Request No. 1:

Submit a copy of the leases or purchase agreements, including options, separate agreements, or

deeds which Hummingbird Solar has entered into in connection with the proposed solar facility,

including the agreements for each of the parcels of the project.

Response No. 1:

Due to file size limitations, please find the Project's redacted lease, purchase, and easement

agreements attached as separate documents.

Responding Witness: Orla Lavender

Request No. 2:

Detail any contracts by which Hummingbird Solar has paid, has negotiated to pay, or any

compensation paid to non-participating landowners, whether cash or otherwise, near the project.

Include the terms of the agreements and which properties are involved in terms of distance to the

project boundaries.

Response No. 2:

Hummingbird has not entered into any negotiations, contracts, or agreements with nonparticipating

landowners.

Responding Witness: Orla Lavender

Case No. 2022-00272

Request No. 3:

Explain why Hummingbird Solar has chosen a site with so many noncontiguous parcels.

Response No. 3:

As shown in Hummingbird's parcel map in SAR Exhibit C, the Project site consists of contiguous

parcels, though photovoltaic (PV) infrastructure will be situated non-contiguously on the parcels.

Project parcels without PV infrastructure will host the Project's feeder lines, secured pursuant to

easement agreements with participating landowners, which will collect and deliver the electricity

generated by the Project's solar panels to the Point of Interconnection (POI). Hummingbird's final

site configuration is based on the location of the participating landowner's properties relative to

the Project's POI.

Responding Witness: Jayce Walker

Case No. 2022-00272

Request No. 4:

Explain how a non-contiguous Project site can be developed and function as a single integrated

Project.

Response No. 4:

As noted in Response No. 3, the Project site consists of contiguous parcels, though PV

infrastructure will be situated non-contiguously on the parcels. The Project's parcels with PV

infrastructure will be connected together, where applicable, via feeder lines pursuant to easement

agreements executed between Hummingbird and participating landowners.

Responding Witness: Jayce Walker

Request No. 5:

Explain how power generated within the non-contiguous portions of the Project site will be

delivered to the substation.

Response No. 5:

Pursuant to easement agreements executed between the Project and applicable participating

landowners, feeder lines will deliver power generated on participating Project parcels to the

Project's POI, located in the central portion of the site.

Request No. 6:

Refer to the Site Assessment Report (SAR), Exhibit A-1, Conceptual Layout Site Map. Explain what the Exclusion Areas are within the Project site.

Response No. 6:

The exclusion areas depicted on the Conceptual Layout Site Map are areas of a participating landowner property that will not be a part of the Hummingbird Project.

Request No. 7:

Provide a narrative description of the location of each of the following site features:

a. Each construction entrance.

b. Each entrance to be used in operations.

c. O&M area.

d. Meteorological station.

Response No. 7:

a. There will be a single entrance to each parcel/group of parcels, using public roads to get

between parcels. Access roads and laydown yards are depicted on the Conceptual Layout

Site map.

b. The same access roads used for construction will be used for access during operations. All

access roads are depicted on the Conceptual Layout Site map.

c. The exact location of the O&M area will be determined pursuant to future coordination

with the EPC firm.

d. The meteorological station is located on a participating Project parcel, with Tax ID 057-

00-00-009.00.

Responding Witness: Karol Kamasinski, Orla Lavender

Request No. 8:

Explain whether the construction and operational entrances will be locked outside of normal working hours.

Response No. 8:

Construction and operational entrances will be locked outside of normal working hours.

Request No. 9:

Provide a narrative description of the location of each laydown area to be used during construction.

Response No. 9:

Each group of parcels contains one laydown yard for construction equipment and supplies, including a laydown yard for northeast, northwest, east, central, west, and south parcel groups.

Request No. 10:

Refer to SAR, Exhibit A (Project Site Maps). State whether the proposed access roads referred to

in the legend as thick orange lines are marked by thick black lines on the site maps. If not, identify

on a map the locations of the proposed access roads.

Response No. 10:

The proposed access roads are depicted as thick black lines.

Case No. 2022-00272

Request No. 11:

Provide the security measures for the operations and maintenance (O&M) area and substation.

Response No. 11:

The Project site, including the O&M area and the substation, will be secured by chain-link security

fencing (minimum 6-foot in height with 1-foot barb wire on top) and locked gates. Once

operational, the site will be automated and monitored remotely at all times, with personnel located

onsite as needed to perform duties related to operations, maintenance, repairs, and security as

needed.

Request No. 12:

Explain how Hummingbird Solar will coordinate with local law enforcement and fire services

regarding security and emergency protocols during construction and operations.

Response No. 12:

Prior to construction, Hummingbird will coordinate with Fleming County law enforcement and

fire services to answer questions regarding security and emergency protocols, and provide first

responder training.

Responding Witness: Adam Peterson

Request No. 13:

Provide a detailed table listing all residential structures located within 2,000 feet of the Project

boundary line. For each structure, provide: the distance to the boundary line; the distance to the

closest solar panel; the distance to the nearest inverter; and the distance to the substation.

Response No. 13:

A 1,000 foot radius search for residential structures was utilized for Project analyses. This 1,000

foot radius is based on noise modeling sets with 1,000 feet as the threshold for any Project noise

to diminish to 55 dBA and/or EPA-acceptable levels. A revised table that accounts for a 2,000-

foot boundary line is being produced and will be submitted to the Siting Board by August 25, 2023.

Responding Witness: Adam Peterson, Chad Martin

Request No. 14:

Provide a detailed table listing all non-residential structures located within 2,000 feet of the Project

boundary line. For each structure, provide: a description of the structure (barn, commercial

building, warehouse, church, etc.); the distance to the boundary line; the distance to the closest

solar panel; the distance to the nearest inverter; and the distance to the substation.

Response No. 14:

See Hummingbird's Response No. 13.

Responding Witness: Adam Peterson, Chad Martin

Request No. 15:

Clarify whether any existing structures on the Project site will be demolished or removed in order

to accommodate the Project.

Response No. 15:

Hummingbird is engaged in ongoing communications with participating landowners regarding the

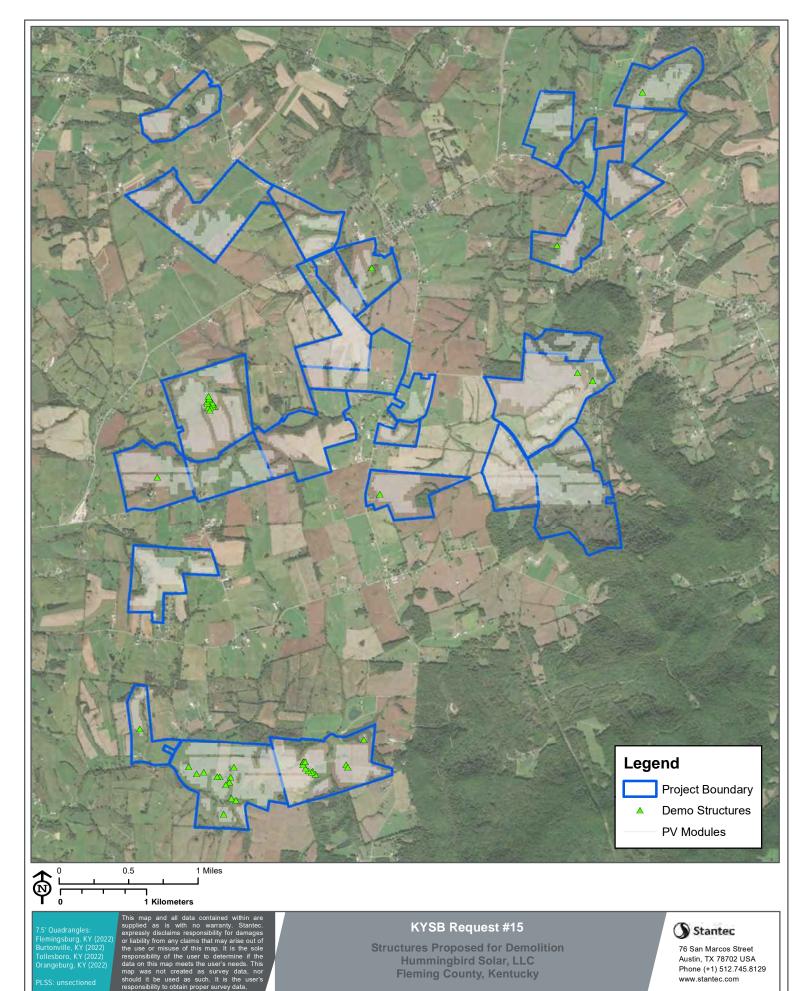
potential demolishment or removal of existing structures on each landowner's respective parcel,

according to their individual preferences. Please see the attached map, which shows locations of

structures currently projected to be demolished or removed from the Project site. This map is

subject to change prior to construction of the Project in accordance with landowner preferences.

Responding Witness: Adam Peterson, Chad Martin, Orla Lavender



lasemap: Source: Esti, Maxar, Earthstar Geographics, and the GIS User Community 800383/03 dataigis cadigistmads Request 16 Structure Demo Map.mx

GIS Analyst: chadmarti

Request No. 16:

Describe any utilities that will be required during construction or operations and what utility will

provide the service.

Response No. 16:

Electrical, water, and telecommunication utilities will be required during Project construction and

operations, and would likely be obtained from Fleming-Mason Electric Cooperative, Fleming

County Water Association, and Spectrum or Windstream, respectively, which are the utilities that

provide services for the participating landowner properties and surrounding region.

Request No. 17:

Provide any communication with the Fleming County Road Department relating to traffic plans

and mitigation measures. If no communication has been initiated, explain when that contact will

occur.

Response No. 17:

Assuming Siting Board approval of the Project, Hummingbird will coordinate with the Fleming

County Road Department prior to commencing construction.

Responding Witness: Adam Peterson

Request No. 18:

Explain the justification for requesting a deviation from the 2,000-foot setback requirement for residential neighborhoods.

Response No. 18:

Please refer to the Motion for Deviation filed July 12, 2023, which details the justification for the setback reduction.

Responding Witness: Jayce Walker

Request No. 19:

Explain whether the solar panels and other structures could be reconfigured within the site boundaries to comply with the 2,000-foot setback.

Response No. 19:

The Project would not be able to be reconfigured to account for a 2,000 foot setback and remain viable.

Responding Witness: Jayce Walker

Case No. 2022-00272

Request No. 20:

Refer to the SAR which states that the site consists of 42 parcels secured pursuant to 38 real estate

agreements. Confirm that the statement is consistent with the information provided in Exhibit H,

Appendix C (Legal Property Description).

Response No. 20:

Please see the attached revised Desktop Survey and Legal Descriptions provided by Westwood.

This report documents that the Project is composed of 41 parcels secured pursuant to 38 real estate

agreements. The reason for the decrease from 42 to 41 parcels is because a parcel previously

identified as 058-00-00-41.02 has been combined with 058-00-00-035.00 to form one APN (see

Pages 3 and 13 of revised report). Additionally, the updated report corrected other minor

discrepancies including mislabeled parcel property owners and parcels with missing legal

descriptions.

Responding Witness: Orla Lavender





FLEMING COUNTY, KENTUCKY

PARCEL CONSTRAINTS MAP

HUMMINGBIRD SOLAR PROJECT

GENERAL DRAWINGS

DWG. NO.

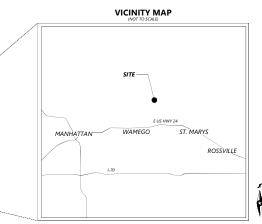
TITLE

SHEET 1 COVER / VICINITY MAP

SHEET 2 INDEX, GENERAL NOTES (TABLE A ITEMS)

SHEETS 3-7 PARCEL DETAILS

SHEETS 8-20 SCHEDULE A LEGAL DESCRIPTIONS & SCHEDULE B-II EXCEPTIONS



123 Mission Street, Fl 18 San Francisco, CA 94105 SIONS 00/15/0021 UPDATE SURVEYAS PERCUING COMM.

RECURRENT EN RGY

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023



GENERAL NOTES

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- BEARING AND DISTANCES SHOWN HEREON ARE NSRS 2011 KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH
 ZONE, US SURVEY FOOT.
- 3. NO ADDRESSES WERE PROVIDED TO THE SURVEYOR. (TABLE A, ITEM 2).
- SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS FOLLOWS, AS DEPICTED ON FLOOD INSURANCE RATE MAP
 COMMUNITY MAP NUMBER(S) 21069C012SC DATED 05/20/2010, 21069C0150C DATED 5/20/2010, 21161C0195E DATED
 05/20/2010, (TABLE A. ITER)
- 4.1. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD 4.1.1. "ZONE A" NO BASE FLOOD ELEVATION DETERMINED
- GROSS AREA: ±148,880,385 SQ. FT., ±3,417.8 ACRES (TABLE A, ITEM 4)
- BUILDING INFORMATION, ALL BUILDING FROM AERIAL PHOTOGRAPHY HAVE BEEN OUTLINED AND SHOWN HEREON (TABLE A, ITEM 7).
- 7. SUBSTANTINE FEATURES SILEY AS ROADS, BRIVES, ACCESS, BYINES, POWERS, OVERHALD POWER, AND BUILDINGS HAVE BEEN DARFETD ROM ARBILL HITTOGRAPHY OF DOUGHER BROWN BROWN CLEARING, HOULES, AND LOSS SHOW AS AND HOTEL ANY US DATA THAT DIFFERED FROM THE AERAIL PHOTOGRAPHY WAS ADJUSTED TO MATCH AERAIL. (TABLE A, TEM 8).
- 8. NO UTILITY MAPPING INFORMATION PROVIDED TO THE SURVEYOR. (TABLE A, ITEM 11).
- AS OF THE DATE OF THIS SURVEY, THERE WAS NO INFORMATION PROVIDED TO THE SURVEYOR FOR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ROAD IMPROVEMENTS ARE SHOWN TO BE TAKING PLACE ON THE 2019 AERIAL PHOTOGRAPHY USED TO COMPLETE THIS PROJECT, GRABLE A, ITEM 17).

LIST OF POSSIBLE ENCROACHMENTS:

- P.E. (1): OVERHEAD POWER LINES WITHOUT THE BENEFIT OF AN EASEMENT (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-28)
- P.E. (2): OVERHEAD POWER LINES WITHOUT THE BENEFIT OF AN EASEMENT (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-33)
- P.E. (3): OVERHEAD POWER LINES WITHOUT THE BENEFIT OF AN EASEMENT (SEE PARCEL TITLE COMMITMENT NO. 304367NCT-42)
- 4. P.E. (4): DRIVEWAY EXTENDS BEYOND PROPERTY LINE (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-42)
- 5. P.E. (5): DRIVEWAY EXTENDS BEYOND PROPERTY LINE (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-42)
- 6. P.E. (6): DRIVEWAY EXTENDS BEYOND PROPERTY LINE (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-32)
- 8. P.E. (8): DRIVEWAY EXTENDS BEYOND PROPERTY LINE (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-17)
- 9. P.E. (9): THREE GRAIN SILOS EXTENDS BEYOND PROPERTY LINE (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-13) 10. P.E. (10): DRIVEWAY EXTENDS BEYOND PROPERTY LINE (SEE PARCEL - TITLE COMMITMENT NO. 304387NCT-10)
- 11. P.E. (11): AGRICULTURAL USE EXTENDS BEYOND PROPERTY LINE (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-10)
- 12 P.F. (12): DRIVEWAY EXTENDS REYOND PROPERTY LINE (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-10)
- 13. P.E. (13): DRIVEWAY EXTENDS BEYOND PROPERTY LINE (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-10)
- 14. P.E. (14): POLE BARN EXTENDS BEYOND PROPERTY LINE (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-10)
- P.E. (15): OVERHEAD POWER LINES WITHOUT THE BENEFIT OF AN EASEMENT (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-9)
- P.E. (16): OVERHEAD POWER LINES WITHOUT THE BENEFIT OF AN EASEMENT (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-36)
- 17. P.E. (17): OVERHEAD POWER LINES WITHOUT THE BENEFIT OF AN EASEMENT (SEE PARCEL TITLE COMMITMENT NO. 304387N/CT-35)
- 18. P.E. (18): POLE BARN EXTENDS BEYOND PROPERTY LINE (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-35)
- 19. P.E. (19): DRIVEWAY EXTENDS BEYOND PROPERTY LINE (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-37)
- P.E. (20): DRIVE TO CEMETERY WITHOUT THE BENEFIT OF AN EASEMENT (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-6)
- 21. P.E. (21): OVERHEAD POWER LINES WITHOUT THE BENEFIT OF AN EASEMENT (SEE PARCEL TITLE COMMITMENT NO. 304387NCT-13)

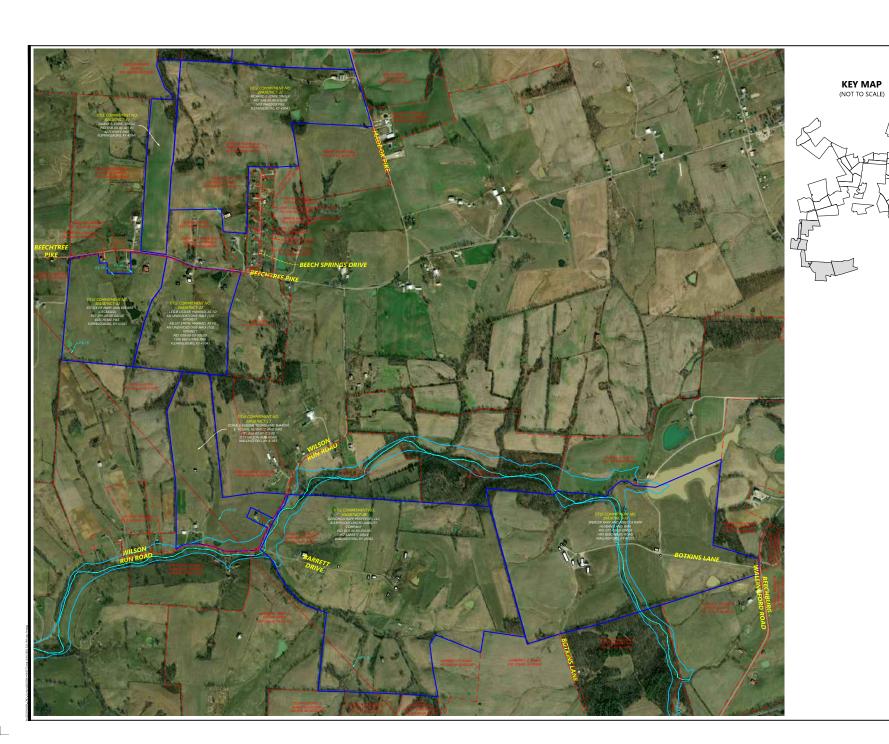
RECURRENT **ENERGY**

123 Mission Street, FJ 18 San Francisco, CA 94105

Hummingbird **Solar Project**

Fleming County, Kentucky

08/15/2023







123 Mission Street, FJ 18 San Francisco, CA 94109

1 08/15/2023 UPDATE SURVEY AS PER CUENT COMME

LEGEND:

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FEMA FLOOD ZONE 'A'
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NON-PARTICIPATING PROPE

Hummingbird Solar Project

Fleming County, Kentucky

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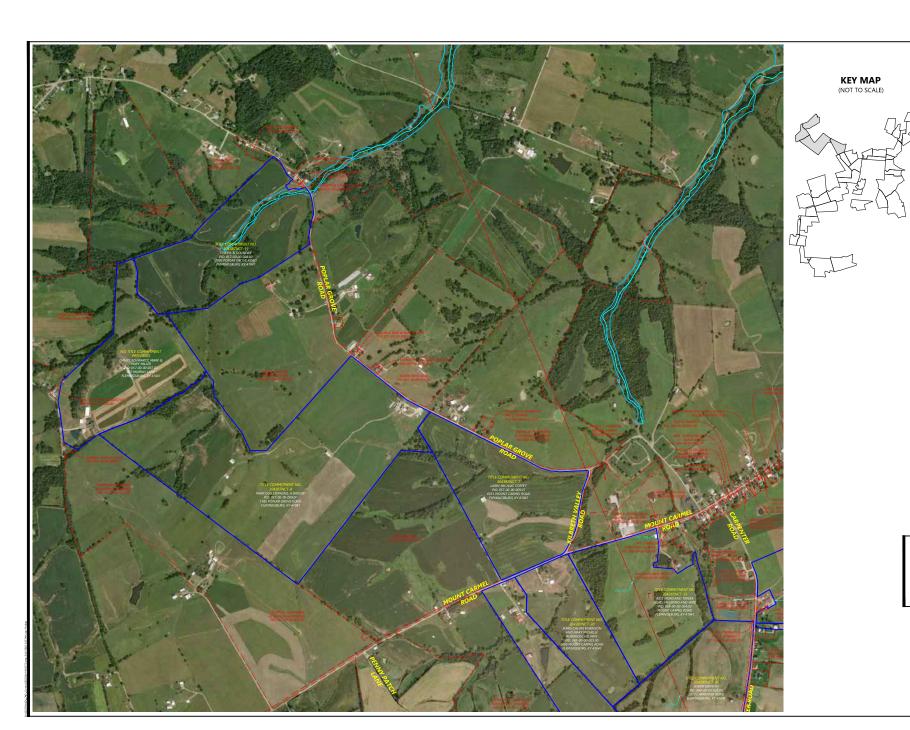
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Hummingbird Solar Project

Fleming County, Kentucky

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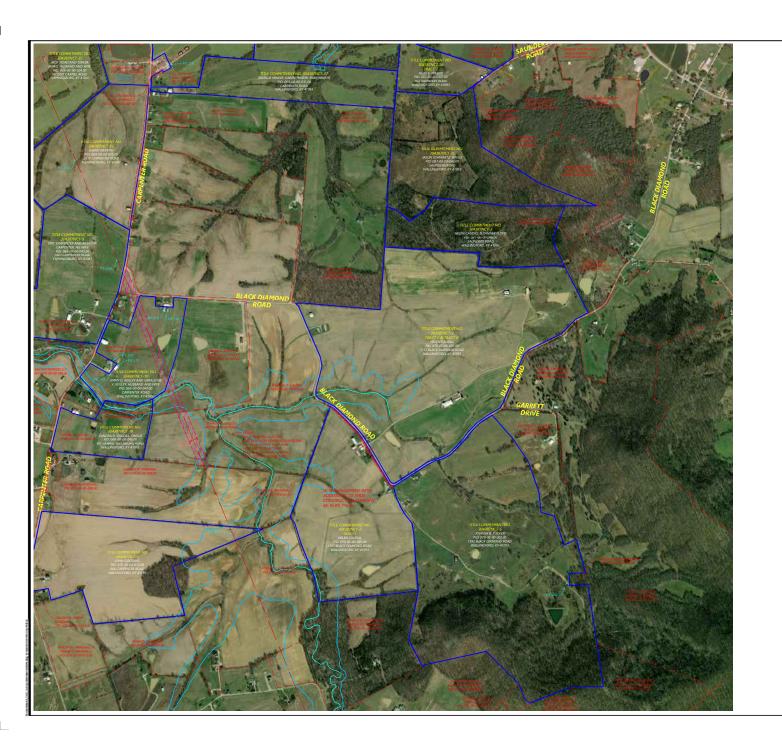
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Hummingbird Solar Project

Fleming County, Kentucky

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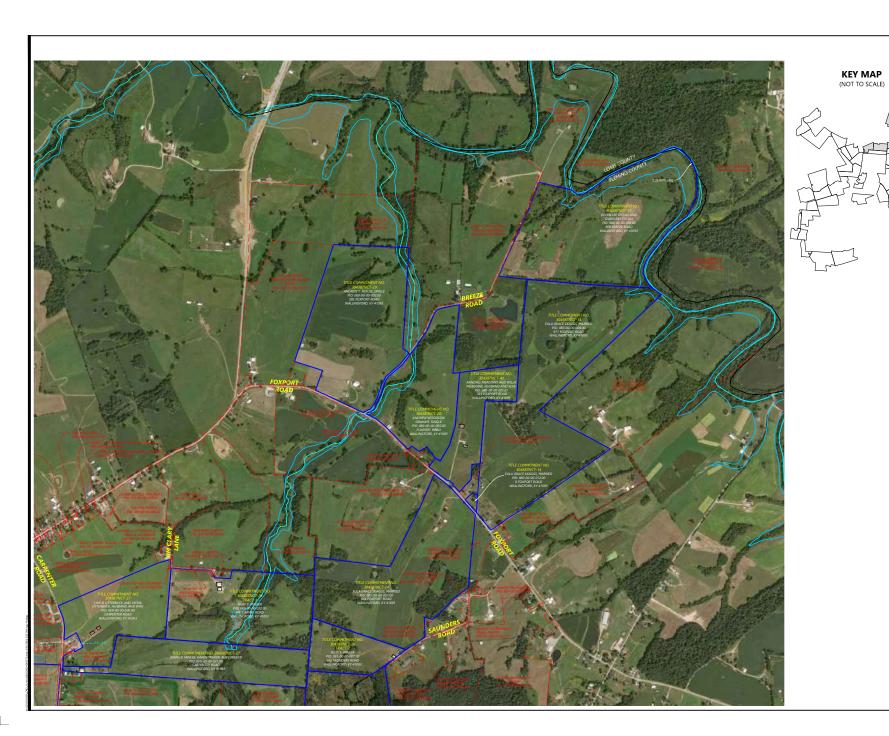
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FEMA FLOOD ZONE 'A'
HAZARD BOLINDARY
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Hummingbird Solar Project

Fleming County, Kentucky

DATE: 08/15/2023 SHEET: 06 OF 20







123 Mission Street, FJ 18 San Francisco, CA 94105

1 08/15/2023 UPDATE SURVEY AS PER CUENT COMMI

LEGEND:

FEMA FLOOD ZONE 'A'
HAZARD BOUNDARY
NON-PARTICIPATING PROF

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

7: 07 OF 20

OWNER: GENEVA EARLS, A WIDOW TAX ID NO. 058-00-00-031.00

BEGINNING IN THE CENTED OF THE MATTON TURNING FROM AND CONNET TO VIDEN THYLOG. THENCE LEAVING POLD WITH HIS LINK IN 73 % 1833 FET ON A POST, CHANGE TO A CHORGE TO A CHORGE TO A CHORGE TO THE MEDICAL HOLD THE STATE OF THE TO A POST, CONNET ON THE STATE AND THE STATE OF THE MEDICAL HOLD THE STATE AND THE STATE TO A HICKORY; THENCE S 78 ¼ W 841 FEET TO A HEDGE TREE; THENCE N 60 W 488 FEET TO A POST; THENCE S 19 W 157 FEET TO THE CENTER OF OLD ROAD; THENCE OUT SAME S 19 E 100 FEET; S 17 ¼ E 1507 FEET TO THE BEGINNING, CONTAINING 109.84 ACRES.

SCHEDILLE BALLEYCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER)
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HIRETOFORE OR HIREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY, (WOTA SURVEW MATTER)
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON, COVERED BY THIS POLICY, NOT A SURVEY MATTER!
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)

ERIC CARPENTER AND AILEEN M. CARPENTER

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-9, EFFECTIVE DATE: DECEMBER 2, 2019

OWNER: ERIC CARPENTER AND AILEEN M. CARPENTER, HIS WIFE TAX ID NO. 069-00-0043-00

BEGINNING AT AN OIL CLATE POST IN THE OIL SABADONED DET BOAD, CORNET TO MES, TURNER AND PAD EMMONS' LINE, THENCE WHITH IS LINE IS DE LASI OCS. TO A SET STOM IN SALD BROWNER LINE. THENCE SEE 12, E 49.76 CHS. TO A POINT IN THE CENTRE OF THE MT. CARMIL AND BEECHBURG TURNPRIES. THENCE OFFICIARY THE PERE ABOUT EQUALLY IN 5 E 14 TO 10-57. A POINT IN THE CENTRE OF THE PERE CORNER TO TRACT NO. 2 DESCRIBED

HERBIN; THENCE WITH A LINE OF TRACT NO. 2 S 86 5/8 W 19.88 CHS. AND CONTINUING THE SAME COURSE IN ALL 60.02 CHS. TO THE BEGINNING. CONTAINING 73 ACRES, 1 QUARTER AND 33 POLES.

REGINING RETIRE CENTER OF THE MIT CARMEL RECITIONED LUMPIRE AND CORNER TO DELONG.
THENCE WITH THE URE N 98 W 73 I 2005 OFT AS ETS TORM.
THENCE SS 75 W W 25.88 RODS TO A TURN IN THE OID DRIF ROAD;
THENCE SS 75 W 25 RODS TO A TURN IN THE OID DRIF ROAD;
THENCE SS 75 W 25 RODS TO A TORM THE ORD OF THE RETIRE THE ABANCOMED END OF A DRIF ROAD, CORNER TO MIRS. TURNER, AND IN

LINE OF TRAIL TONE; THENCE WITH TRAICT ONE S 86 5/8 E 79.52 RODS TO CENTER OF PIKE; THENCE N 13 ½ E 34.88 RODS; N 7 ½ E 31.96 RODS TO THE BEGINNING, CONTAINING 45 ACRES AND 8 POLES.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE TRACTS DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) POSTED PAID: \$902.99
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY. (WOTA SURVEY MATER)
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCLUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF FOR VALUE. THE ESTATE OR INTEREST OR MORTINGED THEREON. COVERED BY THIS POLICY, MOTA SURVEY MATTER!
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)

EULA GRACE SKAGGS

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-14, EFFECTIVE DATE: DECEMBER 2, 2019

OWNER: EULA GRACE SKAGGS, MARRIED

BEING A 0.867 ACRE TRACT OF LAND LOCATED SOUTHEAST OF KY HWY 57 AND ON THE NORTHEAST SIDE OF KY HWY 344 (FOXPORT ROAD) IN FLEMING COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REGINNING AT AN IRON PIN & CAP SET NEAR THE NORTH RIGHT OF WAY OF KY HWY 344 CORNER TO ROSCOE N. MILLER DR 115 PG 167 AND

CONNER TO JUJULUS R. & RAMONA MAY DE 150 PS. 15 ES.19 TO AN IRON PIN & CAP SET CORNER TO MILLER.
THENCE ALONG THE MAY LINE N 32-52-15 E 156.19 TO AN IRON PIN & CAP SET CORNER TO MILLER.
THENCE CONTINUING ALONG THE MAY LINE N 37-37-759 E 98.04* TO AN IRON PIN & CAP SET NEAR THE WEST SIDE OF A GRAVEL PASSWAY IN

THE LINE OF GEORGE JR., & EULA P. SKAGGS DB 132 PG 40; THENCE ALONG THE SKAGGS LINE S 07-14-45 W 303.17° TO A POINT CORNER TO MILLER AND SKAGGS AT THE NORTH RIGHT OF WAY OF KY

THENER AUROUT HE SANAUS UNE SYN-THE YOUNG THE WAY OF THE WAY OF THE SANAUS WE SEE THE SANAUS WE SANAUS HE SANAUS WE SANAUS WE

BEARINGS COORDINATED TO THE 'A' IRON PIN & CAPS FOUND (WRIGHT 2808) MICHAEL A. & HEATHER DAWN HUGHES DB 229 PG 187, 30.811

THREE CERTAIN TRACTS OF LAND LYING AND BEING IN FLEMING COUNTY, KENTUCKY, ON THE WATERS OF TROTTERS BRANCH, NEAR MT. CARMEL, AND WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIRST FRACT: ADJOINING ELIZABETH ADAMS LANDS ON THE WEST AND SOUTH; BOUNDED ON THE EAST BY OAK STUMP BEING CORNER N.A. GLASCOCK

ALSO ANOTHER TRACT OF LAND LYING IN FLEMING COUNTY, KENTUCKY, SITUATED ABOUT ONE MILE SOUTHEAST OF THE TOWN OF MT. CARMEL AND BOUNDED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE CORNER TO L.D. TOLLE:

HENCE EAST 46 POLES TO A STAKE:

THENCE SOUTH 1 POLE TO A STAKE

THENCE EAST 31 POLES TO A STAKE ONE POLE SOUTH WEST OF THE WIDOW POWER'S CORNER. THENCE 1 POLE SOUTH 11 EAST PARALLEL WITH THEIR LINE 60 SOUTH POLES TO A RED OAK AND WHITE OAK:

THENCE IF DOES SOUTH 11 BAST PARAULE. WITH THERE UNE OF SOUTH PULLS TO A RED UMA AND WHITE CAMP. THENCE EAST 2F DOES TO A STAKE. THENCE SOUTH 3" DEST A POLIS TO A STAKE. THENCE SOUTH 3" WEST 22 POLES TO A STAKE. THENCE SOUTH 3" WEST 22 POLES TO A STAKE. THENCE SOUTH 3" WEST 22 POLES TO A STAKE BY G. CLARY'S LINE. THENCE SOUTH 3" WEST 22 POLES TO A STAKE BY G. CLARY'S LINE. THENCE MORTH 9" POLES TO THE SECONDMY. CONTAINING 4" A CARES, 2 MODDS AND 38 POLES, MORE OR LESS.

ALSO ANOTHER TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY AND STATE AFORESAID AND BOUNDED AND DESCRIBED AS

BEGINNING AT A SET STONE ON THE MT. CARMEL AND ESCALAPIA AND KINNICONICK TURNPIKE ABOUT 73 FEET SOUTH EAST FROM A WHITE LOCUST THE CORNER OF JOHN DAVIS IN J.S. WALLINGFORD'S LINE AND ACROSS THE TURNING AND EUNINING INSERVIS YOUTH TO A SET STOME IN THE LINE OF MARY L. LURING AND J.W. MILLER CORNER AND THENCE ALONG THE OLD ROAD TO J.S. WALLINGFORD'S LINE AND RUNNING ALONG WITH SAID WALLINGFORD'S LINE AND THE LINE OF THE MULCHEY LAND TO THE MT. CARMEL, ESCALAPIA AND KINNLCONKEX TURNINGE AND WITH SAID TURNINGE TO THE SEIGNINGS. CONTAINING SO ACRES, MORE OR LESS.

THERE IS EXCEPTED AND NOT CONVEYED HERBY THAT CERTAIN RIGHT OF PASSWAY RESERVED FOR TRAVELING AND HAULING OVER SAID LAND ON A STRIP NOT TO EXCEED 15 FEET WIDE RUNNING ALONG THE TRAVELED ROAD OR PORTION OVER WHICH IS ACCUSTOMED TO GO NEAREST THE LINE OF JOS. LIKINS.

AND EXCEPTING THEREFROM A CERTAIN TRACT OF LAND CONTAINING 3.527 ACRES AND MORE PARTICULARLY DESCRIBED ON THE PLAT OF SURVEY PERFORMED BY ROY A. WRIGHT ON DECEMBER 15, 2002.

BEING A PART OF THE SAME REAL ESTATE IN WHICH AN UNDIVIDED ONE-THIRD (1/3) INTEREST WAS CONVEYED TO JUNIOR SKAGGS. MARRIED, BY DEED FROM CWINH'S SEGGES, MICHON, DATED THE THE DAY OF MAY, 1991, AND OF RECORD IN DR. 171, MAGE BER, AND THE SAD JUNIOR SEAGES HAWNE ACQUIRED THE REMANING UNDUFFED TWO-THOSE (25) IN TRESET IN THE ADVEN-DESCRIBE PROPERTY BY DEED FROM MATTER LARCASTRE, ET ALS, DATED THE THE DAY OF MAY, 1991, AND OF RECORD THIS IN THE ADVEN-DESCRIBE AS MADE OF MAY, 1991, AND OF RECORD THIS THE ADVENT-DESCRIBE AS AS OF BINGS A DRATE OF MAY.

BERNANDER HE RESEMBLY TO THE SURVINGE OF THEM BY STAMP DEED FROM TOM MACOMALD, ET LU, DATED THE THE HOSE OF MAY, 1993. AND OF RECORD IN D.B. 171, PAGE 689. JUNIOR STAGES BIED TESTATE ON DR. ACQUIT THE 16TH DAY OF JUNE, 2002 LEARING EULA SKAGES.

THE SOLE OWNER OF THE HERBIN DESCRIBED PROPERTY PURSUANT TO THE SURVIVORSHIP CLAUSE IN SAID DEED. ALL CITATIONS TO THE
OFFICE OF THE FLERING COUNTY CLERK.

ALSO EXCEPTING THEREFROM, A CERTAIN TRIANGULAR-SHAPED TRACT OF LAND LOCATED IN FLEMING COUNTY, KENTUCKY, ON THE SAUNDERS ROAD, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN DAK TREE IN THE RIGHT-OF-WAY OF SAUNDERS ROAD, AND CORNER OF LANDS RETAINED BY SKAGGS, IN THE RIGHT-OF-WAY OF SAUNDERS REVIEW OF A DOTS AND COPY AND THE LINE OF SAUGES IN A GENERAL SOUTHEASTERN DESCRICTOR OF BEATON OF 2410 FT. TO A STEEL POST, THENCE CONSERO FLANDS WOMEN BY WISION BATEFUL.

THENCE TRINING A COMED BY WISION BATEFUL.

THENCE TRINING A COMED BY WISION BATEFUL.

THENCE TRINING A COMED BY BY ADDITION BY THE SAUNDERS POST OF THE RESERVE OF THE PROPERTY OF THE POST OF THE RIGHT-OF-WAY OF SAUNDERS ROAD.

THENCE TOLLOWING THE RIGHT-OF-WAY OF SAUNDERS ROAD A DISTANCE OF 1220 FT. TO THE POINT OF BEGINNING, AND SUPPOSED TO CONTAIN APPROXIMATELY 1000 ACRES, MORE ON LESS.

TAX ID NO.: 081-00-00-001.00

TRACT THREE AND FOUR

THE FOLLOWING PARCEL OF LAND, LYING ON THE WATERS OF NORTH FORK OF LICKING RIVER IN FLEMING COUNTY, KENTUCKY,

BEGINNING AT A SET STONE IN THE COUNTY ROAD AT JAMES. WILLIAMS CORNER IENCE S WITH HIS LINE J. S. WALLINGFORD TO A CORNER OF THE LAND BELONGING TO JOHN CASSIDY THENCE SHIT HIS JUST, S. WALLINGFORD TO A CORRECT IN THE DATA BELLINGING TO JUSTICAL HENCE WITH SAID LINE TO THE LINE OF WILLIAM HEARNES;
THENCE WITH SAID HARNES JUNE TO THE NORTH HORK CREEK:
THENCE DOWN SAID CREEK TO THE COUNTY ROAD.
THENCE DOWN SAID COUNTY ROAD TO THE BEGINNING, CONTAINING 69 ACRES, MORE OR LESS.

BEGINNING AT A CORNER OF THE LINE OF A. MCADOWS'S LINE; THENCE S WITH LINE OF LAWSON'S POWER TO COUNTY ROAD: THENCE WITH COUNTY ROAD TO MCADOW'S LINE:

THENCE WITH HIS LINE TO THE BEGINNING, CONTAINING 10 ACRES, MORE OR LESS.

TAX ID NO : 081-40-00-001.00

TRACT FOUR:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED ON THE MT. CARMEL-FOXPORT ROAD IN FLEMING COUNTY, KENTUCKY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF THE MT. CARMEL-FOXPORT ROAD AND CENTER OF A PASSWAY, CORNER TO THE LANDS OF P. E. MILLION: THENCE WITH HIS LINE N 56 1/2 DEGREES E 150.16 RODS:

THENCE N 62 1/4 DEGREES W 80 RODS:

THENCE N 68 DEGREES W 26 RODS TO A GATEPOST AT A PASSWAY:

HENCE OUT SAID PASSWAY, WITH ITS APPROXIMATE CENTER, N 87 DEGREES W 33.04 RODS AND S 6 ¼ DEGREES W 117.64 RODS TO CENTER THENCE UP SAID ROAD S 41 DEGREES E 22 RODS TO THE PLACE OF BEGINNING, CONTAINING 63.45 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF MAY 5, 1949, BY C. H. EVANS, SURVEYOR, FLEMINGBURG, KENTUCKY.

TAX ID NO : 080-00-00-008 00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE TRACTS DESCRIBED ABOVE:

1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER)

PERMANENT PARCEL NUMBER: 080-00-00-012.00 POSTED PAID: \$49.89

PERMANENT PARCEL NUMBER: 081-00-00-001.00

PERMANENT PARCEL NUMBER: 081-40-00-001.00

PERMANENT PARCEL NUMBER: 080-00-00-008.00

POSTED PAID: \$640.57

2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, INOT A SURVEY MATTER!

ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREATTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY. (WOTA SURVEY MATTER)

ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL DISCUSS REPORTS IN A STORY AND A

DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR YAULE, THE ESTATE OR NITEREST OR MONTRACE THEREON, COVERED BY THIS POLICY, NOTA S JUNEY MATTER)

THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A

REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY. (NOT A SURVEY MATTER)

RESERVATION OF RIGHT OF PASSWAY FOR TRAVELING AND HAULING, AS DESCRIBED IN, DEED DATED FERUARY 11, 1948, GRANTED BY H. C. CARPENTER AND GERTRUDE CARPENTER, HUSBAND AND WIFE TO GEORGE SKAGGS AND CYNTHAL SKAGGS, JOHNITY AND EQUALLY RECORDED MARCH, 3 1948 IN BOOK 105, PAGE 194, IELEMING COUNTY, EMING COUNTY, EKRITUCKY.

JIMMY D. KEGLEY AND GERALDINE V. KEGLEY

TITLE COMMITMENT NO:304387NCT-10, EFFECTIVE DATE: DECEMBER 2, 2019

OWNER: JIMMY D. KEGLEY AND GERALDINE V. KEGLEY, HUSBAND AND WIFE

A CERTAIN TRACT OF LAND FRONTING ON COUNTY ROAD NO. 1027, THE MT. CARMEL BEECHBURG ROAD AND COUNTY ROAD NO. 1023, THE BLACK DIAMOND ROAD AND ALSO LYING UPON THE WATERS OF FLEMING CREEK IN FLEMING COUNTY, KENTUCKY AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (SET) IN THE CENTER OF THE EXISTING BRIDGE OVER FLEMING CREEK ON THE MT. CARMEL-BEECHBURG ROAD, SAID

BEGINNING AT A P.K. NAIL (ST) IN THE CINTER OF THE DISTING BRIDGE OVER FLANING CREEK ON THE ATT. CARMÉL-BEECHER
POINT BRING THE POSTITIVEST CORNER OF TRACET NO. 2.

ON CORNER OF THE OFFICE OF THE CONTROL OF THE CONTR

(1800UTH 62 DEG. 38 MM IL SEC. EAST. 197.18 T. TO A. '9 INCH RESAR ISET). QUITHENCE NORTH 2 DEG. 42 MM IS SEC. EAST 2145.5 TO A CONNER POST, SAID POINT BEING SOUTHEAST CORNER OF ELWOOD H. KEGLEY AND BARBARA KEGLEY (DB. 182P. 472); THINNER ALLONE THE LINE OF ELWOOD H. KEGLEY AND BARBARA KEGLEY FOR THE FOLLOWING TWO (2) CALLS:

(1)NORTH 20 DEG. 19 MIN. 55 SEC. EAST, 125.71 FT. TO A ½ INCH REBAR (SET);
(2)THENCE NORTH 14 DEG. 11 MIN. 37 SEC. EAST, 183.41 FT. TO A .35 INCH X 2.9 INCH STEEL NAIL MARKER (SET) IN THE CENTER OF THE BLACK

DIAMOND ROAD; THENCE ALONG THE CENTER OF BLACK DIAMOND ROAD FOR THE FOLLOWING TWO (2) CALLS:

(1)SOUTH BE DIGE 13 MIN JO SOE GAST JANEST TI, TO A MAIL (SIT).

CHINNES SOUTH BE DIGE 17 MIN JO SOE GAST JANEST TH. TO A 25 INCH X 29 INCH STEEL MAIL MARKER (SET), SAID POINT BEING THE NORTHWIST CORNING OF IMMAIR (SIGLEY AND GERALDINE KEIGLEY (D. B. 159, P. 317);

THINNES WITH THE IND OF JAMINEAR DO REALDINE KEIGLEY MOT THE FOLLOWING THREE (5) CALLS:

(1)SOUTH 7 DEG. 00 MIN. 22 SEC. WEST. 150.00 FT. TO A POINT:

(2)THENCE SOUTH 82 DEG. 59 MIN. 38 SEC. EAST, 200.00 FT. TO A POINT; (3)THENCE NORTH 7 DEG. 90 MIN. 22 SEC. EAST, 100.00 FT. TO A POINT IN THE CENTER OF SAID ROAD; THENCE CONTINUING ALONG THE CENTER OF BLACK DIAMOND ROAD FOR THE FOLLOWING FOUR (4) CALLS;

(1)SOUTH 82 DEG. 59 MIN. 38 SEC. EAST, 92.52 FT. 10 A. 35 INCH X 2.9 INCH STEEL NAIL MARKER (2)THENDE SOUTH 82 DEG. 54 MIN. 20 SEC. EAST, 476-64 FT. 70 A. NAIL, EST); (3)THENDE SOUTH 85 DEG. 12 MIN. 33 SEC. EAST, 439-39 FT. ANAIL, EST); (4)THENDE SOUTH 81 DEG. 28 MIN. 51 SEC. EAST, 239-62 FT. 10 A. 35 INCH X 2.9 INCH STEEL NAIL MARKER (SET), SAID POINT BEING THE NORTHWIST CORNER OF THACK 10. S.

