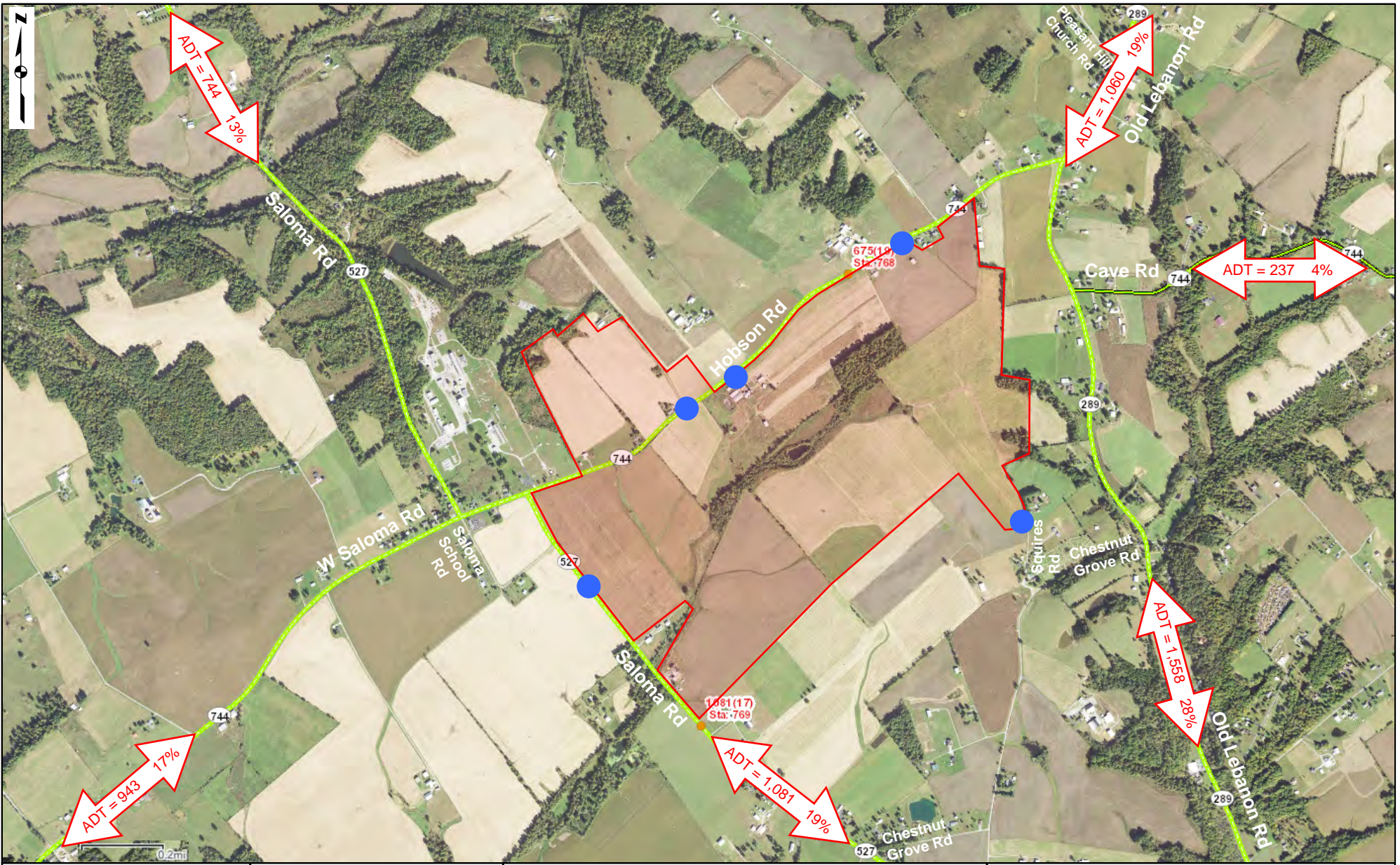
**FIGURE 4**  
**TRAFFIC DATA & SITE ENTRANCES**

**FLAT RUN**  
**CAROLINA SOLAR ENERGY**

DRAWN BY: TMW      DATE: 2/11/2021  
 CHECKED: RAK      APPROVED: 2/12/2021

**FIGURE 5**  
**BACKGROUND TRAFFIC DISTRIBUTION**



REFERENCE:  
 © KY NAIP 2018  
 KYTC TRAFFIC COUNTS

SCALE: 0.2 MI

**LEGEND**

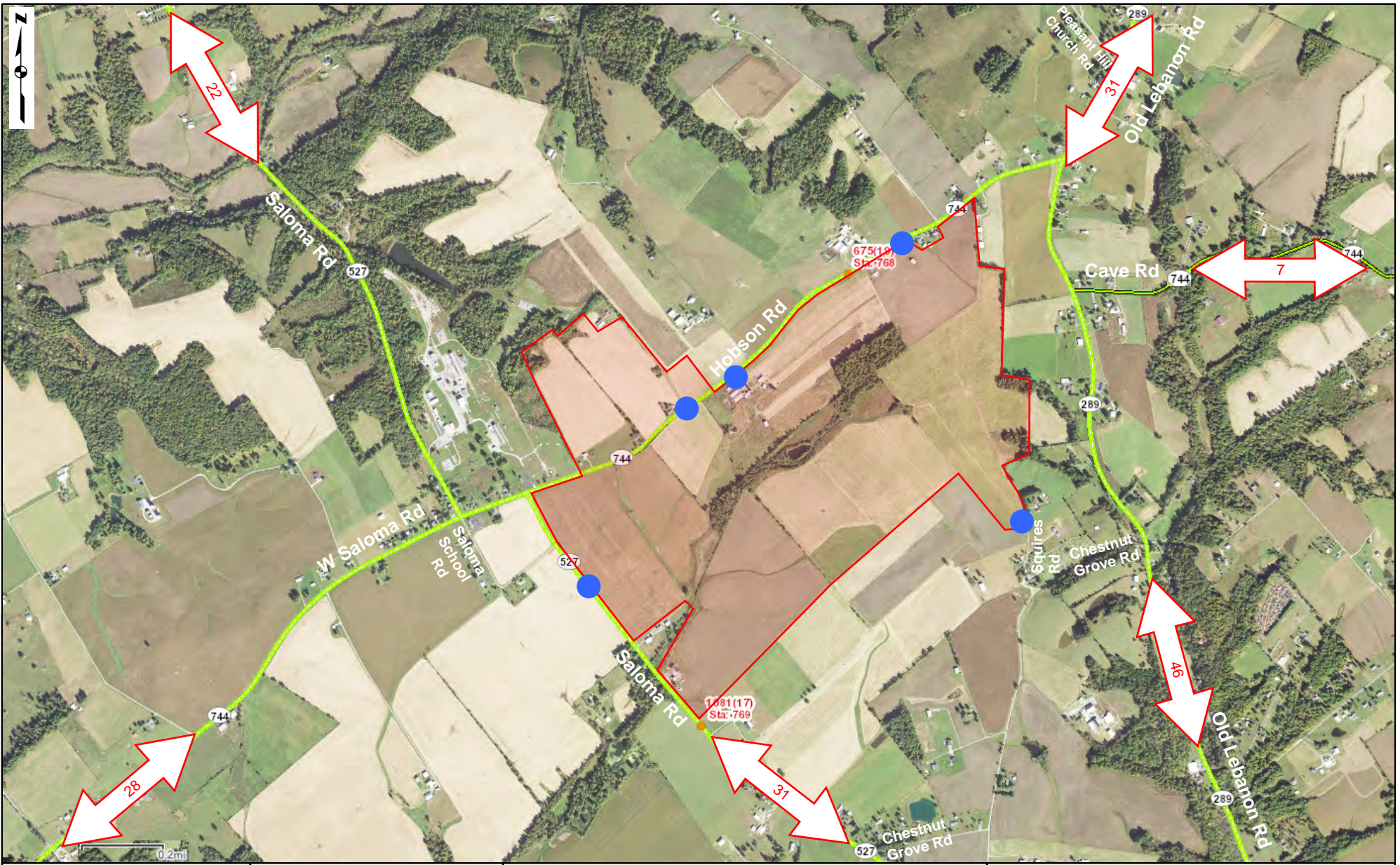
- PROJECT LOCATION BOUNDARY
- CONSTRUCTION ENTRANCE
- ADT 0 - 399
- ADT 400 - 1600

**FIGURE 5**  
**BACKGROUND TRAFFIC DISTRIBUTION**

**FLAT RUN**  
**CAROLINA SOLAR ENERGY**

DRAWN BY: TMW      DATE: 2/11/2021  
 CHECKED: RAK      APPROVED: 2/12/2021

**FIGURE 6**  
**DAILY CONSTRUCTION VEHICLES**



0.2mi

REFERENCE:  
 © KY NAIP 2018  
 KYTC TRAFFIC COUNTS

SCALE: 0.2 MI

**LEGEND**

- PROJECT LOCATION BOUNDARY
- CONSTRUCTION ENTRANCE
- ADT 0 - 399
- ADT 400 - 1600
- ↔ DAILY CONSTRUCTION VEHICLES (EXCLUDING CLASS 21 TRUCKS)

**FIGURE 6**  
 DAILY CONSTRUCTION VEHICLES

**FLAT RUN**  
 CAROLINA SOLAR ENERGY

DRAWN BY: TMW      DATE: 2/11/2021  
 CHECKED: RAK      APPROVED: 2/12/2021

# Attachment G

## Phase 1 Environmental Site Assessment

---

---

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE REPORT**



**Flat Run Solar Energy Project  
Saloma, Taylor County, Kentucky**

**January 17, 2021**

**Prepared by:**



**Linebach ■ Funkhouser, Inc.**  
ENVIRONMENTAL COMPLIANCE & CONSULTING



January 17, 2021

Mr. Marty Marchaterre  
Senior Environmental Planner  
Copperhead Environmental Consulting, Inc.  
151 Walton Avenue  
Lexington, Kentucky 40508

***Re: Phase I Environmental Site Assessment Update Report  
Flat Run Solar Energy Project  
Saloma, Taylor County, Kentucky  
Linebach Funkhouser Project Number 018-20***

Dear Mr. Marchaterre:

Linebach Funkhouser, Inc. (LFI) has completed the enclosed *Phase I Environmental Site Assessment Update 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,

Jason P. Boston  
Project Scientist

R. William Johnston, PG  
Principal Geologist

Enclosure



## EXECUTIVE SUMMARY

Linebach Funkhouser, Inc. (LFI) has completed a Phase I Environmental Site Assessment (ESA) Update of the farm properties located near Saloma in Taylor 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), 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. 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, residential and farm related structures	NO
2.7	Current Use of Adjoining Properties	Agricultural; Tennessee Gas pipeline; residential	NO
<b>SITE HISTORY AND HISTORICAL RECORDS REVIEW</b>			
3.1	Past Uses of Property	Agricultural; residential	NO
3.2	Past Uses of Adjoining Properties	Agricultural; Tennessee Gas pipeline; residential	NO
<b>ENVIRONMENTAL RECORDS REVIEW</b>			
4.1	Subject Property	None	NO
	Adjoining Properties	SHWS; INST CONTROL	NO
4.2	Listings within Established Search Radii	KY UST	NO
4.3	Vapor Encroachment Screen	Does not exist	NO
<b>SITE RECONNAISSANCE</b>			
5.2	Haz. Substances/Waste and Petroleum Products	Small quantity equipment maintenance petroleum-based product containers.	NO
5.3	Storage Tanks (UST/AST)	Two (2) diesel ASTs; no obvious evidence of staining	NO
5.5	Polychlorinated Biphenyls (PCBs)	None observed.	NO
5.9	Stained soil/pavement	None observed.	NO
5.11	Waste Generation, Storage, and Disposal	Manure holding lagoon	NO
5.13	Wells	Two (2) water supply wells	NO
<b>INTERVIEWS</b>			
6.1	Site Representative	None based on previous assessment.	NO
6.3	Local Government Officials	KDEP	NO
<b>NON-SCOPE CONSIDERATIONS</b>			

Report Section	Environmental Related Item	Description	REC
7.1	Asbestos Containing Materials (ACMs)	Based on prior to 1950s construction dates, ACMs and LBP are potentially present in the residential structures located on the Price property. The former residential structure located on the Knifely property was recently demolished and was pushed into a nearby pond. ACMs and LBP potentially exist. No survey was conducted.	N/A
7.2	Lead Based Paint (LBP)		
<b>USER PROVIDED INFORMATION</b>			
8.1	Env. Liens / AULs	An Environmental Lien / Activity Use Limitations (AULs) search was conducted as part of this assessment. No liens or AULs were identified.	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.

A small pond utilized as a manure holding lagoon is located on the Obanion property. This type of feature is not regulated; however, LFI recommends capping the pond with a cohesive soil as part of the site redevelopment activities, if necessary.

LFI identified two (2) water supply wells (Obanion and Price 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 the construction date (prior to the 1950s) of the residential structures located on the Price property, ACMs are potentially present. Therefore, LFI recommends completing an asbestos survey if the residential structures are demolished in the future. The former residential structure located on the Knifely property was recently demolished and was pushed into a nearby pond. LFI recommends burying/capping the construction debris with a one-foot cover of clean soil or removing the material and transporting it to a C & D landfill.

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.....	5
2.4 Roads .....	5
2.5 Topography and Drainage .....	5
2.6 Current Use of Property.....	6
2.7 Current Use of Adjoining Properties .....	6
<b>3.0 SITE HISTORY AND HISTORICAL RECORDS REVIEW.....</b>	<b>7</b>
3.1 Past Uses of Property.....	7
3.2 Past Uses of Adjoining Properties .....	7
3.3 Topographic Maps .....	7
3.4 Aerial Photographs .....	8
3.5 Sanborn Fire Insurance Maps .....	8
3.6 City Directories .....	9
<b>4.0 ENVIRONMENTAL RECORDS REVIEW .....</b>	<b>9</b>
4.1 Listings for Subject Site or Adjoining Properties.....	10
4.2 Listings within Established Search Radii .....	10
4.3 Vapor Encroachment Screen .....	11
<b>5.0 SITE RECONNAISSANCE.....</b>	<b>11</b>
5.1 Site Reconnaissance Methodologies .....	11
5.2 Hazardous Substances/Waste and Petroleum Products .....	12
5.3 Underground Storage Tanks (USTs) & Aboveground Storage Tanks (ASTs) .....	12
5.3.1 Underground Storage Tanks (USTs).....	12
5.3.2 Aboveground Storage Tanks (ASTs).....	12
5.4 Odors .....	12
5.5 Drums and Containers .....	13
5.6 Polychlorinated Biphenyls (PCBs).....	13
5.7 Drains and Sumps.....	13
5.8 Pits, Ponds, and Lagoons.....	13
5.9 Stained Soil / Pavement.....	13
5.10 Stressed Vegetation .....	13
5.11 Waste Generation, Storage, and Disposal .....	14
5.12 Waste Water .....	14
5.13 Wells.....	14
5.14 Septic Systems.....	14
<b>6.0 INTERVIEWS.....</b>	<b>14</b>
6.1 Property Representative.....	14
6.2 Occupants .....	14
6.3 Local Government Officials .....	15

<b>7.0 NON-SCOPE CONSIDERATIONS.....</b>	<b>15</b>
7.1 Asbestos Containing Materials (ACMs) .....	15
7.2 Lead-Based Paint (LBP).....	15
<b>8.0 USER PROVIDED INFORMATION.....</b>	<b>16</b>
8.1 Environmental Liens or Activity and Use Limitations.....	16
8.2 Common/Specialized Knowledge or Experience .....	16
8.3 Reasons for Significantly Lower Purchase Price .....	16
<b>9.0 DATA GAPS.....</b>	<b>16</b>
<b>10.0 FINDINGS AND OPINIONS .....</b>	<b>17</b>
<b>11.0 CONCLUSIONS AND RECOMMENDATIONS.....</b>	<b>17</b>
<b>12.0 CERTIFICATION OF ENVIRONMENTAL PROFESSIONAL.....</b>	<b>18</b>
<b>13.0 REFERENCES.....</b>	<b>19</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 – Regulatory Database Documentation
- Appendix D - EDR Environmental Lien and AUL Search Report

## **1.0 INTRODUCTION**

Linebach Funkhouser, Inc. (LFI) was retained by Copperhead Environmental Consulting, Inc. (the Client), to conduct a Phase I Environmental Site Assessment (ESA) Update of the farm properties located near Saloma in Taylor County, Kentucky (the “subject property”). This assessment was completed as part of due diligence activities in relation to a real estate transaction. This report updates LFI original Phase I ESA Report dated September 23, 2020.

### **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 Update 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 Phase I ESA Update 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 Update 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 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 in Saloma, Kentucky within Taylor County. The property consists of predominately agricultural land that is owned by nine separate entities.



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**. Site photographs are included in **Appendix A**.

## 2.2 Structures / Improvements

The subject property is predominately undeveloped farmland. Wooded areas are located on the interior of the site. Residential structures exist on the Sprowels and Price properties. Recent demolition activities on the Knifely property have occurred including the former house, barn and shed structures. Other barn / agricultural structures were also observed on the north and southwest portions of the property. Other historical structures located on the Obanion and Knifely properties have been demolished as observed in recent aerial photos.

## 2.3 Municipal Services and Utilities

Properties in the vicinity are serviced by the following municipal services and utilities:

Utility	Provider
Potable Water Supply	Green Taylor Water District
Sewage Disposal	Septic System
Natural Gas	Tennessee Gas
Electricity	Taylor County RECC

## 2.4 Roads

The property is located along the north and south sides of KY Route 744 and to the east of KY Route 527. KY Route 289 is located farther east. Private drives are located throughout the site. No publicly owned roads are located on the property.

## 2.5 Topography and Drainage

A review of the *Saloma, KY* United States Geological Survey (USGS) Topographic Quadrangle (2013) indicates a surface elevation for the subject property averages approximately 918 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 Frederick, a 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 west with the local topographic gradient. The nearest downgradient surface water is Flat Run meandering through the subject property.

## 2.6 Current Use of Property

The subject property is predominately undeveloped farmland. Wooded areas are located on the interior of the site. Residential and barn / agricultural structures are located throughout the property.

## 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	The subject property is adjoined to the north by residential and agricultural properties.
South	The subject property is adjoined to the south by residential and agricultural properties.
East	The subject property is adjoined to the east by residential properties.
West	The subject property is bordered to the west by KY Route 527 and The Tennessee Gas property.

