

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

In the Matter of:

ELECTRONIC APPLICATION OF SEBREE)	
SOLAR, LLC FOR A CERTIFICATE TO)	
CONSTRUCT AN APPROXIMATELY 250)	
MEGAWATT MERCHANT SOLAR ELECTRIC)	CASE NO. 2021-00072
GENERATING FACILITY AND AN)	
APPROXIMATELY 4.85 MILE NONREGULATED)	
ELECTRIC TRANSMISSION LINE IN)	
HENDERSON COUNTY, KENTUCKY AND)	
WEBSTER COUNTY, KENTUCKY PURSUANT)	
TO KRS 278.700 AND 807 KAR 5:110)	

**RESPONSES TO SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION
TO SEBREE SOLAR, LLC
DATED OCTOBER 1, 2021
SEBREE SOLAR, LLC
PSC CASE NO. 2021-00072
SITING BOARD STAFF REQUEST DATED 10/1/2021**

Sebree Solar, LLC (Sebree Solar) hereby submits responses to the First Request for Information of the State Board on Electric Generation and Transmission Siting (Siting Board) in this case dated October 1, 2021. Each response with its associated supportive reference materials is individually bookmarked.

COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON
ELECTRIC GENERATION AND TRANSMISSION SITING

IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF)
SEBREE SOLAR, LLC FOR A CERTIFICATE)
TO CONSTRUCT AN APPROXIMATELY 250)
MEGAWATT MERCHANT SOLAR ELECTRIC)
GENERATING FACILITY AND AN)
APPROXIMATELY 4.5 MILE)
NONREGULATED ELECTRIC TRANSMISSION)
LINE IN HENDERSON COUNTY, KENTUCKY)
AND WEBSTER COUNTY, KENTUCKY)
PURSUANT TO KRS 278.700, ET SEQ. AND)
807 KAR 5:110, ET SEQ.)

CASE NO. 2021-00072

VERIFICATION OF
LINA JENSEN

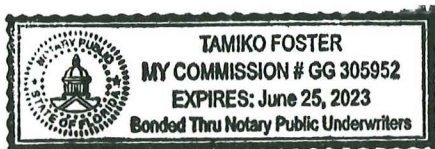
Comes now Lina Jensen, on behalf of Sebree Solar, LLC and, after first being duly sworn, does hereby swear and affirm that the foregoing responses attached thereto are true and correct to the best of my knowledge and belief, formed after reasonable due diligence and inquiry, as of this 15th day of October, 2021.



Lina Jensen



NOTARY PUBLIC



Commission No.: _____

Commission Expires: 01/25/2023

COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON
ELECTRIC GENERATION AND TRANSMISSION SITING

IN THE MATTER OF:

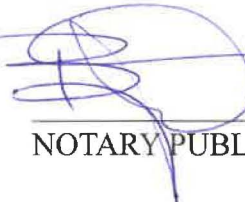
THE ELECTRONIC APPLICATION OF)	
SEBREE SOLAR, LLC FOR A CERTIFICATE)	
TO CONSTRUCT AN APPROXIMATELY 250)	
MEGAWATT MERCHANT SOLAR ELECTRIC)	CASE NO. 2021-00072
GENERATING FACILITY AND AN)	
APPROXIMATELY 4.5 MILE)	
NONREGULATED ELECTRIC TRANSMISSION)	
LINE IN HENDERSON COUNTY, KENTUCKY)	
AND WEBSTER COUNTY, KENTUCKY)	
PURSUANT TO KRS 278.700, ET SEQ. AND)	
807 KAR 5:110, ET SEQ.)	

VERIFICATION OF
JOSHUA CRAWFORD

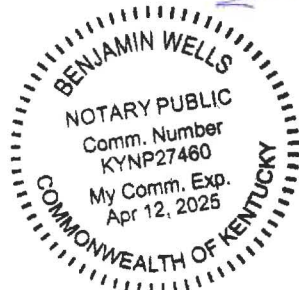
Comes now Joshua Crawford, on behalf of the Pegasus Institute as a consultant to Sebree Solar, LLC and, after first being duly sworn, does hereby swear and affirm that the foregoing responses attached thereto are true and correct to the best of my knowledge and belief, formed after reasonable due diligence and inquiry, as of this 15th day of October, 2021.



 Joshua Crawford



 NOTARY PUBLIC



Commission No.: KYNP27460
 Commission Expires: 12 APR 2021

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 1

RESPONSIBLE PARTY: Joshua Crawford

Request 1. Refer to the Application, Tab 10, Attachment A, page 4. Explain whether IMPLAN can account for the loss of economic activity and jobs. If so, explain whether the Pegasus Institute modeled the effects of the post-construction loss of construction related economic activity and jobs.

Response 1.

IMPLAN models deal directly with the expected direct and indirect economic benefits of a project, measured specifically to the region. The model created does not account for loss of economic activity or jobs.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

**SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021
REQUEST 2**

RESPONSIBLE PARTY: Joshua Crawford

Request 2. Refer to the Application, Tab 10, Attachment A, page 4.

- a. Explain whether any of the 86 additional jobs during the construction phase could be expected to remain in the area post-construction.
- b. Explain whether the 86 additional jobs are exclusively located in Henderson County.

Response 2.

- a. All secondary employment effects are measured as temporary and resulting from the influx of construction capital. Individuals, contractors, or industries might see permanent growth but this is not measured.
- b. The engineering, procurement, and construction (EPC) contractor would be conducting the majority of hiring for construction jobs. The Project will optimize labor costs and seek to leverage labor availability in the local market wherever possible. It is not possible at this time to delineate how many will come from Henderson County at this time.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

**SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021
REQUEST 3**

RESPONSIBLE PARTY: Joshua Crawford

Request 3. Refer to the Application, Tab 10, Attachment A, page 4.

- a. Explain generally how often IMPLAN datasets are updated.
- b. Explain how recently the relevant datasets for this analysis were updated.

Response 3.

- a. IMPLAN uses a multitude of databases to develop a unique 536 sector based on North American Industry Classification Sectors. The database combines material from the Bureau of Labor Statistics, Bureau of Economic Analysis, and Census Bureau, including Regional Economic Accounts, County Business Patterns, National Income and Product Accounts, among others. For construction projects, IMPLAN uses the US Census Bureau's Construction Spending data. Models are updated according to most recent available data from relevant sources.
- b. Data used is from the most recent modeling available at the time of the model's creation, which uses 2019 data. Most sources have not accounted for changes due to Covid-19 or census data collected in 2020, though few relevant changes would be anticipated in the

Siting Board Request 3

Page 2 of 2

measured region as a result of either. IMPLAN data is calibrated annually to ensure greatest accuracy.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 4

RESPONSIBLE PARTY: Joshua Crawford

Request 4. Refer to the Application, Tab 10, Attachment A, page 4. Explain whether the total community benefit is in present value.

Response 4.

The analysis provided is in present value and measures the specific effects of the construction investment that is proposed, including direct effects of wages and employment and anticipated secondary impacts based on the measured region. The existing land use, including its economic use and tax generation prior to the project, are not included in the calculation.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 5

RESPONSIBLE PARTY: Joshua Crawford

Request 5. Refer to the Application, Volume 1, Tab 10, Attachment A, pages 11–12.

- a. Explain the IMPLAN model calibration process.
- b. Explain whether the regional economy to which the IMPLAN model was calibrated includes Henderson County only. If so, explain why it is unreasonable to assume that labor would be drawn from surrounding counties and the economic effects would not spill over to those surrounding counties.
- c. Of the approximately 386 jobs created during the construction phase, explain how many of those jobs will come from Henderson County, Kentucky, and, since Evansville, Indiana is close, from outside of Kentucky.

Response 5.

- a. IMPLAN uses a proprietary calculus that accounts for state and local average wages as well as anticipated local sourcing of materials and labor based on source data.

Siting Board Request 5

Page 2 of 2

- b. The IMPLAN model calibrates benefit to the tailored region which was created to measure Henderson County. Contractors and subcontractors may use labor from outside of Henderson County.
- c. The EPC contractor would be conducting the majority of hiring for construction jobs. The Project will optimize labor costs and seek to leverage labor availability in the local market wherever possible. It is not possible at this time to delineate how many will come from Henderson County or outside of Kentucky.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 6

RESPONSIBLE PARTY: Lina Jensen

Request 6. Refer to the Application, Tab 10, Attachment A, page 12.

- a. Explain whether any estimates to the number of each job type to be employed have been made.
- b. Explain how the \$40,000 average annual salary was calculated from the wage data.

Response 6.

- a. The EPC contractor would be conducting the majority of hiring for these jobs. As we are in the early phases of the Project and have not established an EPC contract agreement, the estimated number of each job type is not yet established. We expect a variety of trade backgrounds on-site throughout construction.
- b. The estimated annual wage of \$40,000 for construction jobs was derived by multiplying the mean hourly wage for the Project by the standard total annual hours expected. The mean hourly wage assumed for the Project was approximately \$19/hr, assuming a 40-hour work week.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

**SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021
REQUEST 7**

RESPONSIBLE PARTY: Joshua Crawford

Request 7. Refer to the Application, Tab 10, Attachment A, page 13.

- a. Explain how IMPLAN predicts or models the amount of increased household spending.
- b. Explain how IMPLAN predicts or models to which and to what extent that increased household spending is spent in various sectors of the economy.
- c. Explain whether IMPLAN can predict the opening of new local businesses to meet increased spending in sectors that lack the supply or capacity to meet new demand.

Response 7.

- a. Among the inputs used for IMPLAN's proprietary model is the Bureau of Economic Analysis' National Income and Product Accounts and the Bureau of Labor Statistics' Consumer Expenditure Survey which combine the personal consumption expenditures and income-based categorizations.
- b. The specific expenditures for individual sectors are not calculated in this paper but are included in the multiplier which provides secondary impact estimates.
- c. This analysis does not provide calculations for potential new business openings.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 8

RESPONSIBLE PARTY: Lina Jensen

Request 8. Refer to the Application, Volume 1, Tab 9, Attachment A, pages 15. The discussion focuses on property taxes only.

- a. Explain whether there are any sales or income tax revenue effects in Kentucky as a result of the project. If there are not, explain why not. If there are, provide an estimate of the sales and income tax revenue effects for both the construction and operational phases of the project.
- b. Explain whether Henderson County levies an occupational tax.
- c. Explain whether the tax implications for Sebree Solar of not implementing a Payment In Lieu of Taxes (PILOT) arrangement with Henderson County and Kentucky extend beyond payment of any property taxes.
- d. Provide an update on the status of the PILOT negotiations.

Response 8.

- a. There will be sales and income tax revenue effects in Kentucky because of the Project. The Project estimates that approximately \$1.4 Million in Kentucky sales tax revenues

Siting Board Request 8

Page 2 of 2

will be generated as a result of the Project, separate from other tax calculations presented in the economic impact assessment originally provided. The basis for this calculation is a 6% sales tax rate applied to 7% of the construction costs and 60% of transmission costs. The project estimates that approximately \$1.7 Million in Kentucky corporate income tax revenues will be generated as a result of the project. This was calculated based on published Kentucky state income tax rates. There are many factors that support this estimate which have not been finalized, including project finance structure.

- b. Henderson County levies an occupational tax on corporations and individuals.
- c. Sebree Solar's potential implementation of a PILOT Agreement would affect only the Project's property taxes. Other taxes such as sales tax or income tax are not affected.
- d. Sebree Solar has not initiated any discussions with Henderson County on implementing a PILOT agreement but plans to initiate these discussions in the coming months.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 9

RESPONSIBLE PARTY: Joshua Crawford

Request 9. Refer to the Application, Volume 1, Tab 9, Attachment A, page 17.

- a. Explain whether the land upon which the project will be built has been used as farmland or some other purpose that generated jobs, income and tax revenue. If so, provide the number of jobs supported by the land and associated projection, the income and tax revenue (income, sales, property, personal property, etc.) generated.
- b. Explain whether the economic impacts summarized on page 17 are gross impacts or net of the impacts of displaced economic activity from the project site.

Response 9.

- a. The land upon which the project will be built has been primarily used for farmland. See response to Request 38.k. for data on Henderson County agriculture economics.
- b. The existing economic activity was not measured for the site for this analysis. Measurements are based on the construction investments and the relevant secondary impacts. See response to Request 38.k. for the impacts of displaced economic activity.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 10

RESPONSIBLE PARTY: Lina Jensen

Request 10. Refer to the Application, Volume 2, Tab 14, Attachment A, page 17.

- a. Explain whether any alternative routes or route segments were considered in selecting the proposed transmission line route. If so, provide a map of suitable scale showing alternative routes or route segments in addition to the selected route.
- b. Explain whether an environmental impact statement will be required for the transmission line.
- c. Explain whether there are any cemeteries, historical sites, archeological sites, or environmentally sensitive sites within one mile of the proposed right of way. If so, include them on the map requested in part a. above.
- d. If the proposed route is approved, explain whether there will be hindrances to the construction schedule, such as endangered bat nesting areas.
- e. Refer to KRS 278.714(3). Explain how the proposed transmission line will not result in significant degradation of the scenic factors (viewshed) of any property owner within sighting distance of the proposed line.

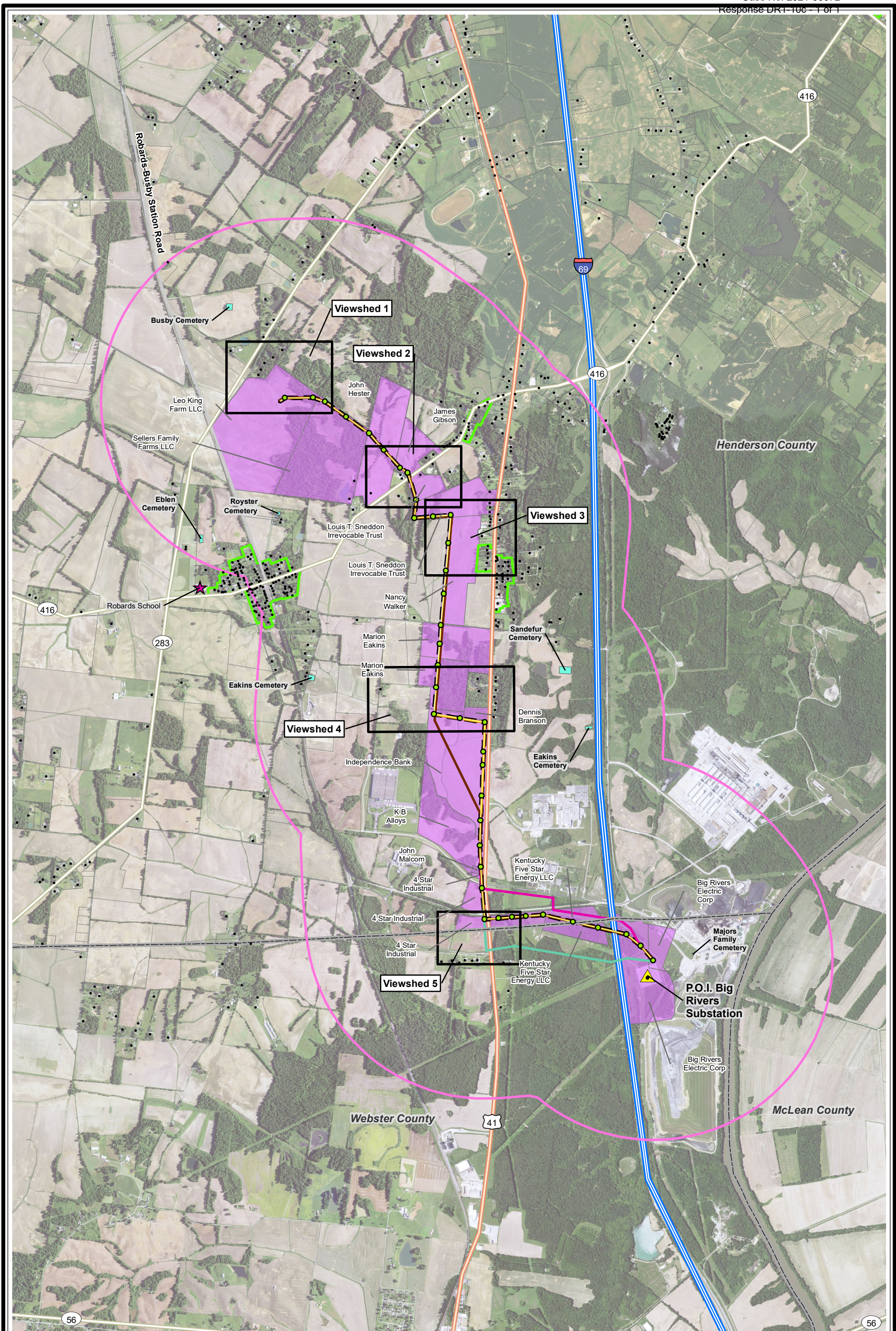
Response 10.

The transmission route was chosen based on two main factors: willingness of landowners to enter into a transmission easement agreement with the Project and minimizing the transmission length from the point of interconnection (POI) to the central project substation location to reduce total impact and cost.

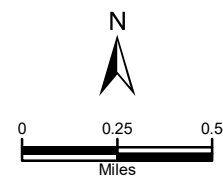
- a. The exact routing of the transmission line is being finalized in two locations in consultation with transmission line landowners. Please see Attachment 10 for alternative route segments that are being considered. There are two areas in particular: across the Independence Bank parcel in the middle of the transmission line (brown line), and close to the POI across the Four Star Industrial Park parcels and Kentucky Five Star Energy parcels (pink and turquoise lines).
- b. An Environmental Impact Statement is not expected to be required for the transmission line. The transmission line is being designed to avoid and minimize impacts to wetlands and streams, and permanent impacts are expected to remain below 0.5 acres. As a result, the transmission line is expected to receive coverage under a United States Army Corps of Engineers (USACE) Nationwide Permit (NWP). Prior to issuing NWPs, the USACE completed a National Environmental Policy Act (NEPA) review.
- c. Please see Attachment 10.
- d. The Project has been designed to avoid forested areas to the extent practicable. Unavoidable tree clearing would occur between November 15 and March 31, during bat-inactive season.

The Project has provided a description below of expected viewshed impacts based on specific areas along the proposed transmission line. In addition, the Project has designed the transmission structures to reduce viewshed impact, and these details are shared in the original application transmission line detailed plans.


- e. Please see Viewshed boxes included in Attachment 10 for reference with the following descriptions.
- Viewshed 1: Distance and existing vegetation are expected to minimize any potential scenic degradation to the residences within and near Viewshed 1.
 - Viewshed 2: Existing vegetation is expected to reduce potential scenic degradation within and near Viewshed 2.
 - Viewshed 3: Residences are located to the east of the Proposed Transmission line. Distance and existing vegetation are expected to minimize any potential scenic degradation to these residences. The nearest residential structure is approximately 970 feet away.
 - Viewshed 4: Forested vegetation between residences and proposed transmission line is expected to minimize any potential scenic degradation to the residences within and near Viewshed 4.
 - Viewshed 5: This area is primarily an industrial area with a significant number of other existing transmission and distribution lines. Distance and existing vegetation are expected to minimize any potential scenic degradation to the residences within and near Viewshed 5.



<ul style="list-style-type: none"> • Residential Structure ▲ Point of Interconnection (POI) ● Proposed Transmission Line - Structure — Proposed Transmission Line ○ 1 Mile Proposed Transmission Line Radius Boundary ▭ Transmission Line ROW (50 feet) ▭ Viewshed ▭ County Boundary 	<ul style="list-style-type: none"> ■ Residential Neighborhood per KRS 278.700 ■ Parcel Crossed by Transmission Line ★ Robards Elementary School ■ Cemetery ■ Church ■ Private Park 	<p>KRS 278.706 (2)(b) Location</p> <ul style="list-style-type: none"> — Option 1 - Permit — Option 2 - North — Option 3 - South — Alternate Route Independence Bank — Interstate — Highway — Major Road
--	--	---



KY State Siting Board
Case No. 2021-00072
Proposed Transmission Line
 Sebree Solar Project
 Henderson County, Kentucky
 Date: 10/12/2021



SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 11

RESPONSIBLE PARTY: Lina Jensen

Request 11. Explain whether the boundaries for the project on the map dated 8/6/2021, in the Application, Tab 2, Attachment A, "Project Map" are the final ones for the Certificate to Construct.

- a. Explain whether or not the following boundaries are the same as the ones in the Application, Volume 2, Part 3.
 1. Tab 13, Attachment A, page 6 of 13, titled "Figure 1 Site Location", dated 8/6/2021;
 2. Tab 14, Attachment A, titled "Proposed Transmission Line" dated 8/6/2021; and
 3. Tab 14, Attachment B, titled "Conceptual Site Plan Sebree Transmission Line Refer to the project boundaries on the maps in Application, Volume 2, Tab 12, Attachment A, Exhibit 6," Phase I Environment Site Assessment".
- b. Concerning Tab 12, Attachment A, Exhibit 6, Figure 1 "Location Map", provide the parcels and acreage that is not included in the parcel map in the Project Map in the Application, Tab 2.

1. Provide the parcels and acreage found in Tab 2 of the Application and missing in Exhibit 6 of the Environmental Site Assessment (SAR).
2. Explain if any further site assessment is needed for the missing parcels.
3. Explain if the Summary on page 8 of 392 of the SAR need to be changed using the Application boundary in Tab 2.

Response 11.

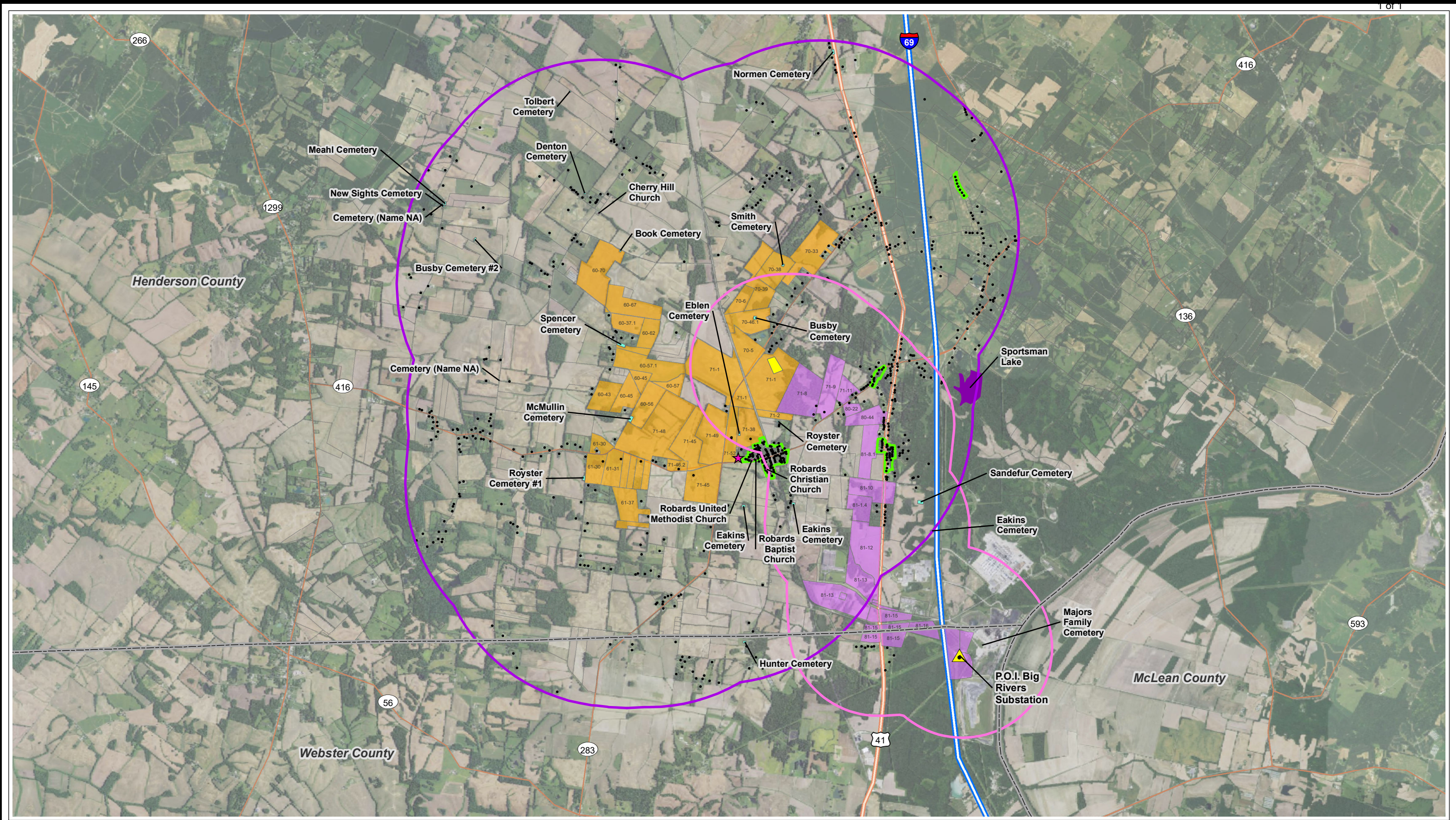
Sebree Solar has modified the Application, Tab 2, Attachment A, “Project Map” after further discussion with landowners and design optimization. The Project submits for consideration an updated version of this Project Map. Please see Attachment 11 for the updated version of this Project Map. These are the changes that were made: addition of parcels 60-56 and 60-57, and removing the separate distinction of the “Alternate” parcels.

- a. Similar modifications were made to the following maps as referenced in this Request:
 1. Please see Attachment 11a.1 for updated Cumulative Environmental Assessment Project Location Map.
 2. Please see Attachment 10 for updated Proposed Transmission Line Map. Note that the proposed transmission line route (Option 1 – Permit) has not changed since the 8/6/2021 version of this map.

The existing Phase I Environmental Site Assessment was limited to Project parcels (solar array) and excluded transmission line parcels. The Phase I Environmental Site Assessment will be updated as discussed below. The additional solar array parcels and all transmission line parcels will be included in the final Phase I Environmental Site Assessment.

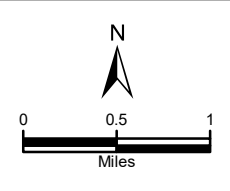
b.

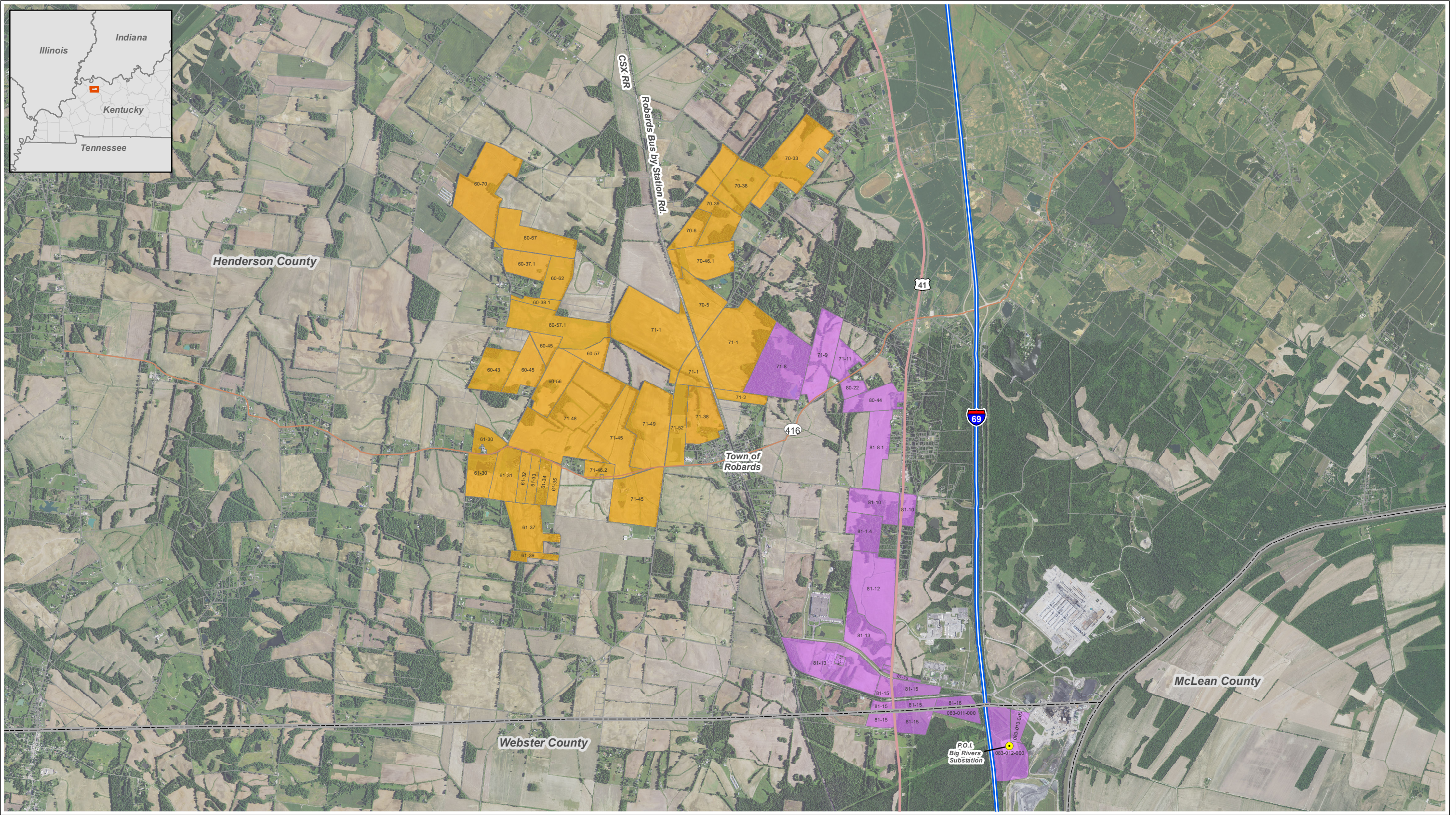
1. As discussed, the Project has made modifications to the Project boundary subsequent to the initial Phase I Environmental Site Assessment. The current Project parcel boundary is indicated on Attachment 11b with a total area of approximately 2,403 acres in the participating parcels.
2. The Phase I Environmental Site Assessment will be updated prior to final design and start of construction based on the latest Project parcel boundary.
3. Text of the Phase I Environmental Site Assessment will be updated as necessary based on the results of updated investigations prior to final design and start of construction.



KY State Siting Board - Case No. 2021-00072
 Sebree Solar Project
 Henderson County, Kentucky
 Date: 10/11/2021

• Residential Structure	○ 1 Mile Transmission Line Radius Boundary	KRS 278.706 (2)(b) Location	□ County Parcel Boundary	■ Project Substation	▬ Interstate
★ Robards Elementary School	○ 2 Mile Project Radius Boundary	■ Cemetery	■ Proposed Project Parcel	▬ County Boundary	▬ Highway
▲ Point of Interconnection (P.O.I.)	■ Residential Neighborhood per KRS 278.700	■ Church	■ Transmission Line Parcel	▬ Major Road	
		■ Private Park			

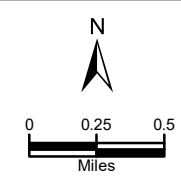


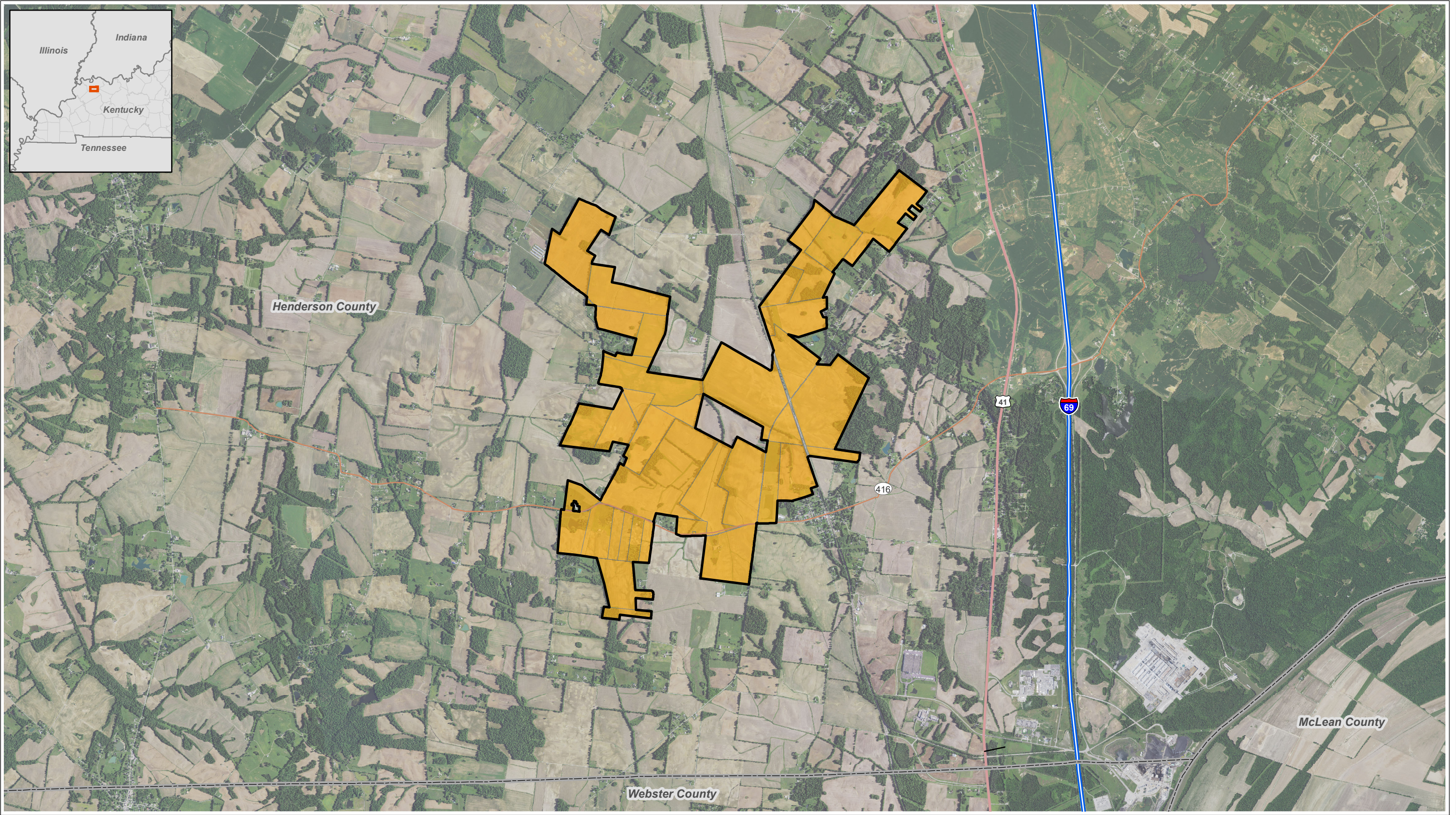


Project Location
 Sebree Solar Project
 Henderson County, KY
 Date: 10/11/2021








- Point of Interconnect (P.O.I.)
- ▬ Interstate
- ▬ Proposed Project Parcel
- ▬ Transmission Line Parcel
- ▬ Highway
- ▬ Major Road
- County Parcel Boundary
- County Boundary

Sources: NAIP 2020 Imagery; ECT 2021.

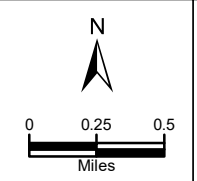




Site Location
Sebree Solar Project
Henderson County, KY
Date: 10/11/2021

-  Project Boundary (2,403.2 Acres)
-  Proposed Project Parcel
-  County Parcel Boundary
-  Interstate
-  Highway
-  Major Road
-  County Boundary

Sources: NAIP 2020 Imagery; ECT 2021.



SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 12

RESPONSIBLE PARTY: Lina Jensen

Request 12. Refer to the maps in the Application, Volume 2, Attachment A, Exhibit 3, "Preliminary Site Layout".

- a. Explain how access will be provided to the cemetery on Map C1.05. Provide the name of the cemetery and the most recent burial at this site.
- b. Explain how access will be provided to the cemetery on Map C1.07. Provide the name of the cemetery and the most recent burial at this site.
- c. Explain if the cemetery on Map C1.13 is outside the project boundary. Provide the name of the cemetery and the most recent burial at this site.
- d. Explain if the cemetery on Map C1.11 is in the lower left corner. If so, explain if it is outside the project boundary. Provide the name of the cemetery and the most recent burial at this site.

- e. Alternate Arrays on C1.11 cover part of the northern alternate parcel and some of parcel 60-67 within the project boundary. Explain whether there any plans to extend alternate solar arrays further into the northern alternate parcel.

Response 12.

- a. Public access for the cemetery shown on C1.05 will be incorporated into the design of the solar array. Sheet C1.05 has been updated in Attachment 18 to reflect these plans more accurately. The name of the cemetery is the Busby Cemetery. The most recent burial at this cemetery is not clear at this time, but it is not actively maintained and the landowner was not aware of anyone accessing it recently.
- b. Public access for the cemetery shown on C1.07 will be incorporated into the design of the solar array. Sheet C1.07 has been updated in Attachment 18 to reflect these plans more accurately. The name of the cemetery is the Eblen Cemetery. The most recent burial at this cemetery was 1979 and the Eblen family has indicated the headstones date back to the early 1800s. The cemetery is being actively managed by the Eblen and Sellers families.
- c. The cemetery on C1.13 will be outside of the project area. The name of the cemetery is the McMullin Cemetery. The last burial date is not known at this time.
- d. The cemetery on C1.11 will be outside of the project area. The name of the cemetery is the Spencer Cemetery. The last burial date is not known at this time.
- e. The detailed site plans have been updated and included as Attachment 18. As part of these updates, the parcel 60-67 area has been updated to show solar arrays across the parcel. These changes were made on sheets C1.11 and C1.15.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 13

RESPONSIBLE PARTY: Lina Jensen

Request 13. Provide the Parcel Number for each Legal Property Description in the Application, Volume 2, Attachment A, Exhibit 2.

Response 13.

Please see Attachment 13 for updated document of Legal Property Descriptions for all proposed parcels in Henderson County and Webster County. The Henderson County and Webster County PVA Parcel numbers have been added to the Legal Property Descriptions. As discussed in Response 11, the Project has made modifications to the list of proposed parcels, and we have subsequently updated this document to reflect these modifications.

EXHIBIT A

Legal Description of Owner's Property

The following described real property located in Henderson County, Kentucky, more particularly described as follows, to wit:

Consisting of 45.50 acres, more or less, located about ¼ mile west of Robards, Kentucky, on the Robards and Cairo Road, bounded and described as follows:

Beginning at a stake on the south side of the Robards and Cairo Road, corner to Mrs. Duncan in L. B. Eblens' line (formerly William Eblen), thence with Eblens' east line north 2½ degrees west 20.75 chains, more or less, to the east right of way line of State Highway #283, thence with said east right of way line north 3 degrees east 27.50 chains, thence with a curve to the right, said curve having a radius of 2834.90 feet, a distance of 3.57 chains to S.E. Kings' line, thence with Kings' line South 87¼ degrees east 7.43 chains, more or less, to a stake near a black gum, thence south 1¼ degrees east 49.93 chains to a point in the Robards and Cairo Road, thence with said road, south 82 degrees west 9.75 chains to the place of beginning, containing 45.50 acres, more or less, but subject to legal highways.

The above being the same property acquired by Phillip D. Branson and his wife Robin R. Branson by Deed dated July 7, 1997, of record in Deed Book 649, Page 120, in the Henderson County Clerk's office.

EXHIBIT A

Legal Description of Owner's Property

Beginning on the South side of Robards and Cairo Road at corner post to C. B. Hester 27¼ links South of said post, N 82½ E 25 rods, 12 links with W.G. Duncan's line to H.J. Pooles's corner; thence N 8¾ N 12 rods, 22 links to H.J. Poole's corner; thence N 81½ E 9 rods, 4 links to Dr. A.S. Denton's corner; thence N 8¾ W 21 rods, 13 links to Dr. A.S. Denton's corner; thence N 85 E 14 rods; 5 links to J.P. Cosby's corner; thence N 20 W 18 rods, 5½ links to J.L. Cosby's corner; thence N 69 E 31 rods; 21 links to another corner of J.P. Cosby's; thence S 27 E 3 rods to another corner of J.P. Cosby's; thence N 73 E 17 rods, 23 links with George Royster's line to J. T. Triplett's corner; thence N 23 W 17 rods, 23 links to another corner of J.T. Triplett's; thence N 68½ W 17 rods, 2 links to L & N Railroad; thence with railroad N 23 W 107 rods, 18 links to Lee King's corner; thence with King's line N 83½ W 55 rods, 5 links to C. B. Hester's corner thence S ½ E 199 rods, 18 links to beginning, containing 77-49/100 acres, more or less.

LESS the following described property which was conveyed to the Board of Education of Henderson County, Kentucky, by deed of Shelby Scott and wife, Lillie M. Scott, dated the 5th day of August, 1953, of record in Deed Book 163, Page 105, Henderson County Court Clerk's Office, to-wit:

Beginning at an iron nail in Kentucky State Highway No. 416, corner with Frank Fraser (20 feet south of north fence line on said highway), runs with said highway S 84° 53' W 421.8 feet to a nail in highway, corner with M.T. Day; thence N 00° 30' E 653 feet to a stake and post, corner with Shelby Scott in M.T. Day's line; thence with (division line) N 88° 30' E 722.4 feet to a stake, corner with Shelby Scott in J.W. Duncan's line; thence S 20° 00' E 28 feet to a stake and post, corner with J.W. Duncan and Dr. A.S. Denton's estate; thence S 83° 15' W 234.3 feet to a stake and post, corner with the Dr. A.S. Denton Estate; thence S 6° 17' E 354.3 feet to a stake and post, corner with the Dr. A.S. Denton Estate and Frank Fraser; thence S 82° 50' W 50 feet to a stake and post, corner with Frank Fraser; thence S 6° 25' E 212.5 feet to the point of beginning, containing 7.217 acres.

ALSO LESS the following described property conveyed by John William Fulkerson and his wife, Lillie Elizabeth Fulkerson, to the County of Henderson by deed dated May 16, 1977, of record in Deed Book 294, Page 432, to-wit:

Beginning at an iron pin corner to the Robards School and Galloway; thence with the line of the Robards School, N 88° 52' E 722.87 feet to an iron pin corner to Chandler; thence with the line of Chandler, N 17° 12' W 269.25 feet to an iron pin corner to Fulkerson; thence with the line of Fulkerson, S 88° 17' W 637.26 feet to an iron pin corner to Galloway; thence with the line of Galloway, S 1° 24' W 252.41 feet to the point of beginning, containing 3.99 acres, more or less.

Being the same property conveyed to John William Fulkerson and his wife, Lillie Elizabeth Fulkerson, as joint tenants, with right of survivorship, by deed from Dorsul, Incorporated, a Kentucky corporation, dated April 23, 1970, of record in Deed Book 247, Page 317, in the

Henderson County Clerk's Office. John William Fulkerson died intestate on October 21, 1978, thus vesting fee simple title in Lillie Elizabeth Fulkerson by virtue of the survivorship clause in said deed. See affidavit of death of record in Deed Book 359, Page 45, in the Henderson County Clerk's Office, Lillie Elizabeth Fulkerson died intestate on May 3, 1984, and left the grantors, John W. Wilson and Richard Melvin Wilson as her only heirs at law. See affidavit of descent of record in Deed Book 358, Page 607, in the Henderson County Clerk's Office.

The above being the same property acquired by Delnoe Brock and Fay Brock, husband and wife, by Deed dated August 21, 1985, of record in Deed Book 359, Pages 84-86, in the Henderson County Clerk's office.

Containing 66 acres, more or less.

QLA: 7605

EXHIBIT A

Legal Description of Owner's Property

The following described real property located in Henderson County, Kentucky, to-wit:

Tract 1:

Beginning at a point in the line of Lot No. 2, 1 pole from the line of the dower; thence S. 60 3/4 E. 9.68 chains to a point 1 pole from the Southeast corner of the dower; thence N. 30 3/4 E. 1 pole to a stake, Southeast corner to the dower and Lot No. 5 (Double dogwood pointer); thence S. 60 3/4 E. 14.88 chains to a stake corner to Lots 5 and 6; thence S. 30 3/4 W. 16.77 chains to a stake, 3 elm pointers, in Henry Funston's line, corner to Lot No. 7; thence N. 14 W. 7.51 chains to a double sweet gum (1 prong down) corner to Henry Funston's land; thence S. 75 1/2 W. 28.65 chains to a stake in Henry Funston's line, corner to Lot No. 2; thence N. 30 3/4 E. 30.74 chains to the beginning, containing 50 acres.

Also the right of way for a passway over a strip of land, beginning at the corner of Lots Nos. 1 and 2 in the dower line and extending to the corner of the dower and Lot No. 5; thence with the line of the dower and Lot No. 5 to the corner of Lots Nos. 4 and 5; thence with the line of Lots Nos. 4 and 5 to another corner of Lots Nos. 4 and 5; thence with the line of Lot No. 4 and A.O. Edwards and F. Porter to Canoe Creek.

SAVINGS AND EXCEPTING the following tract conveyed to C.A. Compton by deed dated April 1, 1889, from said George R. Smith, and recorded in Deed Book 14, page 246, in the Henderson County Court Clerk's Office, to wit:

Beginning at a stake in the line between Geo. R. Smith and Ella Compton and 5 poles 14 links from the Southeast corner of the dower interest; thence S. 60 1/4 E. 58 poles and 22 links to a stake in Addie Smith's line; thence S. 31 W. 66 poles and 20 links to a stake in Henry Funston's line and double elm and single elm marked as pointers; thence with said Funston's line, N. 13 1/2 W. 30 poles and 5 links to a gum and corner to Henry Funston; thence with another line of said Funston, S. 84 W. 31 poles and 8 links to a stake in said line; thence N. 20 1/2 E. 67 poles and 14 links to the beginning, containing 16.63 acres.

FURTHER SAYING AND EXCEPTING the following parcel conveyed by Thomas A. Smith and wife, to Otho Alexander by deed dated August 14, 1946, and recorded in Deed Book 127, page 416, to wit:

Beginning at a stake in the boundary of the lands of Thomas A. Smith and Mrs. Eula Spencer and at a point 3 poles North 42° W. from a twin black oak and continuing two chains N 42 W to a stone in the line of Mrs. Eula Spencer at the point where the land of Otho Alexander and Thomas A. Smith meet; thence Northeast with the meanderings of an old creek to the middle of the present drainage ditch; thence N. 55 E. 3 poles to the mouth of a small drainage ditch; thence with the middle of said ditch to the beginning, containing .6 of an acre, more or less.

