

COMMONWEALTH OF KENTUCKY

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

IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF HENDERSON)	
COUNTY SOLAR LLC FOR A CERTIFICATE TO)	
CONSTRUCT AN APPROXIMATELY 50 MEGAWATT)	CASE NO.
MERCHANT SOLAR ELECTRIC GENERATING)	2020-00391
FACILITY IN HENDERSON COUNTY, KENTUCKY)	
PURSUANT TO KRS 278.700, ET SEQ.,)	
AND 807 KAR 5:110)	

**HENDERSON COUNTY SOLAR LLC'S RESPONSE TO
SITING BOARD STAFF'S SECOND REQUEST FOR INFORMATION**

Filed: September 24, 2021

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

1. Provide and explanation of why there is a six to nine month range for construction.

Response:

A variety of conditions can affect the speed of construction, including weather, the availability of subcontractors and materials, and unexpected events. Typically, for a solar project of the proposed size (50MW), a construction period ranging from six to nine months is to be expected.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

2. Refer to Henderson Solar's response to Item 20 of the Commission Staff's First Request for Information (Staff's First Request). Confirm that for construction activities, average and peak number of workers and average and peak construction vehicle data provided is correct whether construction occurs over six months or nine months.

Response:

Regardless of the length of the construction period, the peak number of workers and the average and peak construction vehicles at any given time will not exceed 150 employee passenger vehicles, 5 heavy duty trucks, and 4 water trucks.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

3. Provide the number of on-site construction workers by month.

Response:

An approximate estimate of the number of on-site construction workers by month, assuming a 9-month construction period, is as follows:

Month 1	50 workers
Month 2	100 workers
Month 3	150 workers
Month 4	150 workers
Month 5	150 workers
Month 6	150 workers
Month 7	150 workers
Month 8	100 workers
Month 9	50 workers

Henderson County Solar, LLC
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4. Refer to Henderson Solar's response to Item 23(d) of Staff's First Request. Confirm that the worker parking will be located on-site and will be separate from the staging areas.

Response:

Applicant hereby confirms that the worker parking will be located on-site and will be separate from (though perhaps co-located with) the staging areas.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

5. Explain whether the worker parking area or parking areas will also be bare ground, logging mats, or compacted gravel.

Response:

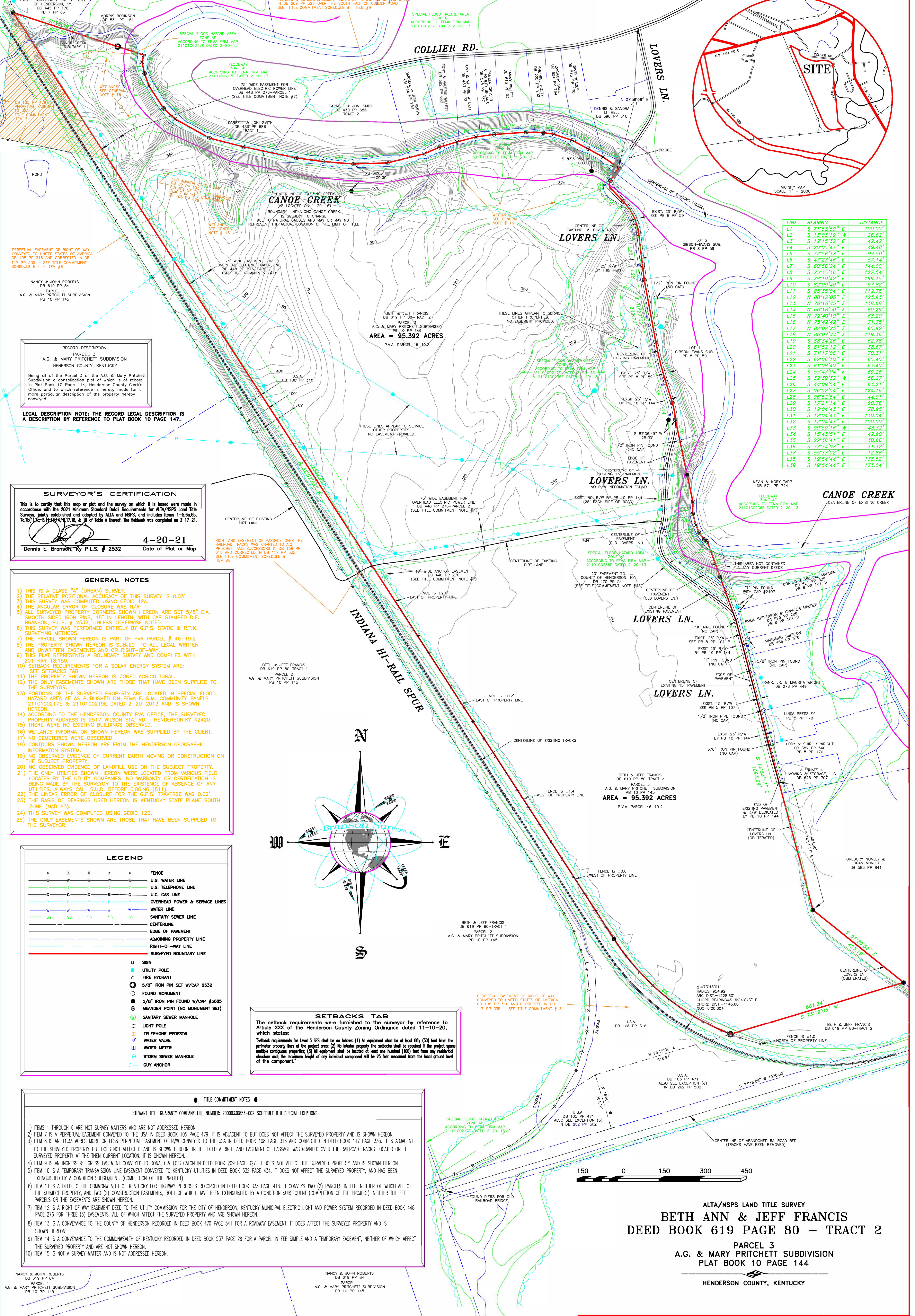
The preparation of worker parking areas will be determined closer to the start of construction, based on the final locations of those areas, the soil conditions at those locations, time of year, anticipated weather, etc. Applicant proposes to utilize any options including bare ground, logging mats, or compacted gravel that fulfill Applicant's obligations to the applicable lease and meet Applicant's responsibilities under any applicable local, state, or federal regulations.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

6. Refer to the Application, Volume 1, Exhibit 12, Attachment 12.3. Provide a map of the leased parcels included in the project site that is consistent with the legal boundary description provided in the Henderson Solar SAR.

Response:

Please see 'Henderson County Solar_draft ALTA surveys_9-20-21' attached as pages 2-8 of this response.



LINE	BLARING	DISTANCE
L1	S 71°58'59" E	100.00'
L2	S 13°03'19" W	26.62'
L3	S 12°15'32" E	42.42'
L4	S 20°05'41" E	49.48'
L5	S 32°56'32" E	97.50'
L6	S 47°27'46" E	57.14'
L7	S 60°56'24" E	144.00'
L8	S 75°55'56" E	127.54'
L9	S 78°10'42" E	199.15'
L10	S 82°09'40" E	97.82'
L11	S 85°35'04" E	112.25'
L12	N 88°12'05" E	123.93'
L13	N 76°16'45" E	139.68'
L14	N 66°18'50" E	60.29'
L15	N 72°40'19" E	68.20'
L16	N 75°42'42" E	71.75'
L17	N 82°02'23" E	65.92'
L18	N 86°07'44" E	119.36'
L19	S 88°34'26" E	62.78'
L20	S 81°52'12" E	38.67'
L21	S 71°17'08" E	70.31'
L22	S 62°06'10" E	65.40'
L23	S 61°08'40" E	63.40'
L24	S 55°47'04" E	69.26'
L25	S 32°39'32" W	56.27'
L26	S 44°09'54" E	63.21'
L27	S 06°52'54" E	124.16'
L28	S 06°52'54" E	44.01'
L29	S 17°21'14" E	90.76'
L30	S 12°04'43" E	78.95'
L31	S 12°04'43" E	130.04'
L32	S 12°04'43" E	100.00'
L33	S 00°59'16" W	43.32'
L34	S 15°43'59" E	42.90'
L35	S 22°38'41" E	30.66'
L36	S 37°34'07" E	31.32'
L37	S 55°33'02" E	12.86'
L38	S 19°54'44" E	138.52'
L39	S 19°54'44" E	173.04'

RECORD DESCRIPTION
 PARCEL 3
 A.G. & MARY PRITCHETT SUBDIVISION
 HENDERSON COUNTY, KENTUCKY

Being all of the Parcel 3 of the A.G. & Mary Pritchett Subdivision a consolidation plot of which is of record in Plot Book 10 Page 144, Henderson County Clerk's Office, and to which reference is hereby made for a more particular description of the property hereby conveyed.

LEGAL DESCRIPTION NOTE: THE RECORD LEGAL DESCRIPTION IS A DESCRIPTION BY REFERENCE TO PLAT BOOK 10 PAGE 147.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on 3-17-21.

[Signature]
 Dennis E. Branson, Ky P.L.S. # 2532

4-20-21
 Date of Plat or Map

- GENERAL NOTES**
- THIS IS A CLASS "A" (URBAN) SURVEY.
 - THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS 0.03"
 - THIS SURVEY WAS COMPUTED USING GEOID 12A.
 - THE ANGULAR ERROR OF CLOSURE WAS N/A.
 - ALL SURVEYED PROPERTY CORNERS SHOWN HEREON ARE SET 5/8" DIA. SMOOTH SIDED IRON PINS, 18" IN LENGTH, WITH CAP STAMPED D.E. BRANSON, P.L.S. # 2532, UNLESS OTHERWISE NOTED.
 - THIS SURVEY WAS PERFORMED ENTIRELY BY G.P.S. STATIC & R.T.K. SURVEYING METHODS.
 - THE PARCEL SHOWN HEREON IS PART OF PVA PARCEL # 46-19-2
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL LEGAL WRITTEN AND UNWRITTEN EASEMENTS AND OR RIGHT-OF-WAY.
 - THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.
 - SETBACK REQUIREMENTS FOR A SOLAR ENERGY SYSTEM ARE: SEE SETBACKS TAB
 - THE PROPERTY SHOWN HEREON IS ZONED AGRICULTURAL.
 - THE ONLY EASEMENTS SHOWN ARE THOSE THAT HAVE BEEN SUPPLIED TO THE SURVEYOR.
 - PORTIONS OF THE SURVEYED PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREA AE AS PUBLISHED ON FEMA F.I.R.M. COMMUNITY PANELS 21101C0217E & 21101C0219E DATED 2-20-2013 AND IS SHOWN HEREON.
 - ACCORDING TO THE HENDERSON COUNTY PVA OFFICE, THE SURVEYED PROPERTY ADDRESS IS 2517 WILSON STA. RD. - HENDERSON, KY 42420
 - THERE WERE NO EXISTING BUILDINGS OBSERVED.
 - WETLANDS INFORMATION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
 - NO CEMETERIES WERE OBSERVED.
 - CONTOURS SHOWN HEREON ARE FROM THE HENDERSON GEOGRAPHIC INFORMATION SYSTEM.
 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING OR CONSTRUCTION ON THE SUBJECT PROPERTY.
 - NO OBSERVED EVIDENCE OF LANDFILL USE ON THE SUBJECT PROPERTY.
 - THE ONLY UTILITIES SHOWN HEREON WERE LOCATED FROM VARIOUS FIELD LOCATES BY THE SURVEYOR TO THE EXISTING STATE OF ABSENCE OF ANY UTILITIES. ALWAYS CALL B.U.D. BEFORE DIGGING (811).
 - THE LINEAR ERROR OF CLOSURE FOR THE G.P.S. TRAVERSE WAS 0.02".
 - THE BASIS OF BEARINGS USED HEREON IS KENTUCKY STATE PLANE SOUTH ZONE (NAD 83).
 - THIS SURVEY WAS COMPUTED USING GEOID 12B.
 - THE ONLY EASEMENTS SHOWN ARE THOSE THAT HAVE BEEN SUPPLIED TO THE SURVEYOR.

LEGEND

—	FENCE
—	U.G. WATER LINE
—	U.G. TELEPHONE LINE
—	U.G. GAS LINE
—	OVERHEAD POWER & SERVICE LINES
—	WATER LINE
—	SANITARY SEWER LINE
—	CENTERLINE
—	EDGE OF PAVEMENT
—	ADJOINING PROPERTY LINE
—	RIGHT-OF-WAY LINE
—	SURVEYED BOUNDARY LINE
□	SIGN
●	UTILITY POLE
●	FIRE HYDRANT
○	5/8" IRON PIN SET W/CAP 2532
○	FOUND MONUMENT
○	5/8" IRON PIN FOUND W/CAP #3685
○	MEANDER POINT (NO MONUMENT SET)
○	SANITARY SEWER MANHOLE
○	LIGHT POLE
○	TELEPHONE PEDESTAL
○	WATER VALVE
○	WATER METER
○	STORM SEWER MANHOLE
○	GUY ANCHOR

SETBACKS TAB

The setback requirements were furnished to the surveyor by reference to Article XXX of the Henderson County Zoning Ordinance dated 11-10-20, which states:

"Setback requirements for Level 3 SES shall be as follows: (1) All equipment shall be at least fifty (50) feet from the perimeter property lines of the project area; (2) No interior property line setbacks shall be required if the project spans multiple contiguous properties; (3) All equipment shall be located at least one hundred (100) feet from any residential structure and; the maximum height of any individual component will be 25 feet measured from the local ground level of the component."

TITLE COMMITMENT NOTES

STEWART TITLE GUARANTY COMPANY FILE NUMBER: 20000330854-002 SCHEDULE B II SPECIAL EXCEPTIONS

- ITEMS 1 THROUGH 6 ARE NOT SURVEY MATTERS AND ARE NOT ADDRESSED HEREON.
- ITEM 7 IS A PERPETUAL EASEMENT CONVEYED TO THE USA IN DEED BOOK 105 PAGE 478. IT IS ADJACENT TO BUT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS SHOWN HEREON.
- ITEM 8 IS AN 11.33 ACRES MORE OR LESS PERPETUAL EASEMENT OF R/W CONVEYED TO THE USA IN DEED BOOK 108 PAGE 316 AND CORRECTED IN DEED BOOK 117 PAGE 335. IT IS ADJACENT TO THE SURVEYED PROPERTY BUT DOES NOT AFFECT IT AND IS SHOWN HEREON. IN THE DEED A RIGHT AND EASEMENT OF PASSAGE WAS GRANTED OVER THE RAILROAD TRACKS LOCATED ON THE SURVEYED PROPERTY AT THE THEN CURRENT LOCATION. IT IS SHOWN HEREON.
- ITEM 9 IS AN INGRESS & EGRESS EASEMENT CONVEYED TO DONALD & LOS CATION IN DEED BOOK 209 PAGE 327. IT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS SHOWN HEREON.
- ITEM 10 IS A TEMPORARY TRANSMISSION LINE EASEMENT CONVEYED TO KENTUCKY UTILITIES IN DEED BOOK 332 PAGE 434. IT DOES NOT AFFECT THE SURVEYED PROPERTY, AND HAS BEEN EXTINGUISHED BY A CONDITION SUBSEQUENT (COMPLETION OF THE PROJECT).
- ITEM 11 IS A DEED TO THE COMMONWEALTH OF KENTUCKY FOR HIGHWAY PURPOSES RECORDED IN DEED BOOK 333 PAGE 418. IT CONVEYS TWO (2) PARCELS IN FEE, NEITHER OF WHICH AFFECT THE SUBJECT PROPERTY, AND TWO (2) CONSTRUCTION EASEMENTS, BOTH OF WHICH HAVE BEEN EXTINGUISHED BY A CONDITION SUBSEQUENT (COMPLETION OF THE PROJECT). NEITHER THE PARCELS OR THE EASEMENTS ARE SHOWN HEREON.
- ITEM 12 IS A RIGHT OF WAY EASEMENT DEED TO THE UTILITY COMMISSION FOR THE CITY OF HENDERSON, KENTUCKY MUNICIPAL ELECTRIC LIGHT AND POWER SYSTEM RECORDED IN DEED BOOK 448 PAGE 276 FOR THREE (3) EASEMENTS, ALL OF WHICH AFFECT THE SURVEYED PROPERTY AND ARE SHOWN HEREON.
- ITEM 13 IS A CONVEYANCE TO THE COUNTY OF HENDERSON RECORDED IN DEED BOOK 470 PAGE 541 FOR A ROADWAY EASEMENT. IT DOES AFFECT THE SURVEYED PROPERTY AND IS SHOWN HEREON.
- ITEM 14 IS A CONVEYANCE TO THE COMMONWEALTH OF KENTUCKY RECORDED IN DEED BOOK 537 PAGE 28 FOR A PARCEL IN FEE SIMPLE AND A TEMPORARY EASEMENT, NEITHER OF WHICH AFFECT THE SURVEYED PROPERTY AND ARE NOT SHOWN HEREON.
- ITEM 15 IS NOT A SURVEY MATTER AND IS NOT ADDRESSED HEREON.

