

FRON bn, LLC

Phase I Environmental Site Assessment

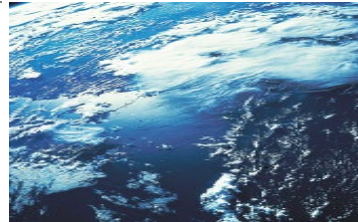
Frontier Solar Site

Marion and Washington Counties, Kentucky

ERM Project: 0650014

19 January 2024

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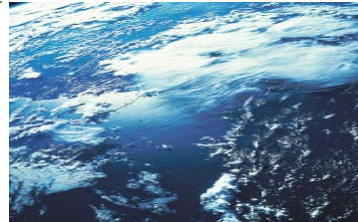
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Executive Summary and Conclusions



Environmental Resources Management, Inc. (ERM) conducted a Phase I Environmental Site Assessment (ESA) of the Frontier Solar Site property located east of Kentucky Highway 429 and west of Kentucky Highway 1404 in Lebanon, Marion County and Springfield, Washington County, Kentucky (the “Site” or “Subject Property”). The Phase I ESA was conducted in accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard E 1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any exceptions to, or deletions from, E1527-21 are described in Section 1.3.4 of this report. This Phase I ESA was performed at the request of FRON bn, LLC, a subsidiary of BrightNight, LLC, to assess potential environmental liabilities associated with surface and/or subsurface impacts from past and current operations at the Subject Property in connection with a potential financial transaction involving the Site.

The Site visits were performed on 02 and 03 June 2022, 10 through 12 November 2022, and 14 through 18 November 2022 by Ms. Jennifer Parson, Ms. Lindsay Schneider, Ms. Elyse Johnson, and Mr. Rob LaPosa of ERM. The most recent sites on eight additional parcels were performed on 5 through 7 December 2023 by Ms. Jennifer Parsons and Ms. Lindsay Schneider and on 13 December 2023 Ms. Jennifer Parson and Mr. Ralph Schuler of ERM. ERM was not accompanied by a Site representative during the Site visit.

The Subject Property consists of an approximately 1,646-acre western segment and one approximately 1,302-acre eastern segment which are connected by an approximately 11-acre corridor, totaling approximately 2,959 acres of land. The Subject Property is located east of Kentucky Highway 429, and west of Kentucky Highway 1404 in Lebanon, Marion County, and Springfield, Washington County, Kentucky. According to information provided by historical documents, the Site has been primarily wooded and agricultural land with limited residential and agricultural buildings since at least 1951. The Subject Property is developed with several residences, barns, silos, stables, and sheds located across the Site. The surrounding properties consist primarily of wooded land, farmland, residences, and limited commercial development. The town of Springfield, Kentucky is located approximately 2 miles northeast of the Site.

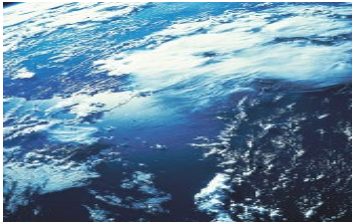
Based on the data obtained during the Site visit, the environmental database review, and interviews with persons familiar with the Site and its history, the following environmental conditions were identified at the Site:

Summary of Identified Issues
ASTM E1527-21 Findings:
Recognized Environmental Conditions (RECs)¹
<i>Punctured Aboveground Storage Tank (AST)</i> – A punctured and mostly buried approximately 100-gallon AST was observed east of a residence located within the northern portion of the western segment of the Site. No significant staining or other indications of spills were observed. However, given the unknown contents of the former AST and its duration on the Site, the punctured AST represents a REC for the Subject Property.
Controlled Recognized Environmental Conditions (CREC)¹
No CRECs were identified as part of this assessment.

¹ Key ASTM definitions, including REC, CREC and HREC, are provided in Section 8.

Summary of Identified Issues	
Historical Recognized Environmental Conditions (HRECs)¹	
No HRECs were identified as part of this assessment.	
De Minimis Conditions¹	
<ul style="list-style-type: none"> • Tires, 5-gallon gasoline containers, vehicles, scrap metal, plastics, motors, concrete, empty 55-gallon drums, chicken wire, PVC piping, wood, 5-gallon buckets, barbed wire, and propane canisters were observed throughout the Site and within Subject Property buildings. Additionally, the concrete remnants of building structures were observed within the northern portion of the Site. One unlabeled 55-gallon drum was observed north of a residence located within the northern portion of the Site. No staining, distressed vegetation, or other visual indicators of a release was observed in the vicinity of the debris, drums, or vehicles. Should these areas be developed, the debris should be disposed of at a permitted landfill in accordance with local, state, and federal regulations. • Several ASTs are located within the northern and eastern portions of the Site. The tanks appeared to be in good condition with no signs of significant corrosion or other damage. No staining, distressed vegetation, or other visual indicators of a release was observed in the vicinity of the ASTs. • According to the EDR Report, the eastern-central portion of the eastern segment Site is identified on the Solid Waste Facility/Landfill (SWF/LF) database as Valley View Farms with permit number 11500016-1. Based on historical documents provided by the Kentucky Department of Environmental Protection (KY DEP), dirt and tobacco stem waste from the Springfield Redrying Company was spread across 1,079 acres of agricultural fields for four months in 1999. 	
Other Potential Issues	
<ul style="list-style-type: none"> • Wetland areas were observed throughout the Subject Property during the Site visit. Should FRON bn, LLC, develop in these areas, it is recommended that the development be done in accordance with applicable local, state, and federal regulations. • Several of the buildings on-site were developed prior to 1951. As a result, the potential exists for asbestos-containing materials and lead-based paint to be present within the on-site buildings. • ERM observed seven pole-mounted transformers within the vicinity of the residential buildings throughout the Site. No staining, distressed vegetation, or other visual indicators of a release was observed in the vicinity of the transformers. However, given that installation date of the transformers is unknown, it is possible for the units to contain PCBs. If the transformers are to be removed during development, the dielectric fluid should be tested for PCBs prior to disposal. 	

1. Introduction and Background



1.1 Purpose and Auditors

Environmental Resources Management (ERM) completed a Phase I Environmental Site Assessment (ESA) of the Frontier Solar Site property located east of Kentucky Highway 429 and west of Kentucky Highway 1404 in Lebanon, Marion County, and Springfield, Washington County, Kentucky. This ESA was performed at the request of FRON bn, LLC, a subsidiary of BrightNight, LLC (Client), to assess potential environmental liabilities associated with surface and/or subsurface impacts from past and current operations at the Subject Property in connection with a potential financial transaction involving the Subject Property.

The Site visits were performed on 02 and 03 June 2022, 10 through 12 November 2022, and 14 through 18 November 2022 by Ms. Jennifer Parson, Ms. Lindsay Schneider, Ms. Elyse Johnson, and Mr. Rob LaPosa of ERM. The most recent sites on eight additional parcels were performed on 5 through 7 December 2023 by Ms. Jennifer Parsons and Ms. Lindsay Schneider and on 13 December 2023 Ms. Jennifer Parson and Mr. Ralph Schuler of ERM. ERM was not accompanied by a Site representative during the Site visit.

The “User” of this Phase I ESA report, as prescribed under ASTM International (ASTM) Standard E-1527-21; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (“E-1527-21”) is defined as BrightNight, LLC and the specific project entity FRON bn, LLC.

1.2 Scope of Work

This environmental site assessment was conducted in conformance with ERM’s proposal dated 16 September 2022, and per the requirements of American Society for Testing and Materials (ASTM) Standard E 1527-21; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any exceptions to, or deletions from, E1527-21 are described in Section 1.3.4 of this report.

ERM’s Phase I ESA sought to gather information regarding: (1) current and past property uses and occupancies; (2) current and past use of hazardous substances and petroleum products; (3) waste management and disposal activities that could have caused a release or threatened release of hazardous substances; (4) current and past corrective actions and response activities to address past and ongoing releases of hazardous substances at the Subject Property; and, (5) properties adjoining or located near the Subject Property that have environmental conditions that could have resulted in conditions indicative of releases or threatened releases of hazardous substances to the Subject Property.

The scope of this Phase I ESA included:

- An on-site inspection to evaluate current conditions and identify areas of potential concern;
- A review of Subject Property and Site area history through interviews and a review of various historical sources;
- Observation of adjacent properties and the local area to evaluate the potential for adverse environmental impact to the Subject Property;
- Interviews/research of local city/county, tribal, state, and federal records, including contracting of Environmental Data Resources, Inc. (EDR) to identify regulatory listed Sites as required in the regulatory records review section of the ASTM standard for Phase I ESAs, where available; and

- Interviews and/or requests for information from the Client and Subject Property owner, as deemed appropriate by the Environmental Professional.

The following considerations, classified as “non-scope considerations” in ASTM Standard E 1527-21, are included in the scope of ERM’s Assessment:

- A visual inspection for potential asbestos and lead containing material was conducted on readily accessible areas of the Site.

1.3 Limiting and Special Conditions

1.3.1 Limiting Conditions during the Site Visit

ERM accessed the Site on foot via existing roads, trails, open fields, and other natural breaks in the vegetation. Although ERM conducted an extensive walkover of the Site, observations of Site conditions were limited in some areas by vegetation.

1.3.2 Data Gaps

The following table summarizes the data gaps identified during the Site assessment.

Table 1-1 Data Gap Summary

Data Gap / Failure	Sources Consulted to Address Data Gap	Significance*
ERM did not interview the former Subject Property owner(s) because contact information for the owner(s) was not readily available.	Interviews with Site personnel familiar with the Subject Property history, in addition to review of historical maps, photographs, and regulatory information.	Non-significant
A Chain-of-Title, including a search for environmental liens, was not provided for review by the client.	Interviews with Site personnel familiar with the Subject Property history, in addition to review of historical maps, photographs, and regulatory information.	Non-significant

* “Significance” provides a qualitative indication of the implication of the identified data gap relative to the Environmental Professional’s (EP’s) ability to identify conditions indicative of releases or threatened releases to the subject property; the ‘significance’ of the data gaps are rated from low to high. “Non-significant” indicates that additional information to fill the data gaps is not likely to have a negative impact on ERM’s conclusions presented in this report. “Significant” indicates that it is ERM’s opinion that additional diligence or investigation (such as additional data review or physical sampling of environmental media) is required to address the data gap.

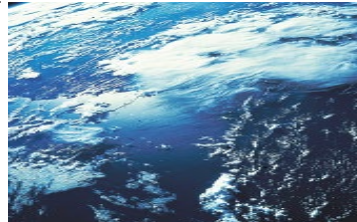
1.3.3 Significant Assumptions

No significant assumptions have been made.