Tract 2:

Lot No. 2 in the Division of the lands of Thomas A. Smith, to wit:

Beginning at a stone 40 feet from the middle of the L&N R.R. on the East side of same in Henry Funston's line and 20 feet from the corner; thence N 30 3/4 E. 43.85 chains to a point in the line of Lot No. 1 and 1 pole from the line of the dower; thence S, 60 3/4 E 13.38 chains to a point in the line of Lot No. 3, 1 pole from the line of the dower; thence S. 30 3/4 W. 30.79 chains to a stake in Henry Funston's line, a corner to Lot No. 3; thence S. 75 1/2 W. 18.89 chains to the beginning, containing 50 acres.

Also, the right of way for a passway over a strip of land, beginning at the corner of Lots Nos. 1 and 2 in the dower line and extending to the corner of dower and Lot No. 5; thence with line of dower and Lot No. 5 to the corner of Lots Nos. 4 and 5; thence with the line of Lots 4 and 5 to another corner of Lots Nos 4 and 5; thence with the line of Lot No. 4 and A.O. Edwards and F. Porter to Canoe Creek.

SAVING AND EXCEPTING from the above tract, the following described tract conveyed by G.R. Smith to A.S. Denton by deed dated March 31, 1902, and recorded in Deed Book 32, page 299, in the office aforesaid.

Beginning at a stake in the East line of Robards and Busby Station Road, 16 feet from Henry Funston's line; thence N. 21 1/4 W. 30 links to a stake on east side of above mentioned road in Ed. Otey's line; thence with Ed. Otey's line N. 32 E. 126 poles to a fence post in said line; thence S. 74 E. 35 poles 8 6/10 links to a stake; thence S. 2 1 W. 88 poles and 16 links to a stake 16 feet at right angles from Henry Funston's line; thence S. 77 W. 69 poles and 21 links to the beginning, containing 30 acres.

Tract 3:

Lot No. 2 of the Division of the dower of Margaret Smith, deceased, bounded as follows:

Beginning at a point in middle of Creek, corner to Lot No. 4 of this Division; thence with line of Lot No. 4 and middle of ditch S. 55 E. 63 poles to a point in the middle of ditch corner to Lot No. 1 of this division, elm pointer; thence S. 31 1/2 W. 113 poles to a stake corner to Lot No. 1 in line of private passway; thence N. 59 W., 35 poles and 12 links to a stake, corner to Lot No. 3, a passway along this line from this corner to a point 16 feet S. 59 E. from Ed. Otey's corner is reserved for Lot No. 3; thence N. 31 1/2 E. 52 poles and 9 links to a stake in a ditch, corner to Lot No. 3; thence N 44 W. 15 poles to a fence post corner to Lot No. 4, hackberry pointer; thence N. 31 1/2 E. 21 poles to a stone, corner to Busby land; thence N. 59 W. 10 poles to a stake, corner to the Busby land; thence N. 31 1/2 E. 28 poles to middle of the creek; thence N. 31 1/2 E. 28 poles to middle of the creek; thence with creek to beginning, containing 32.61 acres.

Tract 4:

Lot No. 3 in the Division of the Dower of Margaret Smith, deceased, bounded as follows: A tract of land East of L&N R.R. containing 5 acres, to wit:

Beginning at a stake in a line between Ed. Otey and E.A. Royster; running N. with E.A. Royster and Mattie L. Ligon; East and South with Richard Smith's line.

SAVING AND EXCEPTING the following described property conveyed by George R. Smith to Edwin A. Royster by deed dated December 3, 1913, and recorded in Deed Book 50, page 433, in the office aforesaid. Beginning at a stake, two white oaks pointers corner to E.A. Royster; thence N. 33 ½ E. 6.20 chains to a double black oak on the bank of a branch; thence N. 42 ¾ W. 2.74 chains to a stone, corner to E.A. Royster and J.M. Alexander; thence S. 33 ½ W. 6.84 chains to a stake corner to E.A. Royster; thence S. 57 ½ E. 2.50 chains to the Beginning, containing 1.63 acres.

CONTAINING, IN ALL 88.75 acres, more or less, but subject to legal highways.



2020003031

HENDERSON CO, KY FEE \$55.00
PRESENTED / LODGED: 03-27-2020 08:58:22 AM

RECORDED: 03-27-2020

RENESAABNER
CLERK

BY: TONYA WILSON
DEPUTY CLERK

BK: RE 643

PG: 44-51

MAILED TO: 3/30/2020
LAND SERVICES GROUP
700 UNIVERSE BLVD
JUNO BEACH, FL 33408-2657

EXHIBIT A

Legal Description of Owner's Property

The following described real property located in Henderson County, Kentucky, to-wit:

Beginning at a stake, corner to Sam Spencer in a few feet of a large maple tree, south 86° east 47 poles, 13 links to a stake, corner to Luther Eblen; thence north $4-3/4^{\circ}$ east 43 poles to a stone, corner to Eblen; thence south 86° east 1 pole and 17 links to a stone; thence north $11-1/2^{\circ}$ east 51 poles and 7 links to a stone, corner to Mrs. Wm. Eblen; thence north 87° west 33 poles to a corner in T.T. Royster's line; thence with his line south 18° west 95 poles, 16 links to the beginning, containing 21 acres, more or less but subject to legal highways.

Beginning at a stone, J.W. Otey's corner; thence running north $67-1/2^{\circ}$ west 37 poles and 19 links to a maple stump, corner with Tom Spencer in Otey's line; thence south $27-1/2^{\circ}$ west 179 poles and 3 links to a stone in the Royster line, corner with Tom Spencer; thence south $59-1/2^{\circ}$ east 70 poles and 11 links to an elm in the Lithecum line, corner with Eblen; thence north $17-1/2^{\circ}$ east 190 poles and 15 links to the beginning; containing 61.81 acres, more or less, but subject to legal highways.

Beginning at stone, corner to Samuel Spencer: thence south $88-1/2^{\circ}$ east $117-3/4$ poles to a stone in Felix Eakins' line; thence north 135 poles to a stone; thence north $88-1/2^{\circ}$ west $117-3/4$ poles to a stone; thence south with Samuel Spencer's line to the beginning, containing 100 acres, more or less, but subject to legal highways.

Beginning at a post oak stump in Lee Eakins line, corner to L.B. Eblen & W.G. Duncan & running thence with Duncan's line N. 1 W. 245 feet to a point in the middle of the Robards & Cairo Road and in L. B. Eblen's line; thence with the middle of said road S. $87-50$ W. 411 feet, S. $71-10$ W. 286 feet & S. $53-55$ W. 126 feet to a point in middle of said road and in the T. T. Royster's line; thence with Royster's line S. $83-50$ E. 616 feet to a post in said line; thence with Royster's and Lee Eakins line N. $89-45$ E. 176 feet to the beginning, and containing 3.2 acres.

LESS AND EXCEPT the following tract sold by Mrs. W.D DeVasher and her husband to E. U. Weldon by deed recorded in Deed Book 109, at Page 119, Henderson County Court Clerk's Office, to-wit:

All that property located on the southeast corner of the intersection of the Robards and Tunnel Hill road and the Petersburg and Anthoston road known as Highway 283. Said parcel of land is bounded on the north by the Robards and Tunnel Hill road; on the east by the property of E.U. Weldon; on the south by the property of Lee Eakins and on the west by State Highway 283, or the Petersburg and Anthoston road, containing one acre, more or less. This is the eastern part of a lot of ground formerly owned by Rufus Eblen. Said State Highway 283 known as the Petersburg and Anthoston road cut said original lot in two, part thereof being located on the east side of said road and the other part on the west side and adjoining the lands of Mrs. W.D. DeVasher. There is only being conveyed by this deed the part that is located on the east side of said Highway 283. The part located on the west side and adjoining the land of Mrs. W.D. DeVasher is not included in this conveyance.

Being Tracts 1, 2, 3 and 6 in that certain deed from Charlotte Gregory Taylor, a Widow, to Arnold G. Taylor dated October 2, 1976, appearing of record in Deed Book 289, at Page 248, in the Henderson County Clerk's Office. Charlotte Gregory Taylor died on or about October 1, 1984, thereby extinguishing her life estate in the above described property.

MAILED 3/16/2020 TO:
JAMES & JANET CORLETT
700 UNIVERSE BLVD
JUNO BEACH, FL 33408



2020002650
HENDERSON CO, KY FEE \$49.00
PRESENTED / LODGED: 03-13-2020 10:21:54 AM

RECORDED: 03-13-2020
RENESAABNER
CLERK
BY: SHARON SELLARS
DEPUTY CLERK

BK: RE 642
PG: 840-845

Parcel Numbers:

60-67

61-35

EXHIBIT A

Legal Description of Owner's Property

Parcel 1

Beginning at a stone, corner to George Crook in Ed Otey's line, at an angle in the Ed Otey Road, thence N 4½ E 11.66 chains to a stake in Buzz Danton's line, thence N. 80 W. 29.75 chains to a stake in the middle of a ditch, thence with the Ditch S 26 W. 2/50 chains to a stake in the south point of the junction of two ditches, thence S 2½ W 13 chains to a stump in the south line of Ed Otey road, and E.H. Royster's line, corner to Steele, thence with south line of road S 87 E 30.08 chains to the beginning, containing 40.93 acres in Henderson County, Kentucky.

Parcel 2

Beginning at a stone corner to E. Rouster, at an angle in the Frog Island Road; thence N. 3½ E. 11.77 chains to a stone corner to Lot No. 1, in Minors line; thence S. 84½ E. 5.31½ chains to a stake corner to Lot No. 5 in line of Lot No. 1. thence S. 3½ E. 11.73 chains to a stake on North side of road corner to Lot No. 5; thence N. 85 W. 5. 31½ chains to the beginning, containing 6.48 Acres in Henderson County, Kentucky.

A passway 15 feet wide is given on west side of this lot for the benefit of the other lots.

Parcel 3

Beginning at a stake in line of Lot No. 5, corner to Not No.6; thence N. 3 ½ E 4.33 chains to a stake, corner to Lot No. 5, in line of Lot No 1, thence S. 84 ½ E. 2.09 chains to a stake corner to Lot No. 1; thence N. 8. E. 3.53 chains to a stake corner to Lot No. 8, in line of Lot No.1; thence S. 85 E. 7.46 chains to a stake corner to Lot No 8, in Handley's line; thence S. 25. W. 2.30 chains to a stake in the branch; thence S. 3. W. 5.77 chains to a stake corner to Lot No. 6, in Handley's line; thence E. 85 W. 9.08 chains to the beginning, containing 6.46 acres. There is to be a passway 15 feet wide a part of the way on the west side of this lot for the benefit of the other lots.

This being the same lot of ground conveyed to Grantors by Joseph Eblen and Nona Eblen by deed of date November 13th 1919, and recorded in Deed Book 60 at page 288, Henderson County Clerk's Office, Kentucky.

Parcel 4

Also another lot of ground being Lot No. 5 in the division of the lands of R.J. Spencer, Dec'd and bounded as follows:

Beginning at a stake on the North side of the road, corner to Lot No. 4; thence N. 3-½ E. 11.73 chains to a stake corner to Lot No. 4, in line of Lot No. 1; thence S. 84½ E. 5.74 ½ chains to a stake corner to Lot No. 7 in line of Lot. No. 1; thence S. 3 ½ W. 11.69 chains to a stake on the South side of the new road, corner to Lot No. 6; thence N. 85. W. 5.71-½ chains to the beginning, containing 6.45 acres. This being the same ground conveyed to Grantors by Joseph Eblen and Nona Eblen by deed of date November 13th 1919 and recorded in Deed Book 60 at page 288, Henderson County Court, Kentucky.

Parcel 5

Also another lot of ground being Lot No. 6 in the division of the lands of R.J. Spencer, Dec'd and bounded as follows:

Beginning at a stake on the South side of the new road corner to Lot No. 5; thence N. 3 ½ E. 7.26 chains to a stake corner to Lot No. 7, in line of Lot No. 5; thence S. 85. E. 9.08 chains to a stake corner to Lot No. 7, in Handley's line; thence S. 3. W. 7.36 chains to a stake corner to Handley on South side of new road; thence N. 85. W. 9.11 chains to the beginning, containing 6.69 acres, and being the same ground conveyed to Grantors by Joseph Eblen and Nona Eblen by deed of date November 13th 1919, and recorded in Deed Book 60 at page 288, Henderson County Court Clerk's office, Kentucky.

Parcel 6

Beginning at a stake in the Robards and Tunnel Hill road, corner with Lot No. 2, runs with said road S. 76-15' E. 422.3 feet to a stake at the mouth of the Parson road, corner with Mrs. S.S. Spencer; thence with said road S. 3-35' W. 1680.3 feet to a stake in said road, corner with W.A. Royster estate in the line of Mrs. S.S. Spencer; thence N. 89-14' W. 418.2 feet to a stake, corner with lot No. 2 in the line of the W.A. Royster estate; thence N. 3-35' E. 1775.6 feet to the beginning, containing 16.16 acres, and being Lot No. 1 in the division of the estate of T.W. Royster deed, and conveyed to Vinnie Allgood by Marvin Royster and others by deed of date 28th February 1928, and recorded in Deed Book No. 81 page 195, Henderson County Clerk's Office., Kentucky Together with all buildings and improvements thereon.

Parcel 7

FIRST: Lot No. 2 of said division. Beginning at a stake in Miner's line corner to Lot No.1, thence N. 3-1/2 E. 4.44 chains to a stake corner to Lot No. 3, in Miner's line, thence S. 85 E. 13.72 chains to a stake corner to Lot No. 3, in line of Lot No. 8, thence S. 8W. 4.63 chains to a stake corner to Lot No. 1, in line of Lot No. 8, thence N. 84 E. 13.45 chains to the beginning, containing 6.14 acres.

Being the same real property conveyed to Inez Handley and her husband, O.T. Handley, by Addie L. Steele, et al, by deed dated May 17, 1919, of record in Deed Book 59, Page 540, Henderson County Clerk's Office. Said O.T. Handley died testate, a resident of Henderson County, Kentucky, in 1965, and by his will, duly probated and of record in Will Book O, Page 295, said Clerk's Office, his interest in the above described real property was devised to Granter, Inez Handley.

Parcel 8

SECOND: Lot N. 1 of said division. Beginning at a stake corner to Lot No. 4, in Miner's line, thence N, 3- ½ E.4-37 chains to a stake corner to Lot No .2, in Miner 's line, thence S. 84- ½ E. 13-45 chains to a stake corner to lot No. 2, in the line of Lot No. 8, thence s. 8 w.4 .32 chains to a stake corner to Lot No. 7, thence N. 84- ½ E. 13.16 chains to the beginning, containing 5.75 acres in Henderson County, Kentucky.

Being the same real property conveyed to Mrs. Elizabeth Spencer by Addie L. Steele, et al, by deed dated May 17, 1919, of record in Deed Book 90, Page 29, Henderson County Clerk' Office. Said Elizabeth Spencer, who was the same person as Elizabeth Catherine Spencer, died testate, a

resident of Henderson county, Kentucky, on September 2, 1971, and by her will, duly probated and of record in Will Book S, Page 171, said Clerk's Office, the above described real property was devised to her daughter, Grantor, Inez Handley.

Parcel 9

THIRD Lot No. 3 of said division. Beginning at a stake in Miner 's line, corner to Lot No. 2, thence N. 3-1/2 E. 4.40 chains to a stake corner to Denton, thence S. 85 E. 14.10 chains to a stake corner to Denton and Lot No, 8, thence S. 8 W. 4.47 chains to a stake corner to Lot No. 2, in line of Lot No.8, thence N.84 W. 13.72 chains to the beginning, containing 6.14 acres in Henderson County, Kentucky.

Being the same real property conveyed to Emmett Spencer by Addie L. Steele, et al, by deed dated May 17, 1919, of record in Deed Book 61, Page 265, Henderson County Clerk's Office. Said Emmett Spencer died intestate and unmarried on December 6, 1929, leaving his mother, Elizabeth C. Spencer, as his only heir at law who inherited from him the above described real property. See Affidavit of Descent of Emmett Spencer of record in Deed Book 90, Page 30, said Clerk's Office. By the aforesaid will of Elizabeth Catherine Spencer of record in Will Book S, Page 171, said Clerk's Office, the above described lot of ground was devised to Grantor, Inez Handley.



2020003029

HENDERSON CO, KY FEE \$52.00

PRESENTED / LODGED: 03-27-2020 08:57:15 AM

RECORDED: 03-27-2020

RENESA ABNER
CLERK

BY: TONYA WILSON
DEPUTY CLERK

BK: RE 643

PG: 31-37

MAILED TO: 3/30/2020
LAND SERVICES GROUP
700 UNIVERSE BLVD
JUNO BEACH, FL 33408-2657

EXHIBIT A

Legal Description of Owner's Property

Parcel 1

BEGINNING at an iron pin corner to Tract #1, said pin being in the southern R/W of Ky. Hwy. 416, 30 feet from the centerline, and being approximately 1595 feet east of the intersection of W. N. Royster Road in Henderson County, Kentucky; thence with said R/W N 79° 56' 31" E -- 104.50 feet, S 73° 51' 35" E -- 154.97 feet, S 69° 44' 51" E -- 439.82 feet to an iron pin corner to Tract #3; thence with the line of Tract #3 S 8° 41' 19" W -- 2091.63 feet to an iron pin in the line of Tract #5; thence with the line of Tract #5 N 82° 30' 11" W -- 448.26 feet to a post corner to Tract #6; thence with the line of Tract #6 N 80° 25' 40" W -- 89.18 feet to a post corner to Arron Norris; thence with the line of Norris N 79° 57' 06" W -- 386.47 feet to an iron pin at a twin sassafras corner to Tract #1; thence with the line of Tract #1 N 15° 01' 08" E -- 2178.38 feet to the point of beginning and containing 39.882 acres. For a more particular description you are referred to a survey plat prepared by Likins and Musgrave dated _____, 1986, of record in Plat Book 5, Page 2, of the Henderson County Clerk's Office.

The above being the same property acquired by Chris Daniel and Laveta R. Daniel, husband and wife by Warranty Deed dated April 30, 1986, of record in Deed Book 366, Page 403, in the Henderson County Clerk's office.

QLA: 8186

EXHIBIT A

Legal Description of Owner's Property

Parcel 1

Beginning at a stake in the east line of Robards and Busby Station Road 16 feet from Henry Punston's line, thence N 21- 1/4 W 30 links to a stake on the east side of the above mentioned road in Ed Otey's line; thence with Ed Otey's line N 32 E 126 poles to a fence post in said line; thence S 74 E 35 poles 8 6/10 links to a stake, thence S 21 W 88 poles and 16 links to a stake, 16 feet at right angles from Henry Funston's line; thence S 77 W 69 poles and 21 links to the beginning, containing 30 acres, more or less. 70-6

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 520 page 622 in the Henderson County Court Clerk's office.

Parcel 2

TRACT 1: Beginning at a point corner to Dempsey Ligon in the line of public road leading from Robards to Busby Station; thence N. 27-16 W., 17.82 chains corner to Mrs. A. S. Denton on said public road; thence N. 76-15 E., 42.15 chains to a point, corner to F. A. Porter; thence S. 4-17 E. 28.75 chains to a point corner to F. A. Porter; thence S. 17-46 W., 9.70 chains to a point corner to F.A. Porter; thence N. 57-45 W., 34.83 chains to a point corner to Dempsey Ligon; thence S. 15-55 E., 6.12 chains to a point, corner to Dempsey Ligons; thence S. 8-01 W. 4.75 chains to the beginning. Containing 92.88 acres by survey and

plat made January, 1898, by Woodson Hopkins Civil Engineer of Henderson, Kentucky.

TRACT 2: A certain small piece of land lying with F. A. Porter, B. D. Ligon and J. H. Funston lands formerly cornered about 400 square feet for a pass-way for the above farm into a by-way pass, which leads to the country road.

LESS: The following described property conveyed to James Dale Sights and wife, Margaret Ann Sights, by Lola Sizemore, unmarried by deed dated January 6, 1978, of record in Deed Book 301, page 231, Henderson County Court Clerk's Office, to-wit:

A certain tract of land located approximately 1-1/2 miles north of Robards in Henderson County, Kentucky, and being more specifically described as follows: Beginning at an iron pin in the West line of the Dale Sights' property, said pin being located S. 4 deg. 17" E. 455.82 feet from the northwest corner of said Dale Sights' property and the South line of G. H. Spencer; thence with Sights' S. 4 deg. 17' E. 187.65 feet to an iron pin, corner to the Lola Overfield Sizemore property, at which this is a part; thence with the Sizemore remainder as follows: N. 84 deg. 20' W. 101.0 feet to an iron pin; N 27 deg. 01' W. 144.84 feet to an iron pin; and N. 72 deg. 28' E. 159.69 feet to the point of beginning, containing 0.476 acres.

ALSO LESS: A certain tract or parcel located on the northwest side of Kentucky Highway 283 approximately one mile north of the community of Robards in Henderson County, Kentucky, and being more specifically described as follows:

Beginning at an iron pin set in the northwest right-of-way line of Kentucky Highway 283, said iron pin also being located at the southeast corner of the Leo King Heirs property recorded in Deed Book 389, page 372, in the Henderson County Court Clerk's Office; thence with the east line of said King property, North 55° 46' 01" West, a distance of 1615.75 feet to an iron pin set in said King property line; thence severing the Lindsey Embry property recorded in Deed Book 460, page 146, of which this description is a part, the following five (5) calls: (1) South 79° 45' 28" East, a distance of 135.40 feet to a point located in the center of a ditch; (2) South 73° 19' 21" East, a distance of 244.29 feet to a point located in the center of a ditch; (3) North 75° 15' 22" East, a distance of 257.24 feet to a point located in

the center of a ditch; (4) North 69° 07' 30" East, a distance of 403.77 feet to a point located in the center of a ditch; and (5) North 68° 54' 58" East, a distance of 591.43 feet to an iron pin set in the west line of the William Chapman property recorded in Deed Book 450, page 173; thence with the west line of said Chapman property, the west line of the Jack Pepper property recorded in Deed Book 377, page 145, and the west line of the John Sights property recorded in Deed Book 357, page 145, South 01° 51' 05" East, a distance of 644.94 feet to an iron pin set at a corner of said Sights property; thence continuing with said Sights property, South 20° 11' 55" West, a distance of 584.55 feet to an iron pin set in said right-of-way line of Kentucky Highway 283; thence with said right-of-way line, South 32° 57' 30" West, a distance of 52.05 feet to the point of beginning, containing 19.7303 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 Bruce K. Bailey, KY RLS #2939 on July 1, 1996.

This conveyance is subject to easements, restrictions, rights of way and mineral reservations of record, including, but not limited to that certain surface lease given by the Grantors herein to the Henderson Radio Control Model Airplane Club, Inc., of record in Deed Book 527, page 665, said clerk's office.

Being the same property conveyed to Lindsey Clay Embry by deed from Carolyn Hope Overfield, unmarried, and Tracey Overfield, unmarried, dated June 4, 1996, of record in Deed Book 460, page 146, Henderson County Clerk's Office.

EXHIBIT A

Legal Description of Owner's Property

Parcel 1

Being all of Tracts 1-A (5.825 acres), 1-B (8.483 acres), 1-C (12.776 acres), 1-D (7.066 acres), 1-E (7.476 acres), 1-F (5.029 acres), 1-G (6.882 acres), 1-H (17.870 acres), 1-I (5.062 acres), 14 (8.004 acres), 2-A (9.211 acres), 2-E (6.542 acres), and 2-F (7.148 acres), and Lots 1-D (3.903 acres), 1-B (3.712 acres), and 2-E (1.876 acres), of the Sandra Westerfield and Leroy Westerfield Subdivision, a plat of which is of record in Plat Book 5, pages 141 and 142, to which plat reference is made for a more particular description, the total acreage conveyed being 116.865 acres.

The above being the same property acquired by Johns Michael Dossett and Brenda Dossett, husband and wife and Chris Dossett and Shirley Dossett, husband and wife by Deed dated May 7, 1999, of record in Deed Book 485, Page 587, in the Henderson County Clerk's office.

QLA: 8325

Parcel Numbers
81-10
81-1.4

EXHIBIT A TO EASEMENT

Legal Description of Property

Parcel 1

A tract of land in Henderson County, Ky., "Beginning at a stone in the middle of the Robards and Rock House Road, corner to lot No. 4 in the division of E. G. Eakins' estate, extending to a pin oak 6 inches bears north 4-3/4 E a distance of 25-1/3 links; thence with the middle of said road S 88 E 22.02 chains to a stone in the middle of said road, corner to the passway and one road N 88 W from the corner of lot No. 10; thence S 1-1/2 W 17.54 chains to a stone in the W line of the passway and corner to Lot No. 8 and one rod W of the line of Lot No. 10; thence N 88 W 21.97 chains to a stone in the line of Lot No. 4 and corner to Lot No. 8; thence N 1-1/2 E 17.49 chains to the beginning, containing 38 acres, and being the same property devised to Sarah E. Eakins by will of record in Will Book E, page 187, in the office of the Clerk of the Henderson County Court.

Being the same property conveyed to Grantors by Lee Eakins, a single person, by deed dated October 15, 1947, and of record in Deed Book 134 at page 193, Henderson County Court Clerk's Office.

Parcel 2

A certain tract of land situated in Henderson County, Kentucky, near Robards, and bounded as follows:

"Beginning at a stake in the middle of the Robards and Rock House Road, a corner to the east side of the passway 1 rod S 88 E from the corner of Lot #9; thence S 1-1/2 W 20 8.06 (?) chains to a stone in the east line of passway and 1 rod east of line of Lot No. 8 and corner to Lot No. 11 a sweet gum side line tree bears N 87 E distant 18-1/10 links; thence S 88 E 19-17/100 chains to a stone in the east line of the Enock Eakins tract and corner to Lot No. 11, a poplar fore and aft five inches in diameter N 30 E 20-23/100 chains to

a post and stone in the N of the Robards and Rockhouse Road, originally northeast corner of the Enoch Eakins tract, sweet gum, dogwood and hickory, originally corner tree down and gone; thence with north side of and with middle of said road N 88 W 17-60/100 to the beginning and containing 39 acres." (The above description taken from a copy of a deed on record at C. C. Office. Said copy made by Virginia E. Kellen, D.C.)

THE ABOVE PROPERTY BEING the same property acquired by Grantor, by Deed dated June 14, 1977, of record in Deed Book 295, Page 614, in the Henderson County Clerk's office.

Parcel 3

That certain parcel located in Henderson County Kentucky, near Robards, and near the Robards and Rock House Road, to wit:

Beginning at a stone near the Southeast corner of the barn and corner of Lot No. 4; thence N. $1\frac{1}{2}^{\circ}$ E. 11 16/100 chains to a stone in the line of No. 4 and corner of Lot No. 9; thence S. 88° E. 21 97/100 chains to a stone in the West line of passway and corner to Lot No. 9; thence S. $1\frac{1}{2}^{\circ}$ W. 20 42/100 chains to a stone in West line of passway and corner to Lot No. 7; thence S. $88\frac{1}{2}^{\circ}$ W. 15 74/100 chains to a stone in line of Lot No. 5 and corner to Lot No. 7; thence N. $1\frac{1}{2}^{\circ}$ E. 9 80/100 chains to a stone, corner to Lot No. 5, a hickory 5 inches bears S. $43\frac{3}{4}$ W. distance 7 7/10 links and a sassafras 7 inches bears N. $20\frac{1}{2}$ W. distance 17 1/3 links; thence due West 6 14/100 chains to the beginning.

THE ABOVE PROPERTY BEING the same property acquired by Grantor, by Deed dated April 28, 1965, of record in Deed Book 219, Page 400, in the Henderson County Clerk's office.

QLA: 9097

61-32
61-33
61-34
71-46.2

EXHIBIT A

Legal Description of Owner's Property

Parcel 1

The following property located in the County of Henderson, State of Kentucky, on the Tunnel-Hill Robards Road, as follows:

Beginning at a stake in the Robards and Tunnel Hill Road, corner with lot #4, runs with said roads. 76 15 E. 404 feet to a stake, corner with lot #2, thence S. 35 W. 1881.4 feet to a stake, corner with lot #2 in the W.A. Royster estate's line; thence N. 89 14 W. 398 feet to a stake, carrier with lot #4 in the line of the W.A. Royster estate; thence N. 3 35 E. 1973.2 feet to the beginning.

From the above described tract, there was conveyed to the Commonwealth of Kentucky, for highway purposes, a strip of ground containing approximately ½ acres, as shown by deed dated June 8, 1939, of record in Deed Book 94, Page 517, Henderson County Clerk's office. This conveyance is made subject to said highway deed and all of the property herein conveyed is subject to all legal rights of way.

Containing 17 acres, more or less.

Parcel No.: 61-33

Parcel 2

Beginning at a stake in Robards and Tunnel Hill Road corner with Lot #3; thence with said road S 76-15 E 473.6 feet to a stake, corner to Lot #1; thence S 3-35 W 1775.6 feet to a stake corner with Lot #1 in the line of W.A. Royster Estate; thence N 89-14 W 467.6 feet to a stake corner with Lot #3 in the line of W.A. Royster Estate; thence N 3-35 E 1881.4 feet to the beginning.

Being the same property conveyed to James C. Eblen and Joan Eblen (a/k/a Joan E. Eblen), husband and wife, by deed from Herbert Shaw and Marie Shaw, husband and wife, dated January 8, 1974, of record in Deed Book 270, Page 67, Henderson County Clerk's Office.

Containing 20 acres, more or less.

Parcel No.: 61-32

Parcel 3

Beginning at an iron pin corner to Tract #2, said pin being in the southern R/W of Ky. Hwy. 416, 30 feet from the centerline, and being approximately 2318 feet east of the intersection of W.N. Royster Road in Henderson County, Kentucky; thence with said R/W S 69°44'47" E – 156.98 feet, S 67°26'34" E – 262.92 feet to an iron pin corner to Wimberly C. Royster; thence with the line of Royster S 8°59'52" W – 1988.59 feet to an iron pin in the line of Tract #5; thence with the line of Tract #5 N 82°30'11" W – 398.40 feet to an iron pin corner to Tract #2; thence with the line of Tract #2 N 9°18'03" E – 2087.19 feet to the point of beginning. For a more particular description

you are referred to a survey plat prepared by Likins and Musgrave dated _____, 1986, of record in Plat Book 5, Page 2, of the Henderson County Clerk's Office.

Being the same property conveyed to James C. Eblen and Joan E. Eblen, husband and wife, by deed from W.J. Tillman and Sherry Pl. Tillman, husband and wife, dated April 30, 1986, of record in Deed Book 366, page 548, Henderson County Clerk's Office.

Containing 19 acres, more or less.

Parcel No.: 61-34

Parcel 4

Being the New Lot #5 containing 18.0339 acres of the Consolidation to Lot 5, of the John and JoAnn Haynes Subdivision, of record in a Plat Book 6, page 257, Henderson County Court Clerk's office, and to which plat reference is hereby made for a more particular description.

A certain tract or parcel located on the north side of Ky Hwy 416 approximately 1.1 miles west of the town of Robards in Henderson County, Kentucky and being more specifically described as follows:

BEGINNING at an iron pin set in the north right-of-way line of Ky Hwy 416, said iron pin being located 30 feet north of the centerline of the existing pavement of said Ky Hwy 416, and being a corner to New Lot 1 of the John & Joann Haynes Subdivision & Consolidation, a plat of which is recorded in Plat Book 6, page 257; thence with said Lot 1, North 3° 16 minutes 03 seconds West, a distance of 657.53 feet to an iron pin set in the south line of the James Anderson property recorded in Deed Book 341, page 42; thence with said Anderson property, South 88° 30 minutes 01 seconds East, a distance of 1,253.89 feet to an iron pin set in the west line of the Arnold Taylor property; thence with said Taylor property, South 0° 44 minutes 39 seconds East, a distance of 525.20 feet to an iron pin set in the north right-of-way line of said Ky Hwy 416, and being located 30 feet north of said centerline; thence with said right-of-way line, running parallel with and 30 feet north of said centerline, the following four (4) calls:

- (1) South 80 degrees 25 minutes 31 seconds West, a distance of 787.83 feet to a point in said right-of-way line, said point being located South 21° 54 minutes 59 seconds East, 25.52 feet from an iron pin set on or near the west bank of a ditch;
- (2) South 79° 36 minutes 39 seconds West, a distance of

121.02 feet to the beginning of a curve in said right-of-way line;

(3) thence around said curve in a clockwise direction having a delta angle of 27° 29 minutes 14 seconds, and arc distance of 187.60 feet, a radius of 391.04 feet, and chord of North 86° 38 minutes 43 seconds West, a distance of 185.81 feet to the end of said curve;

(4) North 72° 54 minutes 06 seconds West, a distance of 147.97 feet to the point of beginning containing 785557 square feet or 18.0339 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 Bruce K. Bailey, Ky RLS # 2939 on January 28, 1993.

No minerals are included in this conveyance.

Being a portion of the same property conveyed to Grantor herein by a deed from May Spencer Thornberry and her husband, E. T. Thornberry to John William Haynes (now deceased) and wife, JoAnn Haynes, dated June 8, 1984, of record in Deed Book 351, page 225, Henderson County Court Clerk's office, and deed dated January 15, 1985 of record in Deed Book 362, page 487, and deed dated January 30, 1986, of record in Deed 372, page 262, all in Henderson County Court Clerk's office. For deed of conveyance to southern portion of Lot 1 (2.928 acres), see Deed Book 393, page 415, same office. Said John William Haynes died September 30, 1991, thereby vesting full ownership in Grantor by virtue of survivorship.

Containing 18 acres, more or less.

Parcel No.: 71-46.2

QLA: 7900

EXHIBIT A

Legal Description of Property

FARM 1

Totalling approximately 127 acres
PVA 60-70

TRACT 1: Beginning at a stake in the original line in the center of the Frog Island road, corner to Enoch Spencer; thence with the center line of the road N. 57-3/4 W. 69 poles to a dead oak in the said road; thence N. 61 W. 8 poles to a stake in the said road and corner to the lot No. 6, thence with a line to said lot No. 6 N. 5-1/4 E. 87 poles to a stake in Enoch Spencer's line corner to lot No. 6; thence with a line of Enoch Spencer S. 65 E. 123 poles and 14 links to a stake corner to Enoch Spencer; thence with said Spencer's line S. 21-23' W. 16 poles and 10 links to a pin oak; thence S. 31 poles and 6 links to a dead black oak corner to said Spencer; thence with a line of the 14 1/2 acre tract described below here-in and N. 65 W. 48 poles and 5 links to a stake where a mulberry and double elm were called for in former survey; thence S. 5 1/2 W. 48 poles to the beginning, containing 53 acres; and being the same land conveyed to J. Elliott Denton by Eddie F. Denton and Henrieta Denton, his wife, by deed dated December 1, 1927, recorded in Deed Book 75 at page 76.

TRACT 2: Beginning at a stone at an angle of the Frog Island road, corner with E. N. Royster in Dick Spencer's line; thence N. 1-3/4 E. 55 poles and 21 links to a stake in Dick Spencer's line; thence with a line of the above described 53 acres and N. 64-9' W. 48 poles to a point where an Elm was called for in a former deed; thence with another line of said 53 acre tract S. 6-24' W. 48 poles and 14 links to a stake in said road; thence with said road S. 59 E. 54 poles and 28 links to the beginning, containing 14 1/2 acres; and being the same land conveyed to J. Elliott Denton by Eddie F. Denton and Henrieta Denton, his wife, by deed dated December 1, 1927, recorded in Deed Book 75 at page 76.

TRACT 3: Beginning at a stake in the middle of the public road corner to Byars; thence S 14 1/2 W. 12.17 chains to a stake corner to Byars in Denton's line; thence N. 60 W. 16.55 chains to stake between and Ash and Elm corner to Elliott Denton; thence N. 32 1/2 E. 10.69 chains to a stake in the middle of the public road corner to Elliott Denton; thence with the middle of the public road S. 57 E. 4.33 chains, S. 68-3/4 E. 8.74 chains to the beginning, containing 17.19 acres, except the graveyard containing about 0.13 of an acre which is reserved; and being the same land conveyed to J. Elliott Denton by Mary Olive Howard and W. W. Howard, her husband, by deed dated April 20, 1917, recorded in Deed Book 55 at page 8.

TRACT 4: Being a parcel of land in Henderson County, Kentucky, beginning on a lane leading from the Frog Island road in the line of E. L. Spencer, running S. 23 1/2 W. 27.70 chains with said Spencer's line; thence S. 62 1/2 E. 19.30 chains with Jane Davis line to Fred Schaeffer's land; thence with Schaeffer's line N. 30 E. 15.90 chains to Book's property; thence N. 32 E. 10.75 chains to a double Ash; thence in a northerly direction to a point in the line of said lane; thence with the line of said lane N. 72 1/2 W. 11.84 chains to the beginning, containing 42.88 acres; and being the same land conveyed to J. Elliott Denton by James Murray, unmarried, by deed dated January 1, 1912, recorded in Deed Book 50 at Page 17.

Being the same property conveyed to Harpie L. Denton, by deed from Lucille D. Sellers and M.C. Sellers, her husband, et al, dated July 8, 1954, of record in Deed Book 168, page 395, Henderson County Clerk's Office. Harpie Lee Denton, a/k/a Harpie L. Denton, a/k/a Harpie Royster Denton, died intestate a resident of Henderson County on May 9, 1970, leaving her children, Lucille D. Sellers, Slater A. Denton and Mildred Gardner, as her only heirs at law. See affidavit of descent of record in Deed Book 261, page 14, in the aforesaid clerk's office. Slater A. Denton died testate a resident of Henderson County. His will of record in Will Book 25, page 51, in the aforesaid clerk's office, devised his interest to Lucille Sellers and Mildred Gardner. Lucille D. Sellers, a/k/a Lucille Sellers, died testate a resident of Ocoee County, Georgia, on September 21, 2004. Her will of record in Will Book 33, page 554, in the aforesaid clerk's office, devised her interest to

her children, James Randolph Sellers, a/k/a James R. Sellers, and Malcolm Edward Sellers, a/k/a Malcolm E. Sellers. Mildred Joy Gardner, a/k/a Mildred Gardner, died testate a resident of Henderson County. Her will of record in Will Book 44, page 791, in the aforesaid clerk's office, devised her interest to Pamela Joy Gardner and Janet Kay Gardner. See also affidavit of real property transfer of record in Deed Book 613, page 592, in the aforesaid clerk's office. James Randolph Sellers died, and pursuant to his Last Will and Testament, of record in Will Book 49, page 445, he left all of his interest in the property to his wife, Nena Estes Henry, Grantor herein.

FARM 2

Totaling approximately 43 acres

PVA 60-37.1

Beginning at a stake in Frog Island Road at Road Fork, corner with Josie Handley, runs with Gravel Road and said Handley S. 86 deg. 40 min. E. 1993 feet to a nail in said road, corner with Irvin Hunter in Josie Handley line; thence with said Irvin Hunter as follows, S. 12 deg. 22 min. W. 1111 feet to a stake; and thence N 79 deg. 31 min. W. 1594 feet to a nail in Frog Island Road, corner with Irvin Hunter; thence with said road as follows: S. 24 deg. 45 min. E. 112 feet; and S. 30 deg. 29 min. E. 372 feet to a nail in said road corner with Irvin Hunter and M. F. Puryear; thence with said Puryear as follows: S. 88 deg. 37 min. W. 412 feet to a stake; N. 3 deg. 38 min W. 253 feet to a stake; N. 87 deg. 18 min. W. 319 feet to a stake; and thence South 283 feet to a stake, corner with M. F. Puryear; thence N 57 deg. 33 min. W. 1301 feet; thence N. 57 deg. 38 min. W. 1067 feet to a post and stake corner with Owen Spencer and Liggett Brothers; thence with said Liggett Brothers, N. 28 deg. 52 min. E. 1450 feet to a nail in Frog Island Road, corner with Liggett Brothers and Elliott Denton Heirs; thence with said Frog Island Road and Denton Heirs as follows: S. 54 deg. 53 min. E. 770 feet; and S. 57 deg. 06 min. E. 787 feet to a nail in said Road, corner with Elliott Denton Heirs and Josie Handley; thence with said Handley as follows: S. 6 deg. 49 min. W. 320 feet to a stake; and thence N 88 deg. 41 min. E. 373 feet to the place of beginning, containing 117.5 acres, subject to all legal Highways, in accordance with survey of W. W. Poole Registered Engineer, dated June 19, 1956.

LESS AND EXCEPT: 70.653 acres as shown on plat of record in Plat Book 10, page 158, Henderson County Clerk's Office, and to which plat reference is hereby made for a more particular description of the property.

ALSO LESS AND EXCEPT: 3.56 acres as shown on plat of record in Plat Book 7, page 798, Henderson County Clerk's Office, and to which plat reference is hereby made for a more particular description of the property.

This conveyance is subject to easements, restrictions, rights of way and mineral reservations of record.

Being a portion of the same property conveyed to Fannie W. Royster and E. N. Royster, her husband, as tenants in common, by deed from Samuel Spencer and Virginia Spencer, his wife, dated November 5, 1879, of record in Deed Book 5, page 186, in the Henderson County Clerk's Office. Also being a portion of the same property conveyed to Enoch N. Royster, from Thomas Spencer and Mary C. Spencer, his wife, dated April 27, 1881, of record in Deed Book 6, page 406, in the aforesaid clerk's office. Also being the same property conveyed to E. N. Royster, from Thomas Spencer and his wife, Marcy C. Spencer, dated February 13, 1886, of record in Deed Book 11, page 496, in the aforesaid clerk's office. Also being the same property conveyed to E. N. Royster, from W. N. Royster and T. J. Royster, his wife, dated March 21, 1887, of record in Deed Book 12, page 227, in the aforesaid clerk's office. E. N. Royster, a/k/a Enoch N. Royster, died intestate a resident of Henderson County on June 16, 1928, leaving his wife, Fannie Royster, a/k/a Fannie W. Royster, and his children, Charles E. Royster, a/k/a C. E. Royster, and Harpie Royster Denton, a/k/a Harpie L. Denton, as his only heirs at law. See affidavits of descent of record in Deed Book 128, page 519, and Deed Book 159, page 505, in the aforesaid clerk's office. Fannie W. Royster, a/k/a Fannie Royster, died intestate a resident of Henderson County on October 26, 1946, leaving her children, Charles E. Royster a/k/a C. E. Royster, and Harpie Royster Denton, a/k/a Harpie L. Denton, as her only heirs at law. See affidavit of descent of record in Deed Book 620, page 205, in the aforesaid clerk's office. C. E. Royster, a/k/a Charles E. Royster, died intestate a resident of Henderson County on July 25, 1955, leaving his wife, Cornelia E. Royster, and his son, Elward N. Royster, as his only heirs at law. See affidavit of descent of record in Deed Book 179, page 12, in the aforesaid clerk's office. See also deed to Elward N. Royster and Freda May Royster, his wife, from Cornelia E. Royster, widow, dated June 26, 1956, of record in Deed Book 179, page 13, in the aforesaid clerk's office. See also deed to Harpie L. Denton, from Elward N. Royster and Freda May Royster, his wife, dated November 12, 1956, of record in Deed Book 181, page 173, in the aforesaid clerk's office. Harpie Lee Denton, a/k/a Harpie L. Denton, a/k/a Harpie Royster Denton, died intestate a resident of Henderson County on May 9, 1970, leaving her children, Lucille D. Sellers, Slater A. Denton and Mildred Gardner, as her only heirs at law. See affidavit of descent of record in Deed Book 261, page 14, in the aforesaid clerk's office. Slater A. Denton died testate a resident of Henderson County. His will of record in Will Book 25, page 51, in the aforesaid clerk's office, devised his interest to Lucille Sellers and Mildred Gardner. Lucille D. Seller, a/k/a Lucille Seller, died testate a resident of Ocoee County, Georgia, on September 21, 2004. Her will of record in Will Book 33, page 554, in the aforesaid clerk's office, devised her interest to her children, James Randolph Sellers, a/k/a James R. Sellers, and Malcolm Edward Sellers, a/k/a Malcolm E. Sellers. Mildred Joy Gardner, a/k/a Mildred Gardner, died testate a resident of Henderson County. Her will of record in Will Book 44, page 791, in the aforesaid clerk's office,

devised her interest to Pamela Joy Gardner and Janet Kay Gardner. See also affidavit of real property transfer of record in Deed Book 613, page 592, in the aforesaid clerk's office. James Randolph Sellers died, and pursuant to his Last Will and Testament, of record in Will Book 49, page 445, he left all of his interest in the property to his wife, Nena Estes Henry, Grantor herein.

EXHIBIT A TO EASEMENT

Legal Description of Property

The following described property is located on the North side of Kentucky, Highway 416, between Robards and U.S. Highway 41, Henderson County, Kentucky, to wit:

Beginning at a stake, 372 feet southwest from the north corner of the house and Lot Tract No. 1 of Harry Woods and wife, runs with said Woods house Tract No. 1, as follows: from the west right-of-way of the Robards-Niagara Road, N 39 deg. 30' W 212 feet to a stake in ditch; thence with said ditch and house tract; N 47 deg. 15' E 133 feet; East 95 feet; and N 47 deg. 30' E 242 feet to a stake in ditch, corner with the house tract of 1.8 acres; thence S 29 deg. E 212 feet to a stake in the west right-of-way line of the Robards-Niagara Road, corner with the 1.8 acre house tract; thence with said right-of-way line; N 50 deg. 30' E 218 feet to an iron stake corner with the Russell land; thence with said Russell land; N 51 deg. 56' W 1500 feet to an iron stake, corner with said Russell Land in Clay Tapp's line; thence with said Tapp; S 8 deg. 27' W 1465 feet to a stake in ditch, corner with Dorris Keach in Clay Tapp's line; thence with said Keach and ditch as follows: S 36 deg. E 95 feet; S 68 deg. E 305 feet; and S 18 deg. 15' E 130 feet to a stake in ditch, corner with Dorris Keach in the west right-of-way line of the Robards-Niagara Road; thence with said right-of-way line: N 50 deg. 30' E 738 feet to the place of beginning, containing 27 acres. According to survey of W.W. Poole, registered Engineer N. 2689.

LESS & EXCEPT: A three-fourths (3/4) interest in all minerals, including oil and gas, in and underlying the above described property, the same having been previously excepted and reserved.

THE ABOVE PROPERTY BEING the same property acquired by Grantor, by Deed dated July 8, 2004 of record in Deed Book 532, Page 772, in the Henderson County Clerk's office.

QLA: 9063

EXHIBIT A TO EASEMENT

Legal Description of Property

81.71 acres Highway 416 W., Robards

Tract 1: Beginning at a stake near a sassafras post and small hickory in J. W. Ligon's line and corner to Hub Toy; thence N 8 E 132 poles and 14 links to a sweet gum and hickory, corner to A. O. Edwards; thence S 64 ¼ E 62 poles and 11 links to a stake between two post oaks, corner to J. P. Triplett; thence ___ 7 ½ E 113 poles and 5 links to a stake, corner to Hub Toy; thence N 83 ½ W 61 poles to the beginning, containing 46 ½ acres. Also an 18 foot passway beginning at the corner near the house across the North side of Joe Bridwell to the Knoblick Road, near Thomas J. Eblen.