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**

Subject Property		
Period	Flat Run Project Area	Source(s)
1940 - Current	The subject property has been historically and primarily used for agricultural and rural residential purposes.	Topographic Maps Aerial Photographs

#### 3.2 Past Uses of Adjoining Properties

Properties in the vicinity have been predominately utilized for agricultural purposes. Rural residential properties have been developed along KY Route's 527, 744 and 289 in the vicinity of the site 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 previously provided to LFI in a *Historical Topographic Map Report* dated January 24, 2020 as referenced in the original Phase I ESA Report. Topographic maps were provided for various years between 1953 and 2013. The 1994 map was not provided correctly. 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
1953 - 1994	No	<p><b>Subject Property:</b> Residential and barn structures are depicted on the southwest, northwest north and far southeast portions of the site. Flat Run is depicted through the site.</p> <p><b>Surrounding Properties:</b> Sparse rural residential properties are observed. The towns of Saloma is observed just to the west and Hobson to the east. The Tennessee Gas development is observed to the northwest.</p>
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 highways 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 previously provided to LFI in an *Aerial Photo Decade Package* dated January 24, 2020 as referenced in the original Phase I ESA Report. Aerial photographs were provided for various years from 1950 to 2016. Additional aerial photographs were obtained from the Google Earth® program for 2019. 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
1950 - 1997	No	<p><b>Subject Property:</b> Subject property appears to be predominately agricultural in nature. Few residential and barn structures are observed.</p> <p><b>Surrounding Properties:</b> The surrounding properties are generally agricultural and residential in nature.</p>
2008 - 2016	No	<p><b>Subject Property:</b> Property appears as it is today. Residential and barn structures located on the northwest corner and the residential structure located on the Obanion property are observed demolished.</p> <p><b>Surrounding Properties:</b> Adjoining properties are developed similar to their present-day configuration.</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 previously provided to LFI in a *Certified Sanborn Map Report*, dated January 24, 2020 as referenced in the original Phase I ESA Report. Fire insurance maps were

unavailable for the subject property and surrounding areas. A copy of the report stating “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 previously provided to LFI in a *City Directory Abstract* dated January 28, 2020 as referenced in the original Phase I ESA Report. City directories for the subject property and surrounding area were reviewed for various years between 1992 and 2014. Listings for the surrounding area were found to be primarily residential listings with no evidence of obvious adverse environmental conditions. A copy of the 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 December 21, 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

**Regulatory Database Search Summary**

Regulatory Database	Minimum Search Distance	Property Listed?	# Sites Listed
State/Tribal Haz. Waste Sites (NPL/CERCLIS)	1 Mile	No	1
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
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 C**.

**4.1 Listings for Subject Site or Adjoining Properties**

The EDR database search did not identify the subject property on ASTM or AAI required databases. The EDR database search identified one adjoining property on ASTM/AAI required databases as follows:

**Compressor Station 96 / Tennessee Gas Pipeline Co., Inc.**

**Address:** 6100 KY 527 (AI# 44056)

**Location:** down-gradient, west

**ASTM/AAI Database:** SHWS; INST CONTROL

**Non-ASTM/AAI Databases:** None

**Database Summary:**

SHWS / INST CONTROL - The site is identified as a “managed” State Superfund site with a date of closure listed as January 27, 2015. The closure is listed as an Option B Contained/Managed pertaining to historical operations. The site is controlled by an environmental covenant which places restrictions on land and groundwater uses. This site is downgradient from the subject property and operations are not directly beyond. Based on this information, LFI does not consider this an REC to the subject property.

**4.2 Listings within Established Search Radii**

No additional site listings were identified in the EDR report.

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 no 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 December 29, 2020 by Mr. Jason Boston, Project Scientist with LFI. Mr. Boston 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 sunny and approximately 40° Fahrenheit. No 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 machinery was observed in or near barn structures located on the Obanion and Price properties. 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)**

No evidence of current or former USTs was observed or reported during site reconnaissance.

### **5.3.2 Aboveground Storage Tanks (ASTs)**

Two diesel ASTs (one mobile 250-gallon and one stationary 250-gallon) were observed on the Obanion farm property. No other evidence of current or former ASTs was observed during site reconnaissance. These ASTs do not represent an REC since no obvious staining was observed.

## **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 machinery was observed in the barn structures located on the Obanion and Price properties. 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.

No equipment with the potential 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**

Multiple ponds are located throughout the subject property. A small pond is utilized as a manure holding lagoon on the Obanion property. No other 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**

Minor stained soil from machinery maintenance activities was observed on the Obanion property near the barn structures 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**

Areas of general trash and farm equipment dump sites were observed. The former Knifely structures were recently demolished and pushed into a nearby pond. No other obvious evidence of improper waste generation or storage was observed during the site reconnaissance. Small piles of scrap wood and debris were noted. As noted in Section 5.8, a small pond is utilized as a manure holding lagoon on the Obanion property. This pond does not represent an REC.

### **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**

Two (2) water supply wells were observed on the subject property during the site reconnaissance on the Obanion and Price 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.

### **5.14 Septic Systems**

A septic system was reported to be located near the structures on the Obanion and Price properties.

## **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**

Based on previous assessment, no property representatives were contacted.

### **6.2 Occupants**

The subject property is utilized for residential agricultural purposes.

### **6.3 Local Government Officials**

The Kentucky Department for Environmental Protection (KDEP) was contacted as part of this environmental site assessment.

## **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 construction dates (prior to the 1950s) of the residential structures located on the Price property and the recently demolished residential structure located on the Knifely property, ACMs are potentially present.

### **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 construction dates (prior to the 1950s) of the residential structures located on the Price property and the recently demolished residential structure located on the Knifely property, LBPs are potentially present.

## **8.0 USER PROVIDED INFORMATION**

In accordance with the ASTM E1527-13 and AAI standards, the user of this ESA, Copperhead Environmental Consulting, Inc. (the Client), 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. An environmental lien search was conducted by Environmental Data Resources, Inc. (EDR), and results were provided to LFI in an *EDR Environmental Lien and AUL Search Report*, dated January 12, 2021 (**Appendix D**). EDR's report did not identify any environmental liens or activity and 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 has reported no information regarding purchase price relative to the subject property.

## **9.0 DATA GAPS**

No 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 with the exception of a site owner with prior knowledge of the site history. However, due to rural nature of the site based on other available historical information, LFI does not consider this to be a significant data gap.

## 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

No *de minimis* conditions were observed in connection with the subject property.

### Non-Scope Environmental Conditions

Based on the construction dates (prior to the 1950s) of the residential structures located on the Price property and the recently demolished residential structure located on the Knifely property

## 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 Taylor 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.

A small pond utilized as a manure holding lagoon is located on the Obanion property. This type of feature is not regulated; however, LFI recommends capping the pond with a cohesive soil as part of the site redevelopment activities, if necessary.

LFI identified two (2) water supply wells (Obanion and Price 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 the construction date (prior to the 1950s) of the residential structures located on the Price property, ACMs are potentially present. Therefore, LFI recommends completing an asbestos survey if the residential structures are demolished in the future. The former residential structure located on the Knifely property was recently demolished and was pushed into a nearby pond. LFI recommends burying/capping the construction debris with a one-foot cover of clean soil or removing the material and transporting it to a C & D landfill.

## 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

January 17, 2021

\_\_\_\_\_  
Date

### **13.0 REFERENCES**

Environmental Data Resources, Inc. *The EDR Radius Map Report Flat Run Project Area, Taylor County, KY. Inquiry Number: 6308853.2s.* December 21, 2020.

Environmental Data Resources, Inc. *The EDR Environmental Lien and AUL Search Flat Run Project Area, Taylor County, KY. Inquiry Number: 6316789.1s.* January 12, 2021.

Environmental Data Resources, Inc. *EDR Historical Topographic Map Report Flat Run Project Area, Taylor County, KY. Inquiry Number: 5946033.4.* January 24, 2020.

Environmental Data Resources, Inc. *EDR Aerial Photo Decade Package Flat Run Project Area, Taylor County, KY. Inquiry Number: 5946033.9.* January 28, 2020.

Environmental Data Resources, Inc. *Certified Sanborn Map Report Flat Run Project Area, Taylor County, KY. Inquiry Number: 5946033.3.* January 24, 2020.

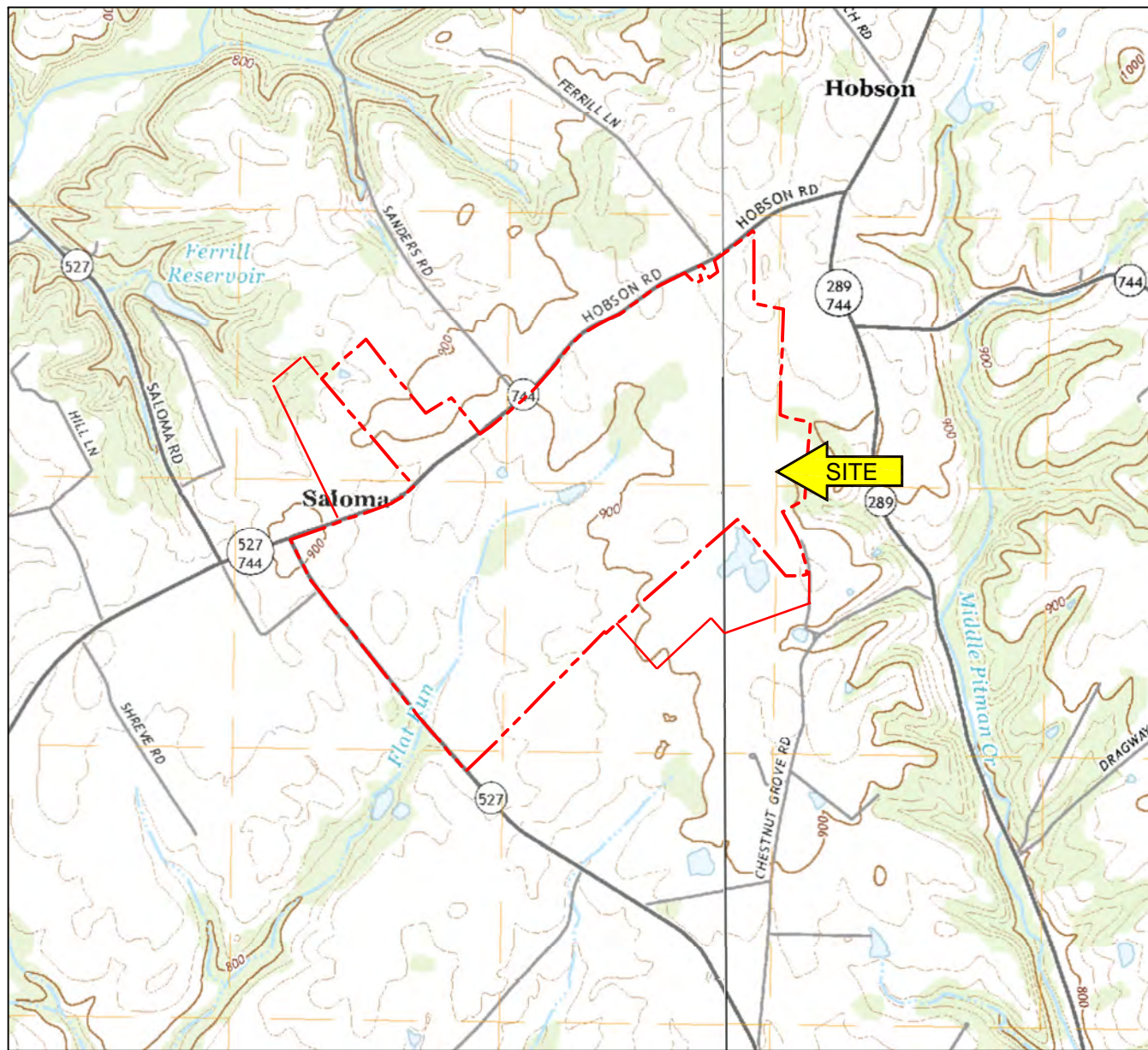
Environmental Data Resources, Inc. *EDR City Directory Image Report Flat Run Project Area, Taylor County, KY. Inquiry Number: 5946033.5.* January 28, 2020.

Kentucky Department for Environmental Protection

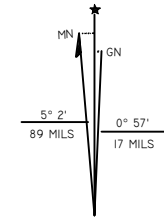
Linebach Funkhouser, Inc. *Phase I ESA Report Flat Run Solar Energy Project Saloma, Taylor County, Kentucky* dated September 23, 2020.

# Figures



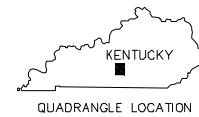


**LEGEND**

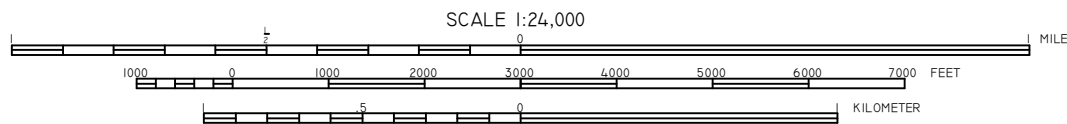


UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

**SALOMA, KY.  
2019  
7.5 MINUTE SERIES  
(TOPOGRAPHIC)**



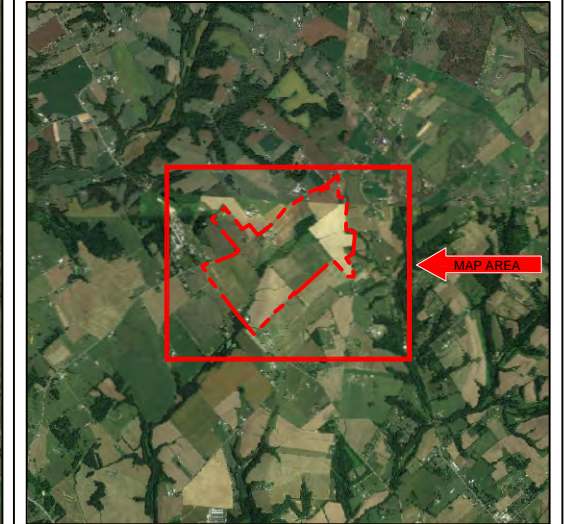
<b>SITE LOCATION MAP</b>	SCALE: 1:24,000	<b>FIGURE 1</b>
	DATE: 09/23/20	
<b>FLAT RUN TAYLOR COUNTY, KENTUCKY</b>	PROJ#: 018-20	
	DRAWN BY: MKA	
	CHECKED BY:	



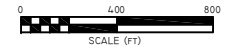
SCALE 1:24,000  
CONTOUR INTERVAL 10 FEET  
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



LEGEND



--- PROPERTY BOUNDARY



SOURCE: Google Earth, Imagery Date: June 7, 2018.

AERIAL PHOTOGRAPH SHOWING SITE AND VICINITY	SCALE: 1"=800'	FIGURE <b>2</b>
	DATE: 09/23/20	
PROJ#: 018-20		
DRAWN BY: MKA		
FLAT RUN TAYLOR COUNTY, KENTUCKY	CHECKED BY:	



**Appendix A**  
**Site Photographs**



Linebach Funkhouser, Inc.  
environmental compliance & consulting

## Photographic Record

**Client:** Copperhead Environmental

**Site Name:** Flat Run Solar Energy Project

**Project Number:** 018-20

**Site Location:** Taylor County, Kentucky

**Photo Number:**

1

**Photographer:**

Jason Boston

**Date:**

December 29, 2020

**Direction:**

East

**Comments:**

View of the northern portion of the Sprowels property.



**Photo Number:**

2

**Photographer:**

Jason Boston

**Date:**

December 29, 2020

**Direction:**

West

**Comments:**

Historic dumping has occurred along the northern portion of the Sprowels property.





### Photographic Record

**Client:** Copperhead Environmental

**Site Name:** Flat Run Solar Energy Project

**Project Number:** 018-20

**Site Location:** Taylor County, Kentucky

**Photo Number:**

3

**Photographer:**

Jason Boston

**Date:**

December 29, 2020

**Direction:**

South

**Comments:**

View of the structures located on the southern portion of the Sprowels property.



**Photo Number:**

4

**Photographer:**

Jason Boston

**Date:**

December 29, 2020

**Direction:**

North

**Comments:**

View of the Price property.





### Photographic Record

**Client:** Copperhead Environmental

**Site Name:** Flat Run Solar Energy Project

**Project Number:** 018-20

**Site Location:** Taylor County, Kentucky

**Photo Number:**

5

**Photographer:**

Jason Boston

**Date:**

December 29, 2020

**Direction:**

North

**Comments:**

View of the Price property.



**Photo Number:**

6

**Photographer:**

Jason Boston

**Date:**

December 29, 2020

**Direction:**

East

**Comments:**

View of the Obanion property.





### Photographic Record

**Client:** Copperhead Environmental

**Site Name:** Flat Run Solar Energy Project

**Project Number:** 018-20

**Site Location:** Taylor County, Kentucky

**Photo Number:**

7

**Photographer:**

Jason Boston

**Date:**

December 29, 2020

**Direction:**

East

**Comments:**

Over view of the subject property from the KY Routes 744 and 527 intersection.



**Photo Number:**

8

**Photographer:**

Jason Boston

**Date:**

December 29, 2020

**Direction:**

North

**Comments:**

View in the former Knifely structures demolition debris pile.



