

Appendix J

Phase I Environmental Site Assessment

Phase I Environmental Site Assessment

Horus Kentucky 1 Project

Tyree Chapel Road

Franklin, Simpson County, KY

January 22, 2021

Terracon Project No. 57207359



Prepared for:

Horus Renewables Corp
Juniper, Florida

Prepared by:

Terracon Consultants, Inc.
Louisville, Kentucky

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

January 22, 2021



Horus Renewables Corp
110 Front Street, Suite #330
Juniper, Florida 33477

Attn: Braden Houston
Senior Director - Solar Development
P: (617) 530-0029
E: bhouston@opdenenergy.com

Re: Phase I Environmental Site Assessment
Horus Kentucky 1 Project
Tyree Chapel Road
Franklin, Simpson County, Kentucky 42134
Terracon Project No. 57207359

Dear Mr. Houston:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Supplement to Agreement for Services dated August 19, 2020.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

Trisha Novack
Senior Staff Scientist

William D. Trusty
Senior Geologist

Attachments

Terracon Consultants Inc. 13050 Eastgate Park Way, Ste 101 Louisville, KY 40223-3915

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Supplement to Agreement for Services dated August 19, 2020, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of William D. Trusty, Environmental Professional. Trisha Novack performed the site reconnaissance on January 6, 2021.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site consists of four (4) parcels (Simpson County, Kentucky parcel ID nos. 043-00-00-025.00, 044-00-00-011.00, 043-00-00-026.00, and 044-00-00-012.00), with a total of approximately 547.6 acres of land, primarily used as agricultural land. For the purposes of this ESA, the site is split into three (3) sections (southeast southwest, and northwest). The site is predominantly farmland (row crop) with scattered agricultural structures.

The site is bounded to the north by Interstate-65 (I-65) and Old County Farm Road, followed by apparent agricultural and residential land; to the east by Tyree Chapel Road and Hendricks Road, followed by apparent agricultural and residential land, and adjoining agricultural and residential land; to the south by Tyree Chapel Road, followed by apparent agricultural and residential land, and adjoining agricultural and residential land; and to the west by railroad tracks, followed by apparent agricultural and residential land.

Historical Information

The site appears to have been primarily utilized as agricultural land since at least 1950, until at least 2016. Adjoining properties (described in detail below) appear to have been primarily utilized as agricultural and residential land since at least 1950, until at least 2016. The site has been bounded to the west by a railroad since at least 1950 with agricultural/residential land beyond, and by I-65 to the north with residential and agricultural land beyond, since at least 1967. Recognized environmental conditions (RECs) were not identified for the site or adjoining properties in historical information reviewed.

Records Review

Neither the site nor adjoining properties were identified in the regulatory database information reviewed. Information provided by the Kentucky Department for Environmental Protection (KDEP)

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in response to a Freedom of Information Act (FOIA) request indicated the presence of up to four apparent onsite oil wells in 1985 in the northern portion of the northwestern portion of the site. Current status of the reported wells was not identified in regulatory file information received from KDEP. The owner of the parcel in question was subsequently interviewed, and stated that the well information was accurate, but that the wells were subsequently abandoned and are no longer present/intact (at least to the extent of typical agricultural activity/plowing operations). Based on the owner interview, neither the KDEP file information related to historical oil wells on the site, nor the historical presence of the wells on the site, is considered a REC.

The west adjoining railroad was identified in KDEP file information as having an apparently historical storm water management permit, which likely encompassed railroad modification construction activities.

Remaining facilities identified within applicable ASTM search radii are not considered recognized environmental conditions (RECs) based on regulatory information, distance, and/or topographic gradient.

Site Reconnaissance

During the site reconnaissance, Terracon observed agricultural/farmland throughout the site. Also present was an isolated cemetery, two (2) billboards, scattered barns/sheds, and multiple silos. Standing water was identified in isolated areas likely due to recent precipitation. Isolated instances of miscellaneous visually inert trash/debris were observed in multiple areas of the site, such as tires, mattresses, an apparent derelict paddle boat, and an excavator bucket. An apparent sinkhole was observed in the southwest portion of the site, which contained multiple wood pallets. Staining, sheens, or noxious odors were not apparent during the site reconnaissance, nor were stressed/dead vegetation beyond seasonal die-off. The reported oil wells on site identified in regulatory agency file review were not observed during the site reconnaissance. Based on visual observations, RECs were not identified during the site reconnaissance.

Adjoining Properties

The site is bounded primarily by agricultural and residential land, roads, I-65, and railroad tracks. Adjoining properties and site boundaries are further summarized below.

The southeastern portion of the site is bounded to the west by multiple properties, including Tyree Chapel Road at the southwest corner followed by agricultural and residential land, Tyree Chapel Road followed by the southwestern portion of the site, agricultural/residential land in the central-eastern region followed by Tyree Chapel Road, Tyree Chapel Road followed by the northwestern portion of the site, and Tyree Chapel Road at the northwest corner followed by agricultural and residential land. The southeastern portion of the site is also bounded by Hendricks Road to the north followed by agricultural and residential land, agricultural and residential land to the east, and agricultural and residential land to the south.

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The southwestern portion of the site is bounded by railroad tracks to the west followed by agricultural and residential land, the northwestern portion of the site to the north, Tyree Chapel Road to the east followed by the southeastern portion of the site and adjoining agricultural/residential land, and agricultural and residential land to the south.

The northwestern portion of the site is bounded by railroad tracks to the west followed by agricultural and residential land, I-65 and Old County Farm Road to the north followed by agricultural and residential land, Tyree Chapel Road to the east followed by agricultural and residential land, adjoining agricultural/residential land in the central-region (bordered by the northwestern portion of the site to the southwest, west and north, and bordered by Tyree Chapel Road to the east and southeast), and the southwestern portion of the site to the south.

Indications of RECs were not observed in association with adjoining properties during the site reconnaissance.

Significant Data Gaps

Significant data gaps were not identified during the performance of this ESA.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E1527-13 of the site located along Tyree Chapel Road in Franklin, Simpson County, Kentucky. Based on information reviewed for this ESA, RECs were not identified in connection with the site.

Recommendations

Terracon did not identify RECs during the performance of this ESA. Therefore, additional investigation is not warranted at this time. With respect to the historical presence of oil wells in the northern portion of the property, or the potential remaining presence of subsurface well components below agricultural plow depths, based on Terracon's understanding of typical solar infrastructure installation methods, impacts to the proposed solar redevelopment in relation to the historical oil wells is not anticipated.

1.0 INTRODUCTION

1.1 Site Description

Site Name	Horus Kentucky 1 Project
Site Location/Address	Tyree Chapel Road, Franklin, Simpson County, Kentucky
Land Area	Approximately 546.7 acres across four (4) parcels
Site Improvements	Scattered storage structures (barns/sheds and silos), two (2) billboards, and a cemetery
Anticipated Future Site Use	Proposed solar energy generation
Purpose of the ESA	Due diligence

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Supplement to Agreement for Services dated August 19, 2020, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during

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performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- City directory information for the site and adjoining properties was not available prior to 1992; this is not considered a significant data gap based on other historical information reviewed for this ESA.
- The site and adjoining properties are beyond the historical Sanborn mapping extents (Sanborn maps were not available for review). While this is a data failure, it is not considered a significant data gap based on other historical information reviewed for this ESA.
- At the issuance of this report, a response has not been received from the City of Franklin Fire Department. While this is considered a data gap, based on review of other information, it is not considered a significant data gap.

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An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Horus Renewables Corp. Use or reliance by any other party is prohibited without the written authorization of Horus Renewables Corp and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

1.6 Client Provided Information

Prior to the site visit, the client's representative was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Contamination at the site.			X

Terracon did not identify RECs to the site in connection with the client-provided user questionnaire responses.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 750 feet above sea level	USGS Topographic Map, Franklin Quadrangle, 2013 Map (Appendix C) and site reconnaissance.
Topographic Gradient	Southeast portion of the site is relatively flat, with a slight gradient towards the northeast. Southwest and northwest portions of the site have varied topographic gradient due to rolling topography.	
Closest Surface Water	Unnamed tributary of West Fork Drake's Creek, approximately 1,000 feet east of the site.	

Physical Setting Information		Source
Soil Characteristics		
Soil Type	Mountview silt loam Baxter gravelly silt loam	USDA Web Soil Survey https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm accessed 1/18/21.
Description	Mountview silt loam consists of thin fine-silty noncalcareous loess over clayey residuum weathered from limestone. Baxter gravelly silt loam consists of clayey residuum weathered from cherty limestone	
Geology/Hydrogeology		
Formation	St. Louis Limestone	Kentucky Geological Map Information Service https://kgs.uky.edu/kgsmap/kgsgeoserver/viewer.asp accessed 1/18/21.
Description	Limestone, light-olive-gray to dark-gray, very fine to medium-grained.	
Estimated Depth to First Occurrence of Groundwater	Based on topographic gradient between the approximate average site ground surface elevation and the nearest perennial drainageway to the east, approximately 60 feet below ground surface (bgs). Based on the environmental professional's local knowledge, first groundwater is anticipated to consist of a horizontally and vertically discontinuous zone of overburden saturation perched atop underlying bedrock of relatively lower intrinsic primary permeability, likely within 20 feet bgs. Such overburden saturation zones, where present, are strongly controlled by bedrock surface topography and recent precipitation history.	Kentucky Geological Map Information Service https://kgs.uky.edu/kgsmap/kgsgeoserver/viewer.asp Accessed 1/8/2021 and the environmental professional's experience in the site vicinity
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the east towards the West Fork of Drake's Creek).	

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR to evaluate past uses and relevant characteristics of the site and surrounding properties. As the site vicinity was not included in the historical Sanborn mapping system, Sanborn maps were not available for the site and vicinity.