1.3.4 Exceptions and Deletions to the ASTM E1527-21 Standard

ERM has not identified exceptions to, or deletions from, the ASTM E1527-21 standard.

2. Physical Site Setting



2.1 Location

The Subject Property consists of an approximately 1,646-acre western segment and one approximately 1,302-acre eastern segment which are connect by an approximately 11-acre corridor, totaling approximately 2,959 acres of land. The Site is located east of Kentucky Highway 429 and west of Kentucky Highway 1404 in Lebanon, Marion County and Springfield, Washington County, Kentucky. The surrounding properties consist primarily of wooded land, farmland, residences, and the Lebanon-Springfield Airport. The town of Springfield, Kentucky is located approximately 2 miles north of the Site.

The general location of the Subject Property and the physiographic features of the surrounding area are shown on Figure 1, Site Location Map, derived from the United States Geological Survey (USGS) 7.5-minute quadrangle for Lebanon, Springfield, and Saint Catharine, Kentucky, dated 2019. Figure 2, a Site Layout Map, is derived from a 2020 Google Earth aerial photograph.

2.2 Topography and Hydrology

The topography of the Subject Property is characterized by rolling hills with elevations on the Site ranging from approximately 750 feet above mean sea level (AMSL) to approximately 900 feet AMSL. Cartwright Creek crosses the northern portion of the Site and Jackson Branch crosses the western segment of the Site from north to south. Unnamed tributaries of Cartwright Creek cross the eastern and southern portions of the western tract of the Site and Servant Run bisects the eastern segment from northwest to southeast. Tributaries of Shepherds Run traverse the western portion of the western segment of the Site. The tributaries ultimately drain to Cartwright Creek located northeast of the Subject Property.

The U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) indicates approximately 0.36 acres of palustrine emergent (PEM) wetlands, 44.93 acres of freshwater pond, and 37.92 acres of riverine features within the Project boundaries (Appendix A; Figure 4). The National Hydrography Dataset (NHD) and USGS Maps indicate approximately 72, 576 linear feet of stream or river within the Site boundaries.

According to the EDR Report, the Site is identified on the State Spills (SPILLS) database as Sandy Simms Property when a bulldozer, track-hoe, and a pan were used to significantly alter a stream within the northwestern portion of the eastern segment of the Site. The listing was mitigated and closed on 31 March 2010.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps 21155C0160D, 21155C0050D, 21229C0200D, and 21229C0215D, effective May 23, 2023, approximately 249.15 acres of the Subject Property is located within Zone A, which has a one percent chance of flooding annually.

2.3 Geology and Hydrogeology

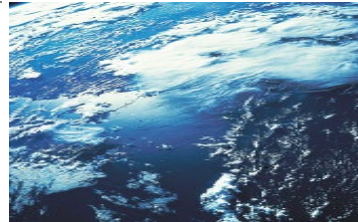
According to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey for the Subject Property, soils on the Site consist primarily of silty clay loams and silt loams with slopes ranging from 2 to 60 percent. The soils identified on the Subject Property include Lowell, Cynthiana-Faywood-Rock outcrop complex, Faywood, Nicholson, Nolin, Lowell-Faywood, Lowell-Sandview, Otwell, Sandview, Shelbyville, Elk, Boonesboro, Newark, Fairmount-Rock outcrop complex, Water, and Dunning soils. Dunning silty clay loam, Nolin silt

loam, and Newark silt loam are hydric soils. All other soils identified within the Site are well drained and are considered non-hydric.

ERM observed two water well pumps near surface waters within the northern portion of the Site, several open wells and cement cattle wells were observed throughout the Site. One groundwater well was identified on the Site in the EDR water well search on the far northwestern portion of the western segment of the Site. Five state groundwater supply wells were mapped within one mile of the Site.

While groundwater flow direction at the Subject Property has not been confirmed by ERM, based on surface topography in the surrounding area, it is expected that shallow groundwater on the majority of the Site will flow to the east-northeast towards Cartwright Creek and Servant Run. It is important to note that groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, excavation and fill, and proximity to water pumping wells.

3. Site Description, Operations, and History



3.1 General Site Description

3.1.1 Real Estate Ownership Information

The Subject Property totals approximately 2,959 acres and consists of the following parcels:

Table 3-1 Ownership Information

Parcel ID	Owner	Parcel Area (acres)
055-041	Mark O'Daniels	111
055-003	Mark O'Daniels	234.1
054-010	Leo Nally	112.8
054-009	Gregory Morris	166.8
054-006	Gregory Morris	68
054-008-02	Gregory Young	70
13-013	John Mackin	39.207
13-005.01	Austin Spalding	238.418
070-002-02	David Wallace Blair and Jessica Marie	5.7
070-002	William Blair Jr.	114.3
19-031	William Blair Jr.	556.6
19-028	William Blair Jr.	236.23
19-014.40	Sandy Simms (SWK Company)	39.875
19-014.27	Sandy Simms (SWK Company)	13.72
19-004	Sandy Simms (SWK Company)	318.51
19-004.01	Mary Anne Reinle	8
13-010	George Graves and Jean Glenna	173.6
13-006	Charles D Smith	93.76
13-007	John Warren and Jeannie Warren	76.1
13-008	Jonathan Hagan	10.75
13-009	Jonathan Hagan	35.66
13-010.01	Stephen and Susan Smith	33.4
13-011	Stephen and Susan Smith	39.1
13-011.02	Stephen and Susan Smith	109.6
12-115	Don Smith	85
12-118.1	Robert and Denise Osbourne	120

ERM interviewed several property owners via phone, who indicated that historical operations consist of agricultural land and the only chemicals on-Site include farming related substances for crops. No owners were aware of any spills, environmental liens, activity use limitations (AULs), or other possible contamination at the Site. Owner Questionnaires are provided in Appendix D for owners who were not interviewed.

3.1.2 Subject Property Layout

The Subject Property consists of an approximately 1,646-acre western segment and one approximately 1,302-acre eastern segment which are connected by an approximately 11-acre corridor, totaling approximately 2,959 acres of land. The Site is located east of Kentucky Highway 429 and west of Kentucky Highway 1404 in Lebanon, Marion County and

Springfield, Washington County, Kentucky. The Subject Property is developed with several residences and agricultural structures. Major building areas and surrounding features on Site are as follows:

- A barn and silo are located on the western portion of the western segment of the Site.
- A barn is located within the southeastern portion of the western segment of the Site.
- A barn is located within the central portion of the western segment of the Site.
- A solar panel data collection unit is located in the southeastern portion of the western segment of the Subject Property.
- Three residences are located within the northern-central portion of the western segment of the Site. A barn and two RVs were located in the vicinity of the northeastern residence. Within the vicinity of the southern residence, a covered equipment storage area, three barns, farming equipment, one silo, stored vehicles, and four ASTs were observed.
- A residence with six wood and metal barns, three silos, a covered hay bale storage area, an AST, and a concrete foundation were observed within the northern portion of the western segment.
- A residence with two barns, two sheds, a covered hay bale storage area, and a concrete foundation were observed within the northeastern portion of the western segment.
- A fenced residence is located within the northwestern corner of the eastern segment of the Subject Property.
- A dock, houseboat, and outhouse are located within the northwestern portion of the eastern segment of the Site.
- A residence, barn, and a propane AST are located within the northwestern portion on the eastern segment of the Site.
- Two metal barns and a wooden stable with four ASTs and farming equipment are located in the eastern-central portion of the eastern segment of the Site.
- A residence with a propane AST is located within the far eastern portion of the eastern segment of the Site.
- One deer stand is located within the northern portion of the western segment of the Site.

3.2 Current Site Operations

The Subject Property consists of mostly corn, wheat, and soybean fields, along with cattle pastures and wooded land. Photographs are provided in Appendix A.

3.3 Historical Site Operations

3.3.1 Historical Summary

Based on the historical information reviewed, the majority of the buildings located on the Subject Property were developed prior to 1951. Several outbuildings were razed and constructed between 1951 and 2020 and one residence was constructed within the far eastern portion of the Site by 2020.

3.3.2 Evaluation of Historical Information Sources

To determine past uses of the Subject Property, ERM reviewed historical sources of information as outlined in the References section of this report (Section 7). Copies of pertinent historical sources are also provided in Appendix B.

Table 3-1 Historical Timeline

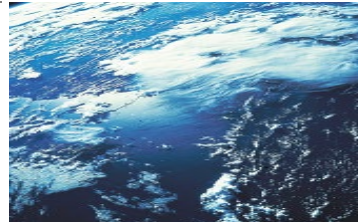
Timeframe	Discussion
1951	In the 1951 aerial photograph and 1953 topographic map, the Subject Property and surrounding areas are generally agricultural and wooded land with limited rural residential development. Two barns are present in the eastern portion of the western segment of the Site and one barn is present in the northwestern portion of the Site. Two residences with two barns are depicted on the northern portion of the western segment of the Site. A residence and two outbuildings are depicted within the northern portion of the western segment, off Jackson Branch Lane. A residence and two barns are located within the northern portion of the western segment, on the eastern side of Jackson Branch Lane. Three barns are depicted within the western portion of the eastern segment of the Site. Within the northern-central portion of the eastern segment, off Jimtown Road, a residence and two outbuildings are visible. One barn is depicted within the central portion of the eastern segment. Two barns and a shed are depicted within the eastern-central portion of the Site. A residence and two outbuildings are depicted within the eastern portion of the eastern segment.
1957	By 1957, a residence was constructed within the western portion of the western segment of the Site. Residential development increased in surrounding areas.
1972	By 1972, the two outbuildings associated with the northern-central residence within the western segment appear to have been razed. The stable within the eastern-central portion of the eastern segment was constructed.
1983	By 1983, three barns were constructed, and a silo is visible within the northern portion of the Site, off Jackson Branch Lane. Two barns were developed within the northern portion of the western segment.
1985	By 1985, one of the barns within the western portion of the eastern segment of the Site appears to have been razed and an additional barn was constructed. One of the barns and the shed within the eastern-central portion of the Site appears to have been razed. An outbuilding located within the eastern portion on the eastern segment appears to have been razed.
1997	By 1997, a surface water pond and several outbuildings were constructed within the northern-central portion of the eastern segment of the Site. The remaining barn within the eastern-central portion of the eastern segment appears to have been razed and replaced by a new barn.
1998	By 1998, an additional barn was constructed within the northern portion of the Site, off Jackson Branch Lane. An additional barn and residence were developed within the northern portion of the western segment. The covered equipment storage area and residence were developed within the northern portion of the western segment.
2004	The 2004 aerial photograph depicts a silo within the eastern-central portion on the eastern segment of the Site. The second outbuilding located within the eastern portion of the eastern segment appears to have been razed.
2006	By 2006, all of the buildings within the eastern portion of the eastern segment appear to have been razed. The covered hay bale storage area and three silos are depicted within the northern portion of the Site, off Jackson Branch Lane.
2008	By 2008, one of the barns within the western portion of the eastern segment of the Site appears to have been razed. The majority of the buildings within the northern-central portion of the eastern segment appear to have been razed. A barn within the northern portion of the Site, off Jackson Branch Lane, appears to have been razed.
2012	By 2012, another one of the barns within the western portion of the eastern segment of the Site appears to have been razed.