Tract 2: Beginning at a stone on the south side of the Knoblick Road and corner to R. S. Triplett heirs; thence N 7.35 E 78 poles to a stake in Wm. Crowder line, corner to Alex Reeder; thence N 83 ¼ W 61 poles to a stake near a sassafras, post oak and small hickory, also a corner to said Reeder in J. W. Ligon's line; thence S 8 W 131 poles and 18 links to a stake, corner to R. S. Triplett heirs on the west side of the Knoblick Road; thence N 51 E with meanderings of said Knoblick Road 81 ½ poles to the beginning, containing 40 acres.

Containing in all 86 ½ acres, more or less, but subject to legal highways and rights of way.

LESS AND EXCEPT the following property conveyed by deed of record in Deed Book 281, page 172, in the Henderson County Clerk's Office.

A certain lot of ground located approximately ½ mile east of Robards, Kentucky, on the north side of Kentucky 416 and further described as follows: Beginning 30 feet from the center of Ky. No. 416 and 14 feet from the center of a passway running between Luther Bowley and Keach property; thence with the east side of said passway, N 35°50' W, 58.11 feet; N 10°43' W, 26.23 feet; N 0°28' E, 613.43 feet to a corner to Doris Keach remainder tract; thence N 72°49' E, 286.70 feet and S 23°18' E, 371.07 feet to the north line of Ky. No. 416; thence with Ky. No. 416, S 44°32'26" W, 330.67 feet; S 42°58' W, 93.62 feet, S 38°37' W, 86.25 feet, and S 32°02' W, 69.46 feet to the point of beginning and containing 4.587 acres.

THE ABOVE PROPERTY BEING the same property acquired by Grantor, by Deed dated May 14, 2019, of record in Deed Book 637, Page 452, in the Henderson County Clerk's office.

QLA: 9061

EXHIBIT A TO FORM OF NOTICE

Legal Description of Property

A certain tract or parcel of land located in Henderson County, Kentucky being more particularly described as follows:

Beginning at the intersection of the west right-of-way line of U.S. Hwy 41 and the centerline of Kings Creek, said intersection point being located 50 feet perpendicularly west of the centerline of the existing pavement of said U.S. Hwy 41, said right-of-way line being as established by the conveyance of excess right-of-way to E.B. & Florence Griffin in Deed Book 350 Page 299, and said point of intersection being located South 41 degrees 18 minutes 48 second East, 75.00 feet from a set witness monument; thence with the centerline of said King's Creek, as it meanders, but reduced to the following the following thirty-three (33) straight line segments;

- (1) NORTH 87 DEGREES 30 MINUTES 31 SECONDS WEST, a distance of 44.45 feet to a point;
- (2) NORTH 81 DEGREES 57 MINUTES 51 SECONDS WEST, a distance of 37.26 feet to a point;
- (3) NORTH 88 DEGREES 09 MINUTES 09 SECONDS WEST, a distance of 26.92 feet to a point;
- (4) NORTH 78 DEGREES 56 MINUTES 37 SECONDS WEST, a distance of 76.95 feet to a point;
- (5) NORTH 60 DEGREES 21 MINUTES 42 SECONDS WEST, a distance of 28.96 feet to a point;
- (6) NORTH 25 DEGREES 54 MINUTES 23 SECONDS WEST, a distance of 33.78 feet to a point;
- (7) NORTH 05 DEGREES 30 MINUTES 36 SECONDS EAST, a distance of 30.44 feet to a point;
- (8) NORTH 10 DEGREES 23 MINUTES 20 SECONDS EAST, a distance of 21.18 feet to a point;
- (9) NORTH 10 DEGREES 45 MINUTES 03 SECONDS EAST, a distance of 27.92 feet to a point;
- (10) NORTH 00 DEGREES 31 MINUTES 25 SECONDS EAST, a distance of 37.99 feet to a point;
- (11) NORTH 00 DEGREES 36 MINUTES 11 SECONDS EAST, a distance of 32.99 feet to a point;
- (12) NORTH 06 DEGREES 20 MINUTES 27 SECONDS WEST, a distance of 23.84 feet to a point;
- (13) NORTH 03 DEGREES 24 MINUTES 10 SECONDS WEST, a distance of 40.22 feet to a point;
- (14) NORTH 22 DEGREES 51 MINUTES 24 SECONDS EAST, a distance of 26.26 feet to a point;
- (15) NORTH 04 DEGREES 36 MINUTES 38 SECONDS WEST, a distance of 27.00 feet to a point;
- (16) NORTH 29 DEGREES 53 MINUTES 33 SECONDS WEST, a distance of 20.90 feet to a point;
- (17) NORTH 39 DEGREES 17 MINUTES 51 SECONDS WEST, a distance of 233.21 feet to a point;

- (18) NORTH 48 DEGREES 14 MINUTES 46 SECONDS WEST, a distance of 72.63 feet to a point;
- (19) NORTH 74 DEGREES 13 MINUTES 09 SECONDS WEST, a distance of 62.24 feet to a point;
- (20) NORTH 55 DEGREES 33 MINUTES 40 SECONDS WEST, a distance of 36.84 feet to a point;
- (21) NORTH 64 DEGREES 13 MINUTES 50 SECONDS WEST, a distance of 27.95 feet to a point;
- (22) due WEST, a distance of 24.74 feet to a point;
- (23) NORTH 56 DEGREES 38 MINUTES 55 SECONDS WEST, a distance of 88.35 feet to a point;
- (24) NORTH 70 DEGREES 54 MINUTES 23 SECONDS WEST, a distance of 42.99 feet to a point;
- (25) NORTH 75 DEGREES 57 MINUTES 50 SECONDS WEST, a distance of 47.24 feet to a point;
- (26) NORTH 47 DEGREES 20 MINUTES 49 SECONDS WEST, a distance of 89.94 feet to a point, and being located South 86 degrees 23 minutes 44 seconds West, 32.84 feet from a witness monument set;
- (27) NORTH 63 DEGREES 05 MINUTES 00 SECONDS WEST, a distance of 37.97 feet to a point;
- (28) NORTH 46 DEGREES 46 MINUTES 44 SECONDS WEST, a distance of 59.32 feet to a point;
- (29) NORTH 62 DEGREES 46 MINUTES 17 SECONDS WEST, a distance of 60.33 feet to a point;
- (30) NORTH 32 DEGREES 38 MINUTES 54 SECONDS WEST, a distance of 51.65 feet to a point;
- (31) NORTH 34 DEGREES 27 MINUTES 26 SECONDS WEST, a distance of 134.86 feet to a point;
- (32) NORTH 45 DEGREES 43 MINUTES 31 SECONDS WEST, a distance of 29.10 feet to a point;
- (33) NORTH 12 DEGREES 12 MINUTES 39 SECONDS WEST, a distance of 127.43 feet to the juncture of the centerline of said King's Creek and the centerline of the Barren Creek;

thence with the centerline of said Barren Creek as it meanders, but reduced to the following twenty-three (23) straight line segments:

- (1) NORTH 67 DEGREES 45 MINUTES 50 SECONDS WEST, a distance of 96.14 feet to a point;
- (2) NORTH 68 DEGREES 18 MINUTES 39 SECONDS WEST, a distance of 123.31 feet to a point;
- (3) NORTH 80 DEGREES 56 MINUTES 32 SECONDS WEST, a distance of 30.33 feet to a point;

- (4) NORTH 63 DEGREES 15 MINUTES 17 SECONDS WEST, a distance of 30.86 feet to a point;
- (5) NORTH 36 DEGREES 17 MINUTES 07 SECONDS WEST, a distance of 42.54 feet to a point;
- (6) NORTH 18 DEGREES 43 MINUTES 59 SECONDS WEST, a distance of 105.05 feet to a point;
- (7) NORTH 07 DEGREES 17 MINUTES 53 SECONDS WEST, a distance of 129.84 feet to a point, being located South 32 degrees 51 minutes 24 seconds West, 31.75 feet from a witness monument set;
- (8) NORTH 20 DEGREES 37 MINUTES 25 SECONDS WEST, a distance of 51.75 feet to a point;
- (9) NORTH 00 DEGREES 49 MINUTES 49 SECONDS WEST, a distance of 35.94 feet to a point;
- (10) NORTH 17 DEGREES 46 MINUTES 04 SECONDS WEST, a distance of 49.50 feet to a point;
- (11) NORTH 03 DEGREES 07 MINUTES 20 SECONDS WEST, a distance of 28.69 feet to a point;
- (12) NORTH 28 DEGREES 03 MINUTES 22 SECONDS WEST, a distance of 107.41 feet to a point;
- (13) NORTH 16 DEGREES 26 MINUTES 03 SECONDS WEST, a distance of 37.74 feet to a point;
- (14) NORTH 03 DEGREES 18 MINUTES 07 SECONDS EAST, a distance of 27.13 feet to a point;
- (15) NORTH 30 DEGREES 57 MINUTES 50 SECONDS WEST, a distance of 36.44 feet to a point;
- (16) NORTH 01 DEGREES 13 MINUTES 55 SECONDS WEST, a distance of 48.45 feet to a point;
- (17) NORTH 27 DEGREES 51 MINUTES 23 SECONDS WEST, a distance of 56.85 feet to a point;
- (18) NORTH 22 DEGREES 50 MINUTES 01 SECONDS WEST, a distance of 85.90 feet to a point;
- (19) NORTH 11 DEGREES 56 MINUTES 59 SECONDS WEST, a distance of 50.31 feet to a point;
- (20) NORTH 16 DEGREES 12 MINUTES 32 SECONDS WEST, a distance of 139.94 feet to a point;
- (21) NORTH 11 DEGREES 35 MINUTES 04 SECONDS WEST, a distance of 95.97 feet to a point;
- (22) NORTH 01 DEGREES 54 MINUTES 56 SECONDS EAST, a distance of 77.91 feet to a point;
- (23) NORTH 38 DEGREES 05 MINUTES 08 SECONDS WEST, a distance of 76.09 feet to a point in the centerline of said King's Creek, being in the east line of the Presbyterian Church of Henderson property recorded in Deed Book 375 Page 246, said property being Lot 6 in the Division of the Enoch G. Eakins property as

described in Will Book E Page 174 and a plat of which is shown in said will at page 186, and which point is located South 10 degrees 28 minutes 20 seconds West, 45.87 feet from a witness monument set and located North 5 degrees 52 minutes 05 seconds East, 348.15 feet from a 5/8 inch iron pin with no cap found at the southeast corner of said Church property;

thence with the east line of said Church property and then with the Bernard & Martha Jean Busby property known as Lot 5 in said Enoch G. Eakins division, which Busby deed is recorded in Deed Book 561 Page 282, NORTH 05 DEGREES 52 MINUTES 05 SECONDS EAST, a distance of 1313.73 feet to an iron pin set in the east line of said Busby property, and being the southwest corner of the Marion Lee Eakins property known as Lot 8 of said Enoch G. Eakins division, and which Eakins deed is recorded in Deed Book 219 Page 400; thence with said Eakins property, SOUTH 85 DEGREES 41 MINUTES 39 SECONDS EAST, a distance of 1021.26 feet to an iron pin set in the west line of 16.5 foot passway as described in said will of Enoch G. Eakins; thence with the west line of said 16.5 foot passway, SOUTH 06 DEGREES 28 MINUTES 13 SECONDS WEST, a distance of 182.93 feet to an iron pin set at the southwest corner of the end of said passway; thence with the end of said passway, SOUTH 84 DEGREES 37 MINUTES 51 SECONDS EAST, passing a 5/8" sucker rod (female end up), no cap found 0.13 feet to the right of the line at a distance of 16.57 feet, which sucker rod is near the southwest corner of Parcel 2 of the Dennis Branson remainder property recorded in Deed Book 603 Page 997, and then with the south line of said Branson property, which south line is also the south line of Lot 11 of said Enoch G. Eakins division, and passing an iron pin found on line at a distance of 81.71 feet from the terminus, a total distance of 722.21 feet to an iron pin set in the west right-of-way of said U.S. Hwy 41 as described in said Deed Book 350 Page 299, and being located 50 feet perpendicularly west of the centerline of the existing pavement of said U.S. Hwy 41; thence with said right-of-way line, running parallel with and 50 feet perpendicularly west of said centerline, SOUTH 02 DEGREES 37 MINUTES 13 SECONDS WEST, passing iron pins set on line as 1000.00 feet, 2000.00 feet, and 3000.00 feet, a total distance of 3439.12 feet to the point of beginning containing 109.766 acres and being subject to all legal easements and rights of way. This description was prepared from a physical survey conducted under the direction of Dennis E. Branson, of Branson Surveys, Inc. Ky PLS #2532 on December 14, 2016. All monuments cited herein as "iron pin set" are 5/8 inch smooth-sided iron rods, 18 inches in length with a plastic cap bearing the number 2532. This survey includes portions of Tracts 1,2,6,7 all of Tract 3 as shown in Deed Book 230 Page 402 and all of the property shown in Deed Book 350 Page 299.

THE ABOVE PROPERTY BEING the same property acquired by Grantor, by Deed dated December 27, 2016, of record in Deed Book 621, Page 586, in the Henderson County Clerk's office.

EXHIBIT A TO EASEMENT

Legal Description of Property

That certain tract of land located in Henderson County, Kentucky, and more particularly described as follows:

BEGINNING at an iron pin in the north right-of-way of the Louisville and Nashville Railroad Anaconda Spur, said pin being north 18 degrees 23 minutes 51 seconds east of centerline station 40 + 80.57 and being a corner to George Kyle and being about 800 feet west of U. S. Highway 41 in Henderson County, Kentucky; thence with the north right-of-way of said railroad north 71 degrees 36 minutes 09 seconds west 2976.88 feet to an iron pin, said pin being the P.T. station number 11 + 03.69 of a 6 degrees 42 minutes 08 seconds curve; thence with said curve 689.6 feet to the P.C. of said curve (station 3 + 33.83) the chord being north 48 degrees 30 minutes 24 seconds west 671.09 feet; thence continuing with the Right-of-way of the Louisville and Nashville Railroad Anaconda Spur north 30 degrees 21 minutes 40 seconds west 185.99 feet to a point in the Right-of-way of the mainline of the Louisville and Nashville Railroad, said point being 100 feet east of station 6532 + 81; thence with the Right-of-way of said mainline north 19 degrees 39 minutes 40 seconds west 646.52 feet to a point in a drainage ditch; thence with the ditch south 88 degrees 51 minutes 20 seconds west 46.80 feet to a point and south 57 degrees 33 minutes 20 seconds west 21.11 feet to a point 35 feet from the center of said mainline; thence with and parallel to said mainline north 19 degrees 39 minutes 40 seconds west 215.98 feet to an iron pin corner to the George Hoffman Estate (station 6541 + 53.69); thence with the line of Hoffman south 79 degrees 39 minutes 05 seconds east 1337.16 feet to an iron pin, north 7 degrees 17 minutes 09 seconds east 2154.87 feet to an iron pin, south 87 degrees 02 minutes 54 seconds east 1145.87 feet to an iron pin and thence north 7 degrees 13 minutes 52 seconds east 337.92 feet to a point in the

center of King's Creek and being a corner to E. B. Griffin; thence with the line of Griffin and the center of said creek as follows: South 39 degrees 39 minutes 35 seconds east 56.48 feet; South 3 degrees 11 minutes 23 seconds East 38.14 feet; South 15 degrees 10 minutes 56 seconds East 459.84 feet; South 15 degrees 30 minutes 48 seconds East 265.12 feet; South 14 degrees 25 minutes 19 seconds East 390.71 feet; South 44 degrees 35 minutes 26 seconds East 63.14 feet; South 71 degrees 00 minutes 11 seconds East 64.22 feet; South 69 degrees 41 minutes 59 seconds East 151.00 feet; South 46 degrees 44 minutes 35 seconds East 54.75 feet; South 12 degrees 56 minutes 33 seconds East 96.91 feet; South 33 degrees 26 minutes 43 seconds East 211.38 feet; South 53 degrees 48 minutes 53 seconds east 225.24 feet; South 64 degrees 14 minutes 35 seconds east 145.86; South 69 degrees 25 minutes 13 seconds east 71.81 feet; South 65 degrees 55 minutes 02 Seconds East 121.93 feet; South 46 degrees 07 minutes 46 seconds east 241.72 feet; South 22 degrees 56 minutes 03 seconds East 114.00 feet; South 0 degree 55 minutes 49 seconds East 267.70 feet, and South 75 degrees 56 minutes 36 seconds east 128.90 feet to a point in the West Right-of-way of U.S. Highway 41, said point being 141 feet from the center of said highway; thence with the Right-of-way of said Highway South 2 degrees 47 minutes 10 seconds West 198.82 feet to an iron pin, South 87 degrees 12 minutes 50 seconds East 20.00 feet to an iron pin, South 2 degrees 47 minutes 10 seconds West 569.46 feet to an iron pin, said pin being the P.T. of a 0 degree 58 minutes 46 seconds curve at station 27+80.54; thence with said curve a chord south 2 degrees 05 minutes 26 seconds west 144.89 feet to an iron pin corner to Robert O'Nan; thence with the line of O'Nan North 72 degrees 02 minutes 27 seconds west 214.54 feet to an iron pin, south 14 degrees 15 minutes 12 seconds west 183.69 feet to an iron pin, and south 72 degrees 58 minutes 29 seconds east 14.11 feet to an iron pin corner to George Kyle, said pin being in the center of Robards Road (now closed); thence with the center of said closed road and the line of George Kyle south 17 degrees 24 minutes 00 seconds west 1112.52 feet to the point of beginning, containing 239.744 acres.

THE ABOVE PROPERTY BEING the same property acquired by Grantor, by Deed dated December 11, 1986, of record in Deed Book 373, Page 276, in the Henderson County Clerk's office.

QLA: 9127

71-1

70-5

71-49

71-2

EXHIBIT ALegal Description of Owner's Property

The following described tracts are located Henderson County, Kentucky:

TRACT 1: A certain tract or parcel of land lying in the county of Henderson, state of Kentucky, on the L & N R.R. near Robards, the same being part of a tract of 100 acres of land conveyed to Saml. E. King by S. A. Young, Commissioner, by deed recorded in Commissioner's Deed Book 1, page 215, in the Henderson County Court Clerk's Office, the part hereby conveyed being bounded as follows: Beginning at a point on the L & N R.R. where said R.R. crosses the south line of the original tract of 100 acres, thence with said original line west to a post oak corner to Eblen and original

beginning corner of the tract of which this is a part, thence with another original line of the whole tract N. 29 deg. E. to L & N R.R. thence with said R.R. to the beginning, containing about 30 acres, more or less.

TRACT 2: A certain tract or parcel of land lying in the county and state aforesaid, near the town of Robards, Kentucky, and bounded as follows: Beginning at a stake in line of Lot #1 corner to Lot #4; thence N 65-1/2 W. 170 p. and 8 l to a stake, corner to Lot #4; thence S. 22 W. 23 p and 9 l to a stake corner to Lot #6; thence S. 65-1/2 E. 176 P. and 12 L. to a stake in line Lot #1 corner to Lot #6; thence N. 6-1/2 E. 24 P & 13 links to the beginning, containing 26 acres.

TRACT 3: A certain tract or parcel of land lying the county and state aforesaid near the town of Robards and bounded as follows: Beginning at a stake in Lee Eakins line, corner to Lot No. 3; thence N 65-1/2 deg. W. 163 poles and 10 links to a stake corner to Lot No. 3; thence S. 22 deg. W. 24 poles and 4 links to a stake corner to Lot No. 5; thence S. 65-1/2 deg. E. 170 poles and 8 links to a stake corner to Lot No. 5; thence N. 6-1/2 deg. E. 22 poles and 10 links to a stake corner to Lee Eakins near the gate; thence N. 1-1/2 deg. E. 2 poles and 22 links to the beginning, containing 25 acres.

TRACT 4: Lot No. 1 of the division of the John Curry land being a tract of land in Henderson County, Kentucky, near Robards, Kentucky, and bounded as follows: Beginning at a dead oak, corner to Mollie Eakins and Lee King; thence with King's line N. 31-3/4 E. 124 poles to a stake on East side of L & N R.R.; thence N. 88 W. 54 poles to a stake corner to Lee Eakins (16-1/2 feet left along this line for passway for balance of interests) thence S 6-1/2 W. 111 poles and 15 links to the beginning, containing 18.83 acres.

TRACT 5: A certain tract or parcel of land lying in Henderson County, Kentucky, on the East side of the L & N R.R. about one mile north of Robards and bounded as follows: Beginning at a point on the East line of the right of way of L & N R.R. Co., corner to W. A. Sandefur tract; thence S. 87 deg. E. 18-07/100 chains to a stake, corner to Ligon's land in the Sandefur line and 8 links S. 20 deg. W. from a sassafras tree 15 inches in diameter (2 black oaks down and gone); thence N. 20 deg. E. 17-44/100 chains to a stake corner to another tract of Samuel E. King and in the Ligon line; thence N. 59 deg. W. 36-45/100 chains to a point in the middle of what is called the Porter Public road a corner to another tract of Samuel E. King 3 small black gums and a dogwood gone, a stake on the east side of said road bears S. 59 deg. E. distant 27 links; thence S. 32-1/2 deg. W. 8-55/100 chains to a post in the east line of right of way of L & N R.R. Co.; thence with the east line of said right of way S. 23-1/2 deg. E. 29-60/100 chains to the beginning, containing 71-83/100 acres.

TRACT 6: A certain tract of land in Henderson County, Kentucky, beginning at a stake corner to Lot No. 6 in line No. 1; thence N. 65-1/2 W. 171 poles and 14 links to a stake corner to No. 6; thence S. 22 W 9 poles and 10 links to a stake corner No. 8, 9 and 1/2 of No. 7; thence S. 65-1/2 E. 119 poles and 2 links to a stake corner to Nos. 8, 9 and 1/2 of No. 7; thence N. 6-1/2 E. 10 poles and 10 links to the beginning, and containing 10 acres.

TRACT 7: A certain tract or parcel of land lying and being in the county and state aforesaid, bounded and described as follows: Being Lot No. 3 of the Commissioner's report and division of the lands of the late S. E. King, Lot No. 3 contains a part of Lot No. 2 of the order and part of Lot No. 3 the part of Lot No. 2 is bounded as follows: Beginning at a stone corner to Lot No. 2 of this division and Gus Porter at an angle of the Funston and Porter road; thence S. 58 E. 101 poles to a stake corner to Lot No. 2 in Dr. Ligon's line; thence N. 22 E. 33 poles to a stone corner to Dr. Ligon in the Long line; thence N. 58 W. 94 poles and 20 links to a stone corner to the Long tract in Gus Porter's line; thence S. 32 W. 32 poles and 20 links to the beginning, containing 20 acres, recorded in Deed Book 38, page 228, and dated October 31, 1906.

TRACT 8: A tract of land in the county of Henderson and State of Kentucky, and being Lot #2 of the Commissioner's report of lands of late S. E. King, deceased, and bounded as follows: Beginning at a stake corner to Lot #1 in the middle of the Funston and Porter road; thence S. 58 E. 94 poles to a stake corner to Lot #1; thence N. 32 E. 10 poles and 10 links to a stake corner to Lot #1, thence S. 50 E. 42 poles and 10 links to a stake corner to Lot #1 in Dr. Ligon's line; thence N. 22 E. 40 poles and 20 links to a stake corner to Lot #3, in Dr. Ligon's line, thence N. 58 S. 101 poles to a stake corner to Lot #3 and Gus Porter; thence N. 37 W. 30 poles to a stake corner to Gus Porter; thence S. 32-1/2 W. 36 poles and 24 links to the beginning, containing 37-80/100 acres.

TRACT 9: A certain tract or parcel of land lying and being in the county of Henderson and state of Kentucky, being Lot No. 1 of the commissioner's report of the division of the land of late S. E. King, deceased, and bounded as follows: Beginning at a stake in the middle of Funston and Porter road corner to Lee King's thence S. 58 E. 145 poles to a stone corner to Lee King in Dr. P. Ligon's line; thence N. 22 E. 50 poles and 15 links to a stake corner to Lot No. 2 in Dr. Ligon's line; thence N. 58 W. 42 poles and 10 links to a stake corner to Lot No. 2; thence S. 32 W. 10 poles and 10 links to a stake corner to Lot No. 2; thence N. 58 E. 94 poles to a stake in the middle of the Funston and Porter road corner to Lot No. 2; thence N. 58 E. 94 poles to a stake in the middle of the Funston and Porter road corner to Lot No. 2; thence S. 32-1/2 W. 39 poles and 16 links to the beginning, containing 37-80/100 acres.

TRACT 10: Lot No. 6 of the report of division and allotment aforesaid, the same being a tract of land in Henderson County, Kentucky, near the town of Robards, bounded as follows: Beginning at a stake corner to Lot No. 5; thence N. 65-1/2 W. 176 poles and 12 links to a stake corner to Lot No. 5; thence S. 22 W. 18 poles and 11 links to a stake corner to Lot No. 7; thence S. 65-1/2 E. 171 poles and 14 links to a stake in line of Lot No. 1 corner to No. 7; thence N 6-1/2 E. 19 poles and 15 links to the beginning, containing 20 acres.

TRACT 11: A parcel of land in Henderson County, Kentucky, near the town of Robards and bounded as follows: Beginning at an ash stump corner to J. W. Otey; thence with said Otey's line N 65-1/2 W 140 poles to a rock at the root of an ash tree; thence S. 22 W 28 poles and 13 links to a stake corner to Lot No. 3; thence with line of said lot S 65-1/2 E 151 poles and 20 links to a stake in Lee Eakins line corner to Lot No. 3; thence N 1-1/2 E 30 poles and 20 links to the beginning, containing 26 acres, together with right of way for passway 16-1/2 feet wide along the east line of lots numbers 3, 4, 5, 6, 7, 8, and 9 and along the north side of Lot No. 1.

TRACT 12: A certain piece or parcel of land in Henderson County, Kentucky, said land lies on the west side of the L & N R.R. and is the strip cut off by the said railroad from the 76 acre tract bought by J. W. Ligon from Adkins Wall. This tract is supposed to contain 12 acres. This land is bounded on the East by the L & N R.R. and south and west by Widow Catherine Curry land and J. W. Otey land and runs to a point at the northern extremity.

TRACT 13: Lot 3 of the division of John Curry estate and described as follows: A tract of land in Henderson County, Kentucky near the town of Robards and bounded as follows: Beginning at a stake corner to Lot #2 in the Lee Eakins line; thence N. 65-1/2 W. 151 poles and 20 links to a stake, corner to Lot #2; thence S. 22 W. 27 poles and 12 links to a stake corner to Lot #4; thence S 65-1/2 E. 163 poles and 10 links to a stake corner to Lot #4 in Lee Eakins line; thence N 1-1/2 E. 29 poles and 15 links to the beginning, containing 27 acres, together with right of way for passway 16-1/2 feet wide along the east line of Lots numbers 4, 5, 6, 7, 8, and 9 and north line of Lot #1.

TRACT 14: A certain tract or parcel of land lying in the County of Henderson, State of Kentucky, north of and in the vicinity of Robards and by survey made December 7th, 1898, bounded as follows: Beginning at a dead white oak corner to J. H. Funston, running thence with his line S. 88-1/2 W. 3.62 chains to a stake on the east side of dirt road; thence with east side of road S. 23 E. 41.07 chains to a stake at intersection of road; thence with N. W. Side of road N. 32-3/4 E. 30.88 chains to a stake in F. A. Porter's line 20 links from corner; thence with Funston's line N. 58 W. 36.34 chains to a black oak stump; thence S. 18-1/2 E. 4.44 chains to a white oak stump; thence S 2-1/2 E. 3.13 chains to the beginning, containing 64.88 acres.

The above 14 Tracts being the same property acquired by Leo King Farm, LLC by Deed dated January 1, 2015 of record in Deed Book 610, Page 673, in the Henderson County Clerk's office.

Tract 15: Being all of Lot 1 of the Hillary L. Raley Minor Subdivision as shown on plat of recorded in Plat book 5, Page 189, in the Henderson County Clerk's Office, to which plat reference is made for a more accurate description.

The above being the same property acquired by Leo King Farm, LLC by Deed dated January 1, 2015 of record in Deed Book 610, Page 672, in the Henderson County Clerk's office.

Tract 16:

A certain tract or parcel located approximately 0.7 miles northwest of the City of Robards, Kentucky on Ky Hwy 283 in Henderson County, and being more particularly described as follows:

Beginning at an iron pin set in the west right-of-way line of Ky Hwy 283, said point being located 30 feet west of the centerline of the existing pavement of said highway, being a corner to Doris Jean Hope lot, a plat of which is recorded in Plat Book 7 Page 62 in the Henderson County Court Clerk's Office, said point being located North 63 degrees 05 minutes 50 seconds West, 0.15 feet from a ½ inch rebar by PLS #1733 found near the southeast corner of said Hope lot, and said point being located 30 feet west of State Project (SP) 1278 Station 266+67.61; thence with said right-of-way line, running parallel with and 30 feet west of the centerline of the existing pavement of said Ky Hwy 283, the following six (6) calls:

- (1) SOUTH 07 DEGREES 29 MINUTES 32 SECONDS WEST, a distance of 419.73 feet to an iron pin set in said right-of-way line 30 feet west of Sta. 262+48.01;
- (2) SOUTH 07 DEGREES 02 MINUTES 21 SECONDS WEST, a distance of 488.42 feet to an iron pin set in said right-of-way line 30 feet west of Sta. 257+59.68;
- (3) SOUTH 07 DEGREES 09 MINUTES 31 SECONDS WEST, a distance of 435.64 feet to an iron pin set in said right-of-way line 30 feet west of Sta. 253+24.03;
- (4) SOUTH 07 DEGREES 06 MINUTES 24 SECONDS WEST, a distance of 461.45 feet to an iron pin set in said right-of-way line 30 feet west of Sta. 248+62.55;

- (5) SOUTH 07 DEGREES 13 MINUTES 57 SECONDS WEST, a distance of 608.04 feet to an iron pin set in said right-of-way line 30 feet west of Sta. 242+54.46;
- (6) SOUTH 07 DEGREES 15 MINUTES 43 SECONDS WEST, a distance of 503.65 feet to an iron pin set at the intersection of the west right-of-way line of said Ky Hwy 283, 30 feet west of the centerline of the existing pavement of same, and the north right-of-way line of Ky Hwy 416, 30 feet north of the centerline of the existing pavement of same, said Ky Hwy 416 right-of-way having been conveyed to the Commonwealth of Kentucky by L. B. Eblen in Deed Book 95 Page 364;

Thence with the north right-of-way line of said Ky Hwy 416, running parallel with and 30 feet north of the centerline of the existing pavement, the following three (3) calls:

- (1) SOUTH 88 DEGREES 39 MINUTES 57 SECONDS WEST, a distance of 142.94 feet to an iron pin set in said north right-of-way line;
- (2) around a curve to the left, through a central angle of 16 DEGREES 57 MINUTES 10 SECONDS, an arc distance of 319.26 feet, a chord bearing of SOUTH 80 DEGREES 11 MINUTES 22 SECONDS WEST, a distance of 318.09 feet to an iron pin set in said north right-of-way line;
- (3) SOUTH 71 DEGREES 42 MINUTES 47 SECONDS WEST, a distance of 241.60 feet to an iron pin set in said north right-of-way line, and being in the north line of Tract 3 of the Milton Crowder property recorded in Deed Book 429 Page 192;

Thence with said Crowder Tract 3, NORTH 81 DEGREES 55 MINUTES 09 SECONDS WEST, a distance of 723.82 feet to an iron pin set at the southeast corner of Tract 1 of the Milton Crowder property recorded in Deed Book 429 Page 192; thence with said Crowder Tract 1, the following four (4) calls:

- (1) NORTH 08 DEGREES 49 MINUTES 51 SECONDS EAST, a distance of 709.50 feet to an iron pin set at a corner to said Crowder Tract 1;
- (2) SOUTH 81 DEGREES 55 MINUTES 09 SECONDS EAST, a distance of 27.72 feet to an iron pin set at a corner to said Crowder Tract 1;
- (3) NORTH 15 DEGREES 34 MINUTES 51 SECONDS EAST, a distance of 846.12 feet to an iron pin set at a corner to said Crowder Tract 1;
- (4) NORTH 82 DEGREES 55 MINUTES 09 SECONDS WEST, a distance of 544.50 feet to the northwest corner of said Crowder Tract 1, being in the east line of Tract 2 of the Milton Crowder property recorded in Deed Book 429, Page 192, and being located South 62 degrees 49 minutes 21 seconds West, 25.00 feet from a reference iron pin set inside this, the Katherine Marshall property;

Thence with said Crowder Tract 2 and with Parcel B-Tract 1 of the Leo & Mark Mattingly property recorded in Deed Book 484 Page 281, NORTH 22 DEGREES 04 MINUTES 47 SECONDS EAST, a distance of 2088.00 feet to a wood fence corner post, said fence corner post being located North 19 degrees 15 minutes 25 seconds West, 25.00 feet from an iron pin set inside this, the Katherine Marshall property; thence SOUTH 63 DEGREES 05 MINUTES 50

7

SECONDS EAST, a distance of 840.15 feet to an iron pin set at the southwest corner of said Hope lot; thence with said Hope lot, SOUTH 63 DEGREES 05 MINUTES 50 SECONDS EAST, a distance of 461.07 feet to the point of beginning containing 108.1319 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 on 5-03-03. All references herein to "iron pin set" are 5/8 inch smooth-sided iron pins 24 inches in length with a plastic cap bearing the number 2532. This survey was conducted by the method of closed random traverse, the unadjusted mathematical error of closure ratio of which was 1:97,131 with an angular error of 1 second per angle.

The above being the same property acquired by Leo King Farm, LLC by Deed dated January 1, 2015 of record in Deed Book 610, Page 680, in the Henderson County Clerk's office.



2019014313

HENDERSON CO, KY FEE \$40.00

PRESENTED / LODGED: 12-27-2019 12:22:24 PM

RECORDED: 12-27-2019

RENESA ABNER

CLERK

BY: TONYA WILSON

DEPUTY CLERK

BK: RE 641

PG: 571-582

MAILED TO: 12/30/19
NEXTERA ENERGY RESOURCES LLC
700 UNIVERSE BLVD
JUNO BEACH, FL 33408



EXHIBIT A TO EASEMENT

Legal Description of Property

A certain parcel of land located in the Henderson County, Kentucky described to-wit:

A lot approximately .3 of a mile north of Henderson-Webster County line at U.S. 41 and MacDonald Road, more specifically described as follows; BEGINNING at a pin in the center of MacDonald Road also being U.S. 41 West R/W line, 120 feet from center of said U.S. 41 running thence with MacDonald Road, N 82 deg. 24" W 257.94 feet to a pin in the east line of Bert Griffin remainder tract; thence with Griffin N 5 deg. 15' E 183.5 feet to a pin; thence also with Griffin line, S 80 deg. 32' E 214.89 feet to a pin in west R/W line of U.S. 41; thence with R/W line, S 8 deg. 26' E 183.5 feet to the beginning, containing 0.973 acres.

THE ABOVE PROPERTY BEING the same property acquired by Grantor, by Quit Claim Deed dated October 13, 1999, of record in Deed Book 489, Page 781, in the Henderson County Clerk's office.

QLA: 9231

EX IBIT A

Legal Description of Owner's Property

Beginning at a stake on North side of Smith's Ferry Road; thence N 11 E 75 poles and 20 links to stake in North line of farm; thence with said line S 60 E 122 poles and 15 links to an ash in WM. Eblen's line; thence with said line S 4 W 1 pole and 19 links to small maple; thence N 86 W 116 poles to rock corner of Samuel Spencer; thence S 4 W 18 poles and 20 links to rock in Samuel Spencer's line and on North side of Smith's Ferry Road; thence N 75 W 2 poles and 13 links to the beginning, containing 21-12/100 acres.

Being the same property conveyed to Edgar McMullin, of the first part, by S.H. Spencer by deed dated January 6, 1932, of record in Deed Book 81, at page 621, Henderson County Court Clerk's office.

Beginning at a stake corner to Lot No. 1 on North side of Smith's Ferry Road; thence with line of said lot N. 11 E 75 poles and 20 links to stake in North line of farm and corner to first lot; thence N 60 W 82 poles and 6 links to a stake; thence S 23 W 99 poles to stake in the middle of Smith's Ferry Road; thence with said road S 77 E 10 poles and 9 links to bend in road; thence with road S 75 E 93 poles and 6 links to beginning, containing 49-77/100 acres, including 1-77/100 acres across the West and allotted James Sugg, and being the same land conveyed to B.W. McMullin by R.E. Sugg, et al. by deed dated January 7, 1891, and recorded in Deed Book 1, at page 590, in the County Clerk's office of Henderson County, Kentucky.

Beginning at a stake, two black oaks near McMullin's Chapel, and beginning corner in the deed; thence with Floyd and Lockett Road S 23 W 43 poles and 6 links to stake; thence S 67 E 39 poles and 8 links to stake in line of Lot #2; thence with line of said Lot N 23 E 38 poles and 5 links to corner of lot #2; thence N 60 W 39 poles and 16 links to beginning, containing 10 acres; and being the same land conveyed to B.W. McMullin by the following: Susan Denton, et al by deed dated March 28, 1897, and recorded in Deed Book 25, at page 197; L.A. Royster by deed dated November, 1897, recorded in Deed Book 38, at page 395; John W. Royster by deed dated November, 1899, and recorded in Deed Book 38, at page 401; Vinnie Algood, &c. by deed dated March 12, 1903, and recorded in Deed Book 38 at page 402; Marvin Royster by deed dated April 3, 1905, and recorded in Deed Book 41, at page 320; S.H. McMullin by deed dated January 22, 1908, and recorded in Deed Book 40, at page 422, and Foster C. Royster by deed dated January 12, 1909, and recorded in Deed Book 42, at page 183, all in the office of the County, Clerk of Henderson County, Kentucky.

LESS a lot of ground just south of said church and bounded as follows: Beginning at a corner post about 8 ft. South of SE corner of said church, running Souht 6 rods to a stake; thence W 12 rods to a stake in edge of Frog Island road; thence North with said road 6 rods to stake in edge of said road, thence east 12 rods to the beginning, containing 9/20 of an acre.

Beginning at a stake corner to Lot #3; thence with Floyd & Lockett road S 23 W 24 poles and 11 links to stake on Lockett & Floyd road; thence S 67 E 39 poles and 8 links to stake in line of lot

#2; thence with said line N 23 E 24 poles and 11 links to stake corner to lot # 3; thence with line of said lot N 67 W 39 poles and 8 links to beginning, containing 6 acres; and being the land conveyed to B.W. McMullin by the following: W.B. Spencer by deed dated October 3, 1893, and recorded in Deed Book 20, at page 559, and by W.B. and G.E. Spencer by deed dated January 27, 1897, and recorded in Deed Book 24, at page 179, all in the office of the County Clerk of Henderson County, Kentucky.

Beginning at a stake corner of Lot #4 of Floyd and Lockett Road; thence with said road S 23 W 13 poles and 14 links to stake; thence S 67 E 39 poles and 8 links to stake in line of Lot #2; thence with said line N 23 E 13 poles and 14 links to stake, corner to lot #4; thence with line of said Lot N 67 W 39 poles and 8 links to beginning, containing 3-1/3 acres and being the same lands conveyed to S.W. McMullin by the following: Eliza Armstrong, &c. by deed dated October 17, 1898, and recorded in Deed Book 38, at page 403, and by S.H. McMullin by deed dated December 26, 1907, and recorded in Deed Book 40, at page 225, all in the office of the County Clerk of Henderson County, Kentucky.

Beginning at a stake, corner to Lot #5 on Floyd and Lockett road; thence S 23 W 30 poles to junction of Floyd and Lockett and Smith's Ferry Road; thence with Smith's Ferry Road S 77 E 39 poles and 16 links to corner of Lot # 2; thence with line of said lot N 23 E 22 poles and 20 links to stake, corner to Lot #5; thence with line of said lot N 67 E 39 poles and 8 links to beginning, containing 6-1/2 acres, and being the same land conveyed to B.W. McMullin by S. H. McMullin by deed dated December 26, 1907, and recorded in Deed Book 40, at page 225, in the office of the County Clerk of Henderson County, Kentucky.

Tracts (2) to (6) inclusive were inherited by Edgar McMullin as shown by Affidavit of Descent of record in Deed Book 95, at page 284, Henderson County Court Clerks office.

A tract of land about one mile from town of Robards and bounded as follows: Beginning at a stone to Sam Spencer and Tom T. Royster; thence N 27-3/4 E 28.09 chains to a stake in the middle of a ditch, corner to Lot #2 small sycamore pointer; thence N 59 1/2 W 17.91 chains to stake in line of Lot # 3 23 links from S.H. McMullin line; thence S 27 3/4 W 28.09 chains to B.W. McMullin's line; thence S 59- 1/4 E 18 chains to the beginning, containing 50-36/100 acres.

Being the same land conveyed to the grantors by Thomas Sugg and wife by deed dated January 7, 1904, of record in Deed Book 34, at page 197, said Clerk's office.

Beginning at a stake in middle of a ditch, small sycamore pointer, and corner to Lot #1 (Sugg's) corner; thence N 58 3/4 W 18-14/100 chains to a stake in line of S.N. McMullin; thence N 27 3/4 E 15-18/100 chains to a stake corner to S.N. McMullin in Otey's line; thence S 66 1/2 E. 18 - 16/100 chains to a stake in middle of a ditch corner to T.T. Royster; thence S 27 3/4 W 17 - 36/100 chains to the beginning, containing 29 - 450/1000 acres, it being understood and agreed that said McMullin is to have an outlet 23 links wide and 28-9/100 chains long between the line of Thos. Sugg and that of S.N. McMullin, said outlet containing 650/1000 of an acres, containing in all 30-1/10 acres.

Being the same land conveyed to Edgar McMullin by C.N. Royster by deed dated August 28, 1900, of record in Deed Book 30, at page 330, in said Clerk's office.

A certain tract of land lying one mile South of Robards, Kentucky and bounded as follows: Beginning at a corner to Sugg; thence S $65 \frac{1}{4}$ E 762 feet to a stake, corner to Thos. Sugg; thence S. $27 \frac{3}{4}$ W 2857 feet to a stake, 10 feet from a stone; thence N $58 \frac{5}{6}$ W. 763 feet to a stake; thence to the beginning about 2755 feet.

Containing 49.14 acres

Being the same property conveyed to Edger McMullin and B.W. McMullin by Emma J. Higginson, et al., by deed dated January 1, 1910, recorded in Deed Book 44, at page 41, said Clerk's office, and an undivided one-half interest therein inherited by Edgar McMullin from his father, B.W. McMullin, as shown by Affidavit of Descent of record in Deed Book 95, at page 284, said Clerk's office.

EXHIBIT A

Legal Description of Owner's Property

Parcel 1

Beginning at a stake 7 ft. from gate post in wire fence; thence with said fence S 72 ½ E. 56 poles and 17 links to a stake in the fence in J. W. Otey's line; thence N 19 ½ E. 60 poles to a stake in hedge fence; thence N. 4 ½ E. 9 poles and 8 links to a stake in Otey's line; thence N. 80 ¾ W. 62 poles and 13 links to a stake at a rail fence 60 poles and 10 links to the beginning, containing 24.46 acres in Henderson County, Kentucky .

And a passway easement of reasonable width over Tract V of that property described in Mortgage Book 344, Page 96 for purposes of ingress and egress from and to Tract II conveyed herein.

Parcel 2

Tract Five: Beginning at a stake at the West end of the hedge corner to George T. Crook; thence S. 82 E. 63 poles and 14 links to a stake; corner to Crook and Ed Otey; thence N 4 ½ E. 33 poles to a stone, corner to Fred Schaeffer in Ed. Otey's line at an angle to the Ed Otley road; thence with the South line of the road N. 87 W. 58 poles and 10 links to a stake corner to Lot #7; thence S. 12 ½ W. 28 poles to the beginning, containing 11.60 acres in Henderson County, Kentucky.

Parcel 3

Being 3.783 acres located on Kentucky Highway 1299 in Henderson County, Kentucky as shown by the plat of record in Deed Book 412, Page 491 in the Henderson County Clerk's Office.

Parcel 4

A certain lot or parcel located East of Ky. Hwy. 1299 and South of Ed Otey Road approximately 2 miles Northwest of the town of Robards, in Henderson County, Kentucky, and being more specifically described as follows:

To find the place of beginning, commence at an iron pin set in the East right-of-way line of Ky. Hwy. 1299, said iron pin being located 25 feet East of the centerline of the existing pavement of said Ky. Hwy. 1299, and being a corner to the Spencer Cemetery; thence with said Spencer Cemetery, South 75°23'59" East, a distance of 546.36 feet to an iron pin set at the base of a fence corner post; thence continuing with said Spencer Cemetery, South 7°08'08" West, a distance of 21.85 feet to an iron pin set at a corner to the Catherine Puryear & Elizabeth Nunn property recorded in Deed Book 61 Page 54 in the Henderson County Court Clerk's Office; thence with said Puryear & Nunn property, South 89°34'33" East, a distance of 608.12 feet to an iron pin set in the North line of said Puryear & Nunn property, being the South line of the Irvin Hunter, Jr., property recorded in Deed Book 411 Page 50 of which this description is a part, and being the point of beginning for this description; thence severing said Hunter property, North 10°10'24" East, a distance of 353.14 feet to the North line of said Hunter property, and being the South line of the Dennis & Judith Nunn property recorded in Deed Book 401 Page 324; thence with said Nunn property, South 73°41'29" East, a distance of 929.26 feet to a point in the West

line of Tract 1 of the Hyde Brothers Agricultural Division, a plat of which is recorded in Plat Book 6 Page 29, said point being located South 18°2'57" West, 248.98 feet from an iron pin found at a corner to said Tract 1; thence with said Tract 1, South 18°02'57" West, a distance of 98.32 feet to a point in said West line, said point being located North 18°02'57" East, 107.62 feet from an iron pin found at a corner to Tract 2 of said Division, and being a corner to said Puryear & Nunn property; thence with said Puryear & Nunn property, North 89°34'33" West, a distance of 923.80 feet to the point of beginning containing 206418 square feet or 4.7387 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. RLS 2532 on or about December 6, 1991. A plat of said tract is of record in Plat Book 6 at page 162 in the Henderson County Court Clerk's office.

Parcel 5

Beginning at a point in the center of the Frog Island Road, corner with Byron Phillips, runs N 58°-28' W 2347 feet to a stake, corner with Mrs. Hilary Denton; thence S 22°-50' W 82 feet to a stake and post, corner with Mrs. Hilary Denton; thence N 59°-56' W 241 feet to a stake corner with Mrs. Lila Chism in Mrs. Hilary Denton 's line; thence N 29°-38' E 3042 feet to a stake in Road, corner with Clarence Sheffer; thence with Road; S 59°-32' E 281 feet to a nail in road, corner with George Vogel and W.B. Algood; thence S 30°-40' W 1976 feet to a post and stake, corner with George Vogel ; thence S 58°-10' E 232 feet to a nail in the Frog Island Road, corner with George Vogel in John Pruitt's line; thence with said Road S 29°-33' W 969 feet to the place of beginning, containing 70.1 acres, subject to legal highways and road right-of-ways, as per survey made by W. W. Poole on November 3, 1995.