OWNER: PARCEL 3
 NANCY & JOHN ROBERTS
 8360 HWY. 1078 N.
 HENDERSON, KY. 42420

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEGREE OF CURVE
C1	25.00'	33.52'	31.07'	S 05°45'11" E	76°49'25"	229°10'59"
C2	207.00'	134.70'	132.33'	S 25°51'24" E	37°16'59"	27°40'45"
C3	1153.00'	138.93'	138.85'	S 13°54'07" E	6°54'14"	4°58'09"
C4	248.00'	62.62'	62.45'	S 10°07'15" E	14°27'59"	23°06'11"
C5	904.92'	580.43'	551.57'	N 50°42'24" W	35°29'02"	6°19'54"

ALTA/NSPS LAND TITLE SURVEY
BETH ANN & JEFF FRANCIS
 DEED BOOK 619 PAGE 80 - TRACT 2
 PARCEL 3
 A.G. & MARY PRITCHETT SUBDIVISION
 PLAT BOOK 10 PAGE 144
 HENDERSON COUNTY, KENTUCKY

PROPERTY ADDRESS:
 PARCEL 3-89-3 LOVERS LN. 1.8N

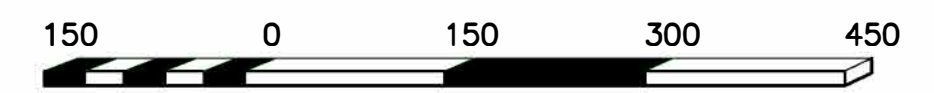
270-827-5447
Branson Surveys, inc.
 330 SECOND ST., HENDERSON, KY 42420

PACKET: C3RD35 FIELD WORK: 11-28-17
 PLAT: MAP 46 PLAT DATE: 4-20-21
 DPUS: #1004 SCALE: 1" = 150'
 DWG: ALTAFR44 DRAWING BY: CLK

STATE OF KENTUCKY
 D.E. BRANSON
 2532
 REGISTERED
 LAND SURVEYOR

STEWART TITLE GUARANTY COMPANY FILE NUMBER: 20000330854-002 SCHEDULE B II SPECIAL EXCEPTIONS

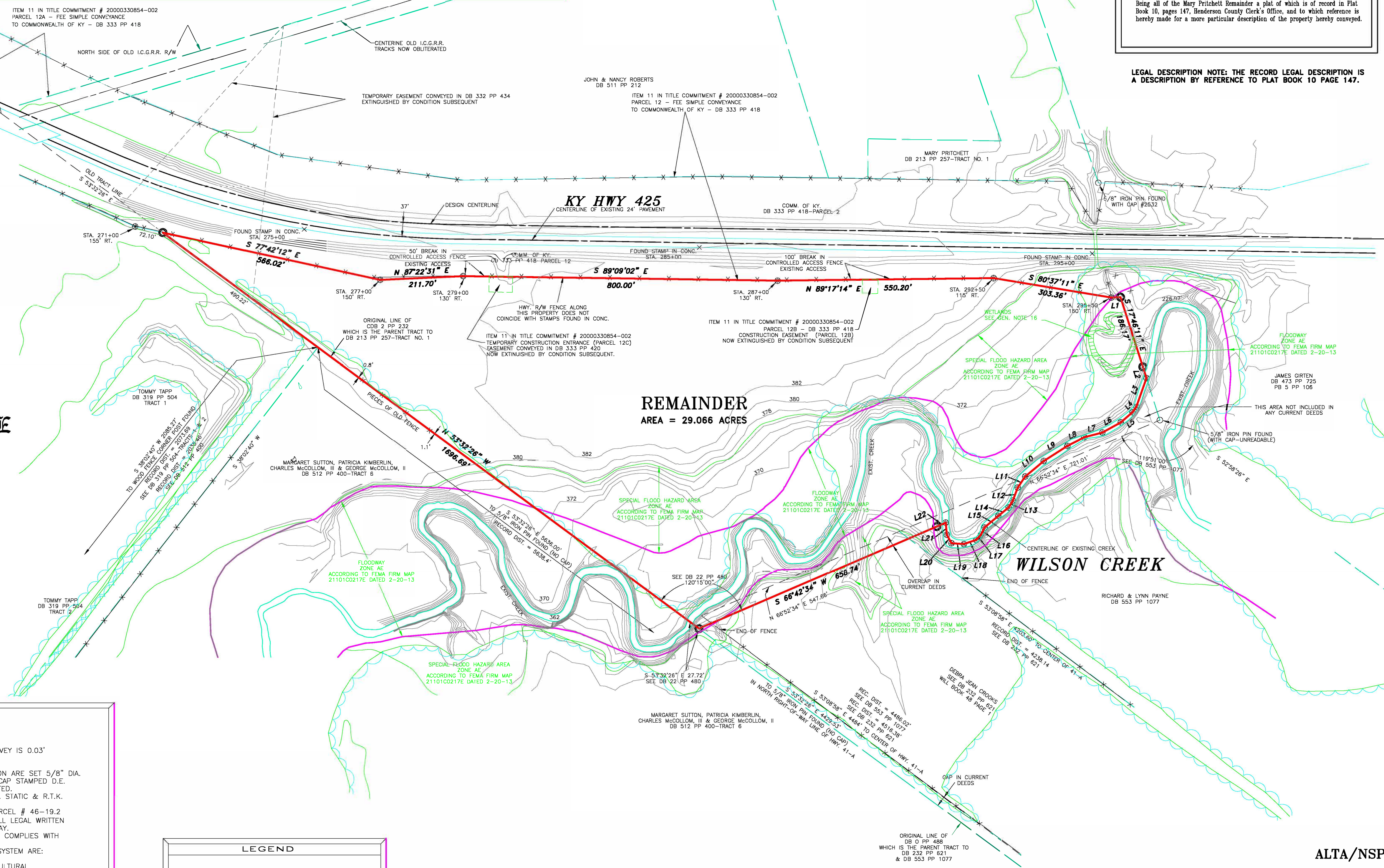
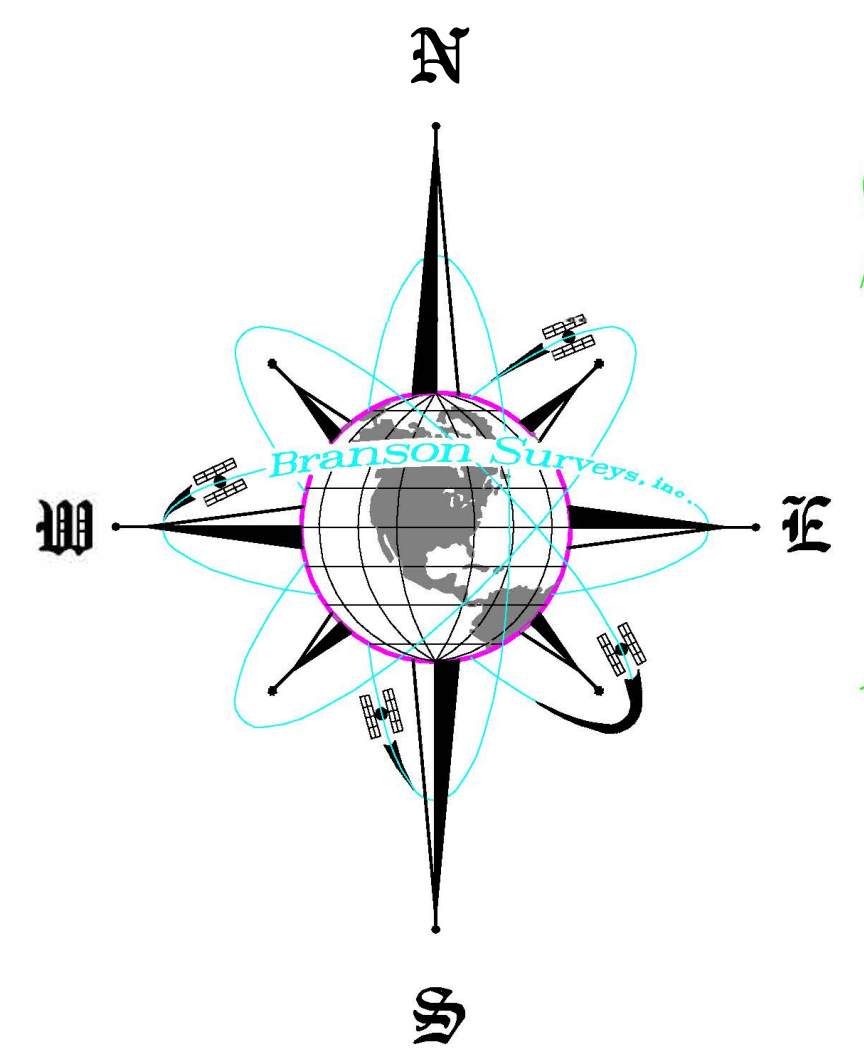
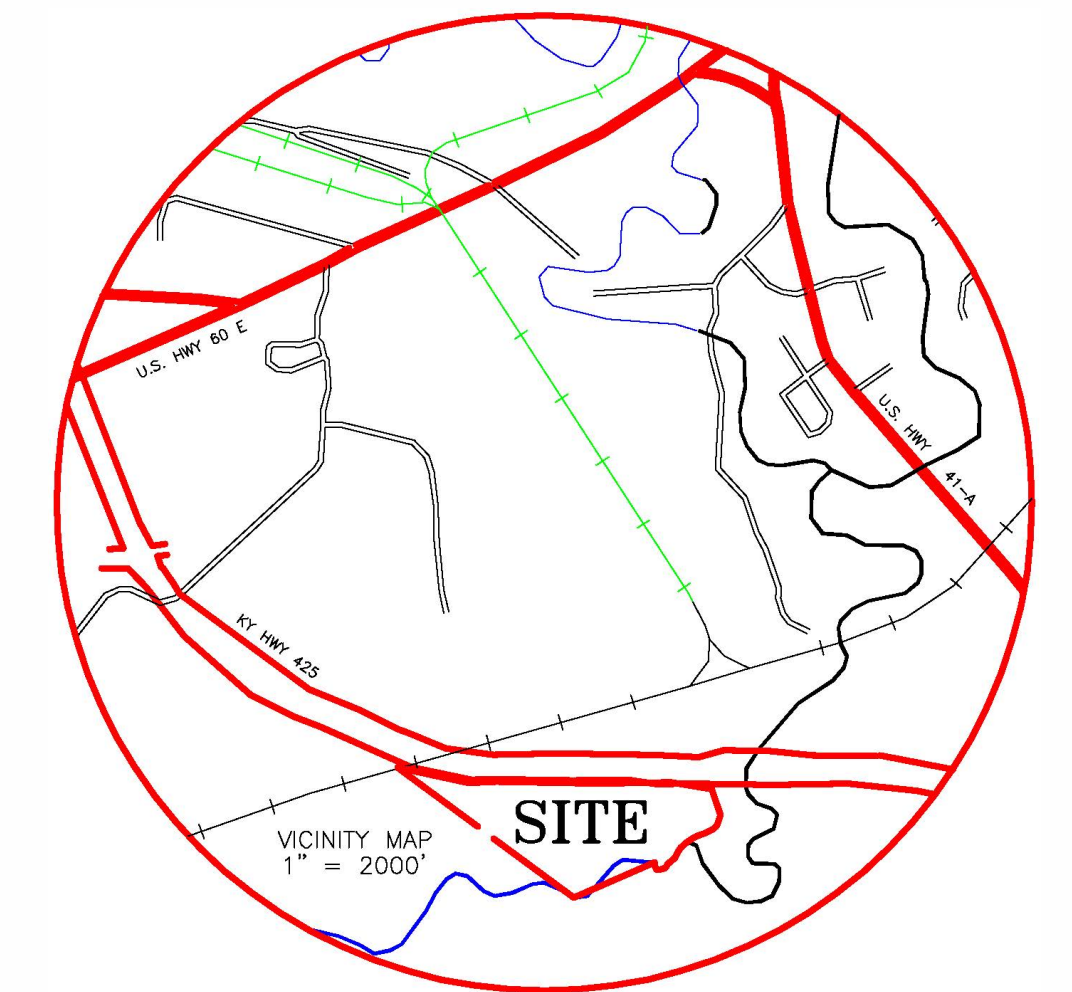
- 1) ITEMS 1 THROUGH 6 ARE NOT SURVEY MATTERS AND ARE NOT ADDRESSED HEREON
- 2) ITEM 7 IS A PERPETUAL EASEMENT CONVEYED TO THE USA IN DEED BOOK 105 PAGE 479. IT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
- 3) ITEM 8 IS A PERPETUAL EASEMENT OR R/W CONVEYED TO THE USA IN DEED BOOK 108 PAGE 316 AND CORRECTED IN DEED BOOK 117 PAGE 335. IT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
- 4) ITEM 9 IS AN INGRESS & EGRESS EASEMENT CONVEYED TO DONALD & LOIS CATON IN DEED BOOK 209 PAGE 327. IT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
- 5) ITEM 10 IS A TEMPORARY TRANSMISSION LINE EASEMENT CONVEYED TO KENTUCKY UTILITIES IN DEED BOOK 332 PAGE 434. IT DID AFFECT THE SURVEYED PROPERTY, BUT HAS BEEN EXTINGUISHED BY A CONDITION SUBSEQUENT.
- 6) ITEM 11 IS A DEED TO THE COMMONWEALTH OF KENTUCKY FOR HIGHWAY PURPOSES RECORDED IN DEED BOOK 333 PAGE 418. IT CONVEYS TWO (2) PARCELS IN FEE, NEITHER OF WHICH AFFECT THE SUBJECT PROPERTY, AND TWO (2) CONSTRUCTION EASEMENTS, BOTH OF WHICH HAVE BEEN EXTINGUISHED BY A CONDITION SUBSEQUENT (COMPLETION OF THE PROJECT).
- 7) ITEM 12 IS A RIGHT OF WAY EASEMENT DEED TO THE UTILITY COMMISSION FOR THE CITY OF HENDERSON, KENTUCKY MUNICIPAL ELECTRIC LIGHT AND POWER SYSTEM RECORDED IN DEED BOOK 448 PAGE 276 FOR THREE (3) EASEMENTS, NONE OF WHICH AFFECT THE SURVEYED PROPERTY AND ARE NOT SHOWN HEREON.
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- 9) ITEM 14 IS A CONVEYANCE TO THE COMMONWEALTH OF KENTUCKY RECORDED IN DEED BOOK 537 PAGE 28 FOR A PARCEL IN FEE SIMPLE AND A TEMPORARY EASEMENT, NEITHER OF WHICH AFFECT THE SURVEYED PROPERTY AND ARE NOT SHOWN HEREON.
- 10) ITEM 15 IS NOT A SURVEY MATTER AND IS NOT ADDRESSED HEREON.



LEGAL DESCRIPTION
DEED BOOK 619 PAGE 80

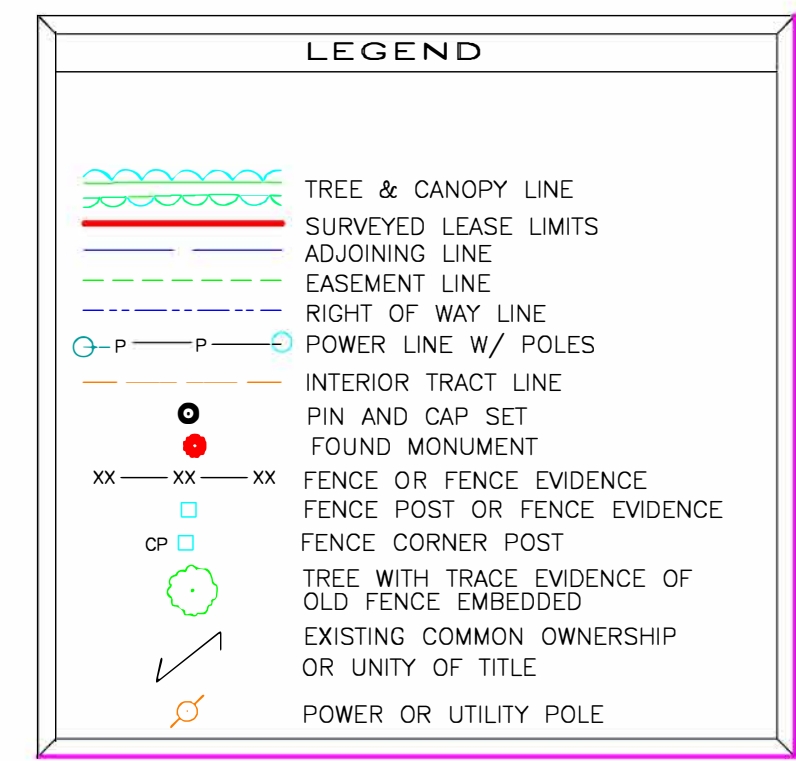
Tract 3
Being all of the Mary Pritchett Remainder a plat of which is of record in Plat Book 10, pages 147, Henderson County Clerk's Office, and to which reference is hereby made for a more particular description of the property hereby conveyed.

LEGAL DESCRIPTION NOTE: THE RECORD LEGAL DESCRIPTION IS A DESCRIPTION BY REFERENCE TO PLAT BOOK 10 PAGE 147.



LINE	BEARING	DISTANCE
L1	N 87°24'57" E	23.58'
L2	S 17°46'11" E	30.00'
L3	S 19°09'13" W	77.78'
L4	S 36°17'07" W	16.74'
L5	S 49°24'36" W	39.19'
L6	S 61°02'42" W	55.79'
L7	S 75°21'25" W	47.64'
L8	S 82°48'42" W	48.28'
L9	S 87°25'45" W	71.31'
L10	S 90°05'43" W	61.32'
L11	S 33°54'43" W	34.09'
L12	S 20°42'57" W	35.32'
L13	S 31°02'08" W	20.43'
L14	S 31°08'05" W	33.95'
L15	S 49°36'03" W	45.62'
L16	S 26°47'35" W	20.80'
L17	S 42°54'40" W	17.98'
L18	S 71°03'38" W	32.58'
L19	N 86°06'23" W	31.86'
L20	N 28°56'11" W	24.62'
L21	N 05°21'28" W	30.89'
L22	S 66°42'34" W	25.00'

- GENERAL NOTES**
- 1) THIS IS A CLASS "A" (URBAN) SURVEY.
 - 2) THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS 0.03"
 - 3) THIS SURVEY WAS COMPUTED USING GEOID 12A.
 - 4) THE ANGULAR ERROR OF CLOSURE WAS N/A.
 - 5) ALL SURVEYED PROPERTY CORNERS SHOWN HEREON ARE SET 5/8" DIA. SMOOTH SIDED IRON PINS, 18" IN LENGTH, WITH CAP STAMPED D.E. BRANSON, P.L.S. # 2532. UNLESS OTHERWISE NOTED.
 - 6) THIS SURVEY WAS PERFORMED ENTIRELY BY G.P.S. STATIC & R.T.K. SURVEYING METHODS.
 - 7) THE PARCEL SHOWN HEREON IS PART OF PVA PARCEL # 46-19.2
 - 8) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL LEGAL WRITTEN AND UNWRITTEN EASEMENTS AND OR RIGHT-OF-WAY.
 - 9) THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18-150.
 - 10) SETBACK REQUIREMENTS FOR A SOLAR ENERGY SYSTEM ARE: SEE SETBACKS TAB
 - 11) THE PROPERTY SHOWN HEREON IS ZONED AGRICULTURAL.
 - 12) THE ONLY EASEMENTS SHOWN ARE THOSE THAT HAVE BEEN SUPPLIED TO THE SURVEYOR.
 - 13) PORTIONS OF THE SURVEYED PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREA AE AS PUBLISHED ON FEMA F.I.R.M. COMMUNITY PANELS 21101C0217E & 21101C0219E DATED 2-20-13 AND IS SHOWN HEREON.
 - 14) ACCORDING TO THE HENDERSON COUNTY PVA OFFICE, THE SURVEYED PROPERTY HAS NO ADDRESS.
 - 15) THERE WERE NO EXISTING BUILDINGS OBSERVED.
 - 16) WETLANDS INFORMATION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
 - 17) NO CEMETERIES WERE OBSERVED
 - 18) CONTOURS SHOWN HEREON ARE FROM THE HENDERSON GEOGRAPHIC INFORMATION SYSTEM.
 - 19) NO OBSERVED EVIDENCE OF LANDFILL USE ON THE SUBJECT PROPERTY.
 - 20) THE ONLY UTILITIES SHOWN HEREON WERE LOCATED FROM VARIOUS FIELD LOCATES BY THE UTILITY COMPANIES. NO WARRANTY OR CERTIFICATION IS BEING MADE BY THE SURVEYOR TO THE EXISTENCE OF ANY UTILITIES. ALWAYS CALL B.U.D. BEFORE DIGGING (811)
 - 21) THE LINEAR ERROR OF CLOSURE FOR THE G.P.S. TRAVERSE WAS 0.02"
 - 22) THE BASIS OF BEARINGS USED HEREON IS KENTUCKY STATE PLANE SOUTH ZONE (NAD 83).
 - 23) THIS SURVEY WAS COMPUTED USING GEOID 12B.