Timeframe	Discussion
2014	By 2014, an additional barn was constructed within the eastern-central portion of the eastern segment of the Site.
2018	By 2018, the last barn within the western portion of the eastern segment of the Site appears to have been razed.
2020	By 2020, the surface water pond and remaining structure within the northern-central portion and the barn within the central portion of the eastern segment appears to have been razed. The far eastern residence was developed by 2020.
Present	Observations made at the time of ERM's Site inspection are discussed throughout this report.

3.3.3 Discussion of Historical Environmental Assessments

No previous environmental reports were provided.

4. Environmental Operations and Regulatory Issues



4.1 Hazardous Material Use and Storage

The Subject Property does not currently generate hazardous waste and is not identified as an EPA waste generator in the EDR report. No evidence of hazardous waste disposal was observed on-site during the Site reconnaissance.

In addition to the empty drums on-site, ERM observed one unlabeled 55-gallon drum on the northern side of the residence within the northern portion of the western segment of the Subject Property that may be in use. Additionally, ERM observed three pesticide containers within the northern portion of the western segment and the eastern-central portion of the eastern segment. No staining, distressed vegetation, or other visual indicators of a release was observed in the vicinity of the drum or pesticide containers.

4.1.1 *Underground Storage Tanks*

According to the EDR report, no underground storage tanks (UST) were historically or currently located on the Subject Property, and no visual indication of the potential presence of USTs was noted by ERM during the Site visit.

4.1.2 *Aboveground Storage Tanks*

ERM observed the following ASTs throughout the Subject Property:

Table 4-1 Existing ASTs

Approximate Volume (Gallons)	Location	Contents	Notes
500	South side of the easternmost residence.	Propane	ERM was unable to approach the residence due to dogs.
500	West side of the barn located within the eastern-central portion of the eastern segment.	Petroleum	The metal AST is situated on concrete blocks and gravel.
250	West side of the barn located within the eastern-central portion of the eastern segment.	Petroleum	The metal AST is situated on concrete blocks and gravel.
100	West side of the barn located within the eastern-central portion of the eastern segment.	Petroleum	The metal AST is stored directly on the ground.
500	West side of the barn located within the eastern-central portion of the eastern segment.	Propane	The metal AST is raised.
250	West side of the barn located within the eastern-central portion of the eastern segment.	Unknown	The plastic tote is raised.

>1,000	Within the stable located within the eastern-central portion of the eastern segment.	Unknown	The plastic AST is stored on the ground and appears to be used for water.
>1,000	Within the stable located within the eastern-central portion of the eastern segment.	Unknown	The plastic AST is stored on the ground and appears to be used for water.
250	Within the stable located within the eastern-central portion of the eastern segment.	Unknown	The plastic tote is stored on the ground.
120	South of the barn located within the western portion of the eastern segment.	Propane	The metal AST is raised.
500	Western side of the white barn located within the northern portion of the western segment.	Petroleum	The metal AST is raised.
250	Northern side of the covered equipment storage located within the northern portion of the western segment.	Petroleum	The metal AST is raised on metal stilts.
100	Located northwest of the silo located within the northern portion of the western segment.	Unknown	The metal AST is stored on a wooden barrel.
50	North of the residence located within the northern portion of the western segment.	Pesticide	The plastic AST is stored on the ground.
Unknown	North of the residence located within the northern portion of the western segment.	Unknown	The AST appears to be discarded and stored on concrete.
500	Located between the silo and residence within the northern portion of the western segment.	Pesticide	The plastic AST is situated on a trailer.
100 (Approximate)	Located approximately 350 feet east of the residence within the northern portion of the western segment.	Unknown	The AST is mostly buried with a large puncture.

A punctured and buried approximately 100-gallon AST was observed east of the residence located within the northern portion of the western segment of the Site. No significant staining or other indications of spills or releases was observed. However, due to the ASTs unknown former or current contents and its duration on the Site, the punctured AST represents a REC for the Site.

The remaining tanks appeared to be in good condition with no signs of significant corrosion or other damage. None of the ASTs observed on-site were located within a secondary containment basin. No staining, distressed vegetation, or other visual indicators of a release was observed in the vicinity of the ASTs.

4.2 Waste Management

4.2.1 Hazardous Waste

The Subject Property does not currently generate hazardous waste and is not identified as an EPA waste generator in the EDR report. No evidence of hazardous waste disposal was observed on-site during the Site reconnaissance.

4.2.2 Non-Hazardous Waste

Tires, 5-gallon gasoline containers, vehicles, scrap metal, plastics, motors, concrete, empty 55-gallon drums, chicken wire, PVC piping, wood, 5-gallon buckets, barbed wire, and propane canisters were observed throughout the Site and

within Subject Property buildings. Additionally, the concrete remnants of building structures were observed within the northern portion of the Site. No evidence of ground staining, stressed vegetation, or odor was observed around the drums or vehicles during the Site reconnaissance. Given the lack of evidence of release, the drums represent a de minimis condition for the Site. No soil or ground staining was observed in the areas of the debris. No significant waste piles or evidence of dumping of petroleum products or hazardous chemicals on the Subject Property was observed during the Site visit.

According to the EDR Report, the eastern-central portion of the eastern segment Site is identified on the SWF/LF database as Valley View Farms with permit number 11500016-1. Based on historical documents provided by the KY DEP, the landowner of several of the parcels on the eastern segment submitted an application for the beneficial reuse of a solid waste on 15 July 1999. The landowner indicated that 300 tons of dirt and tobacco stem waste would be reused monthly from the Springfield Redrying Company over the course of four months. The dirt and tobacco stem waste were then applied by a rotary spreader truck across approximately 1,079 acres of agricultural fields to provide fertilizer and organic matter to the soil. The Division of Waste Management accepted the request on 05 October 1999, noting that the practice is common to the industry and has not been a source of complaints or violations.

4.2.3 Other Regulated Waste

No universal wastes or other regulated wastes are generated or stored at the Site.

4.3 Water Supply, Wastewater, and Storm Water

4.3.1 Water Supply

ERM observed two water well pumps near surface waters within the northern portion of the Site, several open wells and cement cattle wells were observed throughout the Site. One groundwater well was identified on the Site in the EDR water well search on the northern Site boundary within the western segment. Five state groundwater supply wells were mapped within one mile of the Site. Any groundwater wells at the Site impacted by planned development should be abandoned according to applicable state and local regulations.

4.3.2 Wastewater

According to Site representatives, at least one of the adjacent residential buildings associated with the Subject Property uses a straight pipe to drain sewage from the home directly to a point underneath the farm soil. Additional information was not provided by the Site representatives or landowners. No other wastewater discharges or on-site wastewater disposal features were identified on the Site. Due to the residential nature of any sanitary wastewater released from the straight pipe, it is unlikely that hazardous chemicals or petroleum products impacted the Site.

4.3.3 Storm Water

Storm water that falls on the Site either infiltrates into the ground or drains via overland flow and towards the several tributaries on-site which ultimately discharge to Cartwright Creek. Storm water retention ponds and culverts are located throughout the Site.

4.4 Air Emissions

There were no stationary sources of air emissions observed at the Subject Property that are likely subject to permitting requirements.

4.5 Polychlorinated Biphenyls

ERM inspected the Site for types of equipment that have been historically associated with the use of polychlorinated biphenyls (PCBs) as a dielectric fluid coolant and stabilizer. Some examples of the types of equipment that potentially contain PCBs or PCB-contaminated oil include electrical equipment such as transformers, capacitors, and high voltage liquid filled switches.

ERM observed seven pole-mounted transformers within the vicinity of the residential buildings throughout the Site. No staining, distressed vegetation, or other visual indicators of a release was observed in the vicinity of the transformers. However, given that installation date of the transformers is unknown, it is possible for the units to contain PCBs. If the transformers are to be removed during development, the dielectric fluid should be tested for PCBs prior to disposal.

4.6 Asbestos-Containing Materials

Asbestos was banned in most friable building materials (spray-applied surfacing materials and thermal system insulation) in 1978, but the Occupational Safety and Health Administration deems spray-applied surfacing materials, thermal system insulation materials, and vinyl flooring materials as “presumed asbestos-containing materials” (PACMs) if they are present in pre-1981 buildings (Title 29 of the Code of Federal Regulations (CFR), Parts 1910.1001 and 1926.1101).

According to historical documents, several of the buildings located on the Subject Property were constructed prior to 1951. As a result, there is potential for asbestos-containing materials to be present within building material on-site.

4.7 Lead-Containing Products

Lead was banned in paint in household products in 1977 by the Consumer Product Safety Commission. The Environmental Protection Agency (EPA) deems paint on residences built before 1978 as possibly containing lead.

According to historical documents, several of the buildings located on the Subject Property were constructed prior to 1951. As a result, there is potential for lead-based paint to be present on-site.

4.8 Vapor Intrusion

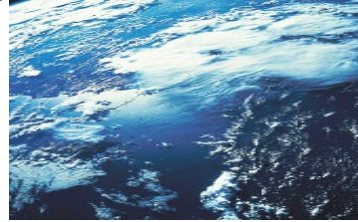
Vapor intrusion (VI) is defined by the United States EPA as vapor-phase migration of volatile organic compounds or volatile inorganic compounds into occupied buildings from underlying contaminated groundwater or soil. Migration pathways can include cracks in slabs or basement floors, where pipes/electrical wires penetrate the building foundation, and openings around sump pumps and floor drains. Depending on Site-specific conditions, these vapors may pose safety hazards, acute health effects, or aesthetic problems (odors) for building occupants.

The EDR report did not identify contaminated or known release sites in close proximity to the Subject Property. On this basis, the necessity for further VI assessments is not anticipated.

4.9 Visual Indications of On-Site Impacts

Other than the partially buried AST and debris piles discussed above, there were no visual indications of on-site impacts observed by ERM during the Site visit.

5. Site Vicinity Operations and History



5.1 Summary

The properties surrounding the Site consist primarily of wooded land, farmland, rural residential areas, and limited commercial development. The town of Springfield, Kentucky is located approximately 2 miles northeast of the Site. The area surrounding the Subject Property has been primarily wooded land and farmland with residences and limited commercial development since at least 1951.