LESS the following two lots:

- 1) A 1 acre lot conveyed by Shirley E. Hurt and his wife, Walleen Hurt, to Larry Wayne Rideout and his wife, Claudia Bernice Rideout, by deed dated February 10, 1998, of record in Deed Book 474, Page 491, Henderson County Clerk's Office.
- 2) A 1 acre lot conveyed by Patricia Wiseman, unmarried, to Scott Wayne Rideout and his wife, Amanda L. Rideout, by deed dated November 29, 2005, of record in Deed Book 544, Page 927. Henderson County Clerk's Office.

Parcel 6

A certain tract or parcel located on the Northeast side of Kentucky Highway 1299, approximately two miles Northwest of the City of Robards, in Henderson County, Kentucky, and being more specifically described as follows:

Unless stated otherwise, any monument referred to herein as a "set iron pin" is a 5/8" diameter rebar, 18" in length set with an orange plastic cap stamped "PLS #2939". All bearings stated herein are referred to the 1983 NAD Kentucky South Zone coordinate system.

Beginning at a point located South 75°35'39" East, a distance of 30.33 feet from a P.K. Nailset at the Northwest corner of Tract 3 of the Mary Ann Sugg property described in Deed Book 549, page 1039, (of which this description is a part) at the Henderson County Court Clerk's Office, said point also being located in East right of way line of Kentucky Highway 1299 as described in

Deed Book 159, page 543, to the Commonwealth of Kentucky, and in the southern line of the Elizabeth Powell property described in Deed Book 361, page 54; thence with the South line of said Powell property, South 75°35'39" East, a distance of 1924.78 feet to an iron pin set at the base of a fence corner post, said iron pin being located in the West line of the John Hyde property described in Deed Book 581, page 130, (see also Tract 2 of the Hyde Brothers Agricultural Division, a plat of which is recorded in Plat Book 6, page 29); thence with the West line of said Hyde property, South 24°11'22" West, a distance of 185.76 feet to an iron pin set at the base of a fence corner post located at the Southwest corner of said Hyde property; thence with the South line of said Hyde property and the South line of the James Green property described in Deed Book 474, page 458, (see also Tract 3 of the Hyde Brothers Agricultural Division, a plat of which is recorded in Plat Book 6, page 29), South 81° 37' 56" East, a distance of 700.92 feet to an iron pin set in the South line of said Green property; thence severing Tract 2 of said Mary Ann Sugg property, South 25°29'46" West, a distance of 862.71 feet to a 30" oak tree with two blazes on the South side located at the Northwest corner of the Glen Royster property described in Deed Book 243, page 612; thence with the North line of said Royster property and the area dedicated as road right of way on the plat recorded in Plat Book 8, page 129 North 80°30'14" West, a distance of 1392.66 feet to an iron pin set in said Commonwealth of Kentucky right of way of Kentucky Highway 1299; thence with said right of way line the following six calls:

- 1) Thence along a curve to the left having a radius of 221.00 feet and being subtended by a chord of North 67°01'18" West, 107.62 feet, an arc distance of 108.71 feet along said curve to a point in said right of way line;
- 2) North 81°06'51" West, a distance of 796.80 feet to an iron pin set in said right of way line;
- 3) Thence along a curve to the right having a radius of 57.00 feet and being subtended by a chord of North 31°49'20" West, 86.42 feet, an arc distance of 98.08 feet along said curve to a point in said right of way line;
- 4) North 17°28'12" East, a distance of 233.85 feet to a point in said right if way line;
- 5) Thence along a curve to the left having a radius of 1844.00 feet and being subtended by a chord of North 11°43'52" West, 368.78 feet, an arc distance of 369.39 feet along said curve to an iron pin set in said right of way line;
- 6) North 05°59'32" East, a distance of 479.20 feet to the point of beginning and continuing 56.61 acres. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, PLS #2939 of Bailey Surveys, Inc., on May 5, 2011, and which is of record in Plat Book 9, page 390A, Henderson County Clerk's Office.

Parcel 7

Tract 1: Beginning at a stake hickory and dogwood pointer in Oteys line, thence S 62 E 102 poles to a stake 1 pole and 3 links from a black oak corner with Wm. Eades, thence with Eades line N 30 ½ E. 169 ½ poles to a stake thence with Oteys line N. 59 37 W. 102 poles to a stake corner with lot No. 1 of the Marshall Smith division, thence with the line of said lot S 30 ½ W. 173 poles and 3 links to the beginning containing 108 acres more or less.

Less and Except: That property which was conveyed to Doris Keach and Margaret Keach, husband and wife, by deed from Urial Overfield and Lillian Overfield, husband and wife, dated

April 7, 1951 which is recorded in Deed Book 160, Page 58 of the Henderson County Clerk's office and contains two acres, more or less, as described in said deed which is incorporated herein by reference.

Less and Except: That property which was conveyed by U.M. Overfield and Lillian Overfield, husband and wife, to the Commonwealth of Kentucky for the use and benefit of the Department of Highways as described in a deed dated September 12, 1944 and contains 4.96 acres, as described in said deed, which description is incorporated herein by reference, and is recorded in Deed Book 119, Page 217 of the Henderson County Clerk's Office.

Less and Except: That property which was conveyed by Lillian Overfield, a widow, to the Commonwealth of Kentucky for the use and benefit of the Department of Highways as described in a deed dated September 21, 1959 of record in Deed Book 197, Page 280 of the Henderson County Clerk's Office, the description of such tract is contained in said deed and is incorporated herein by reference. The deed does not show the number of acres which were conveyed.

Tract 2: Beginning at a point on the West side of said U.S. Highway #41 as widened at the corner of the Urial Overfield farm; running thence with the Overfield line N 59-37 W 78.90 feet to a point, corner to Overfield and the parties of the first part; running thence with a continuation of the division line between said Overfield and parties of the first part land, N 30-30 E. 56.82 feet to a point on the West side of U.S. Highway #41; running thence in a Southeasterly direction with the Westerly line of said Highway as widened, 87.95 feet to the point of beginning, containing 0.05 acre.

Tract 3: A tract of land in Henderson County, Kentucky, approximately 10 miles south of the city of Henderson and ½ mile East of U.S. 41 and more particularly described as follows:

Beginning at a point in the Urial Overfield (now Austin Overfield) line and corner with T.L. Book; thence N 36°22' E a distance of 478.5 feet to the corner of Austin Overfield and William P.B. Slaughter; thence N 47°7' E a distance of 580.8 feet to the A. A. Watkins corner; thence S. 55°48' E a distance of 190.4 feet to the intersection of the West right of way line of the Pennyryle Parkway, which is 130 feet left of the station 3235+18 of the Pennyryle Parkway; thence S 6°33'30" E. a distance of 1018.0 feet; thence S 0°31'30" E a distance of 351.95 feet to the corner of H. J. Blackwell; thence N 54°54' W a distance of 1210.0 feet, more or less, to the point of beginning and containing 13.3 acres, more or less.

Parcel 8

A certain tract or parcel located approximately 1,500 feet East of Kentucky Highway 1299 and 1.5 miles Northwest of the City of Robards, in Henderson County, Kentucky and being more specifically described as follows:

Unless stated otherwise, any monument referred to herein as a "set iron pin" is a 1/2' diameter rebar, 18" in length set with an orange plastic cap stamped "PLS #2939". All bearings stated herein are referred to the 1983 NAD Kentucky South Zone coordinate system.

Beginning at a 30" oak tree found with two blazes on the south side, said oak tree being located at the Southeast corner of the Dennis Nunn property described in Deed Book 601 Page 142 at the Henderson County Court Clerk's Office, thence with the East line of said Nunn property, North 25°29'46" East a distance of 826.71 feet to an iron pin set in the south line of the James Green property described in Deed Book 474 Page 458; thence with the South line of said Green property, South 81°31'43" East, a distance of 1549.14 feet to an iron pin set in the West line of the Leo King Farm, LLC property described in Deed Book 610 Page 673; thence with the West line of said Leo King Farm, LLC property, South 04°40'12" East, a distance of 546.48 feet to an iron pin set at the Northwest corner of the Leo Mattingly, Jr. property described in Deed Book 608 Page 536; thence with the West line of said Mattingly property, South 13°54'39" West, a distance of 24.64 feet to a point located in the centerline of a large ditch; thence with the centerline of said large ditch and severing Tract 2 of the Mary Ann Sugg property described in Deed Book 549 Page 1039, of which this description is a part, the following eleven calls:

- 1) South 86°15'04" West, a distance of 77.92 feet to a point located in the centerline of said large ditch;
- 2) North 87°42'08" West, a distance of 135.23 feet to a point located in the centerline of said large ditch;
- 3) North 86°28'26" West, a distance of 74.62 feet to a point located in the centerline of said large ditch;
- 4) South 39°06'20" West, a distance of 153.33 feet to a point located in the centerline of said large ditch;
- 5) South 47°34'08" West, a distance of 122.36 feet to a point located in the centerline of said large ditch;
- 6) South 68°12'17" West, a distance of 180.38 feet to a point located in the centerline of said large ditch;
- 7) South 65°11'36" West, a distance of 144.66 feet to a point located in the centerline of said large ditch;
- 8) South 60°32'46" West, a distance of 319.67 feet to a point located in the centerline of said large ditch;
- 9) North 89°42'10" West, a distance of 180.80 feet to point located in the centerline of said large ditch;
- 10) North 85°48'58" West, a distance of 849.48 feet to a point located in the centerline of said large ditch;
- 11) South 71°19'53" West, a distance of 17.30 feet to a point located in the North line of Tract 1 of said Marry Ann Sugg property; thence continuing with the center line of said large ditch and severing said Tract 1, of which this description is a part, the following two (2) calls:
 - 1) South 71°19'53" West, a distance of 43.37 feet to a point located in the centerline of said large ditch;
 - 2) North 48°06'19" West, a distance of 42.63 feet to a point located in the East line of the James Riley property described in Deed Book 621 Page 491;

Thence with the East line of said Riley property the following two (2) calls:

- 1) North 26°14'19" East, a distance of 21.97 feet to an iron pin set at a bend in the East

- line of said Riley property;
- 2) North 27°59'58" East, a distance of 462.00 feet to the point of beginning and containing 43.18 acres.

This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, PLS #2939 of Bailey Surveys, Inc. on January 24, 2017.

This conveyance is subject to easements, restrictions, rights of way and mineral reservations of record.

See also the plat whereby said 43.18 acres has been consolidated with existing 56.61 acres of record in Plat Book 9, page 390A, making a total of 99.79 acres, more or less, by the Sugg & Nunn Subdivision and Consolidation plat, of record in Plat Book 10, page 186, Henderson County Clerk's Office.

Parcel 9

Tract 1: Beginning at a stake corner to lot No. 1 in the middle of Frog Island Road; thence S 80 E 153 poles to the stake corner to lot No. 1 in Thos. Suggs line; thence N 20 E 27 poles and 17 links to a stake corner to lot No. 3 in Suggs line; thence W 87-3/4 W 93 poles and 6 links to a stake corner to the Graveyard; thence with E end of the graveyard; thence South 18-1/2 W 7 poles and 16 links to corner of graveyard; thence North 71 W 33 poles and 23 links to a stake in middle of Frog Island road corner to the graveyard; thence S 13 W 12 poles and 4 links to the beginning, containing 13-50/100 acres.

Tract 2: A tract of land lying and being in Henderson County, Kentucky, in the neighborhood of McMullin's Chapel and bounded and described as follows:

Beginning at a stake in Enoch Royster's line corner to the dower; thence S. 14 W. 131 poles to a stake corner to dower in Patten's line; thence North 88-1/2 W. 28 poles and 4 links to a stake corner to lot #3 in Patten's line; thence N. 14 E 145 poles to a stake, corner to lot #3 in Enoch Royster's line; thence S. 58-1/4 E. 28 poles and 19 links to the beginning, containing 24 acres of land.

Tract 3: A tract of land being lot No. 2 in the division of the land of M.S. Spencer, bounded as follows: Beginning at a post 11 links from a 30" hickory corner to Mrs. E.N. Royster; thence with line of Mrs. E.N. Royster S 0-33 W 264 feet to a 36" sweet gum corner to Mrs. Royster; thence with line of Mrs. Royster N. 58-10 W. 561.3 feet to a stake in North line of a lane known as Spencer Lane and corner to Mrs. Nora Sugg; thence with line of Mrs. Nora Sugg S. 14-22 W 2149.7 feet to a post corner to G.S. Powell; thence with line of G.S. Powell S 87 25 E. 854 feet to a stake corner to Herman Sugg in line of G.S. Powell; thence with line of Herman Sugg N 3-19 E. 1295.3 feet to a post corner to Herman Sugg; thence N. 89-35 E 341.6 feet to post corner to Mrs. Nora Sugg in line of Herman Sugg; thence with line of Mrs. Nora Sugg and Mrs. E.N. Royster N. 9-22 E 498.6 feet and N 2-35 W. 284.1 feet to post corner to Mrs. E.N. Royster; thence with Mrs. Royster's line N 86-58 W. 318.5 feet to the point of beginning, containing an area of 36.5 acres, more or less. Spencer Lane as now located over and across the above tract is to remain open for outlet for 30 acre tract.

Less and Except: A tract of land conveyed to Samuel Lee Hunter, unmarried, in Deed Book 307, page 353 and more particularly described as follows:

A tract of land located 2.1 miles Northwest of Robards on West side of Kentucky Highway 1299 (Frog Island Road), and being more specifically described as follows: Beginning at a spike in center of Ky., 1299, said spike being at existing corner of Catholine Puryear farm, and being 90 feet North of a pipe culvert under Ky., 1299; thence leaving road N 80°22'20" W 70.40 feet to a steel post; thence N 22°02'45" E 121.50 feet to an iron pin; thence severing Puryear farm S 85°20'20" E 37.2 feet to center of said road, thence along center of road S 6°00' W 122.00 feet to point of beginning, containing 0.15 acres, less any legal road right-of-way.

Tract 4: Beginning at a black oak stump an original corner with E.N. Royster, running thence with Royster's line S. 89-1/2 E 6.14 chains to a stake on the West side of the road S. 39-1/2 E. 2 poles; thence S 2-1/2 W 1 pole and S 13-1/2 E. 2 poles; thence S 2-1/2 W 1 pole and S 13-1/2 5.83 poles to a stake; thence N 85-1/2 W 7.17 poles to a stake 8 poles West of a hickory corner with T.W. Spencer estate; thence S 8°57' E 8.05 to the beginning, containing 6 acres, more or less.

Less and Except: A 3.783 acre tract conveyed to Dennis Nunn in Deed Book 412, page 489 and as shown on Plat in Deed Book 412, page 491 in the Henderson County Court Clerk's Office.

Being the same property conveyed to Dennis E. Nunn by deed dated February 14th, 2019 of record in Deed Book 635, Page 898 in the Henderson County Clerk's Office.



2020003028

HENDERSON CO, KY FEE \$64.00

PRESENTED / LODGED: 03-27-2020 08:56:56 AM

RECORDED: 03-27-2020

RENESA ABNER

CLERK

BY: TONYA WILSON

DEPUTY CLERK

BK: RE 643

PG: 20-30

MAILED TO: 3/30/2020
LAND SERVICES GROUP
700 UNIVERSE BLVD
JUNO BEACH, FL 33408-2657

EXHIBIT A

Legal Description of Owner's Property

Being all of Tract 1 of the Elizabeth Powell Ag Consolidation & Division, a plat of which is recorded in Plat Book 9, page 394 and to which plat reference is hereby made for a more particular description. Said tract conveyed contains 24.360 acres.

Being a portion of the same property conveyed to Elizabeth D. Nunn by Deed from Gross C. Lindsay, Trustee, dated November 13, 1985, and of record in Deed Book 361 at page 54, in the Henderson County Court Clerk's Office. It is hereby certified that Elizabeth D. Nunn is the same individual as Elizabeth D. Powell.

EXHIBIT A

Legal Description of Owner's Property

TRACT #1:

A certain tract or parcel located on the southwest side of Kentucky Highway 1299, approximately 1.7 miles northwest of the City of Robards, in Henderson County, Kentucky, and being more specifically described as follows:

Unless stated otherwise, any monument referred to herein as a "set iron pin" is a 1/2" diameter rebar, 18" in length set with an orange plastic cap stamped "PLS #2939". All bearings stated herein are referred to the 1983 NAD Kentucky South Zone coordinate system.

Beginning at a point located North 79° 06' 05" West, a distance of 5.03 feet from an iron pin with cap stamped PLS #3399 found at the northeast corner of the Scott McDonald property described in Deed Book 553, page 131, at the Henderson County Court Clerk's Office, said point also being located in the western right-of-way line of Kentucky Highway 1299; thence with the line of said McDonald property the following two (2) calls:

- 1) North 79° 06' 05" West, a distance of 639.42 feet to an iron pin with cap stamped PLS #3399 found at the northwest corner of said McDonald property;
- 2) South 18° 54' 12" West, a distance of 416.29 feet to an iron pin with cap stamped PLS #3399 found in the north line of the Robert Crowder property described in Deed Book 491, page 707;

thence with the north line of said Crowder property, North 82° 49' 00" West, a distance of 648.97 feet to a 1.5" pipe found set in a concrete block at the southeast corner of Tract 2 of the Elizabeth Powell Agricultural Consolidation and Division, a plat of which is recorded in Plat Book 9, page 394; thence with the east line of said Elizabeth Powell Agricultural Consolidation and Division, the east line of the Chris Daniel property described in Deed Book 619, page 405, and the east line of Lot 5 of the Robert & Wilma Crowder Subdivision recorded in Plat Book 8, page 124, North 26° 24' 19" East, a distance of 2651.13 feet to an iron pin set in said right-of-way line of Kentucky Highway 1299; thence with said right-of-way line the following three (3) calls:

- 1) South 25° 37' 52" East, a distance of 1444.07 feet to a point in said right-of-way line;
- 2) thence along a curve to the right having a radius of 150.00 feet, an arc distance of 140.04 feet, said curve having a chord direction of South 01° 06' 49" West, and a chord length of 135.01 feet, to a point in said right-of-way line;
- 3) South 27° 52' 19" West, a distance of 843.68 feet to the point of beginning and containing 48.31 acres. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, PLS #2939 of Bailey Surveys, Inc. on December 13, 2016.

TRACT #2:

A certain tract or parcel located on the northeast side of Kentucky Highway 1299, approximately 1.7 miles northwest of the City of Robards, in Henderson County, Kentucky, and being more specifically described as follows:

Unless stated otherwise, any monument referred to herein as a "set iron pin" is a 1/2" diameter rebar, 18" in length set with an orange plastic cap stamped "PLS #2939". All bearings stated herein are referred to the 1983 NAD Kentucky South Zone coordinate system.

Beginning at an iron pin set in the northeastern right-of-way line of Kentucky Highway 1299, said iron pin also being located at the southeast corner of the additional right-of-way dedicated to the County of Henderson by the plat recorded in Plat Book 8, page 124, at the Henderson County Court Clerk's Office; thence with said County of Henderson right-of-way, North 26° 24' 19" East, a distance of 56.20 feet to an iron pin set in the south line of the Dennis Nunn property described in Deed Book 601, page 142; thence with the south line of said Nunn property, South 80° 30' 14" East, a distance of 1309.38 feet to a 30" oak tree with two blazes on the south side found in the west line of the Mary Ann Sugg property described in Deed Book 549, page 1039; thence with the west line of said Sugg property the following two (2) calls:

- 1) South 27° 59' 58" West, a distance of 462.00 feet to an iron pin set in the west line of said Sugg property;
- 2) South 26° 14' 19" West, a distance of 982.93 feet to an iron pin set in said right-of-way line of Kentucky Highway 1299;

thence with said right-of-way line of Kentucky Highway 1299 the following three (3) calls:

- 1) thence along a curve to the left having a radius of 210.00 feet, an arc distance of 115.14 feet along said curve, said curve having a chord direction of North 09° 55' 25" West and a chord length of 113.70 feet, to a point located in said right-of-way line;
- 2) North 25° 37' 52" West, a distance of 1471.39 feet to a point located in said right-of-way line;
- 3) thence along a curve to the left having a radius of 221.00 feet, an arc distance of 18.89 feet along said curve, said curve

having a chord direction of North 28° 04' 47" West and a chord length of 18.88 feet to the point of beginning and containing 20.82 acres. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, PLS #2939 of Bailey Surveys, Inc. on December 13, 2016.

Being the remainder of that certain real property conveyed to Glenn W. Royster and Mildred H. Royster, husband and wife, by deed from Frances H. Strother, Trustee, dated August 15, 1969, of record in Deed Book 243, page 612, Henderson County Clerk's Office, and conveyed to Glenn W. Royster by Mildred H. Royster, unmarried, by deed dated January 14, 2016, of record in Deed Book 615, page 195, Henderson County Clerk's Office. The Grantor, Scott McDonald, obtained title to this real property pursuant to the Last Will and Testament of Glenn W. Royster probated September 29, 2015, of record in Will Book 29, page 275, Webster County Clerk's Office.



2021001930

HENDERSON CO, KY FEE \$55.00

PRESENTED / LODGED: 02-24-2021 02:39:10 PM

RECORDED: 02-24-2021

RENESA ABNER
CLERK

BY: TONYA WILSON
DEPUTY CLERK

BK: RE 649

PG: 237-244

MAILED TO: 2/25/2021
SEBREE SOLAR
700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

EXHIBIT A TO EASEMENT

Legal Description of Property

Beginning at a stone corner with S. E. King in F. M. Eakins line running thence with King's line, S. 21 ½ W. 48.82 chains to a stake in Sandefur's line; thence with the line of Sandefur and J. D. Ligon, S. 86-3/4 E. 35.16 chains to a stake 9 links N.E. of a large black oak in A. Brooks' line; thence with the line of A. Brooks and Alex Reeder N. 9½ E. 34.14 chains to a stone corner with Eakins; thence with Eakins' line, N. 58½ W. 26.94 Chains to the beginning, containing 124.30 acres. From which are reserved and not conveyed the graveyard containing one acre, and privilege of burying in said graveyard, and right of way for passway over a passway 16 feet wide from said graveyard along the line of Sandefur and J.D. Ligon to Brooks' line the said passway containing .57 of an acre, leaving a net total hereby conveyed of 122.73 acres.

THE ABOVE PROPERTY BEING the same property acquired by Grantor, by Deed dated August 20, 2007, of record in Deed Book 557, Page 201, in the Henderson County Clerk's office.

QLA ID: 10478

EXHIBIT A

Legal Description of Owner's Property

Parcel 1

A certain tract of land located approximately 1½ miles East of Robards, Kentucky, and more particularly described as follows:

Beginning in the South right of way of Kentucky Highway 416, at the Northeast corner to Dorris Keach's Tract No. 1, said point being in the middle of a large ditch 772 feet North 56° East of the Northeast corner of the Kimberling farm; thence with Kentucky Highway 416 North 56° East 913 feet to a corner to Dorris Keach's Tract No. 2; thence with Tract No. 2, South 20°00' East 938 feet to the North line of Arthur Calvert, and being 1050 feet South 70°45' West of a corner to Calvert; thence with Calvert South 70°45' West 1056 feet to the center of a big ditch; thence with ditch, North 404°30' West 710 feet to the point of beginning and containing 19 acres, more or less. Less

and except:

The following tract described as follows: Beginning in the South line of Kentucky Highway 416, approximately 1½ miles East of Robards, Kentucky, and being more specifically described as follows:

Beginning at the Northwest corner of Dorris Keach Property, 25 feet South of the center of Kentucky Highway 416 and also being the Northeast corner of the Joe Eblen and B.E. Eblen tract of which this is a part; thence with the dividing line between Keach and Eblen, South 19°58'20" East 456.1 feet to a corner of Eblen remainder tract; thence with remainder, North 89°28'30" West

471.50 feet and North 33°29'29" West 175.23 feet to the South right of way of Kentucky Highway 416 and being 25 feet South of the centerline of same; thence running parallel to and 25 feet South of said centerline, North 56° East 498.09 feet to the point of beginning and containing 3.314 acres.

Approx. 16 acres

Parcel 2

A tract of parcel of land located in Henderson County, Kentucky on the West side of U.S. Highway 41 and about two miles East of Robards, Kentucky and further described as follows:

Beginning at a stake in the west right of way line of U.S. Highway 41, 40 feet West of the center of the existing pavement and running with the North line of Branson-Allman tract, H. T. Wade and Martin Poole tracts South 86.45 West 2,501 feet to a stake in the center of a big ditch; thence with the bend of said ditch North 10.45 East 540 feet to a stake in center of aforesaid ditch; thence North 70.45 East 2,106 feet to an iron pin; thence South 30.12 East 476 feet to a stake; thence North 69.37 East to a stake in the West right of way line of U.S. Highway 41; thence South 9.04 West 664 feet to a stake in said right of way line; thence 5.29 West 148 feet to the point of beginning containing 47 acres more or less, less the right of way deed to the State of Kentucky by deed dated April 21, 1959, recorded in Deed Book 195, at page 566.

Less and except the following tracts as follows:

That property conveyed by Louis Sneddon and June Sneddon, husband and wife, by deed to Roger Keene, Sr. and Kathleen Keene, husband and wife, dated May 28, 1993 and being Lot 2 of the Sneddon Subdivision, to the County of Henderson, Kentucky. For a more particular description of said lot and the easements, set back lines and other matters you are referred to plat of record in Plat Book 6, Page 293, of the Henderson County Clerk's Office, which is incorporated herein by reference.

AND

There is reserved for the benefit of the 4.4 acre tract (as described in Deed Book 295, Page 350) a permanent right of way over the driveway leading from U.S. Highway 41 to the residence located on the 4.4 acre tract which driveway lies near the North boundary line of and on the property herein conveyed.

AND

There is further reserved for the benefit of the 4.4 acre tract (as described in Deed Book 295, Page 350) a permanent easement over the tract herein conveyed for a gas line running from the Texas Gas Transmission Line across the tract herein conveyed and serving the residence located on the 4.4 acre tract.

Approx. 46 acres

QLA ID – 9213

THE ABOVE PROPERTY BEING the same property acquired by Grantor, by Deed dated 8-Dec-2006, of record in Deed Book 552, Page 790, in the Henderson County Clerk's office.

EXHIBIT A TO EASEMENT

Legal Description of Property

The following described real property located in Henderson County, Kentucky, to wit:

A tract of land located about 1 mile from Robards, Henderson County, Kentucky, on the Rock House Road, and more particularly described as follows:

Beginning at a stake in the Rock House Road, corner to E. G. Eakins; thence N 188 poles to a stone in J. D. Robards homestead tract; thence N 80° E 56 poles to a stone in Robards' line, corner to James Reeder, colored; thence S 60 poles to a stone, corner to Ed Allman; thence N 80° E 121 poles, corner to Allman; thence S 66-2/3 poles; thence S 80° W 61 poles to a point, corner to M. J. Moss; thence S 13-2/3 poles; thence S 19° E 72 poles to the Rock House Road, corner to E. G. Lakins; thence with said Rock House Road S 89° W 128 poles to the point of beginning, containing 100.25 acres, more or less.

LESS AND EXCEPT the following described property which was conveyed to Paul Wade and his wife, Lorene Wade, by deed from Henry T. Wade and his wife, Maude M. Wade, dated October 22, 1946, of record in Deed Book 128, page 463, in the aforesaid Clerk's Office, to-wit:

Beginning at an iron stake in the East right of way line of U. S. Highway 41S, running thence with East right of way of said Highway, N 01° 34' E 805 feet to an iron stake, corner in said right of way line with Charles Branson; thence with Branson line, S 85° 15' W 436 feet to a post and iron stake, corner with Charles Branson in H. T. Wade's line; thence with fence, S 05° 11' W 797 feet to an iron stake, corner with H. T. Wade; thence N 87° 03' E 484 feet to the beginning, containing 8.39 acres, according to survey made by W. W. Poole, C. E. on October 19, 1946.

LESS AND EXCEPT the following described property which was conveyed to James H. Wade and his wife, Frances L. Wade, by deed from Henry T. Wade and his wife, Maude M. Wade, dated May 16, 1953, of record in Deed Book 161, page 491, in the aforesaid Clerk's Office, to-wit:

Beginning at a stake in roadway corner with H. T. Wade, runs N 03° 22' E 255 feet to a stake and post, corner with Reed land in H. T. Wade's line; thence N 84° 46' E 483 feet to a post and stake in the West right of way line of U. S. Highway 41, a corner with the Reed land; thence with said right of way line South 1572 feet to a stake in the old Robards-Rock House Road and in the West right of way line of U. S. Highway 41, corner with Lee Eakins to a stake at concrete bridge and ditch, corner with H. T. Wade in Lee Eakins' line; thence with ditch N 32° 40' W 185 feet; and N 04° 16' E 1101 feet to a stake in roadway, corner with H. T. Wade; thence with said roadway S 84° 48' E 221 feet to the place of beginning, containing 25.0 acres, according to survey of W. W. Poole, C. E. on May 16, 1953.

THE ABOVE PROPERTY BEING the same property acquired by Grantor, by Last Will and Testament of Florence Marie Griffin, of record in Deed Book 39, Page 366, in the Henderson County Clerk's office.

QLA: 8923

EXHIBIT A TO EASEMENT

Legal Description of Property

Parcel 1 (Tract 1 in deed at 493-773)

A tract of land lying and being on the waters of Grave Creek and bounded as follows:

Beginning at a stone, corner with Z. Eakins in Mc Donald's line; thence with Mc Donald's line S 12-6 W 152 poles and 10-1/2 feet to a stake, corner with Mc Donald in Ed Walker's line in old Robards and Sebree Road; thence with said road and Ed Walker to and with J.A. Curry's line, S 87-58 E 152 poles to a corner with J.A. Curry, in Walker's Line; thence with the Walker line, N11-54 , E 130 poles 5-4/10 feet to a stake, corner with Walker's line, N78-47, W 151 poles 8-1/2 feet to the beginning, containing 141.9 acres.

Parcel 2 (Tract 2 in deed at 493-773)

A tract of land lying principally in Webster County, Kentucky and partially in Henderson County, Kentucky, described as follows:

Beginning at a point on the West side of the access road on the West side of the Pennyryle Parkway, a corner with Thornton Walker in line of Rideout Heirs; thence in a westerly direction with the line of Thornton Walker and T.O. Kyle a distance of 1980 feet, more or less, to a stake; thence in a Southerly direction with line of T.O. Kyle a distance of 1125 feet, more or less, to a stake in line of Pearline Denton and Rideout Heirs a distance of 1980 feet, more or less, to a stake, corner to Rideout Heirs; thence in a Northerly direction with line of Rideout Heirs a distance of 1155 feet, more or less, to the place of beginning, containing 50 acres, more or less.

Parcel 3 (Second Tract 1 in deed at 493-773)

A certain tract or parcel located on the West side of U.S. highway 41 North of Pedler McDonald Road in Henderson County, Kentucky, being more particularly described as follows:

Beginning at an iron pin set found in the West right-of-way line of the US. Highway 41, said iron pin also being in the right-of-way line of CSX Railroad as recorded in Deed Book 250, Page 253 at the Henderson County Clerk's office, Henderson County, Kentucky; thence with the North line of said CSX Railroad, South 85°18'10" West, a distance of 195.06 feet to a point; thence along said CSX right-of way line along a chord North 83°21'26" West, a distance of 338.97 feet having a radius of 880.37 feet to a point; thence along said CSX right-of-way line North 71°45'09" West, a distance of 181.49 feet to an iron pin set in said CSX right-of-way line; thence North 17°14'47" East, a distance of 25.9 feet to an iron pin set, also a corner to K.B Alloy property as recorded in Deed Book 317 Page 225, Deed Book 373 Page 276 and Plat Cabinet 04 Slide 49 at the Henderson County Clerk's Office, Henderson County, Kentucky; thence along the East boundary of said K.B alloy Property North 17°14'47" E, a distance of 1112.47 feet to an Iron Pin set, also a corner to said K.B. alloy property, also a corner to Malcolm Property as recorded in Deed Book 407 Page 604 at the Henderson County Clerk's Office, Henderson County, Kentucky; thence with the Southern boundary of said Malcolm property, South 73°45'05" East, a distance of 306.82 feet to a iron pin set in the West right-of-way line of U.S. Highway 41, also a corner to said Malcolm property; thence with the West right-of-way line of U.S. Highway 41 along a chord South

02°38'14" East, a distance of 367.68 feet having a radius of 5789.65 feet to a point; thence continuing with these West right-of-way line of U.S. Highway 41 South 04°23'19" East, a distance of 715.35 feet to the point of beginning. Containing 13.09 acres

Parcel 4 (Tract 3 on deed at 493-773)

A certain tract or parcel located on the East side of US. Highway 41 North of Pedler Mc Donald Road in Henderson County, Kentucky, more particularly described as follows:

Beginning at an Iron pin found in the East right-of-way line of the U.S Highway 41, also being in the Northern right-of way line of CSX RAILROAD AS RECORDED IN Deed Book 250 Page 253 at the Henderson County Clerk's Office, Henderson County, Kentucky; thence with the North right-of-way line of said CSX Railroad, North 85°33' 56" East, a distance of 1796.85 feet to an iron pin set in the West property line of Rita Trust property as recorded in Deed Book 441 Page 704 at the Henderson County Clerk's Office, Henderson County, Kentucky; thence with the West boundary of said Ritz property North 18°02'02" East, a distance of 313.11 feet to an iron pin set also a corner to said Ritz property, also in the Southern right-of-way of state Route 2097 known as Big Rivers Road; thence with the Southern right-of-way of State Route 2097, North 80°18'39" West, a distance of 388.80 feet to a right of way marker; thence continuing with the Southern right-of-way of State Route 2097, North 88°49'18" West, a distance of 101.12 feet to a right of way marker, thence continuing with the Southern right-of-way of State Route 2097, North 80°17'27" West, a distance of 650.00 feet to a right of way marker; thence continuing with the Southern right-of-way of State Route 2097, North 74°34'49" West, a distance of 100.50 feet to a right of way marker; thence continuing with the southern right-of-way of State Route 2097, North 80°17'27" West, a distance of 625.00 feet to an iron pin set; thence continuing with the Southern right-of-way of state Route 2097, South 64°07'40" West, a distance of 115.38 feet to an iron pin set at the East right-of-way of U.S. Highway 41; thence with the East right-of-way of U.S. Highway 41, South 04°23'19" East, a distance of 697.61 feet to the point of beginning, containing 22.512 acres and being subject to all legal written and unwritten easements and right of way.

There is excepted from this a parcel of land being 90 foot wide at one end and 100 foot wide at the other end and being 145 foot long each side; said parcel being a drainage easements for state Route 2097 as indicated on the plat for this parcel.

Parcel 5 (Second Tract 2 in deed at 493-773)

Beginning at a point found South of Tract 1, and said point also being in the South right-of-way line of CSX Railroad as recorded in Book 250, Page 253 at the Henderson County Clerk's Office, Henderson County, Kentucky also being in the West right-of-way line of U.S. Highway 41 South 04°23'19" East, a distance of 135.11 to an iron pin set; thence continuing with the West right-of-way line of U.S. Highway 41, South 85°36 '41" West, a distance of 10.00 feet to a point; thence continuing with the West right-of-way line of U.S. Highway 41 South 04°23'19" East, a distance of 25.00 feet to a point; thence North 85°36'41" East, a distance of 10.00 feet to a point; thence South 04°23'19" East, a distance of 870.00 feet to an iron pin set; thence S 85°36'41" West, a distance of 61.00 feet to an iron pin set; thence South 04°23'19" East, a distance of 111.00 feet to an iron pin set at a corner to the right-of-way to Pedler McDonald Road; thence with the North right-of-way of Pedler McDonald Road North 84°10'30" West, a distance of 1106.79 feet to an iron pin set, at a corner to now or formerly Griffin property as recorded n Deed Book 482 Page

671 at the Henderson County Clerk's Office, Henderson County, Kentucky ; thence with the East Property line of said Griffin property North $14^{\circ}58'30''$ South, a distance of 1135.85 feet to an iron pin set in the South right-of-way line of said CSX Railroad, also a corner to said Griffin property; thence with the Southern boundary of said CSX Railroad South $71^{\circ}50'30''$ East, a distance of 15.00 feet to a point; thence continuing with the Southern boundary of said CSX Railroad North $17^{\circ}14'47''$ East, a distance of 25.00 feet; thence continuing with the Southern boundary of said CSX Railroad South $71^{\circ}45'09''$ East, a distance of 180.19 feet to a point; thence continuing along with the Southern boundary of said CSX Railroad along a chord South $83^{\circ}21'26''$ East, a distance of 396.72 feet having a radius of 1030.37 feet to a point; thence continuing with the Southern boundary of said CSX Railroad North $85^{\circ}18'09''$, a distance of 194.88 feet to the point of beginning, containing 24.68 acres and being subject to all legal written and unwritten easements and right of way

QLA ID - 9308

THE ABOVE PROPERTY BEING the same property acquired by Grantor (except Tract 4), by Deed dated August 24, 1999, of record in Deed Book 493, Page 773, in the Henderson Clerk's office, and in Book D241, page 408 in the Webster County Clerk's office.

61-30
61-52
61-37
61-39
61-28

EXHIBIT A

Legal Description of Owner's Property

Parcel 1

The tract is the remainder portion of J. Leroy Poole's 35 acre tract as described in Deed Book 293 page 388, LESS lot 1 and 2 as shown on the plat and described as follows, being Lot 3 as shown on the plat of record in Deed Book ~~392~~, page ~~367~~, Henderson County Court Clerk's office.

Beginning at an iron pin in the south right of way of Kentucky Highway 416 and at a corner of Maynard Hust, thence S. 79° 45' W. 295.91 feet with the Highway to a pin at a corner of Lot 2; thence S. 2° 39' W. 484.42 feet to a pin and S. 82° 47' W. 364.43 feet to a pin at a corner between Douglas Denton and Billy Parrish, both calls with Lot 2, thence S. 2° 45' W. 1798 feet with Parrish "to a stake in old road," "thence with same S. 85° 20' E. 648 feet to an iron pin in road" at a corner with Maynard Hust, thence N. 2° 45' E. 2460 feet with Hust to the point of beginning and containing 30.9 acres more or less, the accompanying plat providing a more particular description.

The above being the same property acquired by Donald R. Whitmore and wife, Carolyn A. Whitmore by Deed dated June 30, 1994, of record in Deed Book 442, Page 519, in the Henderson County Clerk's office.

Parcel 2

Beginning at a RR spike corner to Tom Melton, said spike being in the centerline of the Spencer-Thornberry Road and being approximately 2750 feet south of the intersection of Ky. Hwy. 416 in Henderson County, Kentucky; thence with the centerline of said road South 57° 37' 24" East - 30.25 feet, South 64° 26' 56" East - 76.32 feet, South 57° 12' 36" East - 61.62 feet, South 39° 01' 56" East - 73.52 feet, South 11° 05' 53" East - 90.14 feet, South 7° 04' 52" West - 236.18 feet to a RR spike corner to Tract 5A of the Jack Tillman Subdivision; thence with the line of said subdivision

North 83° 00' 22" West - 100.47 feet to an iron pin,
North 23° 14' 30" West - 16.04 feet to an iron pin,
North 82° 44' 54" West - 604.19 feet to an iron pin,
South 2° 45' 30" East -- 505.72 feet to an iron pin in
the line of A. F. Royster; thence with the line of
Royster North 83° 18' 14" West - 1106.93 feet to a 12"
Hackberry corner to Terry Duncan; thence with the line
of Duncan North 15° 24' 31" West - 213.17 feet, North 9°
49' 28" West - 256.23 feet, North 8° 52' 57" West -
432.62 feet to a post, North 34° 30' 31" East - 39.03
feet to a post, North 16° 33' 18" West - 1152.37 feet to
a post in the line of Chris Daniels; thence with the
line of Daniels, James Eblen and W. C. Royster South 82°
30' 11" East - 1244.66 feet to an iron pin corner to
James Eblen; thence with the line of Eblen South 83°
23' 26" East - 239.01 feet to a 12" Maple corner to Tom
Melton; thence with the line of Melton South 3° 14' 53"
East -- 1056.85 feet to an iron pin, South 85° 35' 34"
East - 540.95 feet to the point of beginning and

containing 63.413 acres. See plat of record in Plat
Book 5, page 2.

Parcel 3

Being all of the following lots of the Margaret Moore
Minor Subdivision and Consolidation as follows:

Tract 1: Consisting of one lot: Lot 1 (3.1115 acres).

Tract 2: Consisting of one lot: Lot 1 (5.3236 acres).

Both tracts being recorded in Plat Book 6, page 199, in
the Henderson County Court Clerk's Office. For a more
particular description, see Exhibit "A" attached hereto
and made a part hereof.

Being the same property conveyed to Grantors herein by a
deed dated June 3, 1992, from Margaret E. Moore, widow,
of record in Deed Book 423, page 62, in the Henderson
County Court Clerk's Office.

Parcel 4

The tract is the remainder portion of J. Leroy Poole's 35 acre tract as described in Deed Book 293, page 388, LESS Lot 1 and 2 as shown on the plat and described as follows, being Lot 3 as shown on the plat of record in Deed Book 398, page 367, in the Henderson County Court Clerk's Office.

Beginning at an iron pin in the south right-of-way of Kentucky Highway 416 and at a corner of Maynard Hust, thence South $79^{\circ} 45'$ West 295.91 feet with the highway to a pin at a corner of Lot 2; thence South $2^{\circ} 39'$ West 484.42 feet to a pin and South $82^{\circ} 47'$ West 364.43 feet to a pin at a corner between Douglas Denton and Billy Parrish, both calls with Lot 2, thence South $2^{\circ} 45'$ West 1798 feet with Parrish "to a stake in old road," thence with same South $85^{\circ} 20'$ East 648 feet to an iron pin in road" at a corner with Maynard Hust, thence North $2^{\circ} 45'$ East 2460 feet with Hust to the point of beginning and containing 30.9 acres more or less, the accompanying plat providing a more particular description.

Parcel 5

Beginning at an iron pin corner to Windy Knob Dairy, said pin being the northern R/W of Ky. Hwy. 416, 30 feet from the centerline and being approximately 125 feet east of the intersection of W. N. Royster Road in Henderson County, Kentucky; thence with the line of Windy Knob Dairy North $1^{\circ} 54' 57''$ East - 320.64 feet to a post, North $1^{\circ} 20' 55''$ East - 467.81 feet to a post, North $1^{\circ} 24' 29''$ East 179.47 feet to an iron pin corner to Jack Pryor's remainder; thence with said remainder, South $78^{\circ} 55' 21''$ West - 229.63 feet to a post, North $87^{\circ} 08' 10''$ West - 159.71 feet to an iron corner to Lot No. 2 of the Jack Pryor Subdivision; thence with the line of Lot No. 2, South $1^{\circ} 52' 02''$ West - 909.92 feet to an iron pin in the R/W South $87^{\circ} 09' 06''$ East -

191.39 feet, South $86^{\circ} 22' 55''$ East - 197.61 feet to the point of beginning and containing 8.242 acres.

Being Lot No. 1 of the Jack Pryor Subdivision appearing of record in Plat Book 5, page 61, in the Henderson County Court Clerk's Office.

LESS & EXCEPT: No minerals are included in this conveyance.

Parcels 2-5 above being the same property acquired by Donald R. Whitmore and wife, Carolyn G. Whitmore by Deed dated November 4, 1999, of record in Deed Book 491, Page 698, in the Henderson County Clerk's office.

Parcel 6

Beginning at a stake in Royster and Thornberry Road, corner with Forrest Edwards, in J. L. Blue line, runs N 88 - 20 W 1359 feet to Red Oak, corner with Forrest Edwards in Mrs. Fannie Royster's line; thence N 1 - 40 E 23 feet to a Black Gum, corner of Mrs. Fannie Royster; thence N 88 - 20 W 618 feet to a post oak; thence north 205 feet to a stake in Earl Knight's line, corner with Olivia Royster Heirs 10 acre tract; thence with line of 10 acre tract S 88 - 20 E 1980 feet to the Royster-Thornberry Road; thence with same S 1 - 15 W 230 feet to the beginning, containing 10 acres.

LESS: The following 7 acres conveyed to Ralph Ray Royster and wife, Barbara Jean Royster, by Cecile Royster, widow, by deed of even date herewith, to-wit:

Beginning at a stake in the Royster and Thornberry Road, at the southeast corner of Tract No. 1 of the property conveyed to Grantor and husband by deed dated July 14, 1951, of record in Deed Book 152, page 312, in the Henderson County Court Clerk's Office; thence North 88 deg. 20' West 1325.756 feet to a point corner to the remainder of Tract No. 1 of the 1951 deed; thence North 1 deg. 40' East 230 feet to a point corner with Tract No. 2 conveyed to Grantor and husband by the 1951 deed; thence with Tract No. 2 South 88 deg. 20' East 1325.756 feet to the Royster and Thornberry Road; thence with said road South 1 deg. 15' West 230 feet more or less to the point of beginning and containing in all 7 acres and being the southeast corner of the property conveyed to Grantor by the 1951 deed.

Parcel 7

Beginning at a stake, corner with V. A. Royster 10 acre tract, runs North 222 feet to a stake in Earl Knight's line, corner with Mrs. Lymer Ligon 25 acre tract; thence South 88 - 20 East 1933 feet to Royster-Thornberry Road, corner with Mr. and Mrs. Gus Ligon; thence with road S 1 - 15 W 222 feet to a stake in division line, corner with V. A. Royster; thence North 88 - 20 West 1980 feet to the beginning, containing 10 acres.

Parcel 6 & 7 above being the same property acquired by Donald R. Whitmore and wife, Carolyn G. Whitmore by Deed dated August 11, 1998, of record in Deed Book 479, Page 78, in the Henderson County Clerk's office.

Parcel 8

A lot or parcel of land lying in Henderson County, Kentucky, and being Lot No. 1 in the Division of the lands of W.A. Royster, decd., and bounded as follows:

Beginning at a stake in the center of the public road Corner to Olivia Royster and in the line of Powell Eblen, thence with center line of said road North 2 deg. 15' East 4.64 chains to a stake; thence with the center line of said road, North 3 deg. 45' East 9.47 chains to a stake corner with N. E. Royster; thence with E. N. Royster's line South 87 deg. 15' East 36.33 chains to a stake corner with H. K. Betts; thence South 2 deg. 45' West 44.10 chains to a stake, thence North 87 deg. 15' West 36.33 chains to the beginning, containing 51.25 acres.

The above being the same property acquired by Donald R. Whitmore and wife, Carolyn G. Whitmore by Deed dated January 24, 2003, of record in Deed Book 520, Page 382, in the Henderson County Clerk's office.