- Topographic map: Franklin, 1951, revised from 1950 aerial photo (1:24,000)
- Topographic map: Franklin, 1968, revised from 1967 aerial photo (1:24,000)
- Topographic map: Franklin, 1982, revised from 1979 aerial photo (1:24,000)
- Topographic map: Franklin, 1994, revised from 1992 aerial photo (1:24,000)
- Topographic map: Franklin, 2013 (1:24,000)
- Aerial photograph: 1950 USDA (1"=1,000')
- Aerial photograph: 1953 USDA (1"=1,000')
- Aerial photograph: 1967 USDA (1"=1,000')
- Aerial photograph: 1975 USGS (1"=1,000')
- Aerial photograph: 1980 USGS (1"=1,000')
- Aerial photograph: 1985 USGS (1"=1,000')
- Aerial photograph: 1998 USGS/DOQQ (1"=1,000')
- Aerial photograph: 2006, USDA/NAIP (1"=1,000')
- Aerial photograph: 2008, USDA/NAIP (1"=1,000')
- Aerial photograph: 2012, USDA/NAIP (1"=1,000')
- Aerial photograph: 2016, USDA/NAIP (1"=1,000')

Historical Maps and Aerial Photographs

Direction	Description
Site	Apparent agricultural land with scattered structures, scattered roads, and scattered surface water bodies [ponds] (1950-2016).
North	Apparent agricultural land with scattered structures and roads (1950-2016). I-65N was apparently constructed between 1953 and 1967, which adjoins the northern perimeter of the northwestern portion of the site; beyond 65N is apparent agricultural/residential land (1967-2016). Northeast corner of the northwest portion of the site is bordered by a road, currently known as Old County Farm Road, followed by agricultural/residential land (1950-2016).
East	Apparent agricultural land with scattered structures and roads (1950-2016). Northwest portion of the site is bordered to the east by a road, currently known as Tyree Chapel Road, followed by agricultural/residential land (1950-2016). Southeast portion of the site is bordered to the east by adjoining agricultural/residential land and a road, currently known as Hendricks Road, followed by agricultural/residential land (1950-2016).
South	Apparent agricultural land with scattered structures and roads (1950-2016). Southeast and southwest portions of the site are bordered to the south by adjoining agricultural/residential land (1953-2016). The southeast portion of the site is also bordered by Tyree Chapel Road, followed by agricultural/residential land (1950-2016).
West	Apparent agricultural land with scattered structures and roads (1950-2016). Southwest and northwest portions of the site are bordered by adjoining railroad tracks, followed by agricultural/residential land (1953-2016).

3.2 Historical City Directories

The EDR Digital Archive city directories used in this study were made available through EDR (selected years reviewed: 1992-2014) and were reviewed at approximate five-year intervals, if readily available. Street listings were not available prior to 1992. Street addresses were not identified for the southeast and southwest portions of the site, and two (2) street addresses were listed for the northwest portion of the site (further details included in Historical City Directories table, and below the table).

Historical City Directories

Direction	Description
Site	<p><u>292 Tyree Chapel Road</u> is located on the northwest portion of the site, listed in the city directory, and is included in the Simpson County, Kentucky PVA listing as parcel ID 043-00-00-025.00: Rosdeutscher, Howard W (1995-2010); Jones, Steve O (2014).</p> <p><u>1271 Tyree Chapel Road</u> is located on the northwest portion of the site and an adjoining property to the east (listed in the East row below, as well), listed in the city directory, and is included in the Simpson County, Kentucky PVA listing as parcel ID: 044-00-00-011.00: not listed (1992-1995); Gillespie, C A (2000); Gillespie, Clarence A (2005); Gillespie, Clarence A, Givens, Keri D (2010); Gillespie, Buddy (2014).</p> <p><u>Addresses or listings not identified for the northeast parcel in the northwest portion of the site (parcel 043-00-00-026.00).</u></p> <p><u>Addresses or listings not identified for the southeast and southwest portions of the site (044-00-00-012.00).</u></p>
North	<p><u>172 Hendricks Road</u>: not listed (1992-2014).</p> <p><u>141 Tyree Chapel Road</u>: not listed (1992-1995); Alans Home Repair, Gass, Alan (2000); Gass, Alan A (2005); Gass Chad, Gass, Alan A (2010); Ratliff, Harold G (2014).</p>
East	<p><u>792 Tyree Chapel Road</u>: Occupant Unknown (2014)</p> <p><u>1202 Tyree Chapel Road</u>: Rolen, Shelly (2014)</p> <p><u>1271 Tyree Chapel Road</u> is located on an adjoining property to the east and the northwest portion of the site (listed in the Site row above, as well): not listed (1992-1995); Gillespie, C A (2000); Gillespie, Clarence A (2005); Gillespie, Clarence A, Givens, Keri D (2010); Gillespie, Buddy (2014).</p>
South	<p><u>3851 Peden Mill Road</u>: not listed (1992-2000); Copas, Christopher B (2005); Verbeek, Deborah (2010-2014).</p> <p><u>3965 Peden Mill Road</u>: not listed (1992-2005); Rediker George Richard Jr, Rediker, George R (2010); Rediker, George R (2014).</p> <p><u>2180 Tyree Chapel Road</u>: Kitchens, James (1992-2000); Morris, C (2005); not listed (2010-2014).</p> <p><u>2292 Tyree Chapel Road</u>: not listed (1992); Apple, Matthew G (1995); Settles, Phillip (2010-2014)</p> <p><u>262 Geddes Road</u>: Elmore, Willie (2010-2014)</p> <p><u>716 Geddes Road</u>: Tyree, Joe M (2010-2014)</p>
West	<p><u>1666 Tyree Chapel Road</u> is an adjoining property located along the western perimeter of the southeast portion of the site: Denning, Cathy (1992); Occupant Unknown (1995); not listed (2000-2014).</p>

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The northwest portion of the site is split into three (3) parcels: northeast parcel (parcel ID 043-00-00-025.00; currently owned by Summers Rosdeutscher Farm LLC; 292 Tyree Chapel Road); northwest parcel (parcel ID 043-00-00-026.00 currently owned by Summers Hodges Farm LLC; address not identified); and southwest parcel (parcel ID 044-00-00-011.00; currently owned by Summers Hodges Farm LLC; 1271 Tyree Chapel Road). The southeastern and southwestern portions of the site are split by Tyree Chapel Road, however, both portions are included in one (1) parcel (parcel ID 044-00-00-012.00; currently owned by Roger D. Hoffman; address not identified).

3.3 Site Ownership

Based on a review of information obtained from the Simpson County, Kentucky Property Valuation Administrator (PVA) records, the northwest portion of the site is split into three (3) parcels: northeast parcel (parcel ID 043-00-00-025.00; currently owned by Summers Rosdeutscher Farm LLC; 292 Tyree Chapel Road); northwest parcel (parcel ID 043-00-00-026.00 currently owned by Summers Hodges Farm LLC; address not identified); and southwest parcel (parcel ID 044-00-00-011.00; currently owned by Summers Hodges Farm LLC; 1271 Tyree Chapel Road). The southeastern and southwestern portions of the site are split by Tyree Chapel Road, however, both portions are included in one (1) parcel (parcel ID 044-00-00-012.00; currently owned by Roger D. Hoffman; address not identified).

3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.5 Environmental Liens and Activity and Use Limitations

The EDR regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Review of this information does not constitute an environmental lien/AUL search per ASTM E1527-13. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.6 Interviews Regarding Current and Historical Site Uses

The following individuals were interviewed regarding the current and historical use of the site.

Interviews

Interviewer	Name / Phone #	Title	Date / Time
Trisha Novack	Roger Hoffman 270-850-9171	Owner representative	December 28, 2020 3:30 PM
Trisha Novack	Gary Summers 270-392-0641	Owner representative	January 5, 2021 4:45 PM
Doug Trusty	Charlie Hill/Gary Summers 270-392-0641	Owner representative	January 22, 2021 11:00 AM

Terracon interviewed Mr. Roger Hoffman, owner representative of the southeastern and southwestern portions of the site, via phone on December 28th, 2020. Mr. Hoffman indicated that he has been familiar with the site since approximately 1994, that is has been used for agricultural crops, and that he is not aware of any potential current environmental issues. Also, he is not aware of any pending or past environmental litigation, threatened environmental litigation, notices of possible violations of environmental laws, notices of possible liability, or notices of potential environmental concerns.

Terracon interviewed Mr. Gary Summers, owner representative of the northwestern portion of the site, via phone on January 5, 2021. Mr. Summers indicated that he has been familiar with the site since approximately 2014/2015, that is has been used for agricultural crops, and that he is not aware of any potential current environmental issues. Also, he is not aware of any pending or past environmental litigation, threatened environmental litigation, notices of possible violations of environmental laws, notices of possible liability, or notices of potential environmental concerns.

Terracon interviewed Mr. Charlie Hill and Mr. Summers on January 22, 2021, specific to the Kentucky Department for Environmental Protection (KDEP) file information received in response to a Freedom of Information Act (FOIA) request for regulatory file information relevant to the site, which indicated the historical presence of oil wells in the northern portion of the site (discussed further in Section 4.0). The interviewees stated that to their knowledge, two oil wells were drilled at the site in the 1950's/1960's, but also based on their knowledge, the wells had been abandoned in the 1970's. The interviewees were unaware of the oil well registration records provided by KDEP (dated 1985). The interviewees indicated that the location of one of the reported oil wells could be identified within approximately 100 feet, but that there was no knowledge of the location of the second. The interviewees indicated that there was no longer a surface presence of the wells to at least agricultural plow depths, as the area has been heavily farmed/plowed for years.

With respect to the historical presence of oil wells in the northern portion of the property, or the potential remaining presence of subsurface well components below agricultural plow depths, based on Terracon's understanding of typical solar infrastructure installation methods, impacts to the proposed solar redevelopment in relation to the historical oil wells is not anticipated.

3.7 Prior Report Review

Terracon conducted a Phase I ESA for the client, regarding the areas referred to in this ESA as the southeast and southwest portions of the site (currently owned by Mr. Roger Hoffman; parcel identification no. ID 044-00-00-012.00), as well as adjoining properties, in November of 2019 (Terracon Project No. 57197158). RECs were not identified in connection with the site in the prior report reviewed.

