

**Bright Mountain Solar Project
Site Assessment Report
Case No. 2022-00274**



**Exhibit B – Legal Property
Descriptions**

EXHIBIT A

Description of Property

That certain real property located in Perry County, State of Kentucky, more particularly described as follows:

Parcel 1:

TRACT NO. I

A certain tract or parcel of land lying and being in the County of Perry and State of Kentucky and on the North Fork of the Kentucky River and bounded and described as follows:

Beginning at the mouth of the first small drain below the school house hollow; thence up the hollow to the head of said hollow; thence with marked line up the hill to a small Sarvis; thence around the ridge as it meanders to M.C. Napier line; thence down the hollow with said line to an elm and Bush at the mouth of the hollow; thence with the River to the Beginning, containing about twenty acres more or less.

TRACT NO. II

A certain tract or parcel of land lying and being in the count of Perry and State of Kentucky and on the North Fork of the Kentucky River and bounded as follows:

Beginning at the mouth of a small drain above the ford below M.S. Napier mill, on a bush and Elm;

thence up the river as it meanders to the mouth of the first left hand hollow above said second party's house; thence up said hollow to the mouth of the first left hand drain; thence a straight line up the drain to the top of the point to some cliffs and rocks; thence up the point to the top of the ridge; thence with the top of the ridge to a line of a survey made in the name of Dan Oliver; thence with a line of the same to conditional line made by M.S. Napier and Abner Campbell; thence N. 9. E. to a rock and black pine on the opposite side of Oliver Branch; thence up the point to the top; thence with the top of the point to the said Oliver line; thence with the said Oliver line to a conditional line made between John Campbell and Joe Campbell; thence with said conditional line to the beginning containing about one hundred acres more or less.

TRACT NO. III

A certain tract or parcel of land lying and being in the County of Perry and state of Kentucky and on the Orchard hollow, a tributary of the North Fork of the Kentucky, and bounded as follows:

Beginning on a dogwood in the gap of the mountain on the left hand side of said hollow; thence running up the point to the top of the hill; thence around the ridge as it meanders between the Orchard hollow and the waters of the Fish Trap Branch to the top of the point to M.C. Napier line; thence with said line to the beginning containing about five acres more or less.

TRACT NO. IV

A certain tract or parcel of land, lying in Perry County, Kentucky, and described as follows:

Lying on Oliver's Branch a tributary of the North Fork of the Kentucky River and bounded as follows, viz:

Beginning on a marked beech near the Creek on the South side of said creek; thence up the hill with M.C. Napier's line to the top of the hill; thence around the top of the hill with Grant Campbell's line to Henry Campbell's line; thence down the hill with the fence to the creek; thence down the creek to the beginning, containing 15 acres more or less.

TRACT NO. V

A certain tract or parcel of land lying in Perry County, Kentucky, and described as follows:

Lying on the North Fork of the Kentucky River, and bounded as follows:

At the mount of a small drain above the party of the first part's house; thence up said drain to the mouth of the first left hand drain; thence a straight line up the drain to the top of the point to a small cliff and rocks; thence up the point to the top of the hill between Fish Trap Branch and the Orchard Hollow to Grant Campbell's line; thence with said Grant Campbell's and the top of the hill to Henry Campbell's line; thence down the hill with the said Henry Campbell's line and the fence to the creek; thence down the creek to a marked beech, thence with a conditional line made between N.C. Napier and James Campbell & Etc., to a marked pine; thence up the point to the top of the hill; thence with the top of the ridge between the river and Oliver's Branch; and Rock Lick to a small barvis, at Mack Campbell's line; thence down the hill with said Mack Campbell's line to the head of a small hollow; thence down said hollow to the mouth; thence up the river to the beginning, containing about one hundred acres more or less.

TRACT NO. VI

A certain tract or parcel of land, lying in Perry County, Kentucky, and described as follows:

Lying on Oliver's Branch, a tributary of the North Fork of the Kentucky River, and bounded as follows:

BEGINNING on a rock on Oliver's Branch; thence up the point between Oliver's branch and the Tony Fork to the top of the hill; thence with the top of the hill to James Baker's line; thence with James Baker's line to John Campbell's line; thence down the point between Tony Fork and Rock Lick to the Window Rock; thence with the dividing ridge between Tony Fork and Rock Lick Branch to M.C. Napier's line; thence with M.C. Napier's line to a marked pine; thence with said line to a marked beech near the creek; thence up the creek to the beginning, containing 40 acres, more or less.