Westwood

RECURRENT

San Francisco, CA 94105

REVISIONS: I 08/15/2023 UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

SHEET:

JIMMY D. KEGLEY AND GERALDINE V. KEGLEY (CONTINUED)

THEN YE WITH THE LINE OF TRACTING IS AND ALONG THE EXISTING FENCE FOR THE FOLLOWING FIGHT (R) CALLS

(1)SOUTH 0 DEG. 07 MIN. 59 SEC. WEST. 163.26 FT. TO A POST. (1)3001H 0 DEG. 30 MIN. 39 SEC. MEST, 163.29 FT. 10 A POST; (2)THENCE SOUTH 1 DEG. 14 MIN. 49 SEC. EAST, 35.54 FT. TO A POST; (3)THENCE SOUTH 1 DEG. 26 MIN. 36 SEC. WEST, 75.47 FT. TO A POST; (4)THENCE SOUTH 0 DEG. 29 MIN. 36 SEC. WEST, 350.86 FT. TO A POST (5)THENCE SOUTH 3 DEG. 30 MIN. 03 SEC. WEST, 151.24 FT. TO A POST

(S)HEIME SOUTH 3 BG, 30 MM, 35 SE, WES, 13,24 F, 10 A MSS; (O'THEIME SOUTH 3 BG, 40 MM, 25 SE, WEST, 48,25 F, 10 A MSS; (O'THEIME SOUTH 4 BG, 21 MM, 25 SE, WEST, 44,85 F, 17 A PCST; (B)THEIME SOUTH 4 BG, 21 MM, 20 SEC, WEST, 44,85 F, 17 A A CORNERGATE POST, SAID POINT A CORNER TO TRACT NO. 6; "THEIME WITH THE LIME OF TRACT NO. A SMAD ALONG THE RESTRICE FEAR FOR THE FOLLOWING TIVE (5) CALLS:

(1)SOUTH 83 DEG, 08 MIN, 30 SEC, WEST, 54385 FT, TO A POST; (2)THEMES SOUTH 87 DEG, 30 MIN, 53 SEC, WEST, 54318 FT, TO A POST; (4)THEMES MORENT POSE, 50 MIN, 53 SEC, WEST, 5437 FT, TO A POST ON THE EAST SIDE OF FLIMING CREEK (4)THEMES MORENT POSE, 63 MIN, 63 SEC, WEST, 2637 FT, TO TO A POST ON THE EAST SIDE OF FLIMING CREEK (5)THEMEC KOSSING FLEMING CREEK SOUTH 81 DEG, 54 MIN, 38 SEC, WEST, 5093 FT, TO A POST, 540 PORITY, CORNER TO TRACT NO. 1; THEMEC WITH THE URL OF TRACT, NO. 1 AND A LONG THE CUSTING FERNICE FOR THE FOLLOWING ELEVER (1) CALLS;

THENCE WITH THE LINE OF TRACT NO. 1 AND ALONG THE EXISTING FINES FOR THE FOLLOWING ELEVEN (11) CALLS

(SISCURIS BOS S. P.M.) 3.5 CC. WEST, 3.84 FT. TO A POST,
(C)THENCE SOUTH BY DEG. 4 MIN. 48 SEC. WEST, 4.84 FT. TO A POST,
(C)THENCE SOUTH BY DEG. 4 MIN. 48 SEC. WEST, 4.84 FT. TO A POST,
(C)THENCE SOUTH BY DEG. 7 MIN. 18 SEC. WEST, 18.84 FT. TO A POST,
(C)THENCE CONSTRUCT BOS STAML 18 SEC. WEST, 18.84 FT. TO A POST,
(C)THENCE CONSTRUCT BOS STAML 18 SEC. WEST, 18.84 FT. TO A POST,
(C)THENCE CONSTRUCT BOS SOUTH A DEG. 80 MIN. 22 SEC. WEST, 18.84 FT. TO A POST,
(C)THENCE FORTH TO BOS SOUTH A DEG. 80 MIN. 25 SEC. WEST, 18.84 FT. TO A POST,
(C)THENCE FORTH TO BOS SOUTH A DEG. 80 MIN. 25 SEC. WEST, 18.84 FT. TO A POST,
(C)THENCE FORTH TO BOS SOUTH A DEG. 80 MIN. 25 SEC. WEST, 18.84 FT. TO A POST,
(C)THENCE FORTH TO BOS SOUTH A DEG. 18 MIN. 25 SEC. WEST, 18.85 SEC. MIN. 25 SEC. WEST, 18.85 SEC. WEST,

(1)NORTH 40 DEG. 46 MIN. 09 SEC. WEST. 59.19 FT. TO A POINT AT THE WATER GAP:

(2)THENCE NORTH 27 DEG. 02 MIN. 59 SEC. WEST, 237.35 FT. TO A POINT;
(3)THENCE NORTH 39 DEG. 19 MIN. 31 SEC. WEST, 333.53 FT. TO A POINT OF BEGINNING; CONTAINING 107.3330 ACRES

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER)
 TAX ID: 069-01-00-047 00 POSTED PAID: \$645.57
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE. (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO, (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTGAGE THEREON, COVERED BY THIS POOLY, (NOT A SURVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY. (NOT A SURVEY MATTER)
- EASEMENT DATED FEBRUARY 20, 1976, GRANTED BY ELWOOD KEGLEY AND GEORGIA KEGLEY TO EAST KENTUCKY POWER COOPERATIVE, INC., RECORDED AUGUST 21, 1976 IN BOOK 12, PAGE 389, FLEMING COUNTY COURT CLERK, FLEMING COUNTY, KENTUCKY.

MARY LOU STEPHENS

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-8. EFFECTIVE DATE: DECEMBER 2, 2019

OWNER:MARY LOU STEPHENS, A WIDOW

A CERTAIN PARCEL OR TRACT OF LAND LYING ON SITUATED APPROXIMATELY 0.07 MILE SOUTHWEST OF COUNTY ROAD NO. 1041, THE MT. GLEAD ROAD, LOCATED APPROXIMATELY 1.5 MILE WEST OF MT. CARMEL, FLEMING COUNTY, KENTUCKY AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 34, INCH REBAR AND CAP (SET) AT THE EXISTING COMMON CORNER OF LARRY MICHAEL COFFEY (D.B. 182, PAGE 135) AND ELMER FOXWORTHY, ET UX, THE PARENT TRACT (D.B. 181, PAGE 545), SAID POINT BEING IN THE LINE OF OWEN STEPHENS, JR., ET UX, (D.B.

13.8 PAGE 550).
THENCE WITH THE LINE OF COFFEY SOUTH 29 DEG. 27 MIN. 55 SEC. EAST, 492.89 FEET TO A ½ INCH REBAR AND CAP (SET) AT THE BASE OF A CORNER POST, SAID POINT A NEW CORNER TO THE PARENT TRACT;
THENCE WITH A NEW OUTSION LINE OF THE SAME MORTH AS DEG. 16 MIN. 41 SEC. WEST, 543.39 FEET TO A ½ INCH REBAR AND CAP (SET)

THAT CERTAIN FARM PROPERTY LOCATED ON THE SOUTH SIDE OF KENTUCKY #24 ABOUT 1 ½ MILES WEST OF MT. CARMEL, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN CENTER OF HIGHWAY #24, CORNER TO P.U. DOYLE; THENCE OUT CENTER OF HWY. #24 N. 63 DEG. 50 MIN. W. 345.5 FT.; THENCE N. 56 DEG. 90 MIN. W. 151.5 FT.; THENCE N. 51 DEG. 13 MIN. W. 1199.1 FT. TO CORNER TO R. W. HAVENS;

THENCE LAND HE OF STANDAL W. 1994 FT TO CORNER TO R. W. HAVENS,
THENCE LEAVING HERMAN WITH HIS LUSS & 42 DEG. OM NI. W. 21275 FT, TO POST;
THENCE R. 83 DEG. OM NIN. W. 1820 FT. TO POST;
THENCE R. 83 DEG. SOM NIN. W. 2920 FT. TO POST;
THENCE R. 93 DEG. SIM NIN. W. 2920 FT. TO POST;
THENCE R. 93 DEG. SIM NIN. W. 2920 FT. TO POST;
THENCE R. 93 DEG. SIM NIN. W. 2920 FT. TO POST;
THENCE R. 93 DEG. SIM NIN. W. 2920 FT. TO POST
THENCE WITH SIM DEG. 53 DEG. SIM NIN. W. 1938 FT. TO STAKE.
THENCE WITH SIM DEG. 53 DEG. SIM NIN. W. 1938 FT. TO POST CORNER TO JR. GLASCOCK,
THENCE WITH SIM DEG. 53 DEG. SIM NIN. W. 2930 FT. TO POST CORNER TO JR. GLASCOCK,
THENCE WITH SIM DEG. 53 DEG. SIM NIN. W. 2930 FT. TO POST CORNER TO JR. GLASCOCK,
THENCE WITH SIM DEG. 53 DEG. 45 WAN. E. 1935 FT. TO HAVY #57 AND 5 IS 57 WIDE;
THENCE WOTH SIM DOOD AND FARM INTERSECTION N. 50 DEG. 50 WANC. ES 57T O DOST CORNER TO MRS. ULLE LYONS:
THENCE CONSIDER BOOD AND FARM INTERSECTION N. 50 DEG. 50 WANC. ES 57T O DOST CORNER TO MRS. ULLE LYONS:
THENCE CONSIDER BOOD AND FARM INTERSECTION N. 50 DEG. 50 WANC. ES 57T O DOST CORNER TO MRS. ULLE LYONS:
THENCE CONSIDER BOOD AND FARM INTERSECTION N. 50 DEG. 50 WANC. ES 57T O DOST CORNER TO MRS. ULLE LYONS:
THENCE CONSIDER SOOD AND FARM INTERSECTION N. 50 DEG. 50 WANC. ES 57T O DOST CORNER TO MRS. ULLE LYONS:
THENCE WITH HIS LINE SAME BEARNOR, N. 80 DEG. 35 MIN. E.) 3810 PT. TO CENTER OF HIGHWAY #24, THE BEGINNING, CONTAINING 224 13
ACRES.

LESS AND EXCEPT A CERTAIN PARCEL OR TRACT OF REAL ESTATE CONVEYED TO ELMER FOXWORTHY AND CAROL FOXWORTHY, HUSBAND AND WIRE BY DEED RECORDED AFRIL 27, 2005 IN YOLUME 222, PAGE 520, FLEMING COUNTY COURT CLERK, FLEMING COUNTY, KENTUCKY, AND MORE PARTICULARY, DESCRIBED AS FOLLOWS:

A CERTAIN FARM ROAD COMMENCING WITH OTHER PROPERTY OF OWEN STEPHENS, JR., ET UX, AND CONTINUING WITH A BEARING OF S 51 DEG. 45 MIN. E A DISTANCE OF 1665 FEET TO THE RIGHT OF WAY OF HIGHWAY 57 AND BEING A WIDTH OF 16.5 FEET AND CONTAINING

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE TRACTS DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER)
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE. (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.

 (NOT A SURVEY MATER)
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCLMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR RINIFESS FOR MONIFICATE HEREOF, COVERED BY THIS PROVICY, MON A SUMPLY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)

THOMAS M. SKAGGS

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-12. EFFECTIVE DATE: DECEMBER 2, 2019

OWNER:THOMAS M. SKAGGS, A SINGLE MAN TAX ID NO. 069-00-00-02 00

THREE CONTIGUOUS TRACTS OF LAND LOCATED ON THE SOUTHEAST SIDE OF KENTUCKY HIGHWAY NO. 57, APPROXIMATELY .7 MILE SOUTHWEST OF MT. CARMEL AND 6.3 MILES NORTHEAST OF FLEMINGBURG IN FLEMING COUNTY, KENTUCKY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT.

REGINNING AT A SET STONE IN THE LINE OF DERELL FARM (EXPMEDITY IV. D. EMMONS)

BEGINNING AT A SET STOM S AND THE LINE OF DREELER ANN FORMERLY BY . PLEMMONS;

THENCE WITH A SET STOM S AND THE LINE OF DREELER AND FORMERLY BY . PLEMMONS;

THENCE WITH A SET STOM S COUNTY BY DREESE SAST AS SET AND SET AS A STAR ACCOUNTED TO AMARE.

THENCE WITH A SOUTH AS TO SAME RESET AS A STAR ACCOUNTY BY A DESCRIPTION OF A STAR ACCOUNTY BY A STAR ACC

TRACT TWO:

BEGINNING AT A SET STONE IN THE CENTER OF THE HIGHWAY OPPOSITE A LOCUST ON THE SOUTH SIDE OF THE ROAD AND OUTSIDE OF THE

THENCE WITH THE LINE OF SAME SOUTH 27 1/4 DEGREES EAST 28 1/4 POLES TO A SET STONE;

THENCE SOUTH 68 DEGREES EAST 26 1/2 POLES TO A SET STONE FROM WHICH AN ELM ABOVE THE SPRING BEARS SOUTH 43 DEGREES WEST

THENCE SOUTH 32 1/4 DEGREES EAST 163.6 POLES TO A SET STONE, A CORNER TO DOWER AND ALSO IN THE LINE OF TRACT NUMBER ONE; THENCE WITH THE LINE OF SAME SOUTH 87 DEGREES EAST 57.1 POLES TO A SET STONE AT FIG. 20 AND IN MARSHALL'S LINE; THENCE WEST OF SAME NORTH 4 ½ DEGREES EAST 18.4 POLES TO A STAKE WEST OF A BEECH;

THENCE WITH ANOTHER LINE OF SAME NORTH 41 DEGREES WEST 56.2 POLES TO A SET STONE CORNER TO MARSHALL AND ALSO CORNER TO THENCE WITH A LINE OF TRACT NUMBER THREE NORTH 42 1/2 DEGREES WEST 137 1/2 POLES TO A SET STONE SOUTHWEST CORNER TO TOLL

THENCE WITH THE LINE OF SAME NORTH 43 DEGREES WEST 27 POLES NORTH 30 DEGREES WEST 7.70 POLES TO THE CENTER OF THE PIKE: THENCE WITH SAME SOUTH 66 1/4 DEGREES WEST 36 POLES TO BEGINNING, CONTAINING 60 ACRES, MORE OR LESS

SAVE AND EXCEPT A SMALL TRACT HERETOFORE CONVEYED BY LUTIE TURNER TO C. G. LYTLE AND NOW OWNED BY PORTER AND LYONS. BOUNDED AND DESCRIBED AS FOLLOWS. TO WIT

BEGINNING AT A STAKE IN THE CENTER OF THE TURNPIKE OPPOSITE A LOCUST UPON THE SOUTH SIDE OF THE PIKE OUTSIDE OF THE FENCE AND ORIGINAL CORNER AND IN THE DOWER LINE:

THENCE WITH THE DOWER LINE SOUTH 27 1/4 DEGREES EAST 28 POLES TO A SE STONE;

THENCE SOUTH 68 DEGREES EAST 26 ½ POLES TO A SET STONE NEAR THE SPRING; THENCE NORTH 32 ¼ DEGREES WEST 48 POLES IN THE CENTER OF THE PIKE OPPOSITE A SET STONE ON THE SOUTH SIDE OF SAME;

THENCE WITH THE CENTER OF THE PIKE SOUTH 66 ½ DEGREES WEST 13 POLES TO THE BEGINNING, CONTAINING THREE ACRES, THREE OUARTERS AND 31 POLES, MORE OR LESS.

TRACT THREE:

BEGINNING AT A SET STONE IN THE SOUTH SIDE OF THE FLEXINGSBURG AND MT. CARMEL HIGHWAY IN CHARLES NUTES LINE;
THENCE WITH NUTES LINE SOUTH 30 DEGREES EAST 77 POLES.
THENCE SOUTH 45 DEGREES EAST 75 POLES AND 4 LENGTHS TO A CORNER OF NUTES AND MRS. O'BRANDON'S LINE;
THENCE NORTH 33 VIDERBES EAST 9 POLES AND 4 LINGTHS TO A STAKE NO O'BRANDON'S LINE;
THENCE NORTH 25 DEGREES WEST 74 POLES AND 15 LENGTHS TO THE CENTRE OF THE PRICE.
THENCE NORTH 25 DEGREES WEST 74 POLES AND 15 LENGTHS TO THE EEGINNING, CONTAINING TWO ACRES THREE QUARTERS, AND 13
POLES MORE OR LENGTHS THE POLES WEST 74 POLES AND 8 LENGTHS TO THE BEGINNING, CONTAINING TWO ACRES THREE QUARTERS, AND 13
POLES MORE OR LENGTHS.

ALL SUBJECT TO THE POLE LINE AGREEMENT GRANTED TO THE KENTUCKY RURAL ELECTRIFICATION COMPANY ON APRIL 9, 1936, OF RECORD AT MISC. EASEMENT BOOK 5, PAGE 44, FLEMING COUNTY CLERK'S OFFICE.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE TRACTS DESCRIBED ABOVE:

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE TRACTS DESCRIBED ABOVE:

GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) FAX ID NUMBER: 069-00-00-022.00

POSTED PAID: \$1711.18

- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, INOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR NITEREST OR MORTGAGE THEREON, COVERED BY THIS POWLY, (NOT A SURVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY.

LARRY M. COFFEY AND DAVETTA COFFEY

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-7, EFFECTIVE DATE: DECEMBER 4, 2019

OWNER: LARRY M. COFFEY AND DAVETTA COFFEY, HUSBAND AND WIFE TAX ID NO. 057-00-00-009.01

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE COUNTY OF FLEMING, STATE OF KENTUCKY, DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OR TRACT OF LAND LOCATED IN FLEMING COUNTY, KENTUCKY ON THE WATERS OF FLEMING CREEK AND DESCRIBED AS FOLLOWS, TO-WIT:-

EGDINING AT A STACT CHA. NUTES FORESE AND IN A DUE OF SAID HENCESCON PROMET TACK. THENCE SYM IA, UNE OF SAME IS AND EARLY AS AND HA BINST OF SAME SAID HA BINST OF SAIR SAID HA BINST OF SAID HAS BEEN SAID HAD BEEN SAID HAD

BEING A PART OF THE SAME REAL ESTATE, REFERRED TO AS TRACT IL CONVEYED TO OWEN STEPHENS, JR AND MARY LU STEPHENS, HIS WIFE, FROM NOEL HISTER EXECUTION OF THE ESTATE OF P.U. DOVLE BY DEED DATED MAY 29, 1979, SAME BEING OF RECORD IN DEED BOOK 148, PAGE 723, EVENING COUNTY CLERKS OFFICE, EVENINGSBURG, KENTUCKY.

LYING AND BEING NEAR KENTUCKY ROUTE 57 AND BEING A PART OF THE SAME PROPERTY CONVEYED TO LARRY M. COFFEY AS RECORDED IN DEED BOOK 182, PAGE 135 IN THE OFFICE OF THE CLERK OF FLEMING COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED

NORTH BASED ON A PREVIOUS SURVEY DATED MARCH 15, 2002.

ATT IDOM DING SET ARE 14" X 18" DERAD WITH ODANGE DI ASTIC SUDVEYORS CAD STAMPED DIS 3303

BEGINNING AT AN IRON PIN SET A CONNER TO LARPY M. CORFF (IRED BOOK 182, DAGE 183). THENCE WITH THE COFFFY LINE HOSTITY AS DIGG 10 MAIN OF SEC WEST A DISTANCE OF 311 FEET TO A BIOR THE TISE. THENCE NORTHER 10 BIO. IS MAIN 2 THE SEE TATA BISTANCE OF 14.75 FEET TO AN IRON PIN SET, THENCE SOUTH 27 DEG 47 MIN. 14 SEC, EAST, A DISTANCE OF 273.06 FEET TO AN IRON PIN SET, SAND PIN BIBLEN, ROTHIT TO SEC 10 MIN. 43 SEC. WEST, A DISTANCE OF 118 8.7 FEET FROM THE WITESCENTION OF STARE ROUTE TS AND OFFICE OF THE SECOND OFFICE OF THE SECOND OFFICE OF THE SECOND OFFICE OFFICE OF THE WITESCENT OF STARE ROUTE TS AND COFFEY AND FORWORTHY, THENCE CONTINUING WITH THE COFFEY LINE SOUTH OF DEG. 39 MIN. 19 SEC. WEST, A DISTANCE OF 167 AS FEET TO THE FORM OF DEGENINING SAND DESCRIBED TRACE CONTINUING WITH THE COFFEY LINE SOUTH OF DEG. 39 MIN. 19 SEC. WEST, A DISTANCE OF 167 AS FEET

THERE IS ALSO CONVEYED A 15' RIGHT-OF-WAY ALONG AN EXISTING GRAVEL ROADWAY FROM STATE ROUTE 57 TO THE ABOVE DESCRIBED

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS AND EASEMENTS BEING OF RECORD OR NOT OF RECORD

THE TRACT IS MORE FULLY SHOWN ON A MAP OR PLAT AS SURVEYED, DRAWN AND DATED MAY 27, 2003 BY MARKUS JOHNSON PROFESSIONAL LAND SURVEYOR NO. 3303 JOHNSON'S LAND SURVEYING AND ATTACHED HERETO AND MADE A PART

BEING A PART OF THE SAME REAL ESTATE CONVEYED LARRY MICHAEL COFFEY, THEN SINGLE, BY DEED FROM OWEN STEPHENS, JR., ET UX DATED THE 4TH DAY OF APRIL, 1995 AND OF RECORD IN D.B. 182, PAGE 135, FLEMING COUNTY CLERK'S OFFICI

THERE IS ALSO CONVEYED HEREBY A CERTAIN 2006 28X72 CLAYTON DOUBLE-WIDE MOBILE HOME BEARING VIN #CAP019014TN-AL WHICH IS SITUATED UPON THE ABOVE-DESCRIBED REAL ESTATE

(CONTINUED ON SHEET 10)

Westwood

RECURRENT

123 Mission Street. FI 18 San Francisco, CA 94105

REVISIONS: I 08/15/2023 UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

SHEET:

LARRY M. COFFEY AND DAVETTA COFFEY (CONTINUED)

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE TRACTS DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER)
 PERMANENT PARCEL NUMBER: 057-00-00-009.01
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- 3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE REFEMBLES WOULD DISCLOSE WICH A SURVEY AND THE PROPERTY OF THE REFEMBLES WICH IN DISCLOSE WICH A SURVEY AND THE PROPERTY OF THE REFEMBLES WICH IN DISCLOSE WICH AS SURVEY AND THE PROPERTY OF THE REFEMBLES WICH IN DISCLOSE WICH AS SURVEY AND THE PROPERTY OF THE REFEMBLES WICH IN DISCLOSE WICH AS SURVEY AND THE PROPERTY OF THE PROPE
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT
 FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON
 THE LAND AND ALL RIGHTS PERTAINING THERETO, MOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCLUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEROF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE. THE ESTATE OR INTEREST OR MORTGAGE THEROPA, COVERED BY THIS POLICY, NIOT A SURVEY MATTER)
- 7. THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE
 CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY. (NOT A SURVEY MATTER)
- REAL STATE DEED OF TRUST DATIO, POPIL 1, 2012, DECUTED BY LARRY MICHAEL COFFEY AND DAVETTA COFFEY, HUSBAND AND WIFE TO ROPIES BANK OF ISSTRUCKY, INC., SELUIN, SA NOTE IN THE ONERHAL PRINCIPALS IMM OF \$3,000,000. RECORDED APRIL 23, 2012 IN MONTIGUES BODC 259, CENTRAL COLUMN COUNTY COUNTY CENTRAL FAMILY COUNTY, SERTUCKY.
- BBAL ESTATE DEED OF TRUST DATED JANUARY 17, 2018, EXECUTED BY LARRY MICHAEL COFFEY AND DAVETTA COFFEY, HUSBAND AND WIFE TO FARM SERVICE AGENCY, SECURING A NOTE IN THE ORIGINAL PRINCIPAL SUM OF 57,440.00; RECORDED JANUARY 25, 2018 IN MORTGAGE BOOK 349, PAGE 484, FLEMING COUNTY COURT CLERK, FLEMING COUNTY, KENTUCKY.
- BRAL ESTATE DEED OF TRUST DATED MAY 22, 2019, EXECUTED BY LARRY MICHAEL COFFEY AND DAVETTA COFFEY, HISSIAND AND WIFE TO FARM SERVICE AGENCY. SECURING A NOTE IN THE ROBINAL PRINCIPLES WIN OF \$14,000.00, RECORDED MAY 22, 2019 IN MORTGAGE BOOK, 360, PAGE 777, FLUMING COUNTY COURT CLERK, FLEMING COUNTY, KENTUCKY.
 WOTA 5. SURVEY MATTER)

JOHNNY TUCKER

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-6, EFFECTIVE DATE: DECEMBER 4, 2019

TAX ID NO. 070-00-00-002.0

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE COUNTY OF FLEMING, STATE OF KENTUCKY, DESCRIBED AS FOLLOWS:

A TRACT OF LAND FRONTING ON BLACK DIAMOND ROAD ALSO KNOWN AS GORMAN PIKE, APPROXIMATELY 1.7 MILES SOUTHEAST OF MT. CARMEL, FLEMING COUNTY, KENTUCKY, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:-

CONSISTING OF 419. 92 ACRES LOCATED IN FLEMING COUNTY, KENTUCKY, AND DESCRIBED AS FOLLOWS

CONSISTING OF 419, 92 ACRES (SCATED IN FLEXING COUNTY, ENTITION, AND DESCRIBED AS FOLLOWS:

BERNINNION IN THE CHRISTED READ AND CORNERS OF DUBLOCA PREPARTE. PHINANCE METH HIS LINK SOUTH 2014, DEGREES WEST 2017 SETT
TO A POST, THENCE SOUTH 17 TO BECREES SEAT 392 FEET TO A POST, THENCE SOUTH 17 TO BECREES SEAT 392 FEET TO A POST, THENCE SOUTH 19 TO BECREES SEAT 392 FEET TO A POST, THENCE SOUTH 40 FORESEES SEAT 309 FEET TO A POST, THENCE SOUTH 40 FORESEES SEAT 309 FEET TO A POST, THENCE SOUTH 40 FORESEES SEAT 309 FEET TO A POST, THENCE SOUTH 40 FORESEES SEAT 309 FEET TO A POST, THENCE SOUTH 40 FORESEES WEST 300 FEET SOUTH 30 FEET SOUTH 300 FEET S

THERE IS EXCEPTED AND NOT CONNEYED A CEMETER LOCATED ON THE ABOVE PROPERTY AND DESCRIBED AS FOLLOWS: ESENDANCE IN CENTER OF OLD PROAD 165 FEET FROM BEGINNING OF CALL, NORTH 22 'S) DEGREES WEST 660 FEET, THERKE LEAVING ROAD WITH LINE OF CEMETERS, SOUTH 71 'S) DEGREES WEST 222 FEET TO A POST, THERKE MORTH 32 'S) DEGREES WEST 222 FEET TO A COST THERKE MORTH 32 'S) DEGREES WEST 221 FEET TO A COST THERKE FOR DOOR ONCE THERKE WORTH 32 'S) DEGREES WEST 216 FEET TO THE REGINNING, CONTAINING LOW ARKER, LEAVING IN SAID TRACT 1952 ACRES.

THERE IS ALSO EXCEPTED AND CONVEYED HEREIN A CERTAIN TRACT OF LAND CONVEYED TO ARTHUR CAUDILL COMPANY FROM CHARLES E. NOBLE AND MAY L. NOBLE, HUSBAND AND WIFE, BY DEED DATED THE 17TH DAY OF NOVEMBER, 1964, AND OF RECORD IN DEED BOOK 122, PAGE 334, FEBRING COUNTY CERRS OFFICE.

BEGINNING IN THE CENTER OF THE ROAD. AND COPINE TO DUADD CAPPENTER: THENCE LEAVING THE ROAD WITH HIS LINE S. 20 DEGREES 30°W. 2019 FEET TO A POST, THENCE S. 10 DEGREES 10°C. BEST TO A POST, THENCE S. 20 DEGREES 10°C. BEST TO A POST, THENCE S. 20 DEGREES 10°C. BEST TO A POST, THENCE S. 20°C. BEST TO A POST, THENCE S.

(THIS CONVEYANCE DESCRIBED THE ACRES AS BEING 120 ACRES, HOWEVER, A LATER SURVEY SHOWED THE CORRECT ACREAGE AS BEING 1064 ACRES, FOR FURTHER REFERENCE SEE A DEED DATED MAY 30, 1970 AND OF RECORD IN DEED BOOK 131, PAGE 436, FLEMING COUNTY CLERKS OFFICE.

SAVE AND EXCEPT

BEING A 30.702 ACRE PARCEL OF THAT LARGER TRACT OF LAND CONVEYED TO JOHNNY TUCKER (D.B. 213 PG. 493) LOCATED ON THE SOUTH SIDE OF BLACK DIAMOND ROAD, IN FLEMING COUNTY, RY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAGLINAL SET IN THE EXISTING CENTIES OF BLACK DIMARNON RODA DAND BRING A COMER TO JOHNNY TUCKER (DB. 21) BC. 4931 AND FIDED A THERSE A CARRIER TO BE THERE A CARRIER (DB. 1996 N. 13) ETH INNEX LEAVING SOUTH DOWN AND WITH THE CENTIES OF A GREAT RODA AND WITH THE LEAVING SOUTH DOWN AND AND THE CENTIES OF THE CONTROL OF A BOWN THE LEAVING SOUTH THE CENTIES OF THE COLD BROWN AND THE CENTIES OF THE CENTIES OF THE COLD BROWN AND THE CENTIES OF THE COLD BROWN AND THE CENTIES OF THE CENTIES OF THE COLD BROWN AND THE CENTIES OF THE CENTIES OF THE COLD BROWN AND THE CENTIES OF THE CE

NOTES:

PROPERTY SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS AND CONVEYANCES. PROPERTY SUBJECT TO THE RIGHT OF-WAY OF BLACK DIAMOND ROAD.

ALL IRON PINS SET WERE 1/2" DIAMETER BY 20" LONG REBAR WITH IDENTIFICATION CAP

BEARINGS CORRELATED TO TRUE NORTH BY THE METHOD OF GPS OBSERVATION. COMPLETION DATE OF FIELD SURVEY WAS 9-22-2011.

BRINE PART OF THE SAME PROPERTY CONVEYED JOHNNY B. TUCER AND DARN VIE TUCER HE WEEE FROM HARLES IN NEEL ET AL. 97 WHO SHOT OF THE PART OF THE WEET OF THE WEET.

493, ALL OF RECORD IN THE FL W8. COUNTY CLERK'S OFFICE. SEE PLAT RECORDED IN PLAT CABINET 3, SLIDE. FLEMING COUNTY CLER OFFICE (DEED BOOK 245, PAGE 448)

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER)
 TAX ID: 070-00-00-002.00
 POSTED PAIR: 51 487-59
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREATTER FURNISHED, EXCEPT
 FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
 (NICT A SURPLY MATTER)
- 5. ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO, (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE FIFTCH DATE HERDOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORETIGAGE FHEREON, COVERED BY THIS POLICY, MOT A SURVEY MATTER.
- 7. THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- 8. ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE

KEVEN LEE O'CULL AND GWEN DEE O'CULL

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-15, EFFECTIVE DATE: DECEMBER 6, 2019

OWNER: KEVEN LEE O'CULL AND GWEN DEE O'CULL

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE COUNTY OF FLEMING, STATE OF KENTUCKY, DESCRIBED AS FOLLOWS:

TRACT NO. 1: - A CERTAIN TRACT OF LAND LYING IN FLEMING COUNTY, KENTUCKY, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SET STOKE IN A FORK OF THE STATE BOAD CORNER TO JAMES WILLIAMS, NOW H. C. BEEZE: THENCE WITH A LINE OF SAME DIVIDING THE ROAD CIQUALITY IN 194 E4 144 JA POLIS TO A STATE. THENKE RE 32 JZ 12 TO A THORN BUSH ON THE FEAT SIDE OF THE ROAD. THENCE WITH DIVIDING THE FEAT SIDE OF THE ROAD. THENCE WITH DIVIDION STREET CONTROLLING THE CHEEK CONTROLLING TO CHEEK CONTROLL

TRACT NO. II: ANOTHER TRACT OF LAND ADJOINING THE ABOVE LYING IN THE COUNTY OF LEWIS, KENTUCKY, AND BOUNDED AS FOLLOWS: BEGINNING AT A SET STONE ON THE NORTH SIDE OF CREEK IN RUGGLES' NOW WARDER'S LINE; THENCE DOWN THE CREEK 139 POLES TO A WATER GAP AT A SET STONE AND WIDE FROUGH TO CONTAIN 1' 4 ACRES. MORE OR LEGELS.

BEING THE SAME LAND CONVEYED TO STEVE W. WELLS AND ODA JEAN WELLS, HIS WIFE BY TROY RISNER, ET AL, BY DEED DATED SEPTEMBER 28, 1973, AND RECORDED IN D. B. 131, PAGE 197, AND STEVE W. WELLS HAVING DIED ON AUGUST 13, 1987, LEAVING THE GRANTOR HERBIN THE SOLE OWNER THEREOF, ALL OF RECORD IN THE REMINING COUNTY COURT CLERGES OFF.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER)
 PERMANENT PARCEL NUMBER: 080-00-00-003.00
 POSTER PAIR: 51165.
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- 3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE. (NOT A SURVEY MATTER)

- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT
 FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON
 THE LAND AND ALL RIGHTS PERTAINING THERETO (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACCUMES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTINGAGE THEREON, COVERED BY THIS POLICY, NOT A SURVEY MATTER.
- 7. THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)
- Real Estate deed of trust dated May 22, 1977, EXECUTED BY KEINILES OF CULL AND WIFE, GWEN DES OFCULL TO FARMERS HOME ADMINISTRATION, SECURING A NOTE IN THE ORIGINAL PRINCIPALS USED 95 46/12/03, RECORDED MAY 16, 1988 IN MORTGAGE BOOK 95, PAGE 751, FLENING COUNTY COURT CLERK, FLEMING COUNTY, KENTUCKY.
- Real Estate Deel of Trust Dated July 11, 1977, Executed by Keyni Lee Ordul, and Wife, Gwen Dee Ordul, To Farmers Home, Administration, Securing A not'en the Gordinal Principal. Light on 6 F45421002. RECORDED MAY 16, 1988 IN MORTGAGE BOOK 95, PAGE 751, FLENING COUNTY COURT CLERK, FLEMING COUNTY, KENTUCKY.
- Beal Estate Died de tribst dated September 8, 1981, Executed by Keynilles O'Cull and Wife, Gwen des O'Cull to Farmers
 Home Admitistration, Securing a notien in the Ordinal Principles. Jum O'F 546,300.00; RECORDED MAY 16, 1988 IN MORTIGAGE
 BOOK 95, PAGE 751, FLEMING COUNTY COURT CLERK FLEMING COUNTY, NENTUCKY.
- REAL ESTATE DEED OF TRUST DATED MAY 16, 1988, EXECUTED BY KEVIN LEE O'CULL AND WIFE, GWEN DEE O'CULL TO FARMERS HOME ADMINISTRATION, SECURING A DOLD THE O'R BUNCHEL SUM OF \$7,0000, RECORDED MAY 16, 1988 IN MORTGAGE BOOK 95, PAGE 751, FLEMING COUNTY COURT CLERK, FLEMING COUNTY, KENTUCKY.

DOTTIE A. LIST & ROBERT A. LIST

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-16, EFECTIVE DATE: DECEMBER 10, 2019

OWNER: DOTTIE A. LIST & ROBERT A. LIST

A CERTAIN TRACE OF RAPELL OF LAND LOCATED ABOUT FOUR (4) MILES NORTHEAST OF FLEMINGSBURG. ON MATTOX PIKE AND MORE PARTICULARLY DESCRIBED AS TOLLOWS. BEGINNING AT A POINT IN THE CENTER OF MATTOX PIKE. A COMER TO WELL LUMAN, THENEY 2729 CHAINS TO A POINT IN THE CENTER OF SAME OPPOSITE OF CLOVER BY MEADOR. THENEX SAME PART ROAD NORTH. 1-120 WEST 2935 CHAINS TO AN OLD SET STONE ON EAST SIDE OF SAME PRODO, IN COMER TO PURRIELL THENCE WITH PURRIELS, DIE NORTH 1-5° LAST 2935 CHAINS TO AND OLD SET STONE ON EAST SIDE OF SAME PRODO, IN COMER TO PURRIELL THENCE WITH PURRIELS, DIE NORTH 1-5° LAST 2935 CHAINS TO AND OLD SET STONE ON EAST SIDE OF SAME PRODO, IN COMER TO PURRIELL THENCE WITH PURRIELS, DIE NORTH 1-5° LAST 2935 CHAINS TO AND OLD SET STONE ON SOUTH BANK OF FERRING CERES AND THAN EARDERS, NORTH 46° WEST 885 CHAINS, NORTH 50° ABUTMANT ON THE SOUTH SIDE OF THE CERES, THENCE NORTH 70-14° WEST 1-32 CHAINS TO A FENCE POST, A COMMER TO COORDINATE THENCE WITH SAME COOPERS LUES COURSE TO THE CONTROL OF THE CENTER OF THE PURS SOUTH 7-14° WEST 1-32 CHAINS TO A SENSE FOR THE PURS SOUTH 7-14° WEST 1-32 CHAINS TO A SENSE FOR THE PURS SOUTH TO THE PURS SOUTH TO THE PURS SOUTH TO THE PURS SOUTH TO THE PURS THE PURS SOUTH TO T

BEING THE SAME PROPERTY CONVEYED TO GLEEFT FLIST AND DOTTIES, LIST, HUSSAND AND WIFE, BY DEED FROM MILLIAM A. RUDICLE, AND MAN'S VISI REPORTED HE ROOM FLOWER, AND DANKED OF THE REPORT OF THE REPORT

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER)
 PERMANENT PARCEL NUMBER: 058-00-00-024.00
 POSTED BUILD AS 2020.
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, MOT A SURVEY MATTER)
- ANY JIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT
 FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
 (NOT A SURVEY MATTER)
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OTHER LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LEINS, ENCUMBRANCES, ADVERSE CLAMIS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OF ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTGAGE THEREON, COVERED BY THIS POLICY, (NOT A SURVEY MATTER).
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A (NOT A SURVEY MATTER)
- 8. ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)

Westwood

RECURRENT FN=RGY

> 123 Mission Street, FI 18 San Francisco, CA 94105

all Halicisco, CA

1 08/15/2023 UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

DATE: 08/15/2023

SHEET: 10 OF 20

BEN PEACHEY & JUDY PEACHEY

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-13. EFFECTIVE DATE: DECEMBER 10, 2019

OWNER: BEN PEACHEY & JUDY PEACHEY TAX ID NO. 058-00-00-032.00

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE COUNTY OF HARRISON, STATE OF KENTUCKY, DESCRIBED AS FOLLOWS

PARCEL 1: BEGINNING AT AN IRON PIN, SAID PIN BEING A CORNER WALLACE COBLENTZ AND A POINT IN THE RIGHT WAY OF THE MT.
CARMEL-BECCHBURG ROAD. THENCE WITH WALLACE COLORS TO THE PARCE OF THE PARCE 1: BEKINNING AT AN IRON PIN, SAD PIN BENG A CORNER WALLACE COBENITY AND A FOIRT IN THE BIGHT WAY OF THE MIT.

ARREST BEECHER GOAL THEASE WITH WALLACE COLDENT LINE S 79" WO FEARS BEET FOR FOR PIN, THEKEN IT IN YOR S937

FIET; THENE'S 59" W FOR 2383 FEET TO BOX PIN, THEKES 51" OF 6 T1523 FEET TO A POST, THENE TURNING DOWN THE-HLL N 77

FEET, THENE'S 59" W FOR 2383 FEET TO BOX PIN THEKES 51" OF 6 T1523 FEET TO A POST, THENE TURNING DOWN THE-HLL N 77

FOR THE THENE'S 59" FOR 593 FEET TO A POST OF THE THENE'S 19" OF 50 FEET TO AN IRON PIN AT THE RIGHT TO A POST OF THE THENE'S 19" OF 50 FEET TO AN IRON PIN AT THE RIGHT TO A POST OF THE THENE'S 19" OF 50 FEET TO AN IRON PIN AT THE RIGHT TO THENE'S 19" OF 50 FEET TO AN IRON PIN AT THE RIGHT TO THENE THENE'S 19" OF 50 FEET TO AN IRON PIN AT THE RIGHT TO THENE THENE'S 19" OF 50 FEET TO AN IRON PIN AT THE RIGHT TO THENE THENE'S 19" OF 50 FEET TO AN IRON PIN AT THE RIGHT TO THENE THENE'S 19" OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET TO THE PIN AT THE POST OF 50 FEET THE PIN AT THE POST OF EAST SIDE OF BRANCH; THENCE S 11° 57° E FOR 367.8 FEET WAY OF THE MT. CARMEL-BEECHBURG ROAD; THENCE WIT FEET TO THE BEGINNING AND CONTAINING 110.00 ACRES.

THERE IS EXCEPTED FROM THE FOREGOING PARCEL I APPROXIMATELY, 843 ACRES WHICH WAS CONVEYED TO THE TRUSTEES OD THE MT. CARMEL BIBLE FELLOWSHIP CHURCH ON THE 2ND DAY OF NOVEMBER, 1987, 89 A DEED RECORDED IN DEED BOOK 164, PAGE 585, FLEMING COUNTY CLERKS OFFICE, FLEMINGSBURG, REVINCEY.

THERE IS FURTHER EXCEPTED FROM PARCEL 1 A CERTAIN 36:9857 ACRE TRACT (SUBJECT TO A RETAINED RIGHT-OF-WAY TRANSFERRED TO PRACHET THIS DAY) IN A DEED TO JOSEPH H. SOMMERS, ET UX, BY DEED DATED THE 19TH DAY OF MAY 2005, AND MORE PARTICULARLY DESCRIBED AS FOLIOWS:

BEING A 36,9857 ACRE TRACT OF LAND AND A PORTION OF THAT LARGE TRACT OF LAND CONVEYED WILLIAM J. YODER AND LYDIA YODER LIMMS TRUST, WILLIAM J. YODER AND LYDIA YODER, AS TRUSTERS), BY DEED FROM WILLIAM J. YODER AND LYDIA A YODER, DATED THE BYD AV OF ALGUST, 2003, OF PT HEM CT. SAMPLE AND LYDIA A YODER, DATED THE WILL AND LOCATED ON THE WEST SIDE OF THE MT. CARMEL DEECHBURG ROAD AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEING AT AN IRON PIN WITH CAP STAMPED JHP 723 SET FOR THE SOUTHEAST PROPERTY CORNER IN THE WEST RIGHT OF WAY LINE OF THE MT. CARRIEL AND SECCHBURG ROAD COMMON TO DARRED, MADDOX CF ALL (D.B. 214 PAGE 92). THENCE WITH THE LINE AND PROPERTY LINE FERKLE OF MADDOX, 376 11/2 5/4 M. DASTANCE OF THE AND TO AN ODDER PACE PACE FOR TOOL ROOT THE SOUTHWAST PROPERTY CORNER, THENCE WITH A DIVISION LINE AND FAINCE, N. 11 2-2 25 WA O DISTANCE OF \$32,247 TO A WOODDEN FAINCE, POST FOUND FOR THE NORTHWEST PROPERTY CORNER COMMON TO SEMANINGS. AND OF WILLIAM I YOUNGE THE ALL (THE ASST). ARCHIVE THE AND T

THE ABOY DECEMBED BASING ACES TRACT OF LAND IS SUBJECT TO ANY LICKLE ASSEMBLYS OF RECORD FOR ACESSA AND UTILITIES RECLIPRISE OF INTO MITHED TO AN ACCESS AND UTILITIES ASSEMBLY FOR THE BENERY OF ADDRESS THESE HERS AND ASSEMBLY AS MADE. PARTICULARLY DESCRIBED IN THE DEED FROM YOURS TO JOSEPH IS SOMMERS AND RHOOM SOMMERS, BUSBAND AND WIFE, AT DEED BOD FARGE HEAVING COUNTY CLIENS OFFICE, DATED WAY 17, 2005.

THE BEARINGS FOR THE ABOVE DESCRIBED 36,9857 ACRE TRACT OF LAND IS BASED ON THE WEST LINE ON THE BIBLE FELLOWSHIP CHURCH AS SURVEYED BY JAMES H POLLITTE PLS 723 IN MARCH 2005.

PARCEL II: A CERTAIN ACCESS AND UTILITY CASEMENT LOCATED NEAR BEECHBURG IN FLEMING COUNTY AND MORE PARTICULARIY.
DESCRIPTO AS FOLLOWS:

BEGINNING AT THE SOUTH-EAST PROPERTY CORNER IN THE WEST RIGHT OF WAY OF THE MT. CARMEL AND BEECHBURG ROAD, THENCE WITH THE SOUTH-PROPERTY UNILS, 2 PE - 13 / 28 ** A DISTANCE OF 122/25 ** TO WOODEN FLOKE POST, THE LICE LAWNON THE PROPERTY PROPERTY CORNER IN HIGH CLEAVING THE PROPERTY PROPERTY CORNER IN HIGH CLEAVING THE WOST PROPERTY CORNER THE WOST PROPERTY CORNER TO BE ADMINISTRATION OF THE WOST PROPERTY CORNER THE WOST PROPERTY CO

SAID ACCESS LITHLITY FASEMENT WAS RESERVED BY YOURS IN THE DEED FROM WILLIAM LIAND LYDIA YOURS LIVING TRUST WITH WILLIAM J. YODER AND LYDIA A YODER, AS TRUSTEE(S), TO JOSEPH H SOMMERS AND RHODA SOMMERS, HUSBAND AND WIFE, BY DEED DATED THE 17 DAY OF MAY, 2005, AND OF RECORD IN DEED BOOK 223 PAGE 6, FLEMING COUNTY CLERK'S 'OFFICE.