QLA: 8181

USA/Kentucky/Henderson

02

T - R: SEC

Legal Segment (65 / 0 acres)

Metes & Bound:

Parcel 1

Lot No. 1 of the division of the dower of Margaret Smith, dec'd, bounded as follows: Beginning at a stake in the middle of the creek corner of Gus Edwards, thence with Edward line South 31½ W 124 poles to a stake, corner to the private passway, thence N 59 W 85 poles and 12 links to a stake, corner to Lot No. 2 of this division, thence with line Lot No. 2 N 31½ E 113 poles to a stake corner to Lot No. 2 in the middle of ditch, line Lot No. 4, thence with middle of ditch as it meanders and line Lot No. 4, S 55 E 5 poles, S 70 E 36 poles to point in middle of creek and corner to Lot No. 4, thence with creek as it meanders to the beginning.

Containing 65 acres, more or less.

The above being the same property acquired by Stephen Harold Spencer, a single person by Deed dated December 5, 1994, of record in Deed Book 446, Page 748, in the Henderson County Clerk's office

EXHIBIT A

Legal Description of Owner's Property

Being all of Tract 2 of the Elizabeth Powell Ag Consolidation & Division, a plat of which is recorded in Plat Book 9, page 394 and to which plat reference is hereby made for a more particular description. Said tract conveyed contains 30.691 acres

Being a portion of the same property conveyed to Elizabeth D. Nunn by Deed from Gross C. Lindsay, Trustee, dated November 13, 1985, and of record in Deed Book 361 at page 54, in the Henderson County Court Clerk's Office. It is hereby certified that Elizabeth D. Nunn is the same individual as Elizabeth D. Powell.

Legal Description

Parcel 1:

TRACT 1:

A certain tract of land lying one mile west of Robards, Ky., and bounded as follows: Beginning at a stake in B. W. McMullins' line and running N 27-3/4 E 2770 feet to a stake, thence N 65-1/4 W 1205 feet to a stake north of branch, thence S 23-1/4 W 640 feet to margin of road; thence S 22 W 2,000 feet to corner of church lot; thence S 58-5/6 W 958 feet to the beginning, containing 65.61 acres, after deducting cemetery and church lot of 1.51 acres.

TRACT 2:

The following property in Henderson Coutny, Ky., viz: A tract or parcel of land being the south end of J. W. Oteys old home farm beginning at a large oak tree in the edge of the field, corner to the Curry land also corner to the north portion of this farm; thence W 138 poles and 13 links to a stake from which an oak bears S 82 E percimon bears S 70 E corner to N. part this farm in line thence with said line S 19 W 48 poles and 3 links to a stake corner to Higginson in J. S. McMullins line; thence S 86 E 40 poles and 20 links to a stake corner

to J. S. McMullins; thence S 24 W 28 poles to a stake corner to S. H. McMullins in J. S. McMullins line; thence S 66-1/2 E 124 poles and 12 links to a wild cherry tree in S. H. McMullins line; thence N 9.8.86 poles to a rock corner to Hattie Majors; thence N 7 W 33 poles and 3 links to the beginning, containing 78-60/100 acres.

TRACT 3:

Beginning at a corner of G. W. Spencer and also the corner of the farm off of which this piece is taken, thence S. 87-1/2 E. 152 poles and 9 links to corner of another piece sold off of this farm; thence N. 98-1/2 E. 44 poles and 15 links to a stake in the line of the just mentioned piece, thence N. 81-1/2 W. 167 poles to a stake in the lane of T. W. Spencer, thence S. 1 W. 57 poles and 15 links to the beginning, containing 50 acres, and also the balance or remainder of a field adjoining said survey and adjoining T. W. Spencer, supposed to be 9 or 10 acres, less 6 acres on North East side sold to E. E. Spencer.

Also tract of land bounded as follows: Beginning at a stake the S. E. Corner of the farm; thence N. 20 E. 17 poles and 23 links to a stake corner to Lot No. 2 in Thos. Sugg's line; thence N. 80 W. 123 poles to a stake on Frog Island road, corner to Lot No. 2; thence S. 13 W 17 poles and 15 links to a stake, corner to Hancock land in the middle of the road; thence S. 80 E. 121 poles and 12 links to the beginning, containing 13.50 acres.

LESS AND EXCEPT therefrom the following described property conveyed by J. E. Sugg and his wife, Anita Sugg, to Samuel Lee Hunter and his wife, Jonie L. Hunter, by deed dated December 7, 1986, and of record in Deed Book 373, page 328, in the Henderson County Clerk's Office, said real property being more particularly described as follows, to-wit:

A tract of land located 2.1 miles northwest of Robards on west side of Ky. Highway 1299 (Frog Island Road) and being more specifically described as follows:

Beginning at a spike in center of Kentucky 1299, said spike being at corner to farm of Mrs. Catholine (M.F.) Puryear, and being 90 feet north of a pipe culvert under Ky. 1299; thence with center of Ky. 1299 and severing farm of J. E. Sugg S 6 deg. 00' 00" W 565.10 feet to a nail, S 9 deg. 04' 00" W 100 feet to a nail, S 12 deg. 53' 00" W 82.10 feet to a nail on top of a hill, S 15 deg. 19' 40" W 100 feet to a nail, and S 17 deg, 09' 00" W 328.00 feet leaving center of Ky. 1299 to an iron pin at north edge of driveway of Robert E. Crowder, and

being at west side of a curve in Ky. 1299 at a point 6200 feet more or less northerly from Kentucky Highway 416; thence with north fence line of Crowder farm N 82 deg. 01' 34" W 348.92 feet to an iron pin, and S 64 deg. 07' 23" W 56.64 feet to an iron pin at corner to farm of Robert Wayne Haney; thence with said Haney farm line N 84 deg. 33' 38" W 403.46 feet to an iron pin at corner to said Puryear farm; thence with lines of said Puryear farm N 6 deg. 58' 57" E 1290.66 feet to an iron pin, S 85 deg. 20' 20" E 835.49 feet to an iron pin at a point near Ky. 1299, S 22 deg. 02' 42" W 121.50 feet to a steel post, and S 80 deg. 22' 20" E 70.40 feet to point of beginning, containing 25.39 acres, less any legal road right-of-way.

Being the same property conveyed to J. E. Sugg and Anita Sugg, husband and wife, by deed from J. E. Sugg and Anita Sugg, husband and wife, and Joseph E. Ternes, Jr., Trustee, dated December 10, 1991, of record in Deed Book 418, page 446, Henderson County Clerk's Office. J. E. Sugg died on December 3, 2000, thereby vesting all of his interest in the above described property in his wife, Anita Sugg, by virtue of the survivorship clause contained in the aforesaid deed.

Subject to legal highways, prior mineral reservations and conveyances, restrictions, easements and rights-of-way of record.

Parcel 2:

A certain tract or parcel located approximately 1,500 feet east of Kentucky Highway 1299 and 1.5 miles northwest of the City of Robards, in Henderson County, Kentucky and being more specifically described as follows:

Unless stated otherwise, any monument referred to herein as a "set iron pin" is a 1/2" diameter rebar, 18" in length set with an orange plastic cap stamped "PLS #2939". All bearings stated herein are referred to the 1983 NAD Kentucky South Zone coordinate system.

Beginning at a 30" oak tree found with two blazes on the south side, said oak tree being located at the southeast corner of the Dennis Nunn property described in Deed Book 601 Page 142 at the Henderson County Court Clerk's Office, thence with the east line of said Nunn property, North 25 DEGREES 29 MINUTES 46 SECONDS East a distance of 862.71 feet to an iron pin set in the south line of the James Green property described in Deed Book 474 Page 458; thence with the south line of said Green property, South 81 DEGREES 31 MINUTES 43 SECONDS East, a distance of 1549.14 feet to an iron

pin set in the west line of the Leo King Farm, LLC property described in Deed Book 610 Page 673; thence with the west line of said Leo King Farm, LLC property, South 04 DEGREES 40 MINUTES 12 SECONDS East, a distance of 546.48 feet to an iron pin set at the northwest corner of the Leo Mattingly, Jr. property described in Deed Book 608 Page 536; thence with the west line of said Mattingly property, South 13 DEGREES 54 MINUTES 39 SECONDS West, a distance of 24.64 feet to a point located in the centerline of a large ditch; thence with the centerline of said large ditch and severing Tract 2 of the Mary Ann Sugg property described in Deed Book 549 Page 1039, of which this description is a part, the following eleven (11) calls:

- 1) South 86 DEGREES 15 MINUTES 04 SECONDS West, a distance of 77.92 feet to a point located in the centerline of said large ditch;
- 2) North 87 DEGREES 42 MINUTES 08 SECONDS West, a distance of 135.23 feet to a point located in the centerline of said large ditch;
- 3) North 86 DEGREES 28 MINUTES 26 SECONDS West, a distance of 74.62 feet to a point located in the centerline of said large ditch;
- 4) South 39 DEGREES 06 MINUTES 20 SECONDS West, a distance of 153.33 feet to a point located in the centerline of said large ditch;
- 5) South 47 DEGREES 34 MINUTES 08 SECONDS West, a distance of 122.36 feet to a point located in the centerline of said large ditch;
- 6) South 68 DEGREES 12 MINUTES 17 SECONDS West, a distance of 180.38 feet to a point located in the centerline of said large ditch;
- 7) South 65 DEGREES 11 MINUTES 36 SECONDS West, a distance of 144.66 feet to a point located in the centerline of said large ditch;
- 8) South 60 DEGREES 32 MINUTES 46 SECONDS West, a distance of 319.67 feet to a point located in the centerline of said large ditch;
- 9) North 89 DEGREES 42 MINUTES 10 SECONDS West, a distance of 180.80 feet to a point located in the centerline of said large ditch;
- 10) North 85 DEGREES 48 MINUTES 58 SECONDS West, a distance of 849.48 feet to a point located in the centerline of said large ditch;
- 11) South 71 DEGREES 19 MINUTES 53 SECONDS West, a distance of 17.30 feet to a point located in the north line of Tract 1 of

said Mary Ann Sugg property;

thence continuing with the center line of said large ditch and severing said Tract 1, of which this description is a part, the following two (2) calls:

- 1) South 71 DEGREES 19 MINUTES 53 SECONDS West, a distance of 43.37 feet to a point located in the centerline of said large ditch;
- 2) North 48 DEGREES 06 MINUTES 19 SECONDS West, a distance of 42.63 feet to a point located in the east line of the James Riley property described in Deed Book 621 Page 491;

thence with the east line of said Riley property the following two (2) calls:

- 1) North 26 DEGREES 14 MINUTES 19 SECONDS East, a distance of 21.97 feet to an iron pin set at a bend in the east line of said Riley property;
- 2) North 27 DEGREES 59 MINUTES 58 SECONDS East, a distance of 462.00 feet to the point of beginning and containing 43.18 acres.

This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, PLS #2939 of Bailey Surveys, Inc. on January 24, 2017.

This conveyance is subject to easements, restrictions, rights of way and mineral reservations of record.

See also the plat whereby said 43.18 acres has been consolidated with existing 56.61 acres of record in Plat Book 9, page 390A, making a total of 99.79 acres, more or less, by the Sugg & Nunn Subdivision and Consolidation plat, of record in Plat Book 10, page 186, Henderson County Clerk's Office.

Being a portion of the same property conveyed to Kenneth W. Sugg by deed from Anita Sugg, unmarried widow, dated July 9, 2006, of record in Deed Book 549, page 1039, in the Henderson County Clerk's Office. Kenneth W. Sugg, aka Kenneth Wayne Sugg, died testate a resident of Henderson County, Kentucky, on March 12, 2007. By order of the Henderson District Court his Will was admitted to probate on May 19, 2007, in Case No. 07-P-00085, and filed of record in the aforesaid Clerk's Office in Will Book 35, page 737, with Mary Ann Sugg, the decedent's widow, appointed Executrix of the

Estate of Kenneth Wayne Sugg. Under Article IV of the aforesaid Will, Mary Ann Sugg was devised the subject property.

Legal Description – Deed Book 555, Page 282

The following described tract or parcel of land lying and being in Henderson and Webster Counties, Kentucky, and which is described as follows, to-wit: Beginning at a stake corner to Thomas Rideout, on Ligon Creek, thence N 79-1/4° W 125 poles and 6 links to a rock, corner to Z. Eakins and Quincy Curry; thence S 12-1/2° W 65 poles and 5 links to a stake corner to the remainder farm; thence S 79-1/4° E 122 poles to a stake corner to the remainder in Thos. Rideout's line; thence N 5-1/2° E 8 poles to a large oak tree, corner to Thos. Rideout; and thence N 17° E 56 poles to the place of beginning, containing 50 acres, of which the southeast seven (7) acres, more or less, lies and is situate in Webster County, Kentucky.

LESS AND EXCEPT the following described tracts:

(1) That certain tract conveyed by Thornton Walker and Lockie Walker, his wife, and Erma Mae Walker, a widow, to Louisville and Nashville Railroad Company by deed dated December 9, 1970, of record in Deed Book 251, at Page 115, in the Henderson County Clerk's Office, described as follows: Beginning at Station 67 + 21 the centerline of L & N Railroad, Anaconda Spur, in the line of George Kyle and Thornton Walker thence with the line of George Kyle N 19° 21' E 52.98 feet to a point 50 feet from and parallel the centerline opposite Station 67 + 42.96 thence with the north right of way line and division line N 85° 07' E 1056.00 feet to a division corner in the highway right of way line 50 feet left and opposite Station 77 + 98.96; thence with the existing right of way line of the Quinns Landing Road S 74° 52' E 146.07 feet to the centerline Station 79 + 36.21, continuing S 74° 52' E 146.07 feet with the existing right of way to a point 50 feet right and opposite Station 80 + 73.46. Thence 50 feet from and parallel the centerline of the survey with the south right of way line, S 85° 07' W 1374.42 feet to a point 50 feet right and opposite Station 66 + 99.04 in the line of George Kyle. Thence with George Kyle N 19° 21' E 52.98 feet to the beginning

Pennyrile Parkway (pending condemnation proceedings) S 27° 53' E 27.16 feet to a point in the west right of way line of Frontage Road "B" or the Pennyrile Parkway being a new division corner of Thornton Walker; thence leaving the highway with a new division line of Thornton Walker moving 75 feet from and parallel to the centerline of the railroad S 85° 07' W 1,366.86 feet crossing a field fence at approximately 740 feet to a point in the existing property line fence at George Kyle being 75 feet from the centerline of the railroad track; thence along the existing property line fence with George Kyle N 19° 21' E 27.42 feet to the point of beginning containing 0.778 acres.

(3) The following two parcels conveyed by Clyde Adkins, Jr., Special Commissioner acting pursuant to order of the Henderson Circuit Court in the action, Commonwealth of Kentucky Department of Highways v. Thornton Walker, et al, to Commonwealth of Kentucky Department of Highways by deed dated October 18, 1971, of record in Deed Book 255, at Page 429, in the Henderson County Clerk's Office, described as follows:

Parcel No. 812

All that part of said tract or tracts of land described as follows: Beginning at a point in the southeast property line, also being a point in the Access Control Line, 137 feet right or east of PEN station 3045+89; thence southwesterly with the southeast property line and crossing the center line of the proposed highway to a point in the southeast property line, also being a point in the Access Control Line, 120 feet left or west of PEN station 3040+90; thence northerly with the Access Control Line and parallel to the center line of the proposed highway to a point in the north property line, also being a point in the Access Control Line, 120 feet left or west of PEN station 3050+00; thence southeasterly with the north property line and crossing the center line of the proposed highway to a point in the north property line, also being a point in the Access Control Line, 139 feet right or east of PEN Station 3048+88; thence southerly with the Access Control Line back to the point of beginning.

Parcel No. 812A

Also a parcel of land lying immediately adjacent to and on the left or west side of Parcel No. 812 and more particularly described as follows: Beginning at a point in the north property line, also being a point in the Access Control Line, 120 feet left or west of PEN Station 3050+00; thence southerly with the Access Control Line and parallel to the center line of the proposed highway to a point in the southeast property line, also being a point in the Access Control Line, 120 feet left or west of PEN Station 3040+90; thence

containing 2.789 acres on a parcel of land 1215.21 feet through the subject and 100.00 feet in width.

(2) Those two certain tracts conveyed by Thornton Walker and Lockie Walker, his wife, and Erma Mae Walker, a widow, to Louisville and Nashville Railroad Company by deed dated March 23, 1971, of record in Deed Book 252, at Page 367, in the Henderson County Clerk's Office, described as follows:

Parcel No. 2

Beginning at a point in the north right of way line of Louisville and Nashville Railroad's Anaconda Spur Track being opposite railroad station 67 + 42.96 and 50.00 feet from the centerline of the railroad track and a common corner with George Kyle; thence along the existing property line fence of George Kyle N 19° 21' E 27.42 feet to a point in George Kyle's property line fence being a new division corner of Thornton Walker; thence leaving the property line fence with the new division line of Thornton Walker moving 75 feet from and parallel to the centerline of the railroad track N 85° 07' E 1,028.98 feet (crossing a field fence at approximately 560 feet) to a point in the south right of way of Quinns Landing Road a new division corner of Thornton Walker; thence continued with the south right of way line of Quinns Landing Road and the new right of way line taken for the construction of the Pennyrile Parkway now pending condemnation proceedings the following courses and distances:

S 09° 30' W 18.09 feet to a point; thence S 74° 52' E 23.37 feet to a point being in the south right of way line of Quinns Landing Road and in the north right of way line of the Anaconda Spur Tract being opposite railroad station 77 + 98.96 and 50.00 feet from the centerline of the railroad track; thence with the north right of way line of the Anaconda Spur Track moving 50.00 feet from and parallel to the centerline of the track S 85° 07' W 1,056.00 feet (crossing a field fence at approximately 495 feet) to the point of beginning containing 0.597 acres.

Parcel No. 3

Beginning at a point in the south right of way line of the Louisville and Nashville Railroad's Anaconda Spur Track being opposite railroad Station 66 + 99.04 and 50 feet from the centerline of the railroad track in the existing property line fence of George Kyle; thence along the south right of way line of the railroad spur moving 50 feet from and parallel to the centerline of the railroad track N 85° 07' E 1,345.00 feet crossing a field fence at approximately 605 feet to a point in the west right if way line of the Kentucky Department of Highways Frontage Road "B" of the Pennyrile Parkway; thence along the west right if way line of Frontage Road "B" or the

southwesterly with the southeast property line and crossing the center line of proposed Frontage Road B to a point in the southeast property line 40 feet left or west of Frontage Road B Station 3040+54; thence northerly to a point 65 feet left or west of Frontage Road B Station 3044+00; thence northwesterly to a point 70 feet left or southwest of Frontage Road B Station 3044+00; thence northwesterly to a point 60 feet left or southwest of Frontage Road B Station 3048+00; thence northwesterly to a point Station 3050+00; thence northwesterly to a point in the north property line 113 feet right or south of Quinns Landing Road Station 34+50; thence southeasterly with the north property line and crossing the center line of proposed Frontage Road B back to the point of beginning.

(4) The following described tract conveyed by Thornton Walker and Lockie Walker, his wife, and Erma Mae Walker, a widow, to the Commonwealth of Kentucky, Department of Highways, by deed dated November 6, 1963, of record in Deed Book 212, at Page 564, in the Henderson County Clerk's Office:

Parcel No. 4

All that part of said tract or tracts which lies north of a line running 60 feet south or right of and parallel with the centerline of said proposed public road between the west property line at approximate station 22 + 43 and approximate station 30+ 10 or where the 60 foot right of way and the north property line intersect.

Being the same property conveyed to Grane Creek, LLC, by Columbia Electric Henderson Corporation, Member, by Neal K. Cody, Vice President, from the Pat Ritz Trust, by and through its Trustee, Louis W. Ritz, and the Louis Park Ritz Trust, by and through its Trustee, Louis W. Ritz, by deed dated May 9, 2000, of record in Deed Book 497, page 221, Henderson County Clerk's Office.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 14

RESPONSIBLE PARTY: Lina Jensen

Request 14. Refer to the Application, Volume 2, Tab 12, Attachment A, Exhibit 4, Appendix B, page 24 of 33.

- a. Provide a similar table containing the Sound Pressure Level dBA and dB at the participant receptors location, when pile driving occurs at the nearest distance during the construction phase.
- b. Provide a similar table containing the Sound Pressure Level dBA and dB at the Non-participant receptors location, when pile driving occurs at the nearest distance during the construction phase.

Response 14.

- a. Please see table and response in Attachment 14.
- b. Please see table and response in Attachment 14.



Participant Receptors

Receptor ID	UTM Coordinates Zone 14, NAD 83 Datum		Distance to Nearest Boundary plus 10 ft [feet]	Sound Pressure Level at Receptor [dBA]	Sound Pressure Level at Receptor [dB]
	Easting [m]	Northing [m]			
32	451039	4170098	136	86.2	93.0
63	450372	4169429	442	76.0	82.8
64	451383	4170100	425	76.3	83.1
105	451043	4170117	170	84.3	91.0
203	449425	4169668	234	81.5	88.3
208	448743	4169660	150	85.4	92.2
274	449065	4169701	164	84.6	91.4

Non-Participant Receptors

Receptor ID	UTM Coordinates Zone 14, NAD 83 Datum		Distance to Nearest Boundary plus 10 ft [feet]	Sound Pressure Level at Receptor [dBA]	Sound Pressure Level at Receptor [dB]
	Easting [m]	Northing [m]			
1	451890	4170339	1845	63.6	70.3
2	448521	4170858	389	77.1	83.9
3	449694	4169665	368	77.6	84.4
4	451890	4170030	2086	62.5	69.3
5	451771	4169920	1702	64.3	71.1
6	451507	4169872	887	69.9	76.7
8	451919	4169709	2341	61.5	68.3
9	448914	4167725	2807	59.9	66.7
10	451363	4169711	893	69.9	76.7
11	451377	4169891	479	75.3	82.1
12	448365	4168920	1399	66.0	72.8
13	451898	4170364	1785	63.9	70.6
14	451334	4169724	789	71.0	77.7
15	451932	4169740	2346	61.5	68.3
16	451768	4169882	1709	64.2	71.0
17	450693	4168506	1465	65.6	72.4
18	454102	4173655	4150	56.5	63.3
19	451629	4170049	1231	67.1	73.9
20	451828	4169798	1963	63.0	69.8
21	449524	4167645	2958	59.5	66.3
22	451431	4169805	795	70.9	77.7
23	452739	4172985	1369	66.2	72.9
25	451662	4169684	1635	64.6	71.4
26	451712	4169813	1585	64.9	71.7
27	449569	4168676	637	72.8	79.6
28	451625	4169737	1435	65.8	72.5
29	449557	4168381	773	71.1	77.9
30	451826	4171819	795	70.9	77.7
31	447697	4169893	2827	59.9	66.6
34	451445	4171880	487	75.2	81.9
35	451299	4169734	670	72.4	79.2
36	452006	4172518	1030	68.6	75.4
37	451716	4171709	488	75.1	81.9



Page 3 of 9

Receptor ID	UTM Coordinates Zone 14, NAD 83 Datum		Distance to Nearest Boundary plus 10 ft [feet]	Sound Pressure Level at Receptor [dBA]	Sound Pressure Level at Receptor [dB]
	Easting [m]	Northing [m]			
38	451747	4171769	641	72.8	79.5
39	453678	4173968	2796	60.0	66.7
40	453946	4172745	4843	55.2	62.0
41	452553	4170711	2065	62.6	69.4
43	449127	4170579	327	78.6	85.4
44	451829	4169722	2051	62.7	69.4
45	451537	4169904	948	69.4	76.1
46	453576	4174001	2491	61.0	67.7
48	453152	4174121	1412	65.9	72.7
49	451681	4169618	1815	63.7	70.5
50	451835	4169859	1938	63.2	69.9
51	448560	4174319	4843	55.2	62.0
52	448904	4171581	227	81.8	88.6
53	451434	4169780	857	70.2	77.0
54	451606	4169687	1483	65.5	72.3
55	452929	4173593	495	75.0	81.8
56	452960	4173733	399	76.9	83.7
58	451880	4169921	2055	62.6	69.4
59	451501	4169892	847	70.3	77.1
60	449858	4168270	1801	63.8	70.6
61	448131	4173624	3124	59.0	65.8
62	448486	4169225	341	78.2	85.0
65	451805	4169768	1923	63.2	70.0
67	450103	4169536	172	84.2	91.0
68	451742	4169719	1799	63.8	70.6
69	452552	4174221	973	69.1	75.9
70	451622	4170008	1204	67.3	74.1
71	451637	4169625	1691	64.3	71.1
72	451219	4169912	199	82.9	89.7
73	451729	4169563	2051	62.7	69.4
74	452543	4170451	2539	60.8	67.6
76	452365	4173080	841	70.4	77.2
77	451594	4169719	1385	66.1	72.8
78	451989	4169742	2521	60.9	67.6
79	451488	4169925	779	71.1	77.8
80	451902	4169980	2121	62.4	69.1
81	451951	4169683	2471	61.0	67.8
82	451850	4169803	2026	62.8	69.5
83	452680	4173466	218	82.1	88.9
84	452091	4172674	884	70.0	76.7
85	448954	4170059	202	82.8	89.5
86	453836	4173616	3290	58.6	65.3
87	450027	4171983	1277	66.8	73.5
88	447281	4169489	3959	56.9	63.7
89	447467	4169815	3458	58.1	64.9
90	451875	4169816	2096	62.5	69.2
91	452029	4169847	2572	60.7	67.5
95	448847	4171309	694	72.1	78.8
96	447382	4173208	4324	56.2	63.0



Page 4 of 9

Receptor ID	UTM Coordinates Zone 14, NAD 83 Datum		Distance to Nearest Boundary plus 10 ft [feet]	Sound Pressure Level at Receptor [dBA]	Sound Pressure Level at Receptor [dB]
	Easting [m]	Northing [m]			
97	451833	4172157	513	74.7	81.5
99	452026	4169874	2548	60.8	67.5
100	453010	4173698	565	73.9	80.6
101	450883	4172675	668	72.4	79.2
102	448826	4171708	482	75.2	82.0
103	448439	4167790	3446	58.2	64.9
104	451995	4169932	2431	61.2	68.0
107	451522	4169965	877	70.0	76.8
108	451684	4169870	1445	65.7	72.5
109	447781	4169840	2506	60.9	67.7
110	449786	4168061	2053	62.7	69.4
111	451772	4172113	310	79.1	85.9
112	451817	4169747	1983	63.0	69.7
113	451915	4169794	2241	61.9	68.7
114	452969	4173643	497	75.0	81.7
118	452866	4173613	297	79.4	86.2
119	451531	4169955	907	69.7	76.5
120	451582	4169781	1239	67.0	73.8
121	451512	4169856	922	69.6	76.4
123	448882	4171476	305	79.2	86.0
124	451758	4172340	275	80.1	86.9
125	451675	4169820	1462	65.6	72.4
127	451380	4169815	656	72.6	79.3
128	451804	4169545	2279	61.7	68.5
129	451756	4169574	2097	62.5	69.2
130	452565	4174283	1178	67.5	74.2
131	451698	4169803	1553	65.1	71.8
132	452735	4173576	151	85.3	92.1
133	449401	4167650	2903	59.6	66.4
134	451673	4169534	1981	63.0	69.7
135	453755	4173285	3330	58.5	65.2
136	451785	4169586	2150	62.3	69.0
137	451637	4169709	1518	65.3	72.0
138	451526	4169749	1148	67.7	74.5
139	451679	4169748	1570	65.0	71.8
140	451971	4169761	2448	61.1	67.9
141	453543	4173780	2314	61.6	68.4
142	447185	4169344	4279	56.3	63.0
143	448439	4168409	2262	61.8	68.6
145	450757	4173393	1811	63.7	70.5
146	451694	4171665	375	77.4	84.2
147	451754	4169614	2014	62.8	69.6
148	451768	4169636	2009	62.8	69.6
149	451667	4169893	1374	66.1	72.9
150	453775	4173585	3104	59.1	65.8
151	452704	4170597	2678	60.3	67.1
152	448543	4174295	4769	55.3	62.1
153	448333	4169910	1295	66.7	73.4
154	449849	4169600	230	81.7	88.4



Page 5 of 9

Receptor ID	UTM Coordinates Zone 14, NAD 83 Datum		Distance to Nearest Boundary plus 10 ft [feet]	Sound Pressure Level at Receptor [dBA]	Sound Pressure Level at Receptor [dB]
	Easting [m]	Northing [m]			
155	451712	4169768	1640	64.6	71.4
156	448892	4171886	699	72.0	78.8
157	451934	4169761	2329	61.6	68.3
158	449358	4167641	2931	59.6	66.3
159	453496	4174155	2412	61.3	68.0
161	451972	4169850	2386	61.3	68.1
162	452392	4174475	1846	63.6	70.3
163	447628	4169731	2879	59.7	66.5
164	451397	4169716	961	69.2	76.0
165	453335	4171420	4306	56.2	63.0
166	447273	4169369	3989	56.9	63.7
167	451520	4169770	1091	68.1	74.9
169	447418	4173186	4187	56.5	63.2
170	451465	4169733	1040	68.6	75.3
171	448228	4173590	2854	59.8	66.6
172	448809	4172280	284	79.8	86.6
173	448788	4167739	2919	59.6	66.4
174	453335	4174057	1798	63.8	70.6
175	453117	4173726	912	69.7	76.5
176	447998	4169912	2000	62.9	69.7
177	451563	4169839	1097	68.1	74.9
178	451889	4169879	2101	62.5	69.2
179	449442	4168947	298	79.4	86.2
180	448427	4169738	658	72.5	79.3
181	451998	4169864	2461	61.1	67.8
182	447702	4172991	3079	59.1	65.9
183	448505	4167778	3329	58.5	65.2
184	453448	4174125	2229	61.9	68.7
187	451420	4169838	694	72.1	78.8
188	449628	4167707	2837	59.8	66.6
189	453566	4174103	2555	60.8	67.5
190	447971	4173186	2582	60.7	67.4
191	448934	4171996	470	75.5	82.2
192	452277	4172567	1454	65.6	72.4
193	448099	4169967	1873	63.4	70.2
194	451455	4169910	684	72.2	79.0
195	451949	4169708	2435	61.2	67.9
196	453819	4173448	3339	58.4	65.2
198	451673	4169593	1849	63.6	70.3
199	451756	4169682	1897	63.3	70.1
200	451999	4169683	2617	60.5	67.3
201	451528	4169933	904	69.8	76.5
202	451783	4169840	1785	63.9	70.6
204	451474	4169911	743	71.5	78.3
205	453985	4173622	3776	57.4	64.1
206	451939	4169842	2284	61.7	68.5
207	452631	4173398	234	81.5	88.3
211	447869	4169000	2303	61.7	68.4
212	451736	4169971	1579	64.9	71.7



Page 6 of 9

Receptor ID	UTM Coordinates Zone 14, NAD 83 Datum		Distance to Nearest Boundary plus 10 ft [feet]	Sound Pressure Level at Receptor [dBA]	Sound Pressure Level at Receptor [dB]
	Easting [m]	Northing [m]			
214	451510	4169991	836	70.5	77.2
215	451659	4169544	1927	63.2	70.0
216	451699	4169842	1515	65.3	72.1
217	452510	4170549	2243	61.9	68.7
218	451361	4169769	752	71.4	78.2
219	450734	4168788	543	74.2	81.0
221	453994	4173763	3791	57.3	64.1
222	451907	4171890	1016	68.8	75.5
223	451698	4169502	2089	62.5	69.3
225	447727	4173740	4289	56.3	63.0
226	448632	4169839	699	72.0	78.8
227	451657	4169917	1330	66.4	73.2
228	453146	4173878	1025	68.7	75.5
230	450147	4173259	3031	59.3	66.0
231	451959	4169902	2321	61.6	68.4
232	447200	4169160	4268	56.3	63.1
233	452924	4173561	552	74.1	80.8
234	453867	4173314	3628	57.7	64.5
235	447658	4173011	3236	58.7	65.5
236	448368	4167957	3237	58.7	65.5
237	451753	4169906	1647	64.6	71.3
238	453181	4174248	1784	63.9	70.6
239	452505	4174371	1469	65.6	72.3
240	453554	4174183	2625	60.5	67.3
241	451806	4170037	1811	63.7	70.5
243	448843	4171675	423	76.4	83.1
244	451612	4169735	1403	66.0	72.7
246	451616	4169781	1338	66.4	73.1
247	453837	4173553	3320	58.5	65.2
248	449640	4169689	212	82.4	89.2
249	450946	4170589	158	85.0	91.7
250	451544	4169693	1317	66.5	73.3
251	453797	4173526	3207	58.8	65.5
253	451600	4170032	1132	67.8	74.6
254	451524	4169826	1001	68.9	75.7
255	447592	4173067	3508	58.0	64.8
256	447807	4173231	3126	59.0	65.8
257	448533	4170962	344	78.2	84.9
258	451813	4169849	1874	63.4	70.2
259	454255	4173850	4651	55.5	62.3
262	451378	4169714	936	69.5	76.2
263	451487	4169889	808	70.8	77.5
264	451701	4169596	1912	63.3	70.0
265	451834	4169693	2107	62.4	69.2
266	451512	4169787	1036	68.6	75.4
267	452275	4172902	685	72.2	79.0
268	448242	4169948	1541	65.1	71.9
269	447305	4169722	3918	57.0	63.8
270	447955	4169785	1911	63.3	70.0



Page 7 of 9

Receptor ID	UTM Coordinates Zone 14, NAD 83 Datum		Distance to Nearest Boundary plus 10 ft [feet]	Sound Pressure Level at Receptor [dBA]	Sound Pressure Level at Receptor [dB]
	Easting [m]	Northing [m]			
271	451758	4169959	1651	64.5	71.3
272	451388	4169793	731	71.6	78.4
273	452941	4173707	337	78.4	85.1
275	448273	4168626	2411	61.3	68.0
276	451732	4169756	1717	64.2	71.0
277	451788	4169878	1773	63.9	70.7
278	453349	4174284	2251	61.9	68.6
279	448165	4173659	3156	58.9	65.7
280	451740	4169486	2237	61.9	68.7
281	451749	4169701	1847	63.6	70.3
282	448483	4168542	1985	62.9	69.7
283	449443	4168171	1211	67.2	74.0
284	453768	4174001	3105	59.1	65.8
285	451441	4169865	702	72.0	78.7
287	452587	4174146	732	71.6	78.4
288	452721	4173006	1280	66.8	73.5
289	453930	4173592	3604	57.8	64.5
291	449238	4171882	316	78.9	85.7
292	451651	4169584	1817	63.7	70.5
293	451766	4169661	1960	63.1	69.8
294	451661	4169740	1532	65.2	72.0
296	451569	4169817	1145	67.7	74.5
297	453669	4174008	2792	60.0	66.8
298	448952	4171986	444	76.0	82.7
299	451554	4169936	986	69.0	75.8
300	451868	4169957	2011	62.8	69.6
301	451640	4169734	1483	65.5	72.2
302	451634	4169789	1377	66.1	72.9
303	451550	4169886	1005	68.9	75.6
304	451460	4169977	671	72.4	79.1
305	451934	4169696	2401	61.3	68.1
306	451988	4169720	2540	60.8	67.6
307	451001	4168899	766	71.2	78.0
310	448058	4174164	4777	55.3	62.1
311	449043	4171883	479	75.3	82.1
313	448360	4167793	3626	57.7	64.5
314	449458	4167997	1783	63.9	70.6
316	453397	4173944	1875	63.4	70.2
317	453415	4174063	2047	62.7	69.4
318	452142	4172808	549	74.1	80.9
319	451740	4172001	382	77.3	84.0
320	448616	4169142	484	75.2	82.0
321	447139	4169845	4528	55.8	62.6
323	452186	4169361	3654	57.6	64.4
324	451259	4174286	2819	59.9	66.7
325	453588	4174587	3504	58.0	64.8
326	451659	4174769	3919	57.0	63.8
327	449890	4167226	4612	55.6	62.4
328	453359	4171013	4330	56.2	62.9



Page 8 of 9

Receptor ID	UTM Coordinates Zone 14, NAD 83 Datum		Distance to Nearest Boundary plus 10 ft [feet]	Sound Pressure Level at Receptor [dBA]	Sound Pressure Level at Receptor [dB]
	Easting [m]	Northing [m]			
329	451455	4174335	2897	59.7	66.4
330	451846	4169013	3338	58.4	65.2
331	452967	4174979	3702	57.5	64.3
334	452576	4169462	4645	55.6	62.3
335	452061	4174575	2583	60.7	67.4
337	451506	4174386	3061	59.2	66.0
338	452127	4168988	4115	56.6	63.4
339	453581	4174649	3638	57.7	64.5
342	450749	4173973	2865	59.8	66.5
345	452006	4174751	3164	58.9	65.7
346	453265	4170946	4045	56.8	63.5
350	453540	4174828	4013	56.8	63.6
351	453240	4175185	4582	55.7	62.5
352	451544	4174631	3865	57.2	63.9
353	451781	4174874	3914	57.0	63.8
354	452136	4169236	3742	57.4	64.2
356	452142	4169467	3348	58.4	65.2
357	451840	4174964	4048	56.8	63.5
358	447738	4172779	2787	60.0	66.8
359	450605	4167675	4190	56.5	63.2
360	453470	4174266	2527	60.8	67.6
361	452112	4169160	3782	57.3	64.1
363	453558	4174718	3760	57.4	64.2
366	452142	4169535	3243	58.7	65.5
367	450005	4167276	4613	55.6	62.4
368	453476	4171096	4705	55.5	62.2
369	453414	4170791	4618	55.6	62.4
370	451814	4169090	3091	59.1	65.9
371	451421	4174297	2774	60.0	66.8
372	450767	4173912	2698	60.3	67.1
373	452969	4170766	3242	58.7	65.5
374	451883	4174813	3558	57.9	64.6
375	449856	4167155	4792	55.3	62.1
376	449946	4167260	4579	55.7	62.5
377	452982	4170732	3323	58.5	65.2
378	451206	4174234	2703	60.3	67.0
379	453051	4170556	3758	57.4	64.2
380	451367	4174586	3734	57.5	64.2
381	453147	4170766	3794	57.3	64.1
383	453449	4171073	4616	55.6	62.4
384	449756	4167135	4756	55.4	62.1
385	450575	4168076	2875	59.7	66.5
386	451709	4174821	3930	57.0	63.8
387	451577	4174701	3964	56.9	63.7
388	453412	4171045	4499	55.8	62.6
389	452951	4170574	3438	58.2	64.9
390	453635	4174554	3540	57.9	64.7
392	452378	4174649	2413	61.2	68.0
393	450711	4173980	2977	59.4	66.2



Page 9 of 9

Receptor ID	UTM Coordinates Zone 14, NAD 83 Datum		Distance to Nearest Boundary plus 10 ft [feet]	Sound Pressure Level at Receptor [dBA]	Sound Pressure Level at Receptor [dB]
	Easting [m]	Northing [m]			
394	451780	4169444	2406	61.3	68.0
398	453303	4174470	2605	60.6	67.4
400	453555	4174728	3779	57.4	64.1
401	452113	4168952	4144	56.6	63.3
402	453392	4171028	4437	56.0	62.7
403	451610	4174831	4178	56.5	63.3
404	449776	4167605	3319	58.5	65.3
405	453198	4170915	3844	57.2	64.0
406	452026	4174881	3508	58.0	64.8
407	453240	4174861	3595	57.8	64.6
408	452076	4168884	4185	56.5	63.2
410	451941	4168533	4070	56.7	63.5
411	451966	4174917	3705	57.5	64.3
412	449729	4167112	4810	55.3	62.0
414	453561	4174769	3899	57.1	63.9
415	451315	4174535	3585	57.8	64.6
416	452117	4169096	3896	57.1	63.9
417	453514	4174407	2923	59.6	66.4
418	451343	4174764	4322	56.2	63.0
419	451357	4174245	2624	60.5	67.3
422	451815	4169510	2380	61.4	68.1
424	453258	4170860	4069	56.7	63.5

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 15

RESPONSIBLE PARTY: Lina Jensen

Request 15. Provide a description of any construction method that will suppress the noise generated during the pile driving process that Sebree Solar plans to employ and the associated reduction in noise that each method produces.

- a. Provide Sebree Solar's planned level of construction using methods that suppress noise during the pile driving process.
- b. Provide the estimated additional cost the use of noise suppression methods Sebree Solar will incur.
- c. Provide a description of any additional construction noise mitigation Sebree Solar considered implementing for the project, include the reason why Sebree Solar chose not to implement the additional noise mitigation.
- d. Provide the number of pile drivers that will be in use at the same time.

Response 15.

- a. Planned noise mitigation will include notification of residents and businesses in the vicinity of the proposed Project about the start of construction and potential construction

- b. noises at least a month prior to commencing Project construction. These notifications will include contact information for receiving complaints. In addition, construction activities will be limited to daytime construction between 6 AM and 6 PM.
- c. Currently there are no plans for specialty noise suppression methods.
- d. Sebree Solar has not investigated any additional noise mitigations beyond what is documented in the Application.
- e. It is expected that anywhere from 5-10 pile drivers will be used at once, but these will be spread across multiple site locations.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

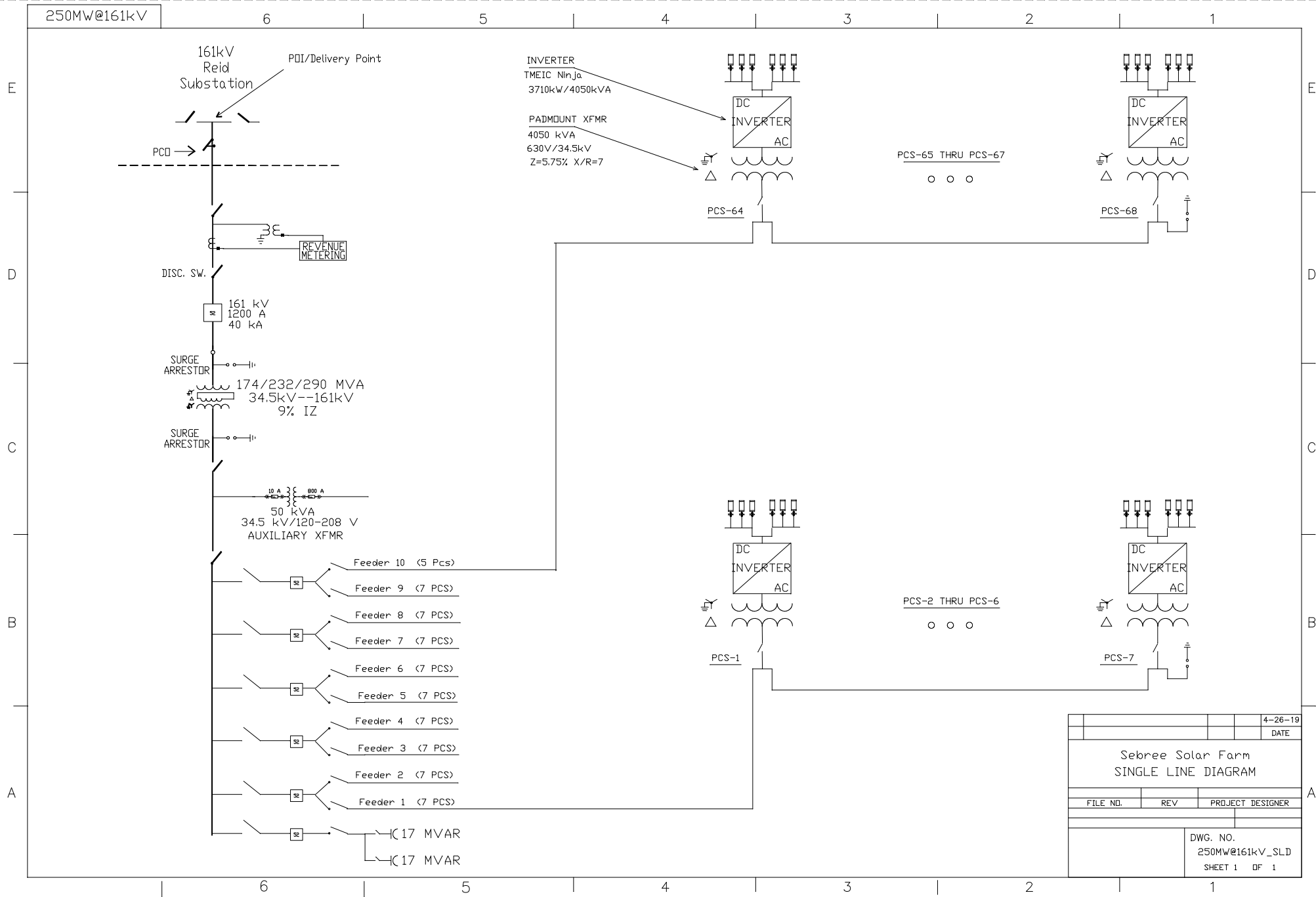
REQUEST 16

RESPONSIBLE PARTY: Lina Jensen

Request 16. Provide an Electrical One-line diagram of the Plant & the Plant Substation and an Electrical One-line diagram of the POI Substation (Reid EHV) and the Transmission line.

Response 16.

Please see Attachment 16.



			4-26-19
			DATE
Sebree Solar Farm SINGLE LINE DIAGRAM			
FILE NO.	REV	PROJECT DESIGNER	
DWG. NO. 250MW@161kV_SLD		SHEET 1 OF 1	

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 17

RESPONSIBLE PARTY: Lina Jensen

Request 17. Refer to the Application, Volume 1, Tab 9 (MISO DPP 2019 Central Areas Study Phase 1 Report).

- a. Confirm whether Sebree Solar will take further actions to ensure compliance with the additional 1.2MVAR required pursuant to FERC Order 827.
- b. Confirm whether Sebree Solar will take further actions to ensure compliance regarding thermal constraints caused by the Project.
- c. Confirm whether Sebree Solar will take further actions to ensure compliance regarding voltage violations.
- d. Confirm whether there are any public or private parks, churches, hospitals or nursing homes within a two-mile radius of the proposed solar facility.
- e. Confirm whether there are any public or private parks, churches, hospitals or nursing homes within a one-mile radius of the proposed transmission line.

Response 17.

- a. Sebree Solar will comply with FERC Order 827.
- b. Sebree Solar will select equipment that is suitable for the full ambient temperature range expected for this region for the life of the project.
- c. Sebree Solar will comply with the voltage requirements for the interconnection point.
- d. Yes, please see Attachment 11 for updated map.
- e. Yes, please see Attachment 11 for updated map.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 18

RESPONSIBLE PARTY: Lina Jensen

Request 18. Provide an updated Site Plan and updated layout drawings C1.03 to C1.14 that indicate the location of the following:

- a. Solar meteorological station and control house;
- b. Fencing to the substation; and
- c. The internal power network and connection between inverters and the substation, specifically at the road crossings.

Response 18.