5.2 Current Surrounding Properties

Land use in the area of the Subject Property consists of wooded land, farmland, rural residential areas, and limited commercial development. The adjacent properties and nearby land use, as observed by ERM at the time of the Site inspection, are as follows:

Table 5-1 *Current Surrounding Properties*

Direction	Discussion
North	The Site is adjoined to the north by wooded land, farmland, residential properties, RAME Contracting, and McCain Bros Excavating.
South	The Site is adjoined to the south by wooded land, farmland, residential properties, and Rosewood Golf & Country Club.
East	The Site is adjoined to the east by Kentucky Highway 1404, Barbers Mill Road, wooded land, farmland, residences, Country Place Greenhouse, and Irving Materials, Inc. The Wildflower Ranch Inn and the Lebanon-Springfield Airport borders the Site to the southeast.
West	The Site is adjoined to the west by Kentucky Highway 429, wooded land, farmland, residential properties, and limited commercial development. McLain Road borders the Site to the northwest.

5.3 Site Vicinity Historical Summary

Based on a review of historical topographic maps and aerial photographs, the Site and surrounding area have been primarily wooded land and farmland with residences and limited commercial development since at least 1951 and has remained generally unchanged.

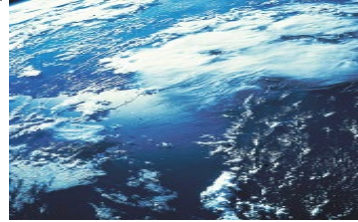
5.4 Adjoining Property Agency Review

Table 5.2 Adjoining Properties

Site Name	Regulatory Database Listing(s)	Discussion
Lebanon-Springfield Airport	UST, Financial Assurance	Lebanon-Springfield Airport is located adjacent to the south of the eastern segment of the Site (up-gradient) at 650 Airport Lane. The operational areas of the airport are located approximately 2,000 feet east and south of the closest Site boundary. According to the EDR report, one 10,000-gallon gasoline UST was installed on 01 January 1974 and removed on 17 December 1997. One 10,000-gallon gasoline UST was installed on 01 January 1981 and removed on 17 December 1997. No records of a release or incident were identified for the USTs. Due to the distance of the operational airport areas from the Site and the absence of reported releases, the facility does not represent an environmental concern for the Site.
Pinkston Oil Co	AST	Pinkston Oil Co is located adjacent to the south of the eastern segment of the Site (up-gradient) at 650 Airport Lane. The operational areas of the airport are located approximately 2,000 feet east and south of the closest Site boundary. A commercial AST permit for Pinkston Oil Co was issued on 27 October 1999. No records of a release or incident were identified for the ASTs. Due to the distance of the operational airport areas from the Site and the absence of reported releases, the facility does not represent an environmental concern for the Site.
Marion-Washington Co Airport Board	AST	Marion-Washington Co Airport Board is located adjacent to the south of the eastern segment of the Site (up-gradient) at 650 Airport Lane. The operational areas of the airport are located approximately 2,000 feet east and south of the closest Site boundary. An AST permit for the Marion-Washington Co Airport Board was issued on 19 June 1997. No records of a release or incident were identified for the ASTs. Due to the distance of the operational airport areas from the Site and the absence of reported releases, the facility does not represent an environmental concern for the Site.
LG&E Kentucky Utilities Lebanon Substation	SHWS	LG&E Kentucky Utilities Lebanon Substation is located approximately 448 feet east (cross-gradient) of the western segment of the Subject Property along Kentucky Highway 55. The facility is identified on the State Hazardous Waste Site (SHWS) database. Records indicate that a petroleum cleanup was conducted following a transformer spill across two acres at an unknown date. The LG&E Kentucky Utilities Lebanon Substation site was remediated to the statewide health standard with a closure date of 15 January 2020. Given the regulatory closure of the release, the facility does not represent an environmental concern for the Site at this time.

No other adjoining or nearby properties with the potential to impact the Site were identified in the EDR report or from the historical documents reviewed. Therefore, ERM determined that a local agency file review was not required for the adjoining properties listed on the regulatory database report.

6. Conclusions



ERM has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527 of the Site (as defined in Section 1 of this report). Exceptions to, or deletions from, this practice are described in Section 1.3.4 of this report. Based on the data obtained during the Site visit, the environmental database review, and interviews with persons familiar with the Site and its history, the following environmental conditions were identified at the Site:

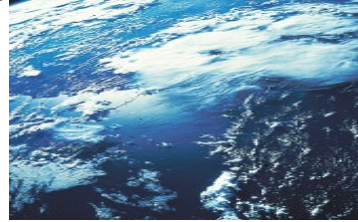
Summary of Identified Issues
ASTM E1527-13 Findings:
Recognized Environmental Conditions (RECs)²
<i>Punctured AST</i> – A punctured and mostly buried approximately 100-gallon AST was observed east of a residence located within the northern portion of the western segment of the Site. No significant staining or other indications of spills were observed. However, given the unknown contents of the former AST and its duration on the Site, the punctured AST represents a REC for the Subject Property.
Controlled Recognized Environmental Conditions (CREC)¹
No CRECs were identified as part of this assessment.
Historical Recognized Environmental Conditions (HRECs)¹
No HRECs were identified as part of this assessment.
De Minimis Conditions¹
<ul style="list-style-type: none"> • Tires, 5-gallon gasoline containers, vehicles, scrap metal, plastics, motors, concrete, empty 55-gallon drums, chicken wire, PVC piping, wood, 5-gallon buckets, barbed wire, and propane canisters were observed throughout the Site and within Subject Property buildings. Additionally, the concrete remnants of building structures were observed within the northern portion of the Site. One unlabeled 55-gallon drum was observed north of a residence located within the northern portion of the Site. No staining, distressed vegetation, or other visual indicators of a release was observed in the vicinity of the debris, drums, or vehicles. Should these areas be developed, the debris should be disposed of at a permitted landfill in accordance with local, state, and federal regulations. • Several ASTs are located within the northern and eastern portions of the Site. The tanks appeared to be in good condition with no signs of significant corrosion or other damage. No staining, distressed vegetation, or other visual indicators of a release was observed in the vicinity of the ASTs. • According to the EDR Report, the eastern-central portion of the eastern segment Site is identified on the Solid SWF/LF database as Valley View Farms with permit number 11500016-1. Based on historical documents provided by the KY DEP, dirt and tobacco stem waste from the Springfield Redrying Company was spread across 1,079 acres of agricultural fields for four months in 1999.
Other Potential Issues
<ul style="list-style-type: none"> • Wetland areas were observed throughout the Subject Property during the Site visit. Should BrightNight, LLC, develop in these areas, it is recommended that the development be done in accordance with applicable local, state, and federal regulations. • Several of the building on-site were developed prior to 1951. As a result, the potential exists for asbestos-containing materials and lead-based paint to be present within the on-site buildings.

² Key ASTM definitions, including REC, CREC and HREC, are provided in Section 8.

Summary of Identified Issues

- ERM observed seven pole-mounted transformers within the vicinity of the residential buildings throughout the Site. No staining, distressed vegetation, or other visual indicators of a release was observed in the vicinity of the transformers. However, given that the installation date of the transformers is unknown, it is possible for the units to contain PCBs. If the transformers are to be removed during development, the dielectric fluid should be tested for PCBs prior to disposal.

7. References



The following sources were used in conducting the Phase I ESA detailed in this report. Where information obtained from these sources was determined to be useful by the Environmental Professionals, it is summarized in the body of this report.

Table 7-1 Regulatory Agency Review

Agency/Company	Person Contacted	Telephone	Regarding
Marion and Washington County Tax Assessor Online Database	Online Property Record Database	N/A	Roads and real estate parcels.
Environmental Data Resources 440 Wheelers Farms Road Milford, CT	NA	800-241-6481	Environmental Database Search Report, topographic maps, aerial photographs, city directories, fire insurance maps.
Internet resources	NA	NA	Aerial photographs (Google Earth); Site database searches (https://enviro.epa.gov/).

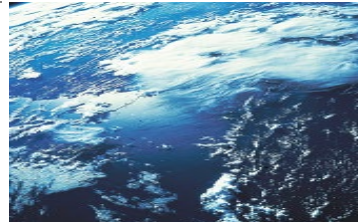
Table 7-2 Summary of Historical Sources Reviewed

Agency/Source of Information	Data Provided	Years Reviewed (if applicable)	
		Subject Property	Adjacent Properties
Current Site landowners	General Site information	2009 – Present	Not Applicable
Interview(s) with past owners/occupants, (if appropriate)	None	Not Applicable	Not Applicable
Interview(s) with owner/occupants of neighboring and nearby properties (in cases of abandoned Subject Property)	None	Not Applicable	Not Applicable
EDR	Topographic Maps	1953, 1972, 1979, 2013, 2016, 2019	1953, 1972, 1979, 2013, 2016, 2019
EDR	Sanborn Fire Insurance Maps	No Coverage	No Coverage
EDR	Aerial Photographs	1951, 1972, 1983, 1985, 1997, 1998, 2004, 2008, 2012, 2016, 2020	1951, 1972, 1983, 1985, 1997, 1998, 2004, 2008, 2012, 2016, 2020
Google Earth Imagery	Aerial Photographs	1985 - 2020	1985 - 2020

Other Documentation Reviewed

No additional documents were reviewed by ERM.

8. Limitations and Other Considerations



8.1 General Limitations

There are a number of exclusions and limitations associated with this assessment. These are briefly outlined below:

- This report has been prepared by ERM exclusively for the Client and may not be relied upon by any other recipient, person or entity (together, henceforth, “Other Recipient”) without ERM’s, BrightNight, LLC, or FRON bn, LLC express, written permission unless noted as a User in this report. ERM makes no warranties or representations to any Other Recipient and has no obligation to advise any Other Recipient regarding changes to this report or changes in applicable laws and regulations subsequent to the date of this report. In receiving this report, any Other Recipient agrees that that (a) it will make no claim against ERM that relates in any way to this report, or the Other Recipient’s access to this report, and (b) to the fullest extent permitted by applicable law, Other Recipient hereby releases ERM from, and will defend and hold harmless ERM from and against, any claim, action, suit, damage, loss, award, liability, expense, cost, or fees including attorneys’ fees arising from or relating to any use or disclosure of the report or any portion thereof by Other Recipient or any third party to whom Other Recipient discloses the Report. Notwithstanding the foregoing, if requested, ERM will issue reliance letters allowing lenders or other interested parties to rely on the contents of this report, in accordance with ERM’s terms and conditions, for financing or other purposes.
- ERM is an environmental consulting firm, and as such we make no representations regarding questions of legal or accounting interpretation. Consultation with an attorney and/or certified accountant should be made with respect to any legal or accounting matters, or items that require such interpretation, under any law, regulation or contract.
- ERM did not independently verify information on publicly available databases. Therefore, our findings are accurate and complete only to the extent that information provided to ERM was itself accurate and complete.
- The conclusions presented in this report represent ERM’s professional judgment based on the information made available to us during the course of this assessment and are true and correct to the best of ERM’s knowledge as of the date of this report.
- No sampling or testing of soils, groundwater, or other materials was included in this assessment. However, reference may have been made to previous testing and sampling, as appropriate.
- Unless otherwise stated within this report, ERM has assumed that the Site will continue to be used for current purposes. ERM’s assessment does not include provision for Site closure or change in land use, unless expressly stated above.
- State-specific regulations related to property transfer (or ownership changes) may apply to the proposed transaction. Costs related to compliance with these State requirements were not included in ERM’s Assessment.