**Appendix B**

**Historical Research Documentation**



Flat Run Property

Taylor County

Campbellsville, KY 42718

Inquiry Number: 5946531.4

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:**

Flat Run Property  
Taylor County  
Campbellsville, KY 42718  
EDR Inquiry # 5946531.4

**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 C	<b>Latitude:</b>	37.411658 37° 24' 42" North
<b>Project:</b>	Flat Run Property	<b>Longitude:</b>	-85.378116 -85° 22' 41" West
		<b>UTM Zone:</b>	Zone 16 North
		<b>UTM X Meters:</b>	643532.24
		<b>UTM Y Meters:</b>	4141774.92
		<b>Elevation:</b>	917.35' above sea level

**Maps Provided:**

2013  
1994  
1961  
1953

**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



Spurlington  
2013  
7.5-minute, 24000



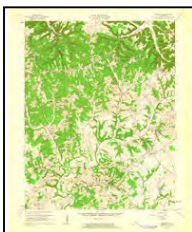
Saloma  
2013  
7.5-minute, 24000

### 1994 Source Sheets



Spurlington  
1994  
7.5-minute, 24000  
Aerial Photo Revised 1992

### 1961 Source Sheets



Saloma  
1961  
7.5-minute, 24000  
Aerial Photo Revised 1950

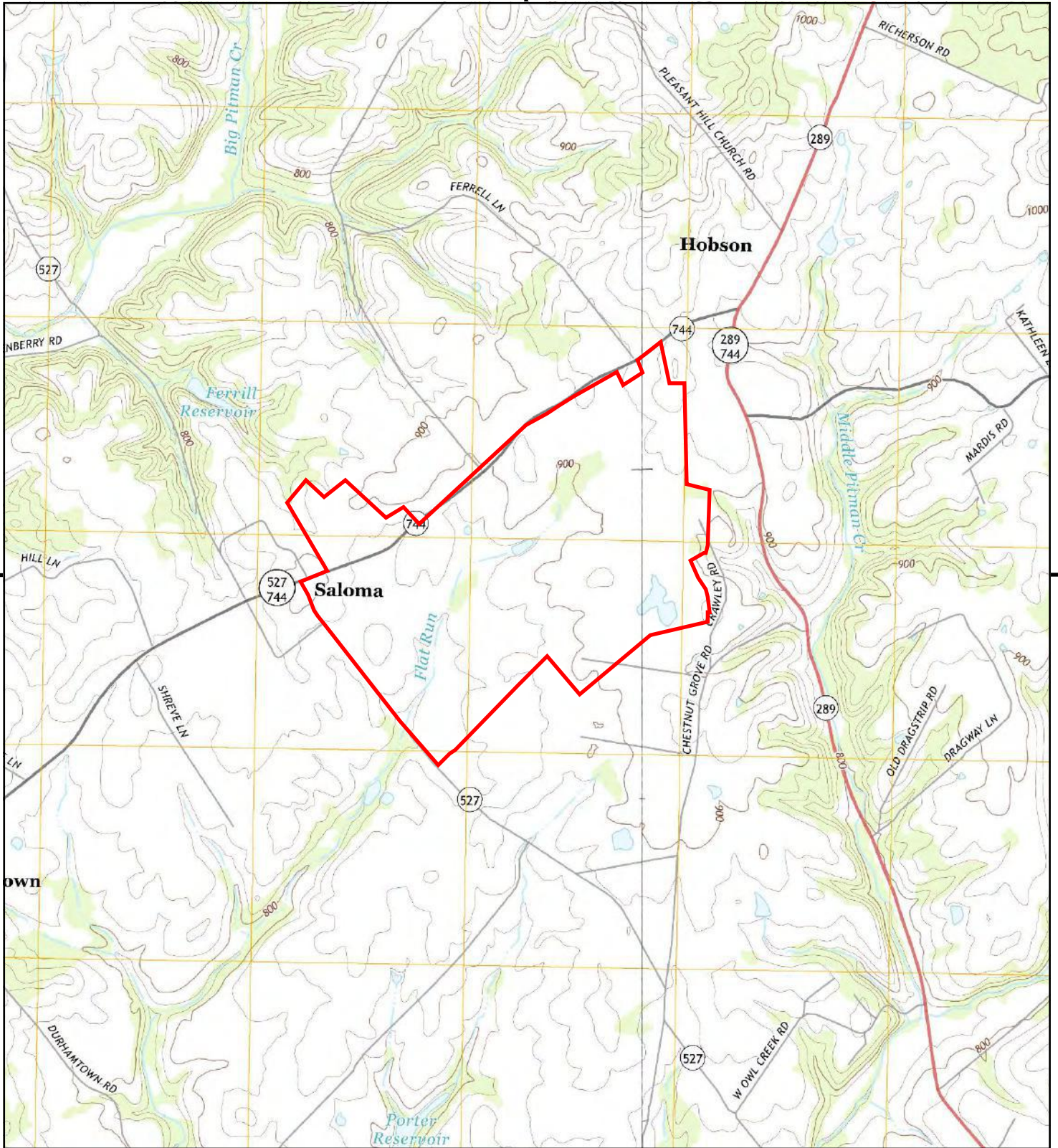
### 1953 Source Sheets



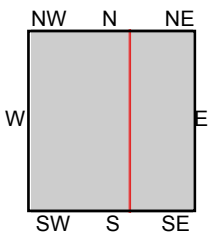
Saloma  
1953  
7.5-minute, 24000  
Aerial Photo Revised 1950



Spurlington  
1953  
7.5-minute, 24000  
Aerial Photo Revised 1950



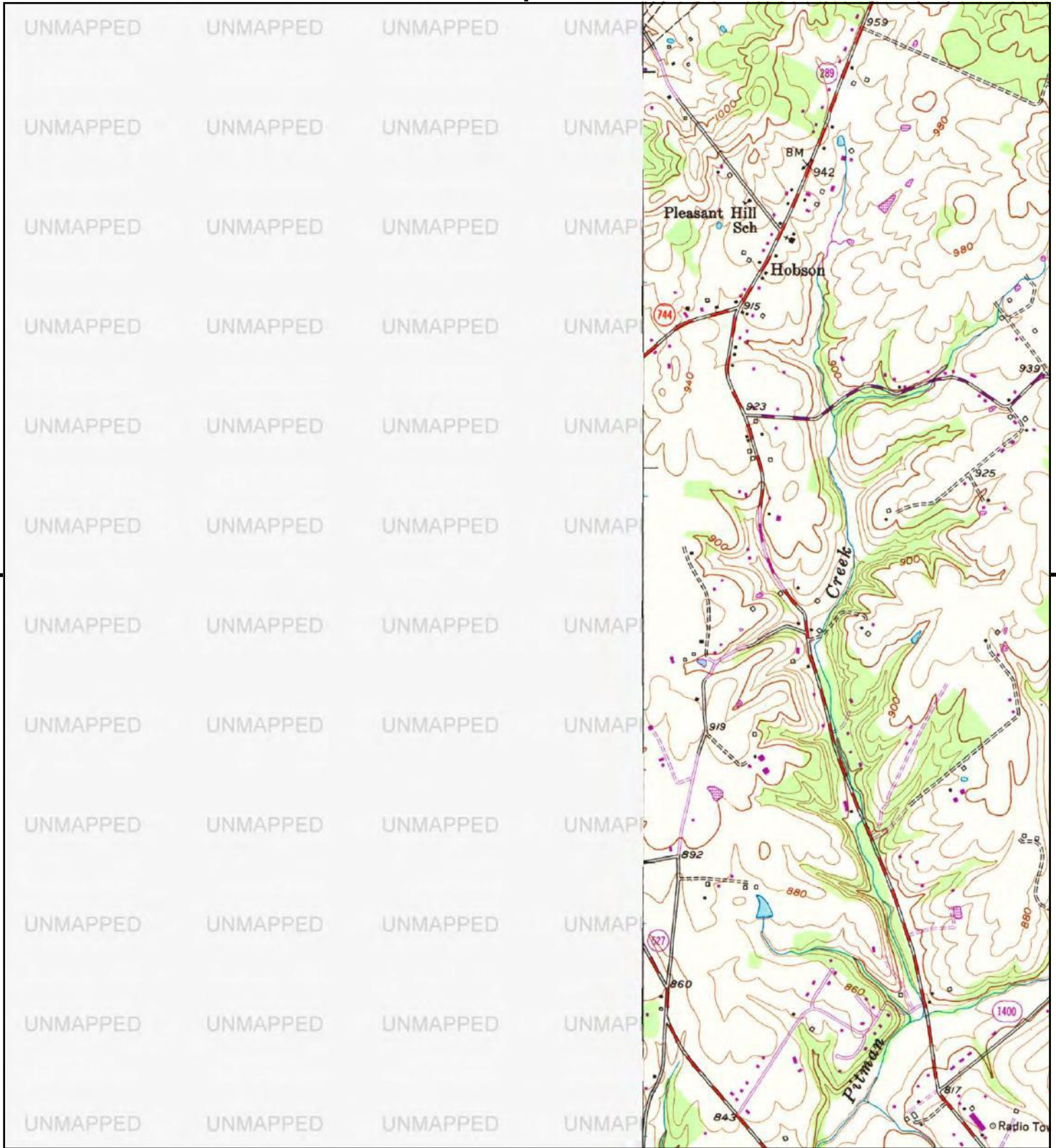
This report includes information from the following map sheet(s).



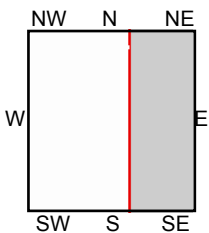
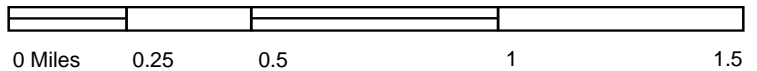
TP, Saloma, 2013, 7.5-minute  
NE, Spurlington, 2013, 7.5-minute

**SITE NAME:** Flat Run Property  
**ADDRESS:** Taylor County  
Campbellsville, KY 42718  
**CLIENT:** Linebach Funkhouser Inc.





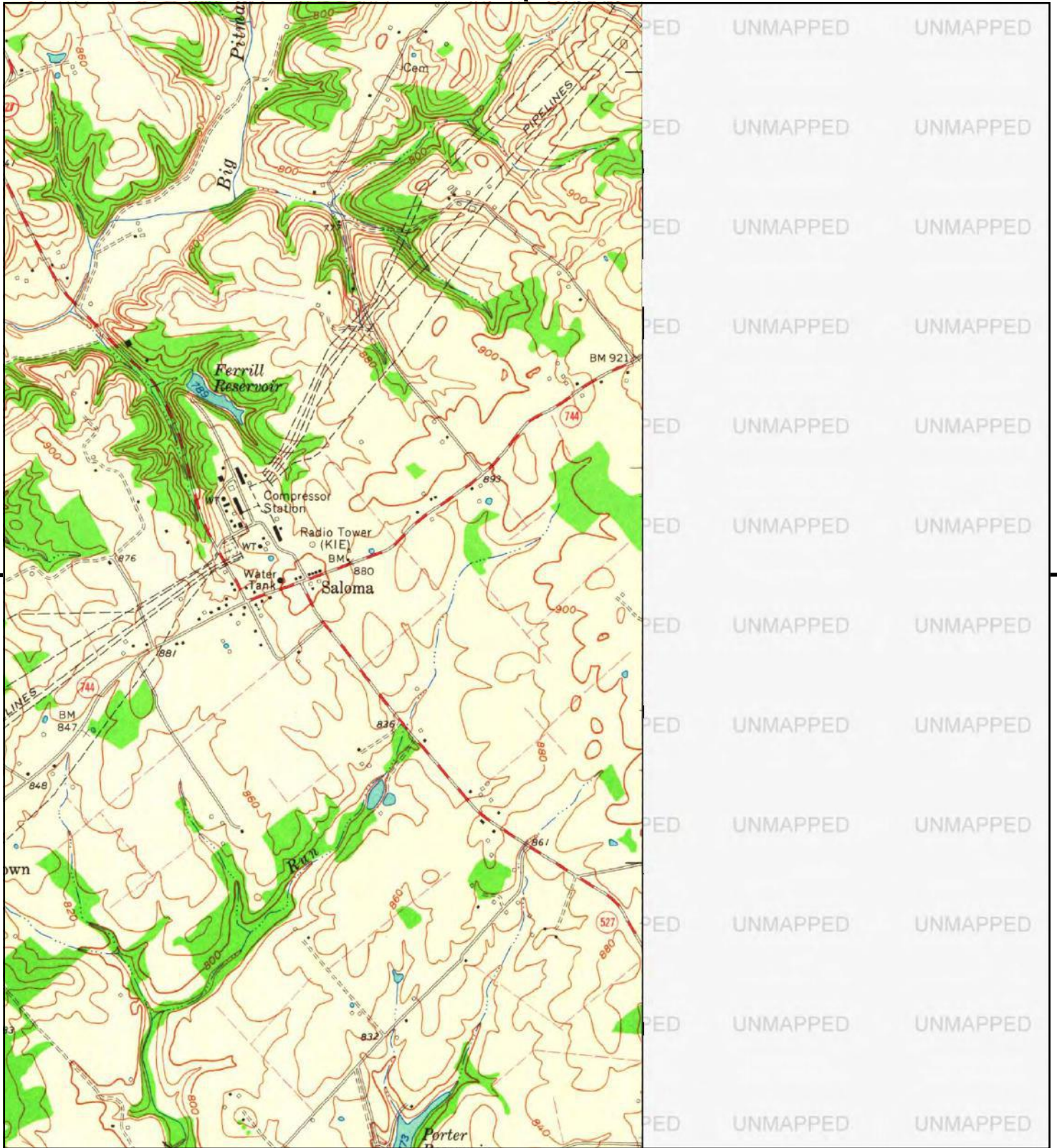
This report includes information from the following map sheet(s).



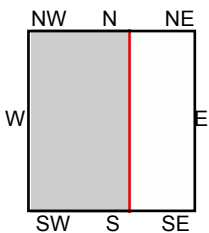
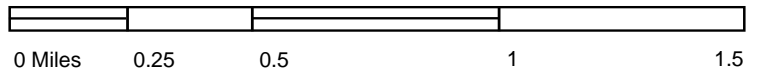
NE, Spurlington, 1994, 7.5-minute

SITE NAME: Flat Run Property  
 ADDRESS: Taylor County  
 Campbellsville, KY 42718  
 CLIENT: Linebach Funkhouser Inc.





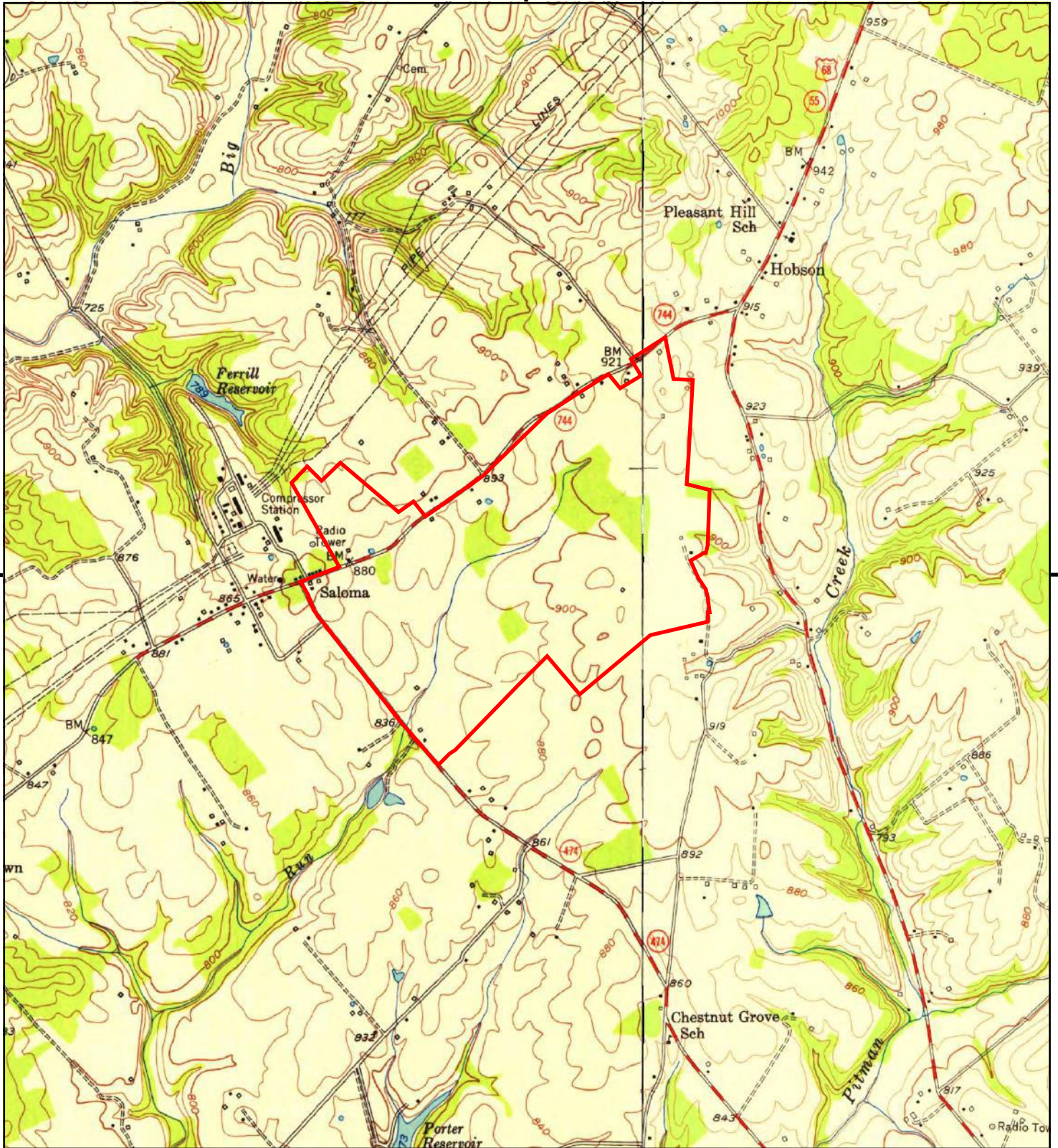
This report includes information from the following map sheet(s).



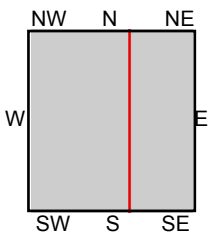
TP, Saloma, 1961, 7.5-minute

**SITE NAME:** Flat Run Property  
**ADDRESS:** Taylor County  
 Campbellsville, KY 42718  
**CLIENT:** Linebach Funkhouser Inc.





This report includes information from the following map sheet(s).



TP, Saloma, 1953, 7.5-minute  
NE, Spurlington, 1953, 7.5-minute

**SITE NAME:** Flat Run Property  
**ADDRESS:** Taylor County  
Campbellsville, KY 42718  
**CLIENT:** Linebach Funkhouser Inc.





**Flat Run Property**

Taylor County

Campbellsville, KY 42718

Inquiry Number: 5946531.8

January 24, 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

01/24/20

**Site Name:**

Flat Run Property  
Taylor County  
Campbellsville, KY 42718  
EDR Inquiry # 5946531.8

**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"=875'	Flight Year: 2016	USDA/NAIP
2012	1"=875'	Flight Year: 2012	USDA/NAIP
2008	1"=875'	Flight Year: 2008	USDA/NAIP
1997	1"=875'	Acquisition Date: March 08, 1997	USGS/DOQQ
1986	1"=875'	Flight Date: March 30, 1986	USDA
1960	1"=875'	Flight Date: April 08, 1960	USGS
1950	1"=875'	Flight Date: March 25, 1950	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.