As discussed in Response 11, Sebree Solar has modified the solar array site plans after further discussion with landowners and design optimization. The Project submits for consideration an updated version of the Site Plan. Please see Attachment 18 for the updated version of the Project Site Plans. Along with the requests for clarification associated with Response 18, these changes were made: addition of parcels 60-56 and 60-57, removing the separate distinction of the “Alternate” parcels, and expansion of the solar array planned for parcel 60-70. The total fenced in acreage reflected in this updated Site Plan is 1,340 acres.

Siting Board Request 18

Page 2 of 2

Sebree Solar further clarifies that the Project basis for solar array racking is not yet final and may reflect a fixed tilt system or a tracking system. This final decision will be made during the Project engineering phase.

- a. Please see Attachment 18 for updated Site Plan with solar meteorological station and control house identified on Sheet C1.06 and additional solar meteorological station on C1.09.
- b. Please see Attachment 18 for updated Site Plan. Sheet C1.06 has been updated to more accurately reflect fencing extended around the Project substation area.
- c. Please see Attachment 18 for updated Site Plan, incorporate into Sheets C1.03 through C1.15. Road crossing locations have not yet been finalized but Sebree Solar will work with the appropriate agencies to obtain crossing permits. Routing is approximate and is subject to final engineering calculations and design.



707 E. 3rd Ave.
New Smyrna Beach, FL, 32169
Phone: (386) 427-0694
www.ectinc.com

CONCEPTUAL SITE PLAN

SEBREE SOLAR PROJECT

PREPARED FOR



SEBREE SOLAR, LLC
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

Contact: Lina Jensen, Project Director
Sebree Solar, LLC
(832) - 613 - 7247

CITY OF ROBARDS
HENDERSON COUNTY,
KENTUCKY, 40146

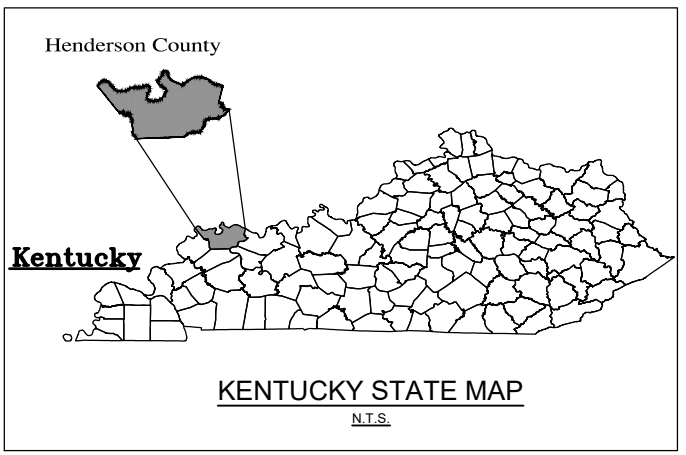
BY



707 East Third Avenue
New Smyrna Beach, Florida 32169
Tel: (386) 427-0694 Fax: (386) 427-0889
Agent's E-mail: cfagerstrom@ectinc.com
Agent's Tel: (386) 852-0387
<http://www.ectinc.com>

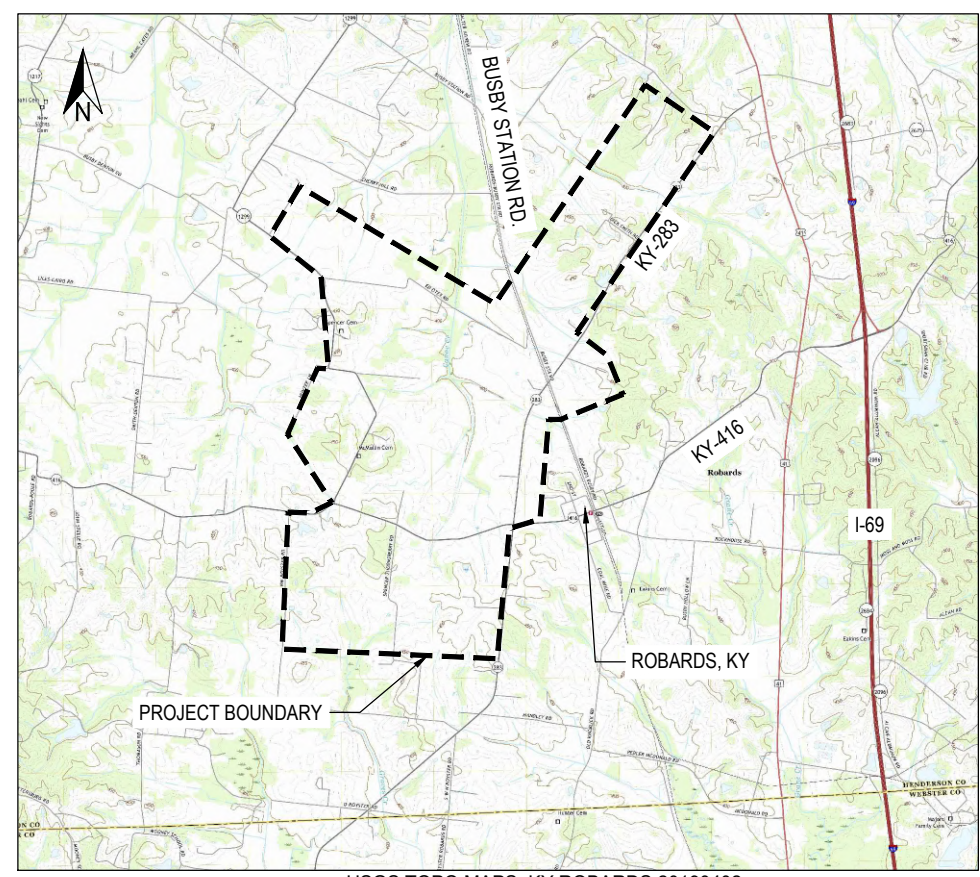
ECT PROJECT NUMBER 20-0196

OCTOBER 2021
KENTUCKY SITING BOARD
REVIEW SET



KENTUCKY STATE MAP
N.T.S.

PROJECT SITE INFORMATION	
SITE ADDRESS	TBD
COUNTY PARCEL NUMBERS	SEE APPENDIX 3
GPS COORDINATES	37.689°N, -87.547°W (SUBSTATION)
SITE ELEVATION	450 FT A.M.S.L.
UTILITY NAME	TBD
UTILITY ADDRESS	TBD
UTILITY CONTACT INFORMATION	TBD
DEVELOPER NAME	SEBREE SOLAR, LLC
DEVELOPER ADDRESS	700 UNIVERSE BLVD., JUNO BEACH, FL
DEVELOPER CONTACT	LINA JENSEN
CIVIL ENGINEER OF RECRD (EOR) NAME	TBD
CIVIL EOR ADDRESS	TBD
CIVIL EOR CONTACT INFORMATION	TBD
APPLICABLE BUILDING PERMIT AUTHORITY	KY SITING BOARD, HENDERSON CO.
SYSTEM AC SIZE (MW AT POI)	250
SYSTEM DC SIZE (MW)	361.49
MODULE COUNT	850,564
INVERTER COUNT	78
SWITCHGEAR COUNT	TBD
TRANSFORMER COUNT	1
EQUIPMENT PAD COUNT	78
PROJECT ZONING	AGRICULTURAL
NON PARTICIPATING PARCEL BUFFER	25 FEET
OCCUPIED STRUCTURE BUFFER	100 FEET
ROAD R.O.W. BUFFER	40 FEET
SURFACE WATER BUFFER	25 FEET
WETLAND BUFFER	25 FEET
STREAM BUFFER	25 FEET
FENCED AREA	1,340 ACRES
ROAD LENGTH	69,600 FEET / 13.18 MILES
LANDSCAPE BUFFER	29,400 FEET



USGS TOPO MAPS: KY ROBARDS 20190402

PROJECT LOCATION MAP
N.T.S.

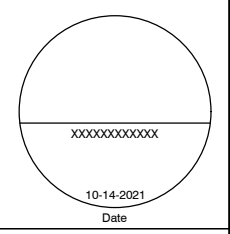
INDEX OF DRAWINGS

C1.00	COVER PAGE
C1.01	EXISTING CONDITIONS
C1.02	OVERALL LAYOUT PLAN
C1.03 -	SITE EXHIBITS
C1.15	
C2.01	CIVIL DETAILS
C2.02	LANDSCAPE ILLUSTRATION



SEBREE SOLAR
HENDERSON CO.
KENTUCKY

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	CM
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY	09-07-2021
SUBMITTAL	



COVER SHEET

CALL BEFORE YOU DIG
811

C1.00

**SEBREE SOLAR
 HENDERSON CO.
 KENTUCKY**

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	CM
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY	09-07-2021
SUBMITTAL	

XXXXXXXXXXXXX
 10-14-2021
 Date

**EXISTING
 CONDITIONS**

SCALE: 1" = 200' @ 11 X 17
 0 500 1000 2000

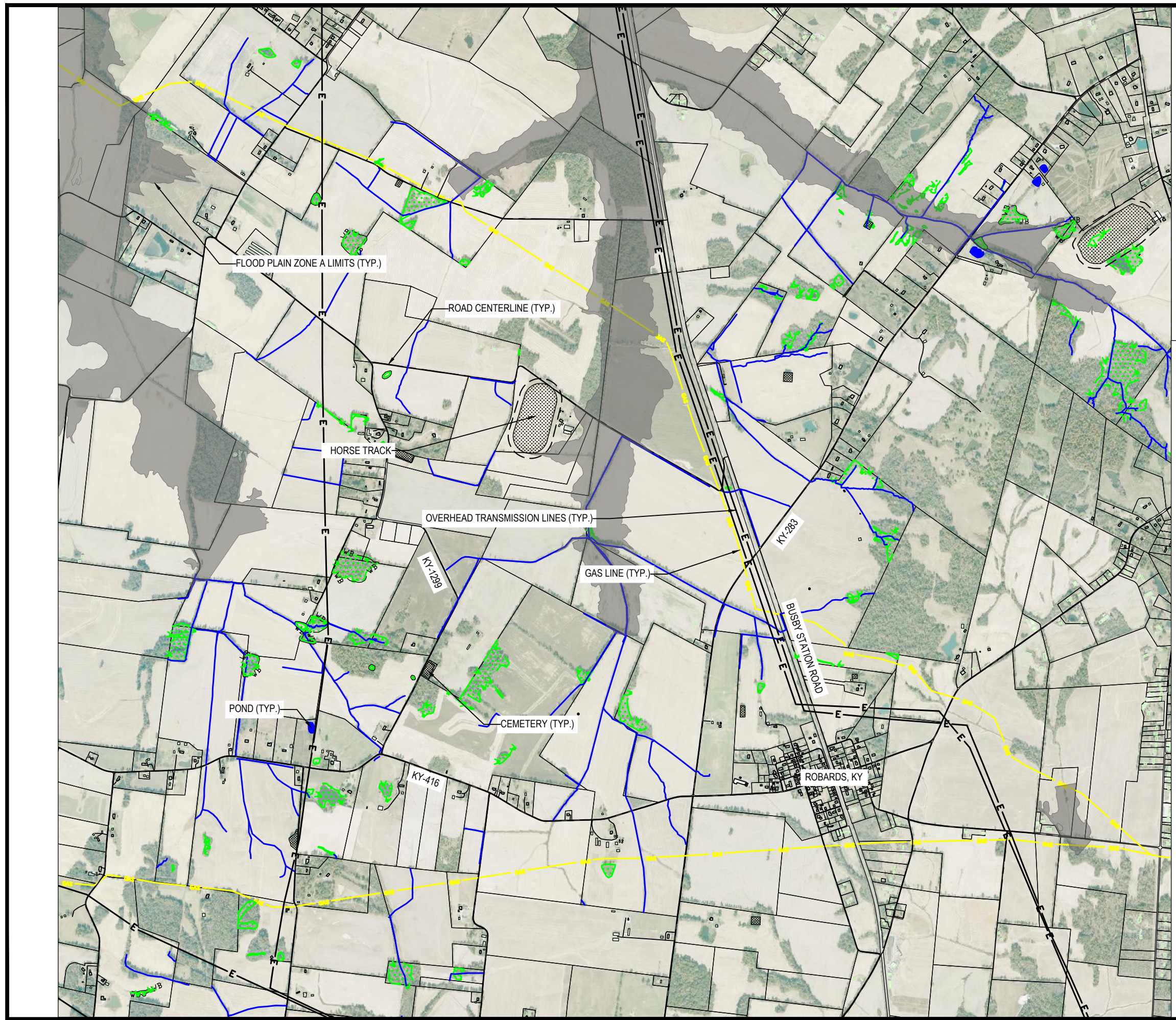
C1.01

CALL BEFORE YOU DIG
 811

NOT FOR CONSTRUCTION

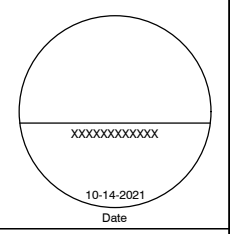
LEGEND

- PARCEL LINE
- - - ROAD CENTERLINE
- E — OVERHEAD ELECTRIC
- GAS — PIPELINE
- ▨ HORSE TRACK
- ▨ WETLANDS
- STREAM
- ▨ FLOODPLAIN ZONE A

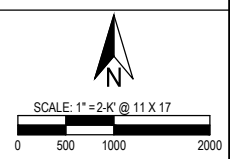


PROJECT FILES: PROJECTS\2021\2021-00072\SEBREE SOLAR\HENDERSON\2021-09-07\BASE.DWG
 10/14/2021 8:47 AM BY: Matthew Azevedo

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	CM
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021



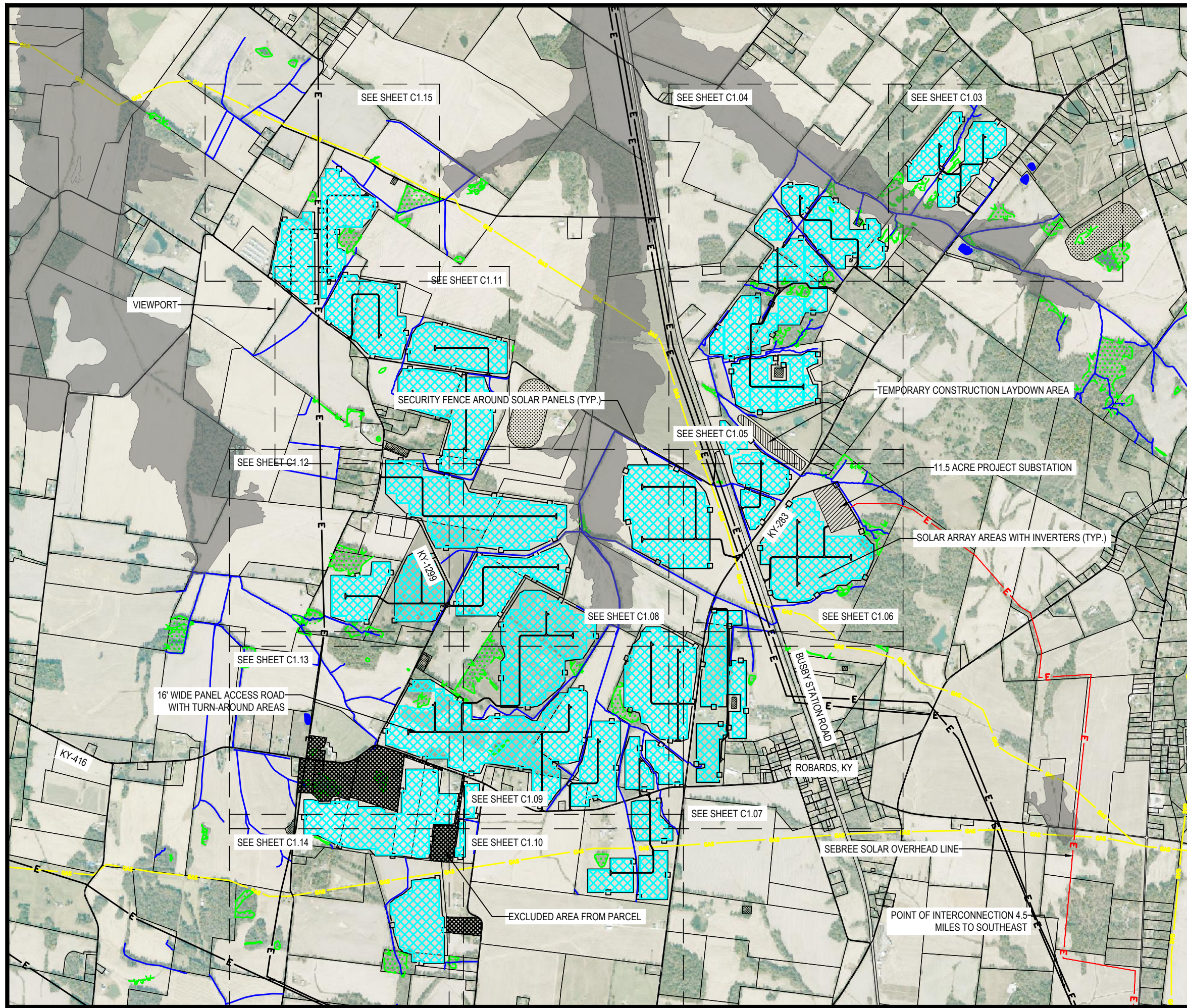
OVERALL SITE LAYOUT



C1.02

LEGEND

- PARCEL LINE
- █ EXCLUDED AREAS
- - - ROAD CENTERLINE
- E — OVERHEAD ELECTRIC
- E — SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- W W — WETLANDS
- STREAM
- █ FLOODPLAIN ZONE A
- □ — SECURITY FENCE
- █ SOLAR PANEL AREAS

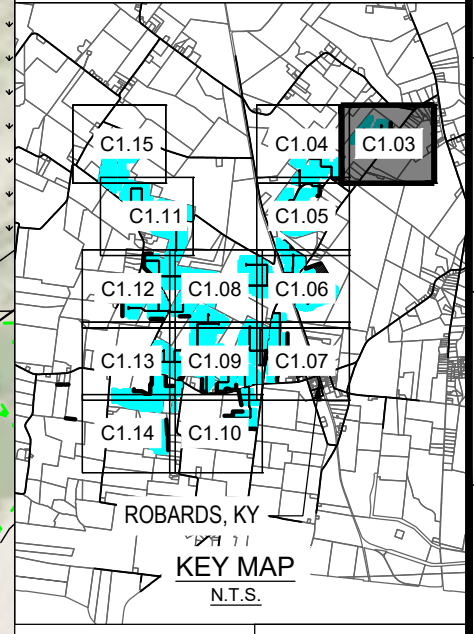


CALL BEFORE YOU DIG
 811

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD SUBMITTAL	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

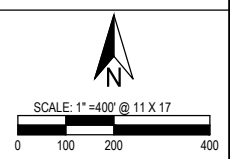
LEGEND

- PARCEL LINE
 - SETBACK LINE
 - EXCLUDED AREA FROM PARCEL
 - ROAD CENTERLINE
 - OVERHEAD ELECTRIC
 - SEBREE SOLAR OVERHEAD LINE
 - PIPELINE
 - COLLECTION LINE
 - WETLANDS
 - WETLAND BUFFER
 - STREAM
 - FLOODPLAIN ZONE A
 - SURFACE WATER
 - SECURITY FENCE
 - SOLAR ARRAYS
 - INVERTER
 - ACCESS ROAD
 - VEGETATIVE SCREEN
 - AVOIDANCE FEATURE WITH 30 FT BUFFER
- NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE



XXXXXXXXXXXXX
 10-12-2021
 Date

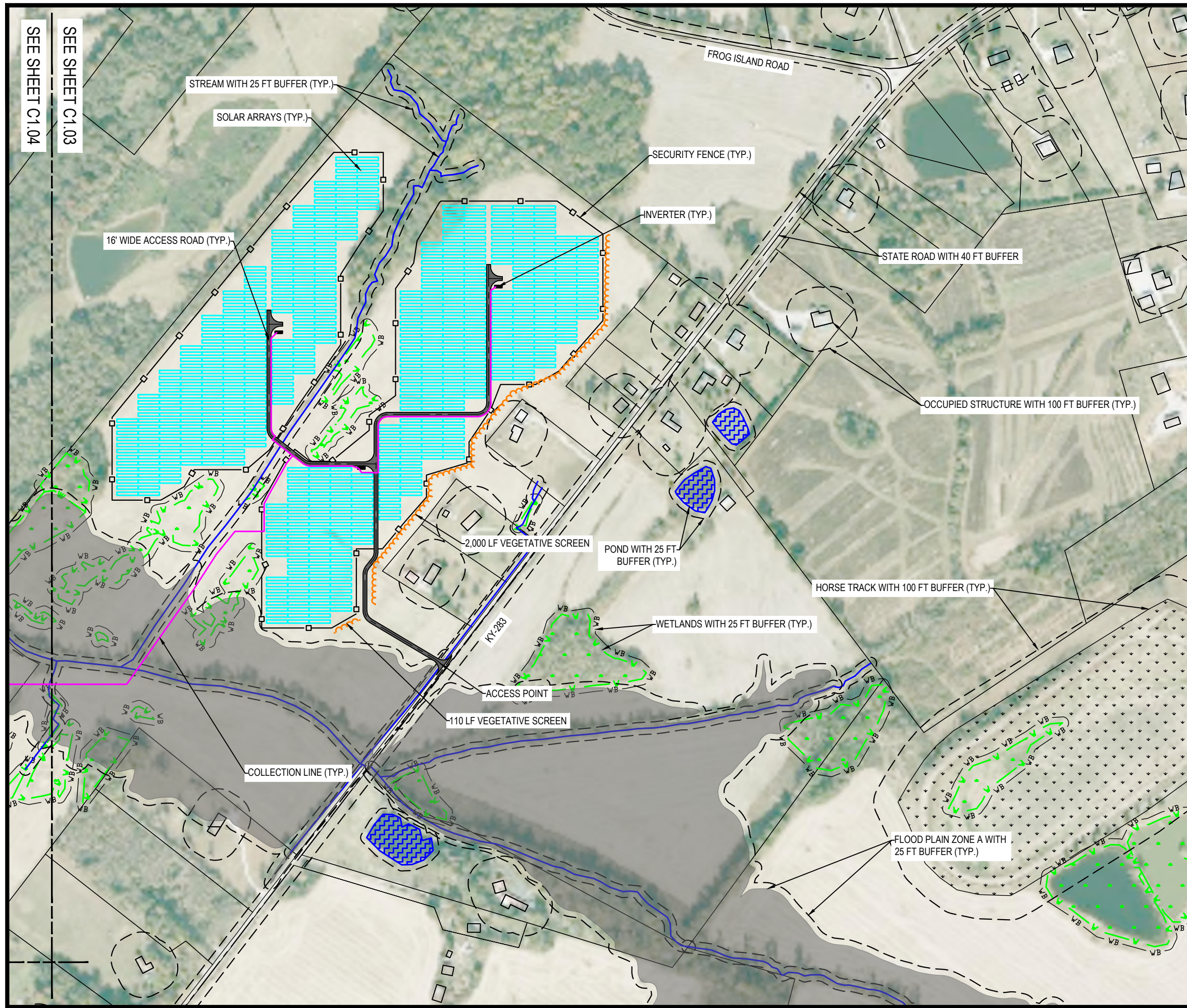
SITE EXHIBIT



CALL BEFORE YOU DIG
 811

C1.03

NOT FOR CONSTRUCTION



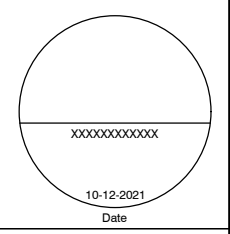
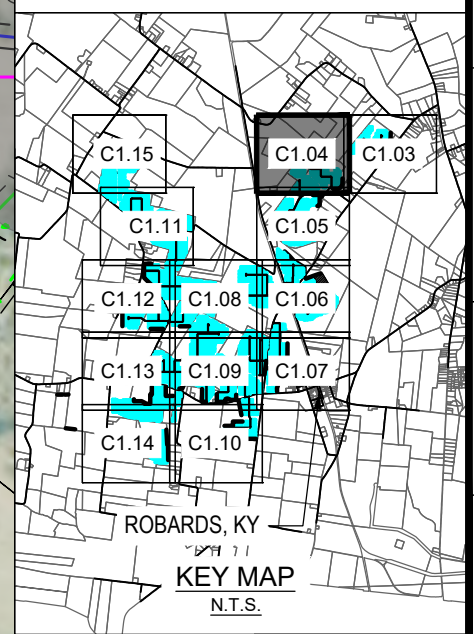
SEE SHEET C1.03
 SEE SHEET C1.04

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

LEGEND

- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- COLLECTION LINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VEGETATIVE SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER

NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE

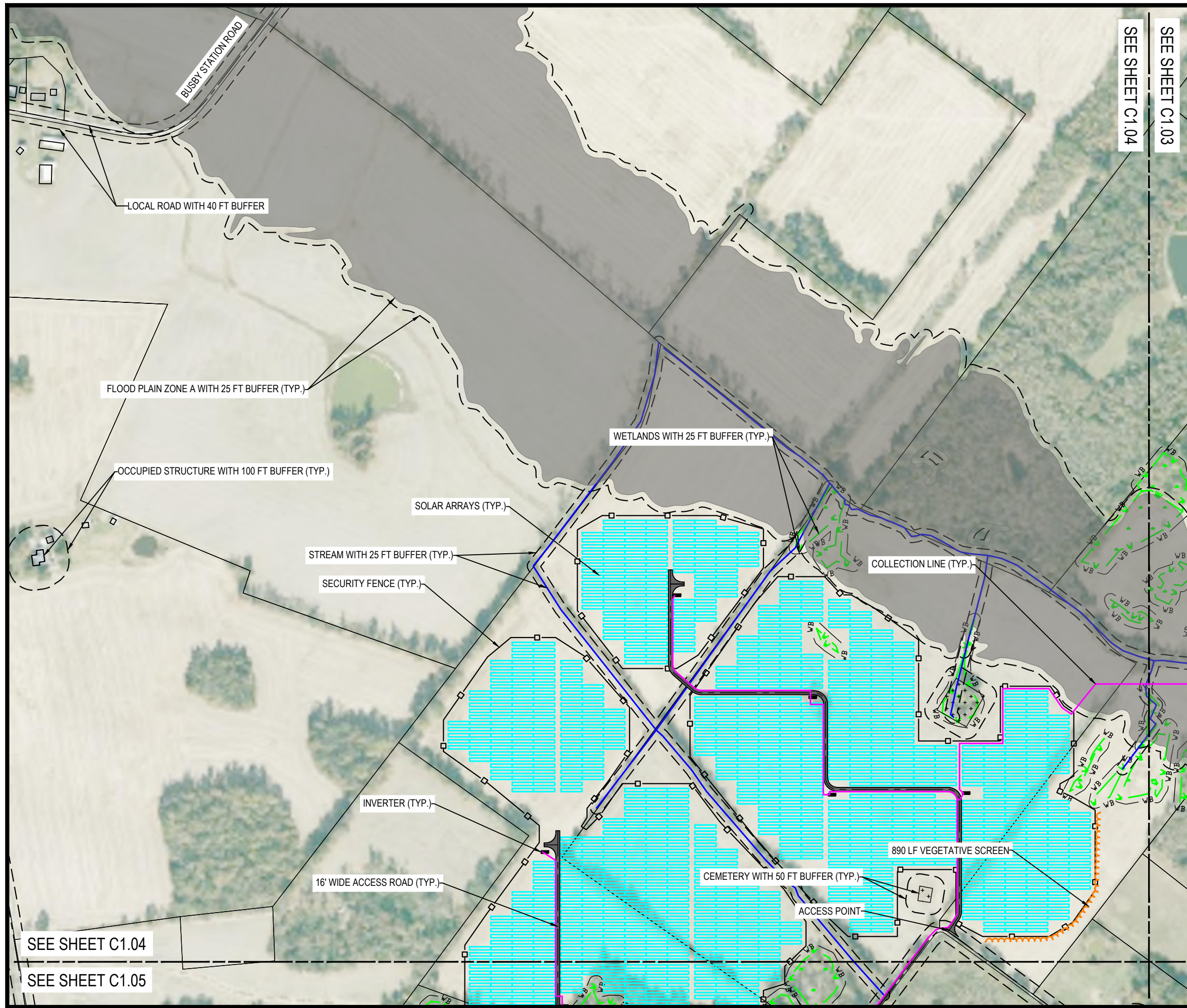


SITE EXHIBIT

XXXXXXXXXXXXX

10-12-2021
Date

C1.04



SEE SHEET C1.04
 SEE SHEET C1.05

CALL BEFORE YOU DIG
 811

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD SUBMITTAL	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

XXXXXXXXXXXXX
 10-12-2021
 Date

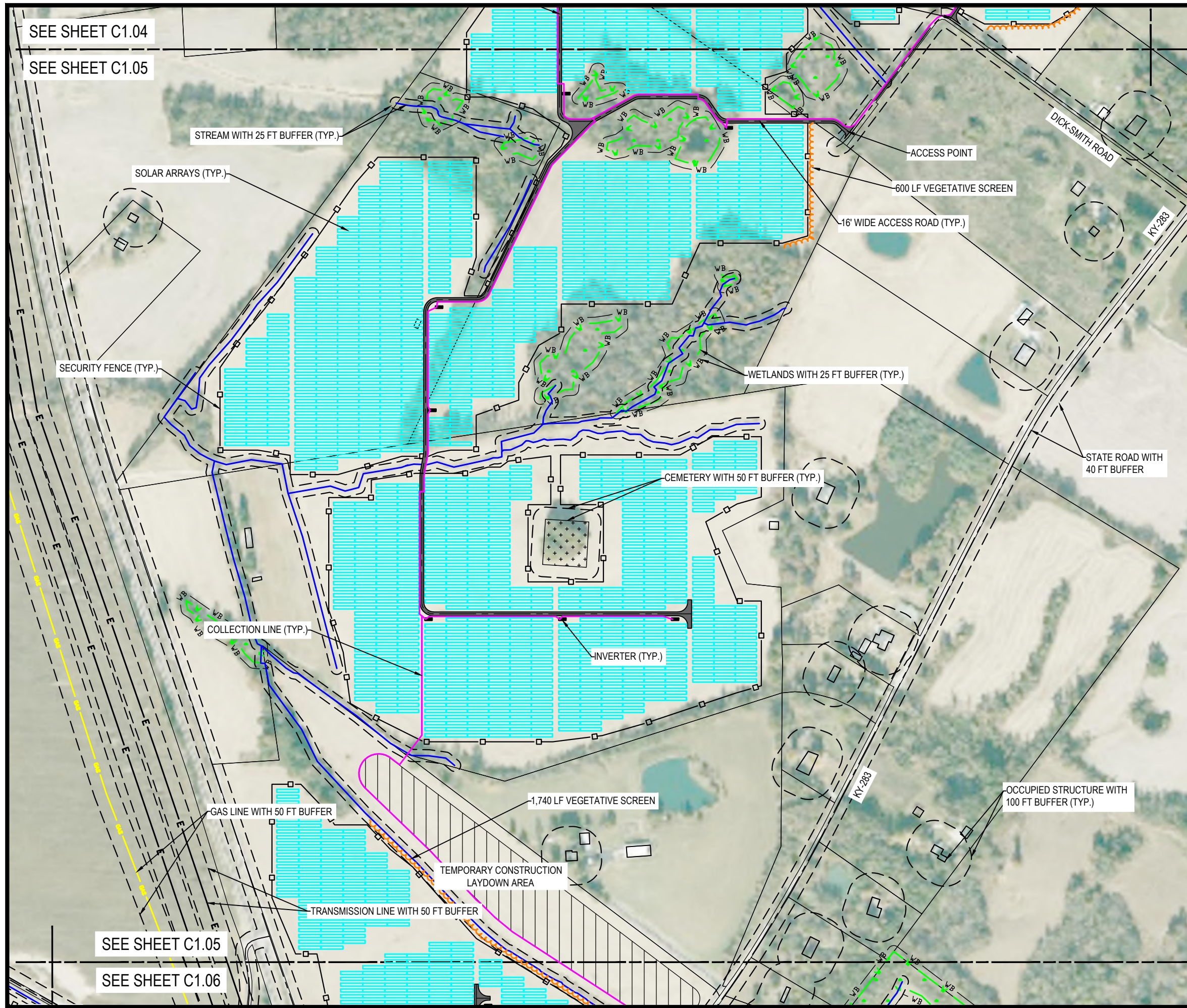
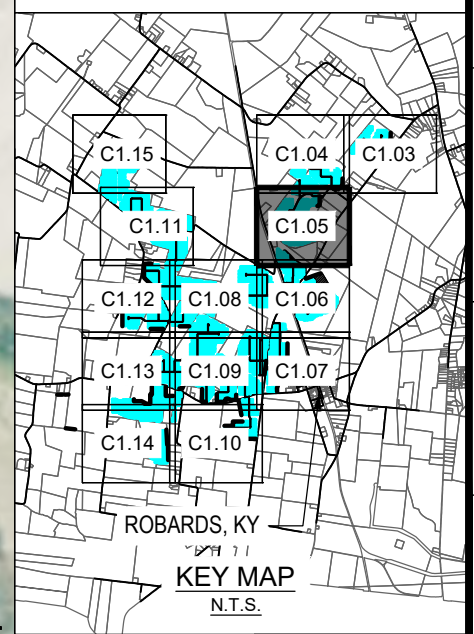
SITE EXHIBIT

SCALE: 1" = 400' @ 11 X 17
 0 100 200 400

C1.05

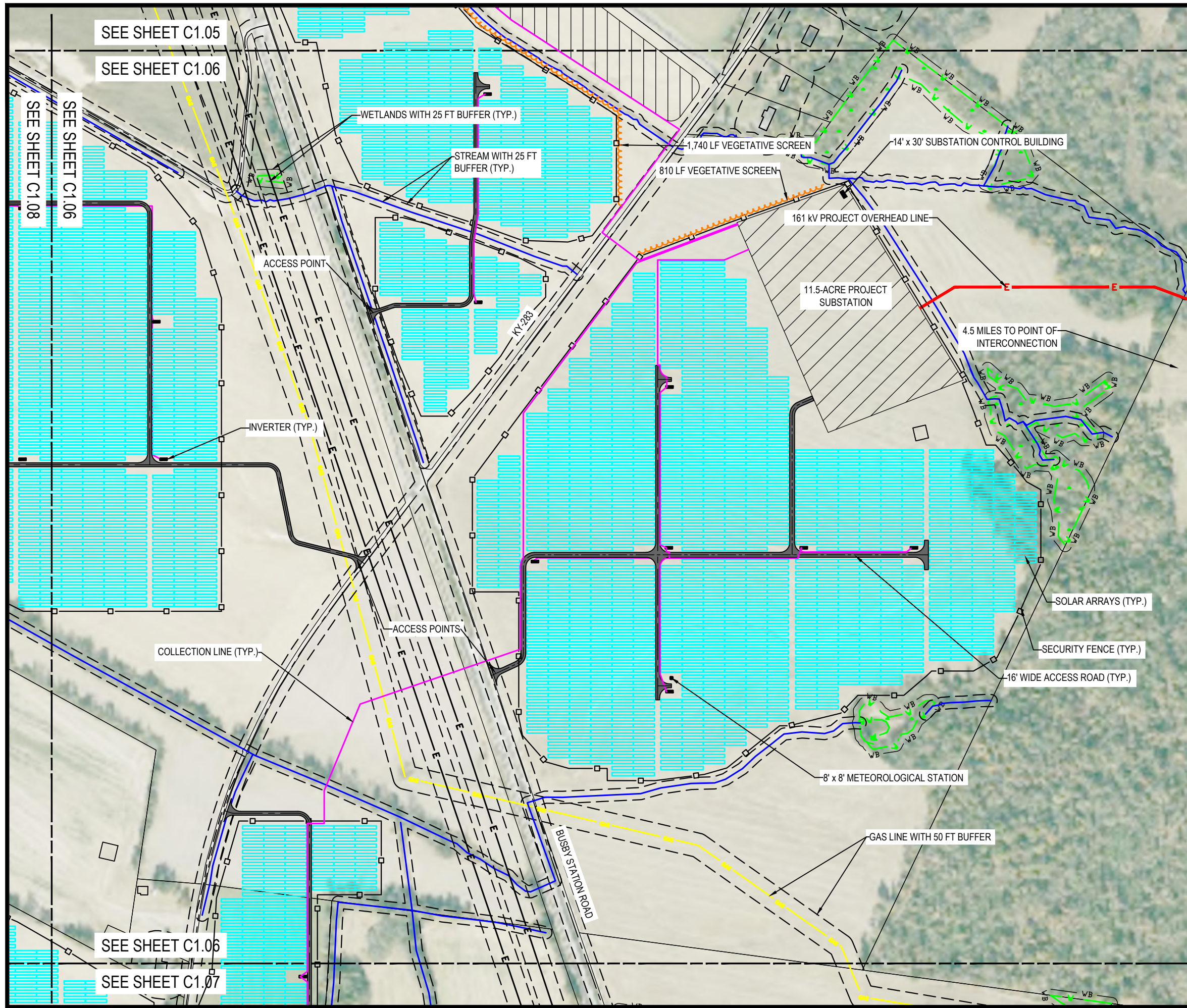
LEGEND

- PARCEL LINE
 - - - SETBACK LINE
 - [Cross-hatched] EXCLUDED AREA FROM PARCEL
 - - - ROAD CENTERLINE
 - E - OVERHEAD ELECTRIC
 - SEBREE SOLAR OVERHEAD LINE
 - GAS - PIPELINE
 - COLLECTION LINE
 - W - WETLANDS
 - WB - WETLAND BUFFER
 - STREAM
 - [Grey] FLOODPLAIN ZONE A
 - [Blue wavy] SURFACE WATER
 - □ - SECURITY FENCE
 - [Blue horizontal lines] SOLAR ARRAYS
 - INVERTER
 - ACCESS ROAD
 - [Orange wavy] VEGETATIVE SCREEN
 - [Circle with X] AVOIDANCE FEATURE WITH 30 FT BUFFER
- NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE



SEE SHEET C1.05
 SEE SHEET C1.06

CALL BEFORE YOU DIG
 811

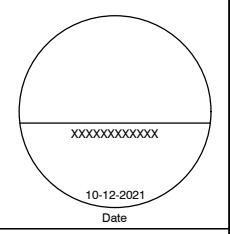
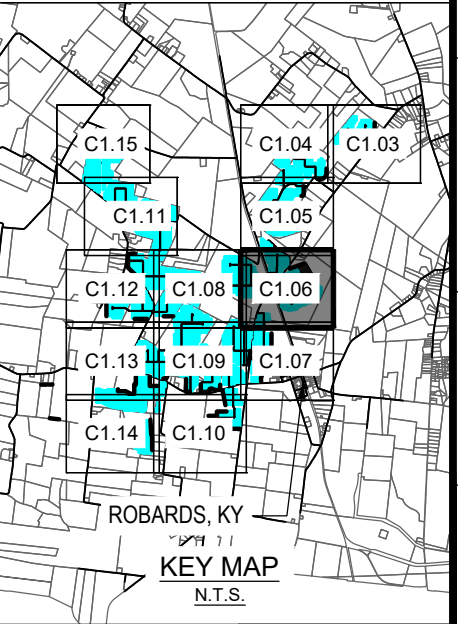


LEGEND

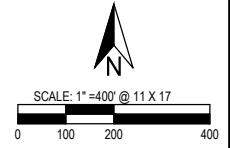
- PARCEL LINE
 - - - SETBACK LINE
 - EXCLUDED AREA FROM PARCEL
 - - - ROAD CENTERLINE
 - E** OVERHEAD ELECTRIC
 - E** SEBREE SOLAR OVERHEAD LINE
 - GS** PIPELINE
 - C** COLLECTION LINE
 - W** WETLANDS
 - WB** WETLAND BUFFER
 - S** STREAM
 - FLOODPLAIN ZONE A
 - SURFACE WATER
 - SECURITY FENCE
 - SOLAR ARRAYS
 - INVERTER
 - ACCESS ROAD
 - VEGETATIVE SCREEN
 - AVOIDANCE FEATURE WITH 30 FT BUFFER
- NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE



ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

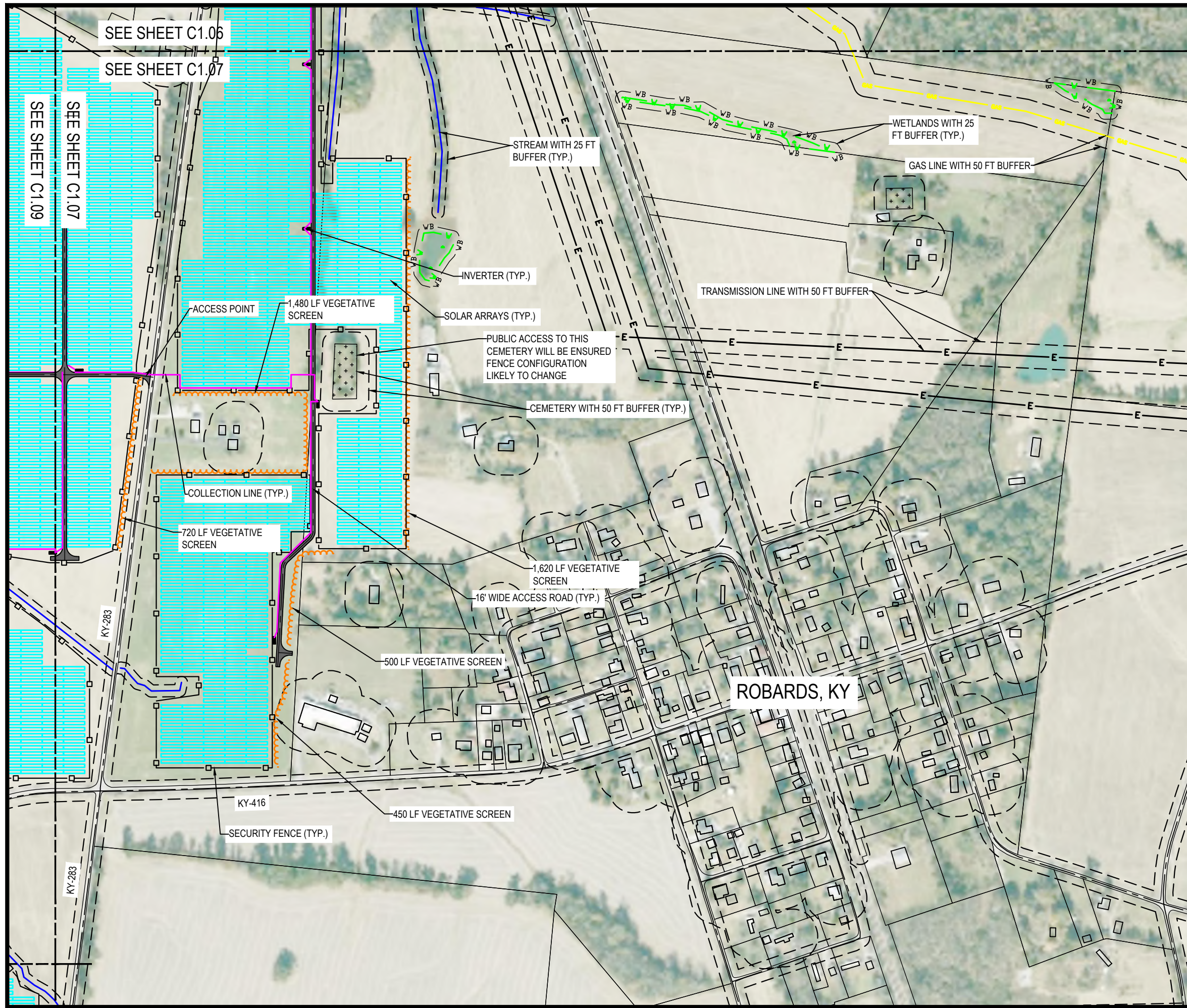


SITE EXHIBIT



CALL BEFORE YOU DIG
 811

C1.06

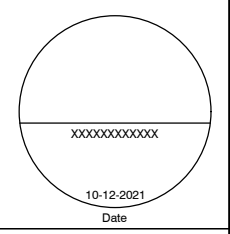
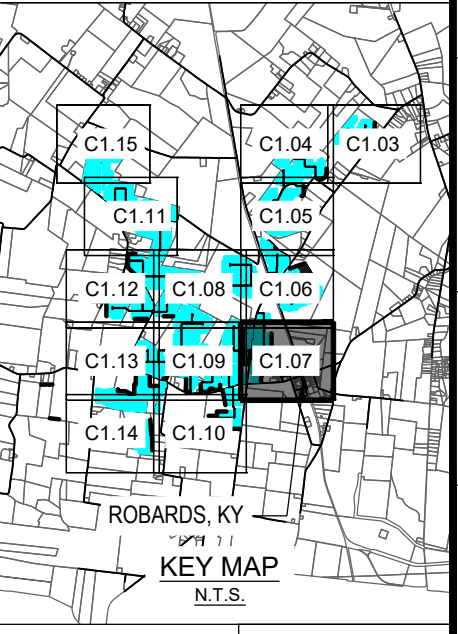


LEGEND

- PARCEL LINE
 - SETBACK LINE
 - EXCLUDED AREA FROM PARCEL
 - ROAD CENTERLINE
 - OVERHEAD ELECTRIC
 - SEBREE SOLAR OVERHEAD LINE
 - PIPELINE
 - COLLECTION LINE
 - WETLANDS
 - WETLAND BUFFER
 - STREAM
 - FLOODPLAIN ZONE A
 - SURFACE WATER
 - SECURITY FENCE
 - SOLAR ARRAYS
 - INVERTER
 - ACCESS ROAD
 - VEGETATIVE SCREEN
 - AVOIDANCE FEATURE WITH 30 FT BUFFER
- NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE



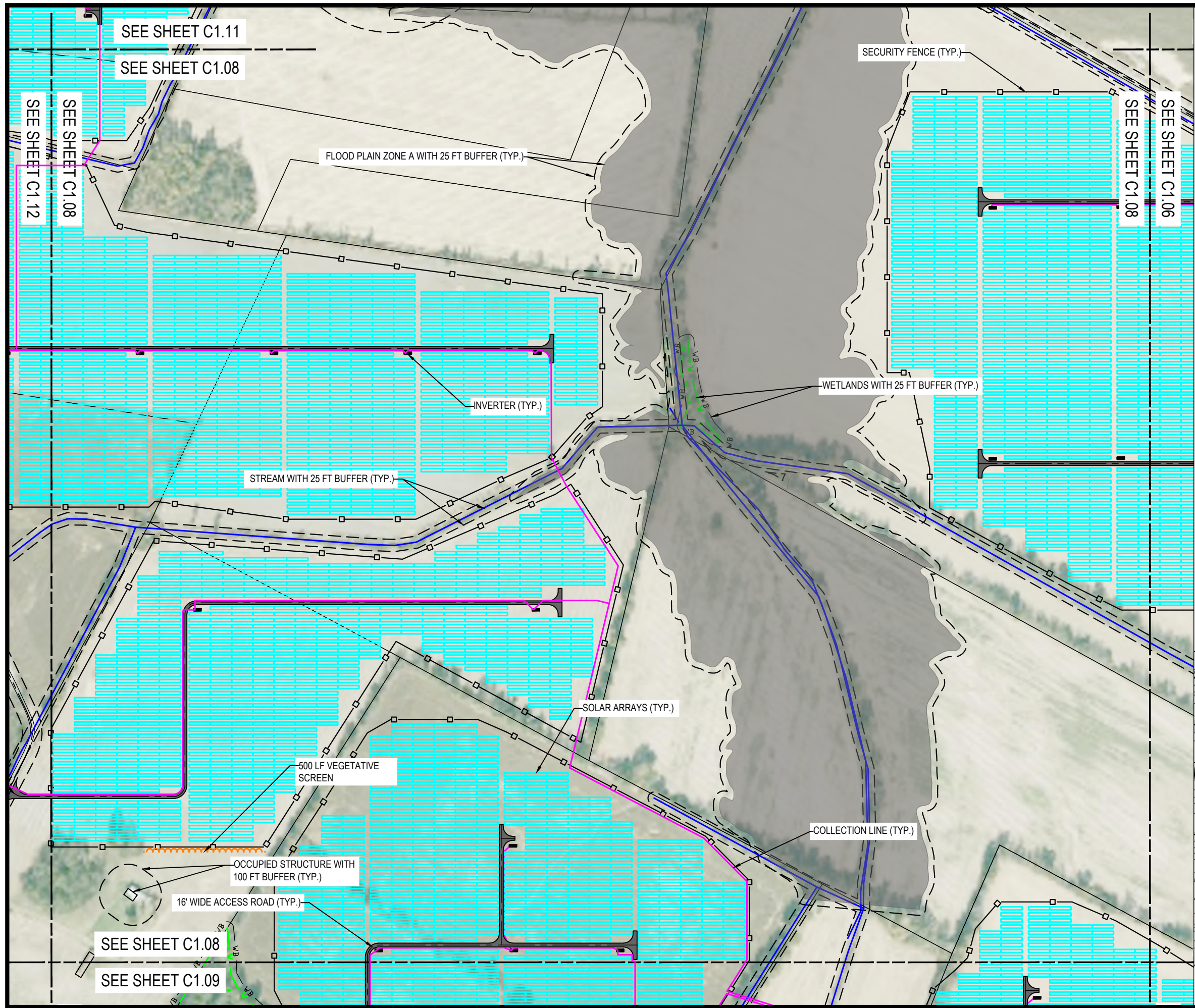
ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD SUBMITTAL	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021



SITE EXHIBIT

CALL BEFORE YOU DIG
 811

C1.07



LEGEND

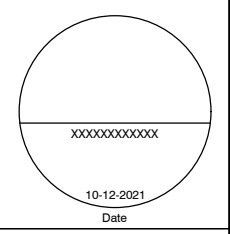
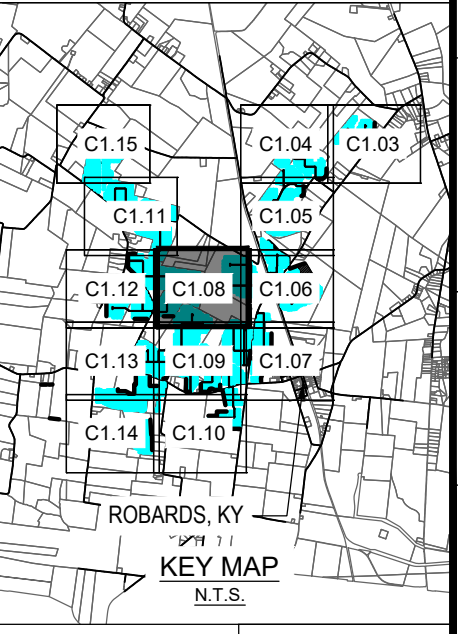
- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- COLLECTION LINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VEGETATIVE SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER

NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE

NEXTERA ENERGY

**SEBREE SOLAR
 HENDERSON CO.
 KENTUCKY**

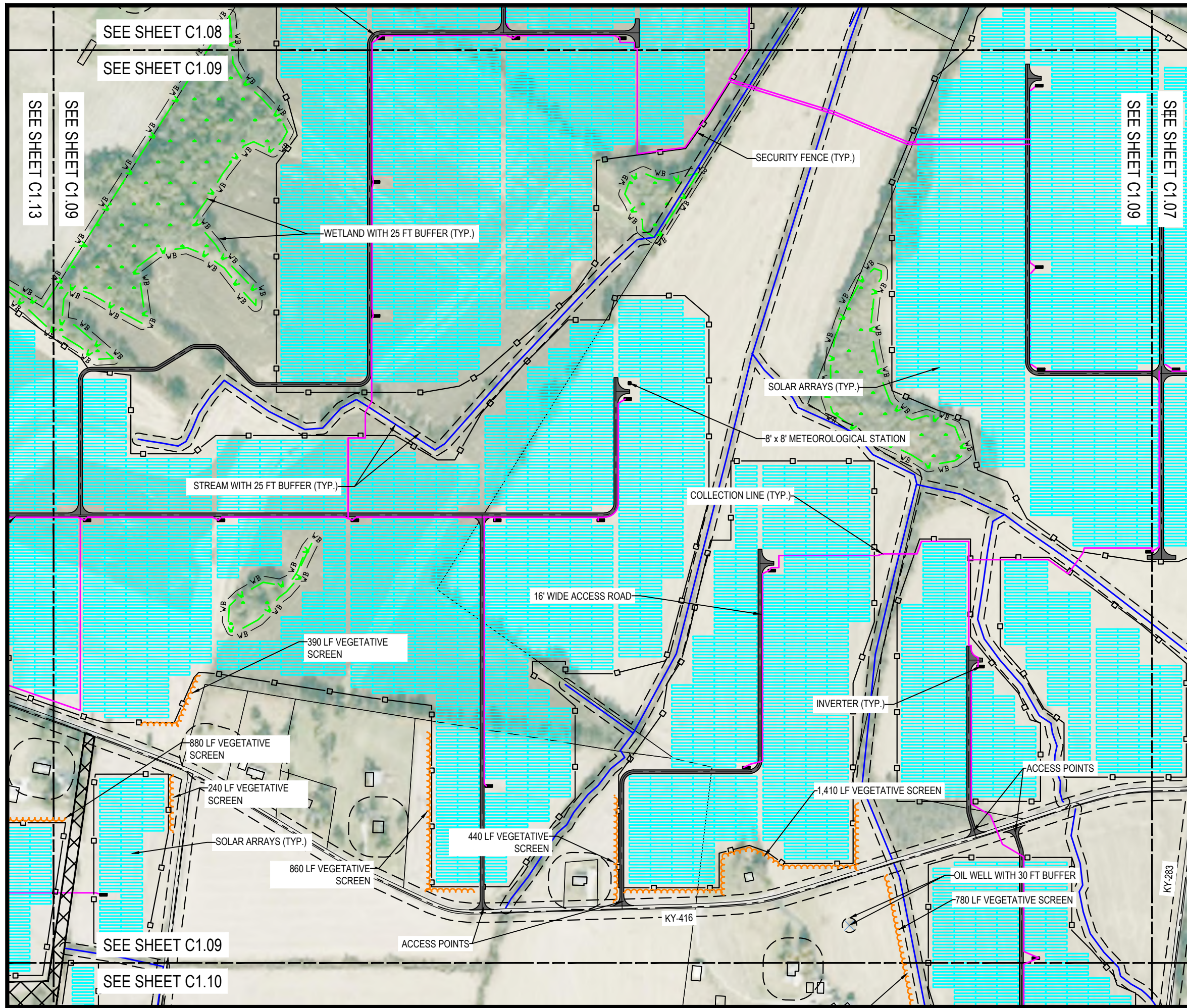
ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021



SITE EXHIBIT

CALL BEFORE YOU DIG
 811

C1.08

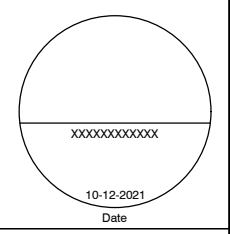
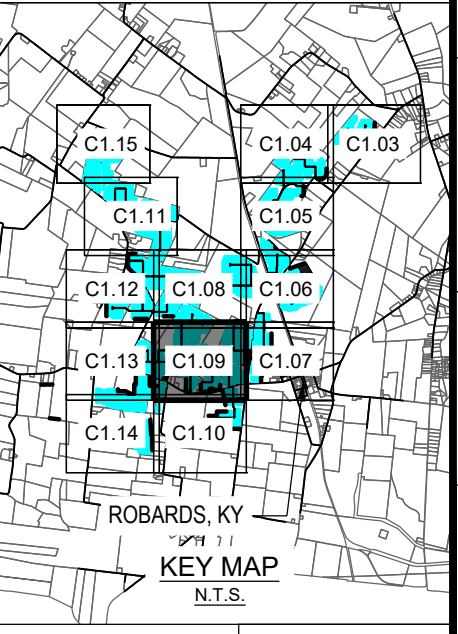


LEGEND

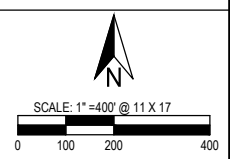
- PARCEL LINE
 - SETBACK LINE
 - EXCLUDED AREA FROM PARCEL
 - ROAD CENTERLINE
 - OVERHEAD ELECTRIC
 - SEBREE SOLAR OVERHEAD LINE
 - PIPELINE
 - COLLECTION LINE
 - WETLANDS
 - WETLAND BUFFER
 - STREAM
 - FLOODPLAIN ZONE A
 - SURFACE WATER
 - SECURITY FENCE
 - SOLAR ARRAYS
 - INVERTER
 - ACCESS ROAD
 - VEGETATIVE SCREEN
 - AVOIDANCE FEATURE WITH 30 FT BUFFER
- NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE

NEXTERA ENERGY
SEBREE SOLAR HENDERSON CO. KENTUCKY

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD SUBMITTAL	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021



SITE EXHIBIT



CALL BEFORE YOU DIG
 811

C1.09



707 E. 3rd Ave.
New Smyrna Beach, FL, 32169
Phone: (386) 427-0694
www.ectinc.com



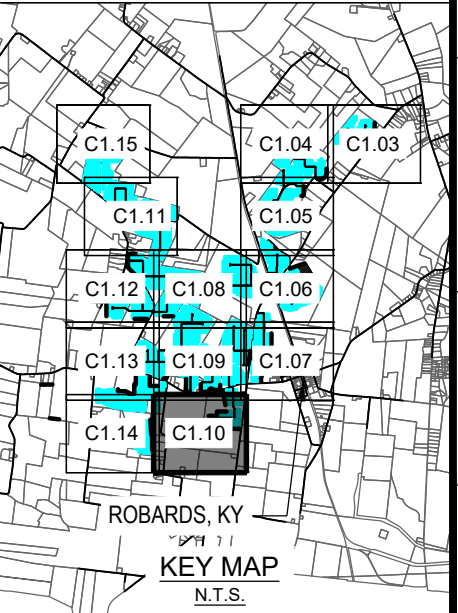
SEBREE SOLAR HENDERSON CO. KENTUCKY

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY	09-07-2021
SUBMITTAL	

LEGEND

- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- COLLECTION LINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VEGETATIVE SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER

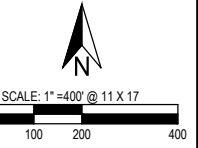
NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE



XXXXXXXXXXXXXX

10-12-2021
Date

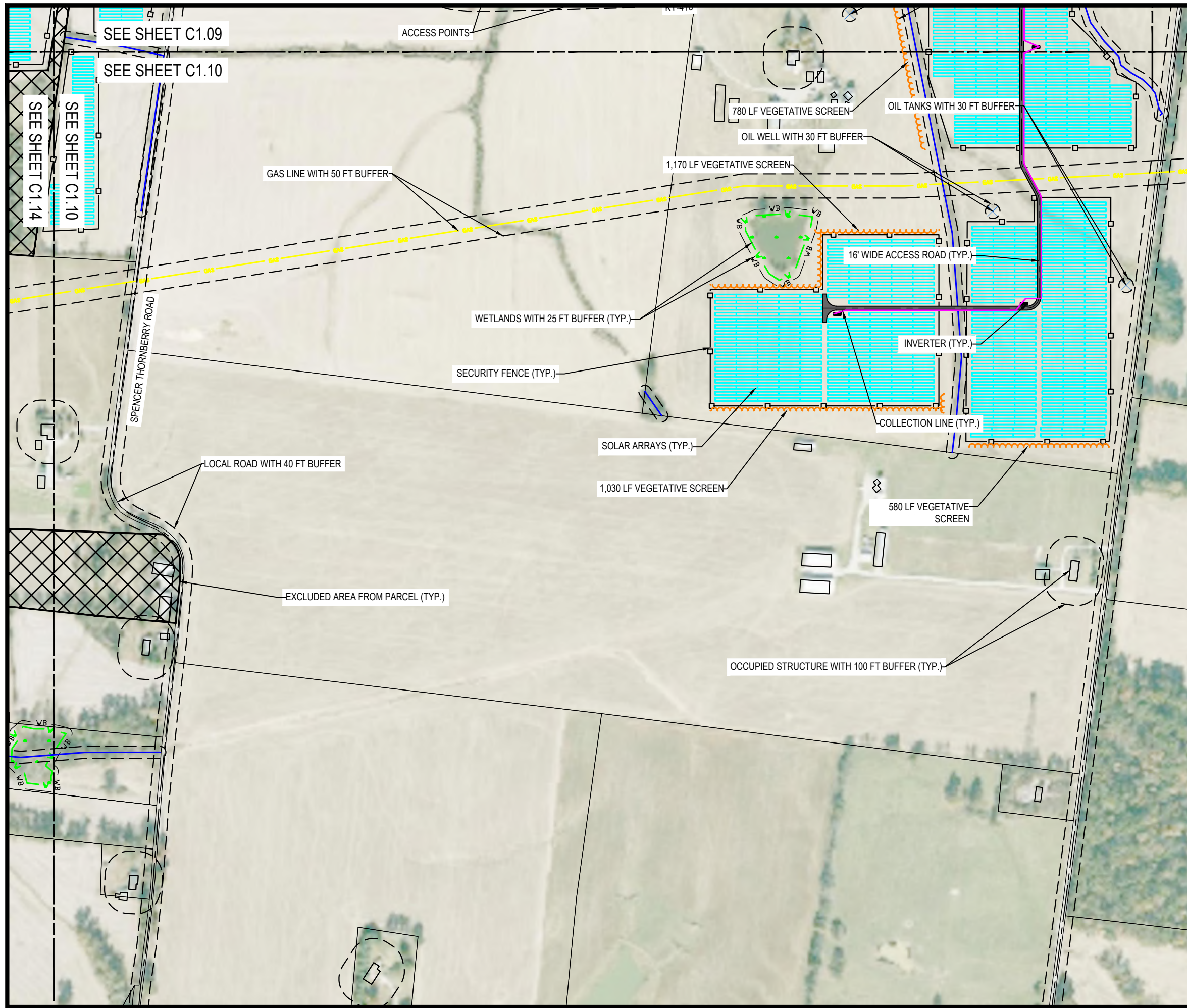
SITE EXHIBIT

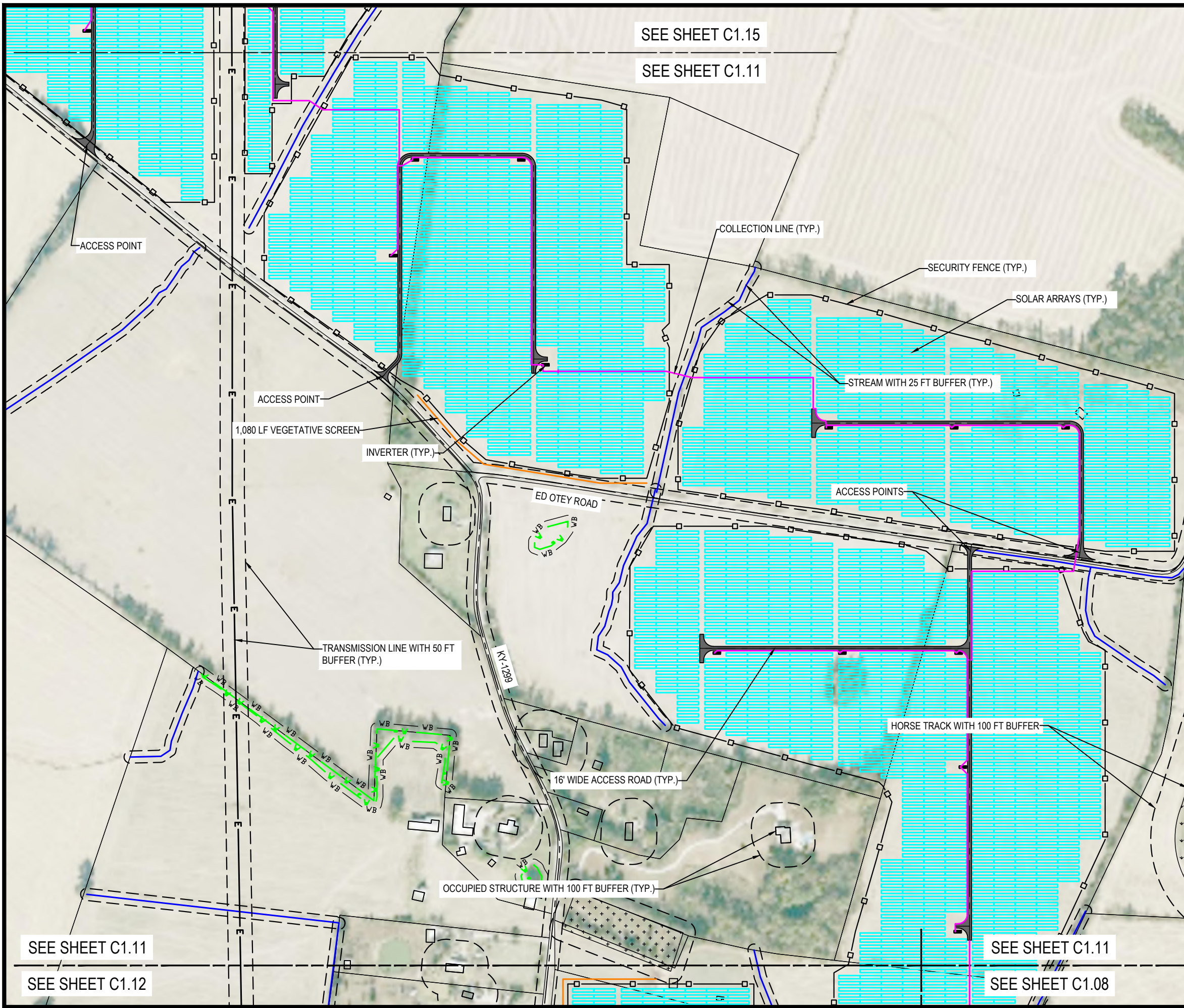


CALL BEFORE YOU DIG
811

C1.10

NOT FOR CONSTRUCTION





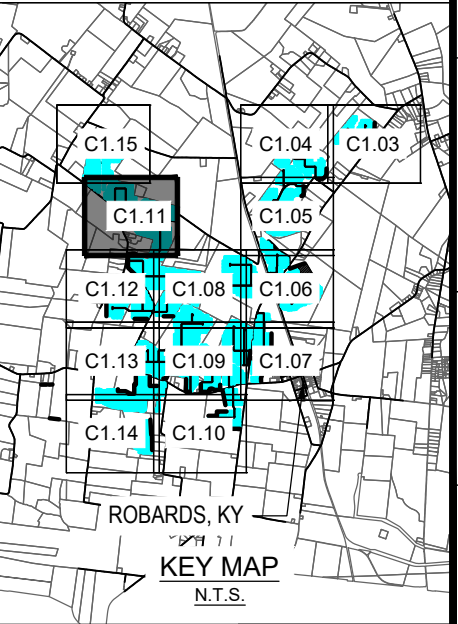
LEGEND

- PARCEL LINE
- - - SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- - - ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- COLLECTION LINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VEGETATIVE SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER

NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE

NEXTERA ENERGY
SEBREE SOLAR HENDERSON CO. KENTUCKY

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD SUBMITTAL	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021



XXXXXXXXXXXXXX
 10-12-2021
 Date

SITE EXHIBIT

SCALE: 1" = 400' @ 11 X 17
 0 100 200 400

CALL BEFORE YOU DIG
 811

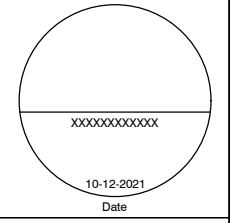
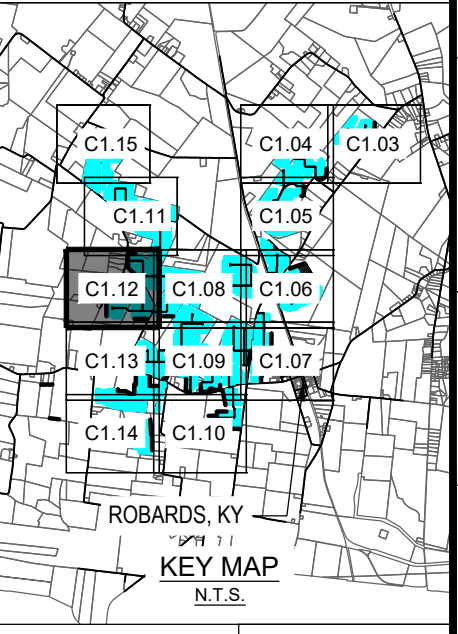
C1.11

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

LEGEND

- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- COLLECTION LINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VEGETATIVE SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER

NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE



SITE EXHIBIT

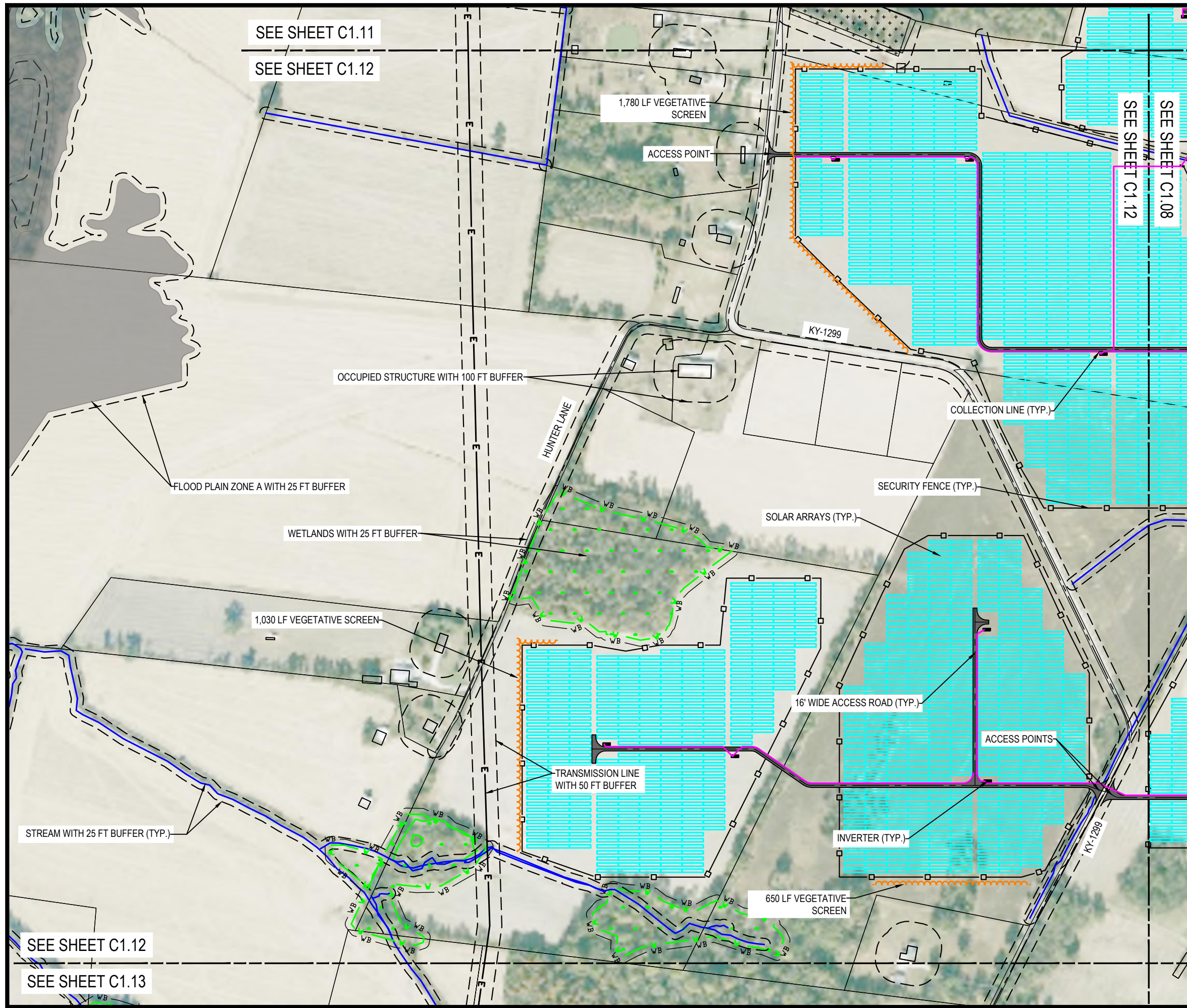


SCALE: 1" = 400' @ 11 X 17
0 100 200 400

CALL BEFORE YOU DIG
811

C1.12

NOT FOR CONSTRUCTION



SEE SHEET C1.11

SEE SHEET C1.12

SEE SHEET C1.12

SEE SHEET C1.08

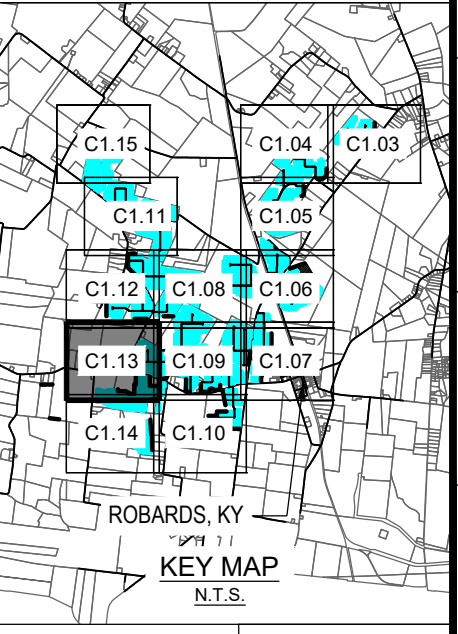
SEE SHEET C1.12

SEE SHEET C1.13

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD HENDERSON COUNTY SUBMITTAL	08-09-2021 09-07-2021

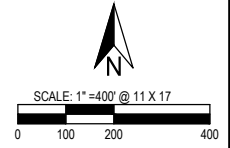
LEGEND

- PARCEL LINE
 - SETBACK LINE
 - EXCLUDED AREA FROM PARCEL
 - ROAD CENTERLINE
 - OVERHEAD ELECTRIC
 - SEBREE SOLAR OVERHEAD LINE
 - PIPELINE
 - COLLECTION LINE
 - WETLANDS
 - WETLAND BUFFER
 - STREAM
 - FLOODPLAIN ZONE A
 - SURFACE WATER
 - SECURITY FENCE
 - SOLAR ARRAYS
 - INVERTER
 - ACCESS ROAD
 - VEGETATIVE SCREEN
 - AVOIDANCE FEATURE WITH 30 FT BUFFER
- NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE

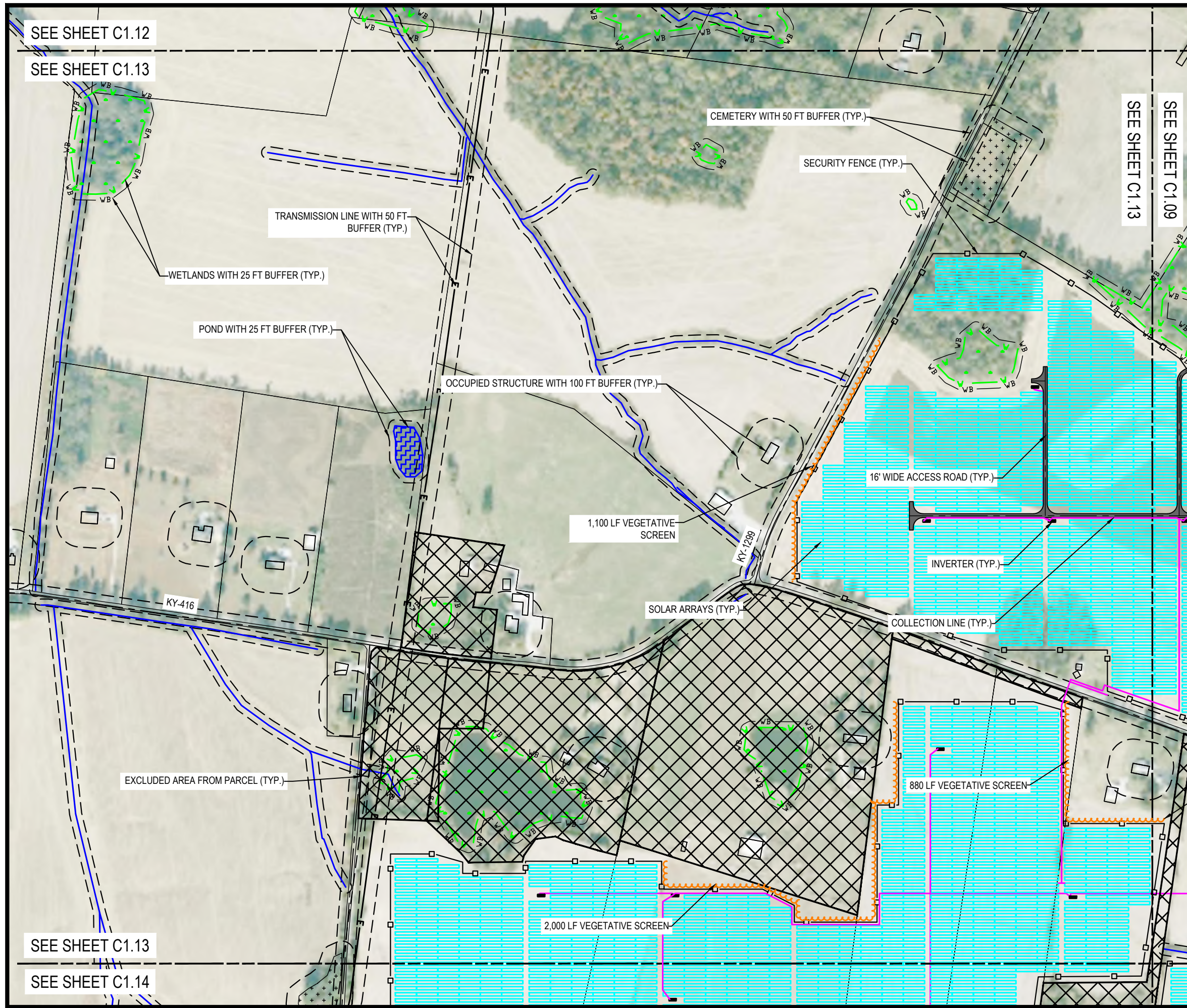


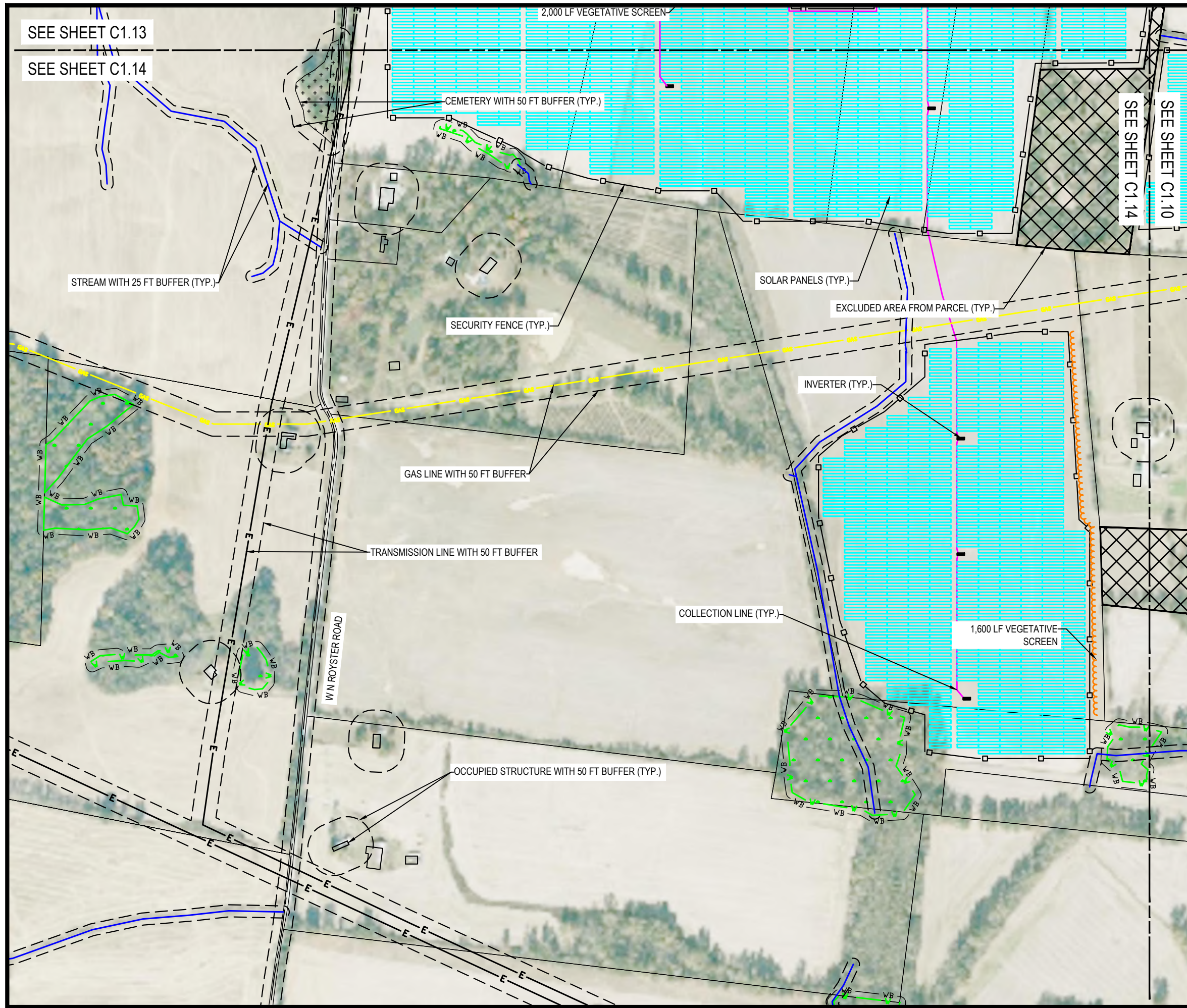
XXXXXXXXXXXXX
 10-12-2021
 Date

SITE EXHIBIT



CALL BEFORE YOU DIG
 811
C1.13





SEE SHEET C1.13

SEE SHEET C1.14

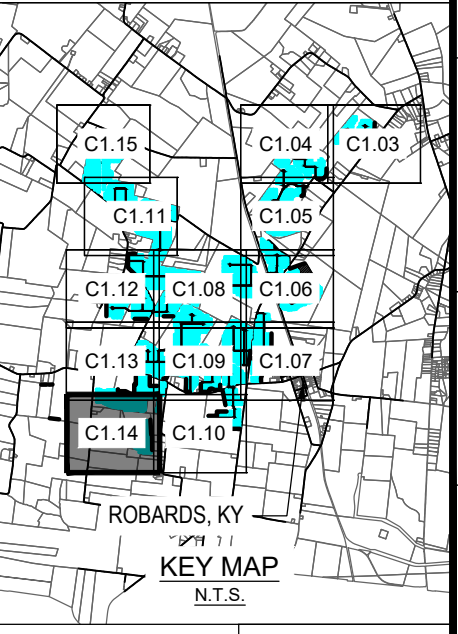
SEE SHEET C1.14
 SEE SHEET C1.10

LEGEND

- PARCEL LINE
 - - - SETBACK LINE
 - EXCLUDED AREA FROM PARCEL
 - - - ROAD CENTERLINE
 - OVERHEAD ELECTRIC
 - SEBREE SOLAR OVERHEAD LINE
 - PIPELINE
 - COLLECTION LINE
 - WETLANDS
 - WETLAND BUFFER
 - STREAM
 - FLOODPLAIN ZONE A
 - SURFACE WATER
 - SECURITY FENCE
 - SOLAR ARRAYS
 - INVERTER
 - ACCESS ROAD
 - VEGETATIVE SCREEN
 - AVOIDANCE FEATURE WITH 30 FT BUFFER
- NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE

NEXTERA ENERGY
SEBREE SOLAR HENDERSON CO. KENTUCKY

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021



XXXXXXXXXXXXX
 10-12-2021
 Date

SITE EXHIBIT

SCALE: 1" = 400' @ 11 X 17
 0 100 200 400

CALL BEFORE YOU DIG
 811

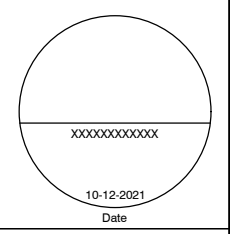
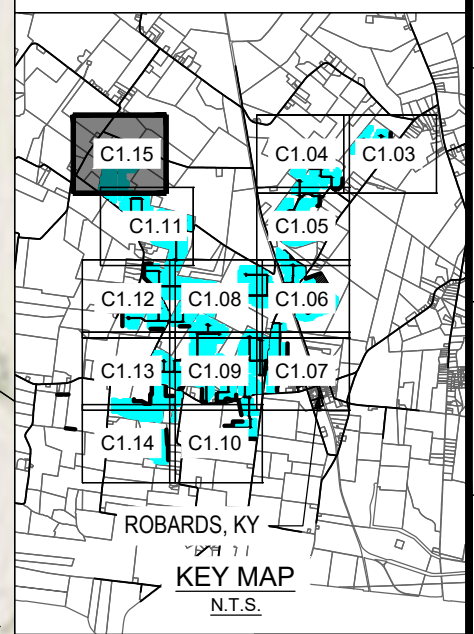
C1.14

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

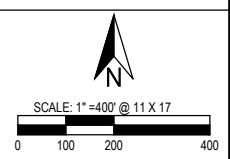
LEGEND

- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- COLLECTION LINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VEGETATIVE SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER

NOTE: COLLECTION LINE ROUTING IS PRELIMINARY ONLY AND SUBJECT TO CHANGE

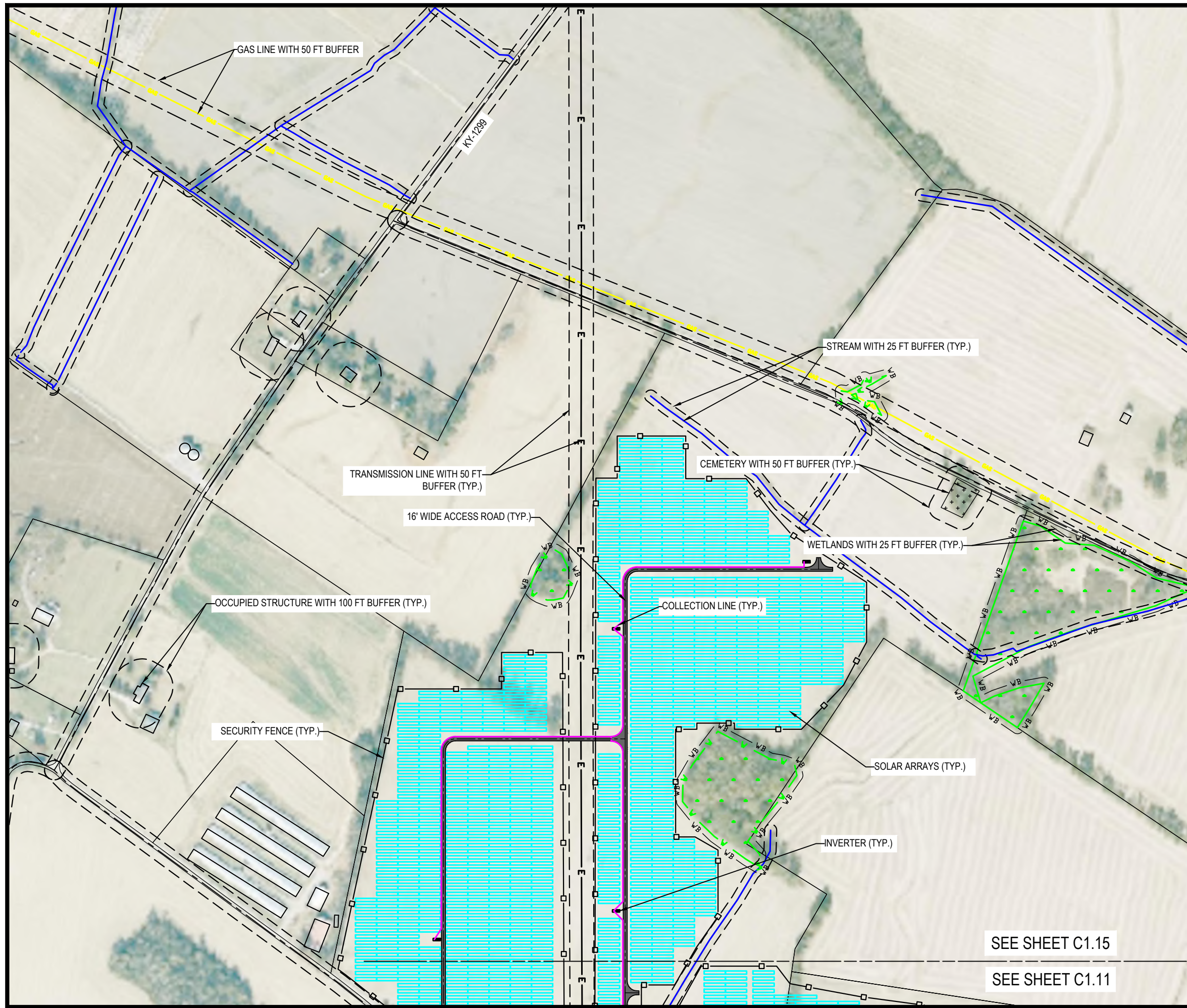


SITE EXHIBIT



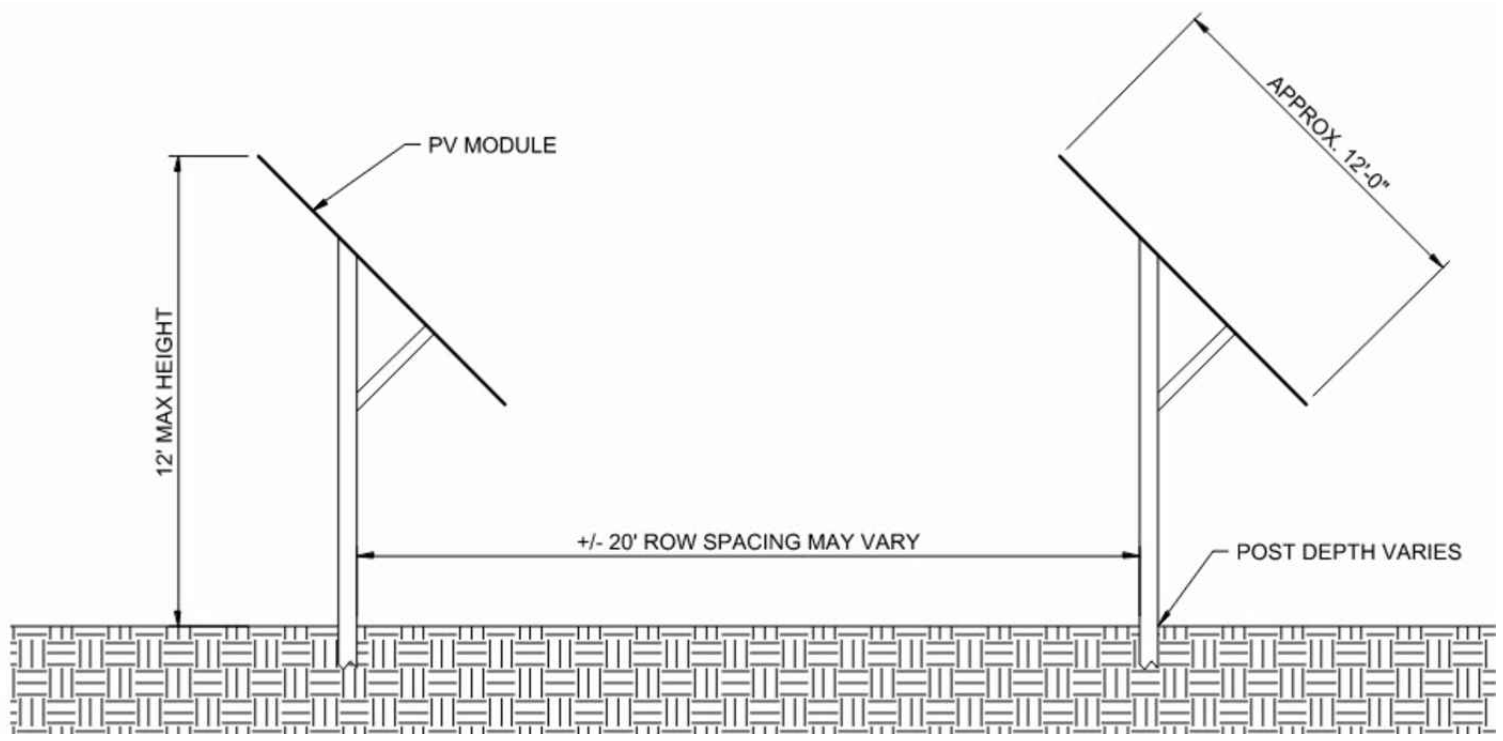
C1.15

CALL BEFORE YOU DIG
811



SEE SHEET C1.15

SEE SHEET C1.11

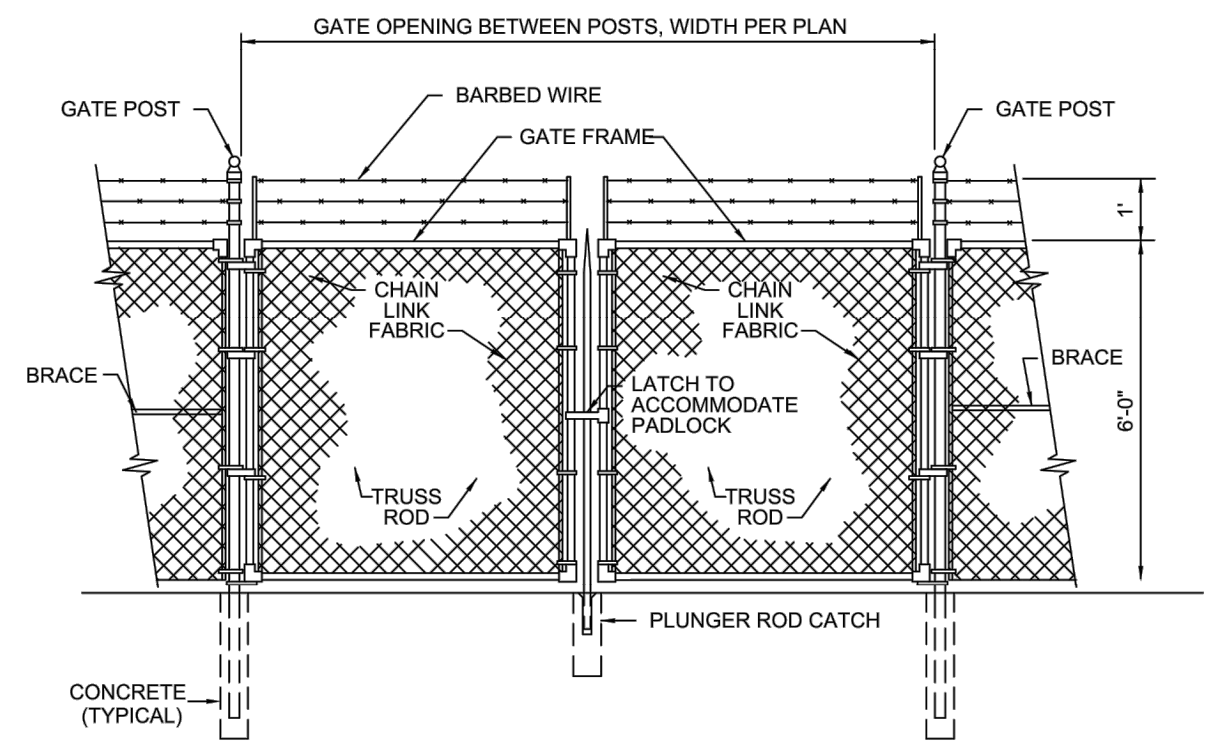


NOTE:

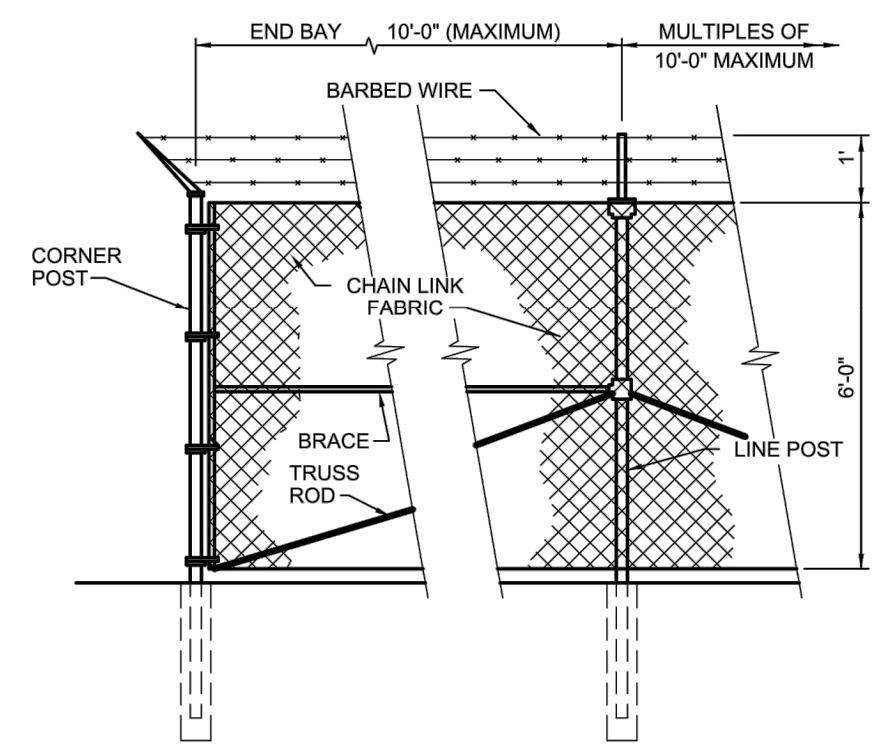
1. DETAILS ON THIS DRAWING ARE CONCEPTUAL ONLY.
2. FOUNDATION AND EQUIPMENT CONFIGURATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
3. PILE EMBEDMENT DEPTH VARIES ON GEOTECHNICAL STUDY RESULTS AND STRUCTURAL DESIGN.
4. ACTUAL OPTIMAL DIMENSIONS MAY DEPEND ON SPECIFIC CONDITIONS OF THE SITE.