- ERM assumes the User (as defined in E1527-21—see Section 8.4) of this Report consist of the Client, BrightNight, LLC.

8.2 ASTM Limitations

The innocent landowner, contiguous owner, and prospective purchaser defenses to liability under CERCLA require that a person acquiring property conduct an all-appropriate inquiry with respect to the Site. ERM has conducted this environmental assessment in accordance with the standards for conducting an all-appropriate inquiry set forth at 40 CFR Part 312. Those standards require the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations and exercise of discretion. Professional judgments expressed herein are based on the facts currently available within the limits of the existing data, and data gaps identified herein, scope of work, budget, and schedule. Those standards also require that the client undertake certain additional inquiries. In addition, the liability defenses under CERCLA require, among several other things, that the client after the acquisition stop any continuing releases, prevent any future threatened releases and prevent or limit human, environmental or natural resource exposure to any hazardous substance released at the Site. Therefore, ERM makes no warranties, express or implied, including, without limitation, warranties as to merchantability or fitness for a particular purpose, including any warranty that this Phase I assessment will in fact qualify Client for the innocent landowner, contiguous property owner or prospective purchaser defense to liability under CERCLA. ERM's assessment is limited strictly to identifying recognized environmental conditions associated with the Site. Results of this assessment are based upon the visual Site inspection of readily accessible areas of the Site conducted by ERM personnel, information from interviews with knowledgeable persons regarding the Site, information reviewed regarding historical uses, information provided by contacted regulatory agencies, and review of publicly available and practically reviewable information identifying current and historical uses of the property and surrounding properties. All conclusions and recommendations regarding the Site represent the professional opinions of the ERM personnel involved with the project, and the results of this report should not be considered a legal interpretation of existing environmental regulations. ERM assumes no responsibility or liability for errors in the public data utilized, statements from sources outside of ERM, or developments resulting from situations outside the scope of this project. We make no warranties, express or implied, including, without limitation, warranties as to merchantability or fitness for a particular purpose.

8.3 Other Considerations

8.3.1 Environmental Database Search

ERM contracted Environmental Data Resources, Inc. (EDR) to conduct a database search for agency records. The database report, presented in Appendix C, defines and summarizes the ASTM databases reviewed in the EDR report and notes if any sites (including the Subject Property) were identified in the specified radius. It should be noted that the computerized geocoding technology used in the database search is based on available census data and is only accurate to approximately ± 300 feet. Only those sites worthy of further discussion are discussed below and data on additional sites is in the appended EDR Radius Map Reports 7007450.2s, 7007450.11s, and 7007450.20s dated June 6, 2022.

No mapped sites or “orphan” sites were listed in any of the environmental compliance databases searched by EDR that could impact the Site.

8.3.2 User Provided Information

ERM contacted the User with respect to the following information:

- An evaluation of the presence of Environmental Cleanup Liens for the Subject Property;
- Activity and Use Limitations such as engineering controls (e.g., slurry walls, caps) and land use restrictions or institutional controls (e.g., deed restrictions, covenants) that may be in place for the Subject Property;
- Specialized Knowledge that includes personal knowledge or experience related to the Subject Property or nearby properties based on professional experience or knowledge of the Subject Property;

- Fair Market Value to evaluate whether a purchase price is significantly below Fair Market Value;
- Obvious Indicators that involve past or present spills, stains, releases, cleanups on or near the Subject Property; and
- Common Knowledge about specific chemicals, possible contamination, or past use of the Subject Property and surrounding area.

The A user questionnaire was completed by Lindsey Hesch and Sean Cavanagh of BrightNight, LLC on 27 July 2022. Lindsey Hesch and Joseph Albrecht of BrightNight confirmed that the 2022 user questionnaire remains accurate for the Subject Property on 16 February 2023. Relevant information provided by the Users is summarized under the appropriate headings of this report, and in the following table:

Table 8-1 User-Provided Information

User Request	Response
Environmental Cleanup Liens	The User is not aware of environmental liens currently recorded against the Subject Property.
Activity and Use Limitations and land use restrictions or institutional controls	The User is not aware of any Activity and Use Limitations and/or land use restrictions currently recorded against the Subject Property.
Specialized Knowledge	User has no specialized knowledge of the Subject Property other than what was provided to ERM as discussed under the relevant sections. User provided ERM with access and information. This information is summarized throughout this report. ERM is not aware of additional specialized knowledge for the Subject Property.
Fair Market Value	User is not aware of devaluation of the purchase price or fair market value of the Subject Property in association with environmental conditions at, on, or under the Subject Property due to it being a lease of the properties.
Obvious Indicators that involve past or present spills, stains releases or cleanups	User was not aware of any obvious indicators that involve past or present spills, stains, releases, or cleanups.
Common knowledge about specific chemicals, possible contamination, or past use	Information and documentation, including previous environmental investigations, were provided and are presented throughout this report in the relevant report sections and appendices. The User indicated that agricultural chemicals were spray at label rates and were not stored on the Subject Property.

8.4 Key ASTM Definitions

ASTM E1527-21 prescribes the following definitions:

Recognized Environmental Condition (REC): “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment...”

Controlled REC (CREC): “...a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)...”

Historical REC (HREC): "...a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria)..."

De Minimis condition: "...a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies..."

Data gap: "...a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to Site reconnaissance (for example, an inability to conduct the Site visit), and interviews (for example, an inability to interview the key Site manager, regulatory officials, etc.)..."

Data failure: "...a failure to achieve the historical research objectives...even after reviewing the standard historical sources ... that are reasonably ascertainable and likely to be useful..."

User: "...the party seeking to use Practice E1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice..."

9. Environmental Professional Certification



We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. We have the specific qualifications based on education, training, and experience to assess a property of this nature, history, and setting of the Subject Property. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

DRAFT

Joshua Adams, E.P.
Partner-in-Charge

DRAFT

Shaun Stokes, E.P.
Senior Reviewer

The undersigned declares that they have been supervised by ERM personnel who meet the qualifications of an Environmental Professional and that this Phase I ESA performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