4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Distance (miles)	Listings
SEMS (former CERCLIS)	Superfund Enterprise Management System (former Comprehensive Environmental Response, Compensation, & Liability Information System)	0.5	0
SEMS Archive (former CERCLIS / NFRAP)	SEMS Archived Sites (former Comprehensive Environmental Response, Compensation, & Liability Information System/No Further Remedial Action Planned)	0.5	0
ERNS	Emergency Response Notification System	Site	0

Database	Description	Distance (miles)	Listings
IC / EC	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1	0
NPL (Delisted)	National Priorities Delisted List	0.5	0
RCRA CORRACTS/ TSD	RCRA Corrective Action Activity	1	0
RCRA Generators	Resource Conservation and Recovery Act	Site and adjoining properties	0
RCRA Non-CORRACTS/ TSD	RCRA Non-Corrective Action Activity	0.5	0

State/Tribal Databases

Database	Description	Distance (miles)	Listings
IC	Institutional Control Sites	Site	0
SB193	Senate Bill 193 - Branch Site Inventory	0.5	0
SHWS	State Hazardous Waste Site	0.5	0
SWF/LF	Solid Waste Facilities/Landfills	0.5	0
UST	Underground Storage Tank Listing	Site and adjoining properties	0
VCP	Voluntary Cleanup Program	0.5	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

Neither the site nor adjoining properties were identified in the regulatory database information reviewed. Information was provided by the Kentucky Department for Environmental Protection (KDEP) in response to a Freedom of Information Act (FOIA) request regarding four (4) apparent onsite oil wells and one (1) apparent adjoining storm water permit, further described below.

KDEP provided forms indicating four apparent oil wells on the site in 1985. The current status of the wells is unknown based on KDEP provided information. Evidence of the wells was not observed during the site reconnaissance (Section 5.0). As discussed above in Section 3.8, per interview with the owner of the parcel in question, the wells are no longer present to at least agricultural plow depths. The issue is not considered a REC, as the client anticipates development of the solar project under lease.

KDEP provided files regarding one (1) storm water permit in relation to construction activities at the adjoining railroad track, which borders the northwestern and southwestern portions of the site. The permit was active from January 15, 2016 to November 22, 2016 and was issued to mitigate sediment and erosion discharges during construction activities.

The remaining adjoining properties were not identified in the regulatory database or KDEP response to FOIA inquiry.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed twenty (20) facilities in the unmapped section. Identification of unmapped sites is beyond the scope of this ESA; review of the unmapped facilities did not indicate any references to the site.

4.2 Local Agency Inquiries

Agency Contacted / Contact Method	Response
Simpson County Health Department / Jama.Jepson@barrenriverhealth.org	According to Ms. Jama Jepson of the Simpson County Health Department, she was unaware of any environmental concerns associated with the site.
Franklin-Simpson Fire Rescue / lgoodrum@simpsoncounty.us	At the issuance of this report a response has not been received from the Franklin-Simpson Fire Rescue.
Kentucky Department for Environmental Protection (KDEP)	KDEP provided files regarding 2 onsite oil wells and 1 adjoining storm water permit (Section 4.0 discussed above).

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance	
Field Personnel	Trisha Novack
Reconnaissance Date	January 6, 2021
Weather Conditions	Sunny 30s °F
Site Contact / Title	Roger Hoffman / Owner representative (southeast and southwest portions) Gary Summers / Owner representative (northwest portion)

Building Description				
Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft ²)
None occupied (multiple barns/sheds and silos)	Storage or empty	Various dates	1 to 2	Various

Site Utilities	
Drinking Water	Franklin Municipal Utilities
Wastewater	Franklin Municipal Utilities
Electric	Warren RECC
Natural Gas	Atmos Energy

5.2 Overview of Current Site Occupants

The site consists of four (4) parcels, with a total of approximately 547.6 acres of land, primarily used as agricultural/farmland. The site boundaries are split into three (3) sections, referred to in this ESA as the southeast portion, southwest portion, and northwest portion. There were not apparent occupants on the site during the site reconnaissance.

5.3 Overview of Current Site Operations

The site is currently utilized as agricultural/farmland and contains a cemetery, two (2) billboards, scattered barns/sheds, and multiple silos. Other operations were not identified.

5.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
Oil, gas or mineral production		
Other processes or equipment	X	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	X
	Other equipment	

Phase I Environmental Site Assessment

Horus Kentucky 1 Project ■ Franklin, KY
 January 22, 2021 ■ Terracon Project No. 57207359

Category	Item or Feature	Observed or Identified
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	X
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	X
	Quarries or pits	X
	Wastewater lagoons	
	Wells	

Site Processes, Operations, and Equipment

Other processes or equipment

A cemetery was identified within a field on the southeast portion of the site. There are two (2) billboards, facing I-65, located on the northwest portion of the site.

Electrical Transformers/ PCBs

Transformers and/or capacitors

Terracon observed overhead electrical transmission lines across the site, and transformers were observed within rights of ways. The transformers were not labeled as to potential PCB content. Some transformers contain mineral oil, which may contain PCBs.

The transformers are likely the property of Warren RECC (WRECC), which would be responsible for transformer fluid releases or replacing transformers if the fluids were confirmed to be PCB contaminated. However, WRECC would not be required to replace the fluids except in the event of failure, replacement, and/or release. Terracon did not observe staining, or dead or stressed vegetation (aside from seasonal die-off) that would indicate a suspected transformer release.

Releases or Potential Releases

Trash, debris and/or other waste materials

Isolated instances of miscellaneous visually inert trash/debris (such as tires, mattresses, an apparent derelict paddle boat, and an excavator bucket) were observed sporadically on the site. Staining, sheens, or noxious odors were not observed with the debris, nor were stressed/dead vegetation beyond seasonal die-off. Visual indications of hazardous, petroleum, or other regulated substances were not noted.

Other Notable Site Features

Surface water bodies

While surface water bodies were not identified during the site reconnaissance, multiple areas of standing water were identified. Staining, sheens, or noxious odors were not observed with the surface water bodies, nor were stressed/dead vegetation beyond seasonal die-off.

Quarries or pits

An apparent sink hole, approximately 10 feet in diameter and visually estimated from the surrounding land surface to be approximately 10 feet in depth, was identified in the southwestern portion of the site. The feature contained multiple wood pallets. Evidence of potential hazardous or other regulated wastes was not observed. Stained soil or stressed/dead vegetation (beyond seasonal die off) were not observed.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	Interstate-65, and Old County Farm Road, followed by agricultural and residential land.
East	Agricultural and residential land, and Tyree Chapel Road, followed by agricultural and residential land.
South	Agricultural and residential land.
West	Railroad tracks, followed by agricultural and residential land.

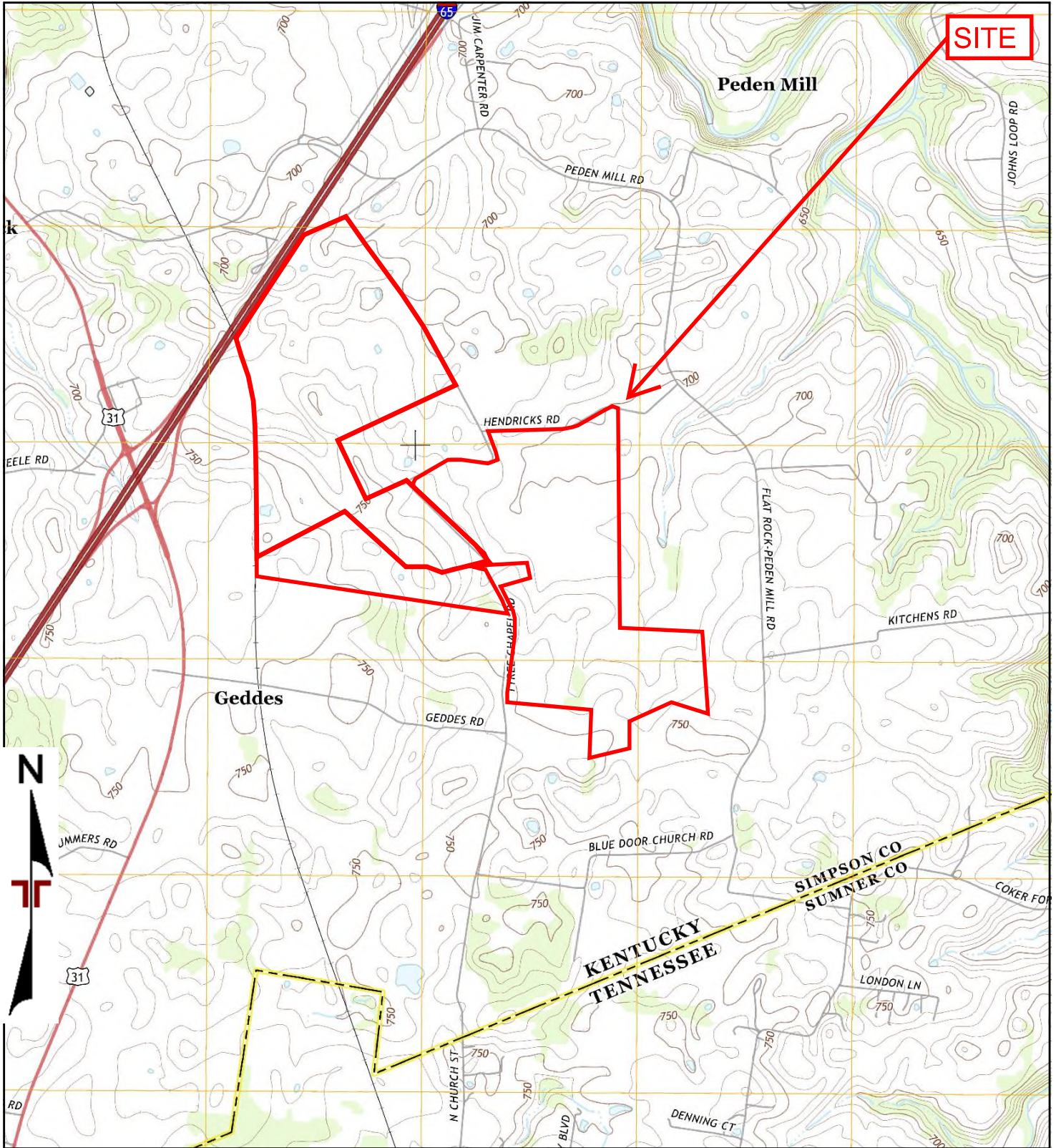
RECs were not observed with the adjoining properties during the site reconnaissance.