SETBACKS TAB

The setback requirements were furnished to the surveyor by reference to Article XXX of the Henderson County Zoning Ordinance dated 11-10-20, which states:

"Setback requirements for Level 3 SES shall be as follows: (1) All equipment shall be at least fifty (50) feet from the perimeter property lines of the project area; (2) No interior property line setbacks shall be required if the project occupies multiple contiguous properties; (3) All equipment shall be located at least one hundred (100) feet from any residential structure and the maximum height of any individual component will be 25 feet measured from the local ground level of the component."

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6a, 6b, 7a, 7b, 11a, 8-11, 12, 14, 17, 18, & 19 of Table A thereof. The fieldwork was completed on 3-17-21.

[Signature]
Dennis E. Branson, Ky P.L.S. # 2532
Date of Plat or Map: 4-15-21

ALTA/NSPS LAND TITLE SURVEY

BETH ANN & JEFF FRANCIS

ALL OF DEED BOOK 619 PAGE 80 - TRACT 3

HENDERSON COUNTY KENTUCKY

ORDERED BY: CHRIS KILLENBERG

PHONE: 270-827-5447

Branson Surveys, inc.

330 SECOND ST., HENDERSON, KY 42420

REVISIONS: _____

DATE: 11-4-20
FIELD: 11-4-20
PLAT: 4-15-21

SCALE: 1" = 150'

FILE LOC. MAP 39,40,47
PACK LOC. CS RD 30
DWN BY DEB

HISTORICAL NOTES

1) THIS LINE IS THE ORIGINAL LINE SURVEYED BY THOMAS ALLIN, SURVEYOR, WHO BEGAN HIS SURVEY ON MARCH 1, 1797 AND COMPLETED THE SURVEY ON JUNE 20, 1797. THE ORIGINAL PARTNERS AND THEIR HEIRS HAD GOTTEN TIRED OF WAITING FOR A RETURN ON THE INVESTMENT THAT THEY HAD MADE ON MARCH 3, 1775 WHEN PURCHASING THE LAND FROM THE CHEROKEE INDIANS TRIBES, THE SURVIVING MEMBERS AND HEIRS OF THE ORIGINAL MEMBERS MET IN WILLIAMSBOROUGH, NC ON JAN. 25, 1797, AND AGREED TO APPOINT GENL. SAMUEL HOPKINS AND SURVEYOR THOMAS ALLIN TO DEVISE A PLAN TO APARTION THE LAND TO THE MEMBERS AND HEIRS OF ORIGINAL MEMBERS ON JUNE 31, 1797, THE MEMBERS AND HEIRS MET AGAIN AND APPROVED THE PLAN SO DEVISED BY GEN. SAMUEL HOPKINS AND SURVEYOR THOMAS ALLIN AT THAT TIME, THE REMAINING LANDS OF THE RICHARD HENDERSON COMPANY WAS APARTIONED BY LOTTERY TO THE PARTIES SHOWN HEREON.

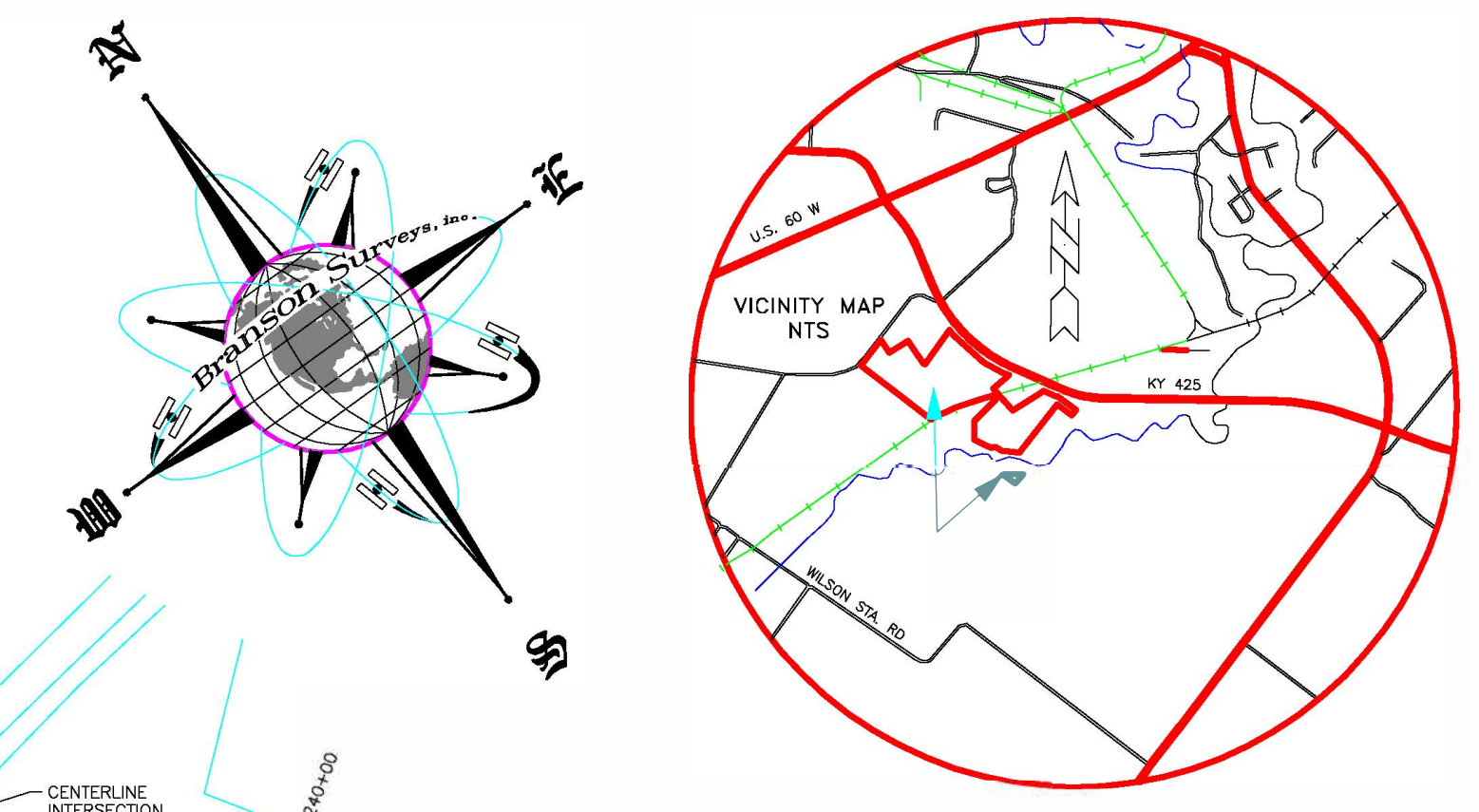
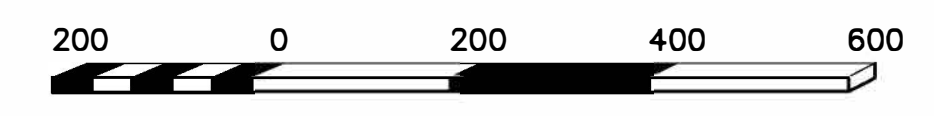


Table with columns: NUMBER, DELTA, RADIUS, TANG, ARC, CHORD BRG, CHORD DIST., Do. Rows C1 and C2.



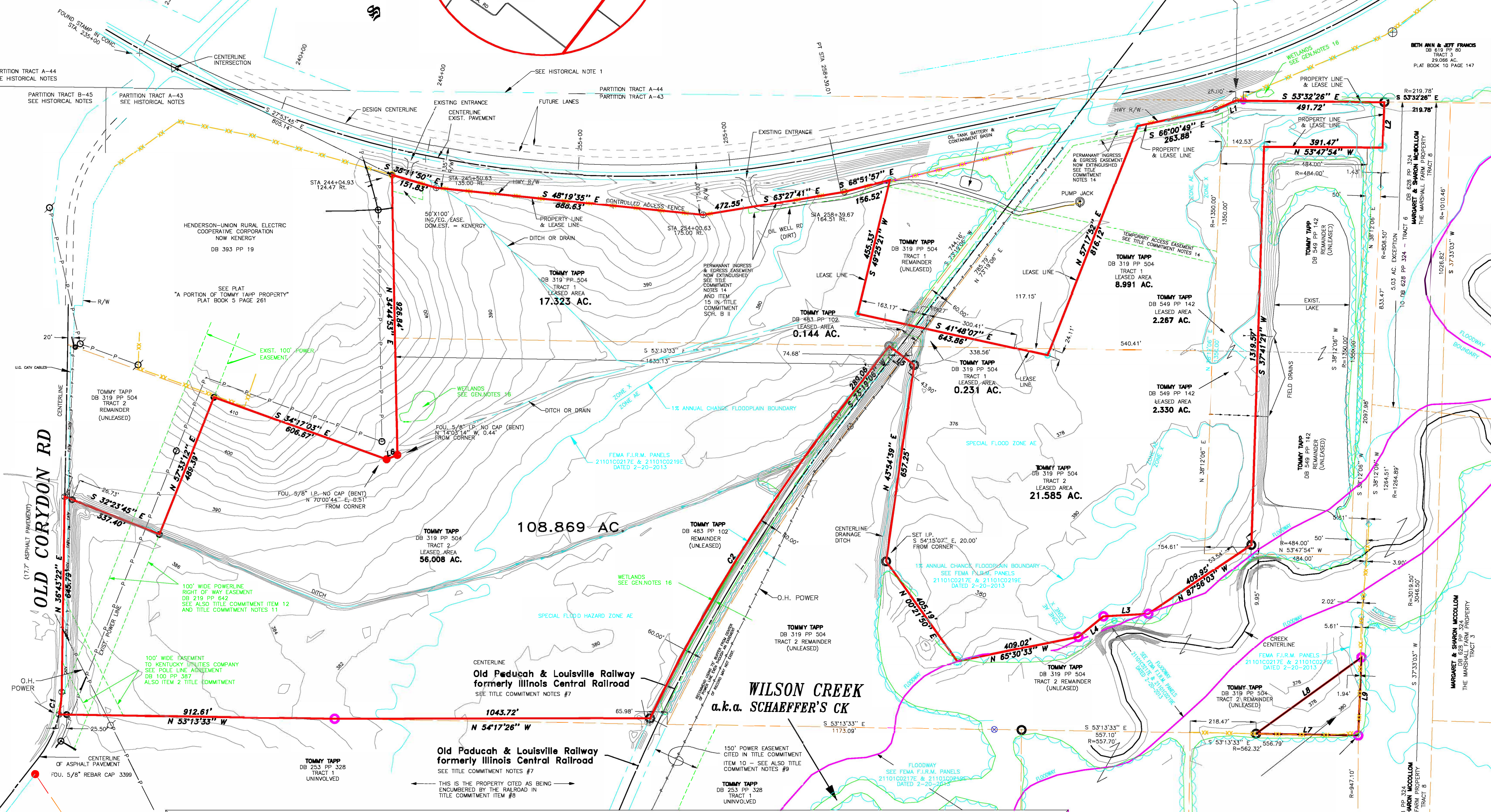
SETBACKS TAB

The setback requirements were furnished to the surveyor by reference to Article XXX of the Henderson County Zoning Ordinance dated 11-10-20, which states: "Setback requirements for Level 3 SWS shall be as follows: (1) All equipment shall be at least fifty (50) feet from the perimeter property lines of the project area; (2) No interior property line setbacks shall be required if the project spans multiple contiguous properties; (3) All equipment shall be located at one hundred (100) feet from any residential structure and, the maximum height of any individual component will be 25 feet measured from the local ground level of the component."

LINE TABLE with columns: NUMBER, DIRECTION, DISTANCE. Lists line segments L1 through L40 with their respective bearings and distances.

LEGEND defining symbols for tree and canopy line, surveyed lease limits, adjoining line, easement line, right of way line, power line w/ poles, interior tract line, pin and cap set, found monument, fence or fence evidence, fence post or fence evidence, fence corner post, tree with trace evidence of old fence embedded, existing common ownership or unity of title, and power or utility pole.

- GENERAL NOTES: 1) THIS IS A CLASS "A" (URBAN) SURVEY. 2) THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS 0.02". 3) THIS SURVEY WAS COMPUTED USING GEOID 12A. 4) THE ANGULAR ERROR OF CLOSURE WAS 1/4". 5) ALL SURVEYED PROPERTY CORNERS SHOWN HEREON ARE SET 5/8" DIA. SMOOTH SIZED IRON PINS, 18" IN LENGTH, WITH CAP STAMPED D.E. BRANSON, P.L.S. # 2532, UNLESS OTHERWISE NOTED. 6) THIS SURVEY WAS PERFORMED ENTIRELY BY GPS, STATIC & RTK, SURVEYING METHODS. 7) THE PARCEL SHOWN HEREON IS PART OF PVA PARCEL # 39-2-66 & 46-20. 8) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL LEGAL WRITTEN AND UNWRITTEN EASEMENTS AND OR RIGHT-OF-WAY. 9) THIS PLAN REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH "S" SURVEYING METHODS. 10) SETBACK REQUIREMENTS FOR A SOLAR ENERGY SYSTEM ARE: SEE SETBACKS TAB. 11) THE PROPERTY SHOWN HEREON IS ZONED AGRICULTURAL. 12) THE ONLY EASEMENTS SHOWN ARE THOSE THAT HAVE BEEN SUPPLIED TO THE SURVEYOR. 13) PORTIONS OF THE SURVEYED PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREA AS PUBLISHED ON FEMA F.I.R.M. COMMUNITY PANELS 2110102027E & 2110102028E DATED 2-20-2013 AND IS SHOWN HEREON. 14) ACCORDING TO THE HENDERSON COUNTY PVA OFFICE, THE SURVEYED PROPERTY HAS NOT BEEN ASSIGNED A MAILING ADDRESS. 15) THERE WERE NO EXISTING BUILDINGS OBSERVED. 16) METEASUREMENTS WERE OBTAINED BY THE SURVEYOR BY CLIENT. 17) NO CORNERS WERE OBSERVED. 18) CONTIGUOUS SHOWN HEREON ARE NOT SURVEYED CONTIGUOUS, THEY ARE TAKEN FROM THE HENDERSON COUNTY GEOGRAPHIC INFORMATION SYSTEM. 19) NO OBSERVED EVIDENCE OF LANDLIFT USE ON THE SUBJECT PROPERTY. 20) THE ONLY UTILITIES SHOWN HEREON WERE LOCATED FROM WARDENS FIELD LOCATED BY THE UTILITY COMPANIES, NO WARRANTY OR CERTIFICATION IS BEING MADE BY THE SURVEYOR TO THE EXISTENCE OF ASSESSANCE OF ANY UTILITIES, ALWAYS CALL BULLI BEFORE DIGGING (811). 21) THE BASIS OF BEARINGS USED HEREON IS KENTUCKY STATE PLANE SOUTH ZONE (NAD 83). 22) THE BASIS OF BEARINGS USED HEREON IS KENTUCKY STATE PLANE SOUTH ZONE (NAD 83). 23) THIS SURVEY WAS COMPUTED USING GEOID 12B.