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

BEGINNING AT AN IRON ROO CONCERT TO DANK CORENTZ THINKS WITH CORENTZ WHE 5 79° 00 OF W FOR 232870 FEET TO A CORREST OF CORENTZ AND IN THE DANK BASES HIGH THENCE WITH THE SEAS LINE N 1.77 OVEYO WFOR 6660 EFET TO A FORM ACROSS FLUMING CREEK AND A CORNER OF EMMONS THENCE WITH THE BEMOONS HER THE 5°2 00° EFOR 35000 FEET, THENCES 40° TO OF EFOR 23.70 EFET, THINKE OR 6.00° OF OF EFOR 8300 EFET TO A POSTAT DANK SECONDAY, THENCE COSSISTING GREEK 5.00° DON'E FOR 82.10 FEET TO A LARGE ASH TREE ON THE SOUTH BANK OF FEMILING REEK: THENCE S 80° 07° 00° E 71.40 FEET. THENCE S 70° 04 00° 1

TRACT I BEING A PART OF THE SAME REAL ESTATE CONVEYED WILLIAM J. & LYDIA YODER LIVING TRUST, WITH WILLIAM J. YODER AND LYDIA A YODER AS TRUSTER(S) FROM WILLIAM J. YODER AND LYDIA A YODER HIS WIFE, BY DEED DATED THE 8111 DAY OF AUGUST, 2003, AND OF RECORD IN DEED BOOK 21E, PAGE 741, RELIMBIC COUNTY CLERK'S OFFICE.

PARCE NO. 1: BEGINNING AT AN IRON PIN IN THE RIGHT OF WAY OF MIT, CARMEL-BECHBURG ROAD AND BBING A CORNER OF DANIEL CORNERTY THROUGH THE AND THE CORNER OF DANIEL CORNER OF THE TO ROAD AND THE THROUGH THE THROUGH THE THROUGH THE THROUGH THE THROUGH THROUG

THERE IS EXCEPTED FROM THE FOREGOING APPROXIMATELY, 844 ACRES WHICH WAS CONVEYED TO THE TRUSTEES OF THE ML CARMEL BIBLE FELLOWSHIP CHURCH ON THE 2ND DAY OF NOVEMBER, 1987, BY AND RECORDED IN DEED BOOK 164, PAGE 585, FLEMING COUNTY CLERKS OFFICE, FLEMINGSBURG, EXPUTICKY.

THERE IS ALSO EXCEPTED FROM THE ABOVE PROPERTY AND NOT CONVEYED HEREIN THE FOLLOWING PARCET OF LAND

A CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO DANIEL COBLENTZ AND SUSANNA COBLENTZ, HUSBAND AND WIFE, FROM DANIEL ESH AND CAROLINE ESH, HUSBAND AND WIFE, BY DEED DATED THE 6TH DAY OF APRIL, 1993 AND OF RECORD IN DEED BOOK 176, PAGE
420, FLEMING COUNTY CLERK'S OFFICE, LOCATED IN FLEMING COUNTY, KENTUCKY, AND WHICH IS MORE PARTICULARLY DESCRIBED AS

BEGINNING AT AN IRON ROD CORNER OF DANIEL COBLENTZ: THENCE WITH COBLENTZ LINE \$ 79° 00' 00" W FOR 2338,70 FEET TO A BEGINNING AT AM IRON IRON COMER OF DAMES COBENTZ, THENCE WITH COBENTZ UNE 5.79° 00° W OW WOR 233070 RET TO A
ACCOSS FLARMOR CORECA AND A CORRESTO OF MANOCH. THENCE WITH THE DAMPORT OF THE 100 ACCOSS FLARMOR CORECA AND A CORREST OF MANOCH. THENCE AND IT OF THE SECOND FLARMOR CORECA AND A CORREST OF MANOCH AND A CORREST AND A COREST AND A CORREST AND A CORREST AND A CORREST AND A CORREST AND A THERE IS RESERVED AND NOT CONVEYED HEREBY A CERTAIN 16.847 ACRES PARCEL OF LAND, WHICH IS MORE PARTICULARLY DESCRIBED AS FOUL PARTS.

BEGINNING AT AN IRON ROD WITH A SURVEYOR CAP MARKED HENRY ROARK LS1931 AT THE WESTERN LINE OF THE CHURCH PROPERTY, THENCES SBY 0'30 0'0' M FOR 352.71 FEET TO AN IRON ROD WITH CAP, THENCE WITH THE LINE OF N 7'32" 0'0' FFOR 15'4.65 FEET, THENCEN 10'1 1'1' 1'1' M" FOR 53.80 FEET TO AN IRON ROD WITH CAP, THENCEN CAP 3'30" 0'0' W FOR 35.600 FEET TO AN IRON ROD WITH CAP, THENCEN CAP 3'30" 0'0' W FOR 35.600 FEET TO AN IRON ROT TOP OF HILL THENCE TOWN THE HILL N 2"3 40" 0'0' W FOR 32.000 FEET TO AN IRON ROT TOP OF HILL THENCE FOWN THE HILL N 2"3 40" 0'0' W FOR 32.000 FEET TO AN IRON ROT TOP OF HILL THENCE FOWN THE HILL N 2"3 40" 0'0' W FOR 32.000 FEET TO AN IRON ROT TOP OF HILL THENCE FOWN THE HILL N 2"3 40" 0'0' W FOR 32.000 FEET TO AN IRON ROT TOP OF HILL THENCE FOWN THE HILL N 2"3 40" 0'0' W FOR 32.000 FEET TO AN IRON ROT TOP OF HILL THENCE FOWN THE HILL N 2"3 4" 0"0' W FOR 34" 0'0' W FOR MICH SHOW THE AND THE SHOW THE SHOW THE SHOW THE SHOW THE SHOW THE SHOW CERES. THENCE FOLLOWING THE NORTH SHOW THE 6" 1" 6" O" W FOR 47.00 FEET TO AN BOM ROD ON NORTHWISTS SIDG OF FLEMING CREEK THENSE FOLLOWING THE NORTH SIDE OF THE HUMBLE CREEK THE 2" 6" IF FOR 1809 SEPECIFIES THENSE ON THE 2" OF 16 FOR 1809 SEPECIFIES THENSE ON THE STEEL THE STEEL THE STEEL THE STEEL THENSE ON THE STEEL 381 00'W FOR 174.58 FEET TO THE BEGINNING

ALL MONUMENTS REFERRED TO HERBIN AS AN BRON REBAR IS A SET OF FOUND W.* DIAMETER SCHEDULE 40 STEEL REBAR 18" IN LENGTH-WITH AN DRANGE SURVEY CAP MARKED HENRY ROAKK LS1931. ALL BEARINGS WERE CALCULATED FROM THE OBSERVED MAGNETIC BEARING ALCOR THE DAN ESH FENCE URE ON 11-14-01.

BEGINNING AT AN IRON REAR FRUND IN THE RIGHT OF WAY OF BECHBURGH MT. CARMEL ROAD AT A CONNER OF DAN ESH PROPERTY DB. 166, PAGE 252. THENCE WITH THE DAN ESH LIKEN \$37.50 OF WITO RE 21/20 FEET TO AN IRON REBAR. THENCE CONTINUING WITH THE SHIRLER ACROSS RORNER FOR SHEET DAY AND ROAD REPORT THE SHEET THENCE AND THE ROAD AND THE ROAD REPORT THE SHEET THENCE AND THE ROAD AND THE ROAD REPORT THE ROAD AND THE ROA

RIGHT OF WAY S 18° 14' 00" W FOR 135.51 FEET TO THE BEGINNING. THIS PARCEL CONTAINS 14.95 ACRES ACCORDING TO A SURVEY DONE BY HENRY ROARK PLS 1931 ON 11-14-01.

BACKLIND, 2: BEGINNING AT AN IRON DOD CORNER OF DANIEL CORRENT AND IN SIZE CARRENTIES UNE THERE WITH CORRENT 2: 97 OW FT FOR 84-00 PET TO AN IRON DOC CORNER TO DANIEL SAN AND ON NORTHS SIGE OF FERMING DOCEST. THESE DOWN THE NORTH-SIGE OF FERMING CORREST. THE NORTH CORREST OF THE NORTH CORNER OF THE THE NORTH CORREST. THE NORTH CORREST OF THE NORTH CORNER OF THE NORTH CORNER OF THE NORTH CORNER OF THE NORTH CORREST. THE NORTH CORNER OF THE CARREST THE THE NORTH THE NORTH CORNER OF THE CARREST THE THE CARREST THE THE CARREST THE CARREST THE THE CARREST THE THE CARREST THE

TRACT II BEING THE SAME REAL ESTATE CONVEYED WILLIAM I. & LYDIA YODER LIVING TRUST, WITH WILLIAM I. YODER AND LYDIA A YODER AS TRUSTEES), FROM WILLIAM YODER AND LYDIA A YODER HIS WIFE BY DEED DATED THE 8TH DAY OF AUGUST 2003, AND OF RECORD IN DEED BOOK 216, PAGE 74A, FLEWING COUNTY CLERKS OFFICE.

IT IS SPECIFICALLY AGREED AND UNDERSTOOD THAT THIS CONVEYANCE INCLUDES THE RIGHT-OF-WAY RESERVED BY-THE YOOER TRUSTS IN THE DEED TO JOSEPH H. SOMMERS, ET UX THIS DAY MADE, SAME BEING PARTICULARLY DESCRIBED AS APART OF SAID DEED IN DEED BOOK 229, PAGE 6 FLEMING COUNTY CLERKS OFFICE.

PRACEL NO. 1: BEGINNING AT AN IRON PIN IN THE RIGHT OF WAY OF MIT CARMER-BECHBURG ROAD AND BRING A CORNER OF DANIEL COBLINITZ, THENCE WITH THE DANIEL COBLINITZ HENCE WITH THE DANIEL COBLINITY OF ROAD 2012 FREET TO BOND HIN IN FIGURE THE PLAN IN THE WITH STATE OF THE PORT 2012 FREET TO BOND HIN IN FIGURE THE PLAN IN THE PLAN IN THE WITH THE PLAN IN THE PLAN

THERE IS EXCEPTED FROM THE ABOVE PROPERTY AND NOT CONVEYED HEREIN THE FOLLOWING PARCEL OF LAND:

A CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO DANIEL COBLENTZ AND SUSANNA COBLENTZ, HUSBAND AND WIFE, FROM DANIEL ESH END CAROLINE ESH HUSBAND AND WIFE, BY DEED DATED THE 6TH DAY OF APRIL, 1993 AND OF RECORD IN DEED BOOK 17.6, PAGE AND CHARMING COUNTY, CLERK'S OFFICE, LICCATED IN TERMING COUNTY, ENTITION, KENTUCKY, AND WHICH IS MORE PARTICULARLY DESCRIBED AS

BEGINNING AT AN IRON ROD CORNER OF DANIEL COBLENTZ, THENCE WITH COBLENTZ LINE 5 79° 00° 00° W FOR 2338.70 FEET TO A CONTRO OF COBLENTZ AND IN THE DELAME BRAILS LINE. THENCE WITH THE BRAINS LINE 13° 22° 00° 00° W FOR 666.00 FEET TO A POINT ACCOSS CLAIMON CORES, AND A COOKING OF DEMANCES, THENCE WITH THE BRAINS LINE 13° 22° 00° 00° COS 2000 FEET THE THE CS 40° 00° OF COS 2000 FEET TO A POINT CS 40° 00° OF COS 2000 FEET TO A POINT CS 40° 00° OF COS 2000 FEET THENCE 5.00° 00° OF COS 2000 FEET TO AND CONTROL OF COS 2000 FEET TO A POINT COS 2000 FEET TO A POINT COS 2000 FEET TO A POINT COS 2000 FEET TO AND COS 2000 FEET TO A POINT COS 2000 FEET TO A

THERE IS RESERVED AND NOT CONVEYED HEREBY A CERTAIN 16.847 ACRES PARCEL OF LAND, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN BON DO WITH A SURVEYOR CAP MARKED HENRY ROARS LS 1931 AT THE WESTER LINE OF THE CHURCH PROPERTY TO THE YEAR OF THE CHURCH PROPERTY TO THE YEAR OF THE CHURCH PROPERTY TO THE YEAR OF T

THERE IS FURTHER EXCEPTED AND NOT CONVEYED HEREBY A CERTAIN TRACT OF LAND CONVEYED TO LEON D. ESH AND NANCY 7. ESH HUSBAND AND WIFE, FROM DAN ESH AND CAROLINE ESH, HUSBAND AND WIFE, BY A DEED DATED THE 25TH DAY OF NOVEMBER, 2001, AND OF RECORD IN DEED BOOK 210, PAGE 52, FLEMING COUNTY CLERK'S OFFICE, AND WHICH IS MORE PARTICULARLY DESCRIBED AS

ALL MANNE IMPRITS DECEDOED TO LIEDEIN AS AN IDON DEBAD IS A SET OF COLUMN 14" DIAMETED SOLICITIES AS STEEL DEBAD 19"IN LENGT WITH AN ORANGE SURVEY CAP MARKED HENRY ROARS BEARING ALONG THE DAN ESH FENCE LINE ON 11-14-01. D HENRY ROARK LS 1931. ALL BEARINGS WERE CALCULATED FROM THE OBSERVED MAGNETIC

BEARING ALONG THE DAY ESH FRICE LINE ON 11-14-01.

BERDINING AT AN EIGH REASE ALONG THE WAY OF BEECHBURG-MT CARMEL ROAD AT A CORNER OF DAN ESH PROPERTY D. 8. 168, PAGE 232. THENCE WITH 1-16 DAN ESH LINE N. 35' 50' 00' W. FOR 8E120' FEET TO AN IRON RESAM, THENCE CONTINUING WITH 1-16 DESTINE ACCOUNT. THE WAY OF THE STANDARD AND THE STANDARD SHAPE AND THE STANDARD SHA

PARCEL NO. 2: BEGINNING AT AN IRON ROD CORNER OF DANIEL COBLENTZ AND IN ERIC CARPENTER LINE THENCE WITH COBLENTZ S 8'
07' 00' FOR FOR 6440 FEET TO AN IRON ROD CORNER TO DAN ESH AND ON NORTH SIDE OF FLEMRING GREEK, THENCE DOWN THE ROD FROM THE PROPERTY OF THE PROPERTY OF

BEING THE SAME PROPERTY CONVEYED TO WILLIAM J. AND LYDIA YODER LIVING TRUST DATED SEPTEMBER 19, 2002. FROM WILLIAM YOUR AND LYDIA YOUR, HIS WIFE, BY DEED DATED AUGUST 8, 2003, END RECORDED IN DEED BOOK 216, PAGE 746, FLEMING COUNTY CLURROS OFFICE. IN THE ABOVE REFERENCED DEED, THE GRANTERS, WILLIAM YOURS AND LYDIA YOURER RETAINED A LIFE ESTATE OF PURPOSES OF ANNUAL PROPERTY TAX HOMESTEAD QUALIFICATIONS, AND THE PURPOSE OF THIS CONVEYANCE. IS TO TRANSFER THE

LOCATED IN FLEMING COUNTY, KENTLICKY, AND REGINNING AT A STAKE IN THE CENTER OF THE OLD CLOVER ROAD CORNER TO GEO DECADLO PROPRIED COUNTY HAVE DECK. AND EXPONENT A FASTARS OF THE CENTER OF THE DUD LEVERS AND COMPARE TOUR.

THE CENTER OF THE COLD OPPOSITE AS IT STOKE HEAR THE PERCE ON THE ASS TADO OF THE RODA, THENCE NO BE. ALE LEGAT POLIS. TO AS IT STOKE ON THE HEART OF THE ASS TO THE THE ASS TO T 235-1/2 POLES TO THE BEGINNING. CONTAINING 134 ACRES.

BEING THE SAME REAL ESTATE CONVEYED TO MERLIN MILLER AND MARY MILLER, HUSBAND AND WIFE, BY DEED FROM MABEL EMMONS, SINGLE DATED THE 14TH DAY OF APRIL, 1993 AND OF RECORD IN O.B. 176, PAGE 483, FLEMING COUNTY CLERK'S OFFICE.

TAX ID: 058-00-00-032 00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER)

PERMANENT PARCEL NUMBER: 070-00-00-006.00 (TRACT 1 AND 2)

PERMANENT PARCEL NUMBER: 058-00-00-032.00 (TRACT 3) POSTED PAID: \$1663.63

- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO, (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARINGS IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR NITEREST OR MORTGAGE THEREON, COYERED BY THIS POLICY, INDI A SUBVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)
- REAL ESTATE DEED OF TRUST DATED AUGUST 22, 2019, EXECUTED BY BEN PEACHEY AND JUDY PEACHEY, MARRIED TO EACH OTHER TO FARM CREDIT MID-AMERICA, FCLA, SECURING A NOTE IN THE ORIGINAL PRINCIPAL SUM OF \$254, 800.00; RECORDED AUGUST 27, 2019 IN MORTIFICATE DOWNS, 33, PAGE 566, FEINING COUNTY, CERNING COUNTY,
- REAL ESTATE DEED OF TRUST DATED FEBRUARY 13, 2006, EXECUTED BY BEN PEACHEY AND JUDY PEACHEY, HUSBAND AND WIFE TO COMMUNITY TRUST BANK, SECURING A NOTE IN THE ORIGINAL PRINCIPAL SUM OF \$200,000.00; RECORDED MARCH 13, 2007 IN MORTGAGE BOOK 248, PAGE 99, ERAIMIS COUNTY COURT CLEAR, FLABIMIS COUNTY, KENTUCKY, CAFFECTS TRACT 3

Westwood

RECURRENT

123 Mission Street. FI 18 San Francisco, CA 94105

REVISIONS: | 08/15/2023 UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

SANDRA D. CAUDILL

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-18, EFFECTIVE DATE: DECEMBER 23, 2019

OWNER: SANDRA D. CAUDILL

A CERTAIN TRACT OF LAND LYING OR SITUATED ON THE EAST SIDE OF COUNTY ROAD NO. 1027. THE MT. CARMEL-BEECHBURG ROAD AND UPON THE WATERS OF THE FLEMING COUNTY CREEK, LOCATED APPROXIMATELY 0.50 MILE SOUTH OF COUNTY ROAD NO. 1023, THE BLACK DIAMOND ROAD IN FLEMING COUNTY, KENTUCKY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A .35 INCH X 2.9 INCH STEEL NAIL MARKER (SET) IN THE CENTER OF THE MT. CARMEL BEECHBURG ROAD, SAID POINT BEING IN THE NORTHWEST CORNER OF CHARLES R. MARSHALL ET AL (DEED BOOK 163, PAGE 750);

THENCE ALONG THE CENTER OF SAID ROAD FOR THE FOLLOWING SIX (6) CALLS:

- 2. THENCE NORTH 16 DEG. 24 MIN. 47 SEC. EAST, 65.00 FT. TO NAIL (SET);
- 3. THENCE NORTH 18 DEG. 35 MIN. 15 SEC. EAST, 415.56 FT, TO A NAIL (SET):
- 4. THENCE NORTH 16 DEG. 41 MIN. 11 SEC. EAST, 99.98 FT. TO A NAIL (SET):
- 5. THENCE NORTH 14 DEG. 43 MIN. 55 SEC. EAST, 100.04 FT. TO A NAIL (SET);
- THENCE NORTH 16 DEG. 05 MIN. 27 SEC. EAST, 16.49 FT. TO A .35 INCH X 2.39 INCH STEEL NAIL MARKER (SET) SAID POINT THE SOUTHWEST CORNER OF TRACT NO. 7;

THENCE WITH THE SOUTH LINE OF TRACT NO. 7 FOR THE FOLLOWING FIVE (5) CALLS:

- 1. SOUTH 65 DEG. 28 MIN. 29 SEC. EAST, 27:46 FT. TO A1/s INCH REBAR (SET WITNESS CORNER);
- 3. THENCE SOUTH 19 DEG. 09 MIN. 42 SEC. WEST, 18:00 FT. TO A1/2 INCH REBAR (SET);
- THENCE SOUTH 70 DEG. 43 M(N. 14 SEC. EAST, RUNNING 18 FT. FROM AND PARALLEL TO THE SOUTH SIDE OF SAID BARN 144.47 FT. TO A 1/2 INCH REBAR (SET):
- THENCE SOUTH 71 DEG, 33 MIN. 59 SEC. EAST, 270.69 FT. TO AV: INCH REBAR (SET), SAID POINT BEING THE SOUTHEAST CORNER OF TRACT NO. 7:

THENCE WITH THE EAST LINE OF TRACT NO. 7, NORTH 36 DEG. 45 MIN. 49 SEC. EAST, 12.24 FT. TO A POST, CORNER TO TRACT NO. 2, SALD PORT WITHINSSED BE AN INCH REBAR NORTH 61 DEG. 27 MIN. 69 SEC. WEST AT A DESTANCE OF DC.4 FT. THENCE CONTINUING NORTH 36 DEG. 65 MIN. 49 SEC. DEST, ALONG THE BOST LINE OF TRACT NO. 25 MIN. 65 MIN. 65

THENCE CONTINUING WITH TRACT NO. 3 AND ALONG THE EXISTING FENCE FOR THE FOLLOWING FIGHT (8) CALLS:

- 1 SOUTH 70 DEG 10 MIN 12 SEC EAST 215 86 ET TO A POST-
- THENCE SOUTH 68 DEG. 14 MIN. 02 SEC. EAST, 1 1 3:20 FT. TO A POST.
- THENCE SOUTH 77 DEG. 41 MIN. 36 SEC. EAST, 128.52 FT. TO A POST.
- 4. THENCE SOUTH 84 DEG, 25 MIN, 35 SEC, EAST, 44,26 FT, TO A POST
- 5. THENCE NORTH 65 DEG. 33 MIN. 48 SEC. EAST, 175.27 FT. TO A POST;
- 6. THENCE NORTH 74 DEG. 09 MIN. 10 SEC. EAST, 179.84 ET. TO AV INCH REBAR (SET):
- 7 THENCE CROSSING THE FLEMING CREEK SOLITH 4 DEG. OR MIN. 22 SEC. WEST, 117-S1 ET. TO A POST ON THE SOLITH SIDE OF SAID CREEK
- 8. THENCE SOUTH 6 DEG. 37 MIN. 15 SEC. WEST. 159.07 FT. TO A POST IN THE NORTH LINE OF TRACT NO. 8:

THENCE WITH THE LINE OF TRACT NO. 8 FOR THREE (3) CALLS:

- SOUTH 75 DEG. 19 MIN. 07 SEC. WEST, 11.02 FT. TO A34 INCH REBAR (SET);
- 2. THENCE SOUTH 27 DEG. 02 MIN. 06 SEC. WEST 26.93 FT. TO A 1/2 INCH REBAR (SET);
- THENCE SOUTH 14 DEG. 17 MIN. 18 SEC. WEST. 730.74 FT.

TO A POINT IN THE LINE OF AFORESAID MARSHALLS, SAID POINT

A COMMON CORNER TO TRACT NO. 1 AND TRACT NO. 8, WITH SAID LINE PASSING AV. INCH REBAR (SET WITNESS CORNER) AT NORTH 14 DEG. 17 MIN. 18 SEC. EAST, A DISTANCE OF 8.00 FT, FROM SAID CORNER:

THENCE WITH THE LINE OF SAID MARSHALLS NORTH 80 DEG. 06 MIN. 34 SEC. WEST. 1599.74 FT. TO THE POINT OF BEGINNING: CONTAINING

BEING A PART OF THE SAME REAL ESTATE CONVEYED TO ELWOOD KEGLEY (AKA ELWOOD C. KEGLEY) AND GEORGIA KEGLEY. HIS WIFE, BY DEED FROM VIRGINIA V. CARPENTER, DATED SEPTEMBER 27, 1976, AND RECORDED IN DEED BOOK 142, PAGE 146, FLEMING COUNTY CLERK'S

ALSO, BEING A PART OF PARCEL NO.2 OF THE SAME PROPERTY CONVEYED TO ELWOOD KEGLEY (AKA ELWOOD C. KEGLEY) AND GEORGÍA KEGLEY, HIS WIFE, BY DEED FROM VIRGINIA K. CARPENTER, WIDOW, DATED JULY 13, 1966, AND RECORDED IN DEED BOOK 124, PAGE 240, FLEMING COUNTY CLERK'S OFFICE.

THIS S.A. RIPISED DURPLY: COMMETED BY W.T. (TOMANO CARPINITER, S.L.S. 2890 ON SEPTIMER 9.0.) 1996. THE PROPERTY DESCRIBED IN THIS DOCUMENT IS DESCRIBED AT 100 THE REPORTED DATA TO THE OFFICE AT THE PLAT OF THE REVOIR YELLOW PROPERTIES. SAID PLAT IS INTRODED TO BECOME A PART OF THIS DESCRIPTION AND IS ON FILE IN PLAT CABRIET NO. 1, SLIDE NO. 125. FILEMING COUNTY (FLIERS'S OFFICE.

THE ½ INCH REBARS CALLED FOR IN THIS DESCRIPTION ARE A MINIMUM OF 18 INCHES IN LENGTH AND BEAR A ONE (1) INCH DIAMETER PLASTIC LD, CAP STAMPED "W.T.C., R.L.S, 2380". THE .35 INCH X.29 INCH STEEL NAIL MARKERS ARE STAMPED "SURVEY MARK".

TAX ID NO: 069-00-00-045.00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- CENERAL TAYES AND ASSESSMENTS FOR THE FISCAL YEAR 2019 AS FOLLOWS: (NOT A SURVEY MATTER) PERMANENT PARCEL NUMBER: 069-00-00-045.0
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE. (NOT A SURVEY MATTER)

- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE POPPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTGAGE THEREON, COVERED BY THIS POLICY, MOT A SURVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)

SPENCER RAPP AND REBECCA RAPP

TITLE COMMITMENT NO:304387NCT-19, EFFECTIVE DATE: DECEMBER 23, 2019

OWNER: SPENCER RAPP AND REBECCA RAPP TRACT NO. I

A CERTAIN TRACT OF LAND LOCATED IN FLEMING COUNTY, KENTUCKY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING, AT THE EDGE OF KENTUCKY HIGHWAY #3301 AND CORNER TO SECOND PARTIES OTHER PROPERTY. THENCE N 75 DEG. W 848.5 FEET, THENCE N 60 DEG. E 1811 FEET, THENCE S 60 DEG. W 478.7 FEET, THENCE S 60 DEG. W 489 FEET, THENCE S 60 DEG. W 480 FEET, THENCE S 60 DEG. W 480 FEET, THENCE S 60 DEG. E 400 FEET, THENCE S 60 DEG. E 500 FEET, THEN

PARCEL NO. II:

A TRACT OF LAND FRONTING ON KENTUCKY HIGHWAY 3301 AND ON THE EAST SIDE THEREOF AND BORDERED BY THE PROPERTY OF ADRIAN WILLIAM AND SHIRLEY WILLIAMS, AND CONTAINING .30 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LERGY YODER, JR. AND MARY A. YODER, HIS WIFE, FROM STOVE FEARIN AND CATHY FEARIN; HIS WIFE, BY A DEED OF CONVEYANCE DATED APRIL 1, 1993, OF RECORD IN DEED BOOK 176, PAGE 393, OF THE FLEMING COUNTY CLERK'S

THERE ISEXCEPTED AND NOT HEREIN CONVEYED, THE FOLLOWING DESCRIBED PROPERTY;

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

A TRACT OF LAND FRONTING ON KENTUCKY HIGHWAY 3301 AND ON THE EAST SIDE THEREOF AND BORDERED BY THE PROPERTY OF ADRIAN WILLIAMS AND SHIRLEY WILLIAMS AND SALYERS AND CONTAINING 0.30 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ADRIAN WILLIAMS AND SHIRLEY WILLIAMS, HUSBAND AND WIFE, FROM LEROY YODER, IR. AND MARY X, YODER, HUSBAND AND WIFE, BY A DEED OF CONVEYANCE DATED APRIL 1, 1993, OF RECORD IN DEED BOOK 176, PAGE 39R, OF THE FIEMING COUNTY CLERK'S OFFICE.

PROPERTY LOCATED IN FLEMING COUNTY, KENTUCKY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POST, CORNER TO CLARENCE GRAY; THENCE WITH HIS LINES N 63 1/2 W 600 FEET TO A SYCAMORE; THENCE N 24 W 194 FEE BEGINNING A POST, CORNER TO CLARIENCE GRAVIT-IRENCE WITH HIS LIKES N 83 "N 460 PEET TO A SYCLAMORE, THERICE N 24 W 194 FEET TO A POST, THENCE N 44 W 66 PEET TO A BEAL PRICE NEW 25 PEET TO A POST, THENCE N 30 W 104 PEET TO A POST, THENCE N 30 W 104 PEET TO A POST, THENCE N 104 W 104 PEET TO A POST, THENCE N 105 W 104 PEET TO A POST, THENCE N 105 W 104 PEET TO A POST, THENCE N 105 W 104 PEET TO A POST, THENCE CROSSING PIE BRANCH S 25 W 44 PEET TO A POST, THENCE S 30 W 104 PEET TO A GOOD, THENCE W 105 W 104 PEET TO A POST, THENCE S 105 W 104 PEET TO A GOOD, THENCE W 105 W 105 PEET TO A POST, THENCE W 105 W 105 PEET TO A POST, THENCE S 105 W 105 PEET TO A GOOD, THENCE W 105 W 105 PEET TO A POST, THENCE W 105

BBING SAME PROPERTY CONVEYED TO LEROY YODER, IR, AND MACY A. YODER, HIS WIFE, FROM ARE TROTTER, IR, AND MATTE TROTTER, HIS WIFE, BY A DEED OF CONVEYANCE DATED MAY 12, 1997, OF RECORD IN DEED BOOK 189, PAGE 607, OF THE FEMNING COUNTY CLERK'S OFFICE.

A CERTAIN TRACT OF LAND FRONTING ON KENTUCKY HIGHWAY NO. 3301, LOCATED NEAR BEECHBURG & FLEMING COUNTY, KENTUCKY, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON CORNER OF ADRIAN AND SHIRLEY WILLIAMS AND IN THE RIGHT OF WAY FENCE LINE OF KENTUCKY 3301; THENCE WHITHER WILLIAMS LINEN YS DES SOTT IT W FOR 256.07 FEET THENCE HES DEC. 52° CV W FOR 25.50 FEET TO A STATE THENCE FIND DEC. 22° CV W FOR 25.50 FEET TO A STATE THENCE FIND DEC. 22° CV W FOR 25.50 FEET TO A STATE THENCE TO SEE DEC. 35° CV W FOR 25.50 FEET TO A STATE THENCE FIND DEC. 35° CV W FOR 25.50 FEET TO A POINT, THENCE WITH THE LIT FAMILIAM EFFECT TO A STATE THENCE FIND DEC. 35° CV W FOR 25.50 FEET TO A POINT, THENCE WITH THE LIT FAMILIAM EFFECT FIND CAPTER OF SOME PROFILE FIND CAPTER FIND CENTER OF SOME POINT OF SOME POINT

BEING THE SAME PROPERTY CONVEYED TO LERDY S, YODER, JR. AND MARY A. YODER, HUSBAND AND WIFE, FROM ADRIAN WILLIAMS AND SHRILEY WILLIAMS, HUSBAND AND WIFE, BY A DEED OF CONNEYANCE DATED FEBRUARY 24, 1993, OF RECORD IN DEED BOOK 176, PAGE 286, OF RECORD IN HE FLEMING COUNTY CLERYS OFFICE.

SAVE AND EXCEPT THAT CERTAIN TRACT OR PARCEL OF LAND IN DEED DATED AUGUST 18, 2019, RECORDED AUGUST 28, 2019 IN DEED BOOK 272, PAGE 390, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 0.866 'ACRE TRACT OF LAND LOCATED ALONG BOTKINS LANE APPROXIMATELY 0.7 MILES NORTH OF KY HWY 559 IN FLEMING COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL IRON PIN & CAPS SET WERE 1/4" X 18" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "T. MCGLONE PLS 3919."

MAGNETIC NORTH BEARING OBSERVED ALONG A RANDOM TRAVERSE LINE ON DATE OF SURVEY 5/1/2019 (NSW)

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS OF RECORD, UNRECORDED CONVEYANCES AND EXISTING RIGHT OF WAY

BEING A PORTION OF THE PROPERTY CONVEYED TO SPENCER & REBECCA RAPP BY DEED RECORDED AT THE FLEMING COUNTY CLERK'S OFFICE IN DEED BOOK 226, PAGE 57.

TAX ID NO : 071-00-00-004 00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER PERMANENT PARCEL NUMBER: 071-00-00-004.00 POSTED PAID: \$3,150.95
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIFN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO, (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTGAGE THEREON, COVERED BY THIS POLICY, (NOT A SURVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACTIDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)
- MORTGAGE DATED JANUARY 13, 2006, IN THE PRINCIPAL AMOUNT OF \$450,000.00, EXECUTED BY SPENCER RAPP AND WIFE, REBECCA RAPP, IN FAVOR OF FARM CERENT SERVICES, RECORDED JANUARY 13, 2006 IN BOOK 234, PAGE 720, FEMING COUNTY COURT CLERK FEMINIC COUNTY, RETUCKY.
- MORITGAGE DATED APRIL 4, 2008, IN THE PRINCIPAL AMOUNT OF \$334,294.00, EXECUTED BY SPENCER RAPP AND WIFE RESECCA RAPP, IN FAVOR OF FARM CREDIT SERVICES, RECORDED APRIL 5, 2008 IN BOOK 260, PAGE 635, FLEMING COUNTY COURT CLERK, FLEMING COUNTY, KENTUCKY.
- MORTGAGE DATED OCTOBER 28, 2019, IN THE PRINCIPAL AMOUNT OF \$500,00.00, EXECUTED BY SPENCER RAPP AND WIFE REBECCA RAPP, IN FAVOR OF FARM CREDIT SERVICES, RECORDED APRIL 5, 2008 IN BOOK 365, PAGE 329, FLEMING COUNTY COURT CLERK, FLEMING COUNTY, KENTUCKY.
- EASEMENT DATED SEPTEMBER 17, 1992, GRANTED BY R.T. FEARIN & NELLIE. HIS WIFE TO FLEMING COUNTY WATER ASSOCIATION, RECORDED NOVEMBER 12, 1992 IN BOOK 17, PAGE 5, FLEMING COUNTY COURT CLERK, FLEMING COUNTY, KENTUCKY.
- EASEMENT DATED SEPTEMBER 29, 1992. GRANTED BY ADRIAN WILLIAMS & SHRLEY, HIS WIFE TO FLEMING COUNTY WATER ASSOCIATION, RECORDED NOVEMBER 12, 1992 IN BOOK 17, PAGE 7, FLEMING COUNTY COURT CLERK, FLEMING COUNTY, KENTUCKY. GLANKET IN ANTURE, MOT PLOTTABLE)

RECURRENT

San Francisco, CA 94105

VISIONS: 08/15/2023 UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

ROBERT A. LIST AND CYNTHIA G. LIST

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-17, EFFECTIVE DATE: DECEMBER 23, 2019

OWNER: ROBERT A. LIST AND CYNTHIA G. LIST

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN FLEMING COUNTY, KENTUCKY, AND LYING ON THE WATERS OF FLEMING CREEK

AND BERNINNING AT PERCENT AND STORM OF THE EAST SIDE OF A FARM LANE, COMER TO EDWARD SECTION. THENCE WITH SAID FARM LANE
AND RECEIPES LIKE IN 33 DOS 4.5 W 68 FOLES AND IS BUILDS TO A SERVE SOOT. IN THE SOUTH REPORT OF WAY OF HIGHWAY NO. 57, AND BEING
AND RECEIPES LIKE IN 33 DOS 4.5 W 68 FOLES AND IS BUILDS TO A SERVE SOOT. IN THE SOUTH REPORT OF WAY OF HIGHWAY NO. 57, AND BEING
TO KELLEY AND LIVEN OF THE WEST SIDE OF A FARM ROAD, THENCE WITH THE ADDRESS AND AND WITH THE LIKE OF BUILDS AND
ELIMINATOR TO A FEAL ED SOOT ON THE WEST SIDE OF A FARM ROAD, THENCE BLAVINE SAID ROAD AND WITH THE LIKE OF KELLEYS 5.75 DEG. 45 W
OF POLES 2 LUNNS TO A WILD LOWERS THE ON THE LOST SIDE OF A COLUMN TOWN, THENCE THE ADDRESS AND WITH THE LIKE OF KELLEYS 5.75 DEG. 45 W
OF POLES 2 LUNNS S 19 DOE, OF 25 POLES 9 LUNNS TO A FERNE POST, THENCE 5.10 DEG. 45 V 40 POLES 2 LUNNS TO A BOX EDDE ON THE
BROODS OLILION AND ALEXANDERS THENCE WITH THE LINE OF A LOXANDERS S 3.0 DEG. 30 F 2.4 POLES 3.2 LUNNS TO BE ADDRESS AND ALEXANDERS THE NA LIA FOLES 4.5

POLES 2 LUNNS S 10 DEG. 007 25 POLES 9 LUNNS TO A FERNE POST, THENCE 5.1 DEG. 45 V 40 POLES 2 LUNNS TO A BOX EDDE ON THE
BROODS OLILION AND ALEXANDERS THENCE WITH THE LINE OF ALEXANDERS S 3.0 DEG. 30 F 2.4 POLES 3.2 LUNNS TO BE ADDRESS AND ALEXANDERS THE NA LIA FOLES 4.5

POLES 2 LUNNS S 10 DEG. 007 25 POLES 5 POLES 5 POLES TO BLANK AND ALEXANDERS S 10 POLES 5 POLES TI LINES TO A FINCE POST WEST OF A LANGE BOX LIDES THENCE CROSSING CREEK IN DISEASON OF POLES 23 LINES TO A FINCE POST ON DISEASON OF THE POST WEST OF A FINCE POST OF THE POS

THERE IS EXCEPTED THEREFROM AND NOT CONVEYED HEREWITH THE FOLLOWING REAL ESTATE WHICH WAS CONVEYED TO ALGER TESTER AND REINE TESTER, HIS WIFE, DATED THE 27H DAY OF NOVEMBER, 1985, AND CATHEN'S AND CATHEN'S ZORNES, HIS WIFE, DATED THE 27H DAY OF NOVEMBER, 1985, AND OF RECORD IN DEED BOOK 15M, PAGE 67F, FLEMING COUNTY CLERKS OFFICE:

A CERTAIN HOUSE AND TRACT OF LAND LYING OR SITUATED ON THE EAST SIDE OF COUNTY ROAD NO. 5038, MURPHY LANE, 0.5 MILE SOUTH OF KY, HWY, NO. 57, THE FLEMINGSBURG-MT, CARMEL ROAD, IN FLEMING COUNTY, KENTUCKY AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH RE-BAR IN THE EAST RIGHT-OF-WAY LINE OF MURPHY LANE, SAID POINT BEING 15 FEET FROM THE CENTER OF SAID ROAD AND ALSO BEING A NEW COMER TO BUSSELL AND CATHERN ZORNES, (THE PARENT TRACT), CONVEYANCE OF SAID ZORNES 'PROPED' RECORDED IN DEED BOOK 140, PAGES 689, FLEMING COUNTY CLERKS 'OFFICE, THACE WITH SAID ZORNES' INFO FOR THE FOLDWING CALLS:

NORTH 73 DEG. 65 MIN. 34 SEC. EAST, 18823 FEEL TO A 1/2 INCH RE-PAR, THENCE SOUTH 14 DEG. 38 MIN. 54 SEC. EAST, 18623 FEEL TO A 1/2 INCH RE-PAR THENCE SOUTH 74 DEG. 65 MIN. 12 SEC. WEST, 19034 FEET TO A 1/2 INCH RE-PAR THENCE ALONG SAID RIGHT-OH-WAY LINE NORTH 13 DEG. 38 MIN. 39 SEC. WEST, 19030 FEET TO THE POINT OF BEGINNING. CONTAINING ONS OF THE TOTAL PROPERTY OF BEGINNING. CONTAINING ONS OF THE TOTAL PROPERTY OF THE PROPER

BBING THE SAME PROPRETY, LESS THE DECEPTION, CONVEYED ONE-HALF (1/2) TO 0. TODD FRYMAN AND LISA LEE FRYMAN, HIS WHE, AND ONE-HALF (1/2) TO DO HALD LEE AND ANNE A LEE, HE WHE, BY DEED DATED MAY T; 1906, FROM MESSEL ZORMS AND CATHERN ZORMS. A LEE, HE WHE, CONVEYED THEN ONE-HALF (1/2) INTESS TO 0. TODO FRYMAN AND LISA LEF HAVE AND EXCEPTION, TO THE DEED DATED FERRING T; 1918, AND RECORDED IN DEED BOOK 181, PACE 692. AND ALSO BEING THE SAME PROPRETY, LESS THE EXCEPTION, IN WHICH LISA LEE FRYMAN ONLYFED HER DATE (1/2) INTESS TO 0. TOOD FRYMAN AND THE DATE DATE OF THE DECEPTION, IN WHICH LISA LEE FRYMAN DECORDED TO 0. TOOD FRYMAN AND PROPRETY LESS THE EXCEPTION, IN WHICH LISA LEE FRYMAN DECORDED THE DEED BOOK DEED BOOK DOOR, SEE PROPRETY DESCRIPTION, IN WHICH LISA LEE FRYMAN DECEPTION OF THE DECEPTIO CONVEYED HER ONE-HALF (1/2) INTEREST TO 0. TODD FRYMAI 452, ALL OF RECORD IN THE FLEMING COUNTY CLERK'S OFFICE.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) PERMANENT PARCEL NUMBER: 058-00-00-015.00 AMOUNT DUE: \$2,260.25
- 2. FASEMENTS, CLAIMS OF FASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE INOT A SURVEY MATTER
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTIGAGE THEREON, COVERED BY THIS POLLY, (NOT A SURVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY. (NOT A SURVEY MATTER)
- REAL ESTATE MORTGAGE DATED MAY 24, 2007, IN THE PRINCIPAL AMOUNT OF \$250,000.00, EXECUTED BY ROBERT LIST AND WIFE.
 CYNTHAL LIST, IN FAVOR OF THE BANK OF KENTUCKY, INC., RECORDED JUNE 7, 2007 IN 800X 251, PAGE 651, REINING COUNTY COURT
 CLERK, RELIMICS COUNTY, ESTEDUCY, AS ANDENDED BY REFINE, MODIFICATION AGREEMENT, MICLURIAN MORTGAGE DATED JUNE 20, 2017,
 EXTENDING THE MATURITY DATE TO JUNE 20, 2012, RECORDED JULY 21, 2017 IN 800X 344, PAGE 171, FLEMING COUNTY COURT CLERK,
 FRANCE COUNTY, KENTUCKY, MOTA SAURVEY MATTERS,

 ASSEMBLY COUNTY COURT CLERK,
 FRANCE COUNTY, KENTUCKY, TOTA SAURVEY MATTERS,

 ASSEMBLY COUNTY COURT CLERK,
 FRANCE COUNTY COUNTY CLERK,
 FRANCE COUNTY CLERK,
 FRANCE COUNTY COUNTY CLERK,
 FRANCE COUNTY CL
- EASEMENT DATED JUNE 15, 1992, GRANTED BY DONALD LEE AND WIFE JUNE LEE AND TODD FRYMAN AND WIFE, LISA FRYMAN TO
 FLEMING COUNTY WATER ASSOCIATION, RECORDED DECEMBER 8, 1992 IN BOOK 17, PAGE 112, FLEMING COUNTY COURT CLERK, FLEMING

RICHARD E. LOWE

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-32, EFECITVE DATE: JUNE 30, 2020

OWNER: RICHARD E. LOWE TRACTS 1-4:

QUIT CLAIM DEED DATED JULY 2, 2009, RECORDED AUGUST 21, 2008 IN DEED BOOK 238, PAGE 142, OFFICIAL RECORDS, FLEMING COUNTY, KENTLICKY.

DEED DATED DECEMBER 30, 2002, RECORDED DECEMBER 30, 2002 IN DEED BOOK 213, PAGE 599, OFFICIAL RECORDS, FLEMING COUNTY, KENTUCKY.