DRAFT

Jennifer Parsons
Site Assessor

DRAFT

Lindsay Schneider
Site Assessor

DRAFT

Elyse Johnston
Site Assessor

DRAFT

Rob LaPosa
Site Assessor

DRAFT

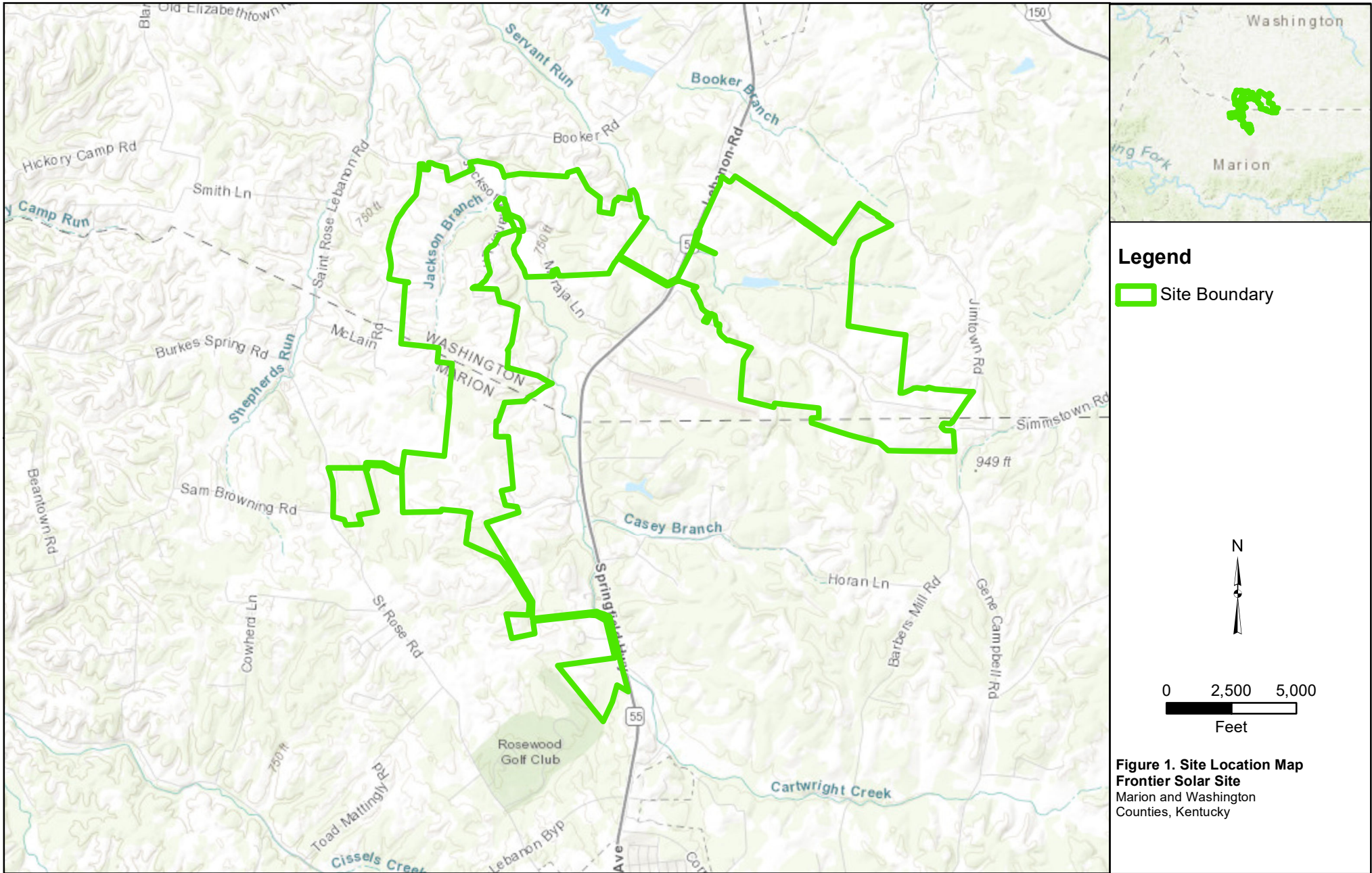
Ralph Schuler
Site Assessor

ERM

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Figures





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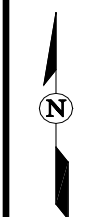
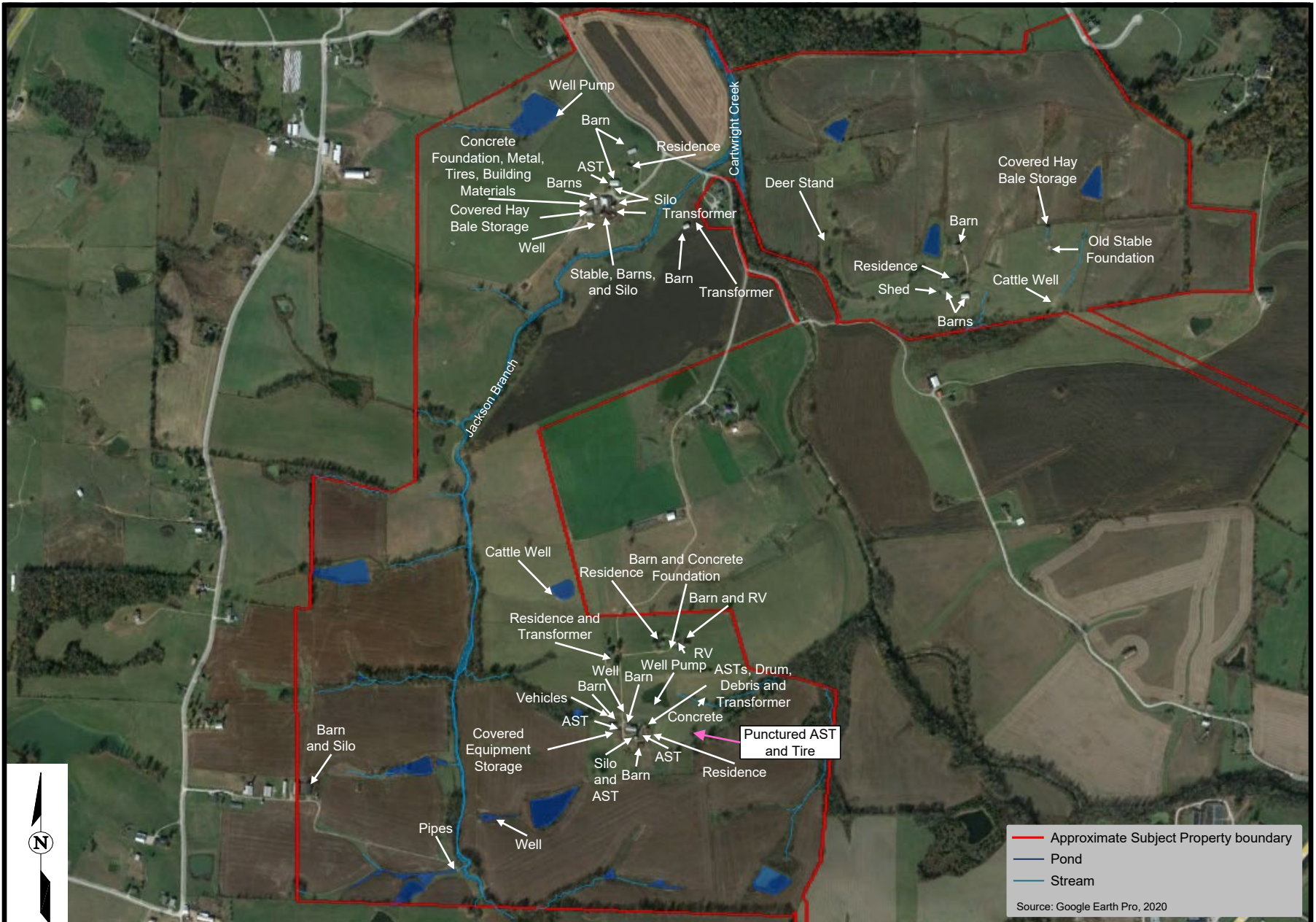
— Approximate Subject Property boundary
— Pond
— Stream
 Source: Google Earth Pro, 2020



SITE LAYOUT MAP
 Project Reference: Frontier Solar Site
 Lebanon and Springfield
 Marion and Washington County, Kentucky

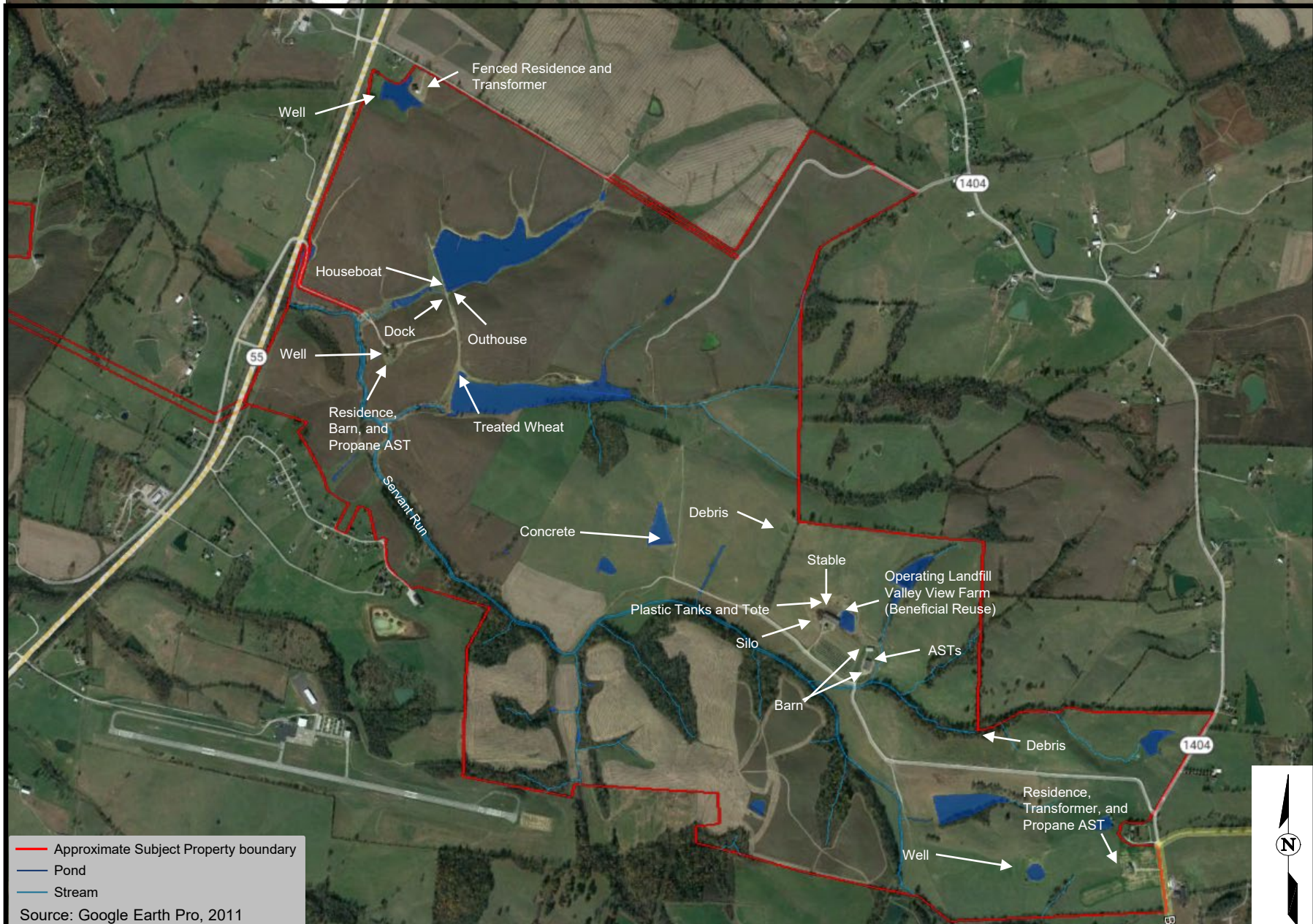
Figure
2A





SITE LAYOUT MAP
 Project Reference: Site Name
 Street
 Marion and Washington County, Kentucky