DESCRIPTION TOMMY TAPP LEASE PARCEL "A" Henderson County, Kentucky

A certain tract or parcel located approximately 1.6 miles of the intersection of Ky Hwy 425 and U.S. Hwy 41-A, southwest of the City of Henderson, and being more particularly described as follows: Beginning at a point in the centerline of the Old Corydon Road, said point being in the northeast line of Tommy Tapp property coterminous with Tract 1 in Deed Book 253 Page 326, and being located North 43 degrees 13 minutes 33 seconds 25.50 feet from an iron pin set in said northeast line, thence with said centerline, the following two (2) calls: (1) around a curve to the left, through a central angle of 11 degrees 49 minutes 30 seconds, having a radius of 364.00 feet, an arc distance of 75.02 feet, a chord bearing of NORTH 42 DEGREES 37 MINUTES 28 SECONDS EAST, a distance of 74.89 feet, (2) NORTH 36 DEGREES 43 MINUTES 22 SECONDS EAST, a distance of 645.79 feet to a point in the centerline of said road, thence running through the Tommy Tapp property coterminous with Tract 2 in Deed Book 319 Page 504, the following two (2) calls: (1) SOUTH 32 DEGREES 23 MINUTES 45 SECONDS EAST, a distance of 26.73 feet to a point in the centerline of said road, a total distance of 337.40 feet to an iron pin set; (2) NORTH 57 DEGREES 33 MINUTES 12 SECONDS EAST, a distance of 498.39 feet to an iron pin set in the west line of the Henderson-Union Rural Electric Cooperative Corporation property (now Kenegy) recorded in Deed Book 293 Page 19, thence with said Kenegy property, the following three (3) calls: (1) SOUTH 34 DEGREES 17 MINUTES 03 SECONDS EAST, a distance of 606.67 feet to a corner to said Kenegy property, said corner being located South 70 degrees 00 minutes 44 seconds West, 0.51 feet from a 5/8" iron pin (Bent) found with no cap; (2) SOUTH 76 DEGREES 15 MINUTES 25 SECONDS EAST, a distance of 15.91 feet to a corner to said Kenegy property, said corner being located South 14 degrees 03 minutes 14 seconds East, 0.44 feet from a 5/8 inch iron pin (Bent) found with no cap; (3) NORTH 34 DEGREES 44 MINUTES 53 SECONDS EAST, a distance of 928.64 feet to an iron pin set in the southwest 1/4 line of Ky Hwy 425, thence with said southwest 1/4 line, the following four (4) calls: (1) SOUTH 38 DEGREES 11 MINUTES 50 SECONDS EAST, a distance of 151.83 feet to a point in said 1/4 line; (2) SOUTH 48 DEGREES 19 MINUTES 35 SECONDS EAST, a distance of 268.63 feet to a point in said 1/4 line; (3) SOUTH 63 DEGREES 27 MINUTES 41 SECONDS EAST, a distance of 472.55 feet to a point in said 1/4 line; (4) SOUTH 68 DEGREES 51 MINUTES 57 SECONDS EAST, a distance of 450.33 feet to a point in said 1/4 line; (5) SOUTH 41 DEGREES 48 MINUTES 07 SECONDS EAST, a distance of 643.86 feet to an iron pin set; (6) NORTH 51 DEGREES 17 MINUTES 52 SECONDS EAST, a distance of 816.12 feet to an iron pin set in said 1/4 line, thence continuing with said 1/4 line, the following two (2) calls: (1) SOUTH 66 DEGREES 00 MINUTES 42 SECONDS EAST, a distance of 15.91 feet to a point in said 1/4 line; (2) SOUTH 78 DEGREES 10 MINUTES 54 SECONDS EAST, a distance of 71.95 feet to a point in said 1/4 line and being a corner to the Beth Ann & Jeff Francis property recorded as Tract 3 in Deed Book 619 Page 80, and the both of which is recorded in Deed Book 10 Page 147, thence with said Francis property, SOUTH 53 DEGREES 32 MINUTES 26 SECONDS EAST, a distance of 491.72 feet to an iron pin set in said Francis line, and being a corner to the Margaret & Sharon McCollom property recorded as Tract 1 in Deed Book 319 Page 504, a distance of 150.00 feet to an iron pin set in said McCollom line, thence running through the Tommy Tapp property recorded as Tract 1 in Deed Book 319 Page 504, a distance of 50.00 feet, and then running with same a total distance of 391.47 feet to an iron pin set, thence running through said 15 acre tract, the following two (2) calls: (1) SOUTH 37 DEGREES 41 MINUTES 54 SECONDS WEST, a distance of 1319.57 feet to an iron pin set in said 15 acre tract; (2) NORTH 87 DEGREES 56 MINUTES 03 SECONDS WEST, leaving said 15 acre tract at a distance of 53.54 feet, and entering the Tommy Tapp property described as Tract 2 in Deed Book 319 Page 504, a total distance of 409.95 feet to an iron pin set in said Tract 2; thence running through said Tract 2, the following six (6) calls: (1) NORTH 57 DEGREES 17 MINUTES 09 SECONDS WEST, a distance of 146.11 feet to an iron pin set; (2) SOUTH 86 DEGREES 37 MINUTES 00 SECONDS WEST, a distance of 107.12 feet to an iron pin set; (3) NORTH 65 DEGREES 30 MINUTES 33 SECONDS WEST, a distance of 409.02 feet to an iron pin set; (4) NORTH 00 DEGREES 21 MINUTES 50 SECONDS EAST, a distance of 405.19 feet to an iron pin set; (5) NORTH 43 DEGREES 54 MINUTES 38 SECONDS EAST, a distance of 657.25 feet to an iron pin set; (6) NORTH 16 DEGREES 40 MINUTES 54 SECONDS WEST, passing the southeast line of another Tommy Tapp tract recorded in Deed Book 483 Page 102 at a distance of 43.90 feet to an iron pin set in said northeast line; (2) around a curve to the left, having a radius of 5681.26 feet, through a central angle of 11 DEGREES 53 MINUTES 05 SECONDS, an arc distance of 1178.44 feet, a chord bearing of SOUTH 67 DEGREES 22 MINUTES 34 SECONDS WEST, a distance of 1178.33 feet to an iron pin set in said northeast line; thence running through the Tommy Tapp property recorded as Tract 2 in Deed Book 319 Page 504, NORTH 53 DEGREES 13 MINUTES 33 SECONDS WEST, a distance of 912.61 feet to the point of beginning containing 108.869 acres and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Dennis E. Branson, Ky PLS #2523 of Branson Surveys, Inc. on November 4, 2020. All monuments cited hereon as "iron pin set" are 5/8" iron rods 24 inches in length with a plastic cap bearing the number 2532. The basis of bearing for the surveyed described herein is NAD 83, Kentucky State Plane South Zone.

DESCRIPTION TOMMY TAPP LEASE PARCEL "B" Henderson County, Kentucky

A certain tract or parcel located approximately 1.6 miles of the intersection of Ky Hwy 425 and U.S. Hwy 41-A, southwest of the City of Henderson, and being more particularly described as follows: Beginning at an iron pin set at the northeast corner of the Margaret & Sharon McCollom property coterminous with Tract 1 of the Marshall Farm a deed for which is recorded in Deed Book 628 Page 324; thence with the northeast line of said Tract 4, NORTH 53 DEGREES 13 MINUTES 33 SECONDS WEST, a distance of 338.31 feet to an iron pin set in said northeast line, thence running through the Tommy Tapp property recorded as Tract 2 in Deed Book 319 Page 504, DUE EAST, a distance of 430.38 feet to an iron pin set in the northwest line of the Margaret & Sharon McCollom property coterminous with Tract 8 of the Marshall Farm, a deed for which is recorded in Deed Book 628 Page 324, thence with said Tract 8, SOUTH 38 DEGREES 12 MINUTES 06 SECONDS WEST, a distance of 257.73 feet to the point of beginning, containing 1.001 acres and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Dennis E. Branson, Ky PLS #2523 of Branson Surveys, Inc. on November 4, 2020. All monuments cited hereon as "iron pin set" are 5/8" iron rods 24 inches in length with a plastic cap bearing the number 2532. The basis of bearing for the surveyed described herein is NAD 83, Kentucky State Plane South Zone.

TITLE COMMITMENT NOTES: STEWART TITLE GUARANTY COMPANY FILE NUMBER: 20000330854-001 SCHEDULE B II SPECIAL EXCEPTIONS

- 1) ALL SPECIAL EXCEPTION NOTES APPLY TO BOTH SURVEYED PARCEL "A" & "B" AS SHOWN HEREON EXCEPT AS MAY BE SPECIFICALLY NOTED HEREON. 2) ITEM 3 IS NOT A SURVEY MATTER AND IS NOT ADDRESSED HEREON. 3) ITEM 4 IS A BLANKET EASEMENT CONVEYED TO HENDERSON COUNTY RURAL ELECTRIC ASSOCIATION (NOW KENEGY) IN EASEMENT BOOK 1 PAGE 99. IT ENCUMBERS THE TOMMY TAPP PROPERTY RECORDED IN DB 253 PP 328 AND DOES NOT AFFECT PARCELS "A" OR "B" OF THE SURVEYED PROPERTY. 4) ITEM 5 IS A 100 FOOT EASEMENT AS SHOWN IN THE POLE LINE AGREEMENT RECORDED IN DB 100 PP 387. IT DOES AFFECT THE SUBJECT PROPERTY SURVEYED PARCEL "A" ONLY AND IS SHOWN HEREON. 5) ITEM 6 IS AN EASEMENT OF UNSPECIFIED WIDTH CONVEYED TO ASHLAND OIL AND REFINING COMPANY IN DEED BOOK 157 PAGE 38. THE EXACT LOCATION OF THE EASEMENT IS NOT SPECIFIED, AND IS NOT SHOWN HEREON. THIS EASEMENT DOES AFFECT THE SURVEYED PROPERTY, IT IS UNKNOWN WHETHER THIS EASEMENT ONLY AFFECTS "A" OR BOTH OF SURVEYED PARCELS "A" AND "B". 6) ITEM 7 IS A VERBAL AGREEMENT WITH R.C. SOAPER CITED IN DEED BOOK 173 PAGE 116 CONCERNING THE USE OF A POND FOR THE PURPOSE OF GROWING MINNOWS. THE POND CITED IS AND WAS NOT LOCATED ON THE SURVEYED PROPERTY AND DOES NOT AFFECT THE SURVEYED PROPERTY. 7) ITEM 8 IS A REFERENCE TO CONDITION, STIPULATION AND RESERVATION #11 CITED IN DEED BOOK 173 PAGE 116 SUBJECTING THE PROPERTY SOUTH OF AND ADJOINING THE SURVEYED PROPERTY TO A RAILROAD RIGHT OF WAY. THIS CITATION DOES NOT AFFECT PARCELS "A" OR "B" OF THE SURVEYED PROPERTY, BUT IS SHOWN HEREON. 8) ITEM 9 IS NOT A SURVEY MATTER AND IS NOT ADDRESSED HEREON. 9) ITEM 10 IS A 150' WIDE POWERLINE EASEMENT CONVEYED TO KENTUCKY UTILITIES IN DEED BOOK 198 PAGE 139. THIS EASEMENT ENCUMBERS THE PROPERTY TO THE SOUTH OF AND ADJOINING THE SURVEYED PROPERTY. IT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS SHOWN HEREON. 10) ITEM 11 IS A 100 FOOT WIDE POWERLINE RIGHT OF WAY GRANTED TO BIG RIVERS RURAL ELECTRIC COOP CORP IN DEED BOOK 219 PAGE 3. THIS RIGHT OF WAY EASEMENT ENCUMBERS THE PROPERTY TO THE SOUTH OF AND ADJACENT TO THE SURVEYED PROPERTY. IT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON. 11) ITEM 12 IS A 100 FOOT WIDE POWERLINE RIGHT OF WAY GRANTED TO BIG RIVERS RURAL ELECTRIC COOP CORP IN DEED BOOK 219 PAGE 642. IT DOES AFFECT THE SURVEYED PROPERTY AND IS SHOWN HEREON. 12) ITEM 13 IS NOT A SURVEY MATTER AND IS NOT ADDRESSED HEREON. 13) ITEM 14 IS A TEMPORARY POWERLINE EASEMENT CONVEYED TO KENTUCKY UTILITIES CO. THE COMPLETION OF THE HIGHWAY PROJECT CITED AS THE CONDITION SUBSEQUENT HAS OCCURRED RENDERING THIS EASEMENT TERMINATED. IT IS NOT SHOWN HEREON. 14) ITEM 15 - CITES GRANT OF EASEMENTS RECORDED IN DEED BOOK 338 PAGE 452. THERE WERE TWO (2) EASEMENTS GRANTED BY THEDA PATT TO JOHN MANN, INC., THE FIRST OF WHICH WAS A PERMANENT INGRESS & EGRESS EASEMENT, THE DOMINANT ESTATE FOR BOTH EASEMENTS IS NOW OWNED BY THE SUCCESSOR OF THE GRANTOR (SERVIENT ESTATE), AS SUCH, BOTH EASEMENTS HAVE BEEN RENDERED EXTINGUISHED BY UNITY OF TITLE. THEY ARE BOTH SHOWN HEREON. 15) ITEM 16 IS NOT A SURVEY MATTER AND IS NOT ADDRESSED HEREON. 16) ITEM 17 IS A CONVEYANCE OF PROPERTY AND EASEMENTS RECORDED IN DEED BOOK 387 PAGE 495 TO THE COMMONWEALTH OF KENTUCKY FOR HIGHWAY PURPOSES. THERE WERE THREE (3) EASEMENTS CONVEYED, TWO (2) OF WHICH WERE TEMPORARY AND HAVE TERMINATED, THE THIRD EASEMENT WAS A PERMANENT EASEMENT. IT AFFECTS ONLY PARCEL "A" OF THE SURVEYED PROPERTY AND IS SHOWN HEREON. 17) ITEM 18 IS A 50' X 100' PERMANENT INGRESS & EGRESS EASEMENT GRANTED TO HENDERSON-UNION RURAL ELECTRIC COOP CORP IN DEED BOOK 393 PAGE 19. IT AFFECTS SURVEYED PARCEL "A" AND IS SHOWN HEREON. 18) ITEM 19 CITES GRANTS OF EASEMENTS IN DEED BOOK 549 PAGE 142. BOTH THE SERVIENT ESTATE AND THE DOMINANT ESTATE ARE NOW OWNED BY TOMMY TAPP. THESE EASEMENTS HAVE BEEN EXTINGUISHED BY UNITY OF TITLE. 19) ITEM 20 IS NOT A SURVEY MATTER AND IS NOT ADDRESSED HEREON.

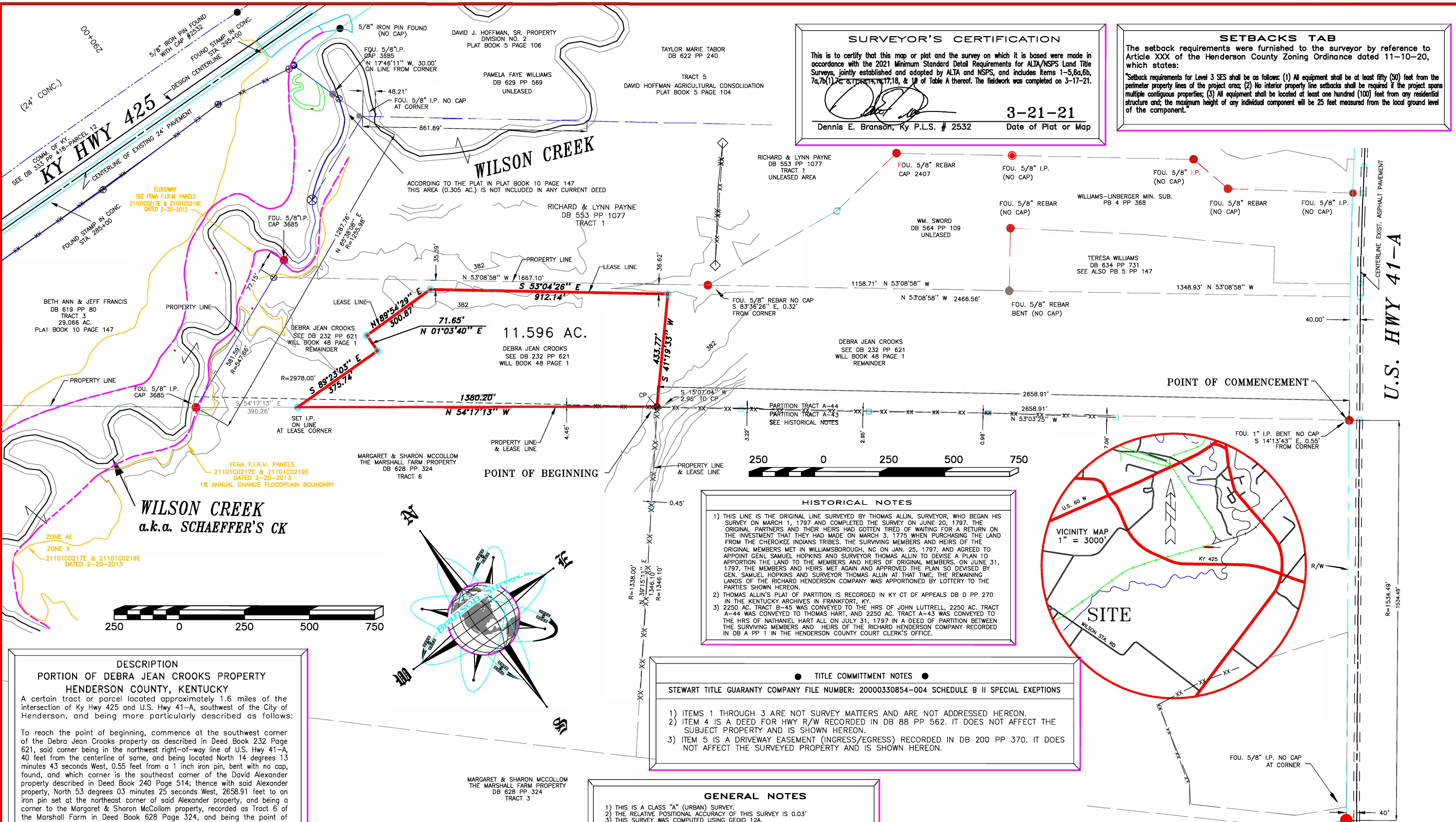
SURVEYOR'S CERTIFICATION: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6a, 6b, 7a, 7b, 17, 18, 19, 17.16, and 18 of Table A thereof. The fieldwork was completed on 3-17-21. Dennis E. Branson, Ky P.L.S. # 2532 Date of Plat or Map 3-30-21

ALTA/NSPS LAND TITLE SURVEY PORTIONS OF TOMMY TAPP PROPERTIES DEED BOOK 549 PAGE 142, DEED BOOK 483 PAGE 102, & DEED BOOK 319 PAGE 504 HENDERSON COUNTY KENTUCKY ORDERED BY: CHRIS KILLENBERG PHONE: 270-827-5447 330 SECOND ST., HENDERSON, KY 42420 REVISIONS: FIELD: 11-4-20, PLAT: 3-30-21 SCALE: 1" = 200' FILE LOC: MAP 39,40,47, PAKLOC: C3 RD 30 DWN BY DEB

SURVEYOR'S CERTIFICATION
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6a, 6b, 7a, 7b(1), 7c, 8, 11, 12, 14, 17, 18, & 19 of Table A thereof. The fieldwork was completed on 3-17-21.

[Signature]
 Dennis E. Branson, Ky P.L.S. # 2532
 3-21-21
 Date of Plat or Map

SETBACKS TAB
 The setback requirements were furnished to the surveyor by reference to Article XXX of the Henderson County Zoning Ordinance dated 11-10-20, which states:
 "Setback requirements for Level 3 SES shall be as follows: (1) All equipment shall be at least fifty (50) feet from the perimeter property lines of the project area; (2) No interior property line setbacks shall be required if the project spans multiple contiguous properties; (3) All equipment shall be located at least one hundred (100) feet from any residential structure and; the maximum height of any individual component will be 25 feet measured from the local ground level of the component."