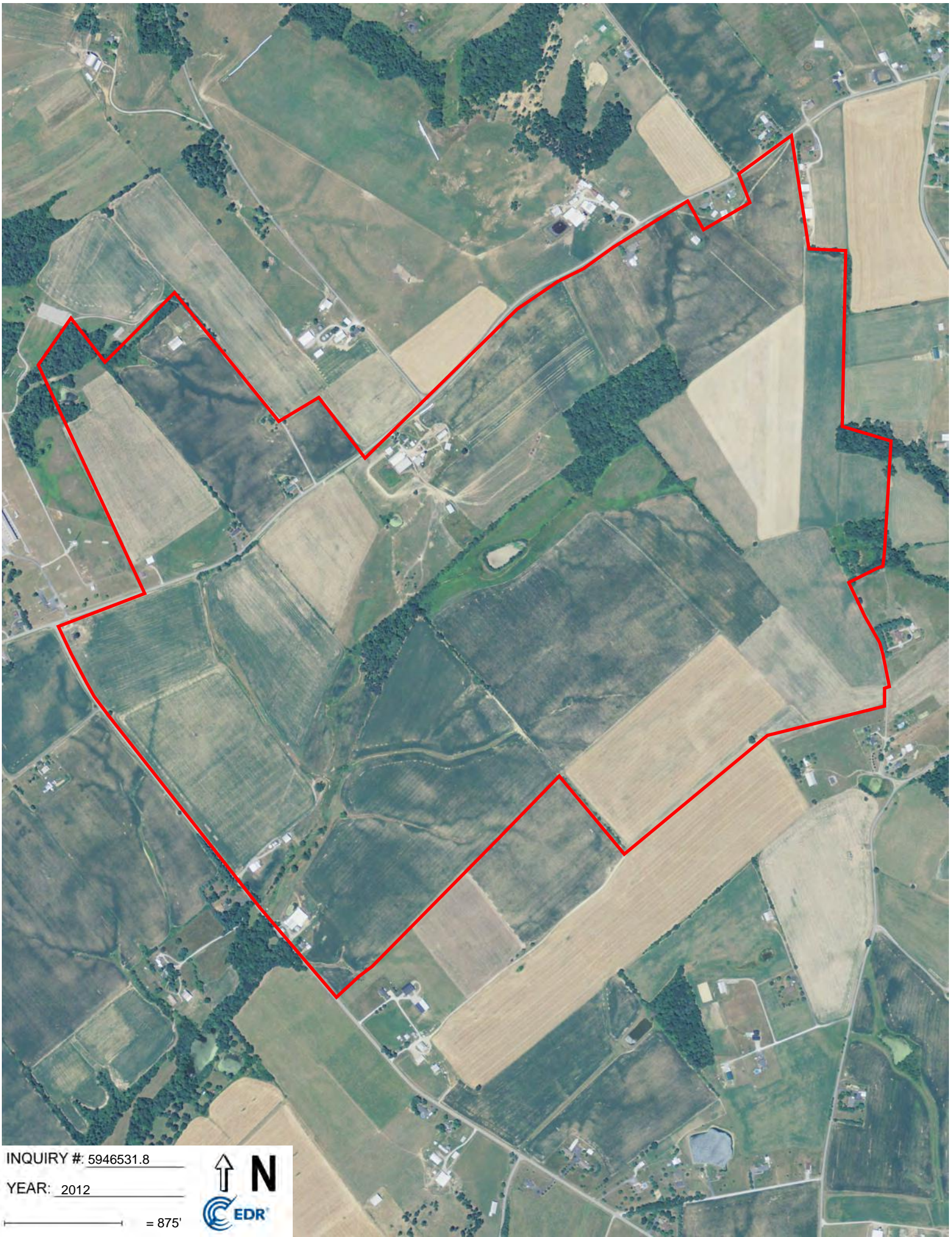


INQUIRY #: 5946531.8

YEAR: 2016

— = 875'





INQUIRY # 5946531.8

YEAR: 2012

— = 875'





INQUIRY # 5946531.8

YEAR: 2008

— = 875'





INQUIRY #: 5946531.8

YEAR: 1997

— = 875'



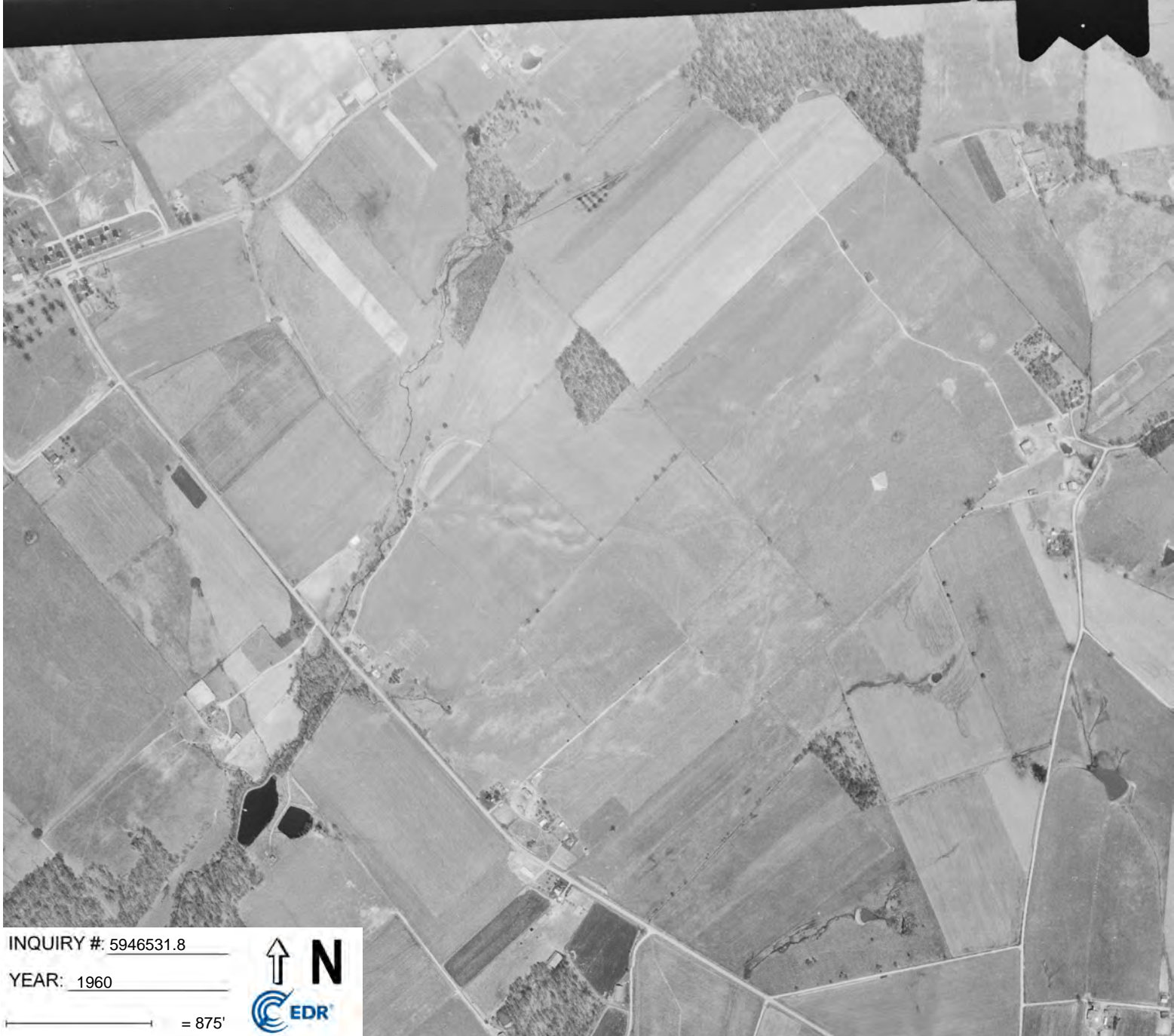
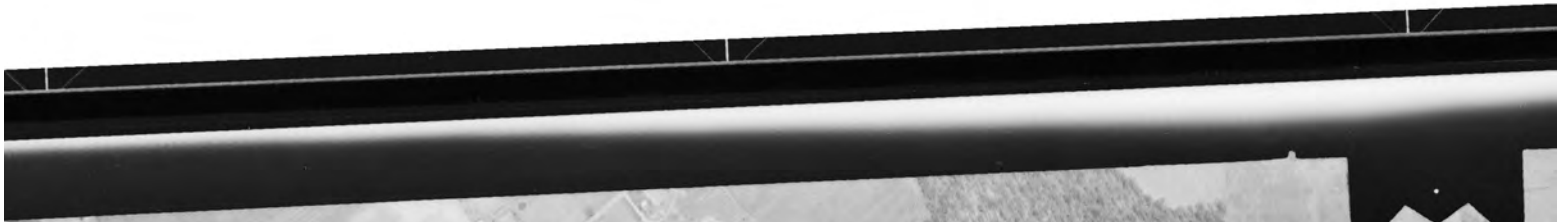
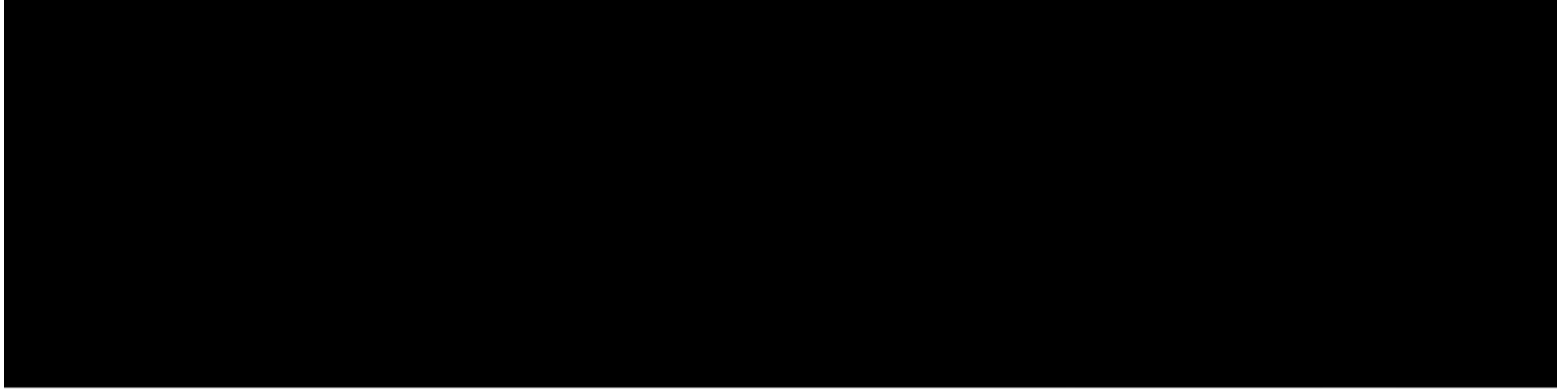


INQUIRY #: 5946531.8

YEAR: 1986

— = 875'





INQUIRY #: 5946531.8

YEAR: 1960

— = 875'



AEROGRAFIC SAFETY

GS-KW



INQUIRY #: 5946531.8

YEAR: 1950

— = 875'







Flat Run Property

Taylor County

Campbellsville, KY 42718

Inquiry Number: 5946531.3

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:**

Flat Run Property  
Taylor County  
Campbellsville, KY 42718  
EDR Inquiry # 5946531.3

**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 #** EBDB-42EC-A9E3  
**PO #** 018-20 C  
**Project** Flat Run 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 #: EBDB-42EC-A9E3

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.

**Flat Run Property**

Taylor County  
Campbellsville, KY 42718

Inquiry Number: 5946531.5  
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 type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive

## FINDINGS

### TARGET PROPERTY STREET

Taylor County  
Campbellsville, KY 42718

No Addresses Found

# FINDINGS

## CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

## HOBSON RD

2014	pg. A1	EDR Digital Archive
2010	pg. A5	EDR Digital Archive
2005	pg. A9	EDR Digital Archive
2000	pg. A13	EDR Digital Archive
1995	pg. A17	EDR Digital Archive
1992	pg. A19	EDR Digital Archive

## SALOMA RD

2014	pg. A2	EDR Digital Archive
2010	pg. A6	EDR Digital Archive
2005	pg. A10	EDR Digital Archive
2000	pg. A14	EDR Digital Archive
1995	pg. A18	EDR Digital Archive
1992	pg. A20	EDR Digital Archive

## **City Directory Images**



**HOBSON RD 2014**

54	FLOYD, LARRY W
134	WHEATLEY, CLEVE C
148	KEARNEY, DAVID L
192	KEARNEY, JERRY W
221	DAVID C EASTRIDGE EASTRIDGE, DAVID C
266	SCHUHMANN, RICHARD H
347	OCCUPANT UNKNOWN,
393	OCCUPANT UNKNOWN,
508	DEENER, COLBY V
511	PHILPOTT, BILLY R
1090	THOMAS, JAMES M
1118	PRICE, MARY V
1200	GLEVINS SPROWLES SPROWLES, GLEVINS B
1340	SHUFFETT, JAMES
1366	SANDERS, NEIL M
1380	TENNESSEE GAS PIPELINE CO LLC

**SALOMA RD 2014**

813 T MART  
817 READY TO RIDE MOTORSPORTS INC  
825 BRYANT, PEGGY  
1129 VANNICE, BRENDA  
1199 BUCKMAN, JOSEPH R  
1326 MOORE, DORIS  
1353 KESSINGER, JOHN G  
1373 SKAGGS, NANCY M  
1400 OSBORNE, JANE A  
1444 BECKLEY, REBECCA J  
1565 OCCUPANT UNKNOWN,  
1586 HUBER, WILLIAM E  
1668 OCCUPANT UNKNOWN,  
1695 GORE, HC C  
1750 QUINN, TIM E  
1784 CLASSY MOTORS INC  
1839 GORE, BRANDON  
1850 MATTINGLY, MICHAEL  
RODGERS, LAURA J  
ROSSON, TAYLOR  
1901 BLAIR, WILLIAM W  
1966 GORDON, JOHNNY H  
1986 COFFMAN, FRANK B  
2010 LEIGH, JOHNATHAN R  
2020 KELTNER, DANNY T  
2212 BURTON, LEON H  
BURTONS PRODUCE  
2271 HAYES, JAN D  
2300 WHEATLEY, JOHN K  
2380 PENNINGTON, BARRY B  
2387 ANDERSON, SILAS C  
2400 STEPHENS, WILLARD L  
2424 MCFALL, MIKE  
2440 DUDGEON, DAVID E  
2521 DAVIDS AUTO SALES  
2537 MOORE, HERSHEL V  
2541 BRIGHT, BEN L  
2655 BARNETT, JERRY A  
GREEN RIVER MASONRY  
2665 FREE & ACCEPTED MASONS KY  
SPROWLES, SCOTT S  
2709 RIGGS, RANDY D  
2838 HORN MORRIS  
HORN, MORRIS A  
2987 YOUNG, DAVID C  
3000 SHELTON, ZACH H  
3101 JOHNSON, MARK L  
3166 PETERSON, ROUCHELLE  
3334 MCMAHAN, WILLIAM D  
3380 CAMPBLLSVLLE CHRRY RPRDUCTIONS

**SALOMA RD 2014 (Cont'd)**

- ✓

3452	OCCUPANT UNKNOWN,
3472	JOHNSON, RHONDA M
3560	BOWEN, GEORGIA F
3565	HINTON, PETER
3640	THOMPSON, DEAN G
4021	BUTTON, CHARLES A CHARLES A BUTTON
4155	OCCUPANT UNKNOWN,
4321	OCCUPANT UNKNOWN,
4393	BUCKMAN SHARON BUCKMAN, JOE M
4414	GUPTON RONNIE LEE GUPTON, RONNIE L
4440	SULLIVAN, KATHRYN H
4471	POWELL, K
4484	OSBORNE HAROLD CONSTRUCTION OSBORNE, HAROLD R
4499	BARNETT, STEVE D COASTAL VACATIONS
4747	EASTRIDGE, JORDAN D
4760	HAFLEY, ANDREA B
4779	BAILEY, ETHAN
5000	SULLIVAN, TRAVIS C
5070	TUCKER, BARBARA J
5157	GUPTON, ANTHONY T
5175	AKRIDGE, BILLIE J
5908	MEJEAN, KEVIN D
5919	WHITE, MELISSA S
5934	SLINKER, MICHAEL
5939	NELSON, ETHEL L
6600	KRAMER, JAMIE A
6650	LENIHAN, SHARON
6840	DURHAM, LOIS
6860	OCCUPANT UNKNOWN,
6872	PIKE, CHARLES R
6974	YOUNG, WALTER G
7190	REYNOLDS, DAVID
7284	MILLER, KEITH K
7291	MILLER, JASON K
7509	OCCUPANT UNKNOWN,
7660	RONNIE SULLIVAN BUILDERS INC SULLIVAN, RONNIE L
7758	WHITE, JAMES B
7811	OCCUPANT UNKNOWN,
7812	GRIBBINS, TIMMY
7891	MILLER, AARON M
7892	LESTER, DONALD
8050	STAMP, DARRICK P
8055	QUINN, TRISH
8120	LOBB, JERRY W

**SALOMA RD 2014 (Cont'd)**

8200	SPROWLES, DARRELL K
8365	NETHERLAND, JAMES S
9045	MILLER, THOMAS
9301	SMITH TROY SMITH, TROY L
9445	DAVIS, BRIAN K WILLOWTOWN TRUCKING LLC
9464	DAVIS, KEVIN K
9480	DICKENS, TIMOTHY A
9481	DOTSON, ODELL K
9486	SPARROW, CAROL
9489	DOTSON, JONATHAN A
9701	GILBERT, MARY E
9780	SKEELS, LUCIEN R
9939	CARDENAS, GREG
10051	SPALDING, SANDRA K ZUNKER, RALPH
10056	OCCUPANT UNKNOWN,
10115	ALLEN, CANDACE
10144	COTTRELL, CHARLES L
10145	THOMAS, DANNY D
10174	COTTRELL, BESTY A
10175	THOMPSON, CHARLIE M
10212	BILLS BLACKTOP WHITLOCK, WILLIAM A
10294	HARRIS, ROBERT E
10331	LAWSON, LOREN
10340	HARRIS, GARRY S
10410	NELSON, JOE D
10442	BAUMGARDNER, ANTHONY
10496	HARRIS, JESSIE
10520	OCCUPANT UNKNOWN,
10575	SHERRILL, JOE T
10785	SULLIVAN, LEON R
11083	DEWITT, EARL N
11195	BRADY, ANTHONY B
11300	SULLIVAN SEIBERT K SULLIVAN, SIEBERT K
11475	HEDGESPETH, JOHN D

**HOBSON RD 2010**

54	FLOYD, DAVID A
111	PRICE, MARY V
134	WHEATLEY, CLEVE H
148	KEARNEY, CATHERINE P
192	KEARNEY, JERRY W
221	DAVID C EASTRIDGE
	EASTRIDGE, DAVID C
266	SCHUHMAN, RICHARD H
347	MARCUM, JOSEPH J
393	SPROWLES, SCOTT S
508	DEENER, COLBY V
511	PHILPOTT, BILLY R
1090	THOMAS, JAMES M
1200	SPROWLES, GLEVIN B
1380	TENNESSEE GAS PIPELINE COMPANY