7.0 DECLARATION

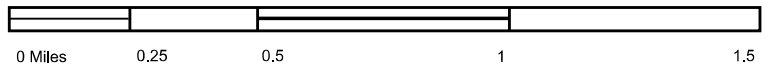
I, William D. Trusty, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

William D. Trusty
Senior Geologist

APPENDIX A
EXHIBIT 1 – TOPOGRAPHIC MAP
EXHIBIT 2 – SITE DIAGRAM



TP, Franklin, 2013, 7.5-minute



Project Manager:	Project No. Solar - Tyree C
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 2013

13050 Eastgate Park Way
 Louisville, KY 40223

2013 TOPOGRAPHIC MAP
 Tyree Chapel Road
 Tyree Chapel Road
 Franklin, KY 42134

Appendix
C

Exhibit 2 Horus Kentucky 1 Project Franklin, KY

Estimated Former Oil
Well Locations

SITE

The Terracon logo is displayed in a dark red, stylized font. The letter 'T' is significantly larger and more prominent than the other letters, which are in a similar but smaller font.

Approximate Site Boundaries (approx. 547.6 acres)

Google Earth

1 mi



APPENDIX B
SITE PHOTOGRAPHS



Photo #1 View of southeastern portion of site of site, Tyree Chapel Road, transformer, and adjoining properties - facing north.



Photo #2 View of southeastern portion of site of site, transformer, and structures east of Tyree Chapel Road - facing north.



Photo #3 View of southeastern portion of site of site, and structures east of Tyree Chapel Road - facing northwest.



Photo #4 View of southeastern portion of site of site, and cemetery (arrow) - facing southeast.



Photo #5 View of southeastern portion of site of site, and cemetery (brush area).



Photo #6 View of southeastern portion of site of site, and cemetery.



Photo #7 View of southeastern portion of site, facing southeast corner.



Photo #8 View of southeastern portion of site, and adjoining property to the east - facing east.



Photo #9 View of southeastern portion of site, barns, and structures east of Tyree Chapel Road - facing northwest.



Photo #10 View of southeastern portion of site, and backside adjoining property east of Tyree Chapel Road - facing southwest.



Photo #11 View of southeastern portion of site, and large barn - facing west.



Photo #12 View of southeastern portion of site, interior of large barn.



Photo #13 View of southeastern portion of site, and small barn - facing east.



Photo #14 View of southeastern portion of site, interior of small barn - facing west.



Photo #15 View of southeastern portion of site, small barn, and adjoining property to the east - facing east.



Photo #16 View of southeastern portion of site, and structures east of Tyree Chapel Road - facing west.



Photo #17 View of southeastern portion of site, and interior of structure east of Tyree Chapel Road - facing southeast.



Photo #18 View of southeastern portion of site, and structures east of Tyree Chapel Road - facing southwest.



Photo #19 View of southeastern portion of site, and interior of structure east of Tyree Chapel Road - facing southeast.



Photo #20 View of southeastern portion of site, and structures east of Tyree Chapel Road - facing south.



Photo #21 View of southeastern portion of site, debris (mattresses), adjoining property to the north, and southwest portion of site across Tyree Chapel Road - facing



Photo #22 View of southeastern portion of site, debris in woods (arrow), adjoining property to the south, and structures east of Tyree Chapel Road - facing



Photo #23 View of southeastern portion of site, debris in woods (derelict boat) - facing southeast.



Photo #24 View of southeastern portion of site, and small shed - facing east.



Photo #25 View of southeastern portion of site, and interior of small shed - facing east.



Photo #26 View of southeastern portion of site, wooded areas, and small shed - facing north.



Photo #27 View of southwestern portion of site, northwest portion of site, and southeastern portion of site across Tyree Chapel Road - facing east.



Photo #28 View of southwestern portion of site, and standing water (arrow) - facing southeast.



Photo #29 View of southwestern portion of site, and sinkhole - facing north.



Photo #30 View of southwestern portion of site, and debris in sinkhole - facing south.



Photo #31 View of southwestern portion of site, northwest portion of site, and adjoining property to the north - facing north.



Photo #32 View of southwestern portion of site, standing water, adjoining railroad tracks followed by agricultural property with commercial properties beyond off US-31W - facing west.



Photo #33 View of southwestern portion of site, adjoining railroad tracks, and adjoining I-65N - facing northwest.



Photo #34 View of southwestern portion of site, and adjoining property - facing east.



Photo #35 View of southeastern portion of site, and ephemeral drainage from Tyree Chapel Road - facing east.



Photo #36 View of southeastern portion of site, and adjoining property north of Hendricks Road - facing east.



Photo #37 View of adjoining property north of Hendricks Road, from northeast corner of southeast portion of site.



Photo #38 View of northeast corner of southeast portion of site, and adjoining property south of Hendricks Road.



Photo #39 View of southeast portion of site from northeast corner - facing southwest.



Photo #40 View of northwest portion of site, Tyree Chapel Road, and east adjoining property – facing north.



Photo #41 View of northwest portion of site, barn west of Tyree Chapel Road, and east adjoining property – facing north.



Photo #42 View of northwest portion of site, and interior of barn west of Tyree Chapel Road – facing northwest.



Photo #43 View of northwest portion of site, I-65, debris (arrow), and marked ground utilities - facing northwest.



Photo #44 View of northwest portion of site, I-65, and debris (excavator bucket) - facing north.



Photo #45 View of northwest portion of site from northern perimeter, billboard (arrow), and standing water - facing south.



Photo #46 View of northwest portion of site, billboards, and adjoining properties to the east - facing east.



Photo #47 View of northwest portion of site, east billboard with lights - facing south.

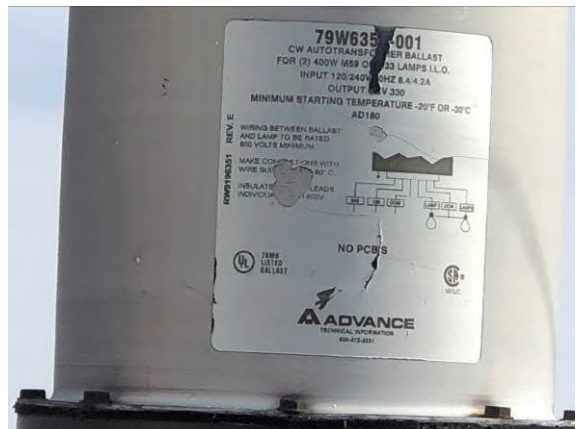


Photo #48 View of northwest portion of site, apparently dry type transformer on billboard lights - facing east.



Photo #49 View of northwest portion of site, billboard, and electrical transformer - facing north.



Photo #50 View of northwest portion of site, apparent offsite booster pump station (arrow), and adjoining property north of Old County Farm Road - facing north.

APPENDIX C
HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE



Tyree Chapel Road

Tyree Chapel Road

Franklin, KY 42134

Inquiry Number: 5846432.4

October 28, 2019

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

10/28/19

Site Name:

Tyree Chapel Road
Tyree Chapel Road
Franklin, KY 42134
EDR Inquiry # 5846432.4

Client Name:

Terracon
13050 Eastgate Park Way
Louisville, KY 40223
Contact: Tyler Allen



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Terracon were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	36.659768 36° 39' 35" North
Project:	Solar - Tyree Chapel Road	Longitude:	-86.534918 -86° 32' 6" West
		UTM Zone:	Zone 16 North
		UTM X Meters:	541564.94
		UTM Y Meters:	4057231.13
		Elevation:	724.82' above sea level

Maps Provided:

2013
1994
1982
1968
1951

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2013 Source Sheets



Franklin
2013
7.5-minute, 24000

1994 Source Sheets



Franklin
1994
7.5-minute, 24000
Aerial Photo Revised 1992

1982 Source Sheets



Franklin
1982
7.5-minute, 24000
Aerial Photo Revised 1979

1968 Source Sheets



Franklin
1968
7.5-minute, 24000
Aerial Photo Revised 1967

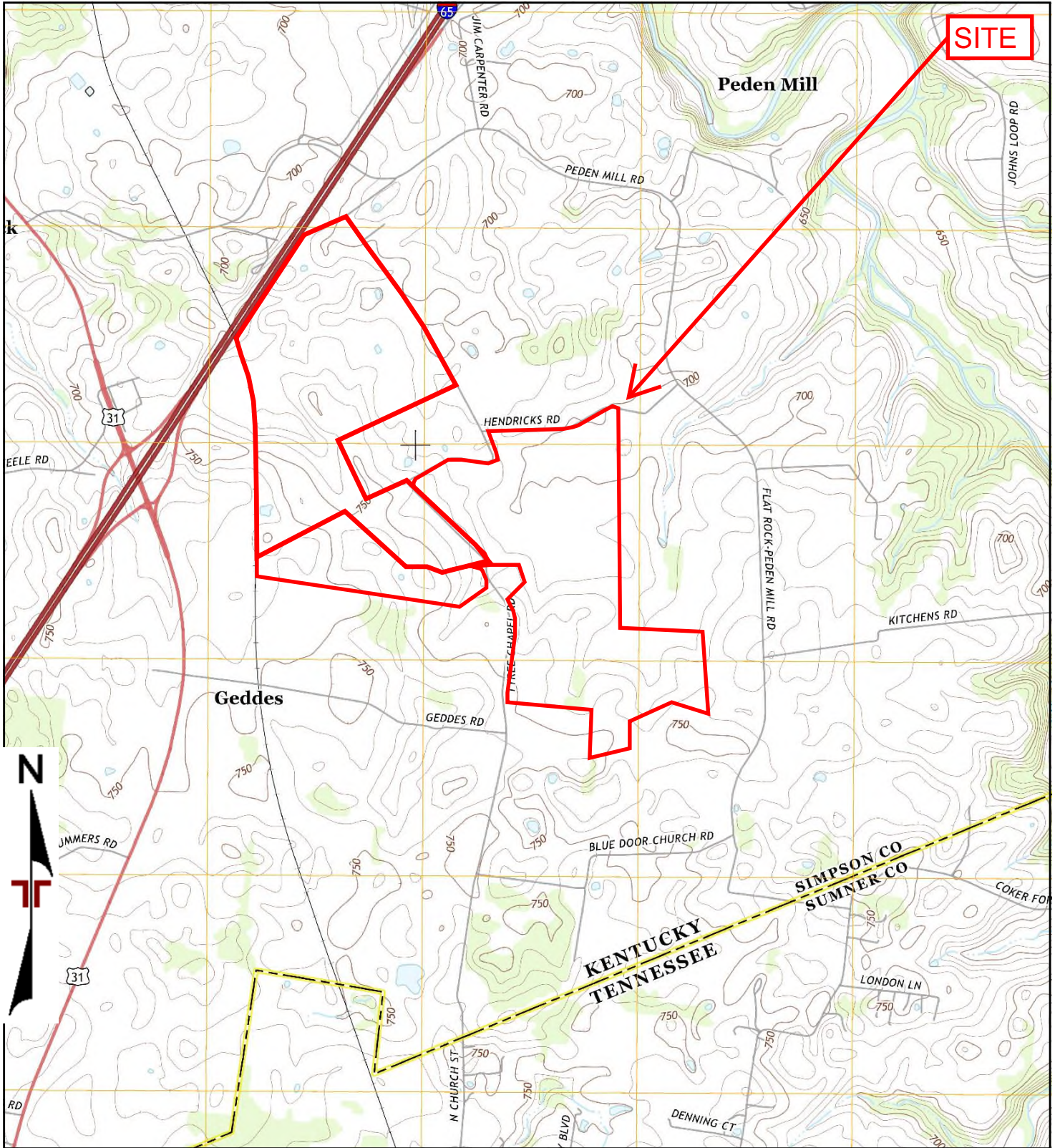
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