HISTORICAL NOTES

- 1) THIS LINE IS THE ORIGINAL LINE SURVEYED BY THOMAS ALLIN, SURVEYOR, WHO BEGAN HIS SURVEY ON MARCH 1, 1797 AND COMPLETED THE SURVEY ON JUNE 20, 1797. THE ORIGINAL PARTNERS AND THEIR HEIRS HAD GOTTEN TIRED OF WAITING FOR A RETURN ON THE INVESTMENT THAT THEY HAD MADE ON MARCH 3, 1775 WHEN PURCHASING THE LAND FROM THE CHEROKEE INDIANS. THE SURVIVING MEMBERS AND HEIRS OF THE ORIGINAL MEMBERS MET IN WILLIAMSBOROUGH, NC ON JAN. 25, 1797, AND AGREED TO APPOINT GENL. SAMUEL HOPKINS AND SURVEYOR THOMAS ALLIN TO DEVISE A PLAN TO APPORTION THE LAND TO THE MEMBERS AND HEIRS OF ORIGINAL MEMBERS. ON JUNE 31, 1797, THE MEMBERS AND HEIRS MET AGAIN AND APPROVED THE PLAN SO DEVISED BY GEN. SAMUEL HOPKINS AND SURVEYOR THOMAS ALLIN AT THAT TIME, THE REMAINING LANDS OF THE RICHARD HENDERSON COMPANY WAS APPORTIONED BY LOTTERY TO THE PARTIES SHOWN HEREON.
- 2) THOMAS ALLIN'S PLAT OF PARTITION IS RECORDED IN KY CT OF APPEALS DB D PP 270 IN THE KENTUCKY ARCHIVES IN FRANKFORT, KY.
- 3) 2250 AC. TRACT B-45 WAS CONVEYED TO THE HRS OF JOHN LUTTRELL, 2250 AC. TRACT A-44 WAS CONVEYED TO THOMAS HART, AND 2250 AC. TRACT A-43 WAS CONVEYED TO THE HRS OF NATHANIEL HART ALL ON JULY 31, 1797 IN A DEED OF PARTITION BETWEEN THE SURVIVING MEMBERS AND HEIRS OF THE RICHARD HENDERSON COMPANY RECORDED IN DB A PP 1 IN THE HENDERSON COUNTY COURT CLERK'S OFFICE.

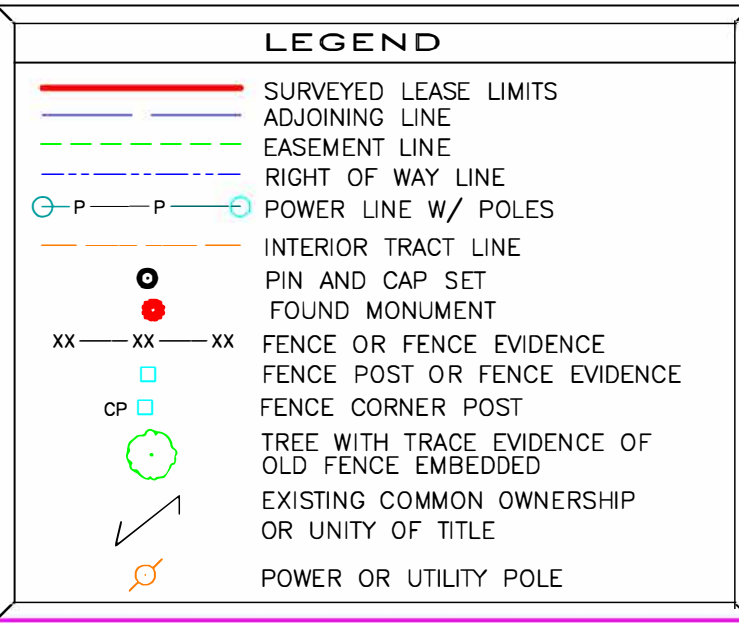
TITLE COMMITMENT NOTES

STEWART TITLE GUARANTY COMPANY FILE NUMBER: 20000330854-004 SCHEDULE B II SPECIAL EXEPTIONS

- 1) ITEMS 1 THROUGH 3 ARE NOT SURVEY MATTERS AND ARE NOT ADDRESSED HEREON.
- 2) ITEM 4 IS A DEED FOR HWY R/W RECORDED IN DB 88 PP 562. IT DOES NOT AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 3) ITEM 5 IS A DRIVEWAY EASEMENT (INGRESS/EGRESS) RECORDED IN DB 200 PP 370. IT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS SHOWN HEREON.

GENERAL NOTES

- 1) THIS IS A CLASS "A" (URBAN) SURVEY.
- 2) THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS 0.03'
- 3) THIS SURVEY WAS COMPUTED USING GEOID 12A.
- 4) THE ANGULAR ERROR OF CLOSURE WAS N/A.
- 5) ALL SURVEYED PROPERTY CORNERS SHOWN HEREON ARE SET 5/8" DIA. SMOOTH SIDED IRON PINS, 18" IN LENGTH, WITH CAP STAMPED D.E. BRANSON, P.L.S. # 2532, UNLESS OTHERWISE NOTED.
- 6) THIS SURVEY WAS PERFORMED ENTIRELY BY G.P.S. STATIC & R.T.K. SURVEYING METHODS.
- 7) THE PARCEL SHOWN HEREON IS PART OF PVA PARCEL # 46-42 & 46-20.
- 8) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL LEGAL WRITTEN AND UNWRITTEN EASEMENTS AND OR RIGHT-OF-WAY.
- 9) THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
- 10) SETBACK REQUIREMENTS FOR A SOLAR ENERGY SYSTEM ARE: SEE SETBACKS TAB
- 11) THE PROPERTY SHOWN HEREON IS ZONED AGRICULTURAL.
- 12) THE ONLY EASEMENTS SHOWN ARE THOSE THAT HAVE BEEN SUPPLIED TO THE SURVEYOR.
- 13) ACCORDING TO THE HENDERSON COUNTY PVA OFFICE, THE SURVEYED PROPERTY ADDRESS IS 5876 HWY 41A - HENDERSON, KY 42420
- 14) THERE WERE NO EXISTING BUILDINGS OBSERVED ON THE SURVEYED PROPERTY.
- 15) ACCORDING TO CLIENT PROVIDED INFORMATION, NO WETLANDS ARE LOCATED ON THE SURVEYED PROPERTY.
- 16) THE SURVEYED PROPERTY IS NOT SUBJECT TO FLOODING.
- 17) CONTOURS SHOWN HEREON ARE FROM THE HENDERSON GEOGRAPHIC INFORMATION SYSTEM.
- 18) NO OBSERVED EVIDENCE OF LANDFILL USE ON THE SUBJECT PROPERTY.
- 19) THE ONLY UTILITIES SHOWN HEREON WERE LOCATED FROM VARIOUS FIELD LOCATES BY THE UTILITY COMPANIES. NO WARRANTY OR CERTIFICATION IS BEING MADE BY THE SURVEYOR TO THE EXISTENCE OF ABSENCE OF ANY UTILITIES. ALWAYS CALL B.U.D. BEFORE DIGGING (611).
- 20) THE LINEAR ERROR OF CLOSURE FOR THE G.P.S. TRAVERSE WAS 0.02'.
- 21) THE BASIS OF BEARINGS USED HEREON IS KENTUCKY STATE PLANE SOUTH ZONE (NAD 83).
- 22) THIS SURVEY WAS COMPUTED USING GEOID 12B.



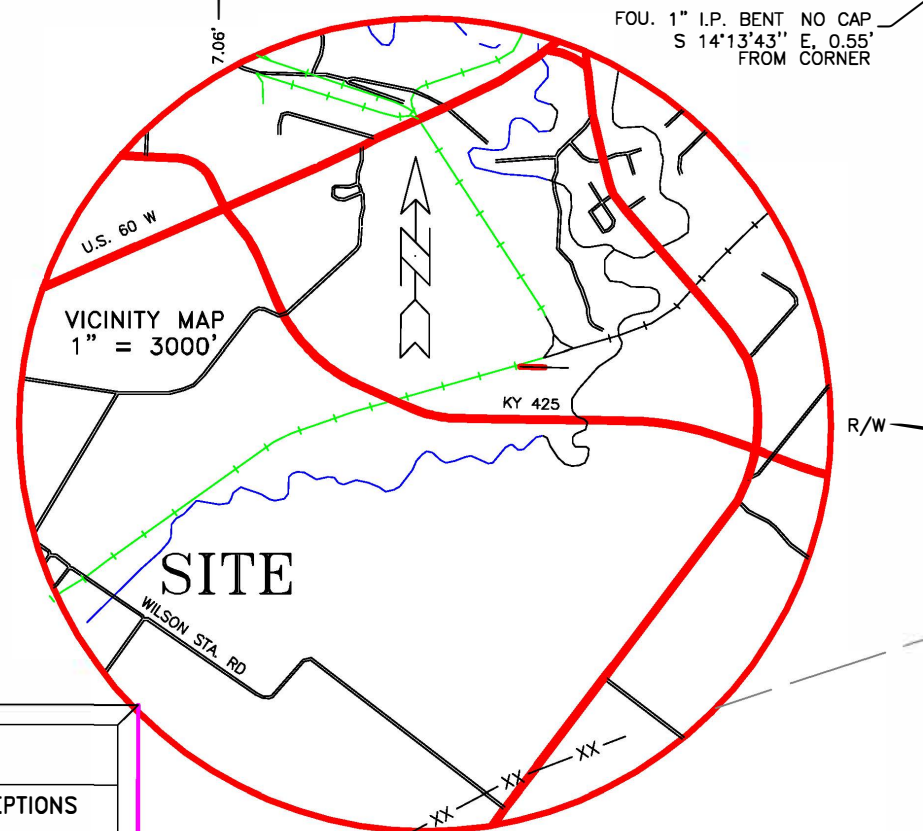
DESCRIPTION
 PORTION OF DEBRA JEAN CROOKS PROPERTY
 HENDERSON COUNTY, KENTUCKY

A certain tract or parcel located approximately 1.6 miles of the intersection of Ky Hwy 425 and U.S. Hwy 41-A, southwest of the City of Henderson, and being more particularly described as follows:

To reach the point of beginning, commence at the southwest corner of the Debra Jean Crooks property as described in Deed Book 232 Page 621, said corner being in the northwest right-of-way line of U.S. Hwy 41-A, 40 feet from the centerline of same, and being located North 14 degrees 13 minutes 43 seconds West, 0.55 feet from a 1 inch iron pin, bent with no cap, found, and which corner is the southeast corner of the David Alexander property described in Deed Book 240 Page 514; thence with said Alexander property, North 53 degrees 03 minutes 25 seconds West, 2658.91 feet to an iron pin set at the northeast corner of said Alexander property, and being a corner to the Margaret & Sharon McCollom property, recorded as Tract 6 of the Marshall Farm in Deed Book 628 Page 324, and being the point of beginning for this description:

Thence from said point of beginning, and with said McCollom property, NORTH 54 DEGREES 17 MINUTES 13 SECONDS WEST, a distance of 1380.20 feet to an iron pin set in said McCollom line, and being located SOUTH 54 DEGREES 17 MINUTES 13 SECONDS EAST, 390.26 feet from a 5/8" iron pin with cap 3685 found in said McCollom line and being a corner to the Beth Ann & Jeff Francis property described as Tract 3 in Deed Book 619 Page 80, and shown in Plat Book 10 Page 147; thence running through said Crooks property, the following five (5) calls:

- (1) SOUTH 89 DEGREES 23 MINUTES 03 SECONDS EAST, a distance of 375.74 feet to an iron pin set;
- (2) NORTH 01 DEGREES 03 MINUTES 40 SECONDS EAST, a distance of 71.65 feet to an iron pin set;
- (3) NORTH 89 DEGREES 54 MINUTES 29 SECONDS EAST, a distance of 300.87 feet to an iron pin set;
- (4) SOUTH 53 DEGREES 04 MINUTES 26 SECONDS EAST, a distance of 912.14 feet to an iron pin set;
- (5) SOUTH 41 DEGREES 19 MINUTES 33 SECONDS WEST, distance of 433.77 feet to the point of beginning containing 11.596 acres and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Dennis E. Branson, Ky PLS #2523 of Branson Surveys, inc. on November 4, 2020. All monuments cited hereon as "iron pin set" are 5/8" iron rods 24 inches in length with a plastic cap bearing the number 2532. The basis of bearing for the surveyed described herein is NAD 83, Kentucky State Plane South Zone.



ALTA/NSPS LAND TITLE SURVEY
 PORTION OF
DEBRA JEAN CROOKS
 DEED BOOK 232 PAGE 621 & WILL BOOK 48 PAGE 1
 HENDERSON COUNTY KENTUCKY

ORDERED BY: CHRIS KILLENBERG

PHONE: 270-827-5447
Branson Surveys, inc.
 330 SECOND ST., HENDERSON, KY 42420

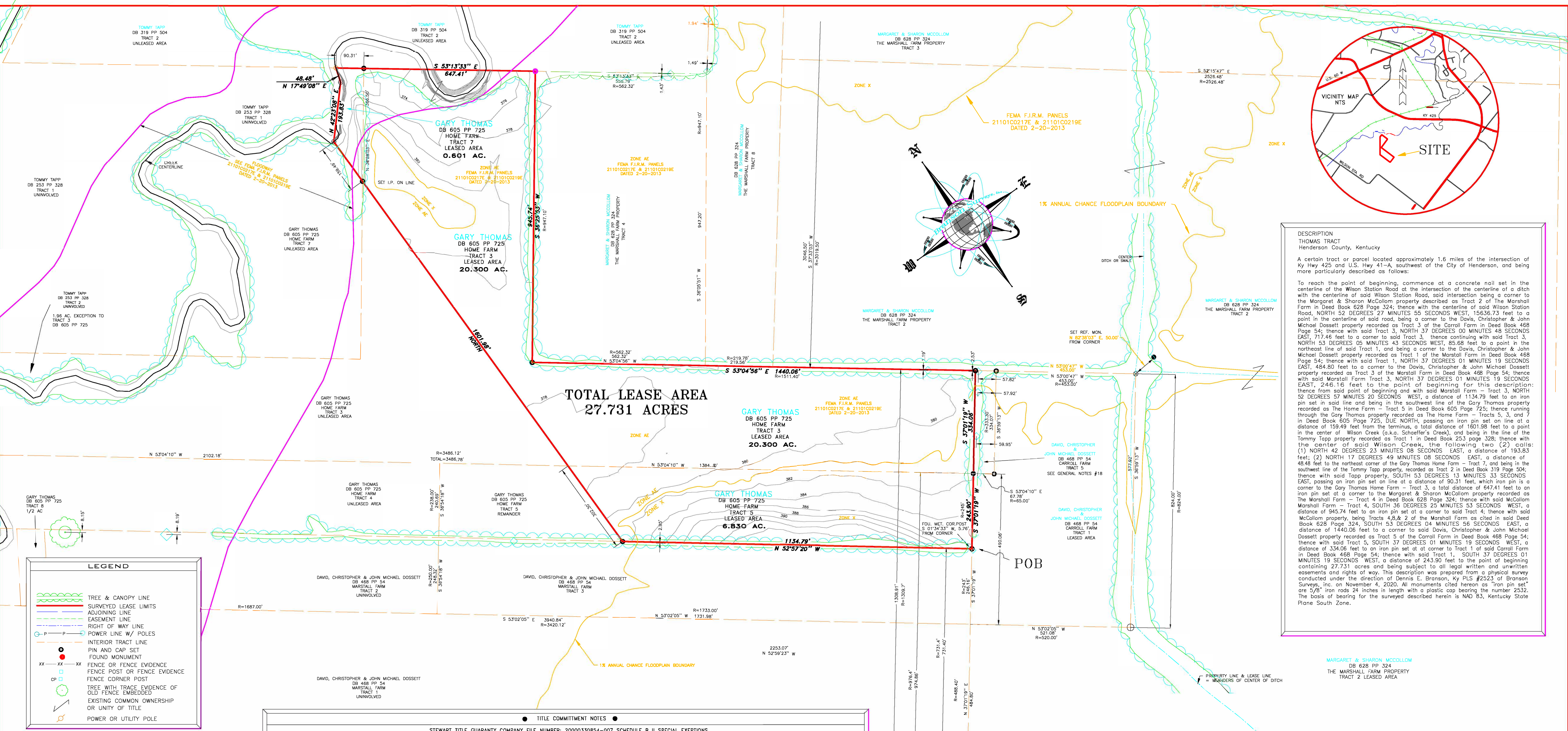
STATE OF KENTUCKY
 D.E. BRANSON
 2532
 REGISTERED
 LAND SURVEYOR

REVISIONS

DATE: FIELD: 11-4-20 PLAT: 3-24-21

SCALE: 1" = 250'

FILE LOC. MAP 39,40,47
 PACK.LOC. C3 RD 30
 DWN BY DEB



DESCRIPTION
THOMAS TRACT
Henderson County, Kentucky

A certain tract or parcel located approximately 1.6 miles of the intersection of Ky Hwy 425 and U.S. Hwy 41-A, southwest of the City of Henderson, and being more particularly described as follows:

To reach the point of beginning, commence at a concrete nail set in the centerline of the Wilson Station Road at the intersection of the centerline of a ditch with the centerline of said Wilson Station Road, said intersection being a corner to the Margaret & Sharon McCollom property recorded as Tract 2 of The Marshall Farm in Deed Book 628 Page 324; thence with the centerline of said Wilson Station Road, NORTH 52 DEGREES 27 MINUTES 55 SECONDS WEST, 15636.73 feet to a point in the centerline of said road, being a corner to the Davis, Christopher & John Michael Dossett property recorded as Tract 3 of the Carroll Farm in Deed Book 468 Page 54; thence with said Tract 3, NORTH 37 DEGREES 00 MINUTES 48 SECONDS EAST, 717.46 feet to a corner to said Tract 3, thence continuing with said Tract 3, NORTH 53 DEGREES 05 MINUTES 43 SECONDS WEST, 85.68 feet to a point in the northeast line of said Tract 1, and being a corner to the Davis, Christopher & John Michael Dossett property recorded as Tract 1 of the Marshall Farm in Deed Book 468 Page 54; thence with said Tract 1, NORTH 37 DEGREES 01 MINUTES 19 SECONDS EAST, 484.80 feet to a corner to the Davis, Christopher & John Michael Dossett property recorded as Tract 5 in Deed Book 605 Page 725; thence running through the Gary Thomas property recorded as The Home Farm - Tracts 5, 3, and 7 in Deed Book 605 Page 725, DUE NORTH, passing an iron pin set on line at a distance of 159.49 feet from the terminus, a total distance of 1601.98 feet to a point in the center of Wilson Creek (a.k.a. Schaeffer's Creek), and being in the line of the Tommy Tapp property recorded as Tract 1 in Deed Book 253 page 328; thence with the center of said Wilson Creek, the following two (2) calls: (1) NORTH 42 DEGREES 23 MINUTES 08 SECONDS EAST, a distance of 193.83 feet; (2) NORTH 17 DEGREES 49 MINUTES 08 SECONDS EAST, a distance of 48.48 feet to the northeast corner of the Gary Thomas Home Farm - Tract 7, and being in the southwest line of the Tommy Tapp property, recorded as Tract 2 in Deed Book 319 Page 504; thence with said Tapp property, SOUTH 53 DEGREES 13 MINUTES 33 SECONDS EAST, passing an iron pin set on line at a distance of 50.31 feet, which iron pin is a corner to the Gary Thomas Home Farm - Tract 3, a total distance of 647.41 feet to an iron pin set at a corner to the Margaret & Sharon McCollom property recorded as The Marshall Farm - Tract 4 in Deed Book 628 Page 324; thence with said McCollom Marshall Farm - Tract 4, SOUTH 36 DEGREES 25 MINUTES 53 SECONDS WEST, a distance of 945.74 feet to an iron pin set at a corner to said Tract 4; thence with said McCollom property, being Tracts 4, 5, & 2 of the Marshall Farm as cited in said Deed Book 628 Page 324, SOUTH 53 DEGREES 04 MINUTES 56 SECONDS EAST, a distance of 1440.06 feet to a corner to said Davis, Christopher & John Michael Dossett property recorded as Tract 5 of the Carroll Farm in Deed Book 468 Page 54; thence with said Tract 5, SOUTH 37 DEGREES 01 MINUTES 19 SECONDS WEST, a distance of 334.06 feet to an iron pin set at a corner to Tract 1 of said Carroll Farm in Deed Book 468 Page 54; thence with said Tract 1, SOUTH 37 DEGREES 01 MINUTES 19 SECONDS WEST, a distance of 243.90 feet to the point of beginning containing 27.731 acres and being subject to all legal written and unwritten assessments and rights of way. This description was prepared from a physical survey conducted under the direction of Dennis E. Branson, KY PLS #2523 of Branson Surveys, Inc. on November 4, 2020. All monuments cited herein as "iron pin set" are 5/8" iron rods 24 inches in length with a plastic cap bearing the number 2532. The basis of bearing for the surveyed described herein is NAD 83, Kentucky State Plane South Zone.