DEED DATED JUNE 2, 2005. RECORDED JUNE 2, 2005 IN DEED BOOK 223. PAGE 231. OFFICIAL RECORDS, FLEMING COUNTY, KENTUCKY

DEED DATED SEPTEMBER 14, 2007, AND RECORDED SEPTEMBER 14, 2007 IN DEED BOOK 232, PAGE 286, OFFICIAL RECORDS, FLEMING COUNTY KENTUCKY

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE COUNTY OF FLEMING. STATE OF KENTUCKY, DESCRIBED AS FOLLOWS: EXHIBIT A

PARCE NO. 1. BEGINNING IN THE CRITES OF A LANE AT THE SOUTH EAST CONNER OF THE MACGIVAN FARM. THERE WITH THE LIBE WEST 22 FOLES AND 1 HINST OF A ST STORE HEMRES 10 WIT FLORE TO A SET STORE THENE S 8 IZ SHOES 1 TO MIDDLE OF SCHOOL HE LINES BACK FROM A SET STONE, THENCE WITH SAID LANE IN 18 E 18 FOLES AND 2 LINES TO THE BEGINNING, CONTAINING THREE AND OHE-COLUMETER OF JAY CRES.

NOTE: REFERENCE WAS MADE TO A CERTAIN DEED IN THIS TRACT'S CHAIN OF TITLE DATED 04-18-07, AT DEED BOOK 70, PAGE 308, FOR CORRECTIONS TO CERTAIN CALLS IN THE IMMEDIATELY PRECEDING DEED IN THIS CHAIN.

PARCEL NO. 2: A CERTAIN TRACT OF LAND LYING ON THE WATERS OF FLEMING CREEK IN FLEMING COUNTY, KENTUCKY AND BOUNDED AS

BEGINNING AT N.W. CORNER OF MRS. MADDOX'S HOUSE LOT 8, IN LINE OF JOHN CALDWELL LAND, THENCE N 86-1/4 W 51-2/10 POLES TO A SET STONE THENCE S 9-7/8E S POLES TO A NEW STONE UNDER THE FERVE AND CORNER TO THE LANDS RETAINED BY PRIST PARTY: THENCE A NEW LINE S 86-7/4E BEAS TO SETTING FIRST PRINCE WITH JAMEN IN SIEW W 42-2/10 POLES TO A STACE OLD RETERT OF PIKE CORNER TO HOUSE LOT, THENCE WITH LINES OF SAME S 85 W 28-4/10 POLES S 4-5/8 W 21-3/10 POLES TO THE BEGINNING. CONTAINING 25 ACRES.

NOTE: REFERENCE WAS MADE TO A CERTAIN DEED IN THIS TRACT'S CHAIN OF TITLE DATED 02-19, AT DEED BOOK 83, PAGE 255, FOR CORRECTIONS TO CERTAIN CALLS IN THE IMMEDIATELY PRECEDING DEED IN THIS CHAIN.

BEING THE SAME PROPERTY CONVEYED TO RICHARD E. LOWE AND DONNA LOWE, HUSBAND AND WIFE, FROM HOUSTON DUFF, WIDOWER, ET ALS, BY DEED DATED MAY 24, 1994, AND RECORDED IN DEED BOOK 179, PAGE 480, FLEMING COUNTY CLERK'S OFFICE.

THIS PARCEL OF LAND IS A PORTION OF THE SHIRLEY BREWER PROPERTY LOCATED ON KY HWY 3304 IN FLEMING COUNTY, KENTUCKY. THE PARENT TRACT IS ON RECORD IN DEED BOOK 144, PAGE 724 LOCATED IN THE FLEMING COUNTY CLERK'S OFFICE AND IS MORE EXACTLY DESCRIBED AS FOLIOWS:

BIGININES AT AN BOA PRIST A CORNER TO THE BEMAINDER OF THE SHRIET BREWEF PROPRITY AND THE DUANN LOWE PROPRETY (DEED BOOK 208 PAGE 591); THINCE WITH THE LOWE LINE FOR THE FOLLOWING CALLS. THENCE IN SO DEG 35 MIN. 23 SCE. 6. 1962-25 FEET TO A BION PIP FOUND, THENCE NO DEG 35 MIN. 23 SCE. 6. 1962-25 FEET TO A BION PIP FOUND A CORNER TO THE LOWE PROPRETY MOT THE DAMP AND MANY LINOSEIGN PROPRETY DEED BOOK 164, PAGE 5961; THENCE 5 85 DEG. 25 MIN. 35 CE. 6. 53.13 FEET WITH THE LINDERSE SEED BOOK 192, PAGE 520; THENCE 5 MIN THE LINE SEED BOOK 192, PAGE 520; THENCE 5 MIN THE LINDERSE SEED BOOK 192, PAGE 520; THENCE WITH THE MIN THE

THIS PARCEL OF LAND WAS SURVEYED BY ALAN JUSTICE ENGINEERING AND SURVEYING, INC.

DURING THE MONTH OF DECEMBER 2002. ALL IRON PINS SET ABEREBAR MARKED WITH LD. CAPS. THE BASIS OF BEARING FOR THIS WAS AN ADDININGS TRACE BEARING OFF THE NORTH LAST SIDE OF THE MARK IN PROPERTIES AND RENTALS. THIS IS A CLASS IS SURVEY AND THE UNADDISTSE DIRECTOR OF CLOSURE OF THE RANDOIST MEMBERS WAS IN 180 2015.

THE ABOVE DESCRIBED PROPERTY DOES NOT HAVE ACCESS TO A PUBLIC ROADWAY AND THE SOLE MEANS OF INGRESS AND EGRESS TO THE PROPERTY IS THROUGH PROPERTY CURRENTLY OWNED BY THE PARTIES OF THE SECOND PART AS MORE PARTICULARLY DESCRIBED IN DEED BOOK 179, PAGE 490, IERAMIC GOUNTY CLERKS OFFICE.

THIS PARCEL OF LAND IS A PORTION OF THE SHRILEY BREWER PROPERTY LOCATED ON KY, HWY, 3901 (HEMING-BECCHBURG ROAD) IN FLEMING COUNTY, KENTUCKY. THE PARENT TRACT IS ON RECORD IN DEED BOOK 144, PAGE 724, LOCATED IN THE FLEMING COUNTY CLERK'S OFFICE AND IS MORE EXACTLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND A CORNER TO THE RICHARD AND DONNA LOWE PROPERTY (DEED BOOK 213, PAGE 599) AND THE MARI BEGINNING AT AN IBON HIS YOUNG A CORNER TO THE RICHARD AND DOINN LOVE PROPERTY (DEED BOOK 215, PAGE 599) AND THE MARKY PROPERTIES LIGHT BOOK 103, PAGE 4313, THE GLIST AND GOLDEN MORE PROPERTY DAYS THAT THE MESON AND CHESTINA HAMM LINE DEED BOOK 201, PAGE 593 AND DEED B. 215, PAGE 3133, THE GLIST AND GOLDEN MOORE PROPERTY (DS. 196, ES) AND CHESTINA HAMM LINE DEED BOOK 202, PAGE 593, AND THE MARKY PROPERTIES LINE TO AND ON THE SET ACCOUNT OF THE PROPERTY DEED BOOK 202, PAGE 591, AND THE PAGE 591, PAGE 5

BEING THE SAME PROPERTY CONVEYED TO RICHARD E. LOWE AND DONNA M. LOWE, HIS WIFE, FROM SHIRLEY BREWER, SINGLE, BY DEED DATED JUNE 2, 2005, AND RECORDED IN DEED BOOK 223, PAGE 231, FLEMING COUNTY CLERK'S OFFICE.

THIS PARCEL OF LAND IS A PORTION OF THE SHRIEF BREWER PROPERTY LOCATED ON KY, HWY, 3301 IN FLEMING COUNTY, KENTUCKY. THE PARENT TRACT IS ON RECORD IN DEED BOOK 144, PAGE 724, LOCATED IN THE FLEMING COUNTY CLERK'S OFFICE AND IS MORE EXACTLY DEFORMED AS FOLLOW:

ESDINING AT AN BOOK PIN COUND. A CONNERT OF THE BICKHARD AND DOWNAL COME PROPERTY (DEED BOOK 223, PAGE 237) AND THE ARMS PROPERTY SET BY BY PROPERTIES LIGHT OF SOME PAGE 247. THEN AND SOME AND THE ARMS FOUND. A CONNERT TO THE MARK IT PROPERTIES LIGHT ON SOME DOWN THE ARMS FOUND. A CONNERT TO THE MARK IT PROPERTIES AND THE CENTRY AND EARTH MAINT PROPERTY (DEED BOOK 225, PAGE 725). HENCE AS BY DIGHT OF MAINT 195C AND THE CENTRY AND THE CENTRY AND THE CENTRY AND EARTH MAINT PROPERTY (DEED BOOK 225, PAGE 725). HENCE AS BY DIGHT OF MAINT 195C AND THE MARK THE PAGE TO THE MARK THOUGHT AND THE CONNER THE MARK THE CONNER THE MARK THE MARK

THIS PARCEL OF LAND WAS SURVEYED BY ALAN JUSTICE ENGINEERING AND SURVEYING, INC. DURING THE MONTH OF APRIL 2007, ALL IRON PINS SET ARE "1/2" REBAR MARKED WITH LD, CAPS. THE BASIS OF BEARING FOR THIS SURVEY WAS ALONG THE SOUTH EAST SIDE OF THE

RICHARD AND DONNA LOWE PROPERTY. THIS IS A CLASS A SURVEY AND THE UNADJUSTED ERROR OF CLOSURE OF THE RANDOM TRAVERSE

BEING THE SAME PROPERTY CONVEYED TO RICHARD E. LOWE AND DONNA M. LOWE, HIS WIFE, FROM SHIRLEY BREWER, SINGLE, BY DEED DATED SEPTEMBER 14, 2007, AND RECORDED IN DEED BOOK 232, PAGE 286, FLEMING COUNTY CLERK'S OFFICE.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- 1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) PERMANENT PARCEL NUMBER: 058-00-00-035 00
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO, (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTIFAGE THEREOF, COVERED BY THIS POLICY, MOTA SURVEY MATTER)
- 7. THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- MORTGAGE DATED APRIL 10, 2014, IN THE PRINCIPAL AMOUNT OF \$91,484.00, EXECUTED BY RICHARD E. LOWE, SINGLE, IN FAVOR OF COMMUNITY TRUST BANK, INC., RECORDED APRIL 11, 2014 IN BOOK 315, PAGE 698, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY, (AFFICTS TRACT 2).
- MORTGAGE DATED SEPTEMBER 14, 2007, IN THE PRINCIPAL AMOUNT OF \$14,500.00, EXECUTED BY RICHARD E. LOWE, AND WIFE, DONNA M. LOWE, IN FAVOR OF SHRILEY BREWER, WITH A MATURITY DATE OF APRIL 1, 2010, RECORDED SEPTEMBER 14, 2007 IN BOOK 254, PAGE 615, OFFICIAL PUBLIC RECORDS, LERIMING COUNTY, KENTUCKY, LEFECTS TRACT 4)
- MORTGAGE DATED APRIL 24, 1995, IN THE PRINCIPAL AMOUNT OF \$100,000.00, EXECUTED BY RICHARD E. LOWE, AND WIFE, DONINA M. LOWE. IN FAVOR OF RAIDH E. OWENS, AND WIFE, UNIE W. OWENS, WITH A MATURITY DATE OF APRIL 24, 1996, RECORDED MAY S, 1995 IN BOOK 121, PAGE 319, OFFICIAL PUBLIC RECORDS, TEARING COUNTY, KENTUCKY, (AFFECTS FRACT 1)

RECURRENT

123 Mission Street. FI 18 San Francisco, CA 94105

OR/15/2023 UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

DONOHOO RAPP PROPERTIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-28, EFFECTIVE DATE: JULY 1, 2020

OWNER: DONOHOO RAPP PROPERTIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY

LYING AND BEING IN FLEMING COUNTY, KENTUCKY, AND DESCRIBED AND BOUNDED AS FOLLOWS, TO-WIT:

BEGINNING IN CENTER OF WILSON RUIN TURNINE, AND CORNET TO JORDAN: THENCE WITH THE JORDAN LINE'S SOW & 10.8 ROOS TO A POST-FIRMER'S SO', 21 4 ROUGS, 53 THE A ROOS, 53 TO BY 15.5 M ROOS 5 300 THE AR ROOS, 540 THE AS 33 M E T AR ROOS TO AN LINE OF ROOM THE AR ROOS TO AN LINE OF ROOM THE AR ROOS TO AN LINE OF ROOM THE THE THENE'S SO', 50 M ROOS TO AN HORNOR THE THENE'S SO', 50 M ROOS TO AN HORNOR ROOS THE THE REPORT OF THE SOME THE THENE'S SO', 50 M ROOS TO AN ANCHOR ROOS THE THE CAST TO BE A ROOS TO AN ANCHOR ROOS THE THE ROOS TO A ROOS TO AN ANCHOR ROOS THE THE ROOS TO A ROOS TO AN ANCHOR ROOS THE ARCHIVE SO THE LOSS ROOS TO AN ANCHOR ROOS THE ARCHIVE SO THE LOSS ROOS TO AN ANCHOR ROOS THE ARCHIVE SO THE LOSS ROOS TO ANCHOR THE ROOS TO A ROOS TO ANCHOR THE ROOS TO A ROOS TO ANCHOR THE ROOS THE ARCHIVE SO T

REING THE SAME PROPERTY CONVEYED TO WILLIAM RIGRAY AND FINICE GRAY FROM ALICE SALINDERS WIDOW ET AL. BY DEED DATED SORMS LIFE SAME PROJECTIVE CONVETED TO WILLIAM B. GRAY AND ENINCE GRAY, FROM AUCE SAUDRESS, WIDOW, ET AL, BY DEED DATED SEGURATY 1930, AND RECORDED WE BE DESCO. 107, AGE, 465, FLAIMMC COUNTY CLEES OFFICE: WILLIAM, GRAY DEED ON UNE & 1991. DED TESTATE ON JULY 28, 2019 GUING THE DECUTION THE POWER TO SELL REAL ESTATE. SEE WILL RECORDED IN WILL BOOK 9, PAGE 420. REMINIC COUNTY CLEES OFFICE:

A CREAM TRACT OF LAND LYING AND BEING IN FLEMING COUNTY, KENTUCKY, AND BEGINNING IN THE CENTER OF THE WILSON RIN TURBRING AND CORNER TO AVER NEWMARKS TRACT; THENCE WHITH THE NEWMARKS LINES, 5 7° LAST 27.68 RODS, SOUTH 76° LAST 21.08 CART POST: THENCE SOUTH CAP'LE ACT 4.00 STO A APRIC. THENCE LEAVING RODMAN, NORTH 31% LAST LOSS AND REAL TO ACT THE ACT AND A

TRACT 3:

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

BEGINNING IN THE FENCE LINE OF SECOND PARTIES FARM CORNER TO HAROLD HIMES AND WIFE AND THE PROPERTY CONVEYED BY THIS ED. THENCE IN A GENERAL SOUTHERLY DIRECTION FOLLOWING THE HIMES PROPERTY LINE TO A POINT CORNER TO BETTY HANUN'S PROFESTY THEFICE AT HALF APPOINTMENT FIGURE FALLOWING THE PROFESTY LIBE OF SETTY MAMAL AND DIRECT ARTISS OTHER PROFESTY LIBE OF SETTY MAMAL AND DIRECT ARTISS OTHER PROFESTY LIBE. TO SET AND SETTING THE PROFESTY LIBE. TO SET AND SETTING THE SETTING THE PROFESTY LIBE. TO SET AND SETTING OTHER PROFESTY LIBE. TO SET AND SETTING OTHER PROFESTY LIBE. TO SETTING ADDRESS OTHER SOTHER PROFESTY. THENCE FOLLOWING SECOND PARTIES OTHER PROFESTY. THENCE FOLLOWING SECOND PARTIES OTHER PROFESTY LIBE FOLLOWING AS REMEMBLY AND HOST WAND THE COLOR OTHER SEGNINGS, CONTINUES OF SETTING ONE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM B. GRAY AND EUNICE GRAY, HIS WIFE, FROM W. BRUCE GARDNER AND GENEVA GARDNER, HIS WIFE, BY DEED DATED MARCH 24, 1979, AND RECORDED IN DEED BOOK 148, PAGE 241, FLEMING COUNTY CLERK'S OFFICE.

WILLIAM B. GRAY DIED ON JUNE 26, 1991, LEAVING EUNICE M. GRAY AS SOLE OWNER OF THE PROPERTY PURSUANT TO THE SURVIVORSHIP PROVISION IN SAID DEED. EUNICE M. GRAY DIED TESTATE ON JULY 23, 2019, GIVING THE EXECUTOR THE POWER TO SELL REAL ESTATE. SEE WILL RECORDED IN WILL BROOK PAGE 420. REMING COUNTY CLERKY OFFICE.

TAX ID NO.: 059-00-00-010.00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) EL NUMBER: 059-00-00-010.0
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE. (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTIFAGE THEREON, COVERED BY THIS POLICY, (WOT A SUMPLY MATTER).
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)
- ADDITIONAL COLLATERAL MORTGACE DATED OCTOBER 28, 2019, IN THE PRINCIPAL AMOUNT OF \$334-284.00, EXECUTED BY DONOHOO RAPP PROPRETES, LIC, AN OHIO LIMITED LIABLITY COMPANY, IN FAVOR OF FARM CREDIT MID-AMERICA, FLCA, A CORPORATION, WITH A MATURITY DATE OF ARREIT, 2028, RECORDED INOVEMBER 4, 2019 IN BOOK 365, PAGE 347, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, EXPITICEY.
- ADDITIONAL COLLATERAL MORTGAGE DATED OCTOBER 28, 2019, IN THE PRINCIPAL AMOUNT OF \$450,000.00, EXECUTED BY DONOHOO
 RAPP PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY, IN FAVOR OF FARM CREDIT MID-AMERICA, FLCA, A CORPORATION, WITH A MATURITY DATE OF FEBRUARY 1, 2031, RECORDED NOVEMBER 4, 2019 IN BOOK 365, PAGE 342, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY. (NOT A SURVEY MATTER)
- COMMERCIAL PEAL STATE MONTGAGE DATED OCTOBER 28, 2019, IN THE PRINCIPAL MACKINT OF \$500,000.00, DECLATED BY SPINCES BAPP AND BERICKS, ARPF AND DOWNOUGO SAPP PROPRIESTIS. LCL AN IORIGIDATION DECLARATION IN SAVIOR FRAM CEILDT MID-MARRICA FLCA, A CORPORATION, WITH A MATURITY DATE OF HOWEMER 1, 2939, RECORDED NOVEMBER 4, 2019 IN BOOK 365, PAGE 329, OFFICAL PUBLIC RECORDS, FLIMING COUNTY, KENTUCK, (NOT A SURPY MATTER)

ANDREW WOODSON GRAHAM

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO/304387NCT-20, EFFECTIVE DATE: ILLLY 1, 2020.

OWNER: DONOHOO RAPP PROPERTIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN FLEMING COUNTY, KENTUCKY ON THE NORTH SIDE OF THE MT. CARMEL-FOXPORT ROAD AND BRING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

EXAMINE AT IN "STEEL READ FOUND THE SURVEY WITH PLASTIC CAP STAMPED "PROPERTY CORNER ROY A. WRIGHT, R.S. 2007"
CORNER TO MICHAEL A. HIGHES (D.B. 222, P.G. 167). AND BANDALL MEADONS (D.B. 206, P.G. 527), THENCE WITH SAD HIGHES THE
COLONING THE CALLS S OTS YEAR. A DESTANCE OF 2008. TO 14" STEEL READ FOUND THE SURVEY WITH PLASTIC CAP STAMPED.
FOUND THE SURVEY WITH PLASTIC CAP STAMPED.
FOUND THE SURVEY WITH PLASTIC CAP STAMPED "PROPERTY CORNER ROY A. WRIGHT PLASOR" BY FERCE FOOT THE REAS 32" WAS DESTANCE. OF 315.8" TO 14" STEEL READ FOUND THE SURVEY WITH PLASTIC CAP STAMPED.
FOUND THE SURVEY WITH PLASTIC CAP STAMPED "PROPERTY CORNER ROY A. WRIGHT PLASOR" BY FENCE FOOT THERE S 32" WAS DESTANCE. OF 315.8" TO 14" STEEL READ FOUND THE SURVEY WITH PLASTIC CAP STAMPED.
FOUND THE SURVEY WITH PLASTIC CAP STAMPED "PROPERTY CORNER ROY A. WRIGHT PLASOR" BY FENCE FOOT THERE S 32" WAS DESTANCE. OF 32.8" TO A 10" STEEL READ FOUND THE SURVEY WITH PLASTIC CAP STAMPED.
FOUND THE SURVEY WITH PLASTIC CAP STAMPED.
FOUND THE SURVEY WITH PLASTIC CAP STAMPED "PROPERTY CORNER ROY A. WRIGHT, PLASOR" BY FENCE FOOT THE SURVEY WITH PLASTIC CAP STAMPED.
FOUND THE SURVEY WITH PLASTIC CAP STAMPED.
FOUND THE SURVEY WITH PLASTIC CAP STAMPED "PROPERTY CORNER ROY A. WRIGHT, PLASOR" BY FENCE FOOT THE SURVEY WITH PLASTIC CAP STAMPED.
FOUND THE SURVEY WITH PLASTIC CAP STAMPED. BEGINNING AT A 1/3" STEEL REBAR (FOUND THIS SURVEY) WITH PLASTIC CAP STAMPED "PROPERTY CORNER, ROY A, WRIGHT, PLS 2808"

THE ABOVE DESCRIBED PARCEL CONTAINS \$3.53 ACRES AS SURVEYED BY ROY A. WRIGHT SURVEYING, LLC, P.LS. #2808, JUNE 26, 2014. ALL RION PINS SET THIS SURVEY ARE 1,72" X 18" STEEL RE-BAR WITH AN ORANGE PLASTIC CAP STAMPED ROY A. WRIGHT, P.LS. #2808". ALL BERAINGS STATED HERBIN ASC ROHENTED PRIOR SURVEY OF MICHAEL A HUGHES PROPERTY BY ROY A. WRIGHT, PS.L MAY 2009, LSIMO

THE ABOVE DESCRIBED IS SUBJECT TO ANY AND ALL RIGHT OF WAY'S AND OR EASEMENTS WHETHER SHOWN HERBIN OR NOT. BEING A PART OF THE SAME LAND CONVEYED TO ROSCOR IN. MILLIE, THEN SINGLE BY LLA MACDONALD EIND WIFE, BY DEED DATED JULY 20, 1972, AND RECORDED IN 10ED BOOK 134, PAGE 265, ROSCOR IN. MILLIER HEMARRIED IN SUMF COROTHNY. MILLIER ON HERBURAY IT JAPPA CONORTHY K. MILLIER DIED ON JULY 18, 2000, LEAVING ROSCOR. IN. MILLIER A SINGLE PERSON ON THE DATE OF HIS DEATH ON MARCH 27, 2014; ALL OF RECORD IN THE ELEMIN COLUTY CLERKY OFFICE.

TAX ID NO:: 080-00-00-005.00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- 1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) PERMANENT PARCEL NUMBER: 080-00-00-005.00
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, HIST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTGAGE THEREON, COVERED BY THIS POLICY, WOTA SURVEY MATTER).
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)
- MORTGAGE DATED MARCH 31, 2020, IN THE PRINCIPAL AMOUNT OF \$90,000.00, EXECUTED BY ANDREW W. GRAHAM (A/K/A ANDREW WOODSON GRAHAM, SINGLE, AND DANIELLE L. HAMM, SINGLE, IN FAVOR OF PEOPLES BANK OF KENTUCKY, INC., WITH A MATURITY DATE OF APRIL 7, 2040, RECORDED APRIL 7, 2020 IN BOOK 369, PAGE 128, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY
- MORTGAGE DATED JULY 1, 2014, IN THE PRINCIPAL AMOUNT OF \$125,000.00, EXECUTED BY ANDREW WOODSON GRAHAM, SINGLE, IN
 FAVOR OF PEOPLES BANK OF KENTUCKY, INC., WITH A MATURITY DATE OF JULY 1, 2034, RECORDED JULY 1, 2014 IN BOOK 317, PAGE 665,
 OFFICIAL PUBLIC RECORDS, LENING COUNTY, SKITUCKY, WORLD SAUREY MATTER.

SHERRI GRIFFITH

TITLE COMMITMENT NO 304387NCT-36, EFFECTIVE DATE: ILLLY 1, 2020

OWNER: SHERRI GRIFFITH

LOCATED ON THE BEECHBURG ROAD (ALSO KNOWN AS HUSSEY PIKE AND KENTUCKY HIGHWAY NO. 402) ABOUT FOUR (4) MILES NORTHEAST OF FLEMINGSBURG, FLEMING COUNTY, KENTUCKY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL INC. 1.4. CERTAIN TRACE OR BOUNDARY OF CHAPL LYING ON THE WATERS OF MISON RUN BY REBRING COUNTY KENTUCKY AND BOUNDED GENERALLY AS COLOUNS ON THE WORTH FOR THE WATER OF THE MEN OF A PRINCE FOR THE SOUTH ESSEC ON THE GET AT IT MAKES ISSEC ON THE GOUTH BY THE ARMOLD HERS AND ROBERT WEARE, AND ON THE WEST BY THE FAY HERS, CONTAINING IN ALL 121 ARCES AND FOR DESCRIPTION OF RES.

SAVE AND EXCEPT THE FOLLOWING-DESCRIBED TRACT OF LAND CONVEYED MADISON LOWE BY W. E. LOWE AND ROSA LOWE, HIS WIFE, BY DEED DATED JANUARY 25, 1954, OF RECORD IN DEED BOOK 111 AT PAGE 521, FLEMING COUNTY COURT CLERK'S OFFICE, TO-WIT:

A CESTIAN THAT OF ARACE, OF LAND LINES AND SENS ON THE SOUTHESTED ARE OF THE WILCOM DURING RECIBIOR OLD, DOUNGD AND DESCRIBED A FOLLOWS, AND EXCENSION OF A FOLLOWS AND CARRYSHOP AND CARRYSHOP AND CARRYSHE AND WHERE HE LANDS OF ARTHUR CARRYSHE JOHN THE LANDS OF THE SAM VE. LOWE THINKS. TORSTHOMAD WHEN AND CARRYSHE AND WHERE HE LANDS OF ARTHUR CARRYSHE JOHN THE LANDS OF THE SAM VE. LOWE THINKS. TORSTHOMAD WITH A CONNER POST ON THE CARRY SHOP AND CARRYSHE AND A CONNER POST ON THE CARRY SHOP AND CARRYSHE AND CA

PARCEL NO. 2: THIS BEING A PART OF THE DOWER ASSIGNED BY MARY TRIPLETT IN THE DIVISION OF THE LANDS OF G. B. TRIPLETT, DECEASED, AND DESCRIBED AS FOLLOWS:

EXCHANGE, AT A STORLEN THE GRADA MARK THE SCHOOL HOUSE. THENEX WITH SAND BOOLD MER'S MAY, \$4,4000 POINTS TO A STORLEN THE UNDER OF HARMENT FUNDAM, SCHOOL FOR THE WARRY WITH HER BURS STORLEN THE WARRY WITH HER BURS TO AS TONGE THE WARRY BURNES WARRY AND AND AND A STORLEN THE WARRY BURNES WA

BEING THE SAME REAL ESTATE CONVEYED TO RAYMOND M. HACKWORTH AND BONITA R. HACKWORTH, HUSBAND AND WIFE, FROM DENNIS LOWE, SR. ADMINISTRATOR WITH THE WILL ANNEXED OF THE ESTATE OF WILLIAM E. LOWE, DECEASED, BY DEED DATED JANUARY 3, 1966 AND OF RECORD IN DEED BOOK 123, PAGE 468, EMBING COUNTY CLERKY OFFICE.

A SMALL TRACT OR PARCEL OF LAND LOCATED IN FLEMING COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A SMALL TRACT OF LAND LOCATED IN FLEMING CO, KY, ON THE WATERS OF WILSON AND BOUNDED ON THE NORTH BY THE HUSSYF PIEC ON THE EAST BY MADDISON LOWE, ON THE SOUTH BY BUNGARDNER, AND ON THE WEST BY WILSON RUN ROAD, CONTAINING 11 ACRES MORE OR LESS.

BEING THE SAME REAL ESTATE CONVEYED TO RAYMOND HACKWORTH AND BONITA HACKWORTH, HUSBAND AND WIFE, FROM MADISON LOWE AND VIOLA LOWE, HUSBAND AND WIFE, BY DEED DATED OCTOBER 29, 1968 AND OF RECORD IN DEED BOOK 127, PAGE 243, FLEMING COUNTY CLERKS OFFICE.

A TRACT OF LAND LOCATED NEAR REPCHRING FLEMING COUNTY KENTUCKY WITH THE IMPROVEMENTS THEREON AND ROUNDED AND

PARCE UN. I. BEGINNING AT A SET STONE BY THE BODD BYANNING WITH THE BODD S TO WES POLES TO A CORNER IN SAME ROAD. THENSE S DE 666 FORLS TO A STAKE HOW THE WEST SIDE OF A BEECH, WHICH BEECH IS A CORNER TO REHIDING GREEN AND CLARA ASSIBLY. THENSE WITH GREEN'S LINE IN SEL 66-JAY POLES, TO A SET STONE CONNER TO SAME IN JESS DEBELL'S LINE THENSE WITH SAME N 21-J/2 W 648 POLES TO THE BERNINAL, CONTAINED 25 CALLS, 2 CAURITIES AND 34 POLES, TO MORE OR LESS.

PARCEL NO. 2: BEGINNING AT A STONE: THENCE S 34-1/2 E 43 POLES TO TWO WHITE OAKS; THENCE 56 W 66 POLES TO A STONE; THENCE N 34 W 86 POLES TO A BEECH TREE MARKED : THENCE N 68 E 65 POLES TO THE BEGINNING, CONTAINING 32-1/2 ACRES, MORE OR LESS.

SAVE AND EXCEPT AND NOT CONVEYED HEREIN, A TRACT OF LAND HERETOFORE CONVEYED TO MALCOLM BIGELOW AND WIFE ON OCTOBER 6, 1956, AND OF RECORD IN DEED BOOK 116, PAGE 395, FLEMING COUNTY CLERK'S OFFICE. SAID TRACT OF LAND BEING MORE PARTICULARLY

A CERTAIN TRACT OF LAND LYING IN FLEMING COUNTY, KENTUCKY, ON THE COLD SPRING ROAD AND BEGINNING AT A POST IN THE FENCILIEN MOST OTHER COLD SPRING ROAD. THENSE WITH AN EDSTRING FENCILIEN AND WITH THE LINE OF THE LAND BELONGING TO THE PARTY OF THE SCHOOL PART, BACK FROM SAND ROAD OF BEING TO A POST, THENSE COLLOWING ANOTHER FRICKLIEN AND WITH THE LAND OF MARTY OF THE SCHOOL PARTY IN FERT OF LOWER AND AND THE ARMO OF WARTY OF THE SCHOOL PARTY IN FERT OF A POST, THENSE FOLLOWING ANOTHER FINCELIEN AND THE LAND OF WARTY OF THE SCHOOL PARTY OF TH

BEING THE SAME REAL ESTATE CONVEYED TO RAYMOND HACKWORTH AND BONITA HACKWORTH, HUSBAND AND WIFE, FROM R.T. FEARIN AND MARY GARDNER, CO-DECUTORS OF THE ESTATE OF CH. FEARIN, DECEASED, BY DEED DATED MARCH 1, 1972 AND OF RECORD IN DEED BOOK 133, PAGE 38, FLEMING COUNTY CLERKS OPPICE.

ALL THAT CERTAIN TRACT OF LAND LYING AND BEING IN FLEMING COUNTY, KENTUCKY, ON THE MT. CANNEL AND BEECHBURG TURNPIKE AND ROLINDED AS FOLLOWS:

BEGINNING IN CENTER OF MT. CARMEL, BEECHBURG TURNIPIKE; THENCE LEAVING ROAD WITH DR. WALLINGFORD'S LINE IN 87-3/8 E 40.16 ROOS TO A POST AT SIND OF PICKET FENCE; THENCE IN 59-1/2 W 2 ROOS TO A POST, CORNER TO THOMAS POWER THENCE WITH HIS LINE 5 & 96.5 WIS 149.8 HOSOS TO A SET STORE ON MISS. WISHINGHAM, AND IN MISS. TURNES LINE; THENCE WITH HELL USE 5 & 96.5 ROOS TO A POST, THENCE 5 SE E7.3 ROOS TO A SET STORE ON WEST SIDE OF ROAD, THENCE IN 50.0 ROAD, THENCE IN 57-1/2 E 258.8 ROOS TO A POST, THENCE 5 SE E7.3 ROOS TO A SET STORE ON WEST SIDE OF ROAD, THENCE IN 50.0 ROAD, THENCE IN 57-1/2 E 208.8 ROOS TO A POST, THENCE 5 SE E7.3 ROOS TO THE REGINNING, CONTRINGING 30.ACRES, AND 25 SQUARE RODS.

ALSO, A CERTAIN PASSWAY OR TRACT OF LAND BEING NEAR MT. CARMEL, KENTUCKY, IN FLEMING COUNTY, KY, BOUNDED GENERALLY AS

BEGINNING AT THE MASSABLI. TURNING. THENCE IN A WESTERN DIRECTION TO THE LAND OF MISS. MARY A POWER A MESTAME OF THE MARKE OR IS, SON DIVING SETWING THE FRANKE OF THE LATE ROBERT MARKHALL AND THE READ OF DR. AM, WALLINGFOOD AND SON, AND BRING IS FIFTT MIDE SAID PASSAWAY EBRING DISCERBED IN THE DEED FROM MISS. ALICE F. GLASCOCK TO DR. AM, WALLINGFOOD AND AND SON AS FOLDINGS. THENCE AS BY A MEABLELT OT THE MEASSALL LIVEN AND IN DETER FROM THE GAS LESTED AS POINT AT TANIEN THE OLD POWAR PLANED DIST ROAD, AND 16 FEFT FROM MASSALLIS CORNER, REFERENCE IS MADE TO SAID LINKS IN SAID DEED RECORDED IN DEED BOOKS OF, AND EAST, SOR MADER SAID CLAUSE ASSAULTS.

BEING THE SAME REAL ESTATE CONVEYED TO RAYMOND HACKWORTH AND BONITA HACKWORTH, HUSBAND AND WIFE, FROM WILLIAM T. WALTON, SPECIAL COMMISSIONER OF THE FLEMING CIRCUIT COURT BY DEED DAYS PARE 120, 1978 AND OF RECORD IN COMMISSIONERS DEED BOOK 5, PAGE 163, FLEMING COUNTY CLERKS OFFICE.

Westwood

RECURRENT

123 Mission Street. FI 18 San Francisco, CA 94105

VISIONS: 08/15/2023 UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

SHERRI GRIFFITH (CONTINUED)

LEGAL DESCRIPTION (CONTINUED)

ALL OF THE ABOVE TRACTS ALSO BEING THE SAME PROPERTY IN WHICH BONITA R. HACKWORTH, MARRIED, CONVEYED ALL HER UNDIVIDED ONE-HALF ON) INTEREST UNTO RAYMOND M. HACKWORTH, MARRIED, BY DEED DATED MARCH 9, 1994, AND RECORDED IN DEED BOOK 181, PAGE 385, FLEMING COUNTY CLERK'S OFFICE.

BONITA R. HACKWORTH REFERRED TO HEREIN IS ONE AND THE SAME PERSON AS BONITA HACKWORTH, AND RAYMOND M. HACKWORTH REFERRED TO HEREIN IS ONE AND THE SAME PERSON AS RAYMOND HACKWORTH.

SCHEDULE B-II EXCEPTIONS:

(NOT A SURVEY MATTER)

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- 1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) PERMANENT PARCEL NUMBER: 069-00-00-035 00
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON
- DEFICTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE, THE ESTATE OR NITERIEST OM MORTISAGE HIREPEDN, COVERED BY THIS POLICY, NOTA SURVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY. (NOT A SURVEY MATTER)
- RIGHT OF WAY EASEMENT DATED SEPTEMBER 18, 1992, GRANTED BY RAYMOND HACKWORTH AND WIFE, BONITA HACKWORTH, CONVEYED TO FLEMING COUNTY WATER ASSOCIATION, INC., RECORDED NOVEMBER 12, 1992 IN EASEMENT BOOK 17, PAGE 15, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY, (AFFECTS TRACT 3)
- BIGHT OF WAY FASEMENT DATED HILLY 24: 1987. GRANTED BY PAYMOND HACKWORTH AND WIFE BONITA HACKWORTH CONVEYED TO FLEMING COUNTY WATER ASSOCIATION, INC., RECORDED APRIL 15, 1988 IN EASEMENT BOOK 15, PAGE 627, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY. (AFFECTS TRACT 1) BLANKET IN NATURE, NOT PLOTTABLE)
- RIGHT OF WAY FASEMENT DATED MAY 28, 1986, GRANTED BY RAYMOND HACKWORTH AND WIFE BONITA HACKWORTH, CONVEYED TO FLEMING COUNTY WATER ASSOCIATION, INC., RECORDED JULY 15, 1986 IN EASEMENT BOOK 15, PAGE 460, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY. (AFFECTS TRACTS 1 AND 2)

ANDREW T. HEFLIN

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-29, EFFECTIVE DATE: JULY 1, 2020

OWNER: ANDREW T. HEFLIN

A CERTAIN TRACT OR PARCEL OF LAND LYING IN FLEMING COUNTY, KENTUCKY AND DESCRIBED AS FOLLOWS:-

BEGINNING IN CENTER OF HIGHWAY NO. 344, CORNER TO CARL BREEZE; THENCE OUT CENTER OF HIGHWAY, S. 64 DEGREES 00' E. 989.5 FT. SOURMEN IT CLEERLY OF THE HOMEN TO AN ACCOUNT RESEARCH THE ACCOUNT THE HEART WITH A STREET AND THE HEART WITH WITH A STREET AND THE HEART WITH

BEING THE SAME PROPERTY CONVEYED TO ANDREW T. HEFLIN AND DIANA F. HEFLINE BY DEED FROM MELVIN LYNCH AND MARJORIE LYNCH, DATED FEBRUARY 12, 1982, AND RECORDED IN DEED BOOK 153, PAGE 697, FLEMING COUNTY CLERK'S OFFICE. THE SECOND PARTIES LYNCH, DATED FEBRUARY 12, 1982, AND RECORDED IN DEED BOOK 153, PAGE 697, FLEMING COUNTY CLEF HAD THEIR MARRIAGE DISSOLVED BY THE FLEMING CIRCUIT COURT IN 1997, CIVIL ACTION NO. 97-CI-00094

TAX ID NO.: 069-00-00-002.00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER; PERMANENT PARCEL NUMBER: 069-00-00-002.00 POSTED PAID: \$963.15
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE. (NOT A SURVEY MATTER)

- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR YALLEY, THE ESTATE OF INTEREST OR MORTGAGE THEREON, COVERED BY THIS POLICY, NOTA SURVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- MORTGAGE DATED JUNE 24. 2016, IN THE PRINCIPAL AMOUNT OF \$110.234.65, EXECUTED BY ANDREW T. HEFLIN, UNMARRIED, IN FAVOR MERICA, FLCA, A CORPORATION, RECORDED JUNE 30, 2016 IN BOOK 334, PAGE 72, OFFICIAL PUBLIC RECORDS LEMING COUNTY, KENTUCKY, (NOT A SURVEY MATTER

RICK HORD AND TERESA HORD

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-35, EFFECTIVE DATE: JULY 1, 2020

OWNER: RICK HORD AND TERESA HORD

A TRACT OF LAND ON THE WATERS OF TURKEY RUN AND ON THE MT. CARMEL AND FLEMINGSBURG ROAD IN FLEMING COUNTY, KENTUCKY, AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT IN THE FLEMINGSBURG—IT CARMEL ROAD CORNER TO GEO WATTS, THENCE WITH WATTS S 27° 30° E 39.40 CHS. TO CORNER OF CHAS. MARSHALL; THENCE WITH MARSHALL IN ST E 28.02 CHS. TO A PASSWAY AND CORNER TO SIRCE HINTON. THENCE N 16 W HAD CHS. THENCE N 10° W HENCE S 76 W 315. THENCE N 30° W AS TO THE TO STATE OF THE STATE

AND AN EASEMENT TO THE BARN RETAINED AND DESCRIBED IN DEED BOOK 177. PAGE 600. FLEMING COUNTY COURT RECORDS.

LESS AND EXCEPT THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.4176 ACRES CONVEYED BY JAMES THOMAS ESHAM AND MARY LEWIS ESHAM, HUSBAND AND WIFE, I (LOVO) T SHINDLESOWER AND JANE SHINDLESOWER, HUSBAND AND WIFE, DATED SEPTEMBER 8, 1999, RECORDED IN DIEDE BOOK 177, PAGE 600; REMINIC COUNTY COURT RECORDS.

TAX ID NO : 069-00-00-024 00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) PERMANENT PARCEL NUMBER: 069-00-00-024.00
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, INOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY. (NOT A SURVEY MATTER)
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OF ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE, IT HE ESTATE OR INTEREST OR MORTGAGE THEREON, COVERED BY THIS POLICY, NOT A SURVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)

LESLIE LITZLER & KELLEY SMITH

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-22, EFFECTIVE DATE: JULY 1, 2020

OWNER: LESLIE LITZLER & KELLEY SMITH
A CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN FLEMING COUNTY, KENTUCKY BOUNDED AND DESCRIBED AS FOLLOWS,

ESGINING IN THE CENTER OF THE SECHENDAGE HANGESTING FOLD AND CORNER TO CLAUDE REMOVE, THENCE WITH HIS MINES, \$12-36.

CREATED AND THE SECHENDAGE AND THE SECHENDAGE AND CORNER TO CAUGHT THE CENTER OF DEGREES W 30.76 RODS TO THE BEGINNING. CONTAINING 98.1 ACRES MORE OR LESS

THERE IS EXCEPTED AND NOT CONVEYED HEREBY A CERTAIN TRACT OF LAND CONVEYED TO JAMES. E, HIGGINS AND RUTH ANN HIGGINS, HUSBAND AND WIFE, BY DEED FROM EUGENE DEARING AND HEEN DEARING, HUSBAND AND WHE, DATED THE 30T DAY OF SEPTEMBER, 1999, AND OF RECORD IN D. B. 129. PAGE 71, REMING COUNTY CLERK'S OFFICE, AND WHICH IS NORE PARTICULARLY DESCRIBED AS

A CERTAIN TRACT OF REAL ESTATE SITUATED ON THE FLEMINGSBURG-BEECHBURG ROAD IN FLEMING COUNTY, KENTUCKY, AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF THE FLAMINGSBURG-BECGHBURG ROADOWAY AND CORNER TO RAW/00/10 HACKWORTH'S LABLY. THE LEARNOST THE ROAD WITH HIS LINE S DOE 30 W 140 FEET TO A STAKE, CORNER TO LIGITAR LOBRANICS LIADY, THINCE WITH HIS LINE OF DIGG, 20 W 170 FEET TO A STAKE, THENCE N & DOES, 30°E 140 FEET TO THE CENTER OF ROAD, THENCE OUT THE SAME S 80 DEG, 20°E 170 FEET TO THE BEGINNING, CONTAINING OS A FICE.

THERE IS ALSO EXCEPTED AND NOT CONVEYED HEREBY A CERTAIN TRACT OF LAND CONVEYED TO JAMES HIGGINS AND RUTH ANN HIGGINS, HUSBAND AND WIFE, BY DEED FROM HELEN DEARING, WIDOW, DATED THE 19TH DAY OF AUGUST, 1993 AND OF RECORD IN D.B. 177, PAGE 496, FLEMING COUNTY CLERK'S OFFICE, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OF LAND LYING AND BEING IN FLEMING COUNTY, KENTUCKY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A CORNER POST IN THE PROPERTY UNE OF JAMES HIGGINS AND FOLLOWING THE LINE OF HIGGINS' PROPERTY IN 7700 IT OF A CORNER POST, THENCE AT AN APPOINDMENT SEY ANGELS E 200° ALONG THE PROPERTY LINE OF ANDAMOND HACKWORNING LAND TO A STAKE, THENCE AT ANCHEA PROPOGNAME SY ANGELS 1540° ALONG THE RICHERTY LINE OF HELD BERRING TO A STAKE, THENCE AT AN OFFICIAL PROPERTY OF THE STANDAMOND THE PROPERTY LINE OF THEIR DEATHER TO THE EIGHT OF BERNING AND CONTAINING

THERE IS FURTHER EXCEPTED AND NOT CONVEYED A TRACT OF LAND CONVEYED TO NELL DARE, SINGLE, FROM KENNETH C. DEARING AND MARILYN. J. DEARING, HUSBAND AND WIFE, BY DEED DATED THE 24TH DAY OF AUGUST, 2007, AND OF RECORD IN DEED BOOK 232, PAGE 114, FLEMING COUNTY CLERKS OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLUDOUNTY CLERKS OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLUDOUNTY CLERKS OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLUDOUS.

A CERTAÍN PARCEL OR TRACT OF LAND LYING OR SITUATED ON THE SOUTH SIDE OF KY, HWY, NO, 3301, BEECHTREE PIKE (FORMERLY BEECHBURG-FLERHINGSBURG-ROAD), LOCATED APPROXIMATELY 1.7 MILES EAST OF KY, HWY, NO, 57, THE FLEMINGSBURG-MT. CARMEL ROAD, IN TEMMS COUNTY, KENTUCKY AND MORE SPECHFACLY DESCRIBED AS FOLLOWS.