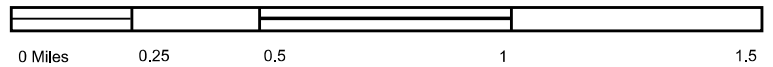
1951 Source Sheets



Franklin
1951
7.5-minute, 24000
Aerial Photo Revised 1950



TP, Franklin, 2013, 7.5-minute



Project Manager:	Project No. Solar - Tyree C
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 2013

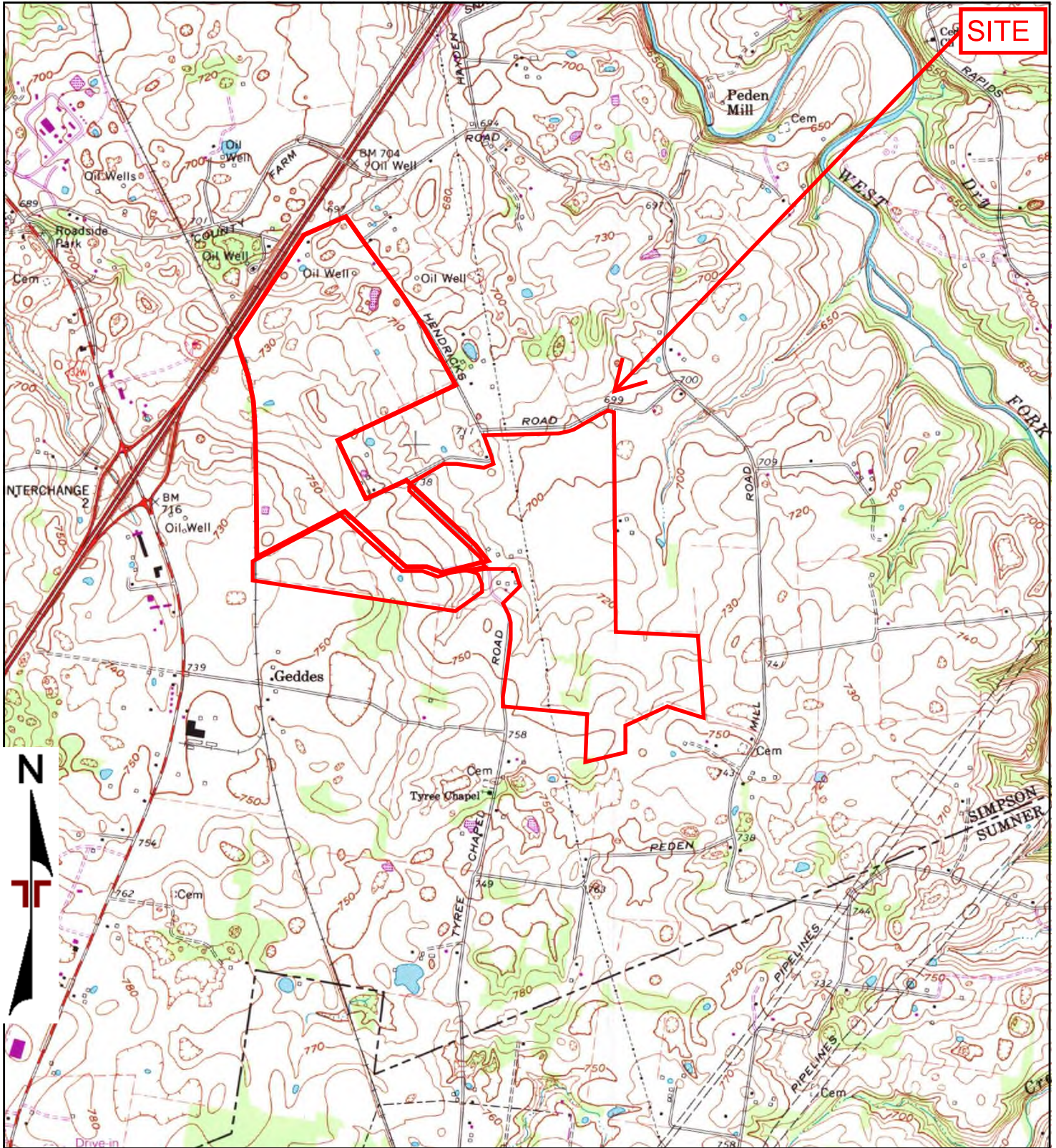
Terracon
13050 Eastgate Park Way
Louisville, KY 40223

2013 TOPOGRAPHIC MAP

Tyree Chapel Road
Tyree Chapel Road
Franklin, KY 42134

Appendix

C



TP, Franklin, 1994, 7.5-minute

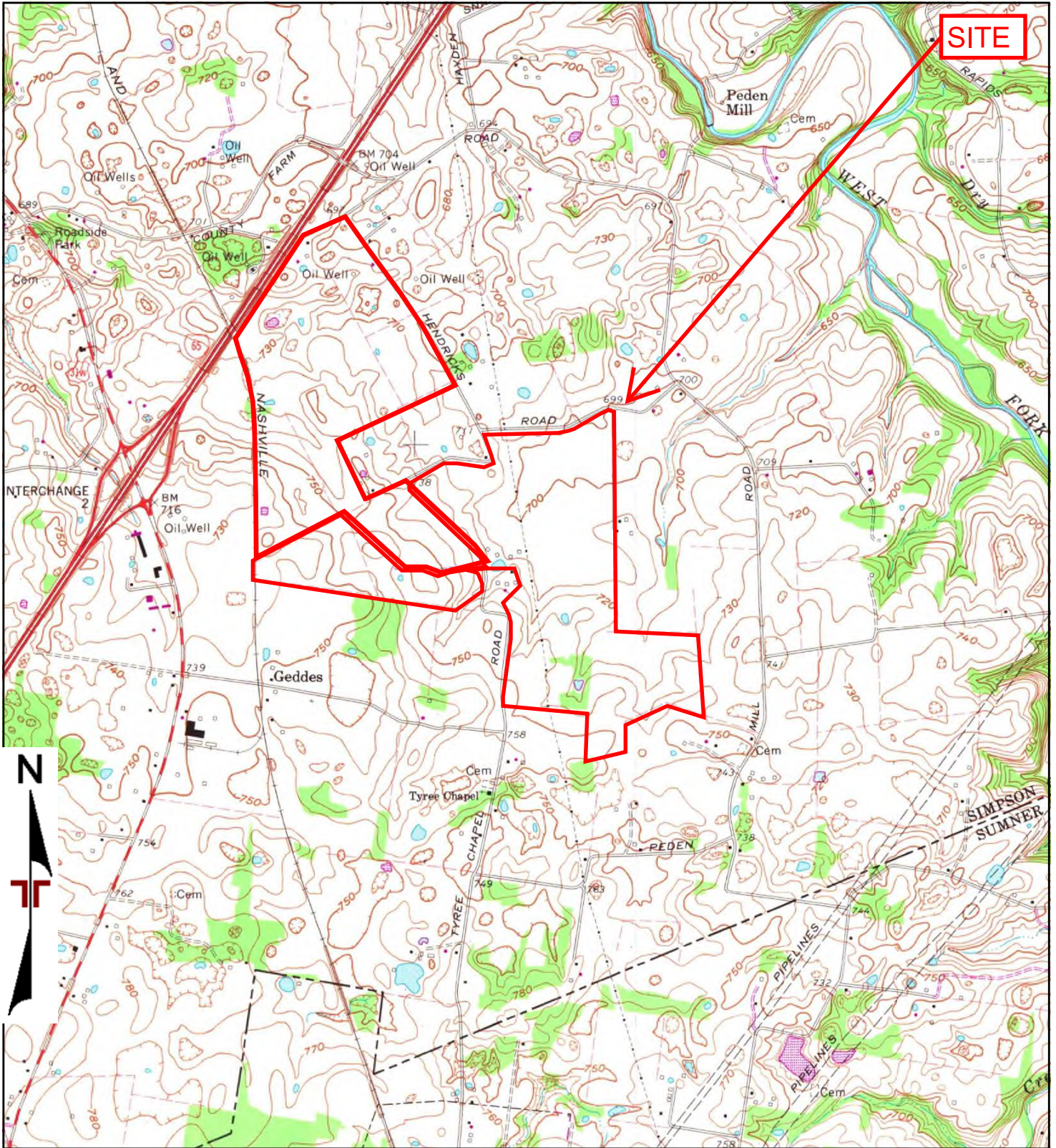


Project Manager:	Project No. Solar - Tyree C
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1994