LEGEND

	TREE & CANOPY LINE
	SURVEYED LEASE LIMITS
	ADJOINING LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	POWER LINE W/ POLES
	INTERIOR TRACT LINE
	PIN AND CAP SET
	FOUND MONUMENT
	FENCE OR FENCE EVIDENCE
	FENCE POST OR FENCE EVIDENCE
	FENCE CORNER POST
	TREE WITH TRACE EVIDENCE OF OLD FENCE EMBEDDED
	EXISTING COMMON OWNERSHIP OR UNITY OF TITLE
	POWER OR UTILITY POLE

TITLE COMMITMENT NOTES

STEWART TITLE GUARANTY COMPANY FILE NUMBER: 20000330854-007 SCHEDULE B II SPECIAL EXCEPTIONS

- ITEMS 1 THROUGH 3 ARE NOT SURVEY MATTERS AND ARE NOT ADDRESSED HEREON
- ITEM 4 IS A RAILROAD R/W RESERVATION RECORDED IN DEED BOOK 10 PAGE 572. IT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
- ITEM 5 IS NOT A SURVEY MATTER AND IS NOT ADDRESSED HEREON.
- ITEM 6 IS A POLE LINE AGREEMENT RECORDED IN DEED BOOK 100 PAGE 385. IT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
- ITEM 7 IS A PERMANENT ACCESS EASEMENT CONVEYED TO KENTUCKY UTILITIES COMPANY IN DEED BOOK 604 PAGE 749. IT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
- ITEM 8 IS NOT A SURVEY MATTER AND IS NOT ADDRESSED HEREON.
- ITEM 9 IS A SEPTIC FIELD EASEMENT CONVEYED IN DEED BOOK 324 PAGE 646. IT DOES NOT AFFECT THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
- ITEM 10 IS NOT A SURVEY MATTER IS NOT ADDRESSED HEREON.

GENERAL NOTES

- THIS IS A CLASS "A" (URBAN) SURVEY.
- THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS 0.03'
- THIS SURVEY WAS COMPUTED USING GEOID 12A.
- THE ANGULAR ERROR OF CLOSURE WAS N/A.
- ALL SURVEYED PROPERTY CORNERS SHOWN HEREON ARE SET 5/8" DIA. SMOOTH SIDED IRON PINS, 18" IN LENGTH, WITH CAP STAMPED C.L. KRAHWINKEL, P.L.S. # 3685, UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED ENTIRELY BY G.P.S. STATIC & R.T.K. SURVEYING METHODS.
- THE PARCEL SHOWN HEREON IS PART OF PVA PARCEL # 39-2-64 & 46-20.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL LEGAL WRITTEN AND UNWRITTEN EASEMENTS AND OR RIGHT-OF-WAY.
- THIS PLAN REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
- SETBACK REQUIREMENTS FOR A SOLAR ENERGY SYSTEM ARE: SEE SETBACKS TAB
- THE PROPERTY SHOWN HEREON IS ZONED AGRICULTURAL.
- THE ONLY EASEMENTS SHOWN ARE THOSE THAT HAVE BEEN SUPPLIED TO THE SURVEYOR.
- PORTIONS OF THE SURVEYED PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREA AE AS PUBLISHED ON FEMA F.I.R.M. COMMUNITY PANELS 21101C0217E & 21101C0219E DATED 2-20-2013 AND IS SHOWN HEREON.
- ACCORDING TO THE HENDERSON COUNTY PVA OFFICE, THE SURVEYED PROPERTY HAS NOT BEEN ASSIGNED A MAILING ADDRESS.
- THERE WERE NO EXISTING BUILDINGS OBSERVED.
- ACCORDING TO INFORMATION SUPPLIED BY THE CLIENT, THE SURVEYED PROPERTY HAS NO WETLANDS.
- NO CEMETERIES WERE OBSERVED.
- THIS IS THE 1/2 ACRE PARCEL CITED AS PARCEL 5 OF THE CARROLL FARM IN DB 468 PP 54. IT IS ALSO INCLUDED IN THE 38.32 AC. HOME FARM PARCEL 3 IN DB 605 PP 725. IT WAS ORIGINALLY CONVEYED OUT BY MASTER COMMISSIONER IN DB 100 PP 484. THIS IS AN OVERLAP IN DEEDS.
- CONTOURS SHOWN HEREON ARE FROM THE HENDERSON COUNTY GEOGRAPHIC INFORMATION SYSTEM.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6a, 6b, 7a, 7b, 11c, 11d, 11e, 11f, 11g, & 18 of Table A thereof. The fieldwork was completed on 3-17-21.

Dennis E. Branson
Dennis E. Branson, Ky P.L.S. # 2532

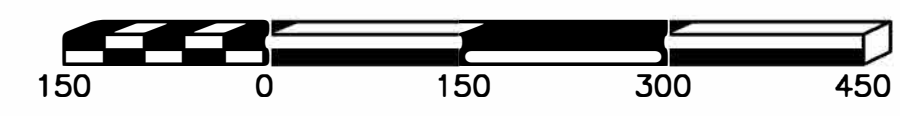
3-24-21
Date of Plat or Map

SETBACKS TAB

The setback requirements were furnished to the surveyor by reference to Article 200 of the Henderson County Zoning Ordinance dated 11-10-20, which states:

"Setback requirements for Level 3 SES shall be as follows: (1) All equipment shall be at least fifty (50) feet from the perimeter property lines of the project area; (2) No interior property line setbacks shall be required if the project uses multiple contiguous properties; (3) All equipment shall be located at least one hundred (100) feet from any residential structure and; the maximum height of any individual component will be 25 feet measured from the local ground level of the component."

ALTA/NSPS LAND TITLE SURVEY
PORTIONS OF
GARY & SANDRA THOMAS PROPERTY
DEED BOOK 605 PAGE 725 - TRACTS 3, 5, & 7
HENDERSON COUNTY KENTUCKY



REMOTE POINT OF BEGINNING

ROAD CENTERLINE

WILSON STATION RD.

ORDERED BY: CHRIS KILLENBERG

PHONE: 270-827-5447

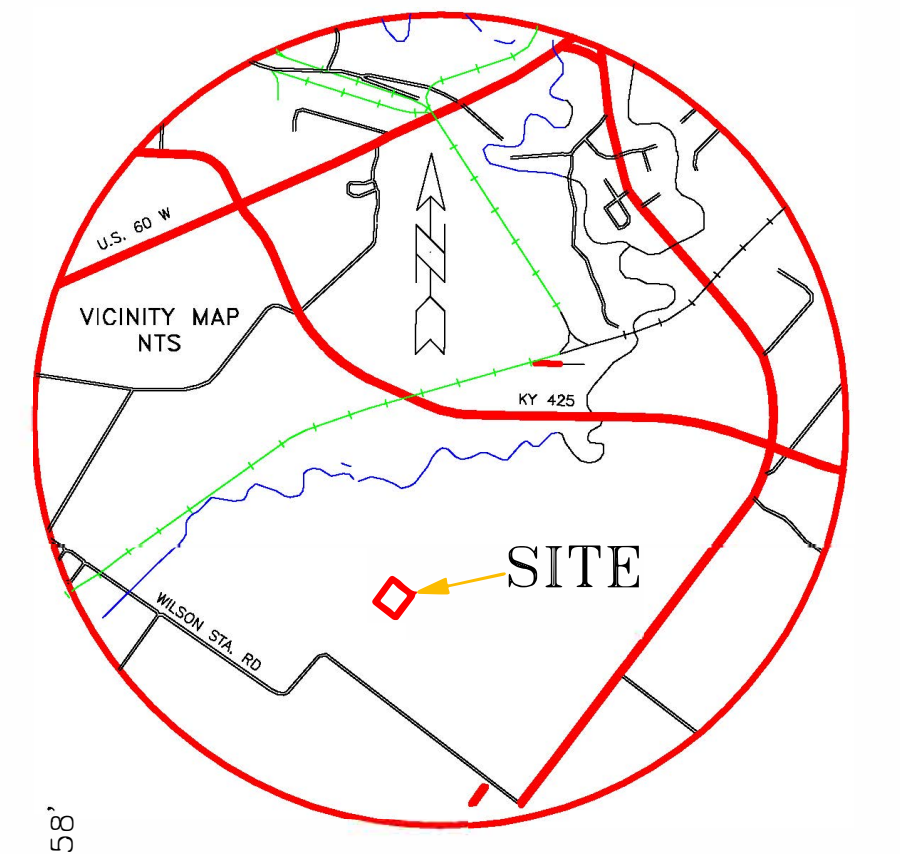
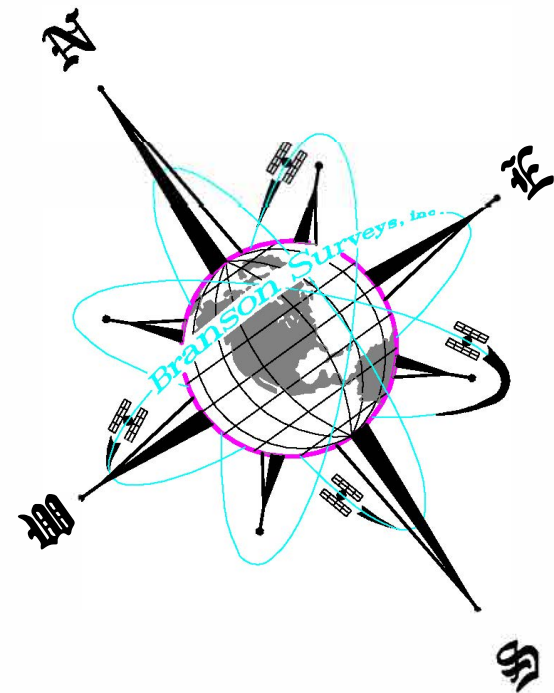
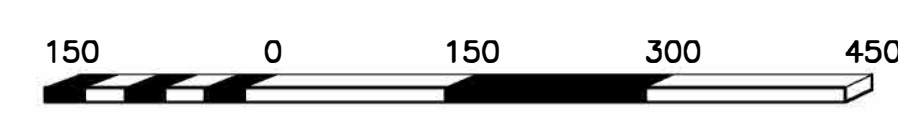
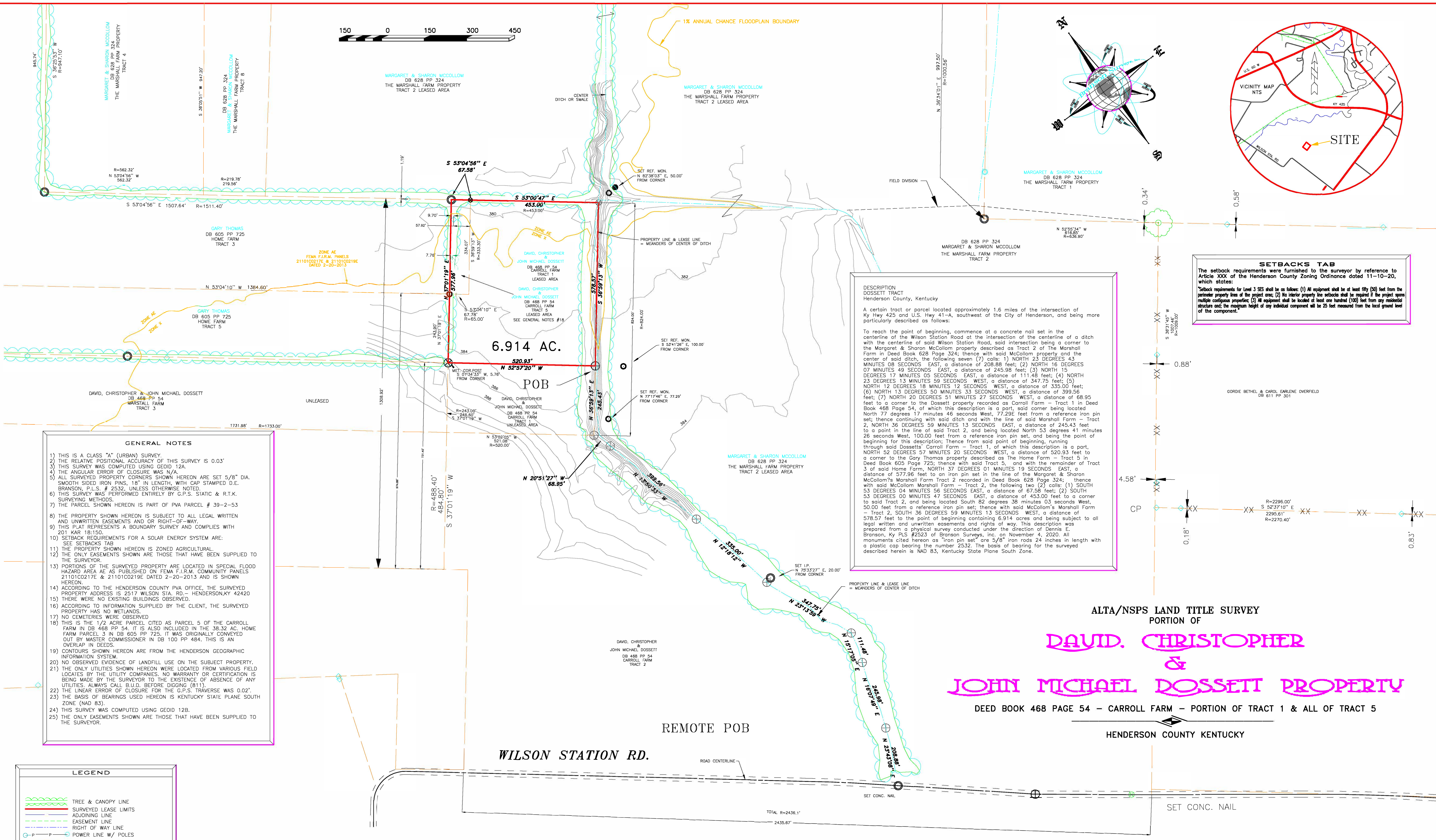
Branson Surveys, inc.

330 SECOND ST., HENDERSON, KY 42420

DATE: 11-4-20
FIELD: 11-4-20
PLAT: 3-24-21

SCALE: 1" = 150'

FILE LOC: MAP 39,40,47
PACKLOC: C3 RD 30
DWN BY: DEB



SETBACKS TAB

The setback requirements were furnished to the surveyor by reference to Article XXX of the Henderson County Zoning Ordinance dated 11-10-20, which states:

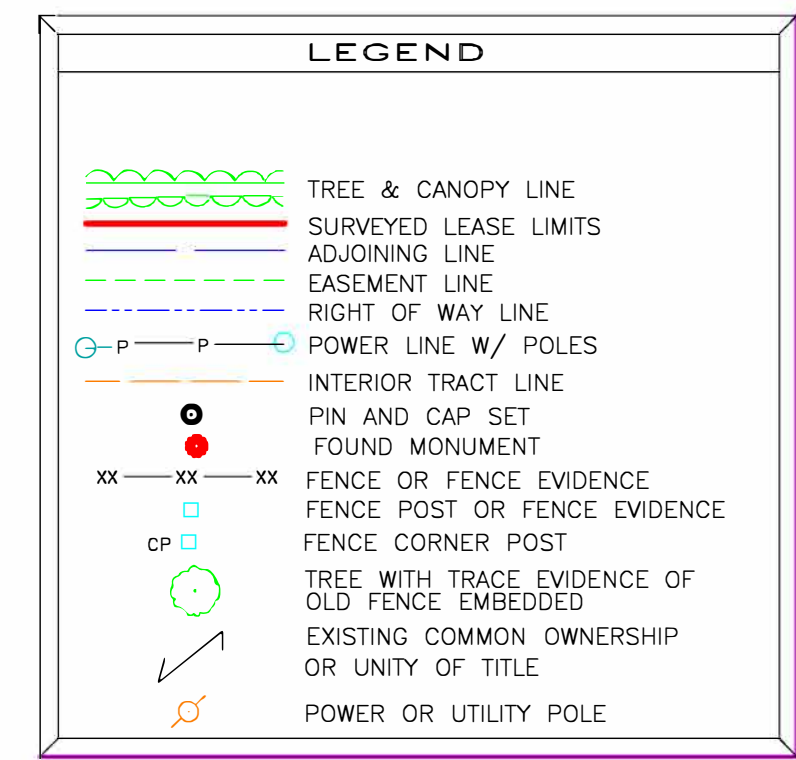
"Setback requirements for Level 3 SES shall be as follows: (1) All equipment shall be at least fifty (50) feet from the perimeter property lines of the project area; (2) No interior property line setbacks shall be required if the project spans multiple contiguous properties; (3) All equipment shall be located at least one hundred (100) feet from any residential structure and the maximum height of any individual component will be 25 feet measured from the local ground level of the component."