BEGINNING, AT A CORNER POST IN THE SOLITH BIGHT-OF-HAN THE SO FY HAY NO 1201-540 POINT BEING 8 DETECT FROM THE CONTRE OF THE ROAD AS NO BETTING COMMON CORNER TO DIFFINANT HAN HIGHING IDEED BODY 129 PAGE 713 HAD EINSTHET. CORNING, ET IX, THE PARENT TRACT (DEED BODY 178, PAGE 659), THENCE WITH THE LINE OF SAID HEGGINS AND AGNIG AN DESTING FENCE SOUTH 5 DEG. OF MIN, 43 SEC WIST, FASSING A. IN MORE HEBBRA AND CORE SET WINNESS CORNERS AT SCS TEET AND PASSION, AGNOTHER IN MICH FEBRA POINT A CORNER TO A FORESAID HEGGINS PROPERTY AND AND THE RITH ANN HEGGINS PROPERTY (DEED BOOK 177, PAGE 496), THENCE WITH LATTER SAID BRIGHS LINES FOR THE FOLLOWING TWO COLD CLAUS.

(1) SOUTH 3 DEG. 51 MIN. 28 SEC. EAST, PASSING A ½ INCH REBAR AND CAP (SET WITNESS CORNER) AT 143,00 FEET, FOR A TOTAL DISTANCE OF 147 00 FEET TO A CORNER POST-

(2) THENCE NORTH 88 DEG. 3 6 MIN. 28 SEC, EAST, 14133 FEET TO A V, NICH REBAR AND CAP (SET) (N THE LINE OF RAYMOND M. HACKWORM) (BEED BOOK LTZ), PAGE, 466 AND DEED BOOK 151, PAGE 385, TRACES NO. 2, AND NO. 37 THENCE WITH THE LINE OF PAGE 89) AT 151 C. OF SECTION OF THE SECTIO

(1) NORTH 1 DEG. 45 MIN. 49 SEC. EAST, PASSING A ½ INCH REBAR AND CAP (SET WITNESS CORNER) AT 1048.09 FEET, FOR A TOTAL DISTANCE OF 1053.09 FEET TO A POST IN AN EXISTING FENCE LINE;

(2) THENCE NORTH 16 DEG 33 MIN, 44 SEC EAST 724.10 FEET TO A '5 MCH REBAR AND CAP (SET) IN AFGRESAID RIGHT-OF-WAY LINE THENCE WITH THE RIGHT-OF-WAY LINE COMMONWEALTH OF KENTUGY, 8/W DEED BOOK 91 C 472 AND 474 FOR THE FOLLOWING TEN (10) CALLS:

24.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT TO A POINT 40 FEET RIGHT OF KY. 3301 CENTERLINE STATION 90 + 75, WITH
SAID CURVE HAVING A RADIUS OF 5690.00 FEET AND A CHORD SOUTH 81 DEG. 18 MIN. 12 SEC, EAST, 24.78 FEET;

(2) THENCE NORTH 8 DEG. 49 MIN. 18 SEC. EAST, 15:00 FEET TO A POINT 25 FEET RIGHT OF KY. 3301 CENTERLINE STATION 90+75;

(3) THENCE 94.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT TO A POINT OF CURVE (P.C.), WITH SAID CURVE HAVING A RADIUS OF 5705.00 FEET AND A CHORD SOUTH 80 DEG. 42 MIN. 17 SEC. EAST, 94.31 FEET;

(4) THENCE SOUTH 80 DEG. 15 MIN. 00 SEC. EAST, 30.70 FEET TO A POINT 25 FEET RIGHT OF KY. 3301 CENTERLINE STATION 92+00;

(5) THENCE SOUTH 9 DEG. 45 MIN. 00 SEC. WEST 5.00 FEET TO A POINT 30 FEET RIGHT OF KY. 3301 CENTERLINE STATION 92+00:

(6) THENCE SOUTH 80 DEG. 15 MIN. 00 SEC. EAST. 515.00 FEET TO A POINT 30 FEET RIGHT OF KY, 3301 CENTERLINE STATION 97+ 15: (7) THENCE SOUTH 9 DEG. 45 MIN, 00 SEC, WEST, 10.00 FEET TO A POINT 40 FEET RIGHT OF KY, 3301 CENTERLINE STATION 97+15;

(8) THENCE SOUTH 80 DEG. 15 MIN. 00 SEC. EAST, 35.00 FEET TO A POINT 40 FEET RIGHT OF KY. 3301 CENTERLINE STATION 97+50:

(9) THENCE NORTH 9 DEG. 45 MIN. 00 SEC. EAST, 10:00 FEET TO A POINT 30 FEET RIGHT OF KY, 3301 CENTERLINE STATION 97+50:

(10) THENCE SOUTH 80 DEG. IS MIN. 03 SEC. BAST, 21.12 FEST TO THE POINT OF BEGINNING, CONTAINING 38.15 ACRES, OR WHICH IS SURECT TO ALL, EASTMERING, RESTRICTIONS ON COVERANTS OF RECORD THIS DESCRIPTION WAS PREPARED IN COULDINGTON WITH A DESCRIPTION WAS PREPARED IN COULDINGTON WITH A DESCRIPTION OF THE PROPARED WAS P

BEING A PART OF THE SAME REAL ESTATE CONVEYED KENNETH C DEABING AND MARILYN I. DEABING, HUSBAND AND WIFE FROM HELDN DEABING, WIDOW, BY DEED DATED THE 1ST DAY OF MARCH, 1994, OF RECORD IN DEED BOOK 178, PAGE 650, FLEMING COUNTY CLERK'S OFFICE.

SAVE AND EXCEPT THAT TRACT OR PARCEL OF LAND IN DEED DATED OCTOBER 24, 2016, RECORDED OCTOBER 27, 2016 IN BOOK 261, PAGE 588, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 4.012 ACRE PARCEL OF PROPERTY LYING ON THE SOUTH SIDE OF KY HWY 3301 (BEECHTREE PIKE) APPROXIMATELY 1.6 MILES EAS'
OF KY HWY 57 (MOUNT CARMEL ROAD), IN FLEMING COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 55° IRON PIN AND CAP FOUND (WTC 2380) AT THE SOUTH RIGHT OF WAY OF KY HWY 3301 (BEECHTREE PIKE) BEGINNING AT A 19' BOIN PRIL AND CAP FOLIND (WTC 2880) AT THE SOUTH RIGHT OF WAY OF IV HAW 3301 (BECHTREE FIRE) (COMMONWEATH OF ENTITION OF BY COME AND THE SOUTH RIGHT OF WAY OF IV HAW 3301 (BECHTREE FIRE) AND THE SOUTH AND THE SOUTH AND THE SOUTH AND THE SOUTH AS EXPERTED BY AS PARTICLE AND THE SOUTH AND THE SOUTH AND THE SOUTH AS EXPERTED BY AS PARTICLE AND THE SOUTH AND THE

Westwood

RECURRENT

123 Mission Street. FI 18 San Francisco, CA 94105

VISIONS: 08/15/2023 UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

LESLIE LITZLER & KELLEY SMITH (CONTINUED)

LEGAL DESCRIPTION (CONTINUED)

ALL IRON PIN AND CAPS SET WERE 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "T.MCGLONE PLS 3919"

BEARINGS COORDINATED TO THE 1/2" IRON PIN AND CAPS FOUND (WTC 2380) WEST LINE OF NEIL DARE DB 232, PAGE 114

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS OF RECORD AND UNRECORDED CONVEYANCES.

PROPERTY SUBJECT TO THE EXISTING RIGHT OF WAY FOR KY HWY 3301 (BEECHTREE PIKE) FOR BENEFIT OF THE COMMONWEALTH OF KENTLICKY DB 91 C PG 473.

BEING A 4.012 ACRE PORTION OF THE PROPERTY CONVEYED TO KELLEY SMITH & LESUE LITZLER BY DEED RECORDED IN THE FLEMING COUNTY CLERK'S OFFICE IN DEED BOOK 258, PAGE 734.

TAX ID NO - 059-00-00-005 00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) PERMANENT PARCEL NUMBER: 059-00-00-005.00 POSTED PAID: \$1,637.34
- FASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO, INDIT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTIGAGE THEREON, COVERED BY THIS POLICY, MOTO A SURVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)
- RIGHT OF WAY EASEMENT DATED MAY 28, 1986, GRANTED BY HELEN DEARING AND KENNETH DEARING, TO FLEMING COUNTY WATER ASSOCIATION, INC., RECORDED JULY 18, 1986 IN BOOK 15, PAGE 456, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY. (BLANKET IN NATURE, NOT PLOTTABLE)

LYLE B. UTTERBACK AND VICKIE UTTERBACK

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-37, EFFECTIVE DATE: JULY 1, 2020

OWNER: LYLE B. UTTERBACK AND VICKIE UTTERBACK.

BING, A 4682 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF KY HWY 57 AND THE EAST SIDE OF CAPPENTER ROAD NEAR THE
TOWN OF MOUNT CAMER, IN PENING COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN 8 CAP SET CONNERT D) CHIN ANTHONY UTTERBACK & IVER BUTTERBACK DO 185, 76 GB, IN THE UNE COMMANDS A RIVEN MIRES DE 269 YEAR OWN DITES SOUTHWAY THE WINNER OF THE WINNERS A RIVEN MIRES DE 269 YEAR OWN DITES SOUTHWAY THE WINNER OWN DISCOVERY OF THE WINNER OWN DISCOVERY OWN D REGINNING AT AN IRON DIN & CAP SET CORNER TO JOHN ANTHONY LITTERRACK & LYLE R. LITTERRACK DR 185, PG 684, IN THE LINE OF

BEARINGS COORDINATED TO KENTUCKY STATE PLANE COORDINATE SYSTEM NAD 83 NORTH ZONE, ALL IRON PIN & CAPS SET WERE '%" X 18" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "T. MCGLONE PLS 3919."

ALL MAG NAÎLS SET WERE 2-1/4" WÎTH A 1-1/2" BRASS WASHER STAMPED "T. MCGLONE PLS 3919."

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS. EASEMENTS OF RECORD AND UNRECORDED CONVEYANCES.

PROPERTY SUBJECT TO EXISTING RIGHT OF WAY FOR CARPENTER ROAD FOR BENEFIT OF THE FLEMING COUNTY FISCAL COURT ORDINANCE ORDER 05-005, PUBLISHED 1/26/2005 (40° TOTAL RMI).

PROPERTY SUBJECT TO AN UNDIVIDED INTEREST TO JM CLARY LANE AS RECORDED IN DB 185, PG 684.

BEGINNING AT A POINT CORNER OF COUNTY ROAD AND CRUMP PROPERTY, THENCE NORTH 9 DEG. EAST 160,7 FEET TO A STAKE; THENCE NORTH 64 DEG. EAST 226,7 FEET TO A STAKE; THENCE SOUTH 9 DEG. 59 WEST 284 FEET TO A STAKE; THENCE NORTH 83 DEG. 30° WEST 102 FEET TO THE BEGINNING, AND CONTAINING 0.94 ACRE.

TOGETHER WITH AN EASEMENT-FOR THE PURPOSE OF INGRESS AND EGRESS ACROSS THE JOHN AND DERMA F. UTTERBACK PROPERTY WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:-

THERE IS A 20 FOOT WIDE EASEMENT FOR THE PURPOSE OF ACCESS THROUGH THE LAND OF JOHN UTTERBACK, THE CENTER OF SAID EASEMENT BEGINS NORTH 9 DEG. EAST A DISTANCE OF 10.0 FEET FROM THE NORTH-WESTERLY CORNER OF SAID LOT; THENCE NORTH 64 DEG. EAST AD ISTANCE OF 2276 FEET TO A POINT 100 FEET FROM THE NORTH-BASTERLY CORNER OF SAID LOT; THENCE NORTH 64 DEG. EAST AD ISTANCE OF 2276 FEET TO A POINT 100 FEET FROM THE NORTH-BASTERLY CORNER OF SAID LOT; THENCE NORTH 64 DEG. EAST AD ISTANCE OF 2276 FEET TO A POINT 100 FEET FROM THE NORTH-BASTERLY CORNER OF SAID LOT; THENCE NORTH 64 DEG. EAST AD ISTANCE OF 2276 FEET TO A POINT 100 FEET FROM THE NORTH-BASTERLY CORNER OF SAID LOT; THENCE NORTH 64 DEG. EAST ADDITIONAL CORNER OF SAID LOT, THENCE NORTH 64 DEG. EAST ADDITIONAL CORNER OF SAID LOT, THENCE NORTH 64 DEG. EAST ADDITIONAL CORNER OF SAID LOT, THENCE

BEING A PORTION OF THE LAND CONVEYED TO JOHN UTTERBACK AN DORMA F, UTTERBACK, HIS WIFE, FROM L. L. EMMONS AND THERESA EMMONS, HIS WIFE, AND WILLIAM B. MINEER AND JANICE MINEER, HIS WIFE, BY DEED DATED THE 26TH DAY OF MARCH, 1973, AND RECORDED IN B. 135 PAGE 753. FLEMING COLUNT COUNT CLERKS OFFICE.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- 1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) FRMANENT PARCEL NUMBER: 069-00-00-030.00 POSTED PAID: \$929.57
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTGAGE THEREON, COVERED BY THIS POLICY, (NOT A SUBVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)
- OUT CLAIM AND BOUNDARY LINE AGREEMENT DATED MAY 2, 2006, BY AND BETWEEN JOHN ANTHONY LITTERSACK AND TAMMY 5 UTTERBACK, HIS WIFE AND LYLE B. UTTERBACK AND VICKIE UTTERBACK, HIS WIFE AND MT. CARMEL VOLUNTEER FIRE DEPARTMENT, INC., RECORDED JUNE 2, 2006 IN BOOK 227, PAGE 572, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY. (AFFECTS SUBJECT PROPERTY - UNABLE TO PLOT) (DOCUMENT DESCRIBES A SURVEY PLAT RECORDED AT CABINET 2, SLIDE 185 WAS NOT FURNISHED AT THE TIME OF SURVEY.)
- RIGHT OF WAY DATED MAY 23, 1997, GRANTED BY LYLE B. UTTERBACK AND WICKIE UTTERBACK. HIS WIFE AND JOHN A. UTTERBACK AND
 TAMMY UTTERBACK. HIS WIFE TO FLEWING COUNTY WASHED ASSOCIATION, INC., RECORDED JUNE 4, 1997 IN BOOK 17, PAGE 397, OFFICIAL
 PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY, ISHOWN HEREON
- EASEMENT DATED MAY 7, 1981, GRANTED BY JOHN UTTERBACK AND DORMA F. UTTERBACK TO LYLE UTTERBACK AND VICKIE UTTERBACK, RECORDED MAY 21, 1981 IN BOOK 14, PAGE 96, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY.

NATALIE MINEER, KAREN MINEER, AND RUBY MINEER

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO 304387NCT-27 FEFFCTIVE DATE: IIII V 1, 2020

OWNER: NATALIE MINEER, KAREN MINEER, & RUBY MINNER

BEGINNING AT A WALAUT, CORNER TO J.W. HARDYMAN'S CORNER, THENCE WITH SAME IN 12.1/4 E. 2.5.6 RODS TO A POST IN LINE OF SAME AND CORNER TO GARRETT MINEST. THENCE WITH HIS LINE S. BE 19/6 RODS TO A POST, CORNER TO CHOIC LOAR, AND BERNARD MARRITH, THENCE WITH HARRITH'S AND LITELETON'S LINE S. S. 93 ARROS TO SAFOR CORNER TO FARTON D. 2. THENCE WITH HASEN IN SE WAS ARROS TO CENTER TO READ TO A 2. THENCE WITH HASEN IN HIS WAS A BS WAS ARROS TO CORNER OF HARDYMAN, THENCE WITH HASEN WITH SAME A SI WAS ARROS TO THE SAFOR CORNER CONTRIBUTED AND A 10 TO THE CORNER OF HARDYMAN THENCE WITH LOAD OF THE CORNER OF HARDYMAN THENCE WITH LOAD OF THE CORNER OF HARDYMAN THENCE WITH LOAD OF THE CORNER OF THE CORNER OF HARDYMAN THENCE WITH LOAD OF THE CORNER OF THE CORN

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- 1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019. AS FOLLOWS: (NOT A SURVEY MATTER) PERMANENT PARCEL NUMBER: 069-00-00-031.00 POSTED PAID: \$370,23
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS

- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE. (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO, (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INITERSET ON MORTIGAGE THEREON, COVERED BY THIS POLICY, NOTA SURVEY MATTER).
- 7 THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED LINDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)
- NOTICE OF JUDGMENT LIEN DATED OCTOBER 3, 2019, AGAINST DARRELL A. MINEER, DEBTOR, BY JOHN DEERE FINANCIAL F.S.B. F.K/A FPC FINANCIAL, F.S.B., CREDITOR, IN THE AMOUNT OF \$50,040.77, RECORDED OCTOBER 7, 2019 IN BOOK 28, PAGE 320, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY, NOT A SURVEY MATTER)
- NOTICE OF JUDGMENT LIEN DATED SEPTEMBER 26, 2018, AGAINST KAREN MINEER, DEFENDANT, BY CAVALRY SPV I, LLC, PLAINTIFF, IN THE AMOUNT OF \$4,015.38, RECORDED OCTOBER 1, 2018 IN BOOK 27, PAGE 508, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY,

JAMES CALVIN ROBINSON AND MARY MICHELLE ROBINSON

TITLE COMMITMENT NO:304387NCT-30, EFFECTIVE DATE: JULY 1, 2020

OWNER: JAMES CALVIN ROBINSON AND MARY MICHELLE ROBINSON

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN FLEMING COUNTY, KENTUCKY, ABOUT 5 MILES NORTHEAST OF FLEMINGSBURG ON THE MT. CARMEL TURNPIKE ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (SET THIS SURVEY) CORNER TO THOMAS SKAGGS (D.B. 165, PG, 293), SAID POINT ALSO BEING IN THE SOUTH RYW OF RY, 97, 39 FEET FROM THE CENTER OF SAID INY, 97, THENCE WITH 5 AND SKAGGS PROPERTY, UNE SOUTH 26 DEGREES 39 MINUTES AS SCHOOLS SALTS, 307 FEET TO ALS ROWN PIN (SET THIS SURVEY). THENCE NORTH 26 DEGREES 49 MINUTES AS SECONDS SALTS, 223, 35 SECONDS SALTS, 223, 35 SECONDS SALTS, 307 SET THIS SURVEY). THENCE NORTH 27 DEGREES 54 MINUTES OF SECONDS SALTS, 35 SECONDS SALTS, 35 SECONDS SALTS, 36 SEET TO ALS ROWN PIN (SET THIS SURVEY). THENCE NORTH 27 DEGREES 54 MINUTES OF SECONDS SALTS, 183, 27 FEET TO AN ROWN PIN (SET THIS SURVEY). THENCE NORTH 26 DEGREES 54 MINUTES OF SECONDS SALTS, 183, 27 FEET TO THE POINT OF SECONDS SALTS.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.909 ACRES AS SURVEYED BY ROY A. WRIGHT, L.S. #2808, FEBRUARY 23, 1998, ALL IRON PINS SET THIS SURVEY ARE 1/2" RE-BAR WITH AN ORANGE PLASTIC CAP STAMPED "PROPERTY CORNER, R.A. WRIGHT, L.S. #2808".

BEING PART OF THE SAME PROPERTY CONVEYED JAMES CALVIN ROBINSON AND MARY MICHELLE ROBINSON, HIS WIFE, FROM MARK A. FOLLMER, SINGLE, BY DEED DATED THE 29TH DAY OF AUGUST, 1997, AND RECORDED IN DEED BOOK 190, PAGE 655, FLEMING COUNTY CLERK'S OFFICE.

BEGINNING AT A STAKE UPON THE CENTER OF THE TURNPIKE, THE NORTHWEST CORNER OF THE NUTE FARM. THENCE WITH THE CENTER OF THE RIKE \$44-12 M & POLICE, \$5.5 M \$3-24/4 POLIST OF A CORNER OF TOLL HOUSE LOT: THENCE WITH A LINE OF SAME \$29 E 28-12/5 POLIST OA STAKE; THENCES \$5 M \$64-17/6 POLIST OA STAKE; THENCE SAME \$47-12/6 E 137-12/6 POLIST OA A STAKE THENCES \$5.0 M \$4-17/6 POLIST OA STAKE THENCE WITH HIS LINE N \$4.5 M \$4-12/6 POLIST OA STONG, CORNER TO JOHN OF THE BEGINNING, CONTAINING \$3 ACRES.

BEING THE SAME PRODUCTY CONVEND MAKE A PICLARY AND DIBBIA. PICLARY HE WITE FROM JIAN W DROWN, GUARDIAN FOR LANDY WARTS BY DEED NATO BEBRUAY 22 SIBBLE RECORDED IN DR. 18, TO AGE LEL AND THE SAME RECORDED TO MEDICAL PROPERTY CONVENDED MAKE A PICLARY SINGLE FROM DEBBE A FOLLARY. SINGLE BY DEED DATED JULY 14, 1995, AND RECORDED IN DEED BOOK 183, PAGE 44, ALL OF RECORD IN THE FRANKS COLUMY CLESS OFFICE.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019. AS FOLLOWS: (NOT A SURVEY MATTER) PERMANENT PARCEL NUMBER: 069-00-00-023.00 POSTED PAID: \$711.68
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY (NOT A SURVEY MATTER)
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTGAGE THEREON, COVERED BY THIS POLICY. (NOT A SURVEY MA
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY. (NOT A SURVEY MATTER)
- MORTGAGE DATED NOVEMBER 7, 2013, IN THE PRINCIPAL AMOUNT OF \$42,000.00, EXECUTED BY MARY MICHELLE ROBINSON, MARRIED, AND JAMES CALVIN ROBINSON, HER HUSBAND, IN FAVOR OF COMMUNITY TRUST BANK, INC., WITH A MATURITY DATE OF NOVEMBER 7, 2028, RECORDED DECEMBER 19, 2013 IN BOOK 313, PAGE 1813, OFFICIAL PUBLIC RECORDS, FLERIMNG COUNTY, KENTUCKY.
- 10. MORTGAGE DATED APRIL 21, 2008 IN THE PRINCIPAL AMOUNT OF \$102,711.00 EVECUTED BY JAMES CALVIN BORINSON AND MAR MICHELLE ROBINSON, HUSBAND AND WIFE, IN FAVOR OF COMMUNITY TRUST BANK, INC., WITH A MATURITY DATE OF APRIL 21, 2023, RECORDED DECEMBER 19, 2013 IN BOOK 261, PAGE 258, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY.

RECURRENT

San Francisco, CA 94105

UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

JASON SCHWARTZ

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-25, EFFECTIVE DATE: JULY 1, 2020

BEING A 89.13 ACRE TRACT LOCATED AT THE END OF SAUNDERS ROAD NEAR PLEASUREVILLE IN FLEMING COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" ROIN PIN & CAP FOUND (MRIGHT 2808) ON THE NORTH SIDE OF SAUNDERS ROAD CORNER TO OTHEL L.J.R. & DORA EARL CODISCN AND MAKELD & CAMMIN OF HILLS OR 7:9, NO. 727 AND CORNER TO MAKE VIX. RIGHT F. MIRKET DE 13 NO. 727 ATTENDED AND CORNER TO MAKE VIX. RIGHT F. MIRKET DE 13 NO. 727 ATTENDE AND CORNER TO A 1/2" ROIN PIN & SCHWARTZ DE 50° POR 20° PAGELT I THENDE ADDORS THE SCHWARTZ LINE SEPS-247" A DETAMLO OF 85.00° TO A 1/2" ROIN PIN & CAP FOUND (WRIGHT 2808). THENCE CONTINUES ALONG THE SCHWARTZ LINE SEPS-247" A DETAMLO OF 85.00° TO A 1/2" ROIN PIN & CAP FOUND (WRIGHT 2808). THENCE CONTINUES ALONG THE SCHWARTZ LINE SEPS-247" A PART OF THE SCHWARTZ LINE SEPS-247" A CAP FOUND (WRIGHT 2808). THENCE CONTINUES ALONG THE SCHWARTZ LINE SEPS-247" A PASSING A HERERISKE RIGHT OF A CAP SET AT 1805-75, TOTAL DETAMLOR OF 1884-170 A 1/4" ROIN PIN & CAP FOUND (WRIGHT 2808). THENCE SEPS-247" A PASSING A A W' 1907 PHIS CAP FOUND WRIGHT 2889, THENEX 5597442°C A DISTANCE OF 173.27 TO A V' 190N PHIS CAP FOUND WRIGHT 2889, THENEX 5597425 A DISTANCE OF 153.07 TO A 190N PHIS CAP FOUND WRIGHT 2889, THENEX 5597425 A DISTANCE OF 153.07 TO A 190N PHIS CAP FOUND WRIGHT 2889, THENEX 5597527 A DISTANCE OF 153.07 TO A 190N PHIS CAP FOUND WRIGHT 2889, THENEX 5597527 A DISTANCE OF 133.07 TO A 190N PHIS CAP FOUND WRIGHT 2889, THENEX 5597527 A DISTANCE OF 133.07 TO A 190N PHIS CAP FOUND WRIGHT 2889, THENEX 5597527 A DISTANCE OF 133.07 TO A 190N PHIS CAP FOUND WRIGHT 2889, THENEX 5597527 A DISTANCE OF 133.07 TO A 190N PHIS CAP FOUND WRIGHT 2889, THENEX 5597527 A DISTANCE OF 133.07 TO A 190N PHIS CAP FOUND WRIGHT 2889, THENEX 5597527 TO A 190N PHIS CAP 5571 THENEX 5597527 A DISTANCE OF 133.07 TO

ALL IRON PIN & CAPS SET WERE 1/2" X 18" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "T. MCGLONE PLS 3919."

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS OF RECORD AND UNRECORDED CONVEYANCES.

PROPERTY SUBJECT TO EXISTING RIGHT OF WAY OF SAUNDERS ROAD FOR BENEFIT OF THE FLEMING COUNTY FISCAL COURT (ORDINANCE

THESE MARKED WITH 3 ORANGE HORIZOFFLA PRATIZE MISS. BUNG A PORTION OF THE PROPRIETY CONVEXED TO STHELL JR. B. DORA.
AND CONCREVA MAN MARKED B. CHEMPON THE STREET OF THE CHEMPON CONVEY AND THE CHEMPON CONVEY AND THE CHEMPON CONVEY AND THE CHEMPON CONVEY. BY CHEMPON CHEMPON CONVEYED TO STHELL CONCREVE, T. S. SINGLE, FROM DORA, EACH CONCREV, E. A. BY DEED DATED THE THIN DAY OF A PILE 2077, AND OF RECORDS IN DEED BOOK 2-59, ANGE 6-79. LEARNING CONVEY, CHEMPON CO

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- 1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) POSTED PAID: \$444.65
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE. (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL GAS, COAL METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VAULE, THE ESTATE OR INTEREST ON MORTIGAGE THEREON, COVERED BY THIS POLICY, MORT A SURREY MATTER OR TO STATE OR THE PRIOR OF THE PUBLIC PROPERTY OF THE PUBLIC PROPERTY AS SUPERIOR OF THE PUBLIC PROPERTY OF THE PUBLIC PUBLIC PROPERTY OF THE PUBLIC PROPERTY OF THE PUBLIC PROPERTY OF THE PUBLIC PUBLIC PROPERTY OF THE PUBLIC PUBLIC
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)

THENCE WITH SAID LINE UP THE ROAD AND BRANCH IN 81 3/4 W 2.06 CHS. TO A SET STONE CORNER TO SAID JOHNSON; THENCE S 77-1/4E 525 CHS. TO A SET STONE ON THE WEST BANC OF THE ROAD AND BRANCH CORNER TO SAID, SAME, THENCE IN 87 3/4 E 10/80 CHS. TO A SET STONE IN THE SOUTHERST CORNER OF THE INTERSECTION OF A SAIDLE BRANCH AND WISSON RUN. A CORNER TO SAID, SHOROUGH THENCE WITH HIS DIVERSECTION OF A SAIDLE BRANCH AND WISSON RUN. A CORNER TO SAID, THENCE WITH SAID CHOICE OF THE RENCE CORNER TO SAID, THENCE WITH SAID CHOICE OF THE ROAD. THE CORNER TO SAID CHOICE WITH SAID

BEGINNING AT A BUNCH OF SWAMP ASH BUSHES STANDING JUST AT THE FORK OF GRADE OF TURNPRIKE. THENCE WITH THE OLD LINE OF BOWER RIOW/J ICHNOSOIN N 82-7/6 28 POLES, 5.7 F.2 1 POLES, N. 87 E.3 POLES TO A STONE IN THE BRANCE: THENCE N 3 W. 13-POLES TO THE CENTER OF THE TURNPRICE: THENCE FOLLOWING GENERAL THE CENTER OF THE TURNPRISE 54-17-W. 26-7/12 POLES, N. 7 W. 28 POLES. TO BS W. 14 POLLES, N. 74 W. 28 POLES, S. 54-17.2 W. 57 POLES TO A POINT IN THE PIKE IN THE LINE OF SAID CARPENTER: THENCE S. 2 E.1 POLES TO THE EEGENNING. CONTAINING! A CERE AND 35 POLES.

BIGHNINK AT A STAKE ON THE SOUTHEAST BANK OF JOSEPHUS BAILS SOLD, CONNET TO THE LAND OWNED BY JOHNSON. THENCE WITH THE GENERAL CURSES OF THE GLOW MONTROS 2.5 W. 27 PAIRS TO THE JUNCTION OF THE FIRST. THEMSE S BY JO SOND TO A TAKEN ON THE SE. 300 OF THE BRANCH, THENCE DOWN THE BRANCH N. 37-1/2 W. 28.7 POLIS TO A STAKE IN THE CENTER OF THE BOAD, THENCE IN 28 W. 37 POLIS TO THE BESIGNING, CONTAINING 2.6.8.52, SQUARTES AND 2 POLIS TO A STAKE IN THE CENTER OF THE BOAD, THENCE IN 28 W. 37 POLIS TO THE BESIGNING, CONTAINING 2.6.8.52, SQUARTES AND 2 POLIS EXHING THE NEW TAMOUNT CONVEYED TO CHARLES 6.

BEGINNING IN THE MILSON RUN ROAD, CORNER TO BERT JORDAN IN THE LINE OF CARPENTER. THENCE WITH JORDAN LINE 5 50 E 17.16 POLES TO A POINT IN THE LAND JADDING TO EDMONDS PROPERTY NOW AGHERINE ANDREWS; THENCE 3.25 E 34 POLES, 5.39 E 1.20 DILS, 5.30 E 3.21 H 6.10 DILS, 5.34 E 4.16 POLES, 5.10 HE CORNER OF AGHERINA ANDREWS; THENCE WITH A LINE OF GAMES 56.17 E 34 POLES, 5.30 E 1.20 DILS, 5.30 DILS, 5.3

LOCATED ON THE WILSON RUN ROAD IN FLEMING COUNTY, KENTUCKY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST IN LINE OF MEDLEY BROWN, THENCE N 6-1/2 W 126-54 RODS TO A STAKE 2 FEET WEST OF A LOCUST, THENCE N 84-1/2 W 294 RODS TO A STOKE IN WALKER MENGLES, NOW ASS ASSACISS) LINE, THENCE WITH HIS LINES 5 2T W 43-12 RODS TO A BLACK WALKNIT TREE; THENCE 5-1/2 E A RODS TO A TO STOKE THENCE S 15-1/2 E 20 RODS TO A POST, THENCE S 15-1/3

BEING THE SAME LAND CONVEYED BUELL B. YOUNG FROM GEORGE D. FISHER AND ADDIE L. FISHER BY DEED DATED SEPTEMBER 3, 1964, SAME BEING OF RECORD IN D. B. 122, PAGE 219, FLEMING COUNTY CLERK'S OFFICE, FLEMINGSBURG, KENTUCKY.

TAX ID NO.: 059-00-00-012.00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER) PERMANENT PARCEL NUMBER: 059-00-00-012.00 POSTED PAID: \$695.40
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPLANING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST FOR MORTIGAGE HEREON, COVERED BY THIS POLICY, (NOT A SURVEY MATTER)
- 7. THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, INOT A SURVEY MATTER)
- RIGHT OF WAY EASEMENT DATED JULY 25, 1987, GRANTED BY DONALD EUGENE YOUNG AND SHARON K. YOUNG, CONVEYED TO FLEMING COUNTY WATER ASSOCIATION, INC., RECORDED AFRILS, 1988 IN LASEMENT BOOK 15, PAGE 623, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY, [DOCUMENT WAS NOT FUNNISHED AT THE TIME OF SURVEY).

69-3/4 E S4 POLES TO A SET STONE IN THE CENTER OF THE OLD CLOVER ROAD, ALSO IN THE LINE OF THE MASH FARM, THENCE DIVIDING THE ROAD EQUALLY 5 18-3/4 E 66.3 POLES TO A STAKE CORNER TO JON CARPENTER, THENCE WITH HIS LINE WEST 123 FOLES TO A STAKE AND ADMIN IN THE OLD STROOK LAND. THENCE THACK TO A STAKE OF THE OTHER OTHER CHIEF OF THE REFORMING. SO CARES, THERE IS EXCEPTED AND NOT CONVEYED IN THE ABOVE BOUNDARY A PASSWAY IS ESTENDED REFERENCE.

FARM; THENCE DIVIDING SAID ROAD EQUALLY AS IT MEANDERS IN 18-3/4 W 5.7 POLES TO A TURN; THENCE IN 22-1/4 W 49-1/4 POLES TO A STAKE, CONNER TO THE HOME TRACT OF MRS, ELIZA STRODE; THENCE IN 10-1/8 W 12.8 POLES; THENCE WITH LINE OF SAME ALONG NORTH SIDE OF THE ROAD 5 69-3/4 W 67 POLES TO THE BEGINNING, CONTRAINING 26 ACRES.

(THE ABOVE DESCRIPTION IS INTENDED TO INCLUDE LOTS NO. 11 AND 12 AS DESCRIBED ON A PLAT WHICH IS RECORDED IN DEED BOOK (THE ABOVE DESCRIPTION IN MENDEDO TO INCLUDE A STREY OF LAND EXCEPTION A PLAT WHICH IS RECORDED IN DEED SCOX. 13.3 PAGE 78A, AND PURTHER EN INTENDED TO INCLUDE A STREY OF LAND EXCEPTION OF ORE DOT VOMEDUL LEARS, AND INUTE LEARS, AND UNITED HONORMER 14, 1977, RECORDED IN DEED SCOX 144, PAGE 766, SAD IN SEMPLEMENT OF LAND EXCEPTION OF LOT NO. 6, ON PATE MOVEMBER 14, 1977, RECORDED IN DEED SCOX 144, PAGE 766, SAD INCLUDED HONORMER 14, 1977, RECORDED IN DEED SCOX 144, PAGE 766, SAD INCLUDED HONORMER 14, PAGE 16, SAD INCLUDED HONORMER 16, SAD

OF RECORD IN THE FLEMING COUNTY CLERK'S OFFICE.)

THERE IS EXCEPTED FROM THE FOREGOING LOTS NO.'S 1,2,3,4,5,6,7,8,9 AND 10 AS DESCRIBED ON PLATS RECORDED IN DEED BOOK 133, PAGE 785 AND DEED BOOK 132, PAGE 311, FLEMING COUNTY CLERK'S OFFICE.

TAX ID NO: 058-00-00-033 00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019. AS FOLLOWS: (NOT A SURVEY MATTER PERMANENT PARCEL NUMBER: 058-00-00-033.00 POSTED PAID: \$1,074,14
- FASEMENTS CLAIMS OF FASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PURILIC RECORDS
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY. (NOT A SURVEY MATTER)
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTIGAGE THEREON, COVERED STHIS POLICY, MOT A SURVEY MATTER)
- 7. THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)

RECURRENT

123 Mission Street. FI 18 San Francisco, CA 94105

REVISIONS: I 08/15/2023 UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

DONALD EUGENE YOUNG AND SHARON K. YOUNG

TITLE COMMITMENT NO:304387NCT-33, EFFECTIVE DATE: JULY 1, 2020

OWNER: DONALD EUGENE YOUNG AND SHARON K. YOUNG

TWO TRACTS OF LAND SITUATED IN FLEMING COUNTY, KENTUCKY, ON THE WATERS OF WILSON RUN AND BEGINNING AT A SET STONE ON THE WEST SIDE OF WILSON RUN ROAD AND WILSON RUN BRANCH, CORNER TO TRACT NO. 3 IN LOUIS BOWER LINE (NOW ROE JOHNSON);

MICHAEL HILL AND BARBARA L. HILL

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-23, EFFECTIVE DATE: JULY 20, 2020

OWNER: MICHAEL HILL AND BARBARA L. HILL

TEACT BO. 1 A CERTAIN TRACT OF LAND STITLATE DAID BEING ON THE WATER OF TEAMING GERS, REEINANG AT A SET STORE UPON THE MORTHE SEED OF THE ROAD OFFIDISTE THE NORTHWEST CORNER OF THE GORCHARD AND CORNER TO THE ALARD HERSTORE CONNECTION TO NAME AS CORPELL, THANKE WITH HER LINE 32-14 2 & 90 DES TO A SET STONE AT THE SOUTHWEST CONNER OF THE ORCHARD, THEMES SE \$1.72 ET 26 DESTOR 3 AS FET SONE AT THE BEAS OF THE STRING, THEMES STAND SEE SOUTH DESTORE AT STORE AT THE

08/15/2023

RUBY F. MINEER

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-26, EFFECTIVE DATE: JULY 20, 2020

OWNER: RUBY F. MINEER

A TRACT OF 70 ACRES OF LAND MORE OR LESS, LOCATED SOUTHEAST OF THE TOWN OF MT. CARMEL, KENTUCKY, BOUNDED GENERALLY AS

ON THE NORTH BY THE LAND OF GILMER RIGDON, EAST AND WEST BY THE LANDS OF GARRET MINEER AND ON THE SOUTH BY THE MARY GODDARD LANDS, CONTAINING TO ACRES, MORE OR LESS TOGETHER WITH A PASSWAY TO THE STATE HIGHWAY, SAID PASSWAY BEING DESCRIBED AS FOLLOWS:

MRS. MATILDA CLARY'S PASSWAY FROM RIGDON'S PASSWAY AT WERR LINE AND MINEER CORNER TO RIGDON'S GARDEN CORNER SAID MISS, MINITED RECENT 9 FASSIVERY FOUN INSIGNORY FASSIVERY TO WITH 1 A VESSE BEING PRINCE FIND MINITED RECENT SERVICES OF THE SET WITH SERVICES AND THE SET WAS A SERVICED FOR THE SET WHITE SET WITH SET WAS A SERVICED FOR THE SET WAS A SET WITH SET WAS A SET WAS A SET WITH SET WAS A SET WAS A SET WITH SET WAS A SET WAS A SET WAS A SET WAS A SET WITH SET WAS A SET

BEING THE SAME PROPERTY CONVEYED TO GRANTORS BY DEED FROM ALICE FOXWORTHY, ET AL, DATED 29 APRIL 1983, RECORDED IN DEED BOOK 156, PAGE 222.

SAVE AND EXCEPT THAT TRACT OF PARCEL OF LAND IN DEED DATED NOVEMBER 15, 1993, RECORDED NOVEMBER 19, 1993 IN BOOK 178, PAGE 226, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH PROPERTY LINE OF GRANTORS, BEING THE LINE BETWEEN GRANTORS AND MILLER, BEING 600 PEET EAST OF THE GRANTORS PROPERTY CORNICE AND JUM. CLARY RD. THENCE WITH MILLESS LINE 5 80 DIGG. 470 GAZ 78: 221.6625 FEET TO AN ENON POST, THENCE LEAVING MILLESS LINE WITH NEW DIDNING LINE OF GRANTERS 5 10 DIGG. 29: 3295 W. 4, 56255 FEET TO AN BON POST, THENCE N 76 DIGG. 39: 3221-W 29.18724 FEET TO A POINT IN THE CENTER OF A GRAVEL FARM ROAD, THENCE N 2 DIGG. 09: 38.62" W 18.6269 FEET TO THE OPINT OF BESCHING, CONTAINING SITA LARES.

THE GRANTORS ALSO GRANT TO THE GRANTEES A 20 FOOT EASEMENT RUNNING WITH THE EXISTING DRIVEWAY FOR THE PURPOSE OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED LOT.

BBING PART OF THE SAME PROPERTY CONVEYED JAMES W. MINEER AND RUBY F. MINEER, FROM CARL BURCHCLORE AND ROSETTA BURCHCLORE, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 12, 1985, RECORDED IN D.B. 159, PAGE 622, FLEMING COUNTY CLERK'S OFFICE.

TAX ID NO : 069-00-00-012 00

TRACT 2:

A CERTAIN TRACT OF LAND LOCATED IN FLEMING COUNTY, KENTUCKY ABOUT 1 MILE EAST OF MT. CARMEL, NEAR THE MAYSVILLE AND MT.

BOUNDED ON THE WEST BY THE LANDS OF GEORGE A. CLARY; ON THE NORTH BY THE LANDS OF GARRETT MINEER; ON THE EAST BY THE LANDS OF HARRY HONEYFELT, AND ON THE SOUTH BY THE LANDS OF SILAS POLLITF, AND CONTAINING ABOUT 25 ACRES, MORE OR LESS.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019, AS FOLLOWS: (NOT A SURVEY MATTER)

PERMANENT PARCEL NUMBER: 069-00-00-012.00 (TRACT 1) POSTED PAID: \$544,71

PERMANENT PARCEL NUMBER: 081-00-007-00 (TRACT 2)

POSTED PAID: \$118.10

- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO, (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VAILE, THE STATE OR INTEREST ON MORTGAGE THEREON, COVERED BY THIS POLICY, ONTO \$ SURVEY MATTER OR TO RESTORED.
- 7. THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)
- RIGHT OF WAY EASEMENT DATED MAY 27, 1997, GRANTED BY JAMES W. MINEER AND RUBY F. MINEER, HUSBAND AND WIFE, TO FLEMING COUNTY WATER ASSOCIATION, INC., RECORDED JUNE 4, 1997 IN BOOK 17, PAGE 591, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY, SERVOWN HEEDON.

RANDALL MEADOWS AND WILLA MEADOWS

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-40, EFFECTIVE DATE: FEBRUARY 24, 2021

OWNER: RANDALL MEADOWS AND WILLA MEADOWS

A CERTAIN TRACT OF LAND LYING AND BEING IN FLEMING COUNTY, KENTUCKY NEAR MT. CARMEL ON THE NORTH SIDE OF KY 324 AND BBING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (SET THIS SURVEY) CORNER TO JULIUS R. MAY (D.B. 160, P.G. 16, AND D.B. 151, P.G. 557 AND BRING IN THE

NORTH PROHT OF MAY UNE OF RY 224 GDF FROM CENTER; THENCE WITH THE SAID OF 228 RIGHT OF MAY UNE THE FOLLOWING FIVE CALLS 173.4 FEEF ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 1231 31 FEET. THE CHORD OF WHICH IS NORTH AD DEGREES 5 MINUTES 11 FEET ALONG MAY DEGREES 5 MINUTES 11 FEET ALONG MAY DEGREES 5 MINUTES 11 FEET ALONG MAY DEGREES 5 MINUTES 11 FEET AND ROOM PRI LEFT THIS SURPRY). THENCE MORTH A DEGREES 15 MINUTES 13 ECONOS WEST, 100.05 FEET TO A RING MAY USE THIS AND ROOM PRI LEFT THIS SURPRY). THENCE MORTH A DEGREES 15 MINUTES 13 ECONOS WEST, 100.05 FEET TO ARROW MAY USE THIS CONCESS. THE CONCESS OF MINUTES 15 CONCESS WEST, 100.05 FEET TO ARROW MAY USE THIS CONCESS. THE CONCESS OF MINUTES 50 ECONOS WEST, 100.05 FEET TO ARROW MAY USE THIS CONCESS. THE CONCESS OF MAY USE AND ROOM PRI LEFT THE CONCESS OF MAY USE AND ROOM PRI LEFT THE CONCESS WEST WAS USED. THE CONCESS WE

THE ABOVE DESCRIBED PARCEL CONTAINS 30.811 ACRES AS SURVEYED BY ROPY A. WRIGHT LS. AZDR. MAY 15, 2006. ALL BON PINS SET THIS SURVEY AND PROP SURVEY ARE THE SURVEY AND PROP SURVEY ARE THE ADVANCEY ARE WRIGHT, LS. AZDR. ALL WININESS ROTH. BY SET THIS SURVEY ARE BY RE-BAR WININ A VILOW PRESCRIBE AT SURVEY AND WININESS CORNER, BY A WIGHT, LS. AZDR. ALL BRABNESS STATED HERBIT ARE REFERRED TO MAGNETIC MERIDIAN AS ORIENTED TO SEPTEMBER 28, 2002 SURVEY OF FREDOY APPRECATE PROPERTY BY THE SURVEYOR.

BEING THE SAME PROPERTY CONVEYED MICHAEL A HUGHES AND HEATHER DAWN HUGHES, HIS WIFE, FROM WILL LENGACHER AND MARY LENGACHER HIS WIFE, BY DEED DATED THE $7^{\rm TH}$ DAY OF NOVEMBER 2006 AND RECORDED IN DEED BOOK 229, PAGE 187, FLEMING COUNTY CLERNS OFFICE.