TRACT NO. VII

A

Lying and being in Perry County, Kentucky, and particularly bounded and described as follows:

Lying in the gap of the mountain between Oliver's Branch and Fish Trap Branch, tributaries of the North Fork of the Kentucky River, and beginning on a chestnut on the Oliver's Branch side; thence running straight line to a hickory 198 feet on the Fish Trap Branch side; thence across a small drain near the gap 115 feet to James B. Campbell's line and a standing rock marked with three marks; thence with James B. Campbell's line 221 feet to a rock on the Oliver's Branch side; thence a straight line 110 feet to the beginning. Containing one (1) acre more or less

B

Lying on Oliver's branch, a tributary of the North Fork of the Kentucky River, and bounded as follows:

Beginning on the right hand fork of Oliver's Branch at the mouth of a small drain on a buckeye, dogwood and chestnut; thence up the drain to a poplar at Miles Campbell's line; thence a straight line up the hill with Allie Campbell's line to the top of the hill to a marked chestnut; thence up the dividing ridge between Oliver's branch and Fish Trap to the top of the hill to James Baker's line; thence around the top of the hill with James Baker's line to the head of Oliver's Branch, to James Campbell's line; thence down the ridge with James Campbell's line to the creek; thence up the creek to the beginning. Containing 100 acres more or less.

C

Lying on Oliver's Branch and Fish Trap Branch tributaries of the North Fork of the Kentucky River and bounded as follows viz:

Beginning on a Buckeye tree near the falls of Oliver's Branch; thence with James Campbell's line up the hill to a maple tree; thence with James Campbell's line to a chestnut oak; thence with the line of the same to M.C. Napier's line at the top of the hill; thence down the ridge with the same line to a marked pine; thence down the hill with M.C. Napier's line to the Creek; thence across the creek to a marked beech; thence with M.C. Napier's line to the top of the hill between Oliver's Branch and Fish Trap; thence up the ridge with Milo Campbell's line to Allie Campbell's line; thence with the line of the same to a Black Jack on the top of the knob; thence down the hill with Allie Campbell's line to a Persimmon Tree; thence a straight line down the hill to a rock in the head of the Fish Trap Branch; thence across a small drain to a marked hickory; thence a straight line to a

chestnut on the waters of Oliver's Branch; thence a straight line to a mulberry; thence down a small drain to Oliver's Branch; thence down said branch to the beginning. Containing 50 acres more or less.

TRACT NO. VIII

The following described tract or parcel of land; Said land is situated, lying and being on the North Fork of the Kentucky River in Perry County, Kentucky, and is bounded and described as follows:

Beginning on a white walnut where once stood an elm, the beginning corner of a Three Hundred Acre Survey made in the name of Dan Oliver; thence South 100 poles to a beech; thence East with the line of said Survey to the top of the ridge; thence with the top of the ridge to the John Campbell line; thence Northward with the said John Campbell line to the right; thence with the North Fork of the Kentucky River as it meanders to the BEGINNING, containing 100 acres more or less.

TRACT NO. IX

A

Tract of land lying and being on Oliver's Branch, and Fish Trap, tributaries of the North Fork of the Kentucky River and bounded as follows:

Beginning at the county road 36 feet above a beech tree standing between the county road and Oliver's Branch about 36 feet below the county road; thence south east a straight line up the hill to a marked beech tree standing at the base of the point; thence containing a straight line up the point to a marked beech tree in line with two large rocks; thence containing a straight line up the point to a marked hickory tree; thence containing a straight line with marked bushes and trees to the top of the hill to a marked hickory tree at Lewis Abner's line; thence east around the top of hill between Fish Trap Branch and Oliver's Branch to a large rock marked X; thence continuing with the top of the ridge of said James Campbell's line to a large rock marked X; thence continuing down the point to a MARKED oak; thence continuing down the point to a twin hickory; thence down the hill to a marked rock 21 1/2 feet to a well; thence a straight line around the hill toward Fish Trap Branch to a marked rock; thence east to the county road; thence with the County road to the Oliver's