DESCRIPTION
DOSSETT TRACT
Henderson County, Kentucky

A certain tract or parcel located approximately 1.6 miles of the intersection of Ky Hwy 425 and U.S. Hwy 41-A, southwest of the City of Henderson, and being more particularly described as follows:

To reach the point of beginning, commence at a concrete nail set in the centerline of the Wilson Station Road at the intersection of the centerline of a ditch with the centerline of said Wilson Station Road, said intersection being a corner to the Margaret & Sharon McCollom property described as Tract 2 of The Marshall Farm in Deed Book 628 Page 324; thence with said McCollom property and the center of said ditch, the following seven (7) calls: (1) NORTH 23 DEGREES 43 MINUTES 08 SECONDS EAST, a distance of 208.88 feet; (2) NORTH 16 DEGREES 07 MINUTES 49 SECONDS EAST, a distance of 245.98 feet; (3) NORTH 15 DEGREES 17 MINUTES 05 SECONDS EAST, a distance of 111.48 feet; (4) NORTH 23 DEGREES 13 MINUTES 59 SECONDS WEST, a distance of 347.75 feet; (5) NORTH 12 DEGREES 18 MINUTES 12 SECONDS WEST, a distance of 335.00 feet; (6) NORTH 13 DEGREES 50 MINUTES 33 SECONDS WEST, a distance of 399.56 feet; (7) NORTH 20 DEGREES 51 MINUTES 27 SECONDS WEST, a distance of 68.95 feet to a corner to the Dossett property recorded as Carroll Farm - Tract 1 in Deed Book 468 Page 54, of which this description is a part, said corner being located North 77 degrees 17 minutes 46 seconds West, 77.295 feet from a reference iron pin set; thence continuing with said ditch and with the line of said Marshall Farm - Tract 2, NORTH 36 DEGREES 59 MINUTES 13 SECONDS EAST, a distance of 245.43 feet to a point in the line of said Tract 2, and being located North 53 degrees 41 minutes 26 seconds West, 100.00 feet from a reference iron pin set, and being the point of beginning for this description; Thence from said point of beginning, running through said Dossetts Carroll Farm - Tract 1, of which this description is a part, NORTH 52 DEGREES 57 MINUTES 20 SECONDS WEST, a distance of 520.93 feet to a corner to the Gary Thomas property described as The Home Farm - Tract 5 in Deed Book 605 Page 725; thence with said Tract 5, and with the remainder of Tract 3 of said Home Farm, NORTH 37 DEGREES 01 MINUTES 19 SECONDS EAST, a distance of 577.96 feet to an iron pin set in the line of the Margaret & Sharon McCollom's Marshall Farm Tract 2 recorded in Deed Book 628 Page 324; thence with said McCollom Marshall Farm - Tract 2, the following two (2) calls: (1) SOUTH 53 DEGREES 04 MINUTES 56 SECONDS EAST, a distance of 67.58 feet; (2) SOUTH 53 DEGREES 00 MINUTES 47 SECONDS EAST, a distance of 453.00 feet to a corner to said Tract 2, and being located South 82 degrees 38 minutes 03 seconds West, 50.00 feet from a reference iron pin set; thence with said McCollom's Marshall Farm - Tract 2, SOUTH 36 DEGREES 59 MINUTES 13 SECONDS WEST, a distance of 578.57 feet to the point of beginning containing 6.914 acres and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Dennis E. Branson, Ky PLS #2532 of Branson Surveys, Inc. on November 4, 2020. All monuments cited herein as "iron pin set" are 5/8" iron rods 24 inches in length with a plastic cap bearing the number 2532. The basis of bearing for the surveyed described herein is NAD 83, Kentucky State Plane South Zone.

- GENERAL NOTES**
- THIS IS A CLASS "A" (URBAN) SURVEY.
 - THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS 0.03"
 - THIS SURVEY WAS COMPUTED USING GEOID 12A.
 - THE ANGULAR ERROR OF CLOSURE WAS N/A.
 - ALL SURVEYED PROPERTY CORNERS SHOWN HEREON ARE SET 5/8" DIA. SMOOTH SIDED IRON PINS, 18" IN LENGTH, WITH CAP STAMPED D.E. BRANSON, P.L.S. # 2532, UNLESS OTHERWISE NOTED.
 - THIS SURVEY WAS PERFORMED ENTIRELY BY G.P.S. STATIC & R.T.K. SURVEYING METHODS.
 - THE PARCEL SHOWN HEREON IS PART OF PVA PARCEL # 39-2-53
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL LEGAL WRITTEN AND UNWRITTEN EASEMENTS AND OR RIGHT-OF-WAY.
 - THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
 - SETBACK REQUIREMENTS FOR A SOLAR ENERGY SYSTEM ARE: SEE SETBACKS TAB
 - THE PROPERTY SHOWN HEREON IS ZONED AGRICULTURAL.
 - THE ONLY EASEMENTS SHOWN ARE THOSE THAT HAVE BEEN SUPPLIED TO THE SURVEYOR.
 - PORTIONS OF THE SURVEYED PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREA AE AS PUBLISHED ON FEMA F.I.R.M. COMMUNITY PANELS 21101C0217E & 21101C0219E DATED 2-20-2013 AND IS SHOWN HEREON.
 - ACCORDING TO THE HENDERSON COUNTY PVA OFFICE, THE SURVEYED PROPERTY ADDRESS IS 2517 WILSON STA. RD. - HENDERSON, KY 42420
 - THERE WERE NO EXISTING BUILDINGS OBSERVED.
 - ACCORDING TO INFORMATION SUPPLIED BY THE CLIENT, THE SURVEYED PROPERTY HAS NO WETLANDS.
 - NO CEMETERIES WERE OBSERVED
 - THIS IS THE 1/2 ACRE PARCEL CITED AS PARCEL 5 OF THE CARROLL FARM IN DB 468 PP 54. IT IS ALSO INCLUDED IN THE 38.32 AC. HOME FARM PARCEL 3 IN DB 605 PP 725. IT WAS ORIGINALLY CONVEYED OUT BY MASTER COMMISSIONER IN DB 100 PP 484. THIS IS AN OVERLAP IN DEEDS.
 - CONTOURS SHOWN HEREON ARE FROM THE HENDERSON GEOGRAPHIC INFORMATION SYSTEM.
 - NO OBSERVED EVIDENCE OF LANDFILL USE ON THE SUBJECT PROPERTY.
 - THE ONLY UTILITIES SHOWN HEREON WERE LOCATED FROM VARIOUS FIELD LOCATES BY THE UTILITY COMPANIES, NO WARRANTY OR CERTIFICATION IS BEING MADE BY THE SURVEYOR TO THE EXISTENCE OF ABSENCE OF ANY UTILITIES. ALWAYS CALL B.U.D. BEFORE DIGGING (811).
 - THE LINEAR ERROR OF CLOSURE FOR THE G.P.S. TRAVERSE WAS 0.02".
 - THE BASIS OF BEARINGS USED HEREON IS KENTUCKY STATE PLANE SOUTH ZONE (NAD 83).
 - THIS SURVEY WAS COMPUTED USING GEOID 12B.
 - THE ONLY EASEMENTS SHOWN ARE THOSE THAT HAVE BEEN SUPPLIED TO THE SURVEYOR.



SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6, 6b, 7a, 7b, 11, 12, 6, 11, 12, 14, 16, 17, 18, & 18 of Table A thereof. The fieldwork was completed on 3-17-21.

Dennis E. Branson
Dennis E. Branson, Ky P.L.S. # 2532
Date of Plat or Map: 4-15-21

TITLE COMMITMENT NOTES

STEWART TITLE GUARANTY COMPANY FILE NUMBER: 20000330854-006 SCHEDULE B II SPECIAL EXEMPTIONS

- ITEMS 1 THROUGH 3 ARE NOT SURVEY MATTERS AND ARE NOT ADDRESSED HEREON.
- ITEM 4 IS A PIPELINE RIGHT OF WAY GRANTED TO ASHLAND OIL & REFINING CO. IN DEED BOOK 158 PAGE 355. IT IS A BLANKET EASEMENT. NO EVIDENCE OF THE PIPELINE WAS OBSERVED.
- ITEMS 5-7 ARE NOT A SURVEY MATTERS AND ARE NOT ADDRESSED HEREON.

ALTA/NSPS LAND TITLE SURVEY
PORTION OF

DAVID CHRISTOPHER & JOHN MICHAEL DOSSETT PROPERTY

DEED BOOK 468 PAGE 54 - CARROLL FARM - PORTION OF TRACT 1 & ALL OF TRACT 5

HENDERSON COUNTY KENTUCKY

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

7. Provide the distance between the Rolling Hills Equestrian Center and the closest portion of the central project section.

Response:

The distance between the closest property line of the Rolling Hills Equestrian Center and the closest leased area of the central section of the proposed project is 3,526 feet.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

8. Refer to the Application, Volume 1, Exhibit 2, and Exhibit 2 Attachment.
- a. Provide an explanation of why the residential structures located along Lover's Lane are not included in the list of residential neighborhoods within a two-mile radius of the project. Provide a revised map, if necessary.
 - b. State whether any nursing homes or hospital are located within the two-mile radius of any of the project boundaries. If so, describe their location, list their distance from the project boundary, and identify those locations on a revised map.
 - c. For the four churches located within the two-mile radius of the project boundaries, provide the location, list the distance from the project boundary, and identify the locations on a revised map.

Response:

- a. The cluster of residential structures located along Lover's Lane is not included in the list of residential neighborhoods within a two-mile radius of the project because it does not meet the definition of "residential neighborhood" as provided in KRS 278.700(6), which reads:

"Residential neighborhood" means a populated area of five (5) or more acres containing at least one (1) residential structure per acre;"

Of the seven (7) residential structures clustered along the south end of Lover's Lane, five (5) are located on parcels in excess of one (1) acre in size, with the aggregate acreage of the cluster totaling 10.24 acres.

- b. No nursing homes or hospital are located within the two-mile radius of any of the project boundaries.

c. There are seven (7) churches located within the two-mile radius of the project boundaries, whose locations and distance from the project boundary are as follows:

1. Apostolic Bread of Life Church
5872 Hwy 425, Henderson, KY 42420
1905 ft
2. Walnut Hill Baptist Church
5879 US Hwy 41A, Henderson, KY 42420
2240 ft
3. Landmark Missionary Baptist Church
7923 US Hwy 41A, Henderson, KY 42420
2940 ft
4. Green Valley Baptist Association
2470 S. Green St., Henderson, KY 42420-000
2950 ft
5. Church of Jesus Christ of Latter-day Saints in Henderson
2405 S. Green St., Henderson, KY 42420-4620
3290 ft
6. Haven Pentacostal Church
425 Kresge Dr., Henderson, KY 42420-000
5780 ft
7. Countryview Baptist Church
2071 Gregory Dr., Henderson, KY 42420-0000
9320 ft

Please see 'Henderson Project Site_2 mile radius map_UPDATE 9-17-21' attached as page 3 of this response.



NEIGHBORHOODS

NO.	DISTANCE FROM SITE
1	3713 FEET
2	5073 FEET
3	1499 FEET
4	1592 FEET
5	2466 FEET
6	4566 FEET
7	203 FEET
8	845 FEET
9	394 FEET
10	276 FEET
11	ADJACENT
12	461 FEET
13	1116 FEET
14	2002 FEET
15	2022 FEET
16	4577 FEET
17	6419 FEET
18	7702 FEET
19	4510 FEET
20	5792 FEET

SCHOOLS

NO.	DISTANCE FROM SITE
S1	1644 FEET

PARKS

NO.	DISTANCE FROM SITE
P1	5995 FEET

CEMETERIES

NO.	DISTANCE FROM SITE
C1	3537 FEET
C2	8817 FEET

CHURCHES (BLUE PIN)

NO.	DISTANCE FROM SITE
1	1905 FEET
2	2240 FEET
3	2940 FEET
4	2950 FEET
5	3290 FEET
6	5780 FEET
7	9320 FEET



COMMUNITY ENERGY SOLAR, LLC

3 RADNOR CORP CENTER, SUITE 300
 100 MATSONFORD RD.
 RADNOR, PA 19087
 (866) 946-3123

**HENDERSON COUNTY SOLAR - 50MW SOLAR PROJECT
 HENDERSON COUNTY, KY**

	HENDERSON, KY
	LAT: 37.79N LONG: -87.63W
	DATE: 9.17.2021

MAP SHOWING THE DISTANCE OF THE PROPOSED PROJECT SITE FROM RESIDENTIAL NEIGHBORHOODS, SCHOOLS, PUBLIC AND PRIVATE PARKS, CEMETERIES, AND CHURCHES THAT ARE LOCATED WITHIN A TWO (2) MILE RADIUS OF THE PROPOSED FACILITY

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

9. Refer to the Application, Volume 1, Exhibit 2 Attachment, and Henderson Solar's response to Item 25(d) of Staff's First Request.
 - a. Explain why the response table includes nine residential structures between 300 and 600 feet of the central and southern sections of the project boundary, but the map identifies neighborhood number 7 as being within 203 feet of the central section. Provide a revised map or revised table as applicable.

Response:

The table provided in the Applicant's response to Item 25(d) of Staff's First Request identifies nine residential structures located between 300 and 600 feet of the central and southern sections of the project boundary. The map provided in the Application, Volume 1, Exhibit 2 identifies the distance to residential neighborhoods, measured from the project boundary to the nearest parcel line of the neighborhood.

Of the thirteen residential structures in neighborhood number 7, six residential structures are located between 300 and 600 feet of the central section of the project boundary. Three other residential structures at other locations are located between 300 and 600 feet of the central and southern sections of the project boundary. In total, nine residential structures are located between 300 and 600 feet of the central and southern sections of the project boundary.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

10. Refer to Henderson Solar's response to Item 33(c) of Staff's First Request and the Application, Volume 1, Exhibit 12, Attachment 12.7, page 5 of 21 of the Traffic Study.
 - a. Clarify [whether] the traffic on US 41A South generated by the project is 7 vehicles or 17 vehicles.
 - b. Clarify that vehicle traffic reflects an average day or a peak day.
 - c. Clarify that vehicle traffic includes both worker commuter vehicles and delivery trucks.

Response:

- a. The 7 vehicles is correct. The number (17) on page 5 indicates the calendar year (2017) that the traffic was counted by the Kentucky Transportation Cabinet, Department of Highways.
- b. Vehicle traffic reflects a peak day.
- c. The peak period vehicle count of 150 is employee vehicles only. The 4 water trucks and/or the 5 heavy duty delivery trucks are not anticipated to operate during the peak hour traffic periods of the day (AM/PM employee passenger vehicle arrivals/departures).

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

11. Refer to Henderson Solar's response to Item 33(d) of Staff's First Request and to the Application, Volume 1, Exhibit 12, Attachment 12.7, Section 2.6 on page 18 of 21 of the Traffic Study.
 - a. Clarify that vehicles, including heavy trucks, would access the northern section via an entrance on Lover's Lane, which would require crossing an existing bridge over Canoe Creek.
 - b. If so, explain how deliver trucks with "an estimated maximum gross weight of 40 tons each" will be able to utilize the bridge over Canoe Creek given its 18-ton weight limit.
 - c. Provide the number of delivery trucks that will access the northern section using the bridge over Canoe Creek during an average day and during a peak day.
 - d. Provide more detail about the types of activities required for "pavement surfacing stabilization and/or widening" of the portion of Lover's Lane with the "sharp existing horizontal curve situated near the bridge end."
 - e. Advise of the duration of the pavement surfacing stabilization for widening of Lover's Lane in that area.
 - f. Advise of whether work to "repair and restore" the curve will occur before or after project construction.
 - g. Provide the expected duration of the work to "repair and restore" the curve.

Response:

- a. Yes; vehicles, including heavy trucks, would access the northern section of the proposed project site via an entrance on Lover's Lane, which would require crossing the existing bridge over Canoe Creek.

b. All delivery trucks accessing the northern section of the proposed project site via an entrance on Lover's Lane will observe the weight limit of the bridge over Canoe Creek. This may include a class of tractor/trailer capable of having an estimated maximum gross weight of 40 tons that is carrying a partial payload in order to meet the weight restrictions of the bridge.

c. During the peak month of construction, an estimated 15 full truckloads of materials will need to be delivered to the northern section of the proposed project site. Given the weight limitations of the bridge over Canoe Creek, these materials will be delivered in partial loads – each less than half a full load. Therefore, during the peak month of construction, an estimated 45 partial truckloads of materials will need to be delivered to the northern section of the proposed project site - roughly 10 partial loads per week. Assuming that some days are busier than others, the number of delivery trucks that will access the northern section using the bridge over Canoe Creek during a peak day is projected to be 3-4 trucks.

The number of partially-loaded delivery trucks that will access the northern section using the bridge over Canoe Creek during an average day is projected to be 1 truck.

d. The portion of Lover's Lane proceeding from the westerly side of the bridge over Canoe Creek features a sharp turn to the left immediately after exiting the bridge. It is anticipated that an additional 3 feet of pavement /stabilization and widening along each side of Lover's Lane will be required, for a distance of approximately 75 feet from the bridge, to accommodate the turning radius of delivery trucks.

e. Construction of the widening will take approximately 2 workdays. The widening will remain in place after construction.

f. Work to “repair and restore” the curve may occur both before and after project construction, as necessary. The Applicant is willing to pay for any directly-related upgrades to the road before construction and any directly-related repairs to the road during and after construction.

g. The work to “repair and restore” the curve may take place at any time during the construction period.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

12. Describe the delivery route for the project's substation transformer.

Response:

The delivery route for the project's substation transformer will most likely be via US 41A, Collier Road, and Lover's Lane.

Henderson County Solar, LLC
Case No. 2020-00390
Siting Board Staff's Second Request for Information

13. State the number of trucks required for the delivery of the substation transformer.

Response:

The number of trucks required for the delivery of the substation transformer is estimated to be 1 truck.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

14. State the weight of each truck required for the delivery of the substation transformer.

Response:

The weight of the truck required for the delivery of the substation transformer is unknown at this time.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

15. Provide whether the trucks used to deliver the substation transformer will utilize the bridge over Canoe Creek, given the bridge's 18-ton weight limit. If this is the case, explain how the bridge over Canoe Creek will be used given its weight limit.