TAX ID NO.: 080-00-00-005.01

SCHEDULE B-II EXCEPTIONS:

LOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE

- 1 GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020, AS FOLLOWS: (NOT A SURVEY MATTER)
 - POSTED PAID: \$1,576,49
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HERCOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALID, THE ESTATE OR INTEREST OF MORTGAGE THERCON, COVERED BY THIS POLICY, CITYOT A SURVEY MATTOR AS TO THE VALID, THE ESTATOR SUBSECTION OF THE PROPERTY OF THE PROPERTY OF A SURVEY MATTER.
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)

DUANE R. LOWE

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO/304387NCT-41 EFFECTIVE DATE: FEBRUARY 25, 2021

THIS PARCEL OF LAND IS A PORTION OF THE SHIRLEY BREWER PROPERTY LOCATED ON KY HWY 3301 IN FLEMING COUNTY, KENTUCKY, THE PARENT TRACT IS ON RECORD IN DEED BOOK 144, PAGE 724 LOCATED IN THE FLEMING COUNTY CLERK'S OFFICE AND IS MORE EXACTLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE RIGHT-OF-MAY LINE OF RY HINY 3301 A CORNER TO THE WILLIAM AND GLIBERTA COLGAN PROPERTY D.B. 171, PAGE 5619, THENCE IN OR DES. 35 MIN 25 SEC. E. 1001.02 FET WITH THE COLGAN LINE TO AN IRON PINS STATE CORNER TO THE COLGAN PROPERTY D.B. 171, PAGE 5619, THENCE IN OR DES. 35 MIN 25 SEC. E. 1001.03 FET WITH THE COLGAN LINE TO AN IRON PINS STATE CONNER TO THE COLGAN PROPERTY D.B. 100 BLIGHT STATE CONNE

THE PARCEL OF LAND DWG. SURVEYOR PLANA JUSTICE REGISERBING AND SURVEYING, INC. DUBING THE MONTH OF JULY 2011. ALL IRON PIOS ST RAFE (JC. PERRAM MARKED WITH LO. LAYS. THE SARGE OF BEARMING FOR THE SURVEY WAS A PARRENT THACE TREAMN OFF THE SOUTH HAS A CASES THAT OF THE SOUTH HAS A CASES SURVEY AND THE HONOR THE MONTH THACES SOUTH CASES THAT OF THE SOUTH HAS A CASES SURVEY AND THE UNADJUSTED BERGOR OF CLOSERS OF THE RANDOUT MERCES WAS 1 IN 18-39A.

BEING THE SAME PROPERTY CONVEYED TO SHRIEY H, BREWER, SINGE, FROM THE PETRA CORPORATION, BY DEED DATED JULY 27, 2001, AND RECORDED IN DEED BOOK JMB, PAGE 477, FLERING COUNTY CLERK'S CHIEC, EALSO BRIDG, A PART OF THE SAME PROPERTY CONVEYED AND RECORDED IN DEED BOOK HAS PAGE 724, READING COUNTY CLERK'S CHIECK, CLERKINE, MOCKING MACH BENEFINE ORDERS SAD PROPERTY TO HIS WIFE, SHRIETY BREWER (MAS SHRIEY H, BREWER) BY HIS LAST WILL AND TESTAMENT RECORDED IN WILL BOOK X, PAGE 689, ILHANING COUNTY CLERK'S CHIECK.

TAX ID NO.: 058-00-00-041.01

SCHEDULE B-II EXCEPTIONS

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020, AS FOLLOWS: (NOT A SURVEY MATTER) POSTED PAID: \$159.56
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCLUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE. THE ESTATE OR INTEREST OR MORTGAGE THEREON, COVERED BY THIS POLICY, WORT AS JUNEY MATTER)
- 7. THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE
 CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY. (NOT A SURVEY MATTER)

RECURRENT

San Francisco, CA 94105

UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

ESTATE OF MARY ANN BREWER

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-42, EFFECTIVE DATE: MARCH 24, 2021

OWNER: ESTATE OF MARY ANN BREWER
TWO CERTAIN TRACTS OF LAND LOCATED IN FLEMING COUNTY, KENTUCKY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. E BEGINNING AT THE CENTER OF THE BEECHBURG AND FLEMINGSBURG TURNPIKE OPPOSITE A DIRT ROAD; THENCE WITH THE MEANDERINGS OF THE DIRT ROAD S 13 W 36 POLES, S 28 W 38-7L2 POLES, S 13 W 24 POLES, S 10 W 28-7L2 POLES TO A STONE IN THE CURITED THE ROAD AND IN A J. SLOONS ILLIN AND CORNER TO GLOUBS BOWER, THINCE IN BW W 37-12 POLES TO A STONE ON THE HUSSEY BIRDS. ON A LANCE, THENCE IN 5 W 37-12 POLES TO A STONE ON THE HUSSEY BIRDS. ON A LANCE, THENCE IN 5 W 37-12 POLES TO A STONE ON THE SECRET OF THE TURNPIKE CORNER TO J. S. CARPENTER AND HEAVY SCHWARTZE THENCE AN D 62 S POLES, THENCE NEED 43 TO THE CENTER OF THE TURNPIKE CORNER TO J. S. CARPENTER AND THEN THE SECRET OF THE SEC

TRACT NO. II; ALSO ANOTHER TRACT OF LAND SITUATED ON THE FLEMINGSBURG-MT. CARMEL TURNPIKE, INCLUDING A HOUSE, AND ABOUT ONE MILE EAST OF FLEMINGSBURG, KENTUCKY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE LAND OF W. T. LATHRAM CORNES WITH THE LAND OF RRST PARTES (CLARENCE BREWER), THENCE IN A STRAGHE INE ARK WHITH HE DYSIDNI LINE BYTWEEN LATHRAM AND BATEMAN TO A SET STORE WHERE IT JOINS THE LAND OF O. H. ELEMBOCS BY A LINE OF THE LAND OF TH

TRACTS I AND II BEING A PART OF THE SAME REAL ESTATE CONVEYED JAMES GILMER BREWER AND MARY ANN BREWER, HUSBAND AND WIFE, FROM JESSEB BREWER, BY DEED DATED THE 20TH DAY OF NOVEMBER, 1990, AND OF RECORD IN DEED BOOK 170, PAGE 591, FLEMING COUNTY CLERKS OFFICE.

A CERTAIN PARCEL OF LAND LOCATED IN FLEMING COUNTY, KENTUCKY OFF THE FLEMINGSBURG-BEECHBURG ROAD AND WHICH IS MORE

BEGINNING AT A GATE POST ON THE WEST SIDE OF A 12 FEET PASSONAY AND AT THE SOUTHEAST CONNERS OF SECOND PARTIES LOT. THENCE AT A 99' ANGEL IN A GENERAL SOUTHEASTER'S PRESCRION A DETANCE OF A FEET TO A STORE THEME CAT AND THAN SOUTHEAST AND A MICH IN A GENERAL WESTERLY DIRECTION A DISTANCE OF SET FEET TO A STARE CORNER TO SECOND PARTIES LOT. THENCE IN A GENERAL MORTHLASTERS DIRECTION FOLLOWING SECOND PARTIES PROPRIENT LIBE A DETANCE OF 90 FEET TO THE BEGINNING, CONTAINAING 1,350

BEING A PART OF THE SAME PROPERTY CONTAINED IN TRACT I CONVEYED TO JAMES GILMER BREWER AND MARY ANN BREWER, HUSBAND AND WIFE FROM JESSIE BREWER DATED THE 20TH DAY OF NOVEMBER, 1990 AND OF RECORD IN DEED BOOK 170, PAGE 591 FLEMING COUNTY CLERKS OFFICE.

BEING THE SAME REAL ESTATE CONVEYED TO RICHARD E. LOWE AND DONNA M. LOWE, HUSBAND AND WIFE, BY JAMES GILMER BREWER AND MARY ANN BREWER, HUSBAND AND WIFE, BY DEED DATED MARCH 23, 1992, RECORDED APRIL 23, 1992 IN DEED BOOK 173, PAGE 689, FLEMING COUNTY COURT CIERC, HEARING COUNTY, KENTUCKY.

TAX ID NO : 059-00-00-002 00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020, AS FOLLOWS: (NOT A SURVEY MATTER) POSTED PAID: \$460.52
- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO, (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOR, BUT PRIORS TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTGAGE HEREON, COVERED BY THIS POLICY, (MOYAT SURVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE 9.

 CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)
- RIGHT OF WAY EASEMENT DATED MAY 28, 1986, GRANTED BY JESSIE BREWER, SINGLE, TO FLEMING COUNTY WATER ASSOCIATION, INC., RECORDED MAY 28, 1986 IN EASEMENT BOOK 15, PAGE 450, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY. (BLANKET IN NATURE, NOT PLOTTABLE)
- RIGHT OF WAY EASEMENT DATED MAY 12, 1970, GRANTED BY JESSIE BREWER AND CLAUDE BREWER, SR., TO FLEMING COUNTY WATER
 ASSOCIATION, INC., RECORDED MAY 12, 1970 IN EASEMENT BOOK 11, PAGE 49, OFFICIAL PUBLIC RECORDS, FLEMING COUNTY, KENTUCKY. (BLANKET IN NATURE, NOT PLOTTABLE)

HELEN CAUDILL

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-2, EFFECTIVE DATE: FEBRUARY 25, 2022

OWNER: CONRAD CAUDILL AND HELEN CAUDILL

TRACT:

BEGINNING IN THE CENTER OF THE ROAD, AND CORNER TO DUARD CARPENTER THENCE LEAVING THE ROAD WITH HIS LINE SQUTH 20 DEMONSTRATE OF THE ROAD WITH HIS LINE SQUTH 20 DEMONSTRATE OF THE ROAD WITH HIS LINE SQUTH 20 DEMONSTRATE OF THE ROAD WITH HIS LINE SQUTH 20 DEMONSTRATE OF THE ROAD WITH HIS LINE SQUTH 20 DEMONSTRATE OF THE ROAD WITH HIS LINE SQUTH 20 DEMONSTRATE OF THE ROAD WITH HIS LINE SQUTH 20 DEMONSTRATE OF THE ROAD WITH LINE SQUTH 20 DEMONSTRATE OF THE ROAD WITH A DEGREES AND MINITES HAVE SQUIT A POST, THENCE SQUTH 20 DEGREES WEST 1027 OF THE ROAD WITH SQUETE SQUETE SQUETE SQUETE OF THE ROAD WITH SQUETE SQ ACRES. MORE OR LESS, BUT SUBJECT TO LEGAL HIGHWAYS.

THEN EN NORTH 87-1/2 DEGRESS EAST 310 FEET TO A POST, THEN ES DUTH 9 DEGRESS WEST 18 FEET, THEN ES DUTH 10 DEGRESS WEST 36 FEET, SOUTH 24-1/2 DEGRESS WEST 36 FEET, SOUTH 35 DEGRESS WEST

TRACT III:

RESONNING IN THE CENTER OF THE GORMAN ROAD, AND CORNER TO THE 114 ACRE TRACT, THENCE LEAVING ROAD WITH A LINE OF SAME SOUTH BA-12 DEGRESS ACTS 106 FEET TO A POST, THENCE NORTH 12-1/2 DEGRESS LAST 304 FEET TO A POST, THENCE NORTH 12-1/2 DEGRESS LAST 304 FEET TO A POST, THENCE WITH PRACTE DEGRESS LAST 136 FEET TO A POST, THENCE NORTH 83-1/2 DEGRESS LAST 106 FEET. TO THE TO A ROST, THENCE NORTH 83-1/2 DEGRESS LAST 106 FEET. TO FEET. TO FEET. TO A POST, THENCE NORTH 83-1/2 DEGRESS LAST 106 FEET. TO FEET. SOUTH 10 FEET. SOUT

TAX ID NO.: 070-00-00-001.00

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021, AS FOLLOWS: (NOT A SURVEY MATTER)
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE. (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, T FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF

- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCLUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MONETGAGE THEREON, COVERED BY THIS POLICY, (NOT A SURVEY MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY. (NOT A SURVEY MATTER)
- EASEMENT DATED SEPTEMBER 28, 199, GRANTED BY CONRAD CAUDILL & HELEN, HIS WIFE TO FLEMING COUNTY WATER ASSOC RECORDED DECEMBER 26, 1991 IN EASEMENT BOOK 16, PAGE 716, FLEMING COUNTY COURT CLERK, FLEMING COUNTY INC., KENTUCKY. (SHOWN HEREON)

HELEN CAUDILL AND TANNER FLOYD

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-3. EFFECTIVE DATE: FEBRUARY 25, 2022

OWNER: HENRY CAUDILL AND TANNER FLOYD

BEING A 70:00 ACRE TRACT OF LAND LOCATED APPROXIMATELY 2000' SOUTH OF SAUNDERS ROAD NEAR PLEASUREVILLE IN FLEMING COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON PIN & CAP FOUND (WRIGHT 2808) CORNER TO OTHELL JR. & DORA JEAN FIELDS AND MARCIA D. & CARMEN D. FIELDS DB 219 PG 372, CORNER TO CONARD & HELEN CAUDIL DB 147 PG 518 TRACT III AND IN THE LINE OF GARY & GLENNA TURNER AND CANNER TO SEAR TO SEA

FOUND WINGOT BOOK THEREC CONTINUING ALEXES THE TUMES LIVE WINZEY-MES, A DISTANCE OF TOULTE TO AN IRON PIN & CAPS TO NEW COMINEST OCCOSES ARE REDS THAT SETS & A THINKE ALEXEN THE NEW MINGO PCORCESS FARED STRUCTS & 25 STOPPAYE A DISTANCE OF 215-95 TO AN IRON PIN & CAP SET AT A TOT DOUBLE HOME! LOCUST, THENCE CONTINUING ALONS THE NEW LINE OF COMESE A PERIOD TRACETS B 2 SEPROVER A DISTANCE OF 26-22 TO AN IRON PIN & CAP SET A TO STRUCT MAY SET AND A TOTAL OF THE NEW LINE OF DISTANCE OF 21.55 Y TO AN IRON PIN & CAP SET AT A 10° DOUBLE HONNY LOCUST, THENCE CONTROLING ALONG THE NING WISE OF COURSE OF REINS THAT STATES AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED THE CONTROLING ALONG THE NING WISE OF COURSE OF REINS AND THE CONTROLING AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED THE CONTROLING AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED THE CAP SET THE COURSE CONTROLING AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THENES DESCRIBED AS 25 TO AN IRON PIN & CAP SET THE CAP S

ALL IRON PIN & CAPS SET WERE '5" X 18" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "T. MCGLONE PLS 3919"

BEARINGS COORDINATED TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM KY1Z (SINGLE ZONE) (NAD 83) PER GPS OBSERVATIONS ON DATE OF SURVEY 3/3/2017

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS OF RECORD AND UNRECORDED CONVEYANCES.

TREES MARKED WITH 3 ORANGE HORIZONTAL PAINTED LINES.

70.00 ACRE TRACT BEING ACCESSED BY AN OLD DIRT ROAD ALONG THE SOUTH WEST PROPERTY LINE OF LARRY & DONNA SMITH DB 222 PG

BEING THE SAME PROPERTY CONVEYED TO EMANUEL GRABER AND ADA GRABER. HUSBAND AND WIFE, FROM OTHEL L. COOKSEY, JR., SINGLE, BY DEED DATED MAY 30, 2017, AND RECORDED IN DEED BOOK 263, PAGE 757, FLEMING COUNTY CLERK'S OFFICE.

THERE IS EXCEPTED FROM THE FOREGOING AND RESERVED HEREIN, THE PROPERTY DESCRIBED AS FOLLOWS

BEING A 10,000 ACRE TRACT OF AND LOCATED APPROXIMATELY 10,00° NORTH WEST OF BLACK DIAMOND ROAD IN FLEMING COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BESINNING AT A 1% TRON PIN & CAP FOUND (WRIGHT 2888 - DISTURBED) CORNER TO EMANUEL & ADA GRABER DE 263 FG 757 AND THE NORTH REST CORNER OF CORNER OR & CHEEN CAURD LIB STATE OF THE STATE O

ALL IRON PIN & CAPS SET WERE 1/2" X 18" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "T. MCGLONE PLS 3919."

BEARINGS COORDINATED TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM SINGLE ZONE (NAD 83) PER OPS OBSERVATIONS ON ORIGINAL DATE OF SURVEY 3/3/2017.

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS OF RECORD AND UNRECORDED CONVEYANCES.

10.000 ACRE PARCEL SUBJECT TO THE OLD DIRT ROAD FOR ACCESS TO BLACK DIAMOND ROAD, SAID ROAD RUNS ALONG THE SMITH AND CAUDILI BOLINDARY LINE.

TAX ID NO. 081-00-00-046.00

SCHEDULE B-II EXCEPTIONS

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021, AS FOLLOWS: (NOT A SURVEY MATTER)

TAX ID: 081-00-00-046.00

- 2. EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO, INOT A SURVEY MATTER!
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE LEFECTIVE DATE HEBEOF, BUY PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD, FOR VALUE, THE ESTATE OR INTEREST OR MORTINGATE HEBEON, COVERED BY THIS POLICY, INDIA 5 ALVIEW MATTER)
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, INOT A SURVEY MATTER)

RECURRENT

San Francisco, CA 94105

UPDATE SURVEY AS PER CUENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

JOHN GOODING

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-5. EFFECTIVE DATE: FEBRUARY 25, 2022

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED REAL ESTATE AND NOT CONVEYED HEREIN A CERTAIN PARCEL. OF LAND CONVEYED KENNETH V. GOODING FROM JOHN H. ARNOID ET AL. BY DEED DATED JANUARY 29, 1979, AND RECORDED IN DEED BOOK 147, PAGE 634, FLEMING COUNTY CLERKS OFFICE, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A CORNER TO ROBERT MARSHALL; THENCE 216 FEET ALONG THE ROAD TO A POST; THENCE EAST 216 FEET TO ANOTHER POST AND WITH THE LAND OF THE GRANTERS; THENCE SOUTH TO THE LINE OF MARSHALL A DISTANCE OF 216 FEET; THENCE ALONG THE LINE OF MARSHALL A DISTANCE OF 216 FEET TO THE BEGINNING, AND CONTAINING 1 ACRE MORE OR LESS.

THERE IS ALSO EXCEPTED FROM THE ABOVE DESCRIBED REAL ESTATE AND NOT CONVEYED HEREIN A CERTAIN PARCEL. OF LAND CONVEYE TO DWIGHT M. CARDNER ET UX FROM MAXINE A. GOODING AND JESSE GOODING BY DEED DATED MAY 2, 1989, AND OF RECORD IN DEED BOOK 167, PAGE 541, FREMING COUNTY CLERKS OFFICE AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF REAL ESTATE ADJOINING AND BEING AN ADDITION TO OTHER REAL ESTATE LOCATED ON THE BEECHBURG-MT. CARMEL ROAD IN ELBING COUNTY, EXPILICEY PREVIOUSLY ACQUIRED BY DWIGHT ME ADMONDATE AND SHERBIL CANDINER BY DEED DATED JULY 17, 1966 FOOLDWAY.

OF THE OFFICE OF THE SHERBING COUNTY CLIENCY OFFICE AND ADMONDATE ADMONDATE AND ADMONDATE ADMONDATE AND ADMONDATE ADMONDATE AND ADMONDATE ADM

BECOMING AT THE SOUTHEAST CONNES OF THE SECOND DARRIES AND DOSSET MARSONAL TRINCE FACT WITH THE UNE OF ROSSET MARSONAL GRAN A STOKKHE C'REST TO A OWNER A NEW CORNEW WITH ROSSET MASONAL AND THE REST PRAIRTS. THEN'S CONTRICT AND A A NEW LINE WITH THE REST PARTIES FOR A DISTANCE OF 216 TO A POINT, A NEW CORNEW WITH THE REST PARTIES, THENCE WEST ALONS A NEW LINE WITH THE REST PARTIES FOR A DISTANCE OF 217 TO AN DESTANCE CORNEW RESTEROOR ESTABLISHED, THENCE SOUTH A LONG THE LINE OF THE SECOND PARTIES' OTHER SAID PARCEL, FOR A DISTANCE OF 216' TO THE POINT OF BEGINNIN

BEING THE SAME PROPERTY CONVEYED MAXINE A. GOODING, A SINGLE PERSON FROM JOHN GOODING, SINGLE, SHARON YOUNG AND DON YOUNG, HER HUSBAND, KENNY GOODING AND LINDA GOODING, HIS WIFE, AND PATTY G. READER, BROCK AND RICHARD BROCK, HER HUSBAND BY DEED DATED MAY 15, 2014, AND RECORDED IN DEED BOCK 253 PAGE 366, FLEWING COLUNTY CEREST OFFICE.

NOTE MAXINE A GOODING AND JESSEY GOODING HER HUSRAND RESERVED LINTO THEM SELVES A LIFE ESTATE IN AND TO THE AROVE DESCRIBED LAND IN A DEED DATED AUGUST 14, 1997 AND RECORDED IN DEED BOOK 190, PAGE 442, FLEMING COUNTY CLERK'S JESSE V. GOODING DIED ON MARCH 14, 2012 AND MAXINE A. GOODING IS CONVEYING HER LIFE ESTATE THEREIN IN THIS DEED.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

- 1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021, AS FOLLOWS: (NOT A SURVEY MATTER)
 - POSTED PAID: \$703.84
- EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE, (NOT A SURVEY MATTER)
- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS O ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF R
- THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A.
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY, (NOT A SURVEY MATTER)

KENNETH SOUDER AND CHERYL B. SOUDER

LEGAL DESCRIPTIONS:

TITLE COMMITMENT NO:304387NCT-11. EFFECTIVE DATE: FEBRUARY 25, 2022

OWNER: KENNETH SOUDER AND CHERYL B. SOUDER

LOCATED IN FLEMING COUNTY, KY., ON THE MAYSVILLE, MT. CARMEL TURNPIKE NEAR THE MOUTH OF FARROWS CREEK AND BOUNDED AS

BEGINNING AT A POINT IN CENTER OF SAID TURNPIKE ROAD A CORNER TO DORNIN.

THENCE WITH CENTER OF SAID TURNPIKE OR NEARLY SO S 47 1/2 E. 7.63 CHS. S 37 E 6.16 CHS. S 8 E 5.05 CHS; S 14 W. 6.85; S 14 E 5.70 CHS TO POINT IN CENTER OF SAIM A CORNER TO MCCORMICK:

THENCE LEAVING THE ROAD WITH MCCORMICKS LINE 5 73 W 20.75 CHS. TO LEAVING THE ROAD WITH MCCORMICKS LINE 5 73 W. 20.75 CHS. TO FEACE POST A CONNER TO SAME, THENCE WITH MCCORMICKS LINE 5 73 W. 20.75 CHS. TO FEACE POST A CONNER TO SAME FENCE POST A CORNER TO SAME,

THENCE WITH ANOTHER LINE OF SAME S 57 W 10.62 CHS. TO A STAKE AT FORKS OF BRANCH, THENCE UP THE S. 84 W 10.34 CHS. TO A STAKE ON NORTH BANK OF BRANCH A CORNER TO W.A. BAILEY;

THENCE CONTINUING UP THE BRANCH WITH THE BAILEY LINE \$ 58 W 15.70 CHS. TO A FENCE POST CORNER TO SAME,

THENCE LEAVING THE BRANCH WITH BAILEY'S LINE N 2175 E 21.70 CHS. TO A FENCE POST IN JOLLY LINE AND CORNER TO BALDRIDGE;
THENCE WITH JOLLYS LINE N 72.75 E 27.30 CHS. TO A FENCE POST CORNER TO JOLLYS; HIS LINE N 48.75 W 3.47 CHS. TO A FENCE POST
CORNER TO DORIN:

THENCE WITH DORINS LINE N 48 E 24.60 CHS. TO THE BEGINNING, CONTAINING 113.31 ACRES.

THE ABOVE TRACT IS SUBJECT TO A FENCE AND BOUNDARY LINE AGREEMENT BETWEEN ARTHUR THOMAS BIERLEY AND DONALD LEE AND JUNE A. LEE, HIS WIFE, DATED OCTOBER 30, 1998, AND RECORDED IN DEED BOOK 195, PAGE 71, FLEMING COUNTY CLERK'S OFFICE.

A CERTAIN TRACT OR PARCEL OF LAND LYING IN FLEMING COLINTY KENTLICKY AND REGINNING AT THE INTERSECTION OF THE LAND OF A CHARLES T, BULLEY, THE PARTY OF THE FIRST PART AND THE PARTIES OF THE SECOND PART TO A PICKET WITH THE LINE OF THE PART OF THE MENT AND THE PART OF THE SECOND PART TO A PICKET, THENCE WITH THE LINE OF THE PART OF THE SECOND PART TO A PICKET, THENCE WITH THE LINE OF THE PART OF THE SECOND PART TO A PICKET, THENCE WITH THE LINE FORCE ON THE WEST SIDE OF THE WATER GAS THENCE THE THE PART OF THE PART OF THE SECOND PART OF THE PART OF THE PART OF THE SECOND PART OF THE PAR

THERE IS EXCEPTED FROM THE FOREGOING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN FLEMING COUNTY, KENTUCKY NEAR
THE TOWN OF MT. CARMEL ON THE MT. GILEAD ROAD NEAR THE MOUTH OF FARROWS CREEK AND BEING MORE PARTICULARLY DESCRIBED

BEGINNING AT AN IRON PIN (SET THIS SURVEY) BY A CORNER POST CORNER TO ROBERT APPLEGATE (D.B. 142, PG. 495) THENCE WITH THE GRANTOR THE FOLLOWING SEVEN CALLS

FOLLOWING THE ORIGINAL DIVIDING LINES BETWEEN D.B. 115, PG. 224 AND D.B. 133, PG. 563, SOUTH 4 DEGREES 06 MINUTES 00 SECONDS WEST, 165.00 FEET TO AN IRON PIN (SET THIS SURVEY);

THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS EAST, 159.00 FEET TO AN IRON PIN (SET THIS SURVEY); THENCE NORTH 63 DEGREES 05 MINUTES 00 SECONDS EAST, 184.00 FEET TO AN IRON PIN (SET THIS SURVEY); THENCE NORTH 58 DEGREES 10 MINUTES OF SECONDS EAST 178 SO FEET TO AN IRON PIN (SET THIS SURVEY) THENCE NORTH 70 DEGREES 00 MINUTES 00 SECONDS EAST, 74.00 FEET TO AN IRON PIN (SET THIS SURVEY) THENCE SOUTH 46 DEGREES 35 MINUTES 00 SECONDS EAST, 27:00 FEET TO AN IRON PIN (SET THIS SURVEY); THENCE NORTH 50 DEGREES 08 MINUTES 00 SECONDS EAST, 431.52 FEET TO AN IRON PIN (SET THIS SURVEY); THENCE WITH GRANTOR AND A NEW DIVIDING LINE MADE THIS SURVEY THE FOLLOWING NINE CALLS:

SOUTH 74 DEGREES 17 MINUTES 28 SECONDS WEST, 46.11 FEET TO AN IRON PIN (SET THIS SURVEY): THENCE NORTH 88 DEGREES 15 MINUTES 45 SECONDS WEST, 67:13 FEET TO AN IRON PIN (SET THIS SURVEY);
THENCE NORTH 50 DEGREES 07 MINUTES 23 SECONDS WEST, 61:06 FEET TO AN IRON PIN (SET THIS SURVEY)

THENCE NORTH 35 DEGREES 10 MINUTES 00 SECONDS WEST. 123.36 FEET TO AN IRON PIN (SET THIS SURVEY): THENCE NORTH 51 DEGREES 44 MINUTES 47 SECONDS WEST, 254.87 FEET TO AN IRON PIN (SET THIS SURVEY); THENCE NORTH 37 DEGREES 47 MINUTES 26 SECONDS WEST, 54.73 FEET TO AN IRON PIN (SET THIS SURVEY): THENCE NORTH 10 DEGREES 08 MINUTES 21 SECONDS WEST, 70.39 FEET TO AN IRON PIN (SET THIS SURVEY)

THENCE NORTH 2 DEGREES 16 MINUTES 48 SECONDS EAST, 301.62 FEET TO AN IRON PIN (SET THIS SURVEY) THENCE NORTH 15 DEGREES 07 MINUTES 40 SECONDS WEST, 242.56 FEET TO AN IRON PIN (SET THIS SURVEY) CORNER TO VIRGIL REID (D.B.

THENCE WITH REID AND FENCE LINE SOUTH 73 DEGREES 31 MINUTES 40 SECONDS WEST, 298.46 FEET TO AN IRON PIN (SET THIS SURVEY) CORNER TO SAID APPLEGATE; THENCE WITH APPLEGATE AND FENCE LINE SOUTH 3 DEGREES 02 MINUTES 17 SECONDS WEST, 1195.18 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS 14.597 ACRES AS SURVEYED BY ROY A. WRIGHT, L.S. #2808, SEPTEMBER 17, 1998. ALL IRON PINS SET THIS SURVEY ARE 1/2" RE-BAR WITH AN ORANGE PLASTIC CAP STAMPED "PROPERTY CORNER,

R.A. WRIGHT, L.S. #2808". ALL BEARINGS STATED HEREIN ARE REFERRED TO MAGNETIC MERIDIAN AS OBSERVED ON THIS DATE.

THERE IS FURTHER EXCEPTED FROM THE FOREGOING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN FLEMING COUNTY, KENTUCKY NEAR THE TOWN OF MT. CARMEL ON THE MT. GREAD ROAD NEAR THE MOUTH OF FARROWS CREEK AND BEING MORE PARTICULARY DESCRIBED AS TOLLOWS.

BEGINNING AT A POINT IN THE CENTER OF MT. GILEAD ROAD SAID POINT BEING LOCATED SOUTH 57 DEGREES 45 MINUTES 08 SECONDS EAST, 158.85 FROM THE GRANTORS NORTHWEST PROPERTY CORNER;

THENCE WITH THE CENTER OF SAID ROAD THE FOLLOWING FIVE CALLS: SOUTH 41 DEGREES 09 MINUTES 43 SECONDS EAST, 62.70 FEET;

THENCE SOUTH 46 DEGREES 10 MINUTES 45 SECONDS EAST. 68.81 FEET:

THENCE SOUTH 40 DEGREES 10 MINUTES 45 SECONDS EAST, 08.01 FEET,
THENCE SOUTH 45 DEGREES 07 MINUTES 45 SECONDS EAST, 136.84 FEET
THENCE SOUTH 41 DEGREES 00 MINUTES 09 SECONDS EAST, 93.31 FEET;

THENCE SOUTH 33 DEGREES 41 MINUTES 02 SECONDS EAST 145 18 EEET

THENCE LEAVING SAID ROAD WITH GRANTOR AND A NEW DIVIDING LINE THE FOLLOWING EIGHT

CALLS SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST. 15.00 FEET TO AN IRON PIN (SET THIS SURVEY)

THENCE SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST, 40.40 FEET TO AN IRON PIN (SET THIS SURVEY),

THENCE NORTH 63 DEGREES 24 MINUTES 19 SECONDS WEST, 78.09 FEET TO AN IRON PIN (SET THIS SURVEY)

THENCE NORTH 43 DEGREES 31 MINUTES 58 SECONDS WEST, 82.35 FEET TO AN IRON PIN (SET THIS SURVEY);
THENCE NORTH 43 DEGREES 50 MINUTES 31 SECONDS WEST, 89.98 FEET TO AN IRON PIN (SET THIS SURVEY);

THENCE NORTH 32 DEGREES 26 MINUTES 46 SECONDS WEST, 42:30 FEET TO AN IRON PIN (SET THIS SURVEY)

THENCE NORTH 21 DEGREES 30 MINUTES 32 SECONDS WEST, 218.07 FEET TO AN IRON PIN (SET THIS SURVEY);

THENCE NORTH 21 DEGREES 30 MINUTES 32 SECONDS WEST, 218,07 FEET TO AN INDIVINITY OF BEGINNING.
THENCE NORTH 47 DEGREES 41 MINUTES 02 SECONDS EAST, 14,92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.999 ACRES AS SURVEYED BY ROY A. WRIGHT, L.S. #2808, OCTOBER 2, 1998. ALL IRON PIN THIS SURVEY ARE 1/2" RE-BAR WITH AN ORANGE PLASTIC CAP STAMPED "PROPERTY CORNER, RA. WRIGHT, L.S. #2808". ALL BEARN STATED HERBIN ARE REFERRED TO MAGNETIC MERICIDAN AS OSSERVED ON THIS DATE.

ALSO DECETIVE THEERERUN A CERTAIN PAGEL OR TRACT OF LAND HING OR STILLATED ON THE WEST SIDE OF COUNTY PROJECT ON THE MEST SIDE OF COUNTY PROJECT ON THE MEST SIDE OF COUNTY PROJECT ON THE MEST SIDE OF COUNTY OF THE MEST SIDE OF COUNTY OF THE MEST SIDE OF THE MES

BEGINNING AT A POINT IN THE CENTER OF MT. GILEAD ROAD, SAID POINT A COMMON CENTER TO THE LAND RETAINED BY ARTHUR THOMAS BIRLEY (SEE EXCEPTION NO. 2, DEED BOOK 195, PAGE 73) AND CHERYL B. SOUDER, THE PARENT PROPERTY (DEED BOOK 195, PAGE 73, TRACT 1);

THENCE WITH THE CENTER OF MT. GILEAD ROAD SOUTH 31 DEG. 02 MIN. 39 SEC. EAST, 117.87. FEET TO A POINT APPROXIMATELY 97.5 FEET FROM THE CENTER OF FARROW'S CREEK BRIDGE THENCE LEAVING THE ROAD WITH NEW DIVISION LINES ALONG AN EXISTING FENCE FOR THE FOLLOWING FOUR (4) CALLS:

1) SOUTH 81 DEG. 07 MIN. 11 SEC. WEST, PASSING A ½ INCH REBAR AND CAP (SET WITNESS CORNER) AT 16.80 FEET, FOR A TOTAL DISTANCE OF 118.69 FEET TO A 'A INCH REBAR AND CAP (SET):

(2) THENCE NORTH 8 I DEG. 34 MIN. 44 SECT WEST, 122.67 FEET TO A ½ INCH REBAR AND CAP (SET);

(3) THENCE SOUTH 89 DEG. 54 MIN. 11 SEC. WEST. 16.31 FEET TO A 1/2 INCH REBAR AND CAP (SET): 4) THENCE SOUTH 71 DEG. 47 MIN. 38 SEC. WEST, 60.93 FEET TO A 1/2 INCH REBAR AND CAP (SET);

THENCE LEAVING THE FENCE LINE AND CONTINUING WITH NEW DIVISION LINES FOR THE FOLLOWING FOUR (4) MORE CALLS: (1) NORTH 25 DEG. 17 MIN. 22 SEC. WEST, 96.71 FEET TO A ½ INCH REBAR AND CAP (SET) ON THE SOUTH SIDE OF AN EXISTING GRAVEL LANE; (2) THENCE ALONG THE SOUTH SIDE OF SAID LANE NORTH 62 DEG. 58 MIN. 48 SEC. EAST, 92.72 FEET TO A ½ INCH REBAR AND CAP (SET);

(3) THENCE CROSSING THE LANE NORTH 25 DEG. 24 MIN. 39 SEC. WEST. 13 49 FEET TO A 1/2 INCH REBAR AND CAP (SET):

(4) THENCE NORTH 61 DEG. 13 MIN. 26 SEC. EAST, 64.63 FEET TO A 1/2 INCH REBAR AND CAP (SET) IN THE LINE OF AFORESAID BIERLEY

THENCE WITH THE LINES OF RIFRLEY FOR THE FOLLOWING THREE (3) CALLS:

(1) SOUTH 43 DEG. 31 MIN. 58 SEC. EAST, 59.45 FEET TO A 1/2 INCH REBAR AND I.D. CAP STAMPED R. A. WRIGHT, L.S. 2808 (FOUND) (2) THENCE SOUTH 63 DEG. 24 MIN. 19 SEC. EAST, 78.18 FEET TO A 1/2 INCH REBAR WITH AFOREDESCRIBED WRIGHT I.D. CAP (FOUND);

3) THENCE NORTH 62 DEG. 22 MIN. 35 SEC EAST, PASSING A ½ INCH REBAR AND CAP WITH A FOREDESCRIBED WRIGHT LD. CAP (FOUND WITHOSS CORNER) AT 4032 FEET, FOR A TOTAL DISTANCE OF \$5.32 FEET TO THE POINT OF BEGINNING; CONTAINING 0.816 ACRE OF WHICH IS SUBJECT TO LIGEAL RIGHT OF WAY OF MT. GILEAD ROAD.

TAX ID NO.: 057-00-00-038.00

SCHEDULE B-II EXCEPTIONS

THE FOLLOWING MATTERS AFFECT THE PARCEL DESCRIBED ABOVE:

1. GENERAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021, AS FOLLOWS: (NOT A SURVEY MATTER

TAY ID: 057-00-00-038 00 POSTED PAID: \$504.21

EASEMENTS, CLAIMS OF EASEMENTS AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE (NOT A SURVEY MATTER)

- ANY LIEN OR RIGHT TO A LIEN IMPOSED BY LAW FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, EXCEPT FOR ANY SUCH LIEN THE ASSERTION OF WHICH BY A CLAIMANT IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY AND ALL INTEREST IN AND TO ALL OF THE WATER, OR OIL, GAS, COAL, METALLIC ORES, AND OTHER MINERALS IN, UNDER OR ON THE LAND AND ALL RIGHTS PERTAINING THERETO. (NOT A SURVEY MATTER)
- DEFECTS, LIENS, ENCLUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECVALUE, THE ESTATE OR INTEREST OR MORTERSET OF MEDICAL THEREON, COVERED BY THIS POLICY, (NOT A SURVEY MATTER)
- 7. THE FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE DOCUMENTS INSURED UNDER SCHEDULE A
- ANY REFERENCES TO ACREAGE IN THE LAND DESCRIBED IN SCHEDULE A IS FOR TRACT IDENTIFICATION ONLY AND ARE NOT TO BE CONSTRUED AS ANY PART OF THE COVERAGE AFFORDED BY THIS POLICY. (NOT A SURVEY MATTER)
- MORTGAGE, IN THE PRINCIPAL AMOUNT OF \$18,300.00, GRANTED BY KENNETH SOUDER, A/K/A KENNETH A. SOUDER AND CHERYL. SOUDER, A/K/A CHERYL B. SOUDER, MARRIED TO COMMUNITY TRUST BANK, INC., RECORDED OCTOBER 19, 2011 IN BOOK 292, PAGE 170, FEMINIG COUNTY, CENTRY, KENTILOY, DOY, A SURVEY MATTER.

DANIEL SCHWARTZ, SINGLE, AND MARK MILLER AND MARY MILLER, HIS WIFE

LEGAL DESCRIPTIONS

GENERAL WARRANTY DEED, DEED BOOK 240, PAGE 25, FLEMING COUNTY CLARK'S OFFICE

OWNER: MARK MILLER AND MARY MILLER, HIS WIFE

GENERAL WARRANTY DEED. DEED BOOK 240. PAGE 30. FLEMING COUNTY CLARK'S OFFICE

OWNER: DANIEL SCHWARTZ, SINGLE, AND MARK MILLER AND MARY MILLER, HIS WIFE

THAT CERTAIN FARM PROPERTY LOCATED OFF OF THE SOUTH SIDE OF KENTUCKY #24 ABOUT 1-1/2 MILES WEST OF MT. CARMEL, KENTUCKY, AND BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POST CORNER TO OWEN STEPHENS. JR. IN R.W. HAVEN'S LINE: THENCE WITH HAVENS LINE N. 27 DEG. 16 MIN. W. 63.0 FT. BEGINNING AT A POST CORNER TO OWEN STEPHENS, IN IN KIN HAWNES JUNE, THENCE WITH HAWNES LINE N. 27 DEG. 16 MIN. W. 63.07 T. 10 POST, THENCE M. 30 DEG. 50 MIN. V. 220 FT. TO POST, THENCE M. 30 DEG. 50 MIN. V. 220 FT. TO POST, THENCE M. 30 DEG. 50 MIN. V. 220 FT. TO POST, THENCE M. 30 DEG. 50 MIN. V. 220 FT. TO POST, THENCE M. 30 DEG. 50 MIN. V. 220 FT. TO POST, THENCE M. 30 DEG. 50 MIN. V. 220 FT. TO POST, THENCE M. 30 DEG. 50 MIN. V. 220 FT. TO POST, THENCE M. 30 DEG. 50 MIN. V. 220 FT. TO POST, THENCE M. 30 MIN. V. 220 FT. TO POST, THENCE M. 30 MIN. V. 220 FT. TO POST, THENCE M. 30 MIN. V. 220 FT. TO POST, THENCE M. 30 MIN. V. 220 FT. TO POST, THENCE M. 30 MIN. V. 220 FT. TO POST, THENCE M. 30 MIN. V. 220 FT. TO POST, THENCE M. 30 MIN. V. 220 FT. TO POST, THENCE M. 30 MIN. V. 220 FT. TO POST, THENCE M. 30 MIN. V. 220 FT. THENCE M. 30 MIN. V. 320 FT. THENCE M. 30 MIN. V. 320 FT. THENCE M. 30 MIN. V. 320

POST CLOWER ICT KEY, MEMORITE IN THE TORREGING AND NOT CONVEYED HERBIN A CERTINAL TRACT PREVIOUSLY CONVEYED TO ALVIN ROSCOE MASON, R., SINGLE, FROM THOMAS BERLEY AND MAREL BIERY, HUSBAND AND WIFE, BY DEED DATED JUNE 9, 1996, AND RECORDED IN DEED BOOK 182, PAGE 4, FLEMING COUNTY, CERTINS CHEFC, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A CERTIAN PARCEL OF LAND LOCATED IN FLEMING COUNTY, KENTUCKY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE OLD COUNTY ROAD CORNEX TO LAYTON DOVILE AND J.R. GLASCOCK, (NOW KENYON HOLBROOK); THENCE WITH J.R. GLASCOCK, (NOW KENYON HOLBROOK); THENCE WITH J.R. GLASCOCK, (NOW KENYON HOLBROOK); THENCE WITH JORGAN SHELLY PROPERTY. HOLBROCK WITH THORMAS BIRLEY PROPERTY IN A NORTHWISTENSTEIN DIRECTION A DOTAKE OF 30 POSE TO A POINT IN THE CRITERIOR OF THE CHURCH WITH A POINT AND A WITH THE COUNTY ROAD IN THE ROPERTY LINE OF LATTON DOTINE, THINCE OUT THE CENTER OF THE GLD COUNTY ROAD WITH THE DOYLE LINE SO IDEC. 28 CS 31 POSE TO THE HOLD COUNTY ROAD WITH THE DOYLE LINE SO IDEC. 28 CS 31 POSE TO THE POINT OF CRITERION TO THE CHURCH POSE OF THE SOURCE OF T

S 03 DEG. 26 E 351 FEET TO THE POINT OF BEGINNING, CONTAINING 99 ACRES, MORE OR LISS.

THE RARTY OF THE SECOND PARK 140.0 CAQUIRES AR INFOLIT USES AND HOOK A WASTE SYSTEM TO THE POOL OF WATER THAT IS BISECTED BY THE NORTHERN BOUNDARY UNE CONVEYED HEERIN.

THERE IS HATHER EXCEPTED FROM THE FOREGOING AND NOT CONVEYED HEREIN, A CERTAIN TRACT PREVIOUSLY CONVEYED BY THOMAS BIBRILLY AND MABEL BERILLY, HIS WIFE, TO JACK DAZILINGTON AND THE LAND ADMINISTON, HIS WIFE, BY DEED DATED JUNE 18, 1987, AND RECORDED IN 160 BOOK 164, PAGE FROM COLLINY, CLEENS OFFICE, AND MORE PARTICULARY USE CREENED AS TOLLINGS.

ALOT LOCATED ON AN OLD COUNTY ROAD APPROXIMATELY 1-1/2 MILES WEST OF MT. CARMEL, KENTUCKY, AND BEING MORE PARTICULARY USE POLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE OLD COUNTY ROAD, CORNER TO ROBERT APPLEGATE AND LAYTON DOYLE; THENCE NORTH 48 DEG. 52 MIN. E ALONG ROBERT APPLICATES LINE A DISTANCE OF 300 FEET TO A POST, CORNER TO THOMAS BIRELY, THENCE IN A SOUTH DIRECTION ALONG THE THOMAS BIRELY LINE A DISTANCE OF 38 BETT OT THE CENTER OF THE COL COLINT PROD, CORNER TO LAYTON DOVIE, THENCE UP THE CENTER OF THE CID COUNTY ROAD NORTH 50 DEG. 36 MIN. W A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING, CONTAINING, 74 ACRES, MORE OR LESS.