**SALOMA RD 2010**

817 READY TO RIDE MOTORSPORTS INC  
 825 BRYANT, PEGGY  
 1001 GOLDSMITH, BETH  
 1129 VANNICE, SUSAN R  
 1199 MARPLE, BETTY  
 1353 KESSINGER, RNRURY  
 1373 LEWIS, RONALD B  
 1400 OSBORNE, JANE A  
 1443 BENEDICT, MICHAEL L  
 1444 BECKLEY, REBECCA  
 1586 HUBER, WILLIAM A  
 1668 MURRELL, KAYSEE  
 1695 GORE, H C  
 1750 HUNT, MIKE C  
 1839 GORE, HAL R  
 1841 PRESTONS AUTO SALES INC  
 1850 MATTINGLY, MICHAEL  
 PRIDDY, LACEY D  
 1901 BLAIR, WILLIAM W  
 1966 GORDON, LAUREN L  
 2010 THOMPSON, CHARLES  
 2020 KELTNER, DANNY T  
 2040 HARRISON, CHARLES W  
 2212 BURTON, LEON H  
 BURTONS PRODUCE  
 2271 HAYES, JAN D  
 2300 WHEATLEY, KEVIN J  
 2380 PENNINGTON, BARRY B  
 2387 ANDERSON, BUDDY  
 2400 STEPHENS, WILLARD L  
 2424 MCFALL, MIKE  
 2440 DUDGEON, DAVID E  
 2521 DAVIDS AUTO SALES  
 2537 ROBERTSON, GARY R  
 2541 BRIGHT, BEN L  
 2655 BARNETT, JERRY A  
 GREEN RIVER MASONRY  
 2665 FREE & ACCEPTED MASONS KY  
 RYAN S SPROWLES  
 2709 RIGGS, RANDY D  
 2715 CHICK, GREGORY D  
 2838 HORN MORRIS  
 HORN, MORRIS A  
 2987 YOUNG, DAVID C  
 3101 JOHNSON, MARK L  
 3166 PETERSON, ROUCHELLE  
 3334 MCMAHAN, WILLIAM D  
 3380 CAMPBLLSVLLE CHRRY RPRDUCTIONS  
 3452 JOHNSON, PAUL A  
 3472 BARLOW, IRON

## SALOMA RD 2010 (Cont'd)

3560 BOWEN, WESLEY R  
3640 THOMPSON, DEAN G  
4021 BUTTON, CHARLES A  
4321 JOE BUCKMAN  
4392 WETHINGTON, JAMES  
4393 BUCKMAN SHARON  
BUCKMAN, JOE M  
4414 GUPTON RONNIE LEE  
GUPTON, RONNIE L  
4440 SULLIVAN, CLAYTON H  
4471 POWELL, K  
4484 OSBORNE HAROLD CONSTRUCTION  
OSBORNE, HAROLD R  
4499 BARNETT, STEVE D  
COASTAL VACATIONS  
4747 EASTRIDGE, JORDAN D  
4760 HAFLEY, KATIE  
4779 BAILEY, TIM A  
5000 SULLIVAN FARM INC  
SULLIVAN, CHAD  
5175 AKRIDGE, BILLIE J  
5908 MEJEAN, KEVIN D  
5919 MORGAN, SAVANNAH M  
5934 UNDERWOOD, JIMMY D  
6650 LENIHAN, SHARON  
6840 DRUIN, MARY L  
6860 SPENCER, BRIAN K  
6872 PIKE, SUE E  
6974 YOUNG, WALTER G  
6996 HUNTS COUNTRY STORE  
PRICE COMPANY  
7190 PHILLIPS, JOHN C  
7284 MILLER, KEITH K  
7291 MILLER, JASON K  
7660 RONNIE SULLIVAN BUILDERS INC  
SULLIVAN, TRAVIS C  
7758 BRYANT, STEPHANIE  
7811 SULLIVAN, GARY L  
7812 QUINN, TRISH  
7891 MILLER, GARRY L  
7892 LESTER, DONALD  
7899 BELL, ROGER G  
8050 YATES, SEAN B  
8055 GABEHART, FRED H  
8200 SPROWLES, KEITH  
8365 NETHERLAND, JAMES S  
9045 MILLER, LARRY T  
9301 SMITH TROY  
SMITH, TROY L  
9464 DAVIS, KEVIN T

**SALOMA RD 2010 (Cont'd)**

9489	SPARROW, CAROL
9780	SKEELS, BERTIE T
9939	CARDENAS, GREG
10051	GOLDSMITH, BERTIE WHITLEY, BETH
10056	TEMOKE, FRANK
10115	HANSON, CANDACE
10144	COTTRELL CHARLES
10145	THOMAS STEVEN THOMAS, DANNY D
10174	COTTRELL, CHARLES F
10175	THOMPSON, MICHEAL M
10294	HARRIS, ROBERT E
10331	LAWSON, JACKIE I
10340	HARRIS, GARRY S
10369	HARRIS, JESSIE L
10410	SHOFNER, VICTOR W
10442	HARRIS, RANDALL
10520	WRIGHT CORY WRIGHT, JEFFREY L
10575	SHERRILL REBECCA SHERRILL, JAMES L
10785	SULLIVAN, LEON R
11083	DEWITT, EARL N
11195	BRADY, JIM
11300	SULLIVAN SEIBERT K SULLIVAN, SIEBERT K
11475	HEDGESPETH, JOHN D



**HOBSON RD 2005**

54	FLOYD, LARRY W
111	PRICE, COOLIDGE
134	WHEATLEY, CLEVE H
148	KEARNEY, JAMES L
221	DAVID C EASTRIDGE EASTRIDGE, DAVID N
266	SCHUHMAN, RICHARD H
347	PHILPOTT, LOTTIE
393	SPROWLES, SCOTT S
508	DEENER, COLBY V
511	PHILPOTT, BILLY R
1118	THOMAS, JAMES M
1200	SPROWLES, GLEVINS B
1380	TENNESSEE GAS PIPELINE COMPANY

**SALOMA RD 2005**

813 CLARK RETAIL ENTERPRISES INC  
817 H M R HOLDINGS INC  
825 BRYANT, PEGGY  
1071 SEXTON, MARY G  
1244 MILBY, BOBBY J  
1353 BURRIS, RAMONA  
1373 GARRETT, DONNA R  
1400 OSBORNE, CHANNIE D  
1565 JENKINS, HOUSTON R  
1586 HUBER, AL  
1750 HUNT, MIKE C  
1784 DANNY S AUTO REPAIR INC  
1839 GORE, HAL W  
1841 PRESTONS AUTO SALES INC  
PYLES, PRESTON  
1850 CURTIS, LOTTIE W  
MURLEY, WALTER R  
NOE JAMES L  
TRACY, NANCY A  
1901 EASLEY, JACK C  
1986 COFFMAN, FRANK B  
2010 THOMPSON, CHASIDY  
2020 KELTNER, DANNY T  
2040 HARRISON, CHARLES W  
2212 BURTON, LEON H  
BURTONS PRODUCE  
2271 HAYES, JAN D  
2300 WHEATLEY, KEVIN J  
2380 PENNINGTON, BARRY B  
2387 ANDERSON, BUDDY  
2400 STEPHENS, WILLARD L  
2424 BLAKEMAN, DANNY R  
2440 DUDGEON, JANE  
2521 DAVIDS AUTO SALES  
DUDGEON, DAVID E  
2541 BRIGHT, BEN L  
2655 BARNETT, JERRY A  
GREEN RIVER MASONRY  
2665 SMITH PHILLIP D  
SMITH, PHILLIP D  
2709 RIGGS, RANDY D  
2715 CHICK, GREGORY D  
2838 HORN MORRIS  
HORN, MORRIS A  
2987 YOUNG, DAVID  
3000 SWAFFORD, EDDIE W  
3101 JOHNSON, MARK L  
3380 CAMPBLLSVLLE CHRRY RPRDUCTIONS  
3452 JOHNSON, PAUL A  
3472 JOHNSON, BOBBY L

## SALOMA RD

2005

(Cont'd)

3560 BOWEN, WESLEY R  
 3640 THOMPSON, DEAN  
 4021 BUTTON, CHARLES A  
 4155 DAVIS, MACK R  
 4321 BOONE, JOHN R  
 4393 BUCKMAN, JOE  
 4414 GUPTON, RONNIE L  
 4440 SULLIVAN, CLAYTON H  
 4471 POWELL, K  
 4484 OSBORNE HAROLD CONSTRUCTION  
 OSBORNE, HAROLD R  
 4499 BARNETT, STEVE D  
 4747 SPROWLES, STEVE B  
 4760 ROGERS, JENNIFER  
 4779 BAILEY, TIM A  
 5000 SULLIVAN, CHAD  
 5157 GUPTON, JONATHAN  
 5175 PIERCY, SHARON  
 5620 WILLIS, JAMES L  
 5919 HILL, STEPHEN A  
 5939 NELSON, FRANK D  
 6860 SMITH, DOUG  
 6974 YOUNG, WALTER  
 6996 PRICE COMPANY  
 7190 PRICE, DARRIN K  
 7284 MILLER, KEITH K  
 7291 MILLER, JASON K  
 7509 BELL, ROGER G  
 7660 RONNIE SULLIVAN BUILDERS INC  
 SULLIVAN, TRAVIS C  
 7758 WHITE, JUDY  
 7811 MCFARLAND, ANNE L  
 7891 MILLER DANIEL L  
 MILLER, GARRY L  
 7892 STEVENS, ROBERT D  
 8050 YATES, RICKY D  
 8055 GABEHART, FRED H  
 8120 LOBB, JERRY W  
 8200 SPROWLES, KEITH  
 8365 NETHERLAND, JAMES S  
 9035 MILLER LUMBER CO  
 MILLER, EDMON  
 9045 MILLER, LARRY T  
 9054 EASTRIDGE JACK  
 9464 STEARMAN, LOUISE A  
 9475 HUNT, CHAD E  
 9780 SKEELS, LUCIEN R  
 9850 HUGH, BOBBY R  
 10056 TEMOKE, FRANK  
 10115 DITARANTO, JOSEPH J

**SALOMA RD 2005 (Cont'd)**

10145 THOMAS, DANNY D  
10174 COTTRELL, BESTY A  
10175 THOMPSON, MICHEAL M  
10184 HERITAGE STONE  
10331 LAWSON, JACKIE I  
10340 HARRIS, GARRY S  
10520 WRIGHT, JEFFREY L  
10575 COX, SUSAN J  
10785 SULLIVAN, LEON S  
11031 HARRIS, STANLEY J  
11083 DEWITT, NATHAN  
11195 JOHNSON, SHERRY N  
11300 SULLIVAN SEIBERT K  
SULLIVAN, SIEBERT K  
11475 HEDGESPETH, JOHN D

**HOBSON RD 2000**

54	FLOYD, LARRY
111	PRICE, COOLIDG
134	WHEATLEY, CLEVE
148	KEARNEY, JAMES L
221	EASTRIDGE, DAVID
347	PHILPOTT, LOTTIE
508	DEENER JEFF
	DEENER, COLBY
511	PHILPOTT, BILLY R
1380	TECHNIP USA CORPORATION
	TENNESSEE GAS PIPELINE CO

**SALOMA RD 2000**

721	MINIT-MART FOODS INC
773	H M R HOLDINGS INC
1129	ROGERS, HOLLIS
1199	POGUE, JACK
1297	PERKINS, ROGER
1400	OSBORNE, CHANNIE
1451	THOMSPON, C D
1565	JENKINS, HOUSTON
1586	HUBER, AL
1589	CMS TIRE & DISPOSAL
1668	SMITH, GENE
1710	JONES, MARY L
1750	HUNT, MIKE
1780	MARDIS, ROY
1839	GORE, HAL
1841	PRESTONS AUTO SALES INC
	PYLES, PRESTON
1850	MURLEY, WALTER R
	RICHENBURG, ROBERT F
	ZABOLY, J
2020	KELTNER, DANNY
2040	MENSIK, RAYMOND
2212	BURTON, LEON
	BURTONS PRODUCE
2271	SMITH, BARRY T
2300	WHEATLEY, KEVIN
2380	PENNINGTON, BARRY
2387	ANDERSON, BUDDY
2400	STEPHENS, WILLARD
2424	BLAKEMAN, DANNY
2521	DAVIDS AUTO SALES
	DUDGEON, DAVID E
2537	BRIGHT, BEN
	MOORE, HERSHEL
2655	BARNETT, JERRY
	GREEN RIVER MASONRY
2709	RIGGS, RANDY D
2838	HORN MORRIS
	HORN, MORRIS
2987	YOUNG, DAVID
3097	SMITH, PHILLIP
3380	CAMPBLLSVLLE CHRRY RPRDUCTIONS
	MCPAHAN, WILLIAM D
3452	JOHNSON, LONNIE
3640	THOMPSON, DEAN
4392	NOE, RUSS
4414	GUPTON, RONNIE
4440	SULLIVAN, CLAYTON
4471	ELLIS, ALFRED
4484	OSBORNE HAROLD CONSTRUCTION

-

✓

**SALOMA RD 2000 (Cont'd)**

- 4484 OSBORNE, HAROLD
- 4747 SPROWLES, STEVE
- 4779 BAILEY, DEBORAH  
WITHAM, DEBORAH A
- 5000 SULLIVAN, CHAD
- 5070 NOE, H E
- 5175 YOUNG, DOROTHY
- 5620 WILLIS, JAMES L
- 5919 PARKER, M
- 5934 QUISENBERRY, JESSIE
- 5939 NELSON, FRANK
- 6600 HOLTZCLAW, ALBERT
- 6640 LOYALL, BERTHA B  
WILLIAMS, JACKIE L
- 6840 DRUIN, LONZA
- 6860 WEISBRODT, JAMES W
- 6872 PIKE, CHARLES
- 6996 PRICE COMPANY
- 7284 MILLER, KEITH
- 7509 BELL, JEFF
- 7660 RONNIE SULLIVAN BUILDERS INC  
SULLIVAN, RONNIE
- 7758 OVERSTREET, E C
- 7811 MCFARLAND, BRYAN
- 7891 MILLER AARON  
MILLER, GARRY L
- 7892 STEVENS, C M
- 7899 BELL, LAVERNE W
- 8050 WETHINGTON, TINA
- 8055 GABEHART, FRED
- 8120 LOBB, JERRY
- 8200 SPROWLES, KEITH
- 8365 NETHERLAND, JAMES S
- 9035 MILLER, EDMON
- 9045 MILLER, THOMAS
- 9054 EASTRIDGE JACK  
EASTRIDGE, JACK
- 9464 STEARMAN, TRINA R
- 9475 HUGHES, RICKY L
- 9701 SHOFNER, V
- 9780 SKEELS, LUCIEN
- 9850 HUGHES, KIM
- 10055 SPROWLES, JANIS
- 10115 DITARANTO, JOSEPH
- 10145 THOMAS, DANNY
- 10174 BURRIS, RAMONA
- 10175 THOMPSON, MICHEAL
- 10184 HERITAGE STONE
- 10212 WHITLOCK, WILLIAM
- 10340 HARRIS, GARRY

**SALOMA RD 2000 (Cont'd)**

10520 WRIGHT, JEFFREY L  
10575 COX, SUSAN J  
10785 SULLIVAN, LEON  
11031 HARRIS, STANLEY  
11083 DEWITT, NATHAN  
11300 SULLIVAN, SIEBERT



**HOBSON RD 1995**

54	FLOYD, LARRY
111	PRICE, C
134	WHEATLEY, CLEVE
148	KEARNEY, JAMES L
221	EASTRIDGE, DAVID
266	SCHUHMAN, RICHARD
347	PHILPOTT, CECIL
393	PHILPOTT, C B
508	DEENER, COLBY
511	PHILPOTT, BILLY R
947	DAVID G OBANION TAX SERVICE
1118	THOMAS, JEFFREY S
1200	SPROWLES, GLEVINS
1380	TENNESSEE GAS PIPELINE CO

**SALOMA RD 1995**

721	MINIT-MART FOODS INC
773	H M R HOLDINGS INC
1353	RAKES, ANDREW D
1841	PRESTONS AUTO SALES
2212	L&R REPAIR
2521	DAVIDS AUTO SALES
3380	CAMPBLLSVLLE CHRRY RPRDUCTIONS
4392	NOE, RUSS
4414	GUPTON, RONNIE
4440	SULLIVAN, CLAYTON
4484	OSBORNE, HAROLD
4747	SPROWLES, STEVE
4760	FRANKLIN, RICKY
4779	NOE, TOMMY A
5070	NOE, H E
5157	OCCUPANT UNKNOWNN
5175	YOUNG, DOROTHY
5620	WILLIS, JAMES L
5908	TAYLOR, BERRY
5919	OCCUPANT UNKNOWNN
5934	QUISENBERRY, JESSIE
5939	CALMES, KELLY
6600	HOLTZCLAW, ALBERT
6640	OCCUPANT UNKNOWNN
6840	DRUIN, LONZA
6860	OCCUPANT UNKNOWNN
6872	PIKE, CHARLES
6996	PRICE ROLAND GROCERY
7284	MILLER, KEITH
7509	BELL, JEFF
7660	RONNIE SULLIVAN BUILDERS INC
	SULLIVAN, RONNIE
7758	OVERSTREET, E C
7811	MCFARLAND, BRYAN
7812	BLAND, TIMMY
7813	OCCUPANT UNKNOWNN
7891	MILLER, GARRY L
7892	THOMPSON, DAVID
7899	BELL, DELBERT
9905	RECYCLING CENTERS OF AMERICA

**HOBSON RD 1992**

54	FLOYD, LARRY
111	PRICE, C
134	SHIPP, JOHN
148	KEARNEY, JAMES L
221	EASTRIDGE, DAVID
347	PHILPOTT, CECIL
393	PHILPOTT, C B
508	DEENER, COLBY
511	PHILPOTT, BILLY R
1200	SPROWLES, GLEVINS

**SALOMA RD 1992**

721 MINIT-MART FOODS INC  
773 HERITAGE MLDING RPRDCTIONS INC  
825 CASH, GENE  
1129 ROGERS, HOLLIS  
1353 SKAGGS, GARLAND D  
1373 BEARD, LILBURN  
1841 PRESTONS AUTO SALES  
4021 BUTTON, CHARLES A  
4414 GUPTON, RONNIE  
4440 SULLIVAN, CLAYTON  
4484 OSBORNE, HAROLD  
4779 NOE, TOMMY A  
5070 NOE, H E  
5157 GUPTON, ALVIN  
5175 YOUNG, DOROTHY  
5620 WILLIS, JAMES L  
5939 WHOBREY, RICK  
6600 HOLTZCLAW, ALBERT  
6640 LOYALL, BERTHA B  
6840 DRUIN, LONZA  
6872 PIKE, CHARLES  
6996 PRICE ROLAND GROCERY  
7284 MILLER, KEITH  
7509 BELL, JEFF  
7660 SULLIVAN RONNY BUILDERS INC  
SULLIVAN, RONNIE  
7758 OVERSTREET, E C  
7811 MCFARLAND, MARK  
7891 MILLER, GARRY L  
7892 THOMPSON, DAVID  
7899 BELL, DELBERT  
8050 WETHINGTON, MICHAEL  
8055 GABEHART, FRED  
11031 HARRIS, STANLEY  
11195 DEWITT, GLORIA J  
11300 SULLIVAN, SEIBERT

**Appendix C**

**Regulatory Database Documentation**

**Flat Run Solar Energy Project**

SALOMA RD

Campbellsville, KY 42718

Inquiry Number: 6308853.2s

December 21, 2020

# The EDR Radius Map™ Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
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

## GEOCHECK ADDENDUM

GeoCheck - Not Requested

***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

SALOMA RD  
CAMPBELLSVILLE, KY 42718

#### COORDINATES

Latitude (North): 37.4117910 - 37° 24' 42.44"  
Longitude (West): 85.3811370 - 85° 22' 52.09"  
Universal Transverse Mercator: Zone 16  
UTM X (Meters): 643268.1  
UTM Y (Meters): 4141581.0  
Elevation: 894 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5939821 SALOMA, KY  
Version Date: 2013  
  
Northeast Map: 5940115 SPURLINGTON, KY  
Version Date: 2013

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140704  
Source: USDA



MAPPED SITES SUMMARY

Target Property Address:  
SALOMA RD  
CAMPBELLSVILLE, KY 42718

Click on Map ID to see full detail.