Terracon
13050 Eastgate Park Way
Louisville, KY 40223

1994 TOPOGRAPHIC MAP
Tyree Chapel Road
Tyree Chapel Road
Franklin, KY 42134

Appendix
C



TP, Franklin, 1982, 7.5-minute

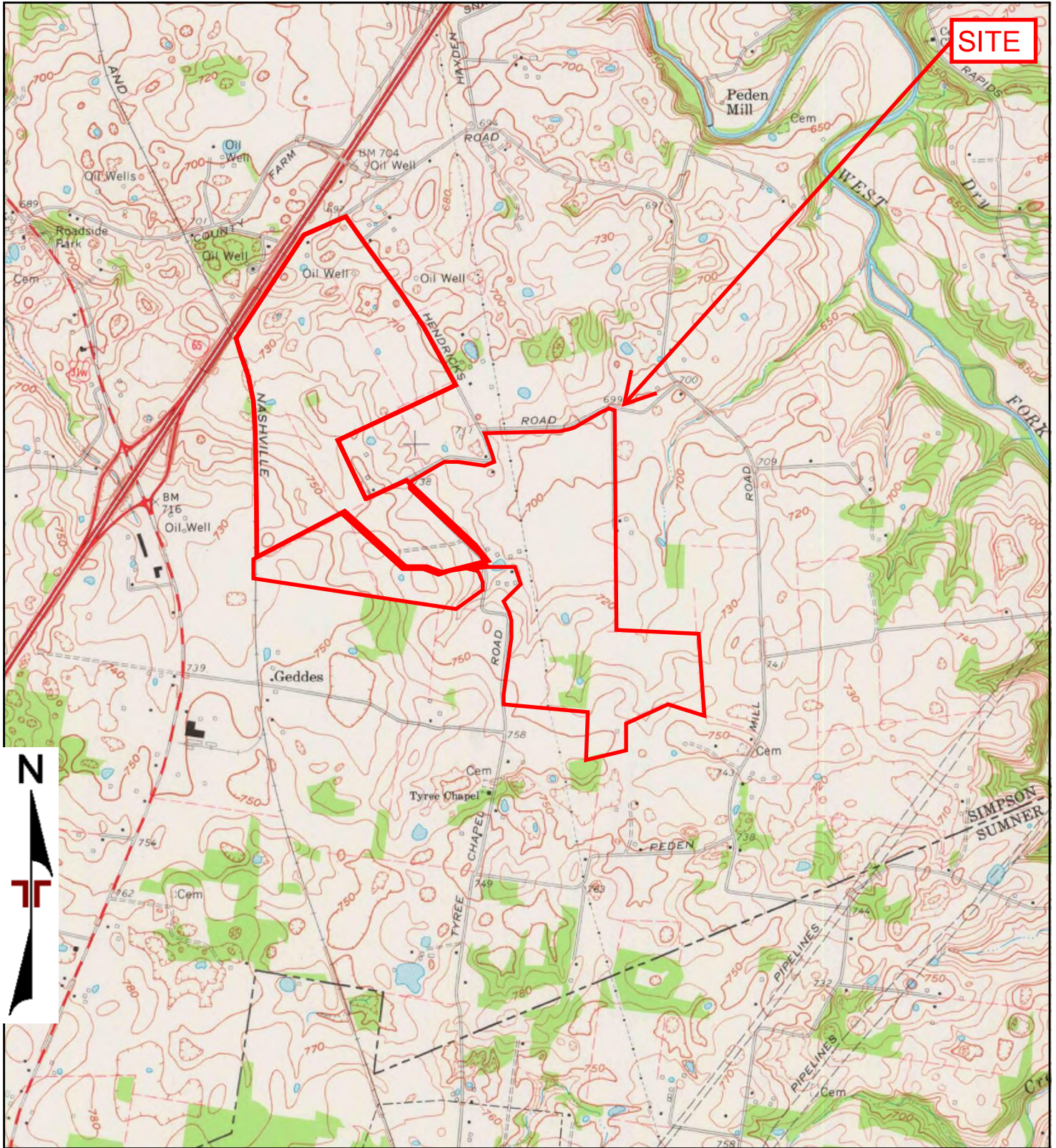


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Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1982

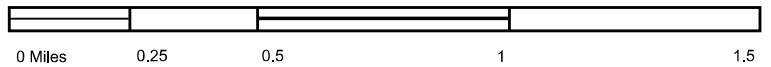
Terracon
13050 Eastgate Park Way
Louisville, KY 40223

1982 TOPOGRAPHIC MAP
Tyree Chapel Road
Tyree Chapel Road
Franklin, KY 42134

Appendix
C



TP, Franklin, 1968, 7.5-minute



Project Manager:	Project No. Solar - Tyree C
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1968

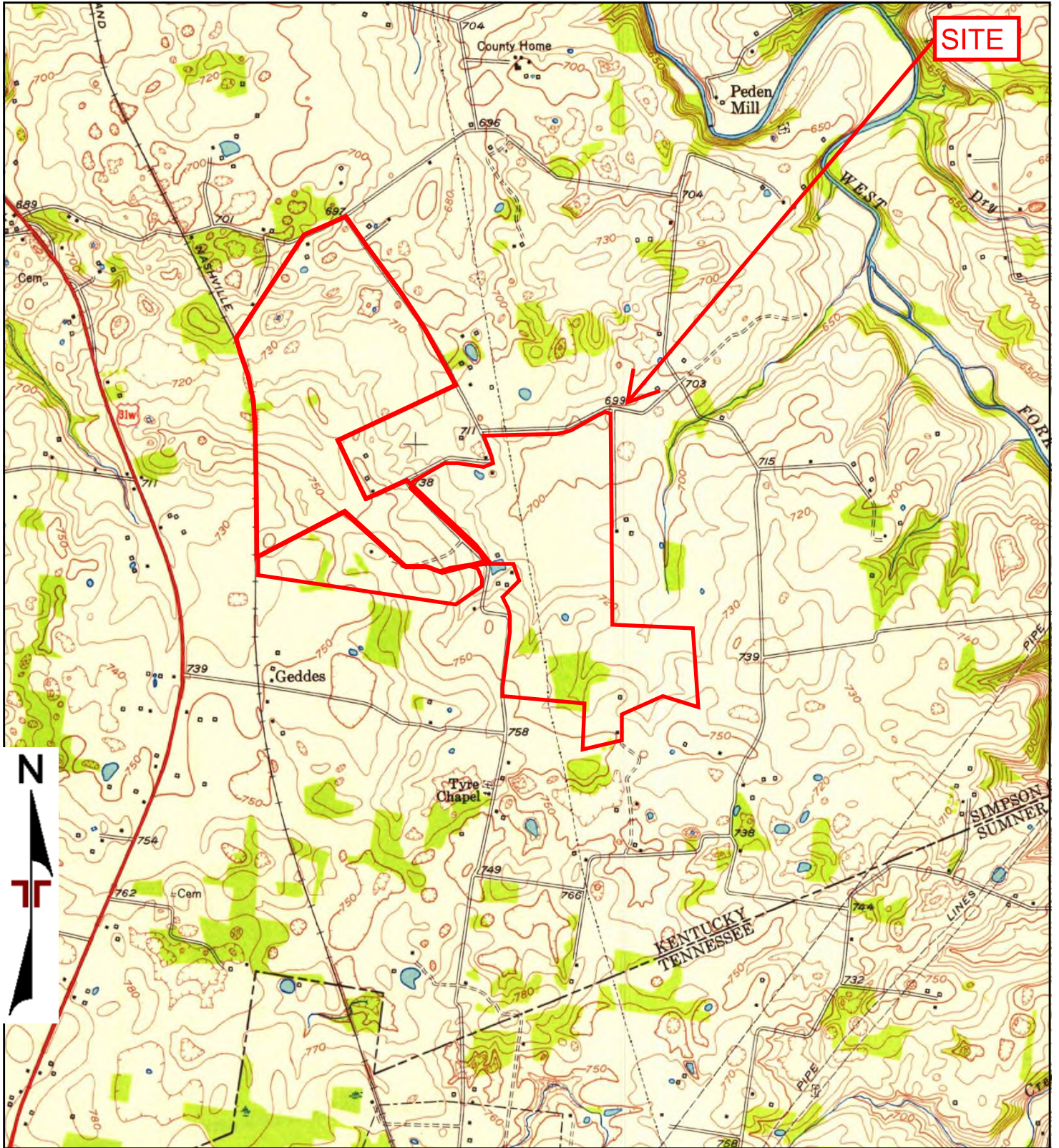
Terracon
13050 Eastgate Park Way
Louisville, KY 40223

1968 TOPOGRAPHIC MAP

Tyree Chapel Road
Tyree Chapel Road
Franklin, KY 42134

Appendix

C



TP, Franklin, 1951, 7.5-minute



Project Manager:	Project No. Solar - Tyree C
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1951

13050 Eastgate Park Way
 Louisville, KY 40223

1951 TOPOGRAPHIC MAP
 Tyree Chapel Road
 Tyree Chapel Road
 Franklin, KY 42134

Appendix
C



Horus Kentucky 1 Project

Horus Kentucky 1 Project

Franklin, KY 42134

Inquiry Number: 6320246.3

January 06, 2021

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Date EDR Searched Historical Sources:

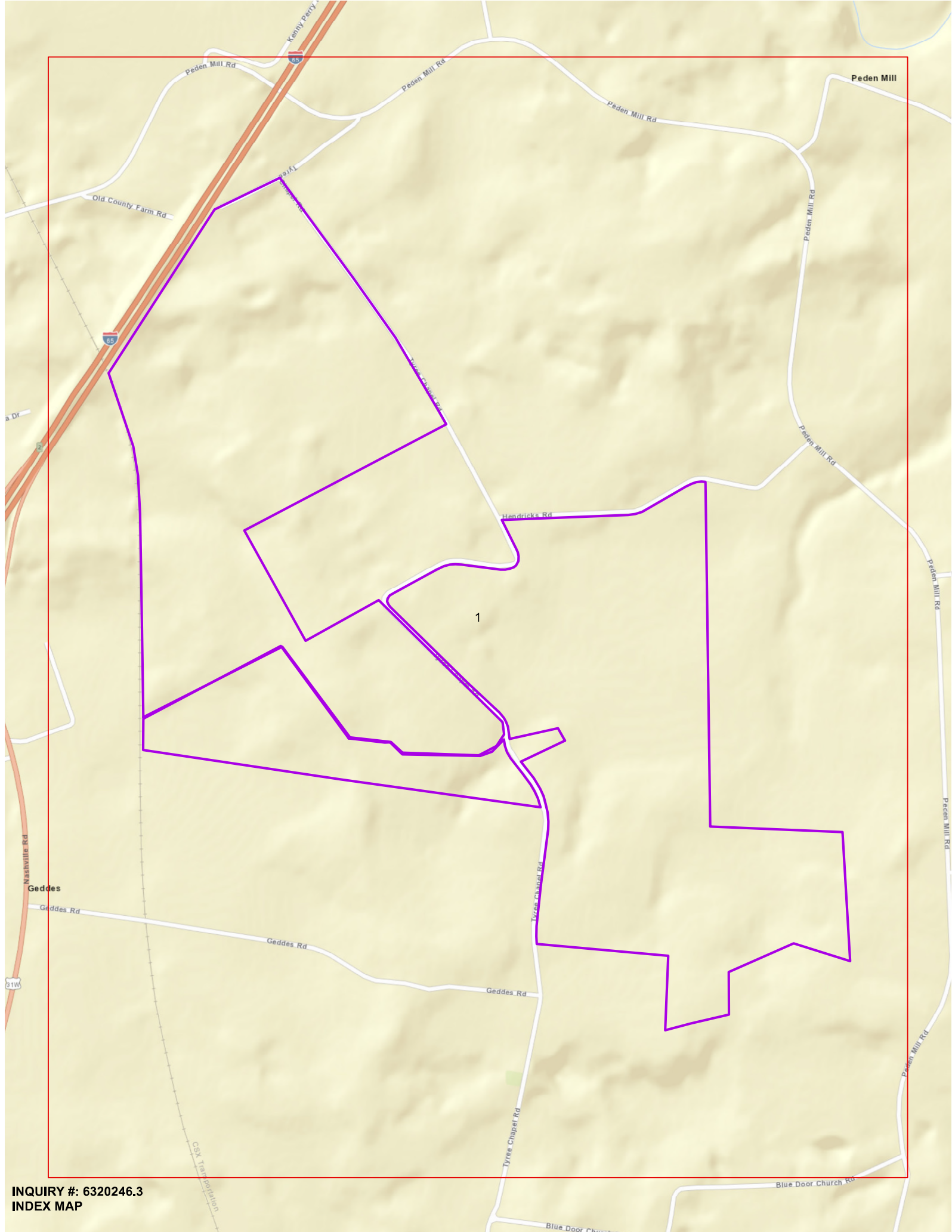
Aerial Photography January 07, 2021

Target Property:

Horus Kentucky 1 Project

Franklin, KY 42135

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1950	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1950	USDA
1953	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1953	USDA
1967	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1967	USDA
1975	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1975	USGS
1980	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1980	USGS
1985	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1985	USGS
1998	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1998	USGS/DOQQ
2006	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2006	USDA/NAIP
2008	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2008	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2012	USDA/NAIP
2016	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2016	USDA/NAIP



1

INQUIRY #: 6320246.3
INDEX MAP

An aerial photograph of a rural landscape, likely agricultural, showing a complex pattern of fields and roads. A large, irregular area is outlined in red. A white box with a red border containing the word "SITE" is positioned in the upper right, with a red arrow pointing to a specific location within the red-outlined area. The terrain is a mix of light and dark patches, suggesting different types of land use or vegetation. The overall appearance is that of a historical or archival aerial photograph.

SITE

INQUIRY #: 6320246.3
YEAR: 1950
SCALE: 1"=1000'

SITE





SITE

INQUIRY #: 6320246.3
YEAR: 1967
SCALE: 1"=1000'

An aerial photograph showing a large, irregularly shaped area outlined in red. The area is divided into several smaller sections, some of which appear to be fields or agricultural plots. There are some buildings and structures scattered throughout the area. In the top right corner, there is a white rectangular box with the word "SITE" in black capital letters. A red arrow points from the bottom right corner of this box to the red outline of the site.

SITE

INQUIRY #: 6320246.3
YEAR: 1975
SCALE: 1"=1000'

An aerial photograph of a rural landscape, likely agricultural, showing various fields, roads, and some buildings. A large, irregular area is outlined in red. A red arrow points from a white box with the word 'SITE' to a specific location within the red-outlined area. The overall scene is in grayscale.

SITE

An aerial photograph of a rural landscape, likely agricultural, showing various fields and patches of trees. A large, irregular area is outlined in red. A white box with the word "SITE" in black capital letters is positioned in the upper right. A red arrow points from the "SITE" box to a specific location within the red-outlined area. The image has a slightly grainy texture and a color palette dominated by greens, browns, and reds.

SITE

An aerial photograph showing a large, irregularly shaped area outlined in red. The area is mostly agricultural fields with some scattered trees and small structures. A red arrow points from a white box labeled 'SITE' to a specific location within the red boundary. The surrounding area includes more fields, some roads, and a larger building complex on the right side.

SITE

INQUIRY #: 6320246.3
YEAR: 1998
SCALE: 1"=1000'

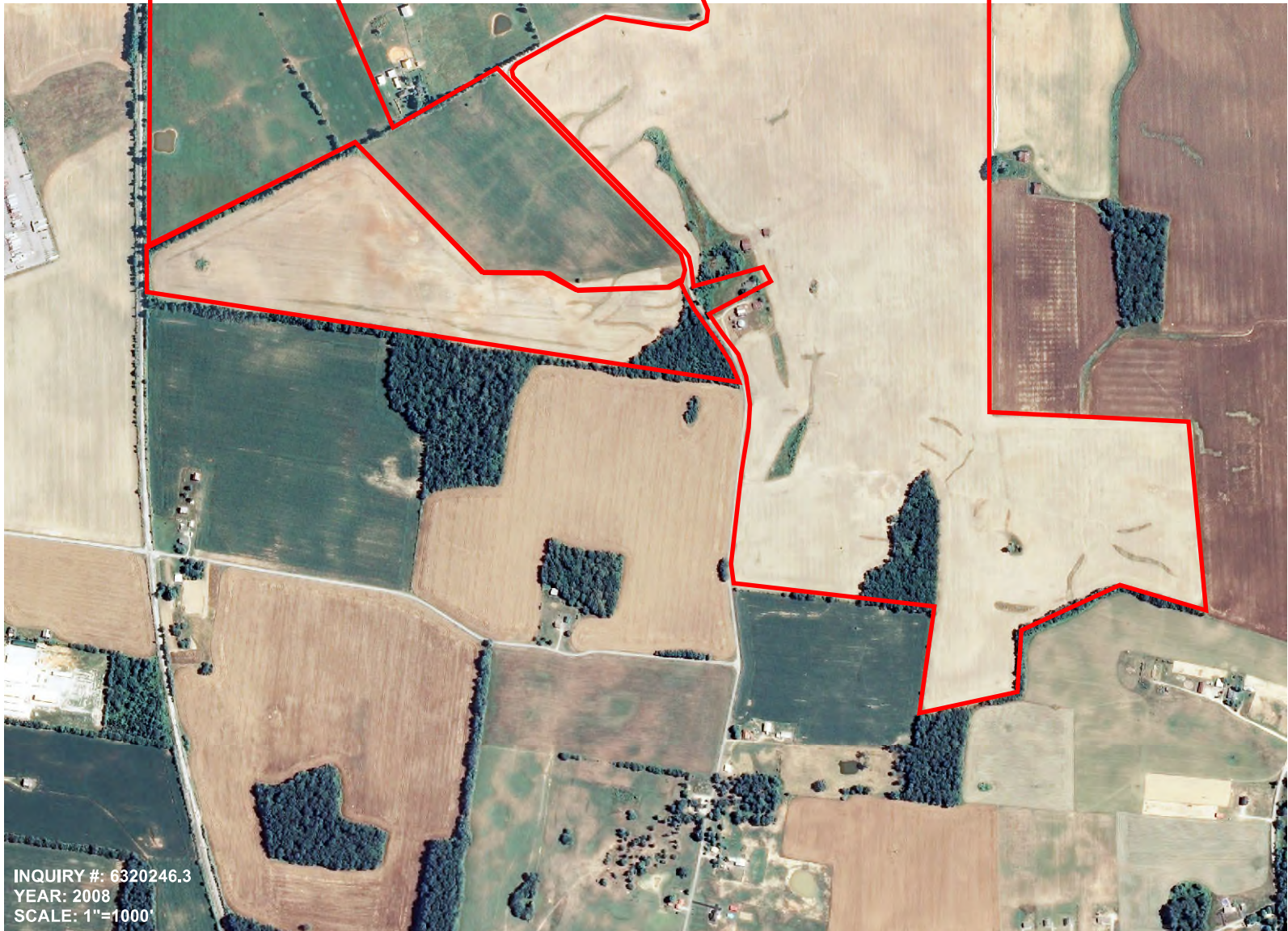


SITE

INQUIRY #: 6320246.3
YEAR: 2006
SCALE: 1"=1000'



SITE



INQUIRY #: 6320246.3
YEAR: 2008
SCALE: 1"=1000



SITE

An aerial photograph of a rural landscape featuring various agricultural fields in shades of brown, tan, and green. A large, irregular polygon is outlined in red, encompassing a significant portion of the central and left areas of the image. In the upper right quadrant, a white rectangular box with a red border contains the word "SITE" in bold, black, uppercase letters. A red arrow originates from the right side of this box and points towards a small cluster of trees within the red-outlined area. The surrounding landscape includes scattered trees, small buildings, and a road visible on the left side.