Figure
2B

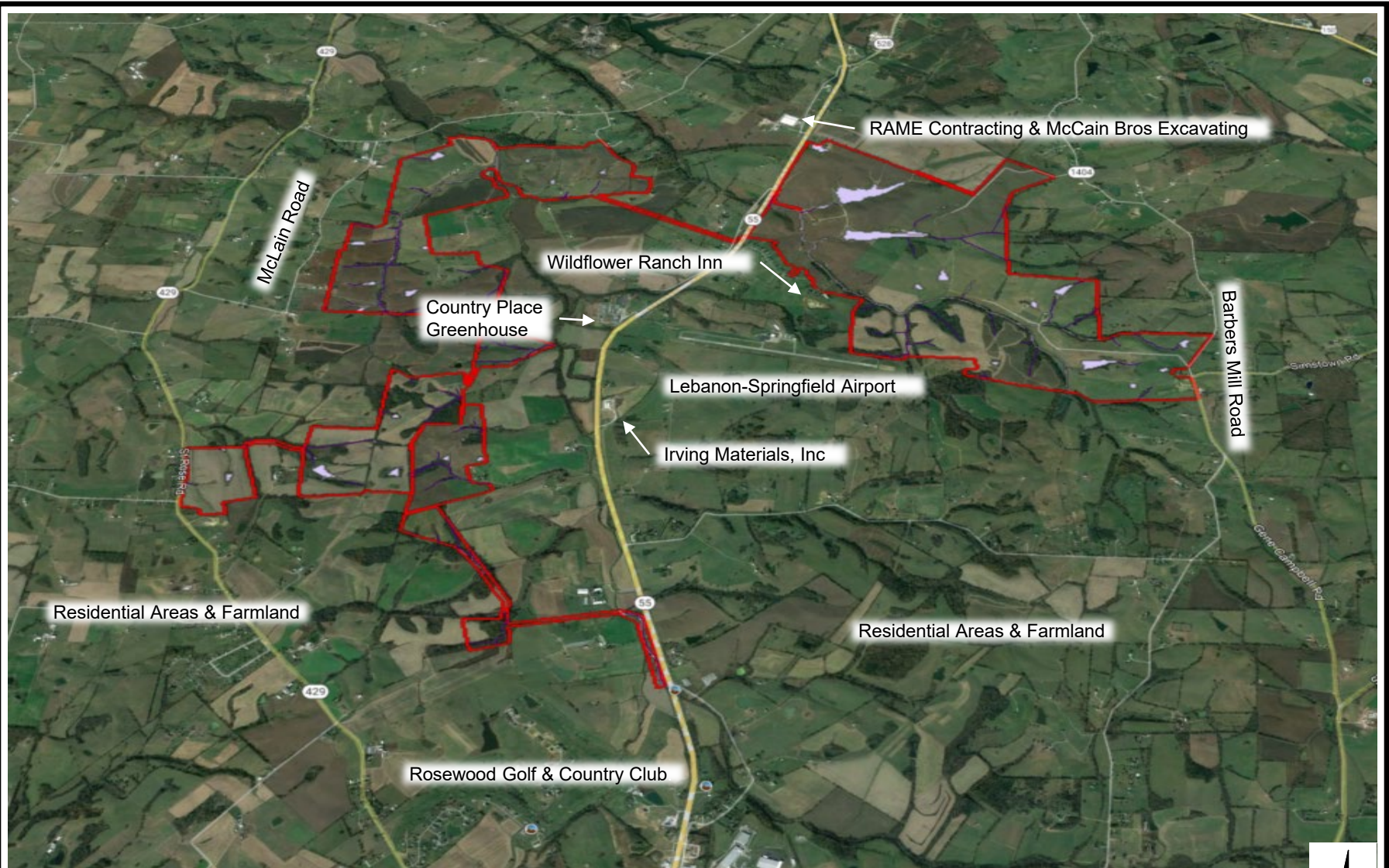


— Approximate Subject Property boundary
 — Pond
 — Stream
 Source: Google Earth Pro, 2011

SITE LAYOUT MAP
 Project Reference: Site Name
 Street
 Marion and Washington County, Kentucky

Figure
2C





— Approximate Site Boundary

SOURCE: Google Earth Pro, 2020



SURROUNDING AREA MAP
Frontier Solar Site

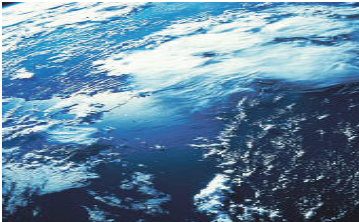
Lebanon, Marion County and Springfield, Washington County, Kentucky

Figure

3



Appendix A
Site Photographs





Photograph: 1 | Representative view of agricultural land on the Site.



Photograph: 2 | Representative view of surface water on the Subject Property.



Frontier Solar
Marion and Washington County, Kentucky

ERM Project: 0650014



Photograph: 3 | Representative view of culverts on the Site.



Photograph: 4 | View of groundwater well.



Frontier Solar
Marion and Washington County, Kentucky

ERM Project: 0650014



Photograph: 5 View of an empty metal 55-gallon drum.



Photograph: 6 View of tires located within an on-site barn.



Frontier Solar
Marion and Washington County, Kentucky

ERM Project: 0650014



Photograph: 7 | View of a concrete cattle watering hole.



Photograph: 8 | View of a scrap metal debris pile.



Frontier Solar
Marion and Washington County, Kentucky

ERM Project: 0650014



Photograph: 9 | View of an AST located within the northern portion of the Site.



Photograph: 10 | View within on-Site barn.



Frontier Solar
Marion and Washington County, Kentucky

ERM Project: 0650014



Photograph: 11 | View of the former building foundation.



Photograph: 12 | View of a residence, shed, barn, and propane AST.



Frontier Solar
Marion and Washington County, Kentucky

ERM Project: 0650014



Photograph: 13 View of the punctured tank located within the northern portion of the Site.



Photograph: 14 View of ASTs land tote located within the eastern-central portion of the Site.



Frontier Solar
Marion and Washington County, Kentucky

ERM Project: 0650014



Photograph: 15 | View of the barn located on the northwestern portion of the Site.



Photograph: 16 | View of a well pump.



Frontier Solar
Marion and Washington County, Kentucky

ERM Project: 0650014



Photograph: 17 | View of a pump connected to a silo.



Photograph: 18 | View of the easternmost residence and a pole-mounted transformer.



Frontier Solar
Marion and Washington County, Kentucky

ERM Project: 0650014



Photograph: 19 | View of discarded concrete.



Photograph: 20 | View of a covered hay bale storage area.



Frontier Solar
Marion and Washington County, Kentucky

ERM Project: 0650014



Photograph: 21 | View of a concrete foundation with equipment and building materials.



Photograph: 22 | View of electric transmission lines on the most southern section of the Site.



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Marion and Washington County, Kentucky

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Photograph: 23 | View of a deteriorated battery found near barn



Photograph: 24 | View of contents located within an on-site barn.



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Photograph: 25 | View of a residence, shed, and barn along McLain Rd.



Photograph: 26 | View of a residence, shed, barns, and transformer along McLain Rd.



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Photograph: 27 | View of silos with AST along McLain Rd.



Photograph: 28 | View of machinery stored within an on-site barn.



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Photograph: 29 | View of well house.



Photograph: 30 | View of concrete foundation with building debris present.



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Photograph: 31 | View of newer residence and barn along Maraja Ln.



Photograph: 32 | View of possible well along Maraja Ln.



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Photograph: 33 | View of miscellaneous AST on site, no label.



Photograph: 34 | View of machinery stored within an on-site barn.



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Photograph: 35 View of dumb site with metal drums along Servant Run.



Photograph: 36 View of miscellaneous AST with piping along Servant Run.



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Photograph: 37 | View of residence and barn with underground utilities, Lebanon Rd.



Photograph: 38 | View of barn with AST along Lebanon Rd.



Frontier Solar
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Photograph: 39 | View of AST along Lebanon Rd



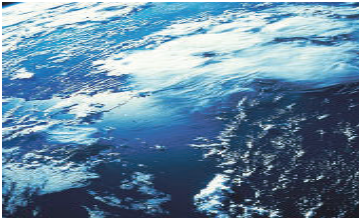
Photograph: 40 | View of machinery stored within an on-site barn along Lebanon Rd.