<u>MAP ID</u>	<u>SITE NAME</u>	<u>ADDRESS</u>	<u>DATABASE ACRONYMS</u>	<u>RELATIVE ELEVATION</u>	<u>DIST (ft. &amp; mi.)</u> <u>DIRECTION</u>
1	TN GAS PIPELINE CO L	6100 KY 527	SHWS, INST CONTROL	Lower	4451, 0.843, West

# 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 CONTROLS..... Institutional Controls Sites List

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***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***

INDIAN VCP..... Voluntary Cleanup Priority Listing  
VCP..... Voluntary Cleanup Program Sites

### ***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  
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

## EXECUTIVE SUMMARY

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  
DOCKET HWC..... Hazardous Waste Compliance Docket Listing  
UXO..... Unexploded Ordnance Sites  
ECHO..... Enforcement & Compliance History Information  
FUELS PROGRAM..... EPA Fuels Program Registered Listing  
AIRS..... Permitted Airs Facility Listing  
ASBESTOS..... Asbestos Notification Listing  
COAL ASH..... Coal Ash Disposal Sites

## EXECUTIVE SUMMARY

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 identified in the following databases.

Elevations have been determined from the USGS 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. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### ***State- and tribal - equivalent CERCLIS***

SHWS: The State Hazardous Waste Sites 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. The data come from the Department of Environmental Protection's Uncontrolled Site Branch List.

A review of the SHWS list, as provided by EDR, and dated 08/24/2020 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>TN GAS PIPELINE CO L</i></b>	<b><i>6100 KY 527</i></b>	<b><i>W 1/2 - 1 (0.843 mi.)</i></b>	<b><i>1</i></b>	<b><i>8</i></b>

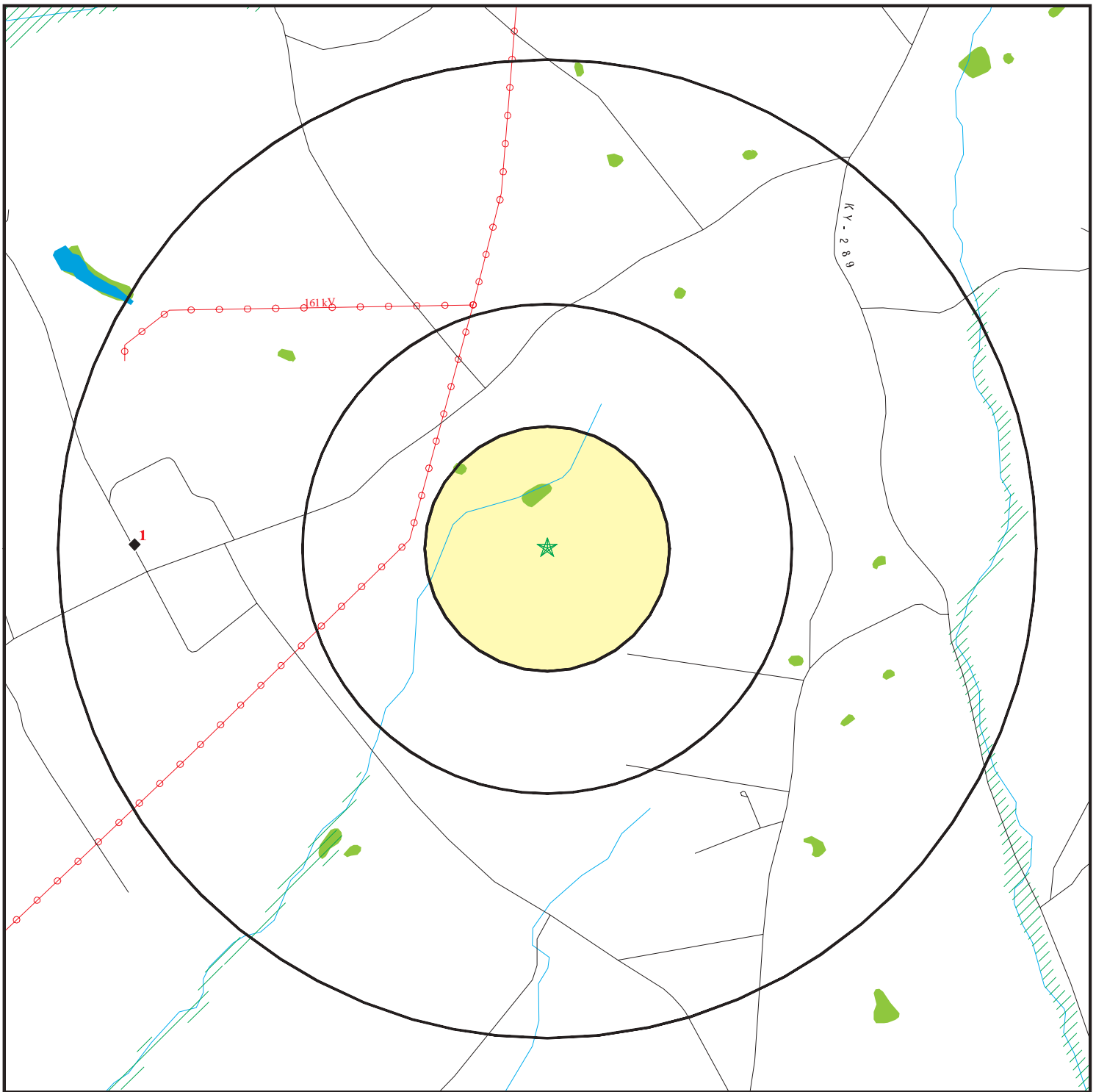
## EXECUTIVE SUMMARY

Facility Id: 44056  
Facility Status: Managed

## EXECUTIVE SUMMARY

There were no unmapped sites in this report.

# OVERVIEW MAP - 6308853.2S



★ 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

⚡ Power transmission lines

▨ Special Flood Hazard Area (1%)

▨ 0.2% Annual Chance Flood Hazard

■ National Wetland Inventory

■ State Wetlands



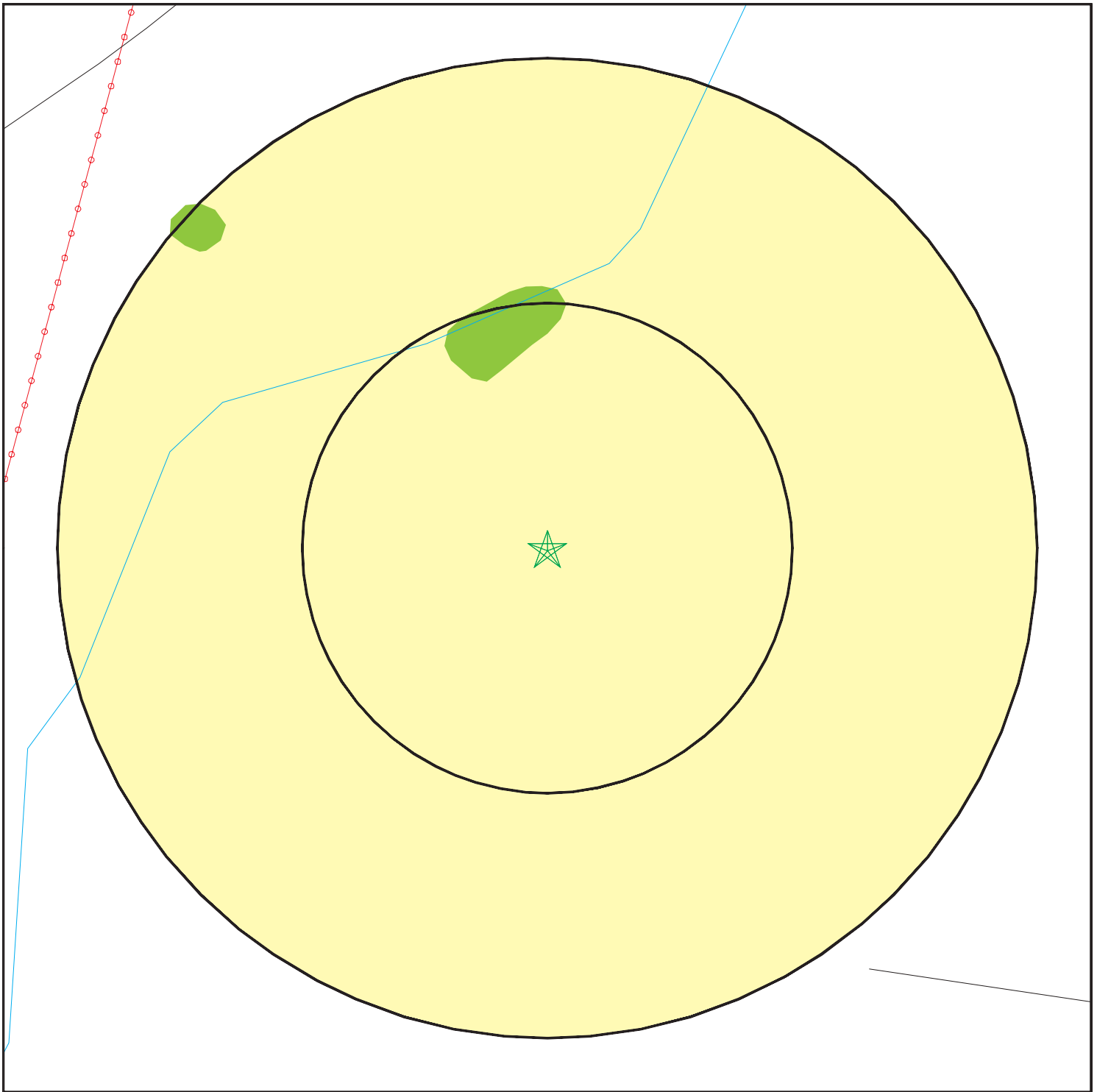
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Flat Run Solar Energy Project  
 ADDRESS: SALOMA RD  
 Campbellsville KY 42718  
 LAT/LONG: 37.411791 / 85.381137

CLIENT: Linebach Funkhouser Inc.  
 CONTACT: Jason Boston  
 INQUIRY #: 6308853.2s  
 DATE: December 21, 2020 10:33 am



# DETAIL MAP - 6308853.2S



- ★ 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

0      1/16      1/8      1/4 Miles

- ▨ Indian Reservations BIA
- ⚡ Power transmission lines
- 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: Flat Run Solar Energy Project  
 ADDRESS: SALOMA RD  
 Campbellsville KY 42718  
 LAT/LONG: 37.411791 / 85.381137

CLIENT: Linebach Funkhouser Inc.  
 CONTACT: Jason Boston  
 INQUIRY #: 6308853.2s  
 DATE: December 21, 2020 10:36 am

## 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
<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 / 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 CONTROLS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
SHWS	1.000		0	0	0	1	NR	1
<b><i>State and tribal landfill and/or 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 Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total 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>State and tribal institutional control / engineering control registries</b>								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</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>Local Lists of Hazardous waste / Contaminated Sites</b>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Land Records</b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</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	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	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	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	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	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	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	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
ASBESTOS	TP		NR	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	TP		NR	NR	NR	NR	NR	0
LEAD	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	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	TP		NR	NR	NR	NR	NR	0
---------	----	--	----	----	----	----	----	---

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target 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 Plotted</u>
RGA LF	TP		NR	NR	NR	NR	NR	0
- Totals --		0	0	0	0	1	0	1

**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

1  
West  
1/2-1  
0.843 mi.  
4451 ft.

**TN GAS PIPELINE CO LLC - STATION 96**  
**6100 KY 527**  
**CAMPBELLSVILLE, KY 42718**

**SHWS S107152402**  
**INST CONTROL N/A**

**Relative:**  
**Lower**  
**Actual:**  
**855 ft.**

**SHWS:**  
Name: TN GAS PIPELINE CO LLC - STATION 96  
Address: 6100 KY 527  
City,State,Zip: CAMPBELLSVILLE, KY 42718  
Facility Id: 44056  
**Status: Managed**  
Description: (Closed Managed In Place 1/27/15) TGPLCS96  
Closure Date: 01/27/2015  
Longitude: -85.394437  
Latitude: 37.413726  
Subject Item County: Taylor  
Sub Item Longitude: -85.394436  
Sub Item Latitude: 37.413725  
Subject Item Address: 1380 Hobson Rd  
Subject Item Address2: Not reported  
Subject Item City,St,Zip: Campbellsville, KY 42718  
Regulatory Desc: State Superfund  
Closure Option: Option B Contained/Managed  
Side SG: 58990  
Acreage: 30.00

**KS INSTUTIONAL CONTROL:**

Name: TN GAS PIPELINE CO LLC - STATION 96  
Address: 6100 KY 527  
City,State,Zip: CAMPBELLSVILLE, KY 42718  
Incident Id: 44056  
GARA Number: GARA0000000001  
Facility Status: Not reported  
Lat/Lon: 37.413726 -85.394437  
Remedy: Not reported  
Control Type: Deed Restriction  
Program: Superfund  
Date Filed: 05/10/2010  
Date Removed: Not reported  
Control Method: Land Use Restrictions, Groundwater Use Restrictions  
Acreage: 14.80

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: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: N/A
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 01/11/2021
	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: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: N/A
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 01/11/2021
	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: 10/28/2020  
Date Data Arrived at EDR: 11/05/2020  
Date Made Active in Reports: 11/25/2020  
Number of Days to Update: 20

Source: EPA  
Telephone: N/A  
Last EDR Contact: 12/02/2020  
Next Scheduled EDR Contact: 01/11/2021  
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: 10/02/2020  
Next Scheduled EDR Contact: 01/11/2021  
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: 10/28/2020  
Date Data Arrived at EDR: 11/05/2020  
Date Made Active in Reports: 11/25/2020  
Number of Days to Update: 20

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 12/02/2020  
Next Scheduled EDR Contact: 01/25/2021  
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: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: 800-424-9346
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 01/25/2021
	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: 06/15/2020	Source: EPA
Date Data Arrived at EDR: 06/22/2020	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 87	Next Scheduled EDR Contact: 04/05/2021
	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: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 04/05/2021
	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: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 04/05/2021
	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: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 04/05/2021
	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: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 04/05/2021
	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: 08/06/2020	Source: Department of the Navy
Date Data Arrived at EDR: 08/21/2020	Telephone: 843-820-7326
Date Made Active in Reports: 11/11/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 02/22/2021
	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: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

### US INST CONTROLS: Institutional Controls Sites List

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: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	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: 06/15/2020  
Date Data Arrived at EDR: 06/22/2020  
Date Made Active in Reports: 09/17/2020  
Number of Days to Update: 87

Source: National Response Center, United States Coast Guard  
Telephone: 202-267-2180  
Last EDR Contact: 12/15/2020  
Next Scheduled EDR Contact: 04/05/2021  
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: 08/24/2020  
Date Data Arrived at EDR: 08/26/2020  
Date Made Active in Reports: 11/17/2020  
Number of Days to Update: 83

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 11/16/2020  
Next Scheduled EDR Contact: 03/08/2021  
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: 05/21/2020  
Date Data Arrived at EDR: 07/24/2020  
Date Made Active in Reports: 10/12/2020  
Number of Days to Update: 80

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 10/14/2020  
Next Scheduled EDR Contact: 02/08/2021  
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: 07/01/2020  
Date Data Arrived at EDR: 07/07/2020  
Date Made Active in Reports: 09/24/2020  
Number of Days to Update: 79

Source: Department of Environmental Protection  
Telephone: 502-564-5981  
Last EDR Contact: 10/06/2020  
Next Scheduled EDR Contact: 01/18/2021  
Data Release Frequency: Quarterly

### **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: 04/14/2020  
Date Data Arrived at EDR: 05/20/2020  
Date Made Active in Reports: 08/12/2020  
Number of Days to Update: 84

Source: EPA Region 8  
Telephone: 303-312-6271  
Last EDR Contact: 12/16/2020  
Next Scheduled EDR Contact: 02/01/2021  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/08/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/20/2020	Telephone: 415-972-3372
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	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: 04/29/2020	Source: EPA Region 1
Date Data Arrived at EDR: 05/20/2020	Telephone: 617-918-1313
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	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: 04/14/2020	Source: EPA Region 10
Date Data Arrived at EDR: 05/20/2020	Telephone: 206-553-2857
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

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: 04/14/2020	Source: EPA, Region 5
Date Data Arrived at EDR: 05/20/2020	Telephone: 312-886-7439
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	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: 04/15/2020	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2020	Telephone: 913-551-7003
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	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: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-6597
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020	Source: EPA Region 4
Date Data Arrived at EDR: 05/26/2020	Telephone: 404-562-8677
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/01/2021
	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: 07/21/2020	Source: FEMA
Date Data Arrived at EDR: 09/03/2020	Telephone: 202-646-5797
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 10/01/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 01/18/2021
	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: 08/05/2020	Source: Department of Environmental Protection
Date Data Arrived at EDR: 08/26/2020	Telephone: 502-564-5981
Date Made Active in Reports: 11/17/2020	Last EDR Contact: 11/19/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Quarterly

### AST: Above Ground Storage Tanks

A listing of aboveground storage tank site locations.