SITE

Horus Kentucky 1 Project

Horus Kentucky 1 Project

Franklin, KY 42134

Inquiry Number: 6320246.1

January 05, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

01/05/21

Site Name:

Horus Kentucky 1 Project
Horus Kentucky 1 Project
Franklin, KY 42134
EDR Inquiry # 6320246.1

Client Name:

Terracon
13050 Eastgate Park Way
Louisville, KY 40223
Contact: Woo Smith



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Terracon were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 56BD-49C3-A2EB
PO # NA
Project 57207359 Task 3

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 56BD-49C3-A2EB

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- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Tyree Chapel Road

Tyree Chapel Road
Franklin, KY 42134

Inquiry Number: 5846432.5
October 31, 2019

The EDR-City Directory Image Report

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Thank you for your business.
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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive

FINDINGS

TARGET PROPERTY STREET

Tyree Chapel Road
Franklin, KY 42134

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

TYREE CHAPEL RD

2014	pg A4	EDR Digital Archive
2010	pg A7	EDR Digital Archive
2005	pg A10	EDR Digital Archive
2000	pg A12	EDR Digital Archive
1995	pg A16	EDR Digital Archive
1992	pg A20	EDR Digital Archive

FINDINGS

CROSS STREETS

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

GEDDES RD

2014	pg. A1	EDR Digital Archive	
2010	pg. A5	EDR Digital Archive	
2005	pg. A8	EDR Digital Archive	
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	pg. A13	EDR Digital Archive	
1992	pg. A17	EDR Digital Archive	

HENDRICKS RD

2014	pg. A2	EDR Digital Archive	
2010	-	EDR Digital Archive	Target and Adjoining not listed in Source
2005	-	EDR Digital Archive	Target and Adjoining not listed in Source
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	pg. A14	EDR Digital Archive	
1992	pg. A18	EDR Digital Archive	

PEDEN MILL RD

2014	pg. A3	EDR Digital Archive
2010	pg. A6	EDR Digital Archive
2005	pg. A9	EDR Digital Archive
2000	pg. A11	EDR Digital Archive
1995	pg. A15	EDR Digital Archive
1992	pg. A19	EDR Digital Archive

City Directory Images

GEDDES RD 2014

262	OCCUPANT UNKNOWN,
275	OCCUPANT UNKNOWN,
716	TYREE, JOE M

HENDRICKS RD 2014

107 OCCUPANT UNKNOWN,
219 WHITE, JASON I

PEDEN MILL RD 2014

101	BRATCHER, ALICE F BURNETTE, MUNDAL L GRAVES, DALE R OCCUPANT UNKNOWN,
115	MONTGOMERY, MARY L
143	STEWART, MICHAEL W
169	GENT JOSHUA WAYNE SCOTT, JAMES H
223	LUCAS, KATRINA
491	DRAKES CREEK CATTLE CO LLC OCCUPANT UNKNOWN,
515	BAILEY, JERRY L
570	ALAN S TOWING
583	WOODALL, TONY A
630	GASS, MARGARET A
712	OCCUPANT UNKNOWN,
727	WEBB EXCAVATING WEBB, RONNIE H
1319	PEYTON, STEVEN J
1325	OCCUPANT UNKNOWN,
1570	BALDWIN, STEVE B
1595	CAUDILL, PATTY L
1743	CAUDILL, LYNN T
1840	PITT, JOHN W
2088	MURPHREE, BILL M
2445	PITT, JOHN W
2538	LAW, MARY J
2598	STEVENS, ELIZABETH M
2622	JESSIE PARKER TRKG PARKER, LEROY L
2651	GROVES, JAMES
2703	GROVES, CHARLES R
2792	OCCUPANT UNKNOWN,
2982	R & D FARM ROBERTS, MICHAEL G STERLING E ROBERTS JR
3070	BALLARD BURTON LLC BALLARD, MICHAEL J
3735	OCCUPANT UNKNOWN,
3835	BARKER, COREY
3851	VERBEEK, DEBORAH
3880	GUARDIOLA, AURELIO G
3965	REDIKER, GEORGE R
4011	RIPPY, ROY L

TYREE CHAPEL RD 2014

141	RATLIFF, HAROLD G
292	JONES, STEVE O
792	OCCUPANT UNKNOWN,
1202	ROLEN, SHELLY
1271	GILLESPIE, BUDDY
2292	SETTLES, PHILLIP
2348	OCCUPANT UNKNOWN,
2391	JONES, DARRELL
2394	KITCHENS, RAYMOND E
2404	COOK LINDSEY
	COOK, JASON D
2480	SCOTT, DONALD R
2535	WIBAUX INC
	YOUNG, CHARLES M
2741	JONES, DARRELL K
	YOUNG FARMS
2823	BAKER, DOT R

GEDDES RD 2010

262	ELMORE, WILLIE
275	HAMMOND, DON W
716	TYREE, JOE M

PEDEN MILL RD 2010

101	BURNETTE, MUNDAE E LATAWA, MUNDAE L
115	MONTGOMERY, MARY L
169	KJ LAWN CARE PHILLIPS, JAMES C WATKINS RACHEAL
515	BAILEY, JERRY L
570	ALAN S TOWING
583	WOODALL PAMELA L
712	WATKINS, TAIRA L
727	WEBB EXCAVATING WEBB, RONNIE H
1319	PEYTON, JACK N
1325	JS PILOT CAR SERVICE
1570	BALDWIN, STEVE B
1595	CAUDILL, PATTYE L
1743	CAUDILL, RYAN T
1840	PITT JOHN PITT, JOHN W
2088	MURPHREE, BILL M
2445	PITT, JOHN W
2538	LAW, JOE L
2622	PARKER, DAVID L
2651	GROVES, JAMES
2703	GROVES, CHARLES R
2792	DAVENPORT, LARRY W
2982	BOBBIE ROBERTS CLINARD BRANDON R & D FARM ROBERTS KATHY D ROBERTS, GENE J STERLING E ROBERTS JR
3070	BALLARD BURTON LLC HENDERSON MONUMENT COMPAN
3735	BIGGS, ALICE
3835	BARKER, GARY B
3851	VERBEEK, DEBORAH
3880	NED STEVENS GUTTER CLEANING
3965	REDIKER GEORGE RICHARD JR REDIKER, GEORGE R
4011	RIPPY, ROY L

TYREE CHAPEL RD 2010

141	GASS CHAD GASS, ALAN A
292	ROSDEUTSCHER, HOWARD W
1202	ROLEN, SHELLY
1271	GILLESPIE, CLARENCE A GIVENS, KERI D
2292	SETTLES, PHILLIP
2394	KITCHENS, RAYMOND E
2404	COOK, JASON D
2480	SCOTT, DANIEL R
2535	WIBAUX INC YOUNG, CHARLES M
2741	YOUNG FARMS
2823	BAKER, ROBERT M

GEDDES RD 2005

275	HAMMONDS, KIM R
716	TYREE, JOE

PEDEN MILL RD 2005

115	MONTGOMERY, PAUL H
143	WILLIAMS, LLOYD
169	MOYERS, JILL
223	BLACK, EDWARD H
491	BAILEY, JERRY L
570	GASS CHAD HUNT, LOUISE B
583	WOODALL PAMELA L WOODALL, TONY A
712	GASS, H
727	WEBB EXCAVATING WEBB, RONNIE H
1319	PEYTON, JACK
1325	JS PILOT CAR SERVICE
1570	BALDWIN, STEVE B
1595	CAUDILL, PATTYE L
1743	CAUDILL, LYNN T
1840	PITT JOHN PITT, JOHN W
2088	MURPHREE, BILL
2538	LAW, MARY J
2598	PARKER, LEROY L
2651	GROVES, JAMES
2703	GROVES, CHARLES R
2982	CLINARD BRANDON R & D FARM ROBERTS KATHY D ROBERTS, GENE J
3070	HENDERSON MONUMENT COMPAN HENDERSON, JIM L
3735	BIGGS, ALICE
3834	PHILLIPS BOBBY W
3835	COWLES, ELIZABETH J
3851	COPAS, CHRISTOPHER B
4011	RIPPY, ROY L

TYREE CHAPEL RD 2005

141	GASS, ALAN A
292	ROSDEUTSCHER, HOWARD W
1202	ROLEN, SHELLY
1271	GILLESPIE, CLARENCE A
2180	MORRIS, C
2391	MCDOLE, DWIGHT G
2394	KITCHENS, RAYMOND E
2404	GIBBS, TIM
2741	YOUNG FARMS
	YOUNG, CHARLES M
2823	BAKER, ROBERT M

PEDEN MILL RD 2000

101	SHOULDERS, M
115	MONTGOMERY, PAUL
143	BURTON, JESSICA A
145	HARRIS, RICKY
570	HUNT, LOUISE B
727	WEBB, RONNIE
1325	JS PILOT CAR SERVICE
	PEYTON, GENEVA
1570	BALDWIN, STEVE
	YORK, PHYLLIS
1595	CAUDILL, MARVIN
1743	CAUDILL LYNN
	CAUDILL, LYNN
1840	PITT JOHN
	PITT, JOHN
2088	MURPHREE, BILL M
2598	PARKER, L
2622	LAW, JOE L
2651	GROVES, JAMES
2703	GROVES, CHARLES
2792	DAVENPORT, HAROLD
2982	CLINARD, BRANDON S
	COPAS, C
	R & D FARM
	ROBERTS, GENE
3070	COKER, M
	HENDERSON, JIM
3735	BIGGS, ALICE
3835	KIRBY, DAVID
3880	CONCAUGH, MICHAEL T
4011	RIPPY, ROY

TYREE CHAPEL RD 2000

141 ALANS HOME REPAIR
GASS, ALAN
292 ROSDEUTSCHER, HOWARD
1271 GILLESPIE, C A
2180 KITCHENS, JAMES
2292 WOODALL, HARVEY
2394 KITCHENS, RAYMOND
2741 YOUNG FARMS
YOUNG, CHARLES M
2823 BAKER, ROBERT M

GEDDES RD 1995

262	GRACE, ROBERT
275	HAMMONDS, DON
716	OCCUPANT UNKNOWNN

HENDRICKS RD 1995

219 GROVES, DEAN
427 NEALY, RONALD

PEDEN MILL RD 1995

101	ROGERS, BRIAN SMITH, DANA
143	PERDUE, S J
169	ESPINOSA, JESSIE
570	HUNT, OLIVER
1325	PEYTON, GENEVA
1570	KRANTZ, DAVID
1595	CAUDILL, MARVIN
1743	CAUDILL, LYNN
2538	LAW, JOE F
2651	GROVES, JAMES
2703	GROVES, CHARLES
2792	LAW, JOEY PARKER, SHEILIA
2982	PIERCE, STANLEY ROBERTS, GENE JR
3735	BIGGS, ALICE
3835	DENNING, HUGH KIRBY, DAVID
3880	RICHARDSON, S B

TYREE CHAPEL RD 1995

292 ROSDEUTSCHER, HOWARD
792 GRIGGS, NILES
1666 OCCUPANT UNKNOWNN
2180 KITCHENS, JAMES
2292 APPLE, MATTHEW G
2294 RANDOLPH, JOHNNY E
2394 KITCHENS, RAYMOND
2741 GARRETT, KENNETH
HARRIS, FRED

GEDDES RD 1992

262 KRATOCHVIL, JAMES
275 HAMMONDS, DON