Branch; thence down Oliver's Branch as it meanders to where the county road leaves Oliver Branch just below what is known as the Farmer Campbell house; thence with the county road to the beginning

B

Beginning at a twin hickory standing on a point dividing Fish Trap Branch and Oliver's Branch on the west side of the house standing in the gap of the mountain; thence in an easterly direction with a straight line down the hill to an oak tree with a dead upper side; thence continuing a straight line down the hill to a poplar tree; thence continuing a straight line down the hill to the lower end of the garden where the garden fence runs with a parallel line between Herman Napier's line (procured to-day from James B. Campbell); thence following said line and the garden fence to the county road; thence crossing the county road and continuing in an easterly direction to a dead chestnut and a black gum tree; thence continuing up the hill following the ridge dividing Fish Trap Branch and Oliver's Branch to a rock at the top of the point and to the intersection of M.C. Napier's line; a track of land secured from Henry Campbell.

Parcel 2:

Beginning on a white walnut where once stood an elm, the beginning corner of a Three Hundred Acre Survey made in the name of Dan Oliver; thence south 100 poles to a beech; thence east with the line of said survey to the top of the ridge; thence with the top of the ridge to the John Campbell line; thence northward with the said John Campbell line to the river; thence with the North Fork of the Kentucky River as it meanders to the beginning, containing 100 acres, more or less.

And more particularly described in the following deeds:

1. All of the tracts described in the deed from Geraldine Flinchum, et al. to Kentucky Mountain Partnership, Inc., dated December 26, 1994, of record in Deed Book 250, Page 474, Perry County Clerk's Office.
2. The deed from Marilyn F. Burke as committee for Joe Bowling dated April 14, 1993, of record in Deed Book 240, Page 769, Perry County Clerk's Office.

EXHIBIT A

Description of Property

Tract 1

Lying and being in Perry County on Pigeon Roost Creek a tributary of the North Fork of the Kentucky River and bounded as follows:

Beginning at a large rock on the creek bank, thence up the hill with the Joel Campbell line to the top of the hill, thence around the top of the hill with Jim Campbell's line to Charlie DeHart's line, thence with Charlie DeHart's line, and with the fence to the creek to a rock marked X thence across the creek and up the hill with marked timber to Brown L. Campbell's line to the creek thence with the creek back to the beginning. Containing 75 acres more or less.

Being the same property conveyed by deed from John McIntosh and Ivory McIntosh to Harrison Campbell, Jr. and Geraldine Campbell, dated the 29th day of April, 1971, in Deed Book 146, Page 473, records of the Perry County Clerk's Office. Being the same property pursuant to the Affidavit of Descent to Diane Fugate, Kathleen Napier, and Bryant Campbell from Geraldine Campbell, recorded in the office of the Perry County Clerk.

Tract 2

Lying and being in Perry County, State of Kentucky on Lower Pigeon Roost Creek, being a tributary of the North Fork of the Kentucky River, and bounded as follows:

Beginning at a spruce pine tree at the creek; thence with the creek as it meanders in a southern direction to the creek crossing; thence north with the county road and with the right of way of the same to Curt Campbell's line; thence turning to the right and running with the Curt Campbell line back to the spruce pine tree at the point of the beginning, and containing two (2) acres, more or less and the above property is known as the grass lot.

Being the same property conveyed by deed from John McIntosh and Ivory McIntosh to Geraldine Campbell, dated the 13th day of March, 1982, in Deed Book 190, Page 228, records of the Perry County Clerk's Office. Being the same property pursuant to the Affidavit of Descent to Diane Fugate, Kathleen Napier, and Bryant Campbell from Geraldine Campbell, recorded in the office of the Perry County Clerk.