**SEBREE SOLAR
 HENDERSON CO.
 KENTUCKY**

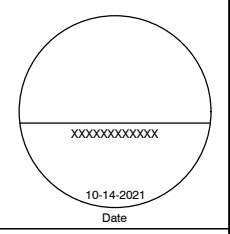


**DOUBLE SWING GATE DETAIL
 NOT TO SCALE**



**SECURITY FENCE DETAIL
 NOT TO SCALE**

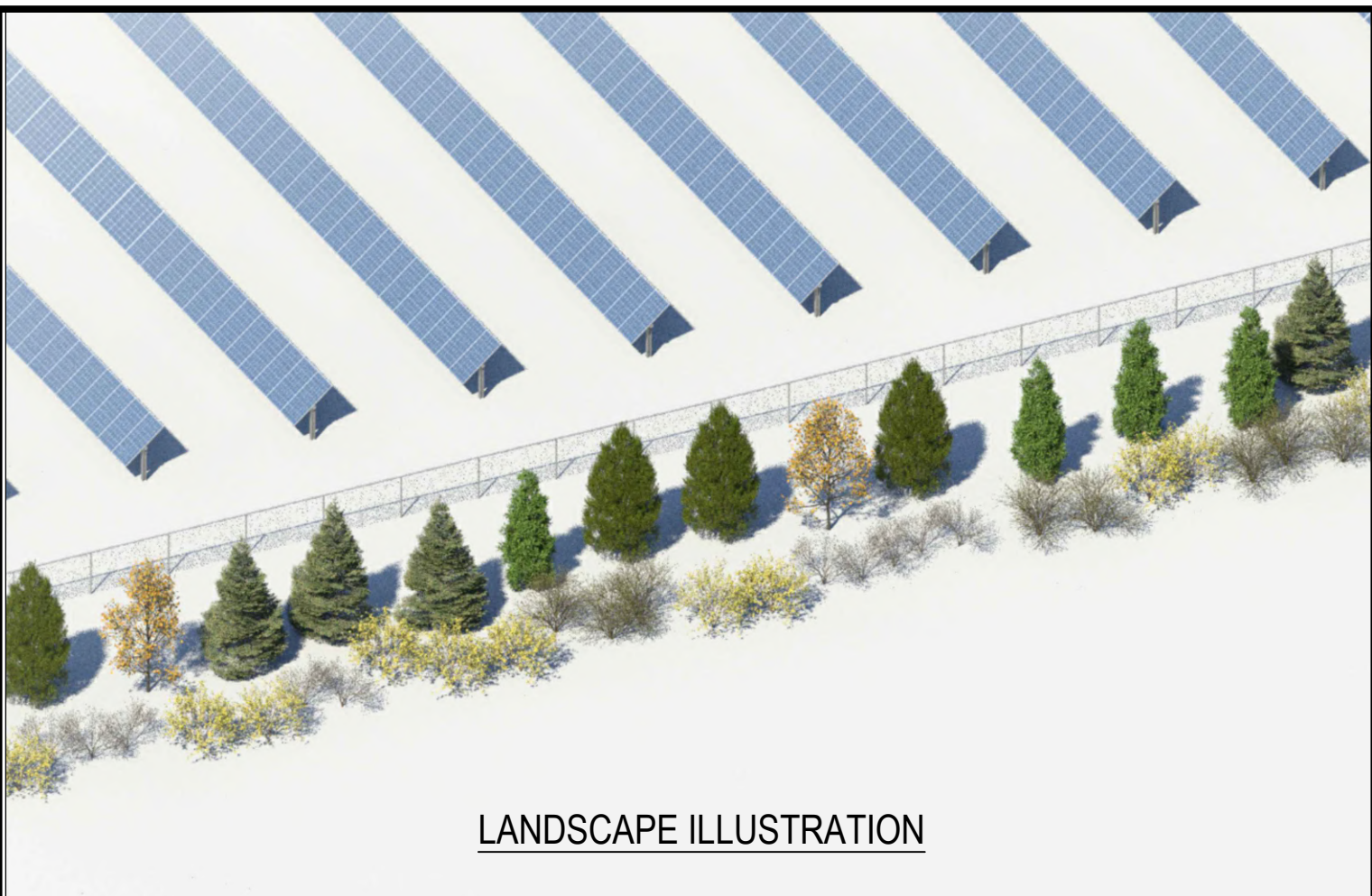
ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	CM
APPROVED BY:	TBD
KY SITING BOARD SUBMITTAL	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021



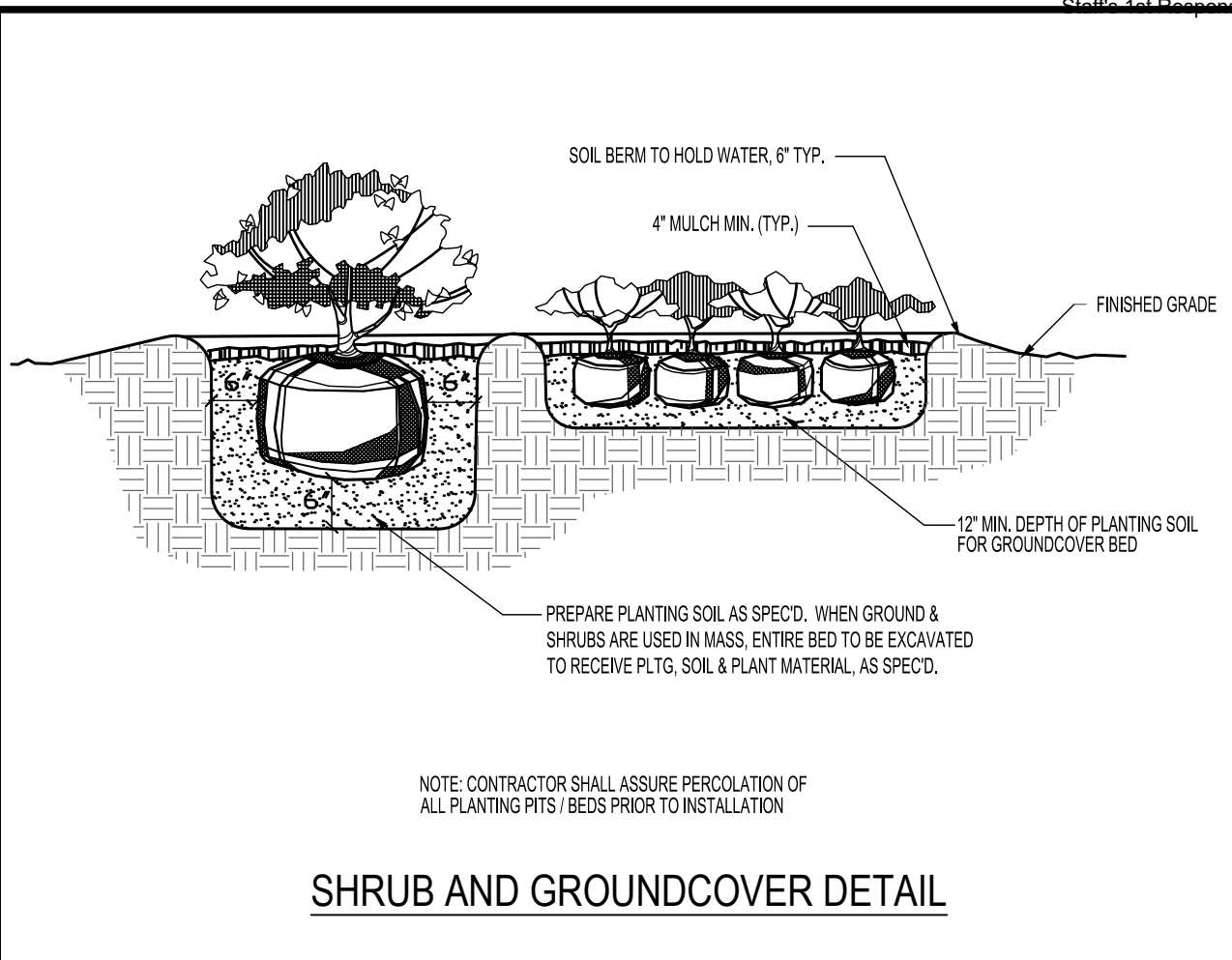
CIVIL DETAILS

CALL BEFORE YOU DIG
 811

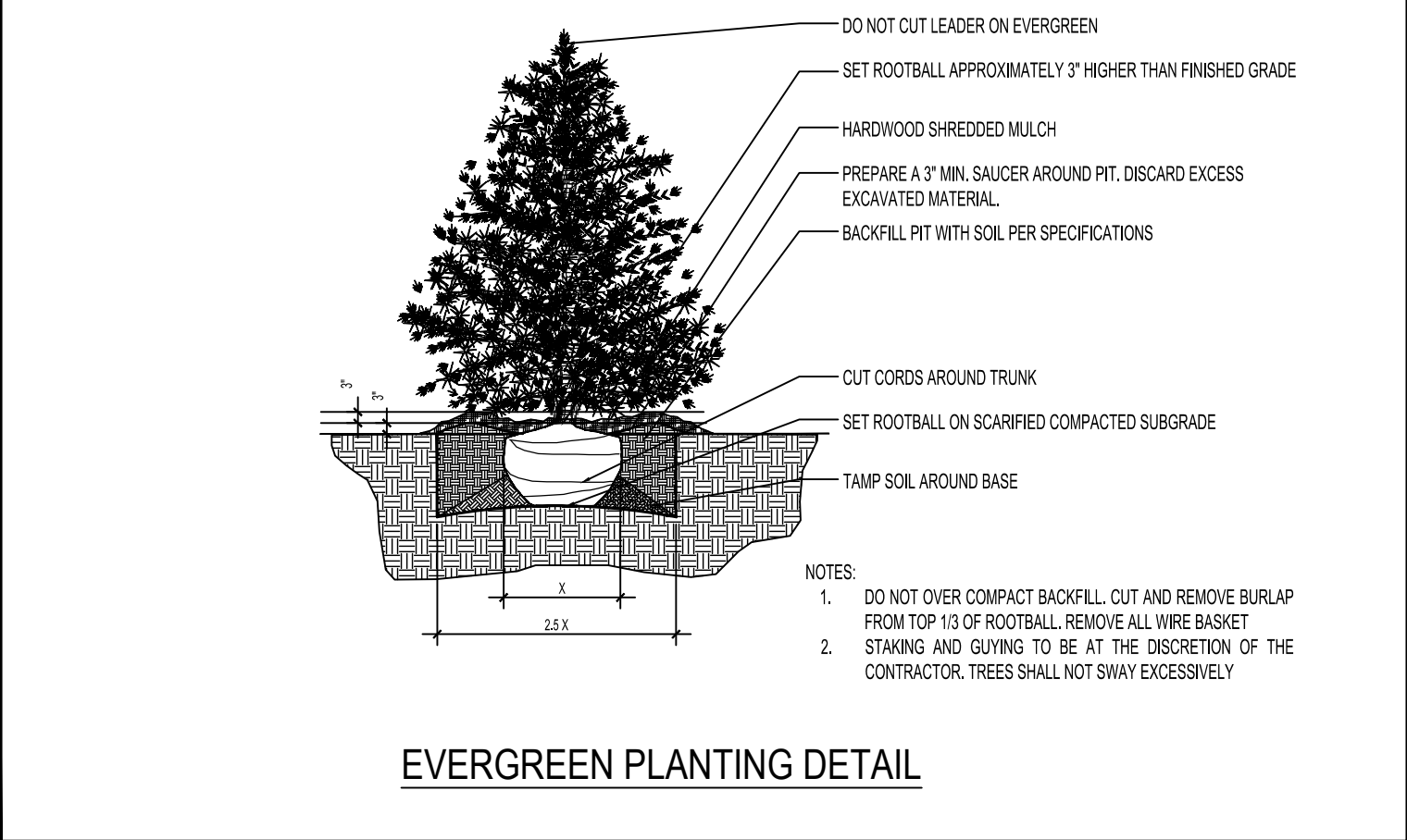
C2.01



LANDSCAPE ILLUSTRATION



SHRUB AND GROUNDCOVER DETAIL



EVERGREEN PLANTING DETAIL

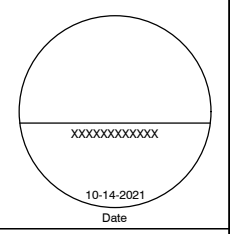
Table 1. Potential Evergreen and Deciduous Species Utilized by the Proposed Project

Type	Species	Scientific Name
Coniferous Trees and Shrubs	White Pine	<i>Pinus strobus</i>
	Virginia Pine	<i>Pinus virginiana</i>
	Red Cedar	<i>Juniperus virginiana</i>
	Common Juniper*	<i>Juniperus communis</i>
	Eastern Hemlock	<i>Tsuga canadensis</i>
Broadleaf Small Trees and Shrubs	Serviceberry	<i>Amelanchier spp.</i>
	Dogwood	<i>Cornus spp.</i>
	Winterberry	<i>Ilex spp.</i>
	Chokecherry	<i>Prunus virginiana</i>
	Ninebark	<i>Physocarpus opulifolius</i>
	Sumac	<i>Rhus spp.</i>
	Viburnum	<i>Viburnum spp.</i>
	Redbud	<i>Cercis canadensis</i>

* an upright growing habitat cultivar



ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	CM
APPROVED BY:	TBD
KY SITING BOARD SUBMITTAL	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021



LANDSCAPE ILLUSTRATION

CALL BEFORE YOU DIG
811

C2.02

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 19

RESPONSIBLE PARTY: Lina Jensen

Request 19. Provide an updated transmission line map that indicates all support structures as required by KRS 278.714(2)(b)(1).

Response 19.

Please see Attachment 10 which has support structures identified.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 20

RESPONSIBLE PARTY: Lina Jensen

Request 20. Provide a detailed description of all proposed transmission line structures.

Response 20.

Please refer to Application – Volume 2, Tab 14, Attachment B for the detailed transmission line plans. Sheets C1.03 to C1.13 provide detailed locations of all proposed transmission line structures. Sheet C2.01 provides structure elevation details for the proposed transmission structures.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 21

RESPONSIBLE PARTY: Lina Jensen

Request 21. Provide details of the proposed visual screen, including any drawings, cutsheets, pictures, etc., if it is other than vegetative. If the proposed screen is vegetative only, then indicate it as vegetative screen on the legend of the drawings.

Response 21.

The proposed visual screen is vegetative only. Legend has been updated in Attachment 18.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 22

RESPONSIBLE PARTY: Lina Jensen

Request 22. Identify historical and significant head stones and describe any maintenance plan for the cemeteries located inside the Project boundaries. Confirm if the cemeteries are abandoned.

Response 22.

There will be multiple cemeteries within or adjacent to the Project boundaries, information available to the project at this time is provided below:

- Busby Cemetery is shown on Sheet C1.05. It is not known if there are any historical or significant head stones in this cemetery. From discussions with the landowner, the cemetery is not actively maintained, and it has not been recently accessed since he has owned the land.
- Eblen Cemetery is shown on Sheet C1.07. It is not known if there are any historical or significant head stones in this cemetery. From discussions with the Eblen family, the burials were likely from the early 1800s to the early 1900s, with the latest burial being 1979. The cemetery is actively maintained by the Eblen and Sellers families and will continue to be maintained by these families during the Project life.

- The McMullin Cemetery is shown on Sheet C1.13 and will be outside of the project fenced area. It is not known if there are any historical or significant head stones. The maintenance plan for this cemetery is not known.
- The Spencer Cemetery is shown on Sheet C1.11 and will be outside of the project fenced area. It is not known if there are any historical or significant head stones. The maintenance plan for this cemetery is not known.
- The Smith Cemetery is shown on Sheet C1.04 and will be excluded from the project fenced area. It is not known if there are any historical or significant head stones. The maintenance plan for this cemetery is not known.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 23

RESPONSIBLE PARTY: Lina Jensen

Request 23. Provide the solar irradiation levels that are used in calculations for determining the acreage of the plant and a graphical demonstration of the land use of the plant (Ex: Provide a pie chart for total acres by percentage for solar arrays and other associated equipment, acres in percentage for internal roads, total acres in percentage for buffer and setback, etc.)

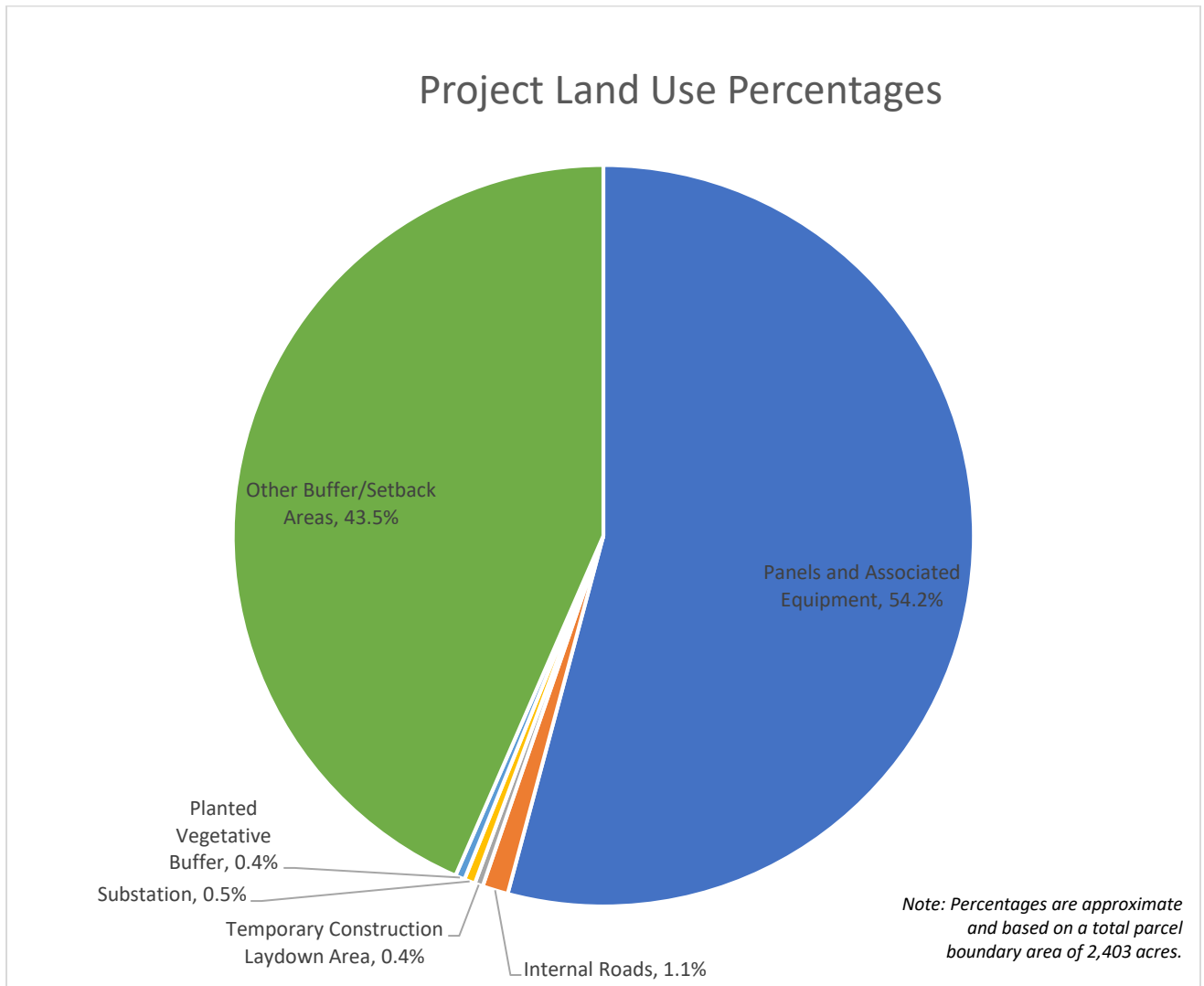
Response 23.

The National Renewable Energy Lab (NREL) indicates that the Global Horizontal Solar Irradiance (GHI) ranges from 4.25 – 4.50 kWh/m²/day for the Sebree Solar Project Site. These GHI levels, along with solar technology industry standards that typically require 5-8 acres per MW for a solar energy system, were among the deciding factors used to determine the acreage proposed for this site (~1,340 acres). Final required acreage is dependent on the specific racking technology used and spacing of solar array panels. Decisions regarding which solar racking technology will be used will be finalized during the Project's Engineering phase.

Siting Board Request 23

Page 2 of 2

The chart below reflects the land use breakdown of the full parcel boundary acreage of 2,403 acres. Within the 1,340 acres of fenced in area for the project, 97% of the land is under panels and associated equipment.



SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 24

RESPONSIBLE PARTY: Lina Jensen

Request 24. Provide information on the specifications, model number, and cutsheets of the photovoltaic (PV) cell/solar panels to be used.

Response 24.

The PV cell/solar panel specifications are not yet finalized. Sebree Solar will finalize this during engineering.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 25

RESPONSIBLE PARTY: Lina Jensen

Request 25. Provide information on where the PV cells/solar panels and the Plant equipment are manufactured. Indicate the percentage of imported products and percentage of Made in USA products.

Response 25.

The PV cell/solar panel specifications are not yet finalized. The sourcing of PV cells/solar panels will be decided just prior to the start of construction. Where it is practical and economic to do so, the Project will utilize components made in the United States.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 26

RESPONSIBLE PARTY: Lina Jensen

Request 26. Provide information on the temporary power required for construction of the plant.

Response 26.

Temporary power is needed for the trailer/laydown area during construction. The voltage (kV) requirements are dependent on available local distribution lines, but often ranges from 4 to 35kV.

The Project anticipates using the local utility, Kenergy.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 27

RESPONSIBLE PARTY: Lina Jensen

Request 27. Identify if energy storage is being used and provide safety data sheets/cutsheets for any proposed energy storage system.

Response 27.

No large-scale energy storage is planned for the Project. Industry standard backup power batteries will be used in the control building.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 28

RESPONSIBLE PARTY: Lina Jensen

Request 28. Provide information on the environment impact and the energy storage system imposes.

- a. If batteries are to be used for energy storage, provide the life expectancy of the batteries.
- b. Explain if the batteries will be recycled or how will they be disposed.

Response 28.

- a. No large-scale energy storage is planned.
- b. No large-scale energy storage is planned.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 29

RESPONSIBLE PARTY: Lina Jensen

Request 29. Provide information on any fiber optic or communication network installed as part of the project and any excavation that may be required for the installation.

Response 29.

Sebree Solar plans to bury fiber optics throughout the site in trenches along with buried collection cables, where feasible. There will be a star network fiber configuration connecting each inverter to the control house in the substation for monitoring and control.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 30

RESPONSIBLE PARTY: Lina Jensen

Request 30. Provide a schedule for the project, starting from the receipt of the proposed certificate for construction to the completion of the project, and including the length of each construction phase.

Response 30.

<u>Milestone</u>	<u>Expected Completion Date</u>
Construction Certificate	February 2022
All permits in hand – Solar Array	May 2022
Mobilization	July 2022
Civil Work Complete	October 2022
All permits in hand – T-Line	January 2023
Commissioning	September 2023
Mechanical Work Complete	November 2023
Commercial Operation Date	December 2023

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 31

RESPONSIBLE PARTY: Lina Jensen

Request 31. Provide information about the existing and proposed utilities for the plant and for service to the proposed facility buildings.

Response 31.

Sebree Solar Project's proposed utilities for service to the plant and facility buildings will include Emergency Station Service power to be serviced from the local distribution line to provide backup power to the control house.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 32

RESPONSIBLE PARTY: Lina Jensen

Request 32. Provide information about construction of any residential quarters or installing trailer homes for the operations staff.

Response 32.

Sebree Solar LLC does not anticipate construction of any residential quarters or installing trailer homes for the operations staff.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 33

RESPONSIBLE PARTY: Lina Jensen

Request 33. Provide the specific noise regulations that are referenced in the application.

Response 33.

This recommendation was written to clarify that the Project will follow all local regulations that may be in place. At this time, the Project is not aware of any specific local noise ordinances or construction schedule ordinances in Henderson County or the City of Robards.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 34

RESPONSIBLE PARTY: Lina Jensen

Request 34. Provide a copy of any soil conservation plan Sebree Solar has developed.

Response 34.

A soil conservation plan has not been developed. The Project will be required to obtain a Kentucky Pollution Discharge Elimination System (KPDES) Construction General Permit for Stormwater Discharges Associated with Construction Activities (KYR 10), which covers all construction discharges and is issued by the Kentucky Division of Water (KDOW). General Permit requirements typically include the development of a Stormwater Pollution Prevention Plan (SWPPP), implementation of stabilization practices and Best Management Practices (BMPs), and minimization of disturbed areas.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 35

RESPONSIBLE PARTY: Lina Jensen

Request 35. Provide a copy of any decommissioning plan Sebree Solar has developed which describes the environmental impact of decommissioning.

Response 35.

The Applicant has prepared a decommissioning plan as part of the Henderson County Site Plan Application. This is provided in Confidential Attachment 35.

DECOMMISSIONING PLAN

Sebree Solar Project

Prepared for:

Sebree Solar, LLC
700 Universe Boulevard
Juno Beach, FL

Prepared by:



3720 Wilder Road, Unit B
Bay City, MI 48706

August 2021

TABLE OF CONTENTS

<u>Section</u>		<u>Page</u>
1.0	INTRODUCTION	1
2.0	SOLAR FACILITY COMPONENTS	2
3.0	DECOMMISSIONING TASKS AND SEQUENCE	2
4.0	DECOMMISSIONING COST ESTIMATE SUMMARY	3
5.0	RESTORATION	4
6.0	TIMELINE AND PARTIES RESPONSIBLE TO COMPLETE DECOMMISSIONING	4
7.0	DECOMMISSIONING PLAN UPDATES	4

List of Tables

TABLE 1. ESTIMATED DECOMMISSIONING COSTS AND SALVAGE VALUES	3
---	---

1.0 INTRODUCTION

Sebree Solar, LLC ("Sebree") contracted Environmental Consulting & Technology, Inc. ("ECT") to prepare a Decommissioning Plan ("Plan") for the Sebree Solar Project ("Project") in Henderson County, Kentucky. This Plan was prepared to document Sebree's intent to decommission the Project and to meet the requirements of subsection 30.02.D of the Henderson County Zoning Ordinance. The Henderson County Zoning Ordinance requires that a decommissioning plan be submitted that includes: (1) the defined conditions for when decommissioning will be initiated; (2) removal of all non-utility-owned equipment, conduit structures, fencing, roads, and foundations to a depth of three (3) feet; (3) restoration of the property to a substantially similar physical condition that existed immediately prior to construction; (4) the timeframe for completing decommissioning; (5) the party currently responsible for decommissioning, and (6) the plans for updating the decommissioning plan.

Within Henderson County, the Project is a proposed 250 megawatt alternating current (MWac) photovoltaic energy generating facility. The Project is proposed to be located on approximately 1,265 acres of undeveloped agricultural land that is located directly north and west of the City of Robards, west of U.S. Highway 41 (US-41), north of State Road 416 (HWY-416), and east of US-41A ("Site"). The Project Site is also located south of the City of Henderson. The Solar Energy System (SES) would connect to a proposed 4.85-mile 161 kilovolt (kV) transmission line that would then connect into the existing point of interconnection (POI) substation located at the Reid EHV substation.

The Project components consist of photovoltaic (PV) modules mounted on a fixed tilt racking system, central electric inverters and transformers, underground electrical collection systems, electrical collector substation, point of interconnection, switchyard, interconnection facilities, a solar meteorological station, supervisory control and data acquisition (SCADA) hardware, control house and associated facilities, transmission line and associated transmission facilities, private gravel access roads with gated ingress/egress points, and security fencing. Temporary facilities associated with construction will include a laydown yard that will serve as facilities for construction office trailers and delivery points for major equipment. Collectively, the facilities listed in this paragraph comprise the "Project Facilities." See Appendix I –Site Plan for further details of the proposed project.

The site restoration will remove all above ground equipment associated with the project, including the electrical substation. All below grade items will be removed to a depth of three (3) feet below grade and solar module support posts will be completely removed. Any electrical casing or conduit below the three-foot depth will remain in place in order to minimize disruption to the land. Gravel access roads will be removed unless the landowner requests that they remain in place.

As previously stated, the purpose of this Plan is to outline the procedures to decommission the facility and to restore the properties to be substantially similar to their pre-construction state to the extent practicable upon expiration of the operational life of the Project. Estimated costs are provided based on the array design

and associated facilities proposed to be installed for the Project. Sebree plans to reevaluate these decommissioning costs every five (5) years throughout the life of the Project and will adjust the financial assurance accordingly.

2.0 SOLAR FACILITY COMPONENTS

The primary components of the Project include the following solar components and associated infrastructure. These counts of equipment are preliminary and subject to change as detailed design is not yet complete.

- Photovoltaic modules: 850,564
- Fixed tilt racking system: 16,357
- Collector substation and associated equipment: 78 inverters, 1 transformer, 1 control house with associated data monitoring equipment, telecommunications equipment, electrical breakers, miscellaneous steel structures
- 3.47MW Central inverters: 78
- Underground collection system: 496,944 feet of cable, 49,694 feet of cable above 36 inches
- Combiner Boxes: 1,872
- Overhead transmission line: 4.85 miles
- Meteorological station: 1
- Data monitoring systems (i.e., SCADA): 1
- Private gravel access roads: 57,018 feet
- Security fencing: 145,191 feet of fencing

Sebree, or its successors and assignees, will be responsible for the decommissioning of the Project. Utility-scale solar facilities have a mechanical life expectancy of thirty (30) years.

3.0 DECOMMISSIONING TASKS AND SEQUENCE

Sebree acknowledges that all solar components including Project Facilities constructed above ground and any structures below-grade will be removed offsite for disposal except for: (i) access roads or driveways on private property if the property owner requests in writing to Sebree for such to remain, (ii) any infrastructure the subsequent landowner at the time of decommissioning may wish to retain as it may be beneficial to post-solar agricultural land use; infrastructure such as, but not limited to, fencing and stormwater basins (iii) switchyard, interconnection facilities and other similar utility facilities not owned by Sebree, and (iv) non-recoverable underground cables below a depth of three (3) feet.

Sebree estimates decommissioning will occur over a period of 1 year, unless, external circumstances prohibit site work, such as weather delays. All applicable local and state approvals and permits for the removal of the Project facilities will be obtained prior to the start of decommissioning.

The anticipated sequence of decommissioning and removal are described below. However, an overlap of activities is expected.

1. De-energize solar arrays and other facilities, if not already de-energized.

2. Dismantle panels, racking, and frames.
3. Remove inverters, transformers, and electrical cables and conduits (as recoverable).
4. Remove fencing and miscellaneous equipment.
5. Remove structural foundations.
6. Remove access and internal roads, if not retained by the property owner.
7. De-compact soils (if needed) and restore disturbed land to pre-construction conditions to the extent practicable.
8. Revegetate any exposed soil that was disturbed during decommissioning.

The restoration efforts will return the land to substantially its original condition to the extent practicable, leaving any desirable infrastructure as requested by the subsequent landowner. It is unlikely that a significant amount of earthwork will be required due to the limited disturbance associated with construction and operations of the Project. Nonetheless, restoration activities may include regrading to restore land contours to the extent practicable, seeding to revegetate disturbed areas, de-compacting of soils determined to be compacted and back-filling with native subsoil or topsoil as needed.

4.0 DECOMMISSIONING COST ESTIMATE SUMMARY

Decommissioning costs detailed in **Table 1** include labor and material expenses for removal of solar modules, steel posts, transformers and inverters, access roads, perimeter fencing, cabling below-grade, and other Project Facilities. The estimates provided include both the cost of decommissioning and removal (including site restoration) and the salvage value from the recovered materials. Solar components anticipated to have a resale or salvage value that can offset the cost of decommissioning include solar modules, steel piles, inverters, and transformers. The materials recovered include the insulated copper wire, bare copper, aluminum, and steel that constitute raw materials making up the Project facilities. Reselling these valuable materials is a common practice in demolition and decommissioning of facilities because of the high value of these components.

Materials that have no value at the time of decommissioning will be recycled when possible or hauled offsite to a licensed solid waste disposal facility. The costs of removal, transportation, and disposal are included in these estimates. Furthermore, with the growth and development of solar technologies, there are secondary market opportunities to reuse and/or repurpose solar modules. These opportunities are not accounted for in the current estimates.

Table 1. Estimated Decommissioning Costs and Salvage Values

Decommissioning Task Description	Decommissioning Cost	Salvage Value
De-energize the facility	██████████	--
Dismantle panels and PV frames	██████████	██████████
Remove inverters, electrical cables and conduits down to three ft (as recoverable)	██████████	██████████

Remove fencing and miscellaneous equipment / Grading	██████████	██████████
Remove structural foundations and access roads (if not retained by owner)	██████████	██████████
Earthwork and stabilization (decompact, restore, revegetate as needed)	██████████	██████████
Total Decommissioning Cost	██████████	
Total Estimated Material Recovery (Salvage) Value	██████████	
Total Optional Cost Reduction Value	██████████	
Total Estimated Decommissioning Costs	██████████	
Total Estimated Decommissioning Costs with Reductions Applied	██████████	

*Value derived from optional owner retention of components or not requesting soil restoration; not material salvage.

5.0 RESTORATION

It is unlikely that a significant amount of earthwork would be required, as the construction, operations, and maintenance of the Project involves limited earth disturbance. Nevertheless, if necessary, Sebree or the assigned responsible party would regrade and contour the area to establish proper stormwater and sediment controls until the area is established. Other initiatives will be taken as needed to restore vegetative cover to its original or an improved condition—such as through soil decompaction and reseeding—as it was prior to development.

6.0 TIMELINE AND PARTIES RESPONSIBLE TO COMPLETE DECOMMISSIONING

In accordance with Section 30.30.D.2(1), decommissioning would begin no later than 12 months (365 days) after the Level 3 SES has ceased to generate electricity. Decommissioning would be completed no later than 12 months (365 days) after commencement of decommissioning. Sebree or a designated party as approved by the Henderson County Board of Commissioners will assume responsibility to conduct decommissioning activities within the posted timeframe.

7.0 DECOMMISSIONING PLAN UPDATES

In accordance with Section 30.30.D.2(6), Sebree will prepare a final Decommissioning Plan once the project design is finalized. This final Decommissioning Plan will be provided to Henderson County at least four (4) weeks prior to the commencement of construction along with a surety bond or other form of financial security. The value of the surety bond will be based on 1% of the total project cost. Sebree agrees to update this Decommissioning Plan every five years during the life of the Project.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 36

RESPONSIBLE PARTY: Lina Jensen

Request 36. Provide a copy of any construction, dust control, and traffic management plan Sebree Solar has developed.

Response 36.

Sebree Solar has enlisted the services of Integrated Engineering/PRIME AE to conduct and produce a Traffic and Dust Study as provided in the Application, which found that the existing roadways have more than adequate capacity to support construction activities and will see no significant impacts following construction, during the operations phase. Likewise, the study found that no impacts to the local railways should be seen.

Traffic control and dust abatement plans have not been finalized yet but are expected to include basic measures like appropriate road signage for traffic control along with use of water application, spoil pile coverage, and revegetation to limit dust.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 37

RESPONSIBLE PARTY: Lina Jensen

Request 37. Confirm if any meetings with the US Army Corps of Engineers and the US Fish and Wildlife Service are planned in the near future regarding wetland delineations or threatened or endangered species.

Response 37.

There are no planned meetings with the USACE in the near future. The Project received an Approved Jurisdictional Determination (AJD) from the USACE – Louisville District on April 6, 2021. The Project is preparing a wetland delineation amendment and AJD modification request to incorporate new delineation data from project parcels not previously surveyed and reviewed by the USACE.

There are no planned meetings with the USFWS in the near future. The Project has consulted the USFWS's Information for Planning and Consultation (IPaC) tool and the county distribution list of threatened and endangered species that may occur within the Project. Following the desktop review, a field review was conducted by qualified biologists to evaluate the Project area for potential bat habitat. The field review identified a number of forested areas with potentially

Siting Board Request 37

Page 2 of 2

suitable habitat occurring within the Project area. The Project is preparing a technical assistance letter to the USFWS – KY Field Office for mitigation guidance for potential impacts to federally-listed bats and their habitat. The technical assistance request will be finalized and submitted for review once bat habitat data is collected from newly added project parcels not previously surveyed.

SEBREE SOLAR, LLC

CASE NO. 2021-00072

RESPONSE TO INFORMATION REQUEST

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION DATED 10/1/2021

REQUEST 38

RESPONSIBLE PARTY: Joshua Crawford and Lina Jensen

Request 38. Refer to Application, Volume 1, Tab 5, Exhibit 10.

- a. Will all jobs and wages be attributable to the Project site in Henderson County, Kentucky, or explain whether a portion of said wages be attributable to locations in Kentucky but outside Henderson County or outside the state.
- b. Explain what portions of the expected investment will be attributable to purchases within Henderson County, Kentucky, or locations in Kentucky but outside Henderson County, and outside the state.
- c. Provide the sources and computational base and multipliers used in the IMPLAN model that is used to calculate the asserted impact.
- d. Explain the net of the anticipated Project wages less any wages currently generated in the Project site. Clarify the working location of the three employees and their expected work tasks.
- e. Provide the economic impact analysis for the local region and Kentucky.

- f. Provide the current property taxes for the parcels comprising the Project site. Explain if the personal property tax calculator takes an account depreciation.
- g. Explain whether there will be any Kentucky state and local sales or use taxes as a result of investments in property or taxable services. If so, explain what portion are expected to be attributable to Henderson or Webster counties and Kentucky outside of Henderson and Webster counties.
- h.
 - 1. Provide estimates of Kentucky Corporate Income and Limited Liability Entity Taxes.
 - 2. Provide estimates of Kentucky state personal income tax and, by jurisdiction, any applicable occupational taxes.
- j. Indicate which state-level tax abatements Sebree Solar might seek and their anticipated periods.
- k. Provide a projection for your annual expected output for the 35-year Project, net of the output that would be expected if the properties remained used in farming, to include sources and computations.

Response 38.

- a. The EPC contractor would be conducting the majority of hiring for construction jobs. The Project will optimize labor costs and seek to leverage labor availability in the local market wherever possible. Total projected wages and economic impact is calculated for the project as a whole, rather than at the county level.
- b. The EPC contractor would be conducting the majority of purchasing for materials. The Project will optimize costs and seek to leverage availability in the local market wherever possible.

- c. IMPLAN uses a proprietary calculation that accounts for state and local average wages as well as anticipated local sourcing of materials and labor based on source data. A full list of source data is available on www.implan.com
- d. Existing economic activity was not measured for the site for this analysis. Measurements are based on the construction investments and the relevant secondary impacts. Please see Response 38k for additional information on Henderson County agricultural economic data. The working location of the three employees will be at the Project site near Robards, Kentucky. Duties will include scheduled and unscheduled maintenance, monitoring and reporting of site performance, and maintaining the facilities in compliance with all applicable federal, state, and local laws, ordinances, and regulations.
- e. Total projected wages and economic impact is calculated for the project as a whole, rather than at the county level, whereas it will be impossible to determine the specific impact prior to completion. Comparable wages calculations used 2019 county specific Census Bureau data. Modeling has only included Henderson County and the state of Kentucky.
- f. The 2020 property taxes for the land in the Project area is approximately \$79,000. These tax amounts were obtained from the Henderson County Property Valuation Administration website. Sebree Solar expects machinery and other tangible personal property to be subject to depreciation.
- g. The 6% sales tax rate is a state sales tax rate. There is no county sales tax rate. See Response 8a for sales tax estimate.

- h.
 - i. The project is not expected to owe Kentucky Limited Liability Entity Taxes.
 - ii. This was not specifically modeled. The Project will pay all required state personal income tax and applicable occupational taxes. Kentucky imposes a tax of 5% on personal income and Henderson County requires an annual occupational tax of 1% of the Project's net profits above \$10,000, capped at \$2,000 per year.
- i. There is no "I" request.
- j. Sebree Solar will apply for 100% abatement of state and local property tax, for the maximum industrial revenue bond (IRB) term of 40 years, subject to any payments in lieu of taxes required by the county where the project will be located (Henderson County).
- k. As document in the Application, the local economic impact of this project is estimated to be approximately \$50 million. This includes impacts from the projected investment, direct construction phase payroll investment, secondary construction phase payroll impact (indirect and induced), total construction phase payroll impact, direct construction phase employment (jobs), secondary construction phase employment impact (jobs); direct operational phase payroll investment (35 year); and lifetime property tax revenue (35 year). Lease and option payments to local landowners were not included in calculating this economic value, however these payments would provide a substantial financial impact to local residents as well.

The specific history for the plots of land being used are primarily for agricultural uses. Comparable yields for agriculture land in Henderson County are known. Henderson County, as of 2017, has 180,644 acres dedicated to farmland. Of that land, 126,792 acres

(91%) is dedicated to cropland and pasture. The land is divided between 456 farms with an average size of 394 acres. The number of acres dedicated to farmland increased in Henderson County four percent between 2012 and 2017 though the total number of farms decreased two percent over that time period. Of those farms, 354 (87%) had a value of sales under \$100,000.

To calculate how profitable the land is, on average, we can look at collected total production expenditures compared with the market value of agricultural products sold in Henderson. Total production expenditures include the total amount of hired labor, feed purchased, livestock and poultry purchased, petroleum products and utilities, seeds, plants, vines and trees, as well as fertilizer, lime, soils conditioners, and other chemicals purchased. In Henderson County, the total expenditures for these inputs was \$69,057,000 in 2017. This equals an average cost per acre of farmland of \$382.28.

Calculating the market value of products sold combines all crops, including nursery and greenhouse products as well as grains, tobacco, and hay, and livestock and poultry, which includes poultry, eggs, milk and dairy, cattle, and hogs and pigs. The total value of agricultural products sold in Henderson County in 2017 was \$97,697,000. This equals an average output per acre of \$540.83.

Combining these calculations equals an average net profit per acre in Henderson County of \$158.55. Though it should again be noted, these numbers are influenced by the 104 (23%) of farms that have a value of sales above \$100,000.

It is equally important to look at the number of jobs per acre that each county is responsible for. In 2017, 107 farms hired farm labor for a total of 327 laborers. Of those farms, 88 (82%) employed four or fewer laborers. According to recently available USDA Farm Labor rates (April 2019) the average hourly wage for all hired farm workers, including field, livestock, and combined work, for the Appalachian II sector, which includes Kentucky, is \$13.30 per hour.