Date of Government Version: 08/18/2020	Source: Office of State Fire Marshal
Date Data Arrived at EDR: 08/19/2020	Telephone: 502-564-4010
Date Made Active in Reports: 11/06/2020	Last EDR Contact: 11/16/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

### 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: 04/14/2020	Source: EPA Region 5
Date Data Arrived at EDR: 05/20/2020	Telephone: 312-886-6136
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	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: 04/14/2020	Source: EPA Region 8
Date Data Arrived at EDR: 05/20/2020	Telephone: 303-312-6137
Date Made Active in Reports: 08/13/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### 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: 04/29/2020	Source: EPA, Region 1
Date Data Arrived at EDR: 05/20/2020	Telephone: 617-918-1313
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 11/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	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: 04/14/2020	Source: EPA Region 4
Date Data Arrived at EDR: 05/26/2020	Telephone: 404-562-9424
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/01/2021
	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: 04/08/2020	Source: EPA Region 9
Date Data Arrived at EDR: 05/20/2020	Telephone: 415-972-3368
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	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: 04/03/2020	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2020	Telephone: 913-551-7003
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	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: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-7591
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	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: 04/14/2020	Source: EPA Region 10
Date Data Arrived at EDR: 05/20/2020	Telephone: 206-553-2857
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/15/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	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: 08/24/2020	Source: Department of Environmental Protection
Date Data Arrived at EDR: 08/26/2020	Telephone: 502-564-6716
Date Made Active in Reports: 11/17/2020	Last EDR Contact: 11/16/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/08/2021
	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: 08/24/2020	Source: Department of Environmental Protection
Date Data Arrived at EDR: 08/26/2020	Telephone: 502-564-6716
Date Made Active in Reports: 11/17/2020	Last EDR Contact: 11/15/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

## ***State and tribal voluntary cleanup sites***

### 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	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 12/15/2020
Number of Days to Update: 142	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Varies

### VCP: Voluntary Cleanup Program Sites

Sites that have been accepted into the Voluntary Cleanup Program or have submitted an application.

Date of Government Version: 09/22/2020	Source: Department of Environmental Protection
Date Data Arrived at EDR: 09/29/2020	Telephone: 502-564-6716
Date Made Active in Reports: 12/17/2020	Last EDR Contact: 09/23/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 01/11/2021
	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	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	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: 05/06/2020	Source: Division of Compliance Assistance
Date Data Arrived at EDR: 07/09/2020	Telephone: 502-564-0323
Date Made Active in Reports: 09/24/2020	Last EDR Contact: 10/07/2020
Number of Days to Update: 77	Next Scheduled EDR Contact: 01/25/2021
	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: 09/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2020	Telephone: 202-566-2777
Date Made Active in Reports: 12/10/2020	Last EDR Contact: 12/11/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 03/29/2021
	Data Release Frequency: Semi-Annually

### **Local Lists of Landfill / Solid Waste Disposal Sites**

#### 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: 10/12/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: Varies

#### 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

#### 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: 10/20/2020
Number of Days to Update: 52	Next Scheduled EDR Contact: 02/08/2021
	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: 10/13/2020  
Next Scheduled EDR Contact: 02/01/2021  
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: 10/30/2020  
Next Scheduled EDR Contact: 02/08/2021  
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: 03/18/2020  
Date Data Arrived at EDR: 03/19/2020  
Date Made Active in Reports: 06/09/2020  
Number of Days to Update: 82

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 11/16/2020  
Next Scheduled EDR Contact: 03/08/2021  
Data Release Frequency: No Update Planned

### CDL: Clandestine Drug Lab Location Listing

Clandestine drug lab site locations.

Date of Government Version: 08/24/2020  
Date Data Arrived at EDR: 08/26/2020  
Date Made Active in Reports: 11/16/2020  
Number of Days to Update: 82

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 11/16/2020  
Next Scheduled EDR Contact: 03/08/2021  
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: 03/18/2020  
Date Data Arrived at EDR: 03/19/2020  
Date Made Active in Reports: 06/09/2020  
Number of Days to Update: 82

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 11/16/2020  
Next Scheduled EDR Contact: 03/08/2021  
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: 10/28/2020  
Date Data Arrived at EDR: 11/05/2020  
Date Made Active in Reports: 11/25/2020  
Number of Days to Update: 20

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 12/02/2020  
Next Scheduled EDR Contact: 01/11/2021  
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: 09/20/2020  
Date Data Arrived at EDR: 09/22/2020  
Date Made Active in Reports: 12/14/2020  
Number of Days to Update: 83

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 12/17/2020  
Next Scheduled EDR Contact: 04/05/2021  
Data Release Frequency: Quarterly

SPILLS: State spills

A listing of spill and/or release related incidents.

Date of Government Version: 06/25/2020  
Date Data Arrived at EDR: 07/09/2020  
Date Made Active in Reports: 09/24/2020  
Number of Days to Update: 77

Source: DEP, Emergency Response  
Telephone: 502-564-2380  
Last EDR Contact: 10/07/2020  
Next Scheduled EDR Contact: 01/25/2021  
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: 06/15/2020  
Date Data Arrived at EDR: 06/22/2020  
Date Made Active in Reports: 09/18/2020  
Number of Days to Update: 88

Source: Environmental Protection Agency  
Telephone: (404) 562-8651  
Last EDR Contact: 12/17/2020  
Next Scheduled EDR Contact: 04/05/2021  
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: 08/05/2020  
Date Data Arrived at EDR: 08/13/2020  
Date Made Active in Reports: 10/21/2020  
Number of Days to Update: 69

Source: U.S. Army Corps of Engineers  
Telephone: 202-528-4285  
Last EDR Contact: 11/17/2020  
Next Scheduled EDR Contact: 03/01/2021  
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: 10/13/2020  
Next Scheduled EDR Contact: 01/25/2021  
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: 10/08/2020
Number of Days to Update: 574	Next Scheduled EDR Contact: 01/18/2021
	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: 11/09/2020
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/22/2021
	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: 09/21/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/22/2020	Telephone: 202-566-1917
Date Made Active in Reports: 12/14/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/05/2021
	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: 11/02/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 02/15/2021
	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: 11/06/2020
Number of Days to Update: 73	Next Scheduled EDR Contact: 02/15/2021
	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: 06/17/2020	Telephone: 202-260-5521
Date Made Active in Reports: 09/10/2020	Last EDR Contact: 12/18/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 03/29/2021
	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: 12/31/2018	Source: EPA
Date Data Arrived at EDR: 08/14/2020	Telephone: 202-566-0250
Date Made Active in Reports: 11/04/2020	Last EDR Contact: 11/17/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/01/2021
	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: 07/20/2020	Source: EPA
Date Data Arrived at EDR: 07/21/2020	Telephone: 202-564-4203
Date Made Active in Reports: 10/08/2020	Last EDR Contact: 10/19/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 02/01/2021
	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: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-416-0223
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 03/15/2021
	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: 07/24/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/03/2020	Telephone: 202-564-8600
Date Made Active in Reports: 10/21/2020	Last EDR Contact: 10/14/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 02/01/2021
	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: 04/27/2020	Source: EPA
Date Data Arrived at EDR: 05/06/2020	Telephone: 202-564-6023
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 34	Next Scheduled EDR Contact: 02/15/2021
	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: 10/02/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 01/18/2021
	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: 10/01/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 01/18/2021
	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	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	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	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	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: 08/05/2020	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 08/10/2020	Telephone: 301-415-7169
Date Made Active in Reports: 10/08/2020	Last EDR Contact: 10/12/2020
Number of Days to Update: 59	Next Scheduled EDR Contact: 01/31/2021
	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	Source: Department of Energy
Date Data Arrived at EDR: 12/04/2019	Telephone: 202-586-8719
Date Made Active in Reports: 01/15/2020	Last EDR Contact: 12/01/2020
Number of Days to Update: 42	Next Scheduled EDR Contact: 03/15/2021
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 11/30/2020
Number of Days to Update: 251	Next Scheduled EDR Contact: 03/15/2021
	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: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 11/06/2021
Number of Days to Update: 96	Next Scheduled EDR Contact: 02/15/2021
	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: 09/24/2020  
Next Scheduled EDR Contact: 01/11/2021  
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: 01/02/2020  
Date Data Arrived at EDR: 01/28/2020  
Date Made Active in Reports: 04/17/2020  
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 10/27/2020  
Next Scheduled EDR Contact: 02/08/2021  
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: 06/30/2020  
Date Data Arrived at EDR: 07/15/2020  
Date Made Active in Reports: 07/21/2020  
Number of Days to Update: 6

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 10/01/2020  
Next Scheduled EDR Contact: 01/18/2021  
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: 12/31/2017  
Date Data Arrived at EDR: 06/22/2020  
Date Made Active in Reports: 11/20/2020  
Number of Days to Update: 151

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 09/22/2020  
Next Scheduled EDR Contact: 01/04/2021  
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: 10/06/2020
Number of Days to Update: 546	Next Scheduled EDR Contact: 01/18/2021
	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: 11/06/2020
Number of Days to Update: 3	Next Scheduled EDR Contact: 02/15/2021
	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: 08/30/2019	Source: Department of Energy
Date Data Arrived at EDR: 11/15/2019	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 11/20/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Varies

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-8787
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 12/02/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 01/11/2021
	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

## MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 09/10/2020  
Date Data Arrived at EDR: 09/15/2020  
Date Made Active in Reports: 11/20/2020  
Number of Days to Update: 66

Source: DOL, Mine Safety & Health Admi  
Telephone: 202-693-9424  
Last EDR Contact: 11/24/2020  
Next Scheduled EDR Contact: 03/15/2021  
Data Release Frequency: Quarterly

## 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: 08/04/2020  
Date Data Arrived at EDR: 08/25/2020  
Date Made Active in Reports: 11/18/2020  
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 11/23/2020  
Next Scheduled EDR Contact: 03/08/2021  
Data Release Frequency: Semi-Annually

## 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: 05/06/2020  
Date Data Arrived at EDR: 05/27/2020  
Date Made Active in Reports: 08/13/2020  
Number of Days to Update: 78

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 11/25/2020  
Next Scheduled EDR Contact: 03/08/2021  
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: 11/25/2020  
Next Scheduled EDR Contact: 03/08/2021  
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: 09/16/2020  
Date Data Arrived at EDR: 09/17/2020  
Date Made Active in Reports: 12/10/2020  
Number of Days to Update: 84

Source: Department of Interior  
Telephone: 202-208-2609  
Last EDR Contact: 12/10/2020  
Next Scheduled EDR Contact: 03/22/2021  
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: 09/04/2020  
Date Data Arrived at EDR: 09/15/2020  
Date Made Active in Reports: 11/20/2020  
Number of Days to Update: 66

Source: EPA  
Telephone: (404) 562-9900  
Last EDR Contact: 12/01/2020  
Next Scheduled EDR Contact: 03/15/2021  
Data Release Frequency: Quarterly

## UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 07/02/2020  
Date Made Active in Reports: 09/17/2020  
Number of Days to Update: 77

Source: Department of Defense  
Telephone: 703-704-1564  
Last EDR Contact: 10/08/2020  
Next Scheduled EDR Contact: 01/25/2021  
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: 11/17/2020  
Next Scheduled EDR Contact: 03/08/2021  
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: 06/27/2020  
Date Data Arrived at EDR: 07/02/2020  
Date Made Active in Reports: 09/28/2020  
Number of Days to Update: 88

Source: Environmental Protection Agency  
Telephone: 202-564-2280  
Last EDR Contact: 10/06/2020  
Next Scheduled EDR Contact: 01/18/2021  
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: 08/17/2020  
Date Data Arrived at EDR: 08/17/2020  
Date Made Active in Reports: 10/21/2020  
Number of Days to Update: 65

Source: EPA  
Telephone: 800-385-6164  
Last EDR Contact: 11/13/2020  
Next Scheduled EDR Contact: 03/01/2021  
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: 07/14/2020  
Date Data Arrived at EDR: 07/15/2020  
Date Made Active in Reports: 07/22/2020  
Number of Days to Update: 7

Source: Department of Environmental Protection  
Telephone: 502-573-3382  
Last EDR Contact: 10/20/2020  
Next Scheduled EDR Contact: 02/08/2021  
Data Release Frequency: Semi-Annually

## ASBESTOS: Asbestos Notification Listing Asbestos sites

Date of Government Version: 08/26/2020  
Date Data Arrived at EDR: 08/26/2020  
Date Made Active in Reports: 11/18/2020  
Number of Days to Update: 84

Source: Department of Environmental Protection  
Telephone: 502-782-6780  
Last EDR Contact: 12/04/2020  
Next Scheduled EDR Contact: 03/15/2021  
Data Release Frequency: Varies

## COAL ASH: Coal Ash Disposal Sites A listing of coal ash pond site locations.

Date of Government Version: 04/17/2020  
Date Data Arrived at EDR: 04/20/2020  
Date Made Active in Reports: 05/06/2020  
Number of Days to Update: 16

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 10/09/2020  
Next Scheduled EDR Contact: 02/08/2021  
Data Release Frequency: No Update Planned

## DRYCLEANERS: Drycleaner Listing A listing of drycleaner facility locations.

Date of Government Version: 07/14/2020  
Date Data Arrived at EDR: 07/15/2020  
Date Made Active in Reports: 07/22/2020  
Number of Days to Update: 7

Source: Department of Environmental Protection  
Telephone: 502-573-3382  
Last EDR Contact: 10/20/2020  
Next Scheduled EDR Contact: 02/08/2021  
Data Release Frequency: Semi-Annually

## Financial Assurance 1: Financial Assurance Information Listing A listing of financial assurance information.

Date of Government Version: 07/23/2020  
Date Data Arrived at EDR: 07/24/2020  
Date Made Active in Reports: 10/12/2020  
Number of Days to Update: 80

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 07/21/2020  
Next Scheduled EDR Contact: 02/08/2021  
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: 10/20/2020  
Next Scheduled EDR Contact: 02/08/2021  
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: 07/23/2020  
Date Data Arrived at EDR: 07/24/2020  
Date Made Active in Reports: 10/12/2020  
Number of Days to Update: 80

Source: Department of Environmental Protection  
Telephone: 502-564-6716  
Last EDR Contact: 10/20/2020  
Next Scheduled EDR Contact: 02/08/2021  
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: 10/28/2020  
Next Scheduled EDR Contact: 02/15/2021  
Data Release Frequency: Varies

## NPDES: Permitted Facility Listing

A listing of permitted wastewater facilities.

Date of Government Version: 04/27/2020  
Date Data Arrived at EDR: 04/29/2020  
Date Made Active in Reports: 07/16/2020  
Number of Days to Update: 78

Source: Department of Environmental Protection  
Telephone: 502-564-3410  
Last EDR Contact: 10/20/2020  
Next Scheduled EDR Contact: 02/15/2021  
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: 07/01/2020  
Date Data Arrived at EDR: 07/14/2020  
Date Made Active in Reports: 09/30/2020  
Number of Days to Update: 78

Source: Kentucky Geological Survey  
Telephone: 859-323-0544  
Last EDR Contact: 10/13/2020  
Next Scheduled EDR Contact: 01/25/2021  
Data Release Frequency: Quarterly

## PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011  
Date Data Arrived at EDR: 08/05/2011  
Date Made Active in Reports: 09/29/2011  
Number of Days to Update: 55

Source: EPA, Office of Water  
Telephone: 202-564-2496  
Last EDR Contact: 10/02/2020  
Next Scheduled EDR Contact: 01/18/2021  
Data Release Frequency: Semi-Annually

## PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014  
Date Data Arrived at EDR: 01/06/2015  
Date Made Active in Reports: 05/06/2015  
Number of Days to Update: 120

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 10/02/2020  
Next Scheduled EDR Contact: 01/18/2021  
Data Release Frequency: Semi-Annually

## PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 02/05/2015  
Date Made Active in Reports: 03/06/2015  
Number of Days to Update: 29

Source: EPA  
Telephone: 202-564-2497  
Last EDR Contact: 10/02/2020  
Next Scheduled EDR Contact: 01/18/2021  
Data Release Frequency: Varies

## 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: 11/25/2020  
Next Scheduled EDR Contact: 03/08/2021  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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.

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/15/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 198	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: 08/10/2020	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 10/20/2020	Telephone: 860-424-3375
Date Made Active in Reports: 11/02/2020	Last EDR Contact: 11/09/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: No Update Planned

### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 04/10/2019	Telephone: N/A
Date Made Active in Reports: 05/16/2019	Last EDR Contact: 10/09/2020
Number of Days to Update: 36	Next Scheduled EDR Contact: 01/18/2021
	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	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 04/29/2020	Telephone: 518-402-8651
Date Made Active in Reports: 07/10/2020	Last EDR Contact: 10/30/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 02/08/2021
	Data Release Frequency: Quarterly

### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/19/2019	Telephone: 717-783-8990
Date Made Active in Reports: 09/10/2019	Last EDR Contact: 10/07/2020
Number of Days to Update: 53	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: Annually

### RI MANIFEST: Manifest information

Hazardous waste manifest information

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/11/2020  
Next Scheduled EDR Contact: 03/01/2021  
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: 12/03/2020  
Next Scheduled EDR Contact: 03/22/2021  
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.

## 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



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

**Appendix D**

**Environmental Lien & AUL Search**

**FLAT RUN SOLAR ENERGY PROJECT**  
KY ROUTE 744  
CAMPBELLSVILLE, KY 42718

**Inquiry Number: 6316789.1S**  
JANUARY 12, 2021

## EDR Environmental Lien and AUL Search



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Environmental Lien and AUL Search

The EDR Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

**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 was prepared for the use of Environmental Data Resources, Inc., and AFX Research, LLC. (AFX) exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** Environmental Data Resources, Inc. (EDR) and AFX exclusively specifically disclaim the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Copyright 2021 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 are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## EDR Environmental Lien and AUL Search

### TARGET PROPERTY INFORMATION

#### ADDRESS

FLAT RUN SOLAR ENERGY PROJECT  
KY ROUTE 744  
CAMPBELLSVILLE, KY 42718

#### RESEARCH SOURCE

Source 1: TAYLOR COUNTY RECORDER'S OFFICE  
Source 2: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION  
Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

### PROPERTY INFORMATION

#### **Deed 1**

Type of Deed: AFFIDAVIT OF DESCENT  
Title is vested in: PATRICIA ANN THOMAS  
Title received from: PATRICIA ANN THOMAS  
Date Executed: 04/16/2020  
Date Recorded: 05/11/2020  
Book: 326  
Page: 155  
Volume: NA  
Instrument#: NA  
Docket: NA  
Land Record Comments: NA  
Miscellaneous Comments: NA

**Legal Description:** 33 ACRE FARM & HOUSE

**Current Owner:** PATRICIA ANN THOMAS

**Property Identifiers:** 23-036  
178659

**Comments:** NA

## EDR Environmental Lien and AUL Search

### ENVIRONMENTAL LIEN

Environmental Lien: Found  Not Found

Comments: NONE IDENTIFIED.