Tract 3

Lying and being in Perry County on Pigeon Roost Creek, a tributary of the North Fork of the Kentucky River and bounded as follows:

Beginning at a large rock on the creek bank, thence up the hill with the Jack Campbell line to the top of the hill, thence around the top of the hill with Jim Campbell's line to Charlie DeHart's

line, thence with Charlie DeHart's line, and with the fence to the creek to a rock marked X thence across the creek and up the hill with marked timber to Brown L. Campbell's line to the creek thence with the creek back to the beginning. Containing 75 acres more or less.

Being the same property conveyed by deed from Harrison Campbell and Rose Campbell to Geraldine Campbell, dated the 24th day of March, 1982, in Deed Book 190, Page 390, records of the Perry County Clerk's Office. Being the same property pursuant to the Affidavit of Descent to Diane Fugate, Kathleen Napier, and Bryant Campbell from Geraldine Campbell, recorded in the office of the Perry County Clerk.

EXHIBIT A

Description of Property

Lying and being in Perry County, Kentucky, on Pigeon Roost Creek, being a tributary of the North Fork of the Kentucky River and bounded as follows:

A portion of that property conveyed to Lois Duff and Matthew Duff, in Deed Book 420 Page 720, records of the office of the County Clerk of Perry County, State of Kentucky, said parcel of land being near the community of Dunraven, said parcel being more particularly described as follows:

Beginning at an iron capped AEB LS 2690 set this survey on the mine reclamation area, said iron pin being common to Kentucky Mountain Partnership, Inc. Deed Book 250 Page 474 (KMP 250-474), Kentucky Mountain Partnership, Inc. Deed Book 355 Page 689 (KMP 355-689) and Lois Duff and Matthew Duff Deed Book 420 Page 720, said iron pin having coordinates of N:3641024.42 and E:5637485.39 RTK GPS with a Spectra Precision Epoch 85 L1/L2 GPS-Glonass receiver, projection used being State Plane 83 KY Single Zone using the Conus 18 Geoid with a relative positional accuracy +/- 0.05 + 100 PPM, said iron pin being **THE TRUE POINT OF BEGINNING:**

THENCE leaving KMP 355-689 and running with the lines of KMP 250-474 and Lois Duff and Matthew Duff on the reclamation area in a southerly direction:

S05°19'17"W 44.40 feet to an iron pin capped AEB LS 2690 set this survey;
S02°32'44"W 43.35 feet to an iron pin capped AEB LS 2690 set this survey;
S22°31'00"E 43.12 feet to an iron pin capped AEB LS 2690 set this survey;
S31°36'38"E 41.05 feet;
S31°44'14"E 40.58 feet;
S28°33'42"E 23.56 feet;
S32°07'17"E 42.94 feet;
S29°45'59"E 35.63 feet;
S13°43'33"E 24.66 feet to an iron pin capped AEB LS 2690 set this survey;
S24°35'33"E 25.59 feet;
S27°22'16"E 32.75 feet;
S26°50'41"E 33.53 feet;
S36°06'19"E 35.95 feet;
S29°01'05"E 24.36 feet;
S33°17'42"E 37.19 feet;
S26°06'12"E 7.17 feet to an iron pin capped AEB LS 2690 set this survey;
S04°23'19"E 62.01 feet;
S02°10'25"E 41.72 feet;
S03°09'49"E 31.71 feet;

S08°24'50"E 51.97 feet;
S07°53'41"E 38.06 feet to an iron pin capped AEB LS 2690 set this survey;
S17°45'23"E 29.09 feet;
S21°49'59"E 33.92 feet;
S27°06'57"E 42.04 feet;
S26°14'07"E 43.72 feet;
S20°59'07"E 44.95 feet;
S23°16'11"E 49.07 feet;
S37°30'36"E 16.31 feet to an iron pin capped AEB LS 2690 set this survey;
S56°43'17"E 22.70 feet;
S54°38'26"E 35.77 feet;
S60°48'14"E 40.74 feet;
S64°28'18"E 50.79 feet;
S56°19'02"E 51.22 feet to an iron pin capped AEB LS 2690 set this survey;
S62°05'59"E 75.81 feet to an iron pin capped AEB LS 2690 set this survey;

Thence leaving the lines of KMP 250-474 and running inside Duff 420-720 property along the western side of an existing access road in a northerly direction the following calls:

N11°28'58"W 28.90 feet;
N06°50'30"W 219.71 feet to an iron pin capped AEB LS 2690 set this survey;
N01°23'32"W 344.70 feet to an iron pin capped AEB LS 2690 set this survey;
N01°04'31"E 295.66 feet
N14°03'06"W 49.44 feet;
N15°56'05"W 132.35 feet to an iron pin capped AEB LS 2690 set this survey;
N18°44'46"W 122.59 feet to an iron pin capped AEB LS 2690 set this survey;
N10°07'06"W 205.27 feet to an iron pin capped AEB LS 2690 set this survey to the land of Kentucky Mountain Partnership Deed Book 355 Page 689 and Duff 420-720;

Thence with the lines of KMP 355-689 and Duff 420-720 in an easterly direction:
S68°29'36"W 118.44 feet to an iron pin capped AEB LS 2690 set this survey;
S55°19'00"W 87.90 feet;
S52°08'14"W 126.77 feet to an iron pin capped AEB LS 2690 set this survey;
S44°13'40"W 95.47 feet;
S46°38'24"W 91.36 feet to an iron pin capped AEB LS 2690 set this survey, said iron pin being common to Kentucky Mountain Partnership, Inc. Deed Book 250 Page 474 (KMP 250-474), Kentucky Mountain Partnership, Inc. Deed Book 355 Page 689 (KMP 355-689) and Lois Duff and Matthew Duff Deed Book 420 Page 720, said iron pin being THE TRUE POINT OF BEGINNING, said parcel having an area of 10.24 acres.

Being a portion of the same property conveyed from **Lois Duff** to **Lois Duff** and **Matthew Duff**, dated March 10, 2022, and of record in Deed Book 420, Page 720, records of the Perry County Clerk's Office.

EXHIBIT A

Description of Property

A certain tract or parcel of land lying and being on the Rock Lick Branch of the North Fork of the Kentucky River near Dunraven, Perry County, Kentucky and more particularly bounded and described as follows:

Lying on the head of said Rock Lick Branch, beginning at a cross fence at a line between the grantors and Mack Campbell on the right hand side of the creek as you go up; thence up and with said fence to a Locust tree on top of the point; thence down the hill to the creek at the upper end of the old barn lot; thence down the branch as it meanders to the mouth of same; thence back up the other branch to the beginning, containing eight acres, more or less.

Being the same property conveyed to Homer Spencer and Martha Spencer by the deed of record in Deed Book 72, Page 379, records of Perry County Clerk's Office. Also see the Affidavit of Descent of Homer Spencer of record in Deed Book 367, Page 18, Perry County Clerk's Office.

EXHIBIT A
GENERAL DESCRIPTION OF PROPERTY

That certain real property lying and being on Fish Trap Branch, Perry County, Kentucky and described as follows:

BEGINNING at a beach tree on a point at the edge of cliff known as the Cow Cliff; thence following the Cow Cliff around point to a dogwood tree; thence a straight line down the hill to a sycamore tree at the mouth of the hollow know as the Wheatfield Hollow; thence up the hollow running at the edge of the old county road to an oak tree near the road; thence around the hill to a black gum tree; thence a straight line to the top of the hill to a rock marked "X"; thence up the center of the ridge following the M.C. Napier line around the center of ridge as it meanders back to the point of Beginning; said Tract containing 30 acres more or less.

Being the same 4/5 undivided interest in the property conveyed from Wilma J. Bradford, a/k/a Wilma C. Marcoux, single to Pine Branch Coal Sales, Inc., by a General Warranty Deed on the 9th day of July, 2012, of record in Deed Book 365, Page 569, Office of the Perry County Clerk.