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN FEIRING COUNTY, KENTUCKY NEAR THE TOWN OF MT. CARMEL ON THE MT.
GLEAR ROAD NEAR THE MOUTH OF FARROWS CREEK AND BEING MORE PRINTICULARLY AS FOLICIONS.
BEINGING AN AND ROAD THE STET THAT SERVICE THAT THE SERVICE OF THE STATE OF THE SERVICE OF THE SERVICE WITH THE SERVING AND THE SERVICE OF THE SERVICE WITH THE SERVICE OF THE OS SCONICE ACT, 193.00 TEST TO AN IRON PIN ISST TIME SURVEY THENEX BORTH IS DECREES OF MINUTES OS SECONICE ACT, 193.00 TEST TO AN IRON PIN ISST THIS SURVEY, THENCE NORTH IS DECREES ON INNUTES OS SECONICE SAST, 193.00 TEST TO AN IRON PIN IN ISST THE SURVEY, THENCE SURVEY SURVE

THE ABOVE DESCRIBED PARCEL CONTAINS 14.597 ACRES AS SURVEYED BY ROY A. WRIGHT, LS. #2808, SEPTEMBER 17, 1998. ALL IRON PINS SET THIS SURVEY ARE 1/2" RE-BAR WITH AN ORANGE PLASTIC CAP STAMPED "PROPERTY CORNER, R.A. WRIGHT, LS. #2808". ALL BEARINGS STATED HEERIN RE REFERRED TO MACHITIC MERIODIN AS OSSERVED ON THIS DATE.

RECURRENT

San Francisco, CA 94105

SIONS: 08/15/2023 UPDATE SURVEY AS PER CLIENT COMMENTS

Hummingbird Solar Project

Fleming County, Kentucky

08/15/2023

Request No. 21:

Explain whether participating landowners will continue to use property not leased to the Applicant

for residential or agricultural purchases.

Response No. 21:

Hummingbird has entered into site control agreements with participating landowners, and the

portions of each landowner's property committed for Project will be used pursuant thereto.

Hummingbird has no knowledge regarding the participating landowners' uses for their lands not

included in the Project.

Responding Witness: Orla Lavender

Case No. 2022-00272

Request No. 22:

Refer to the Application, Exhibit G, Property Value Impact Analysis. Also refer to the SAR,

Exhibit D, Noise Assessment Report. Explain the discrepancy between Exhibit G that stated the

closest adjoining home is 500 feet from the closest solar panel and Exhibit D that stated the nearest

residence is approximately 260 feet from the nearest solar panel.

Response No. 22:

Please see the attached letter from Kirkland Appraisals ("Kirkland") dated August 9, 2023. Exhibit

G's Property Value Impact Analysis was initially completed during the early stages of designing

the Project's site layout, which has since been revised. Hummingbird contacted Kirkland to

analyze the Project's impact to the nearest residential structure located 260 feet away from Project

infrastructure, and Kirkland concluded that the revised distance does not change the overall

assessment described in the Property Value Impact Analysis report.



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

August 9, 2023

Chad Martin Cardno 76 San Marcos Street Austin, TX 78702

RE: Hummingbird Solar Project, Fleming County, KY

Mr. Martin,

The purpose of this letter is to address questions from neighbors that were brought to my attention related to the Hummingbird Solar Project, Fleming County, Kentucky.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. This letter should be attached to the original impact study completed with a date of March 15, 2022. My client is Cardno represented to me by Chad Martin. My findings support the Kentucky Siting Board Application. The effective date of this consultation is August 9, 2023.

I was asked to explain a difference in measured distance to the closest home used in the Hummingbird Solar Project Impact Analysis in my report versus what was used in the noise study on the same project. My report identified a closest home at 500 feet, while the noise study identified a mobile home at 260 feet from the nearest panel. The guidelines for the assignment provided to me included a stipulation that once design was complete the closest adjoining home would be 500 feet from the nearest panel. This apparently did not happen.

Given the data included in the original impact study, a separation of 260 feet from the nearest home would not change the outcome or conclusion of that impact study as the paired sales includes a home at 250 feet showing no impact for the Kentucky and adjoining states data. Furthermore, the data for the Southeast shows five sales closer than 260 feet including sales as close as 145 feet from the nearest panel. My larger set of data includes homes as close as 105 feet showing no impact on property value for a stick-built home in a new subdivision.

For these reasons, the change in distance to 260 feet from the 500 feet used in the original impact analysis does not change the conclusion. There remains significant data supporting a finding of no impact on property value.

Sincerely,

Richard C. Kirkland, Jr., MAI Kirkland Appraisals, LLC

the Childfr

Request No. 23:

Provide the number of miles between the Hummingbird Solar project and the project in Case No.

2020-00206.

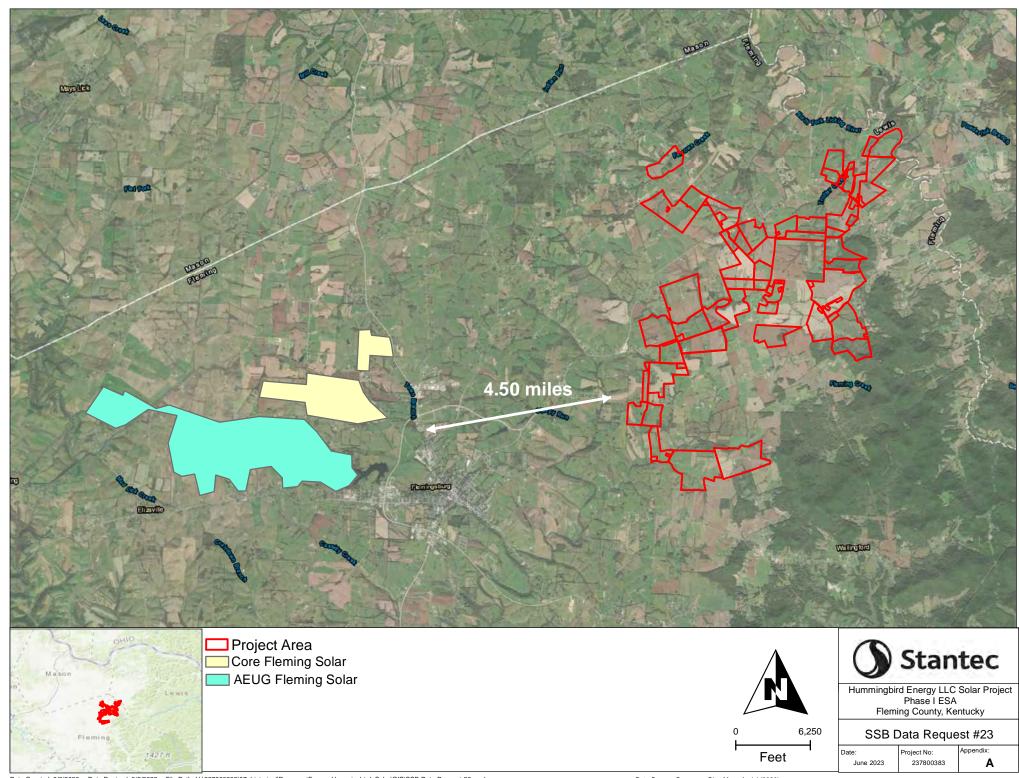
Response No. 23:

The Project will be approximately 4.5 miles away from the solar project in Case No. 2020-00206;

please see the attached map which details the distance between the Project and other merchant

electric generating facilities located in Fleming County.

Responding Witness: Adam Peterson, Chad Martin



Request No. 24:

Provide the number of miles between the Hummingbird Solar project and the Project in Case No. 2020-00370.

Response No. 24:

Please refer to the map attached to Response No. 23. The Project is approximately 4.5 miles away from the solar project in Case No. 2020-00370.

Responding Witness: Adam Peterson, Chad Martin

Case No. 2022-00272

Request No. 25:

Provide any overlaps in the projected construction schedules of the three projects in Fleming

County, Kentucky.

Response No. 25:

Although Fleming Solar, LLC ("Fleming Solar") and AEUG Fleming Solar, LLC ("AEUG Solar")

submitted construction schedules in their respective dockets, the projects have not provided

construction commencement dates. As such, Hummingbird cannot confirm the degree of overlap

between the three projects' construction schedules, if any. Currently, Hummingbird's anticipated

construction commencement date is December 2024.

Responding Witness: Jayce Walker

Request No. 26:

Describe the potential for cumulative effects on noise from construction activities of the three

projects, and any steps to minimize these effects.

Response No. 26:

There would be no cumulative effects from construction or operational noise given the 4.5 mile

distance between projects. At 1,000 feet, the noise levels are below EPA-acceptable levels for all

proposed projects.

Case No. 2022-00272

Request No. 27:

Describe the potential for cumulative effects on traffic and roadways from construction activities

of the three projects, and any steps planned to minimize these effects.

Response No. 27:

The proposed Fleming Solar LLC (Case No. 2020-00370) and AEUG Fleming Solar (Case No.

2020-00206) projects are located on the west side of Flemingsburg and will utilize north/south and

west/southeast major highways, while the Project will be located east of Flemingsburg. There is

potential overlap only on the south to northeast section of Highway 57 during peak hours. This

section of road is currently operating at level of service (LOS) A and is proposed to continue at

LOS A during construction. Additional commuting traffic is not expected to negatively impact

traffic below LOS B, which is within the accepted LOS range.

Request No. 28:

Describe the potential for cumulative effects on property values and land uses from the

construction and operation of the three projects.

Response No. 28:

The Property Value Impact Analysis for Hummingbird concluded that there would be no effect to

adjoining property values. While the results for similar studies on the other projects are unknown,

the distance (4.5 miles) between Hummingbird and these projects limits the potential for any

cumulative effects.

Responding Witness: Adam Peterson, Chad Martin

Request No. 29:

Describe what steps have been taken, or will be taken, to communicate with the developers of AEUG Fleming Solar, LLC and Fleming Solar, LLC.

Response No. 29:

There has been no communication between Hummingbird and these two projects, and no communications are planned at this time.

Responding Witness: Ben Kerr, Jayce Walker

Request No. 30:

Refer to SAR, Exhibit E, Traffic and Road Study, Appendix A. Explain if more recent data is

available to analyze peak morning and evening traffic data. If more recent data is not available,

explain how traffic patterns have changed since 2009.

Response No. 30:

The most recent data available was utilized to compute the LOS for applicable roadways. In most

scenarios, the Annual Average Daily Traffic has decreased from around 2017 to 2022 at chosen

Station IDs.

Request No. 31:

Refer to SAR Exhibit E, Traffic and Road Study, page 1. Provide a summary data table including AADT, AM Peak, PM peak, lane count, functional class, and posted speed limit for the 15 Kentucky Transportation Cabinet Count Stations listed under 2.0 Data Collection.

Response No. 31:

Please see attached.

Station ID	Route	Route Description	AADT	AM Peak Vol Average	PM Peak Vol Average	Lane Count	Functional Class	Posted Speed Limit	Notes
035080	CR 1027	Carpenter Road	358	26.00	36.50	2	NA	25	
035150	CR 1030	Colgan Road	88	12.50	14.00	2	NA	25	
035049	CR 1036	Wilson Run Road	92	15.50	15.50	2	NA	25	
035083	CR 1037	Maddox Pike	178	19.00	24.50	2	NA	25	
068811	KY 57	Fleming/Lewis County Line to KY 1237	2186	168.67	205.67	2	R Major Collector	35 - 55	Speed limit is 35 in Segment 7 (Out of 13 segments)
035002	KY 57	KY 344 to KY 3301	2263	148.50	187.00	2	R Major Collector		Speed limit is 35 in Segment 7 (Out of 13 segments)
035104	KY 57	KY 3301 to KY 57X	3398	281.00	394.00	2	R Major Collector		Speed limit is 35 in Segment 7 (Out of 13 segments)
035001	KY 344	KY 57 to KY 989	1027	75.00	117.50	2	R Minor Collector	35 - 55	Speed limit is 35 in Segment 1 (Out of 10 segments)
035091	KY 344	KY 989 to Licking River	906	61.00	95.00	2	R Minor Collector	35 - 55	Speed limit is 35 in Segment 1 (Out of 10 segments)
035054	KY 559	Stewart Lane to Dudley Hollow Road	1039	77.00	108.00	2	R Minor Collector	35 - 45 - 55	Speed limit is 45 in Segment 8, 35 in Segment 9 (Out of 9 segments)
068516	KY 989	Fleming/Lewis County Line to KY 1237	186	16.67	27.33	2	R Local System	55	
068517	KY 1237	KY 989 to Ribolt-Epworth Road	370	29.33	43.33	2	R Minor Collector	55	
068761	KY 1237	Ribolt-Epworth Road to KY 57	729	54.33	73.00	2	R Minor Collector	55	
035087	KY 3301	KY 57 to Colgan Road	443	43.00	52.00	2	R Minor Collector	55	
035081	KY 3301	Colgan Road to KY 559	371	39.50	41.50	2	R Minor Collector	55	
									Speed limits in BOLD are the dominant speed limits.
									Speed limits are based off of existing posted speed limits, not during construction
									AM/PM Peak volume are averages based off of aggregated data collected from several dates
									Stations with N/A for functional class do not have it listed on Appendix A, assumed to be R Minor Collectors

Request No. 32:

Provide the portion of construction traffic, including workers and delivery trucks, will access roads from the following:

- a. The north on State Road 57 from Lewis County.
- b. The south on State Road 57 from Flemingsburg.
- c. Local roads from State Road 344 from Lewis County.

Response No. 32:

- a. This information will be obtained in coordination with the EPC firm closer to the start of construction.
- b. Please see Response No. 32(a).
- c. Please see Response No. 32(a).

Request No. 33:

Provide weight limit ratings for each local roadway to be used by Project construction traffic.

Response No. 33:

Please see attached. KY 57 is classified as Class AAA and has an 80,000 Gross Vehicle Weight (GVW) rating. KY 344 and KY 3301 are both classified as Class A, and have a 44,000 GVW rating. Roads not listed with a specific class rating are assumed to be Class A.

LEGEND

KENTUCKY TRUCK WEIGHT CLASSIFICATION

Kentucky Revised Statute (KRS) 189.222 requires weight limits on the state-maintained highway system. To implement the statute, Kentucky Administrative Regulations (KAR) designating the weight limits are promulgated and updated frequently, the KARs should be consulted as the correct legal authority.

This map is designed for weight classification purposes only. Not all road segments may be labeled or shown due to map size and/or space constraints. A listing of highways by Truck Weight Classification can be obtained by fax to 502-564-3532, by telephone to 502-564-4556, or by mail to:

Kentucky Transportation Cabinet Division of Maintenance 200 Mero Street

Frankfort, KY 40622

Roads shown on this map should not be confused with those indicated for increased dimension (STAA) trucks on the Designated Truck Network (NN). Information on the NN can be obtained on the internet: http://transportation.ky.gov/Planning/Pages/National-Truck-Network.aspx by fax to 502-564-2865, by telephone to 502-564-7183, or by mail to:

TENNESSEE

Kentucky Transportation Cabinet Division of Planning 200 Mero Street Frankfort, KY 40622

ILLINOIS

SEE **PADUCAH**

Updated December 2015

See Reverse Side For: Central Kentucky Louisville Northern Kentucky Paducah

MISSOURI

INDIANA

"AAA" 80,000 LBS Gross Vehicle Weight Interstates/Parkways Other "AAA" Highways

Audubon Parkway

Martha Layne Collins

Blue Grass Parkway

Edward T. Breathitt

Pennyrile Parkway

"A" 44,000 LBS Gross Vehicle Weight

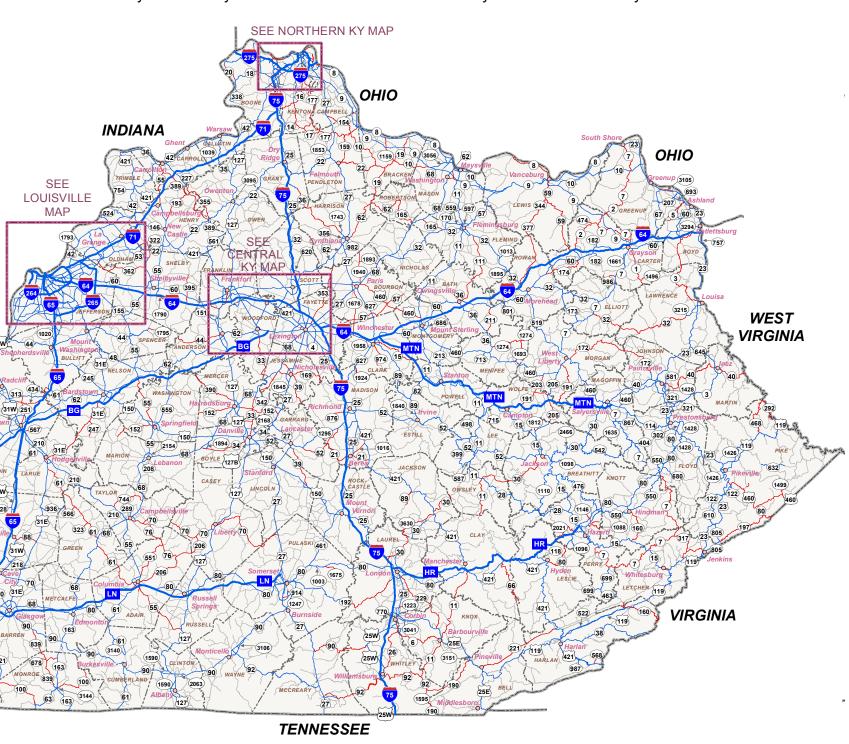
Hal Rogers Parkway Bert T. Combs Mountain Parkway

> Wendell H. Ford Western Kentucky Parkway

"AA" 62,000 LBS Gross Vehicle Weight

Parkway

Julian M. Carroll Purchase Parkway Louis B. Nunn William H. Natcher **Cumberland Parkway**



Request No. 34:

Provide the assumption of the number of workers per vehicle traveling to the Project site during an average construction day.

Response No. 34:

The analysis in the Traffic and Road Study was based on an assumption of one worker per vehicle.

Case No. 2022-00272

Request No. 35:

Provide the assumption of how many monthly trips for each type of delivery truck will be needed

on average over the Project construction period and during the peak construction period.

Response No. 35:

The analysis in the Traffic and Road Study was based on a 50% increase in vehicles during peak

hours, which is assumed to be an overestimation. While the analysis did not assume a quantity of

monthly trips or type of truck, the analysis did assume a "worst-case" scenario that showed no

issues related to traffic.

Case No. 2022-00272

Request No. 36:

Provide the maximum expected load weights for each type of delivery truck, including cement and

water trucks, heavy equipment, gravel for access roads, panels, inverters, and the transformer.

Response No. 36:

Assuming that the Siting Board approves Hummingbird's application, this information will be

obtained in coordination with the EPC firm closer to the construction commencement date.

Regardless, the Project will not exceed road weight limit ratings without proper notification and

permitting from applicable county and state road authorities.

Request No. 37:

Explain whether any oversize or overweight deliveries will require special permits from the

Fleming County Road Department of the Kentucky Department of Transportation.

Response No. 37:

The Project anticipates that delivery of the Project's transformer may require a special permit. The

Project will not exceed road weight limit ratings without proper notification and permitting from

applicable county and state road authorities.

Responding Witness: Adam Peterson, Chad Martin

Request No. 38:

Identify the specific roadways used by heavy trucks, including for delivery of the transformer.

Response No. 38:

Hummingbird has identified three roadways that may be potentially utilized by heavy trucks:

Foxport Road, Mount Carmel Road, and Carpenter Road.

Responding Witness: Karol Kamasinski

Request No. 39:

Explain any specific mitigation measures to be implemented on Carpenter Road if the road will be utilized for project construction.

Response No. 39:

Assuming that the Siting Board approves Hummingbird's application, this information will be obtained in coordination with the EPC firm closer to the construction commencement date.

Responding Witness: Adam Peterson

Case No. 2022-00272

Request No. 40:

Explain whether Project-related construction traffic is anticipated to cause damage to existing

roadways or infrastructure.

Response No. 40:

All vehicular traffic, including traffic related to large-scale construction projects, causes a variable

degree of road degradation and the extent of wear and tear on roads is highly variable.

Hummingbird does not anticipate any damage to roads and transportation infrastructure. However,

given the size and scope of the proposed Project, Hummingbird anticipates some degree of road

degradation. Hummingbird will secure any necessary roadway permits related to heavy or oversize

loads prior to commencing construction of the Project.

Request No. 41:

Explain any specific traffic management strategies to be employed during construction.

Response No. 41:

Assuming that the Siting Board approves Hummingbird's application, this information will be obtained in coordination with the EPC firm closer to the construction commencement date.

Responding Witness: Adam Peterson

Request No. 42:

Explain whether any traffic stoppages will be necessary to accommodate large truck deliveries. If yes, provide the expected locations, frequency and length of those stoppages.

Response No. 42:

Assuming that the Siting Board approves Hummingbird's application, this information will be obtained in coordination with the EPC firm closer to the construction commencement date.

Responding Witness: Adam Peterson

Request No. 43:

If applicable, describe odor impacts from diesel fumes or other sources from construction vehicles

that may be noticeable to nearby residents.

Response No. 43:

Hummingbird does not anticipate odor impacts resulting from the Project based on the distance of

Project infrastructure to nearby residential receptors. Furthermore, Hummingbird will comply with

provisions related to odor set forth in 401 KAR 53:010.

Request No. 44:

Refer to SAR, page 18. Provide a copy of the Stormwater Pollution Prevention Plan (SWPPP).

Response No. 44:

Assuming that the Siting Board approves Hummingbird's application, the SWPPP will be compiled by the EPC firm prior to construction and will be based on the final site design.

Responding Witness: Adam Peterson

Case No. 2022-00272

Request No. 45:

Refer to SAR, page 3. Explain if the AC collection system will be underground, aboveground, or

both. If the AC collection system will be underground and above ground, provide a map that shows

which segments are above ground and which segments are above ground.

Response No. 45:

Assuming the Siting Board approves Hummingbird's application, this information will be obtained

in coordination with the EPC firm closer to the construction commencement date. Both

aboveground and belowground options will likely be considered, and the final design will depend

on a combination of site characteristics and cost estimates at time of construction.

Responding Witness: Karol Kamasinski

Request No. 46:

Refer to SAR, page 17. Provide a copy of the aeronautical report conducted by the Federal Aviation

Administration (FAA) that found that the Project would have no effect on navigable airspace or

air navigation.

Response No. 46:

Please see attached.

Responding Witness: Adam Peterson

1/2/2020 Notice Criteria Tool



« OE/AAA

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V 2018.2.0

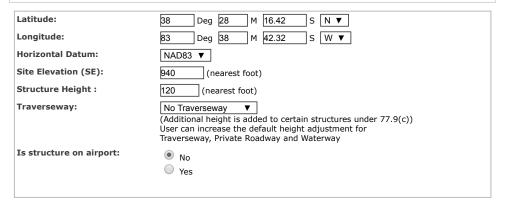
The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

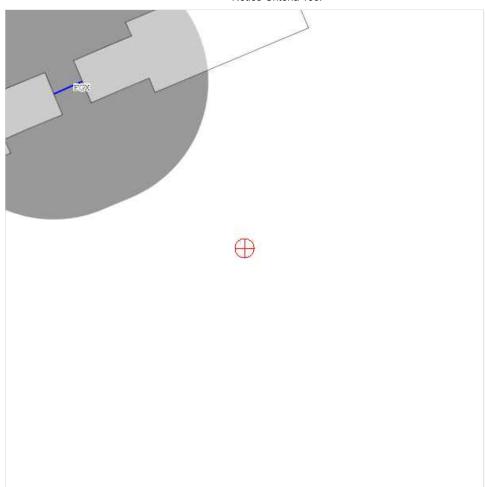
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.



Results

You do not exceed Notice Criteria.



Request No. 47:

Provide any geotechnical reports indicating the location of karst formations within the project

boundaries.

Response No. 47:

Hummingbird has commissioned several geotechnical investigations related to the potential for

karst formations. The initial study was a desktop investigation, which is attached. Additional

reporting is in progress from completed field studies and will be provided by August 25, 2023.



Canadian Solar (USA) Inc. 545 Speedvale Ave. West Guelph, ON, Canada N1K 1E6

Attn: Mr. Karol Kamasinski – Manager, Development Engineering, EPC

P: (519) 837-1881

E: karol.kamasinski@canadiansolar.com

Re: Karst Survey Desktop Review Letter

Hummingbird Solar

Fleming County, Kentucky Terracon Project No. 57215138

INTRODUCTION

The proposed Hummingbird Solar site in Fleming County, Kentucky was assessed for potential karst geohazards underlying the property, which encompasses a total of approximately 2,180 acres. A majority of the property is mapped as underlain by soluble carbonate bedrock forming a regional karst terrain (i.e. a landscape characterized by the presence of sinkholes, caves, sinking and losing streams, and a highly irregular "pinnacled" overburden/bedrock interface). Due to the challenges that karst terrain can present to development projects of this kind, the objective of the desktop review was to identify suspect karst features for characterization and delineation during field reconaissance.

SETTING AND GEOLOGIC BACKGROUND

Physiography – The Hummingbird Site is located in Fleming County, Kentucky. The site encompasses approximately 2,185 acres. For ease of discussion the site is divided roughly into a western section comprised of parcels 057-3800, 057-0900, 057-0901, 069-2400, 069-2300, 069-2200, 069-4300, 069-4700, 069-4500, 07-0600, 058-1500, 058-3100, 058-2400, 058-00-00-041.02, 059-1200. 059-1000, 071-0400, 071-0400; and an eastern section comprised of parcels 08-0300, 08-0800, 069-0200, 08-0500, 081-0100, 07-0100, and 07-0200.

The proposed Hummingbird site is located within the Interior Plains Division of the Physiographic Map of the United States¹, and in the Lexington Plain Section of the Interior Low Plateaus Province. Referencing the physiographic map of Kentucky, the site is at the northeastern edge of the Outer Bluegrass Physiographic Region². The Outer Bluegrass is bordered by the Inner Bluegrass Region to the west, and the Knobs Region to the east.

² https://kygeonet.ky.gov/StoryMaps/KyPhysiographicRegions/



Terracon Consultants Inc. 19955 Highland Vista Dr Ste 170 Ashburn, VA 20147 P 703-726-8030 terracon.com

¹ Fenneman, Nevin M. (January 1917). "Physiographic Subdivision of the United States"

Hummingbird Solar ■ Fleming County, Kentucky
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The Outer Bluegrass is underlain by carbonate (limestone and dolomite) units and clastic rock (shale) dated to the Early Paleozoic Era (Ordovician and Silurian geologic periods) which erode more readily than the carbonates of the Inner Bluegrass Region. This has resulted in the formation of a landscape with deeper valleys and less flat land than the Inner Bluegrass. The Knobs Region to the immediate east of the Hummingbird Site is characterized by conical and linear hills capped by erosion resistant sandstone and limestone dated to the Mississippian Geologic Period. The most significant caves in eastern Kentucky are located at Carter Caves State Resort Park in Carter County, in the Mississippian Newman Limestone formation of the Knobs Region.

Topography – Referencing the USGS 7.5-minute topographic quadrangle index, the western portion of the site is mapped within the Flemingsburg 7.5-minute topographic quadrangle (38083-D6), and the eastern portion is within the Burtonville 7.5-minute quadrangle (38083-D5). The western section has an average elevation of EL893 and is deeply dissected along the valleys of the Turkey Run, the Fleming Creek, and the Wilson Run, all three of which have a base level ranging from EL814 to EL825. The steepest slopes in this section are along the valley walls of these three streams, in particular the Fleming Creek. The eastern section has an average elevation of EL858, and is less dissected than the western section, with a high point located at crest of Sugarloaf Mountain (EL1014) located between parcels 081-0100 and 07-0100 of the eastern section.

Geology – The site is mapped³ as underlain by a series of geological units dating from the Ordovician through Silurian geologic periods of the Early Paleozoic Era. The geology of each unit from oldest to youngest is summarized as follows.

<u>Bull Fork Formation (Ob)</u> – The Bull Fork Formation is dated to the Late Ordovician Period of the Ordovician System. The unit consists of interbedded limestone and shale. The limestone comprises 40 to 60 percent of the unit, reaching 80 percent near the base but decreasing to 20 percent or less near the top. The limestone interbeds are 1 to 8 inches in thickness, planar and consisting of whole and fragmentary fossils. The shale member can be up to 60 percent of the unit and is dominant mostly in the upper part. The shale is fissile to lumpy, calcareous, and plastic when wetted. This unit is exposed primarily along the steam valley bottoms. The unit ranges from 35 to 195 feet in thickness.

<u>Preachersville Member, Drakes Formation (Odp)</u> – This unit dates to the Late Ordovician Period of the Ordovician System and overlies the Bull Fork Formation. It is composed primarily of mudstone, shale and minor dolomite. The mudstone unit is dolomitic, grayish-green weathering to grayish-yellow. Shale is greenish-gray and calcareous to dolomitic. Calcitic dolomite is present primarily in the lower part of the unit and comprises 10 to 25 percent of the member. The entire

Responsive Resourceful Reliable

³Petersen, C, Sparks, T. N., and W. H. Anderson, 2006, Geologic Map of the Morehead 30 x 60 Minute Quadrangle, Northeastern Kentucky, Geologic Map 13, Series XII

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unit ranges from 30 to 90 feet in thickness in the project area. The Drakes Formation is exposed primarily along the stream valley slopes above the Bull Fork Formation.

<u>Drowning Creek Formation (Sd)</u> – This unit dates to the Early Silurian Period of the Silurian System, and is often classified as the Lower part of the Crab Orchard Group rocks. It contains four individual members, from top to bottom as the Oldham, Dayton Dolomite, Plum Creek Shale and Brassfield Members. These four members are not mapped separately. The Oldham, Dayton and Brassfield members are all dominated by dolomite. The Plum Creek is primarily shale with minor dolomitic interbeds and forms an aquitard within the overall formation. This unit ranges from 35 to 65 feet in thickness

<u>Estill Shale (Se)</u> – The Estill Shale dates to the Middle Silurian Period of the Silurian System and comprises the upper part of the Crab Orchard Group. It is primarily a greenish-gray and gray shale with thin partings of red, brown and yellow shale. The shale is clayey, and partially dolomitic. It is considered impermeable and forms an aquiclude where it contacts the underlying Drowning Creek Formation. The Estill shale is very plastic when wet. The Estill Shale ranges from 80 to 150 feet in thickness.

It is of note that all of the bedrock formations described above are relatively flat-bedded. They dip gently from northwest to southeast, so that the oldest rock is present in the western section of the site, and the youngest in the southern part of the eastern section. There are no mapped faults identified within or between any of the parcels.

Finally, the deeper stream valleys are mapped as floored by Quaternary age alluvium (Qal), consisting of unconsolidated silt, sand, clay and gravel. These alluvial deposits vary in thickness from less than 1 foot to 50 feet in thickness, depending on the size of the stream valley in which they are found. Within the site area the alluvial deposits are the most extensive along the valley bottom of the Fleming Creek in the western section and the Trotter Creek in the northern part of the eastern section.

Karst Geology – Referencing the USGS National Karst Map⁴, the majority of the site parcels are mapped as "carbonate rocks at or near the surface in a humid climate". It should be noted that the National Karst Map does not divide the Crab Orchard Group into its subordinate upper and lower parts, as described in the previous geology section. Thus, the Estill Shale is included in the karst area. However, this unit does not form karst terrain due to it being primarily composed of insoluble clastic rock⁵.

Weary, D.J., and Doctor, D.H., 2014, Karst in the United States: A digital map compilation and database: U.S. Geological Survey Open-File Report 2014–1156, 23 p.

⁵A landform characterized by the presence of sinkholes, caves, large springs and an irregular "pinnacled" bedrock/soil interface.

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Referencing the Kentucky karst sinkhole database⁶, there are no mapped sinkholes within any of the proposed project parcels. There are two sinkholes mapped to the south of parcel 071-0400. In addition, the Kentucky Geological Survey indicates most of Fleming County as having "low karst potential". Based on rock mineralogy and lithology the greatest probability of the presence of karst features at the site would be in those parcels underlain by the Drowning Creek Formation (Sd) of the Crab Orchard Group, and in the Bull Fork (Ob) and lower part of the overlying Preachersville Member of the Drakes Formation (Odp).

FINDINGS

A review of the LiDAR derived shaded relief map and 2-foot contour interval map across the site resulted in the identification of 42 suspect karst features where 25 are point features and 17 are area features (Exhibit 1). The number of the suspect karst features per parcel are shown in the table below.

Parcel ID	Suspect Point Karst Features	Suspect Area Karst Features	
057-0900	1	2	
057-0901	0	0	
057-3800	1	0	
058-00-00-041.02	1	1	
058-1500	1	1	
058-2400	1	0	
058-3100	0	0	
059-1000	5	3	
059-1200	1	1	
069-0200	1	0	
069-2200	0	1	
069-2300	1	1	
069-2400	1	0	
069-4300	0	1	
069-4500	0	0	
069-4700	0	0	
07-0100	2	0	
07-0100	0	0	
07-0200	0	0	
07-0600	0	2	
071-0400	1	0	
08-0300	4	4	
08-0500	2	0	
08-0800	0	0	
081-0100	2	0	

⁶http://kgs.uky.edu/kgsweb/download/karst/kysinks.zip

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The shaded relief map derived from LiDAR data indicate that the majority of suspect karst features are related to springs and water moving upwards instead of down into the subsurface. In Figure 1, significant springs were identified at various locations (red arrows), and it is possible that caves or conduits move significant water to these features. In the right image of Figure 1, broad and shallow closed depressions (light blue polygons) were identified upgradient of one of the largest springs identified onsite and may be a source of the aquifer recharge. Although springs are lower risk than karst features that receive water, there are still conduits and a karst network present which is susceptible to negative impacts during construction. It is important to identify and characterize these features (e.g. seeps, major springs, observable cave entrances, etc.) to determine the impact to planning and development.

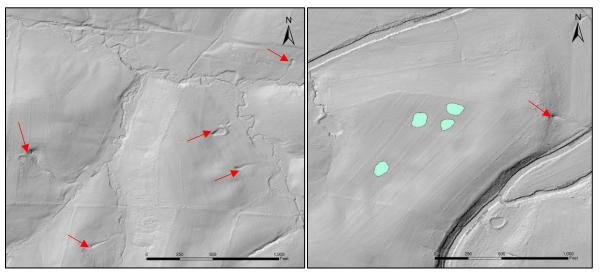


Image 1. Identified springs located around the same elevation onsite where prominent outfalls lead towards the nearby tributaries (left). Major spring with shallow sinkhole located upgradient (right).

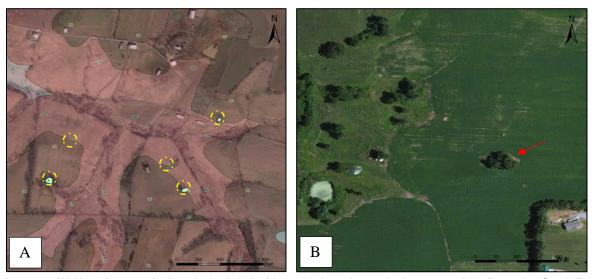


Image 2. (A) Karst features (yellow dashed circles) located along the geologic contact of the Drowning Creek Formation (brown color) and the Preachersville Member and Drakes Formation (pink color). (B) Isolated groups of trees (red arrow) are typically suspect areas for potential karst features.

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As stated in the geology section above, the Drowning Creek Formation (brown color) has the most carbonate layers and thus the highest probability to develop karst features (Image 2A). The underlying unit of the Preachersville Member and Drakes Formation (pink color) is predominantly shale. It is possible that water readily flows through karst conduits within the Drowning Creek Formation but cannot proceed deeper than the shale units which function as an aquitard. This relationship results in water coming to the surface along the contact of these units, which is where we observed the majority of the springs and karst features in support of this hypothesis.

The high-resolution imagery of the site also provides further evidence to suggest the presence of sinkholes, even when the LiDAR and 2-foot contour data does not suggest a closed depression. For example, the presence of small groups or single trees in an otherwise developed agricultural field (red arrows), suggests that the landowner avoided these areas for a reason (Image 2B). In karst prone terrains such as this site these avoidance areas are often either karst features or shallow and/or exposed bedrock, which are both important to investigate during the field survey.

CLOSURE

Our services and any correspondence or collaboration are intended for the sole benefit and exclusive use of our client for specific application to the project discussed and are accomplished in accordance with generally accepted geotechnical and geological engineering practices with no third-party beneficiaries intended. Any third-party access to services or correspondence is solely for information purposes to support the services provided by Terracon to our client. Reliance upon the services and any work product is limited to our client and is not intended for third parties. Any use or reliance of the provided information by third parties is done solely at their own risk. No warranties, either express or implied, are intended or made.

This letter outlines the findings and opinions of our initial step in the proposed preliminary karst survey. Information presented herein is based on the review of publicly available information. No site or project-specific information has been reviewed for the preparation of this memo. Field reconnaissance will be required as the next step to locate and characterize suspect karst features from our desktop review as well as identify other features at the site in the field based on observations from the ground surface. This memo is representative only of surficial indications from remote sensing data observable at the time the data was collected. It should be noted that karst is a dynamic landform and significant changes can occur over time. Absence of a mapped resource does not mean that it is not present.

Our opinions of the site surface and subsurface geologic conditions are very preliminary in nature. Confirmation of opinions stated in this document is essential. These opinions must be validated with site-specific field reconnaissance, exploration, and testing. In order to characterize the subsurface conditions, we recommend geotechnical explorations of the site. Geotechnical explorations will provide the necessary sampling and testing to provide design parameter

⁷A poorly permeable underground layer that limits the flow of groundwater from one aquifer to another.

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recommendations. In conjunction with borings, a geophysical survey could also correlate depth of rock and offer some reduction to the potential number of necessary explorations, thus reducing our impact on any given site. Additionally, the results of the geophysical survey can be used to more broadly characterize the subsurface conditions and potential karst features.

All parties are advised that any decisions or actions taken by any party based on the information contained herein, including decisions with financial implications are done solely at the risk of that party. By providing this information in this preliminary form, Terracon expressly disclaims any duties or obligations associated with the usage of this information for decision-making or design purposes.

In the event that changes to the nature, design, or location of the project, as outlined in this report, are planned, the preliminary conclusions and recommendations contained in this report shall not be used unless Terracon reviews the changes and either verifies or modifies the conclusions of this report in writing. As the project moves into the design phase, Terracon should be retained to develop and complete a scope of work that includes site-specific explorations.

Sincerely,

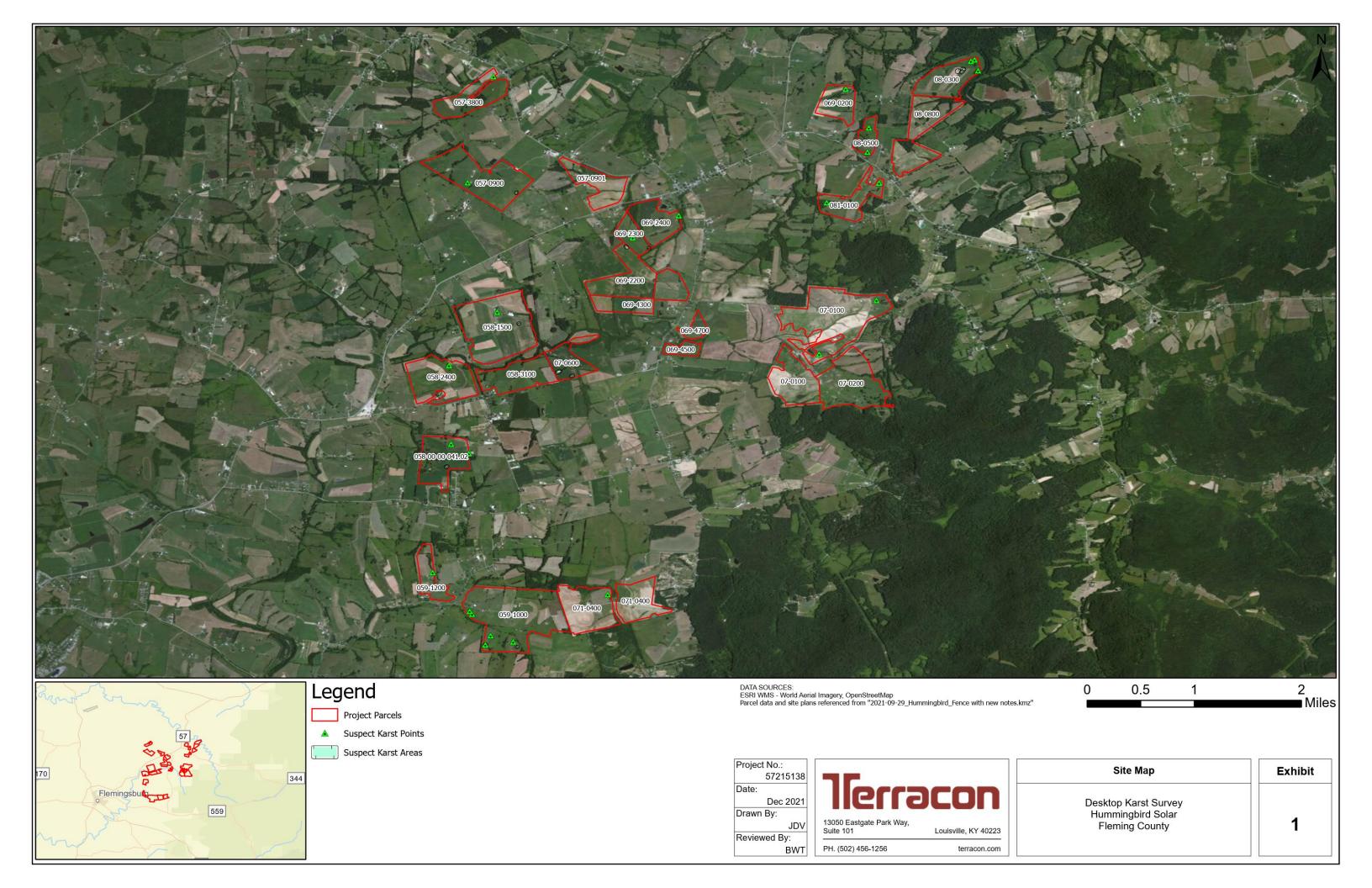
Terracon Consultants, Inc.