Response:

The Applicant acknowledges that the gross weight of a standard substation transformer, delivered on a standard flatbed tractor-trailer, would exceed the 18-ton weight limit of the bridge over Canoe Creek. A number of alternative options will be explored, including:

- Selecting an alternate transformer of sufficiently low weight
- Shipping the transformer empty of any cooling fluids
- Utilizing multiple smaller transformers instead of a single transformer
- Delivering the transformer by rail, on the adjacent CSX rail line
- Relocating the project substation to the POI location

The Applicant intends to seek a solution to this challenge that avoids overloading or reconstructing the bridge over Canoe Creek.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

16. Refer to Henderson Solar's response to Item 33(g) of Staff's First Request.
- a. The response states that traffic stoppages will be "minimal." Define the term "minimal."
 - b. Identify the specific roadways and intersections that may experience traffic stoppages.
 - c. Describe the anticipated daily traffic stoppages on each of the roadways identified above in terms of number of times and average duration.

Response:

- a. The stoppages are not anticipated to exceed 2 minutes.
- b. The specific roadways that may experience traffic stoppages are the site entrances situated on Wilson Station Road, Old Henderson-Corydon Road, and Lover's Lane. No intersections are expected to experience traffic stoppages.
- c. Each site entrance may experience 1 or 2 stoppages each day, for a duration not to exceed 2 minutes.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

17. Refer to the Application, Volume 1, Exhibit 12, Attachment 12.7, Traffic Study.
- a. Provide a table which estimates the number of commuter vehicles, the number of delivery trucks, and the number of water trucks accessing each site entrance on an average day.
 - b. Provide a table which estimates the number of commuter vehicles, the number of delivery trucks, and the number of water trucks accessing each site entrance on a peak day.
 - c. Provide the anticipated time of day in which the morning traffic peak will occur.
 - d. Provide the anticipated time of day in which the afternoon traffic peak will occur.

Response:

a.	<u>Site Entrance / Average Day</u>	<u>Commuter Vehicles</u>	<u>Delivery Trucks</u>	<u>Water Trucks</u>
	Wilson Station Road via US 41A South	74	2	1
	KY 425 west entrance	19	1	1
	KY 425 east entrance	19	1	1
	Lover's Lane via US 41A North	38	1	1

b.	<u>Site Entrance / Peak Day</u>	<u>Commuter Vehicles</u>	<u>Delivery Trucks</u>	<u>Water Trucks</u>
	Wilson Station Road via US 41A South	74	2	1
	KY 425 west entrance	19	1	1
	KY 425 east entrance	19	1	1
	Lover's Lane via US 41A North	38	1	1

Note: For planning purposes, "Peak Days" and "Average Days" are the same.

- c. The anticipated time of day in which the morning traffic peak will occur is 6:45am.
- d. The anticipated time of day in which the afternoon traffic peak will occur is 4:15pm.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

18. Refer to the Application, Volume 1, Exhibit 12, Attachment 12.7, Section 2.3, on page 9 of 21 of the Traffic Study. Explain the reference to Exhibit 2.3-1, and the information provided in the Exhibit 2.3-1.

Response:

Exhibit 2.3-1 is a location map depicting the access points into the proposed project site. The access points have been assigned numbers to correspond with figures 1 thru 13 which contain photos looking in each direction of the respective access points. The photos depict adequate vehicular sight distance for the proposed access points.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

19. Refer to Henderson Solar's response to Item 41(i) of Staff's First Request. Describe in more detail the "minor amount of construction" that would take place after 6:00 p.m.

Response:

In the response to Item 41(i) of Staff's First Request, the Applicant's statement that "only a minor amount of construction will take place after 6pm" was made in the context of the Applicant's proposal to limit construction to the hours of 7am CT to 7pm CT, Monday through Saturday. The intention was to point out that only one hour of construction activities would take place after 6pm – a relatively short duration.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

20. Refer to Henderson Solar's responses to Item 19(a) and Item 41(g) and 41(h) of Staff's First Request.
- a. Provide whether pile-driving and excavation activities will occur in close proximity to each other.
 - b. If pile driving and excavation activities will occur in close proximity to each other, provide the cumulative noise impacts of those activities to nearby residents.
 - c. Provide the cumulative noise effects of the backhoe operations of the electrical install, the piling work, and the excavation activities for nearby residents.

Response:

- a. Pile driving (for racking installation) and excavation activities (for internal roads) are components of two separate construction processes. However, it is possible that these two activities may occasionally occur in close proximity to each other.
- b. Sound levels associated with pile driving (racking installation) will be generated by specialty pile drivers (e.g. Vermeer Pile Driver - PD 10). Sound levels associated with excavation activities (for internal roads) will be generated by bulldozers and dump trucks. If these two activities occur in close proximity to each other, the cumulative sound levels, including a conservative ambient sound level (55 dBA), would be as follows:

<u>Activity</u>	<u>Distance (Feet)</u>	<u>Cumulative Sound Level (dBA)</u>
Pile Driving + Excavation	250	75.15
	750	65.61

Note: The distance between the closest residential structure and any pile driving location (and therefore any pile driving + excavation location) is approximately 250 feet. All pile driving activities within 750 feet of any residential structure (and therefore any pile driving +

excavation activities) will be restricted to Monday-Friday, 9am-5pm, under the proposed “Neighbor Zone” plan.

c. Sound levels associated with pile driving (racking installation) will be generated by specialty pile drivers (e.g. Vermeer Pile Driver - PD 10). Sound levels associated with excavation activities (for internal roads) will be generated by bulldozers and dump trucks. Sound levels associated with trenching (installation of underground electrical cables) will be generated by backhoes. If these three activities occur in close proximity to each other, the cumulative sound levels, including a conservative ambient sound level (55 dBA), would be as follows:

<u>Activity</u>	<u>Distance (Feet)</u>	<u>Cumulative Sound Level (dBA)</u>
Pile Driving + Excavation	250	75.65
+ Electrical Installation	750	66.11

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

21. Refer to the Application, Volume 1, Exhibit 12, Attachment 12.7, Section 2.6 of the Traffic Study. Estimate the range of noise levels associated with the "pavement surfacing stabilization and/or widening" of that portion of Lover's Lane with the "sharp existing horizontal curve situated near the bridge end."

Response:

Sound levels associated with the "pavement surfacing stabilization and/or widening" of the portion of Lover's Lane with the "sharp existing horizontal curve situated near the bridge end" would likely be generated by a front-end loader and a dump truck. The cumulative sound level, including a conservative ambient sound level (55 dBA), would be 71.48 dBA at a distance of 250 feet - the distance to the nearest residential structure. This sound level will occur only for a short period of time when construction activities are at their closest.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

22. Refer to Henderson Solar's response to Item 42 of Staff's First Request. Provide the number of residential structures located within 300-foot intervals from any inverter for each project section.

Response:

Because of the substantial time and resources necessary to map then calculate all residential structures within multiple 300-foot intervals of the 17 inverters located within the project, Applicant respectfully refers to its response previously provided to Item 42 of Staff's First Request for Information. That response definitively answers the question of whether the proximity of any inverters to any adjacent residential structures represents a noise nuisance. In that response the Applicant indicates that the closest residential structure to any inverter is in the range of 600-900 feet. Per the mitigation measure proposed by the Applicant in Application Exhibit 12, the minimum distance between the closest residential structure and any inverter will be 750 feet. This distance was determined to be the distance at which any sound from the inverter will have attenuated to 40.6 dBA – below the ambient noise level.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

23. Refer to Henderson Solar's response to Item 43 of Staff's First Request. Provide the number of nonresidential structures located within 300-foot intervals from any inverter for each project section.

Response:

Because of the substantial time and resources necessary to map then calculate all nonresidential structures within multiple 300-foot intervals of the 17 inverters located within the project, Applicant respectfully refers to its response previously provided to Item 43 of Staff's First Request for Information. That response definitively answers the question of whether the proximity of any inverters to any adjacent nonresidential structures represents a noise nuisance. In that response Applicant indicates that the closest nonresidential structure to any inverter is in the range of 1500-1800 feet. At this distance, the sound from any inverter will have attenuated to a level well below the ambient noise level.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

24. Refer to Henderson Solar's response to Item 56 of Staff's First Request. Explain how it was determined that vegetative buffers were required for specific locations along the northern section of the project.

Response:

The section of the Henderson County Solar Ordinance pertaining to vegetative buffers reads:

“d. All Level 3 SES shall be screened with a seven (7) foot tall fence and, to the extent reasonably practicable, a visual buffer that provides reasonable screening to reduce the view of the SES from residential dwelling units on adjacent lots (including those lots located across a public right of way). A vegetation screening plan to reduce the view of the SES from residential dwelling units on adjacent lots will be submitted for approval of the Henderson City-County Planning Commission. The existing natural tree growth and natural land forms along the SES perimeter may create a sufficient buffer and shall be preserved when reasonably practicable. When no alternative vegetation screening plan is approved by the Henderson City-County Planning Commission, a double row of staggered evergreen trees will be planted 15' on center from adjacent non participating residential dwellings including the outdoor living space immediately near residential dwellings. Parcel boundaries with no proximity to residential dwellings shall not require screening. The proposed evergreen trees shall be placed on the exterior of security fencing. The use of barbed wire or sharp pointed fences shall be prohibited in or along any boundary adjoining residential properties.

The initial vegetative buffer plan for the Northern Section of the proposed project site was to retain the existing natural tree growth between the facility and adjacent lots, and fill in any gaps with a double row of staggered evergreen trees planted 15' on center. In response to

concerns expressed by a neighbor residing on Collier Road, an additional 275-foot long double row of staggered evergreen trees was added to the northern border of the facility. This additional vegetative screening was included in the Site Plan that was approved by the Henderson City-County Planning Commission.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

25. Refer to Henderson Solar's response to Item 57 of Staff's First Request, which states that "residential dwellings on adjacent lots to the Central and Southern sections of the Proposed Project site are not in close proximity to the Project site."
- a. Explain that statement in relation to the Application, Volume 1, Exhibit 2 Attachment, which lists a mobile home park (neighborhood number 7) as 203 feet from the Central section boundary.
 - b. Explain that statement in relation to the Exhibit 2, which lists several residences as within 800 feet from the Southern section boundary.
 - c. Refer to Henderson Solar's response to Item 58 of Staff's First Request. Explain how "a visual buffer that provide reasonable screening to reduce the views of the SES" was determined without factoring in elevation.
 - d. Refer to Henderson Solar's response to Item 62 of Staff's First Request, which states that a Glare Study is underway. Provide when the study will be completed and submitted to the Siting Board for review.

Response:

- a. In the Application, Volume 1, Exhibit 2 Attachment, the distance of 203 feet is measured from the closest lease line of the Central Section of the project site to the closest parcel line of neighborhood number 7. The Applicant's response to Item 57 of Staff's First Request, which states that "residential dwellings on adjacent lots to the Central and Southern sections of the Proposed Project site are not in close proximity to the Project site," was meant to refer to the distance between the closest solar panel and the closest residential structure. In the case of the Central Section/neighborhood number 7, that distance is approximately 625 feet.

- b. Please see the response to question (a) above.
- c. The Applicant's response to Item 58 of Staff's First Request references the Site Plan that was presented to the Henderson City-County Planning Commission (the "Commission"). In that Site Plan, the Applicant's proposal to meet the requirements of the Henderson County Solar Ordinance for "a visual buffer that provides reasonable screening to reduce the view of the SES from residential dwelling units on adjacent lots" included a mix of new plantings, retaining existing tree growth, and enhancing setback distances. This Site Plan was approved by the Commission.
- d. The Glare Study is anticipated to be completed and submitted to the Siting Board by September 30, 2021.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

26. Refer to Henderson Solar's response to Item 74 of Staff's First Request.
- a. Explain whether the Construction Certificate refers to the Siting Board process for which this Application is currently being reviewed.
 - b. Provide a detailed description of the Highway Encroachment Permit, indicating the state agency involved, any specific permit numbers or types, and the specific purpose for that permit.
 - c. Provide a detailed description of the purpose of the Building/Construction Permit. Explain whether this refers to the county approved solar site plan.
 - d. Provide whether a Spill Protection, Control, and Countermeasures (SPCC) plan will be required from the EPA.

Response:

- a. Yes; the Construction Certificate listed as one of the "State Permits" refers to the result of this Siting Board review process.
- b. The Applicant will need to obtain two types of Encroachment Permits from the Kentucky Transportation Cabinet for encroachment on KY Hwy 425 (the "Henderson Bypass"). One type of permit will be for a 'Commercial Entrance' to the proposed project site to provide for the two access points along Hwy 425. The other type of permit will be for a 'New Underground Utility Crossing' for the medium-voltage feeder connecting the Southern and Central sections of the project site to the project collection substation.

c. The Building/Construction Permits will be issued by the Henderson County Building Inspector, and will include a 'Commercial Electrical Permit' and a compliance review of the approved Site Plan.

d. A Spill Protection, Control, and Countermeasures (SPCC) plan may be required from the EPA. The threshold trigger for the SPCC plan requirement is exceeding a total of 1,320 gallons of oil on site. The definition of oil is broad and includes diesel fuel, gasoline, and mineral oils.

During the Construction Phase, a SPCC plan would be required if total aggregate of aboveground oil storage for fueling of construction vehicles/equipment exceeds 1,320 gallons (either in aboveground storage tanks or fuel trucks). If so, the development of a SPCC plan is often a contractual requirement that the general contractor manages.

During Operation Phase, the 1,320 gallon threshold applies to an aggregate/total of oil-filled equipment onsite and other aboveground storage. The Applicant does not anticipate having any aboveground oil storage tanks used during the Operation Phase. For oil-filled equipment, only equipment with more than a 55-gallon capacity are included in the total. The transformers and inverters installed for the proposed facility may have mineral oil. The amount will vary depending on actual equipment used. There may also be some storage on site for used fluids, including hydraulic fluid, oils, and grease (probably a 55-gallon drum at maximum).

During either the Construction Phase or the Operation Phase, if the amounts of oil (broadly defined) onsite trigger the requirement for an SPCC plan, the Applicant intends to fully comply with the related regulations.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

27. Refer to Application, Volume 1, Exhibit 10, Attachment 10.1, and Henderson Solar's response to Item 7(c) of Staff's First Request.
- a. Confirm whether the statement "approximately 20% of the labor will consist of specialty workers who come from outside the area" represents approximately 30 additional workers to the 150-worker estimate provided in the CBER Report.
 - b. Confirm that the wages and benefits associated with those 30 workers are in addition to those stated in the CBER Report.
 - c. Refer to Application, Volume 1, Exhibit 10, Attachment 10.1. Confirm that the estimates of Occupational License taxes collected by Henderson County during construction (provided in Table 2) and operations (provided in Table 4) only account for wages related to the project and do not account for the wages generated by additional indirect and induced workers.
 - d. Provide the total Occupational License taxes that will be collected by Henderson County during construction and annually during operations, accounting for total labor income generated by the project.
 - e. Provide the net Occupational License taxes collected by Henderson County during construction and annually during operations.
 - f. Provide the net employment in Henderson County during operations, accounting for the reduction in the local agricultural workforce.

Response:

- a. The expectation is that approximately 20% of the total 150 Construction Phase jobs would be filled by specialty workers who are not available in the local labor markets. These workers are included in the estimate of 150 jobs and do not represent additional workers.

- b. The income for those 30 workers is included in the labor income estimates shown in Table 1.
- c. The estimates of the additional taxes shown in Tables 2 and 4 include income generated from the direct, indirect, and induced impacts on employment and income. For example, Table 1 shows that the Construction Phase would increase Henderson County's labor income by \$6.7 million including the direct, indirect, and induce effects. With a 1% occupational license tax, we estimate that Henderson County would collect approximately \$67,640 in occupational license tax revenue from the Construction Phase as shown in Table 2.
- d. The Construction Phase is expected to generate approximately \$67,640 in occupational license taxes collected by Henderson County (see Table 2). The Operation Phase is expected to generate approximately \$2,250 to \$3,710 in occupational license taxes per year (see Table 3).
- e. The figures shown in Tables 2 and 4 reflect the net change in occupational license taxes.
- f. Farm employment is counted differently than non-farm employment as these jobs are often migratory, part-time, and seasonal. We estimate that farm employment will decrease by 2.8 jobs. Because of the differences in accounting for these jobs, comparing the difference as a net change in employment could be misleading. A better comparison would be to examine the change in labor income, which reflects differences in the hours worked. We estimate that labor income during the Operation Phase will be \$310,000 to \$456,000 per year. This will be partially offset by a reduction of \$85,000 per year in labor income due to reduced agricultural production. The net impact is a gain of \$225,000 to \$371,000 per year.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

28. Refer to Henderson Solar's response to Item 72 of Staff's First Request. Provide in detail the process and timing for resolving complaints related to construction activities and project operations.

Response:

A detailed process for resolving complaints related to construction activities and project operations has not been formulated at this time. Input from the construction general contractor and the operations and maintenance contractor would be required. Applicant anticipates that a reasonable complaint resolution process will be put into place before commencement of construction activities and project operations.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

29. Given that the Unbridled Solar project has recently been approved in the vicinity of the proposed Henderson Solar project:
- a. Provide the potential cumulative effects during construction (i.e., traffic and noise) if both projects go forward.
 - b. Provide the potential cumulative effects during operations (i.e., traffic and noise) if both projects go forward.
 - c. Provide details on Henderson Solar's analysis of the potential cumulative effects if both Henderson Solar and the Unbridled Solar project are under construction at the same time.

Response:

- a. The Unbridled Solar project is planned for a site at the southern end of Henderson County, approximately 13 driving miles from the proposed Henderson Solar project site. No cumulative effects during construction on traffic or noise are expected, if both projects go forward.
- b. No cumulative effects during operations on traffic or noise are expected, if both projects go forward.
- c. Due to the significant distance between the two projects, the Applicant asserts that no analysis of the potential cumulative effects if both the Henderson Solar and the Unbridled Solar projects are under construction at the same time is required.

Henderson County Solar, LLC
Case No. 2020-00391
Siting Board Staff's Second Request for Information

30. Provide whether you would consider coordinating project development activities with the Unbridled Solar project or future solar projects in the vicinity.

Response:

The Applicant asserts that coordinating project development activities with the Unbridled Solar project is not necessary. Coordinating project development activities with any future solar projects in the vicinity will be evaluated if such a scenario should arise.