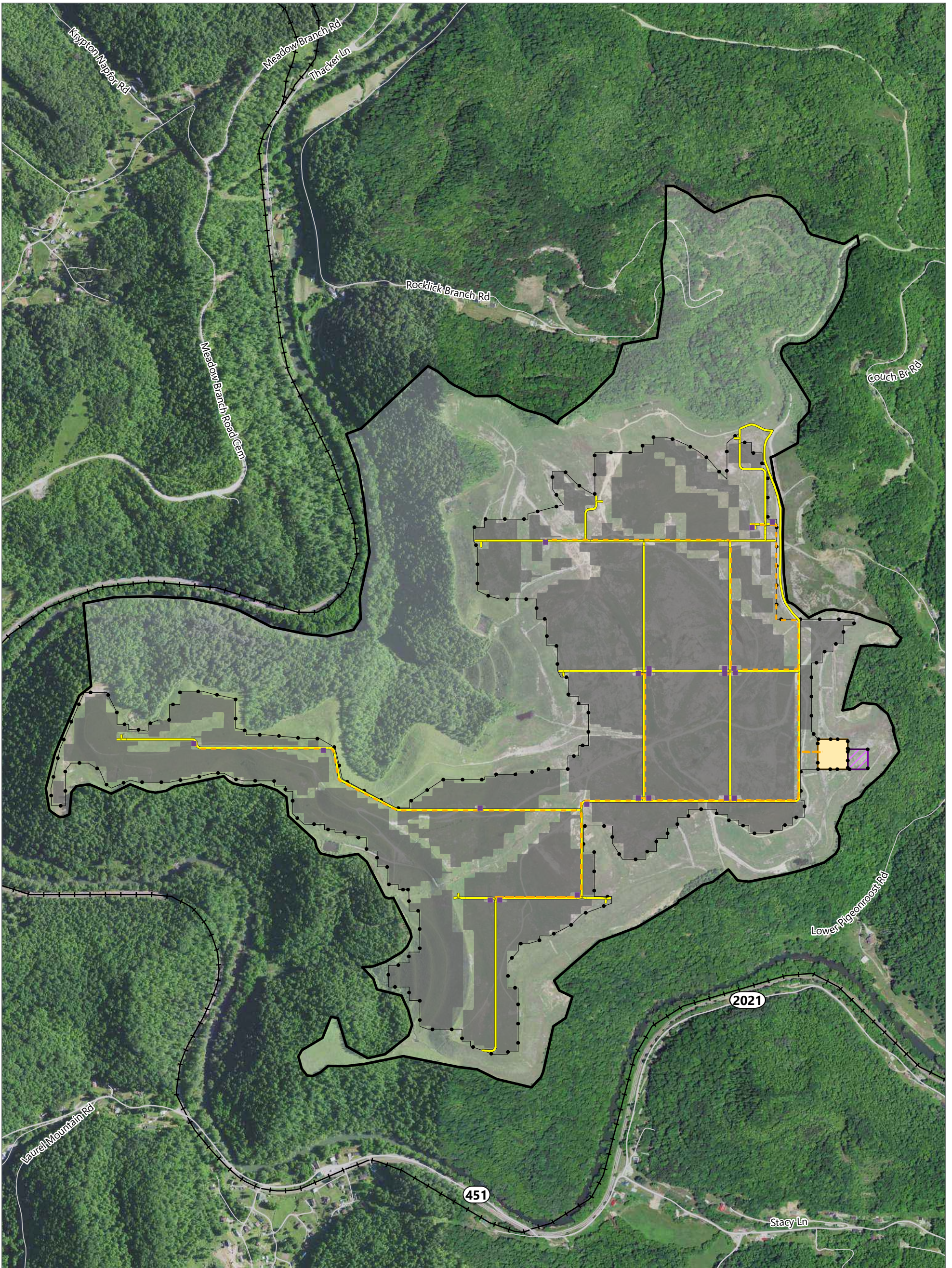
Being the same 4/5 undivided interest in the property conveyed to Ronald Deaton from Red Rock Enterprises, Inc., f/k/a Pine Branch Coal Sales, In. by a Quitclaim deed dated June 16, 2022, of record June 20, 2022 in Deed Book 422, Page 767, Office of the Perry County Clerk.

Bright Mountain Solar Project
Site Assessment Report
Case No. 2022-00274



Exhibit C – Preliminary Facility
Layout

Preliminary Site Plan



Bright Mountain Solar Project

Perry County, Kentucky

Site Assessment Report

- | | |
|-----------------|---------------------|
| Inverter | PV Panel Area |
| Collection Line | O&M Building |
| Access Road | Facility Substation |
| Fenceline | Project Area |