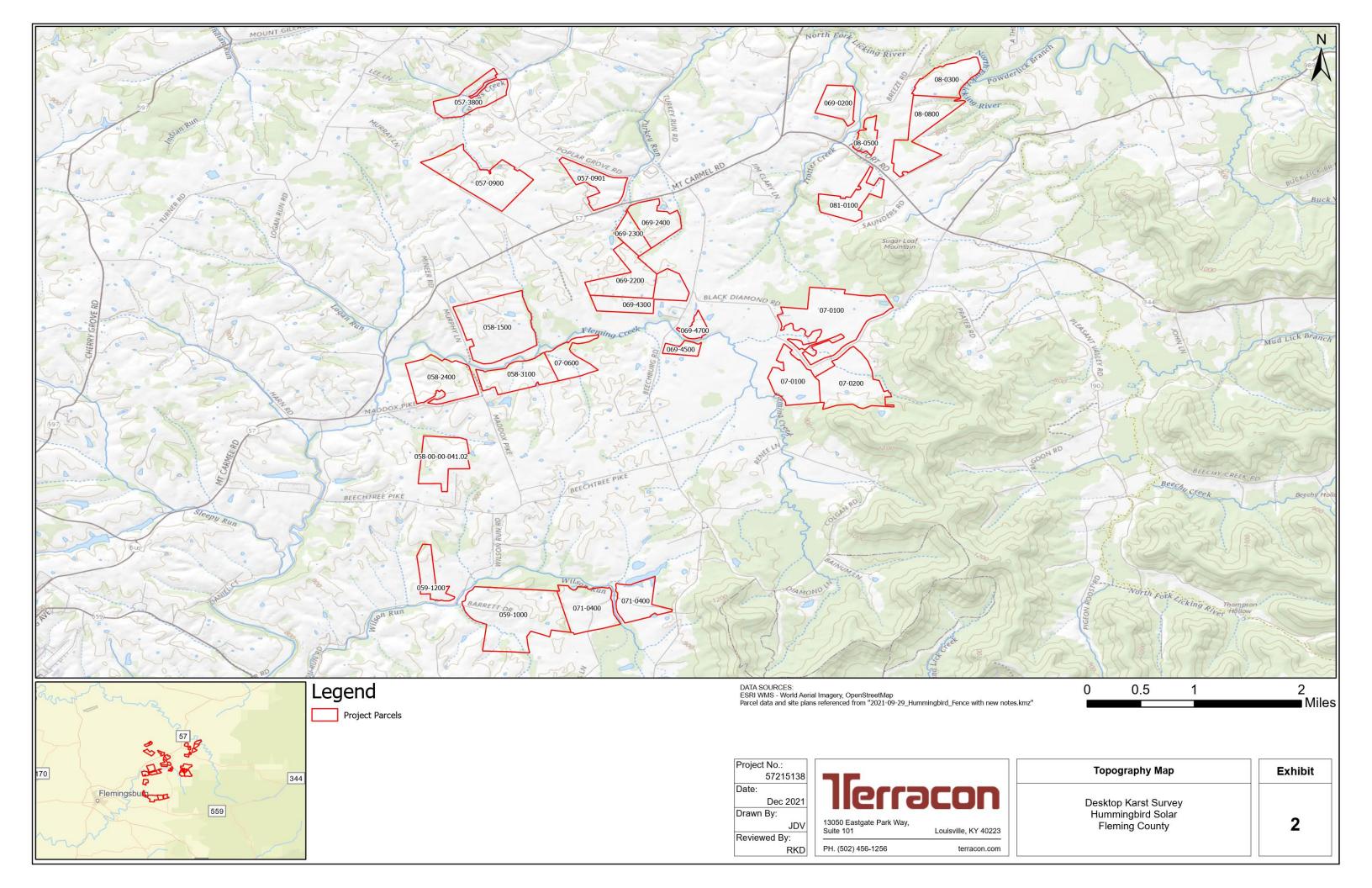
Joshua Valentino, PhD, PG Project Geologist Benjamin W. Taylor, P.E., P.G. Principal, Regional Manager

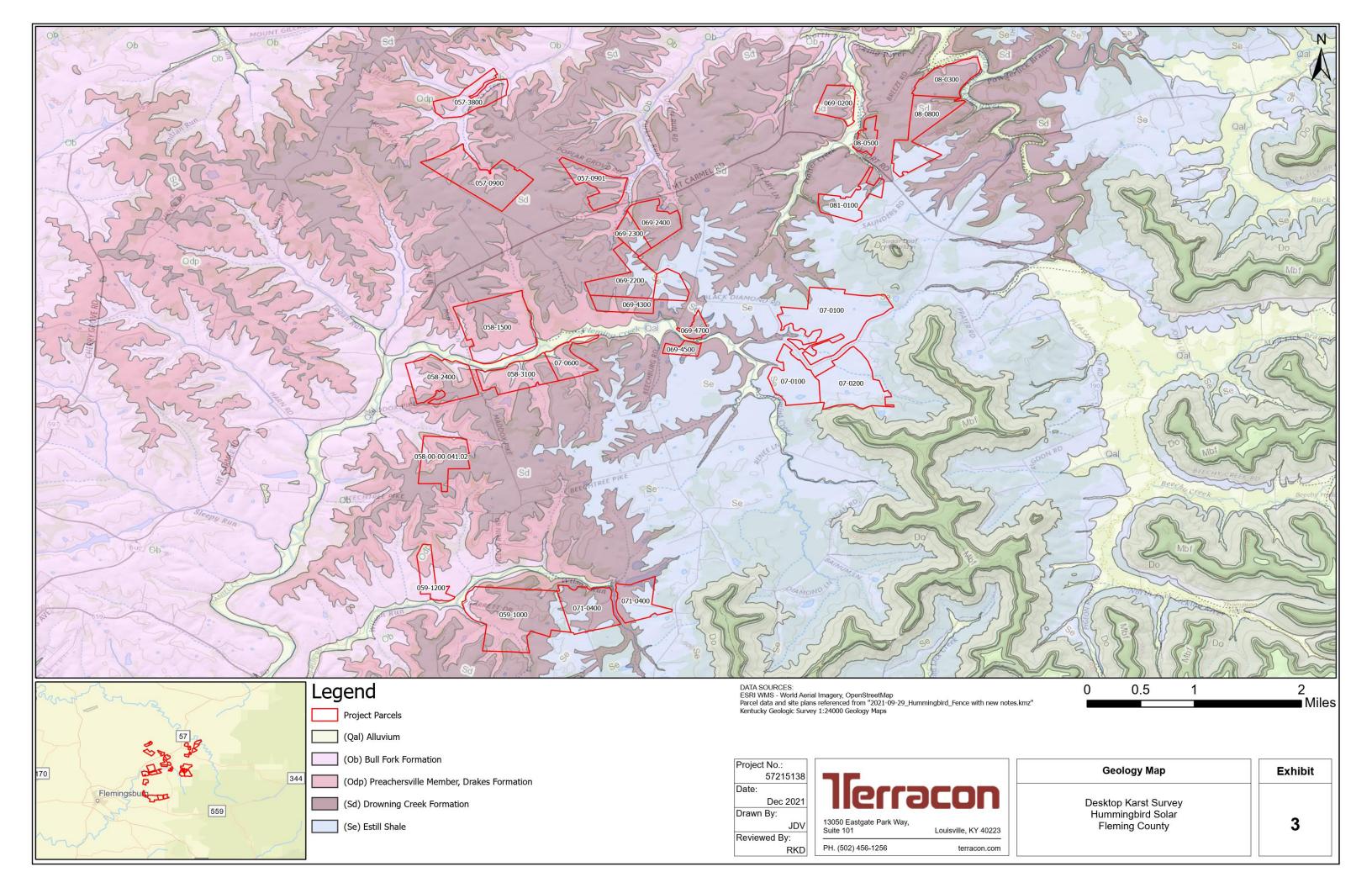
Robert K. Denton Jr., CPG Senior Geologist

ATTACHMENTS:

Exhibit 1 – Suspect Karst Feature Map Exhibit 2 – Topography Map Exhibit 3 – Geology Map







Request No. 48:

Explain how construction will be completed and phased for the noncontiguous parcels, i.e., will

the construction be completed fully on each parcel before moving to the next, or will each phase

of construction occur on each parcel before moving to the next phase of construction.

Response No. 48:

Construction will be conducted via a phased plan. Assuming that the Siting Board approves

Hummingbird's application, this information will be obtained in coordination with the EPC firm

closer to the construction commencement date.

Request No. 49:

Provide the construction timeline for the project that includes each phase of construction, including

the anticipated start date.

Response No. 49:

Currently, Hummingbird anticipates that construction will begin approximately December 2024

with a construction period of up to approximately 18 months. Assuming, among other factors, the

Siting Board approves Hummingbird's application, the exact timing and phasing of construction

will be determined in coordination with the EPC firm.

Responding Witness: Jayce Walker, Ben Kerr

Request No. 50:

Provide when peak construction activity will occur.

Response No. 50:

Hummingbird anticipates construction will commence approximately December 2024, with a construction period lasting up to approximately 18 months. Pending future coordination with the EPC firm, construction is anticipated to proceed in phases and will likely not have a period peak

construction.

Request No. 51:

Provide the average number of construction workers on-site each day over the course of the construction period.

Response No. 51:

The average number of construction workers on-site each day will be approximately 250.

Request No. 52:		

Provide the number of construction workers on-site each day during the peak period.

Response No. 52:

The projected maximum number of workers at one time onsite will be approximately 300 workers.

Case No. 2022-00272

Request No. 53:

Refer to SAR, Exhibit D. Hummingbird Solar indicated construction related activity is expected

to occur mainly between 7am and 7pm (sunrise and sunset). Explain what construction related

activity includes.

Response No. 53:

Construction related activities are expected to include, but are not limited to, safety meetings,

organization and management of trades, site grading, pile driving or other alternate method, PV

panel installation, security fence construction, landscape buffer planting, stormwater control

installation, and miscellaneous construction and installation of any infrastructure needed for the

solar facility.

Request No. 54:

Explain if Hummingbird Solar plans for construction, or construction related activities will occur

on Saturdays or Sundays.

Response No. 54:

Once secured, the EPC is likely to determine optimal construction hours. Generally, Hummingbird

anticipates that the majority of work shall occur Monday-Friday, but Saturday and Sunday may be

utilized to offset construction delays.

Request No. 55:

Refer to SAR, Exhibit D, Noise Assessment. Provide a map with the construction site outlined and

all noise sensitive receptors within 1,500 feet of the project boundaries with ID labels. Also include

whether the noise receptors are residences or other types of structures.

Response No. 55:

A 1,000 foot radius search for residential structures was utilized for project analyses. It is

Hummingbird's understanding that the 1,000 foot radius is based on noise modeling that sets 1,000

feet as the threshold for any project noise to diminish to 55 dBA and/or EPA-acceptable levels.

Any estimate of noise impacts past 1,000 feet would de minimis.

Case No. 2022-00272

Request No. 56:

Provide a chart with the expected noise level during pile driving at each noise receptor within

1,500 feet of the project boundaries.

Response No. 56:

These would be variable throughout the life of the Project at each receptor and dependent upon

natural factors and number of pile drives being used at any one time. Stantec, the Project's noise

consultant, modeled one pile driver and three simultaneous pile drivers to create sound contours

applicable to the Project. The 1,000-foot buffer is the approximate 55 dBA sound contour.

Receptors outside the 1000-foot buffer would likely not have noise impacts above 55 dBA during

daylight construction hours.

Request No. 57:

Detail any communications with members of the public, including neighboring landowners,

regarding construction noise.

Response No. 57:

Hummingbird hosted multiple informational meetings regarding the proposed Project prior to

submitting its application and answered questions related to general construction noise. See

Exhibit B of the Application that further details the Project's communications with the public.

Responding Witness: Adam Peterson

Case No. 2022-00272

Request No. 58:

Provide estimates of existing ambient noise levels, during the daytime and during nighttime at

different receptors surrounding the Project site.

Response No. 58:

The best estimate Stantec found for rural residential ambient noise levels is from ANSI S12.9 Part

3, which provides a daytime noise level of 43 dBA and a nighttime noise level of 37 dBA. Noise

levels for quiet urban and normal suburban residential (neighborhoods) are 53 dBA during the day

and 47 dBA at night. The Project's noise study modeled daytime noise levels of 40 dBA and

nighttime noise levels of 34 dBA.

Request No. 59:

Refer to SAR, Exhibit D, Noise Assessment, Table 5. For each nonresidential receptor, provide a table with operational sound pressure levels similar to Table 5.

Response No. 59:

Hummingbird has contacted Stantec to produce the requested table and will submit the table to the Siting Board by August 25, 2023.

Case No. 2022-00272

Request No. 60:

Refer to SAR, Exhibit D, Noise Assessment, Table 5. Explain whether the sound pressure levels

presented in this table reflect both Project facility operations and existing ambient noise levels. If

Table 5 represents only Project generated noise, provide a revised table that presents total daytime

noise levels at each receptor.

Response No. 60:

Sound levels are presented using Project facility operations only. Ambient noise levels would only

affect receptor sound levels that are over 40 dBA; for example, R105 at 49.7 dBA would change

to 50.1 dBA when factoring in ambient sound. This difference is undiscernible to the human ear

and would be the same at all receptors with sound levels greater than 40 dBA.

Request No. 61:

Refer to SAR, Exhibit D, Noise Assessment, Table 3. Provide the same table with typical noise levels at 250 feet from the source.

Response No. 61:

A revised table that will extrapolate noise levels to 250 feet will be submitted to the Siting Board by August 25, 2023.

Request No. 62:

Refer to SAR, Exhibit D, Noise Assessment, Table 4. Provide additional calculated noise levels reflecting the cumulative levels of construction related and ambient noise for the following noise receptors:

- a. R105.
- b. R52.
- c. R91.

Response No. 62:

The Project's Noise Assessment will be revised to reflect the cumulative levels of construction related and ambient noises for noise receptors R105, R53, and R91 and will be provided to the Siting Board by August 25, 2023.

Request No. 63:

Explain any mitigation measures for time of day and day of the week for pile driving, or other

construction activities that produce the same level of sound.

Response No. 63:

Pursuant to prior Siting Board conditions of approval for similar-sized solar facilities, the Project

understands that noise mitigation measures will be required when pile driving occurs within 1,500

feet of a sensitive noise receptor. Assuming that the Siting Board approves Hummingbird's

application, Hummingbird will coordinate with the EPC firm to meet this anticipated requirement.

Responding Witness: Adam Peterson, Karol Kamasinski

Request No. 64:

Describe any specific measures to be taken to reduce noise impacts for nearby residents during construction.

Response No. 64:

See Response No. 63.

Responding Witness: Adam Peterson

Request No. 65:

 $Refer \ to \ SAR, Exhibit \ F, \ Visual \ Resource \ Assessment \ and \ Mitigation \ Plan. \ Explain \ any \ additional$

visual impacts or mitigation measures beyond those described in the report that will be used to

shield the project from view.

Response No. 65:

Mitigation measures will consist of landscape screening and setbacks for the Project's solar panels.

Responding Witness: Adam Peterson, Chad Martin

Request No. 66:

Refer to SAR, Exhibit F, Visual Resource Assessment and Mitigation Plan, Table 3-3. Define the term OGS Cemeteries.

Response No. 66:

The term "OGS Cemeteries" was a typographical error. The correct term is "KGS Cemeteries," which stands for Kentucky Genealogical Society Cemeteries.

Request No. 67:

Refer to SAR Exhibit F, Visual Resource Assessment and Mitigation Plan, Figure 1-3. Also refer

to the SAR, Exhibit F, Visual Resource Assessment, Appendix C. Provide a revised map that labels

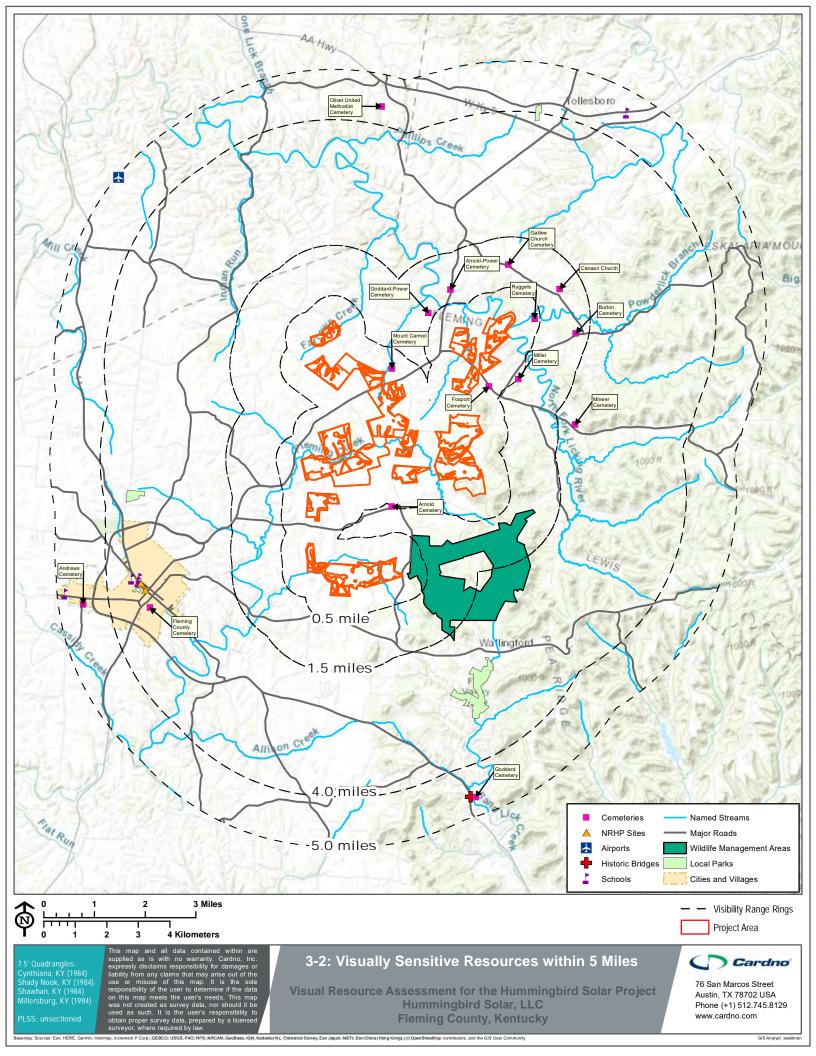
each of the cemeteries indicated in the graphic that includes all of the cemeteries listed in Appendix

C.

Response No. 67:

See attached.

Responding Witness: Adam Peterson



Case No. 2022-00272

Request No. 68:

Refer to SAR, Exhibit F, Visual Resource Assessment and Mitigation Plan, Appendix C. Also

refer to SAR, Exhibit D, Noise Assessment. Explain the discrepancy between SAR, Exhibit F,

Appendix C that stated the Fleming County Cemetery is 3.27 miles from the nearest solar array

and SAR, Exhibit D that stated the Mt. Carmel Christian Church, located near the Fleming County

Cemetery, is within 1,000 feet of the Project boundary.

Response No. 68:

This reference was in error. The reference to "...Mt. Carmel Christian Church, located near the

Fleming County Cemetery" should read "...Mt. Carmel Christian Church, located near Mt. Carmel

Cemetery."

Request No. 69:

Refer to SAR, Exhibit G, Landscape Plan, Appendix A. Explain the rationale for proposing

screening modules at specific locations.

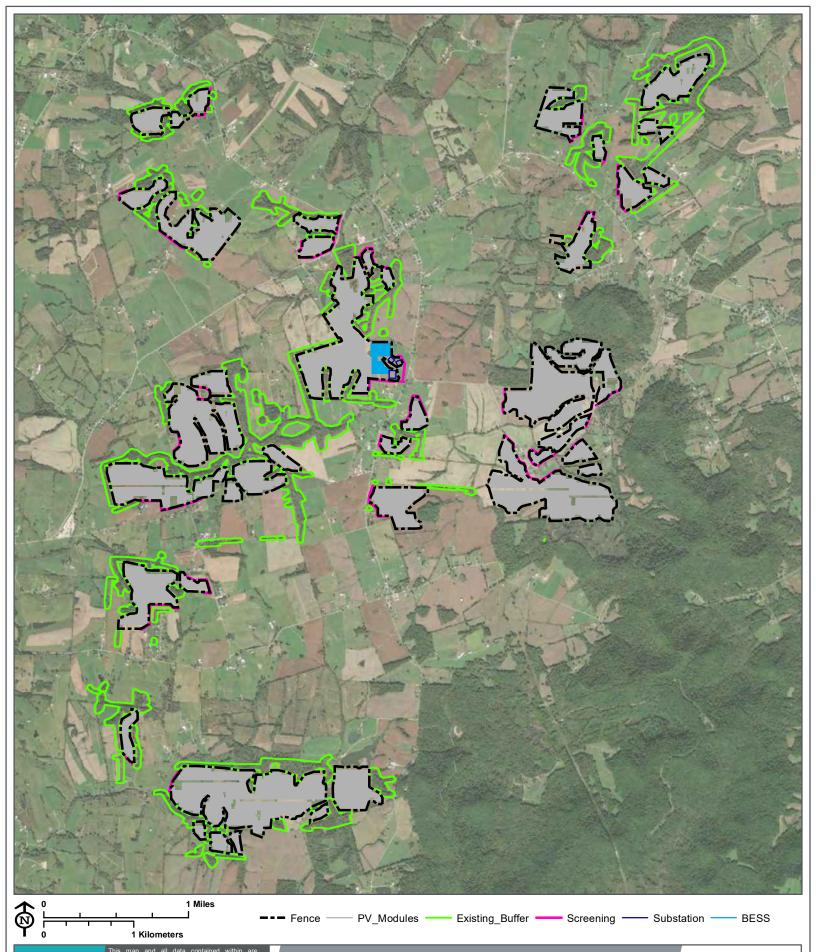
Response No. 69:

Modules were screened from structures believed to be residential or commercial, heavily traveled

roads, and any areas that may result in glint/glare to adjacent receptors. A map detailing the

locations and rationale for the proposed screening modules is attached.

Responding Witness: Adam Peterson, Chad Martin



7.5' Quadrangles: Flemingsburg, KY (2019) Orangeburg, KY (2019) Burtonville, KY (2019)

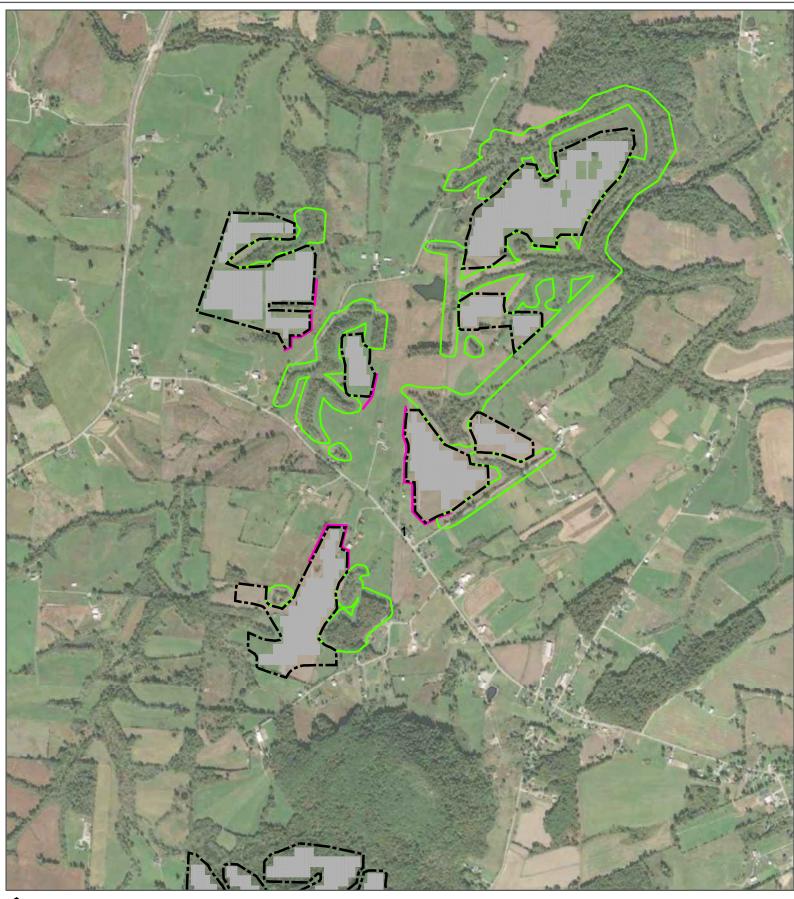
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C202: Preliminary Landscaping Plan

Visual Resource Assessment for the Hummingbird Solar Project
Hummingbird Solar, LLC
Fleming County, Kentucky



76 San Marcos Street Austin, TX 78702 USA Phone (+1) 512.745.8129 www.cardno.com





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PV_Modules -

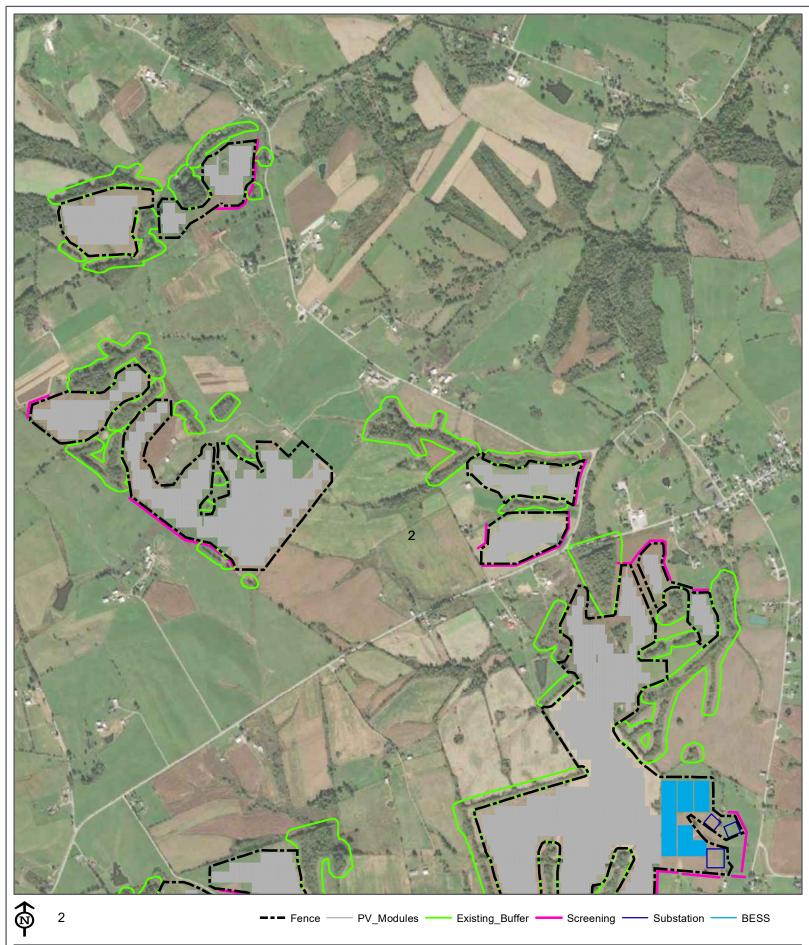
Existing_BufferScreening

C202: Preliminary Landscaping Plan

Visual Resource Assessment for the Hummingbird Solar Project Hummingbird Solar, LLC Fleming County, Kentucky





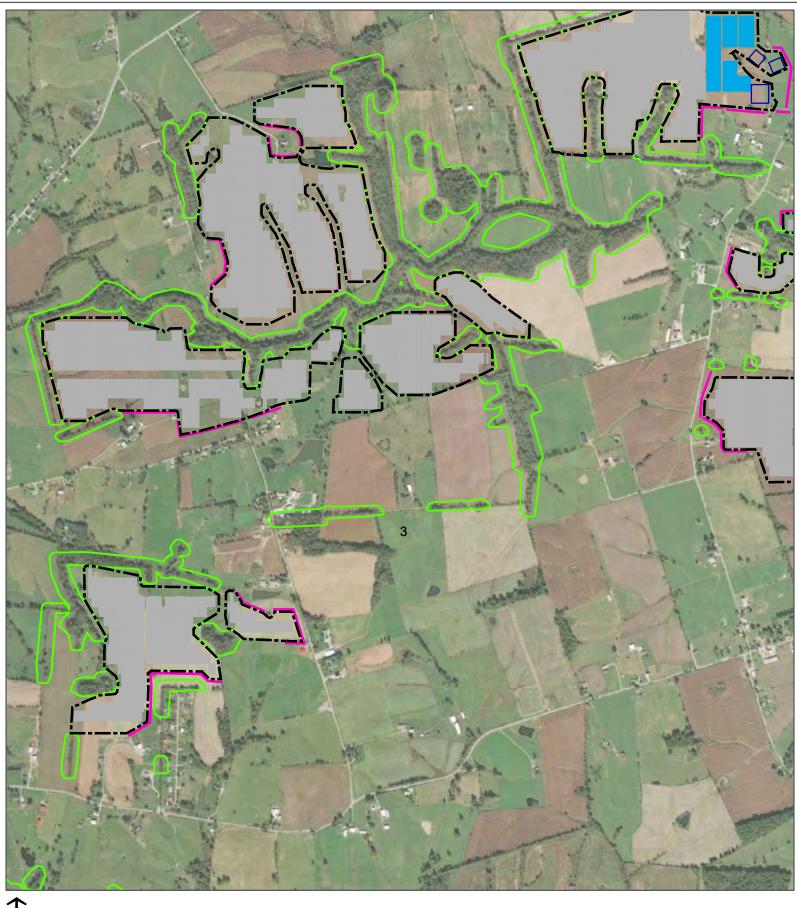


C202: Preliminary Landscaping Plan

Visual Resource Assessment for the Hummingbird Solar Project Hummingbird Solar, LLC Fleming County, Kentucky









--- Fence -

PV_Modules -

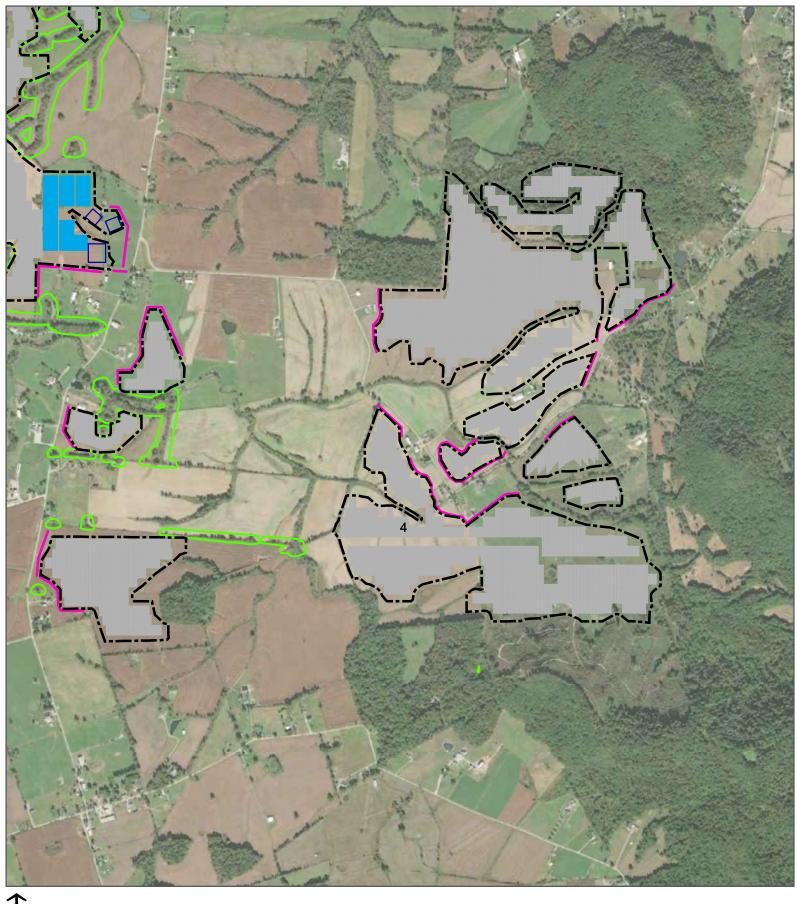
Existing_BufferScreeningSubstation

C202: Preliminary Landscaping Plan

Visual Resource Assessment for the Hummingbird Solar Project Hummingbird Solar, LLC Fleming County, Kentucky









--- Fence -

PV_Modules -

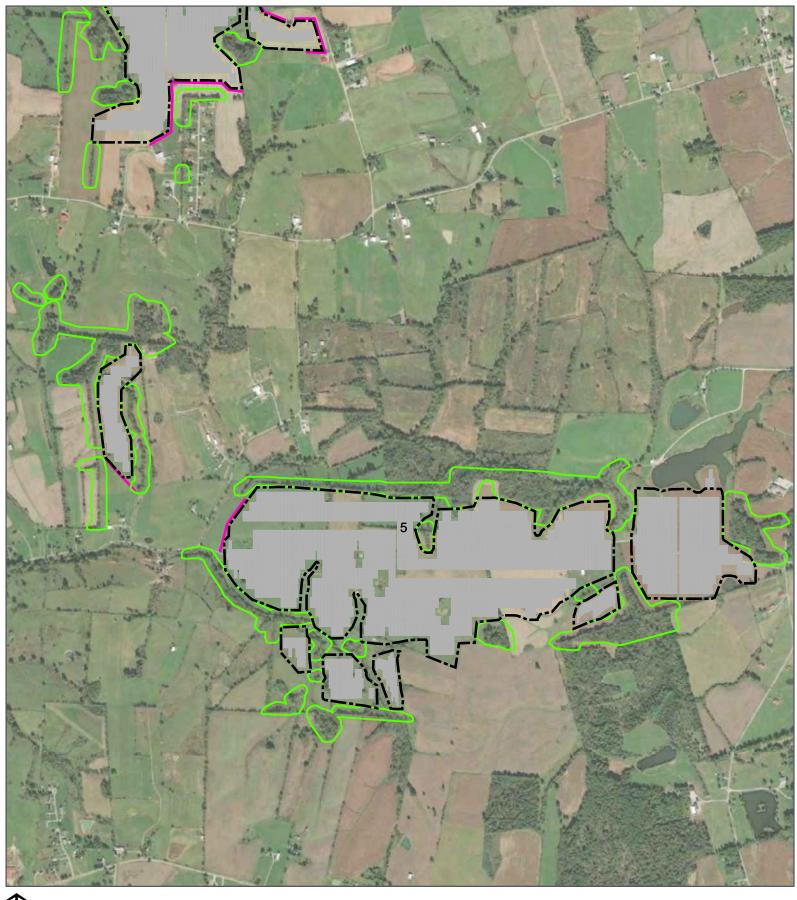
Existing_Buffer —— Screening —— Substation —

C202: Preliminary Landscaping Plan

Visual Resource Assessment for the Hummingbird Solar Project Hummingbird Solar, LLC Fleming County, Kentucky









PV_Modules -**---** Fence -

Existing_BufferScreening

C202: Preliminary Landscaping Plan

Visual Resource Assessment for the Hummingbird Solar Project Hummingbird Solar, LLC Fleming County, Kentucky





Request No. 70:

Refer to SAR Exhibit G, Landscape Plan, Appendix A. Explain why no landscape screening is

proposed for some areas in which no existing buffer is identified.

Response No. 70:

Project infrastructure would not be viewable from public roads or sensitive receptors. In some

cases, the distance from viewer to infrastructure is too great to make the Project discernable or

topography inhibits a view.

Responding Witness: Chad Martin

Request No. 71:

Refer to SAR, Exhibit F, Visual Resource Assessment and Mitigation Plan, Appendix C, Visually

Sensitive Resource Analysis. Also refer to SAR, Exhibit G, Landscape Plan, Appendix A. Explain

whether the proposed landscape screening will reduce the view of the Project for each of the

visually sensitive resources listed as visible or partially visible.

Response No. 71:

The proposed landscape screening will reduce the view of the Project for each of the visually

sensitive resources listed as visible or partially visible.

Responding Witness: Adam Peterson, Chad Martin

Request No. 72:

State the number of years it will take for planted trees and shrubs to reach mature height.

Response No. 72:

The time to maturity varies by species and region and may range from 10 to 30 years. If trees are planted at a height of approximately 6 feet (~5 years old) then we assume maturity may be reached within 5 years.

Responding Witness: Adam Peterson, Chad Martin

Request No. 73:

Describe any other forms of visual barrier to be implemented between the time of vegetation planting and the time when trees and shrubs will reach mature height.

Response No. 73:

No additional visual barrier will be implemented prior to the planted vegetation reaching mature height.

Responding Witness: Adam Peterson

Request N	No. 74	-
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State whether the Project panels will be coated with an anti-reflective coating.

Response No. 74:

The Project will utilize solar panels with an anti-reflective coating.

Responding Witness: Karol Kamasinski

Request No. 75:

Refer to SAR, Exhibit F, Appendix D, Glint and Glare Analysis. Explain any mitigation measures

to be implemented to reduce glare levels at the small number of structures and roads affected by

green glare.

Response No. 75:

Glare along roads will be mitigated using landscape screening. Other occurrences are of short

duration during a month-long time of the year.

Responding Witness: Adam Peterson, Chad Martin

Request No. 76:

Refer to Application, Exhibit B. Provide any documents that have presented to the community that are not included in Exhibit B.

Response No. 76:

Exhibit B to the Application represents all the documents that have been provided to date to the community.

Responding Witness: Adam Peterson, Jayce Walker

Request No. 77:

Provide any transcripts of the public meetings.

Response No. 77:

The public meetings were conducted as an "open house" to facilitate discussion between the public and Hummingbird staff, consultants, and other 3rd parties. As such, no transcripts are available; however, attendance sign-in sheets for the public meetings are attached.

Responding Witness: Adam Peterson

HUMMINGBIRD ENERGY COMMUNITY MEETING - MAY 24, 2022 LIST OF ATTENDEES

First Name	Last Name	Phone	Email	Mailing Address
Cheryl	Souder	6067485063		
Kenneth	Souder		ssouder2013@yahoo.com 68 Souder Lane Flemingsburg KY 41041	
Eugene	Schwartz	6068492136	codeman845@hotmail.com	938 Maddox Pike Flemingsburg KY 41041
Keith	Reeder	6065840056	keithreederab@hotmail.com	717 Mount Gillead Rd Maysville KY 41056
Anthony	Suarez	6062919718	a.suarez@mqsstructures.com	7990 Mt Carmel Road Flemingsburg KY 41041
Tim and Puala	Palmer	6068450022	n/a	164 Saunders Road Wallingford KY 41093
Eric	Carpenter	6068492188		1423 Carpenter Rd Wallingford KY 41093
Jim and Gerry	Kegley	6068492516	jimgerkeg@windstream.net	170 Black Diamond Rd Wallingford 41093
Kim	McKisson	6068450688		1375 Carpenter Rd. Wallingford 491093
John	Schwartz			1033 Foxport Road Wallingford ky 41093
Jacob	Schwartz			1033 Foxport Road Wallingford KY 4193
Jane	Mers	6067484697	janemers@windstream.net	7108 Mt. Carmel Road Flemingsburg KY 41041
Kevin	O'Cull	6063164226		808 Breeze Road Wallingford KY 41093
Willa and Randell	Meadows	6068492086	wmeadows@hotmail.com	785 Forport Rd Wallingford KY 41093
Terry	Earls	6068457721		470 Kendal Lane, Fleminsgburg KY 41041
Gwen	O'Cull	6063151418	gdocull@uky.edu	682 Breeze Road wallingford KY 41093
James	Price			

First Name	Last Name	Phone	Email	Mailing Address
Wally	Thomas	606-782-7824	wallythomas83@gmail.com	PO box 61 ewing 41039
Jerry	Vice	606-748-9071		
Jeanie	Strode	606-849-2601		4699 Mt Carmel Rd. Flemingsburg KY 41041
Ervin	Gardner	606-748-4935		527 clover rd wallingford 41093
Sam	Schwartz			1100 Clover rd wallingford 41093
Matthew	Graber			162 Garrett Dr Wallingford 41093
Tom	Skaggs	606-748-2606		6582 Mt. Carmel Rd. flemingsburg 41041
Eula	Skaggs			
Mary Lou	Stephens			
Eric	Carpenter			
Leon	Esh	606-209-1498		1199 Carpenter rd wallingford 41093
Carolyn & Gene	Schwartz			938 Maddox Pike Flemingsburg 41041
Wendell	Earls			
Keith	Reeder		keithreederab@icloud.com	710 Mount Gilliad, Maysville, KY 45056
Meadows	Randall and Willow			

Request No. 78:

Provide any written comments, or a summary of oral comments, offered by the public or government agencies.

Response No. 78:

The U.S. Fish and Wildlife Service (Kentucky Ecological Services Field Office) performed a project-specific review at the request of Hummingbird. See attached.

Responding Witness: Adam Peterson



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Kentucky Ecological Services Field Office 330 West Broadway, Suite 265 Frankfort, Kentucky 40601 (502) 695-0468

April 21, 2022

Sam Waltman Cardno, Inc. 76 San Marcos Street Austin, Texas 78734

Subject: FWS 22-002873; Hummingbird Solar Facility; Fleming County, Kentucky

Dear Sam Waltman:

The U.S. Fish and Wildlife Service's Kentucky Field Office (KFO) has reviewed your request for site-specific environmental review received on April 6, 2022. The KFO offers the following comments related to federally listed species for your consideration. The Hummingbird Solar Facility proposes to establish a solar facility within an approximate 4,139-acre area in Fleming County, Kentucky.

On behalf of the Hummingbird Solar Facility, Cardno Inc. (Cardno), conducted a habitat assessment. Based on this assessment, Cardno determined that the proposed project will have "no effect" on the gray bat (*Myotis grisescens*), Short's Goldenrod (*Solidago shortii*), and Virginia spiraea (*Spiraea virginianus*) due to lack of suitable habitat within the project area. Cardno also determined that the project will have "no effect" on the Indiana bat (*Myotis sodalis*), northern long-eared bat (*Myotis septentrionalis*), Pink Mucket (*Lampsilis abrupta*), and Snuffbox (*Epioblasma triquetra*) because the project will not impact suitable habitat for these species. The KFO acknowledges these determinations and has no additional comments or concerns regarding these species.

If the proposed action is subsequently modified or new information indicates that the proposed action may affect listed species or their habitat in a manner not previously considered, we recommend additional coordination with our office.

If you have any questions, please contact Carrie Allison at Carrie Allison@fws.gov.

Sincerely,

for Virgil Lee Andrew, Jr. Field Supervisor

Request No. 79:

Explain any plans to coordinate with local landowners or others in case of complaints or other

issues that might arise during the course of construction or operations.

Response No. 79:

There will be a clearly defined point of contact from Hummingbird, or via the EPC firm, designated

to respond to questions or concerns. This point of contact will be designated as part of the

Complaint Resolution Program Hummingbird intends to implement. This point of contact will be

shared with representatives from the Fleming County Fiscal Court, Fleming County Fire and

Police, and other local stakeholders.

Responding Witness: Adam Peterson, Jayce Walker

Case No. 2022-00272

Request No. 80:

Provide any communications, or summary of conversations, with representatives of the Mt Carmel

Christian Church, Mt. Carmel Bible Fellowship or other churches or religious facilities in the area.

Describe any concerns and the resolution.

Response No. 80:

The Mt. Carmel Bible Fellowship is located at 1061 Carpenter Road and is adjacent to the Project.

As such, church members have been invited to Hummingbird's public meetings. While no formal

comments from a representative of the church have been received, at the November 15, 2022,

public meeting, Mr. Leon Esh of 1199 Carpenter Road attended and stated he was a member of

this church. Mr. Esh discussed with Hummingbird staff his concern that the church's viewshed

would be affected as the panels are proposed to be placed in a pasture east of the church, across

Carpenter Road. Hummingbird staff replied that the Landscape Screening Plan would account for

the location of the church and vegetative a buffer of trees and shrubs would be planted on the east

side of Carpenter Road, west of the proposed panels. See page 3 of the map attached to Response

No. 69 for the Landscape Screening Plan's rationale for this area.

Responding Witness: Jayce Walker

Request No. 81:

Provide a list of permits from other local, state, or federal agencies that have been or will be obtained prior to construction or operations.

Response No. 81:

See attached list of potential permit and compliance items for federal, state, and local regulatory agencies.

Responding Witness: Adam Peterson

98 San Jacinto Blvd. STE 750 415.675.1500 (p) Austin, TX 78701 415.675.1501 (f)

HUMMINGBIRD ENERGY

FLEMING COUNTY, KENTUCKY

POTENTIAL PERMIT & COMPLIANCE ITEMS

Federal

- Federal Energy Regulatory Commission (FERC) Interconnection Service Agreement
- U.S. Environmental Protection Agency (EPA) SPCC
- U.S. Department of Energy (DOE) EIA Form 860 and Extension Form 860-M
- U.S. Army Corps of Engineers Nationwide Permit for Stream/Wetland Crossings
- U.S. Fish and Wildlife Service (potential consultation on recently and upcoming endangered listed bat species.

State

- KPDES General Permit for Stormwater Discharges Associated with Construction **Activity**
- Kentucky State Siting Board Certificate of Construction
- Kentucky Transportation Cabinet: Driveway, Utility Crossings, and **Oversize/Overweight Permits**

Local

- Fleming County Road Department Coordination on Driveways and Road Crossings
- **Fiscal Court Approval of Decommissioning Plan**

Request No. 82:

Provide copies of any documents submitted to the other agencies, other than what is provided in

the application.

Response No. 82:

In addition to the U.S. Fish and Wildlife Service correspondence detailed in the response to

Request No. 78, Hummingbird also submitted a request for a Jurisdictional Determination to the

U.S. Army Corps of Engineers (Louisville District). Due to size limitations, please find

Hummingbird's Jurisdictional Determination request attached as a separate file.

Responding Witness: Adam Peterson

Request No. 83:

Refer to the Application, Exhibit F, Economic & Fiscal Contribution Report, Table 1 and Table 2.

Explain whether the construction phase Employment estimates are full time equivalents.

Response No. 83:

Yes, the employment estimates applicable to the Project's construction phase listed in Tables 1 and 2 of the referenced report describe full-time equivalent jobs.

Request No. 84:

Refer to the Application, Exhibit F, Economic & Fiscal Contribution Report Table 2. Confirm that the average earnings per construction job will be \$49,000 over the entire construction period.

Response No. 84:

Hummingbird has contacted Mangum Economics to revise Table 2 to reflect the average earnings per construction job, and will submit the updated table to the Siting Board by August 25, 2023.

Request No. 85:

Refer to the Application, Exhibit F, Economic & Fiscal Contribution Report, Table 3. Confirm

that the average earnings per operational job will be \$24,120 per year. Explain whether these are

part-time or full-time positions.

Response No. 85:

Hummingbird has contacted Mangum Economics to revise Table 3 to provide the average earnings

per operational job and clarify whether the average earnings figure reflects part-time or full-time

positions. Hummingbird will submit the updated table to the Siting Board by August 25, 2023.

Case No. 2022-00272

Request No. 86:

Refer to the Application, Exhibit F, Economic & Fiscal Contribution Report, Table 8 and Table

10. Explain if the net fiscal benefit to Fleming County and Kentucky would be the estimated

cumulative tax revenue of the Project shown in Table 8 minus the estimated tax revenue generated

under agricultural use shown in Table 10.

Response No. 86:

Hummingbird has contacted Mangum Economics to revise its report to clarify the figures used to

calculate the net fiscal benefit to Fleming County and Kentucky through tax revenue generation.

An updated figure will be submitted to the Siting Board by August 25, 2023.

Case No. 2022-00272

Request No. 87:

Explain whether Hummingbird Solar will pursue an Industrial Revenue Bond with Fleming

County. If so, explain how that might change the cumulative tax revenues of the Project.

Response No. 87:

The Project is currently in communication with local stakeholders regarding a potential Industrial

Revenue Bond (IRB) and will pursue one if Fleming County officials indicate interest in an IRB

for the Project. The impact to the cumulative tax revenues of the Project would depend on the

specifics of the IRB.

Requ	ıest	No.	88:
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State the expected operational life of the Project.

Response No. 88:

The operational life of the Project is expected to be 40 years.

Request No. 89:

Explain any commitments regarding infrastructure removal or land restoration during

decommissioning included in the landowner lease agreements.

Response No. 89:

Hummingbird has included decommissioning commitments in its lease agreements with

participating landowners. Please see Response No. 1 for redacted landowner leases and Exhibit I

of the Application for the Decommissioning Plan.

Responding Witness: Orla Lavender