### OTHER ACTIVITY AND USE LIMITATIONS (AULS)

Other AUL's: Found  Not Found

Comments: NONE IDENTIFIED.

## EDR Environmental Lien and AUL Search

### **MISCELLANEOUS**

Comments: NONE IDENTIFIED.

**EDR Environmental Lien and AUL Search**

**DEED EXHIBIT**



COMMONWEALTH OF KENTUCKY  
ELEVENTH JUDICIAL DISTRICT  
TAYLOR DISTRICT COURT  
PROBATE NO. 17-P-00099

20 MAY 11 AM 8:33

FILED BY TAYLOR COUNTY CLERK  
BY CP D.C.

IN RE: THE ESTATE OF MARY VIRGINIA PRICE, DECEASED

**AFFIDAVIT OF DESCENT PURSUANT TO KRS §382.120**

Affiant, **PATRICIA ANN THOMAS** after being first duly sworn, and, pursuant to KRS §382.135(4), state as follows:

1. Mary Virginia Price died intestate on the 7<sup>th</sup> day of May, 2017, a citizen and resident of Taylor County, Kentucky.
2. Affiant was appointed as Administratrix of Decedent's Estate by Order of the Taylor District Court on the 12<sup>th</sup> day of June, 2017.
3. According to the Commonwealth of Kentucky's laws of descent and distribution, the only surviving heir of the Decedent is as follows:

NAME: Patricia Ann Thomas  
AGE: over 18  
ADDRESS: 1090 Hobson Road  
Campbellsville, KY 42718  
RELATIONSHIP: Daughter

4. There are no other heirs-at-law of Decedent surviving to the best of Affiant's knowledge.
5. The above named individual inherited an undivided interest in the real property described as follows:

**PROPERTY I**

Beginning at a stone on the County Road from Saloma to U.S. 68 corner to the Southwest corner of the 7-5/10 acre tract conveyed by the Master Commissioner on November 28, 1964, to Margaret Parker Goodin; thence with said County Road South 56 West 437 feet 4 inches to a post, a new corner; thence North 27 ½ West 497 feet to a stone a new corner with the 20 foot right of way conveyed in said 7-5/10 acre deed; thence North 50 East with

Book: 326 Pages: 155-157 (3)

Name: D  
MARK CARNEY  
TAYLOR COUNTY  
5/11/2020



253056

the south line of said right of way 335 feet to a stone corner to Goodin; thence South 39 East 553 feet to the beginning, containing 4-75/100 acres more or less.

BEING the same property conveyed to conveyed to Coolidge Price and Virginia Price (aka Mary Virginia Price), jointly with rights of survivorship, by Deed dated April 27, 1982, of record in Deed Book 145, Page 659, in the office of the Taylor County Clerk. Coolidge Price died testate a resident of Taylor County, Kentucky on November 12, 2005, and upon his death fee simple title to said realty vested solely in Mary Virginia Price. See Affidavit Pursuant to KRS Chapter 382.135 (4), dated the 18<sup>th</sup> day of July, 2006, and of record in Deed Book 261, Page 209, in the office aforesaid.

## **PROPERTY II**

Beginning at a stone along the north side of the Saloma Road, corner to Adolphus McKinley; thence, a new line following the old fence line N 40 W 1,520 feet to a stone; thence, N 34 ½ W 177 feet to a steel pipe corner to McKinley and Tennessee Gas & Transmission Company, thence, with the line of Tennessee Gas & Transmission Company land N 47 ½ E 748 feet to a steel pipe, corner to C. Deener; thence, with Deener's line S 39 ½ E 1,204 feet to a corner post; thence, S 28 E 120 feet to a point in old fence line corner to Oscar Melton; thence, with Melton's line S 56 W 262.5 feet and S 31-3/4 E 400 feet to a point along the Saloma Road; thence, with said road S 46 W 406.5 feet to the beginning and containing 25 acres, more or less.

BEING the same property conveyed to Coolidge Price and Mary Price, jointly with rights of survivorship, by Deed dated February 24, 1970, of record in Deed Book 102, Page 611, in the office of the Taylor County Clerk. Coolidge Price died testate a resident of Taylor County, Kentucky on November 12, 2005, and upon his death fee simple title to said realty vested solely in Mary Virginia Price. See Affidavit Pursuant to KRS Chapter 382.135 (4), dated the 18<sup>th</sup> day of July, 2006, and of record in Deed Book 261, Page 209, in the office aforesaid.

## **PROPERTY III**

A certain tract or parcel of land lying and being in Taylor County Kentucky and being described as follows: Beginning at a stake on the north side of the county road (No. 744) leading from Saloma to Highway 68, which stake is S 57 degrees 41 minutes W 20 feet from a stone, corner of Mrs. Parker; thence with said Highway #744 S 57 degrees 41 minutes W 220 feet to a stake on the north side of said road, a division corner in the land of said Adolphus McKinley thence with a division line of said McKinley N 31 degrees 24 minutes W 400 feet to a stake, a division corner in the land of said McKinley; thence with another division line of said McKinley N 58 E 251 feet to a stake, a new division corner in the land of said McKinley, which stake will be on the west side of a 20 foot passageway; thence with another line of said McKinley, it being the west side of the above mentioned passway S 26 degrees 58 minutes E 400 feet to the beginning, containing 2.15 acres more or less.

BEING the same property conveyed to Coolidge Price and Mary Virginia Price, husband and wife, jointly with right of survivorship, by Deed dated November 15, 1977, of record in Deed Book 133, Page 150, in the office of the Taylor County Clerk. Coolidge Price died testate a resident of Taylor County, Kentucky on November 12, 2005, and upon his death fee simple title to said realty vested solely in Mary Virginia Price. See Affidavit Pursuant to KRS Chapter 382.135 (4), dated the 18<sup>th</sup> day of July, 2006, and of record in Deed Book 261, Page 209, in the office aforesaid.

- 6. The estimated fair market value of the property as described herein is \$173,725.00.
- 7. All the foregoing statements are true.
- 8. Further affiant sayeth naught.

Dated this 16<sup>th</sup> day of April, 2020.

Patricia Thomas  
**PATRICIA ANN THOMAS**

COMMONWEALTH OF KENTUCKY )  
 ) SCT.  
 COUNTY OF MARION )

Subscribed and sworn to before me by **PATRICIA ANN THOMAS** on this the 16<sup>th</sup> day of April, 2020.

My Commission Expires: 7/2/2020.

[Signature]  
 NOTARY PUBLIC  
 Commonwealth of Kentucky at Large

Prepared by:

Elmer J. George  
 Elmer J. George  
 Attorney at Law  
 105 West Main Street  
 Lebanon, Kentucky 40033  
 270-692-2161

*Attorney for the Estate  
 of Mary Virginia Price, Deceased*

STATE OF KENTUCKY  
 COUNTY OF TAYLOR

I, Mark Carney, Clerk of Taylor County Court, do certify that the foregoing instrument was on the 11 day of May, 2020 at 8:33 O'clock A. M. lodged for record in my office, whereupon the same with this and the foregoing certificate have been duly recorded in my office.

Given under my hand this 12 day of May, 2020

MARK CARNEY, Clerk  
 By Connie Barnes D.C.

**FLAT RUN SOLAR ENERGY PROJECT**  
KY ROUTE 744  
CAMPBELLSVILLE, KY 42718

**Inquiry Number: 6316789.1S**  
JANUARY 12, 2021

## EDR Environmental Lien and AUL Search



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Environmental Lien and AUL Search

The EDR Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

**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 was prepared for the use of Environmental Data Resources, Inc., and AFX Research, LLC. (AFX) exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** Environmental Data Resources, Inc. (EDR) and AFX exclusively specifically disclaim the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Copyright 2021 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 are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## EDR Environmental Lien and AUL Search

### TARGET PROPERTY INFORMATION

#### ADDRESS

FLAT RUN SOLAR ENERGY PROJECT  
KY ROUTE 744  
CAMPBELLSVILLE, KY 42718

#### RESEARCH SOURCE

Source 1: TAYLOR COUNTY RECORDER'S OFFICE  
Source 2: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION  
Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

### PROPERTY INFORMATION

#### **Deed 1**

Type of Deed: NO DEED FOUND 1980 - PRESENT  
Title is vested in: GLEVINS SPROWLES AND LERA ANN SPROWLES  
Title received from: NA  
Date Executed: NA  
Date Recorded: NA  
Book: NA  
Page: NA  
Volume: NA  
Instrument#: NA  
Docket: NA  
Land Record Comments: NA  
Miscellaneous Comments: NO DEED IMAGE

**Legal Description:** 37 ACRE FARM & HOUSE NEAR SALOMA

**Current Owner:** GLEVINS SPROWLES AND LERA ANN SPROWLES

**Property Identifiers:** 23-037  
173989

**Comments:** NA

## EDR Environmental Lien and AUL Search

### **ENVIRONMENTAL LIEN**

Environmental Lien: Found  Not Found

Comments: NONE IDENTIFIED.

### **OTHER ACTIVITY AND USE LIMITATIONS (AULS)**

Other AUL's: Found  Not Found

Comments: NONE IDENTIFIED.

## EDR Environmental Lien and AUL Search

### MISCELLANEOUS

Comments: NONE IDENTIFIED.



**FLAT RUN SOLAR ENERGY PROJECT**  
KY ROUTE 744  
CAMPBELLSVILLE, KY 42718

**Inquiry Number: 6316789.1S**  
JANUARY 12, 2021

## EDR Environmental Lien and AUL Search



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Environmental Lien and AUL Search

The EDR Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

**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 was prepared for the use of Environmental Data Resources, Inc., and AFX Research, LLC. (AFX) exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** Environmental Data Resources, Inc. (EDR) and AFX exclusively specifically disclaim the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Copyright 2021 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 are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## EDR Environmental Lien and AUL Search

### TARGET PROPERTY INFORMATION

#### ADDRESS

FLAT RUN SOLAR ENERGY PROJECT  
KY ROUTE 744  
CAMPBELLSVILLE, KY 42718

#### RESEARCH SOURCE

Source 1: TAYLOR COUNTY RECORDER'S OFFICE  
Source 2: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION  
Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

### PROPERTY INFORMATION

#### **Deed 1**

Type of Deed: DEED  
Title is vested in: ROBERT THOMAS HUNT AND DEANNA CAROL HUNT  
Title received from: DAVID G. O'BANION AND CHARLOTTE S. O'BANION  
Date Executed: 12/28/2012  
Date Recorded: 12/28/2012  
Book: 291  
Page: 382  
Volume: NA  
Instrument#: NA  
Docket: NA  
Land Record Comments: NA  
Miscellaneous Comments: NA

**Legal Description:** 74.5 ACRE FARM

**Current Owner:** ROBERT THOMAS HUNT AND DEANNA CAROL HUNT

**Property Identifiers:** 31-055  
179870

**Comments:** NA

## EDR Environmental Lien and AUL Search

### **ENVIRONMENTAL LIEN**

Environmental Lien: Found  Not Found

Comments: NONE IDENTIFIED.

### **OTHER ACTIVITY AND USE LIMITATIONS (AULS)**

Other AUL's: Found  Not Found

Comments: NONE IDENTIFIED.

## EDR Environmental Lien and AUL Search

### MISCELLANEOUS

Comments: NONE IDENTIFIED.

**EDR Environmental Lien and AUL Search**

**DEED EXHIBIT**

TAYLOR COUNTY  
D291 PG382

**AFTER RECORDING,  
PLEASE RETURN TO PREPARER:**

Kandice Engle-Gray  
Attorney at Law  
Post Office Box 807  
Lebanon, KY 40033-0807

MADE BY  
CLERK, TAYLOR COUNTY  
BY CP D.C.

2012 DEC 28 PM 12 54

FILED

**DEED**

**THIS DEED** made and entered into this 28<sup>th</sup> day of December, 2012, by and between **DAVID G. O'BANION** and **CHARLOTTE S. O'BANION**, husband and wife, of 947 Hobson Road, Campbellsville, KY 42718, GRANTORS; and **ROBERT THOMAS HUNT** and **DEANNA CAROL HUNT**, husband and wife, of 4247 Mt. Gilboa Road, Campbellsville, KY 42718, GRANTEES, which is also the **in-care-of tax mailing address** for the current tax year.

385.00  
DATE 12-28-12 DEED TAX PAID

**WITNESSETH:**

That for and in consideration of THREE HUNDRED EIGHTY FIVE THOUSAND DOLLARS & ZERO CENTS (\$385,000.00), cash in hand paid, the receipt of which is hereby acknowledged, Grantors have bargained and sold and do hereby alien, grant, sell and convey unto Grantees, jointly and equally, for and during their joint, natural lives, with remainder to the survivor of them, their heirs and assigns of such survivor forever, the following described real property, to-wit:

THIRD TRACT: On the waters of Pitman Creek, in Taylor County, Kentucky, and bounded as follows: Beginning at a stone in the old Greensburg dirt road corner to George W. Hudson; thence with said dirt road as it meanders S 26 3/4 E 15 poles and 11 links; S 32 1/2 E 12 poles and 11 links; S 17 1/2 E 15 1/4; S 10 3/4 E 8 4/5 poles to Romine; thence S 1/2 W 20 3/5 poles to a stake in said road another corner to Romine; thence with his line S 41 1/2 E 27 poles

TAYLOR COUNTY  
D291 PG382

and 22 links to a stake on the South side of road; thence with the road S 77 W 12 1/4 poles to the fork of the road; thence N 80 1/2 W 10 poles and 11 links to a stone corner to William Mardis; thence NE 18 3/4 poles to a stake; thence N 12 1/4 W 6 poles to stone; thence N 41 3/5 W 180 1/5 poles to a stake in John Tandy's line; thence with same N 53 E 96 poles to an agreed corner between Collins and Sympson; thence with the Sympson line, now John Tandy's line, N 50 1/2 W 48 1/5 poles to above two for south east of a small poplar; thence S 81 1/2 E 58 poles and 22 links to the center of the old Greensburg Road; thence with said road S 1/4 E 79 1/2 poles to twin black oaks; thence S 72 1/2 E 24 poles to a stone where a hickory formerly stood in Hudson's line; thence S 3 1/2 W 57 poles to a Spanish Oak and black gum (both down); thence S 62 1/2 W 19 1/5 poles to the beginning, containing 77 acres more or less.

There is also conveyed a 30 foot right of way along the North side of the line to the County Road for an outlet.

There is excepted from the foregoing described property a 1 1/2 acres tract conveyed by the (sic) D. W. Crawley, Sr., et al, to W. J. Tucker and wife, by deed dated January 12, 1944, of record in deed book 61, page 371, Taylor County Court Clerk's office and a one (1) acre tract conveyed by D. W. Crawley, Sr., et al, to Thomas Standfield and wife by deed dated March 4, 1968, of record in deed book 97, page 257, Taylor County Court Clerk's office, both of said deeds being referred to for a full and complete description.

**AND BEING** a part of the same property conveyed to David G. O'Banion and Charlotte S. O'Banion, husband and wife, by deed dated the 14<sup>th</sup> day of January, 1976, of record at Deed Book 124, Page 185, in the office of the Taylor County Court Clerk.

**TO HAVE AND TO HOLD** the above-described real property and all improvements thereon unto Grantees, jointly and equally, for and during their joint, natural lives, with remainder to the survivor of them, the heirs and assigns of such survivor forever, with Covenant of General Warranty of Title.



It is understood and agreed that the 2012 property taxes shall be paid by Grantors.

The Grantors and Grantees hereinabove do hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration is the true, correct and full consideration paid for the property herein conveyed. The Grantors and Grantees hereinabove further certify their understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000. The Grantees join in the signing of this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

**IN TESTIMONY WHEREOF**, witness the signatures of the Grantors and Grantees herein this the day and year first hereinabove written.

David G. O'Banion  
DAVID G. O'BANION

Charlotte S. O'Banion  
CHARLOTTE S. O'BANION

**GRANTORS**

Robert Thomas Hunt  
ROBERT THOMAS HUNT

Deanna Carol Hunt  
DEANNA CAROL HUNT

**GRANTEES**

STATE OF KENTUCKY     )  
                                  )SCT  
COUNTY OF Marion    )

I, the undersigned, a Notary Public in and for the State and County aforesaid, do certify that the foregoing **Deed** and **Consideration Certificate** were produced to me in said County and State and were subscribed, sworn to and acknowledged before me by

Grantors, **David G. O'Banion** and **Charlotte S. O'Banion**, husband and wife, to be their free act and deed, known to me personally or, if not known to me personally, having presented satisfactory evidence of identification as the persons named herein and who executed this instrument, this 28<sup>th</sup> day of December, 2012.


My Commission Expires: 05/23/2016.

  
NOTARY PUBLIC  
State of Kentucky at Large

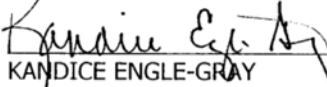
STATE OF KENTUCKY     )  
  )SCT  
COUNTY OF Martin     )

I, the undersigned, a Notary Public in and for the State and County aforesaid, do certify that the foregoing **Consideration Certificate** was produced to me in said County and State and was subscribed, sworn to and acknowledged before me by Grantees, **Robert Thomas Hunt** and **Deanna Carol Hunt**, known to me personally or, if not known to me personally, having presented satisfactory evidence of identification as the persons named herein and who executed this instrument, this 28<sup>th</sup> day of December, 2012.

My Commission Expires: 05/23/2016.

  
NOTARY PUBLIC  
State of Kentucky at Large

This is to certify that the foregoing **Deed** was prepared by:

  
KANDICE ENGLE-GRAY  
**ATTORNEY AT LAW**  
Post Office Box 807  
153 East Main Street  
Lebanon, KY 40033-0807  
Telephone: (270) 699-2281  
Facsimile: (270) 699-3652

STATE OF KENTUCKY  
TAYLOR COUNTY  
I, Mark Carney, clerk of Taylor County  
do hereby certify that the  
foregoing instrument was on 28 day of  
Dec 20 12 at 2:54 PM  
lodged for record in my office: whereupon the same with  
this and the foregoing certificate have been duly recorded.  
Witness my hand this 2 day of Jan 20 13  
Betty Metzmaier, Clerk  