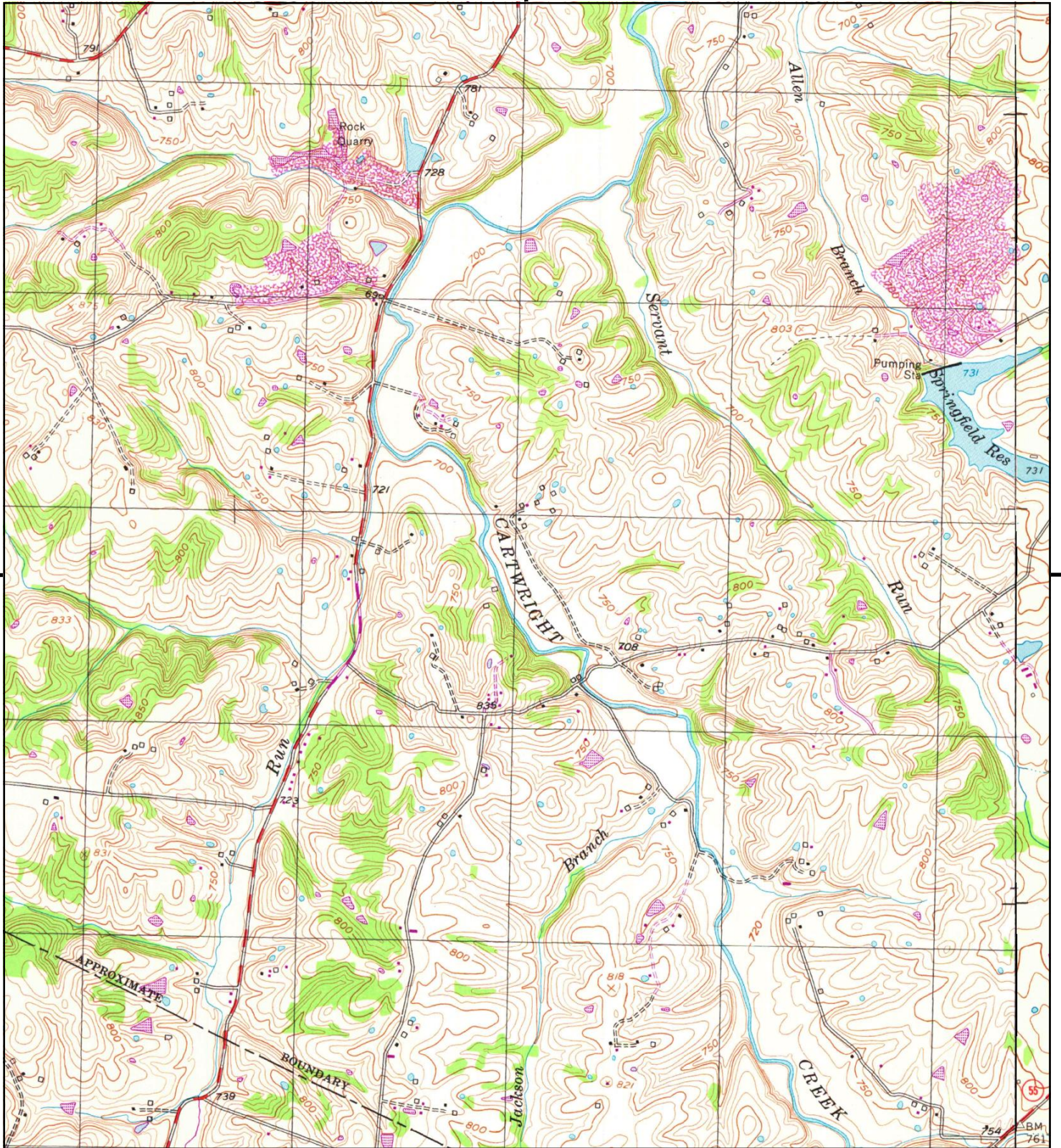


Frontier Solar
Marion and Washington County, Kentucky

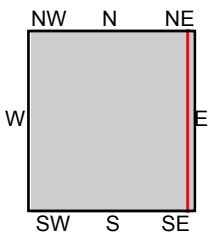
ERM Project: 0650014

Appendix B
Historical Sources





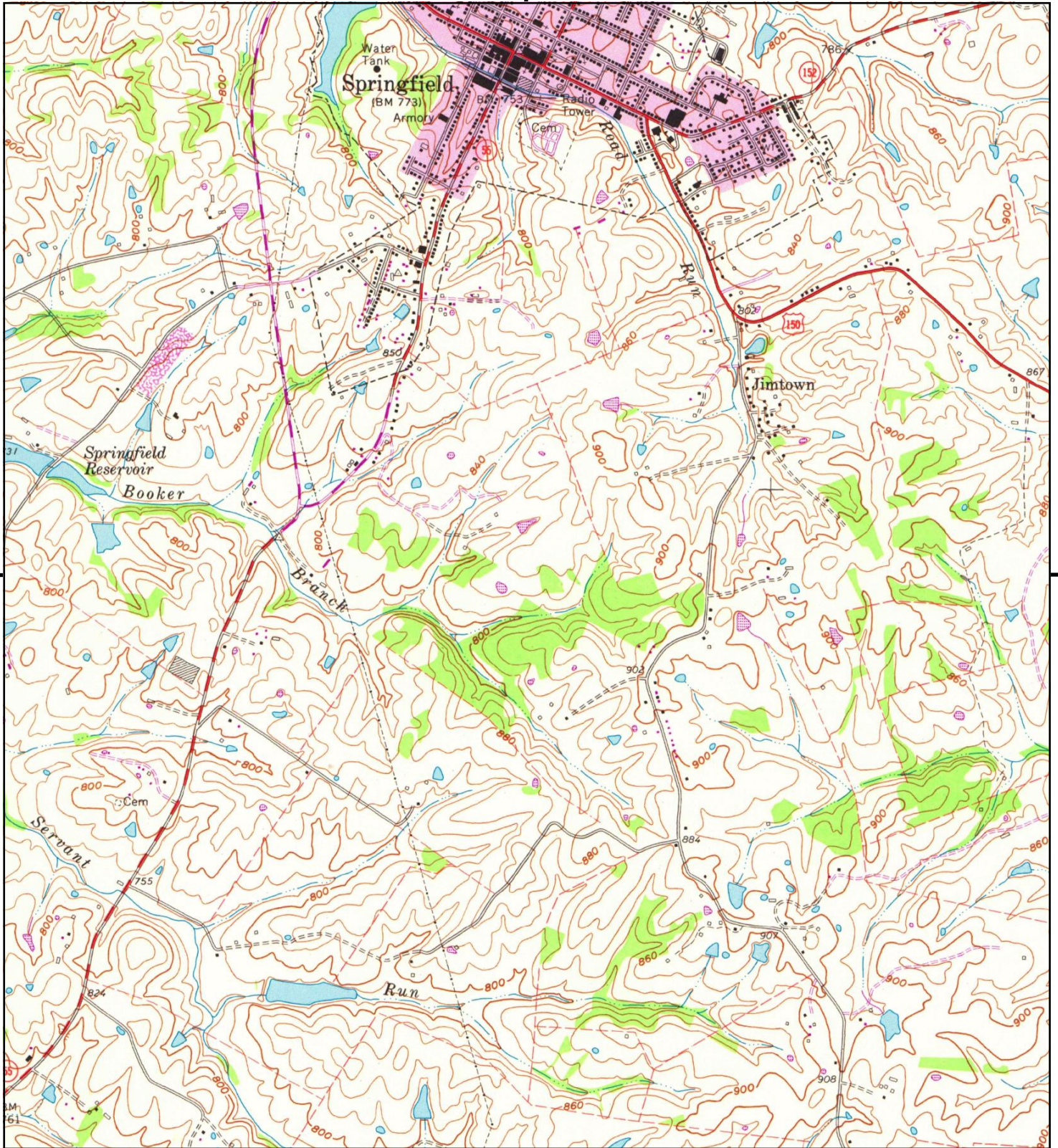
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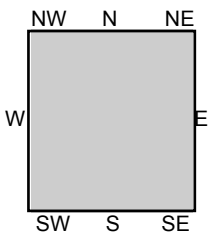
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E, Springfield, 1979, 7.5-minute

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ADDRESS: Frontier Solar Site
Springfield, KY 40069
CLIENT: ERM - Southeast, Inc.





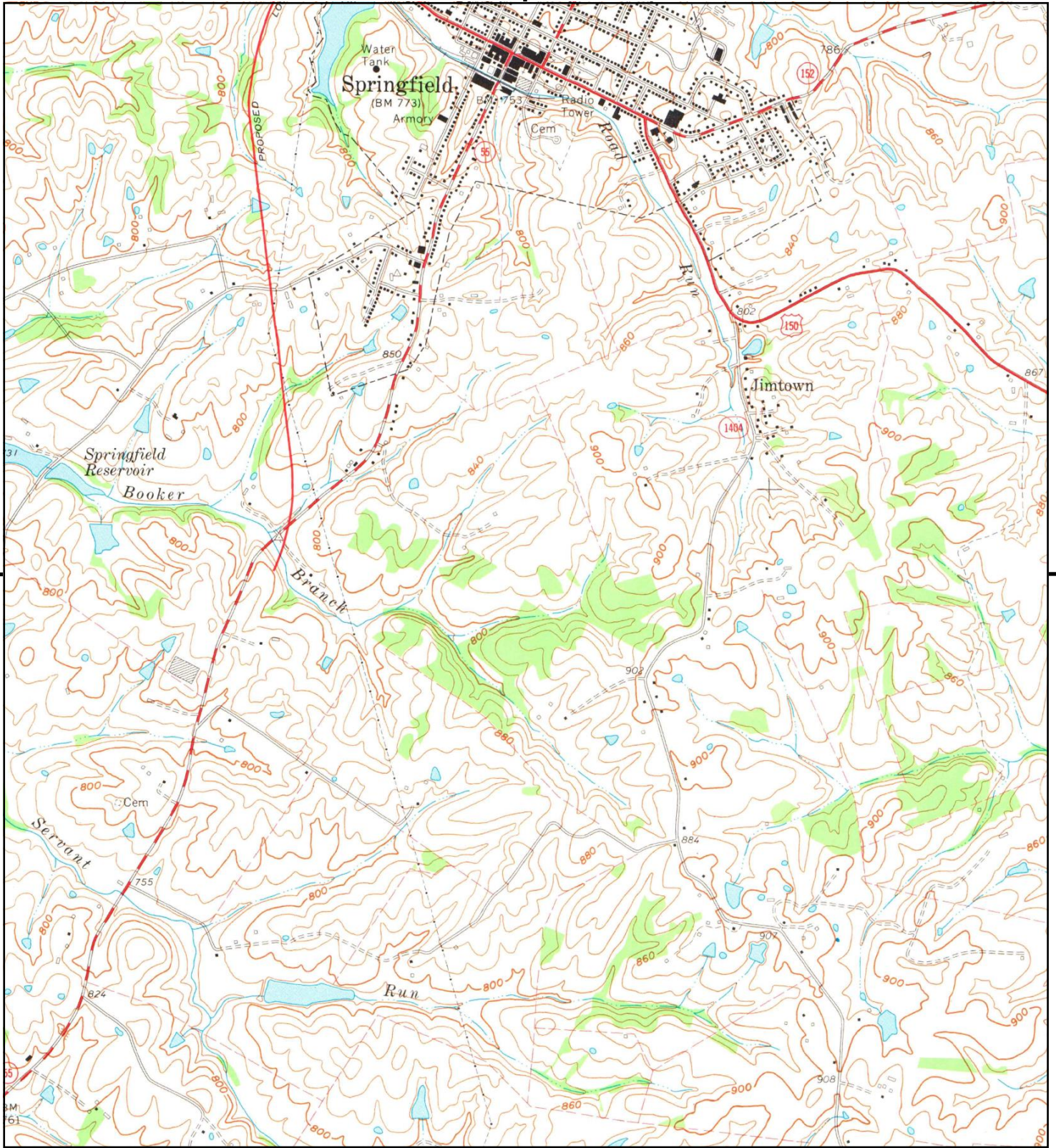
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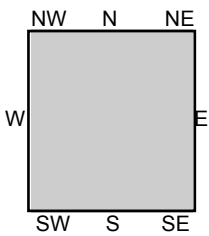
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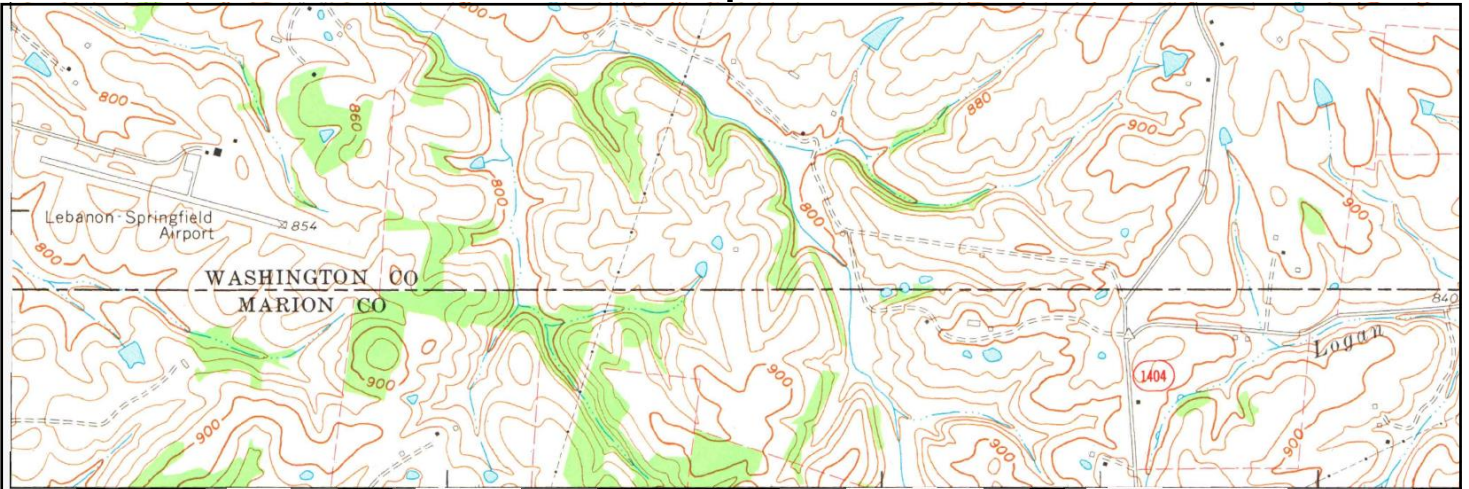
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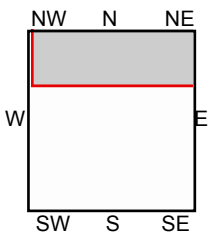
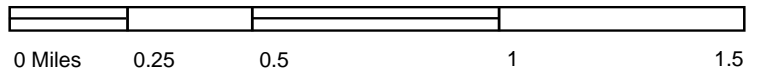
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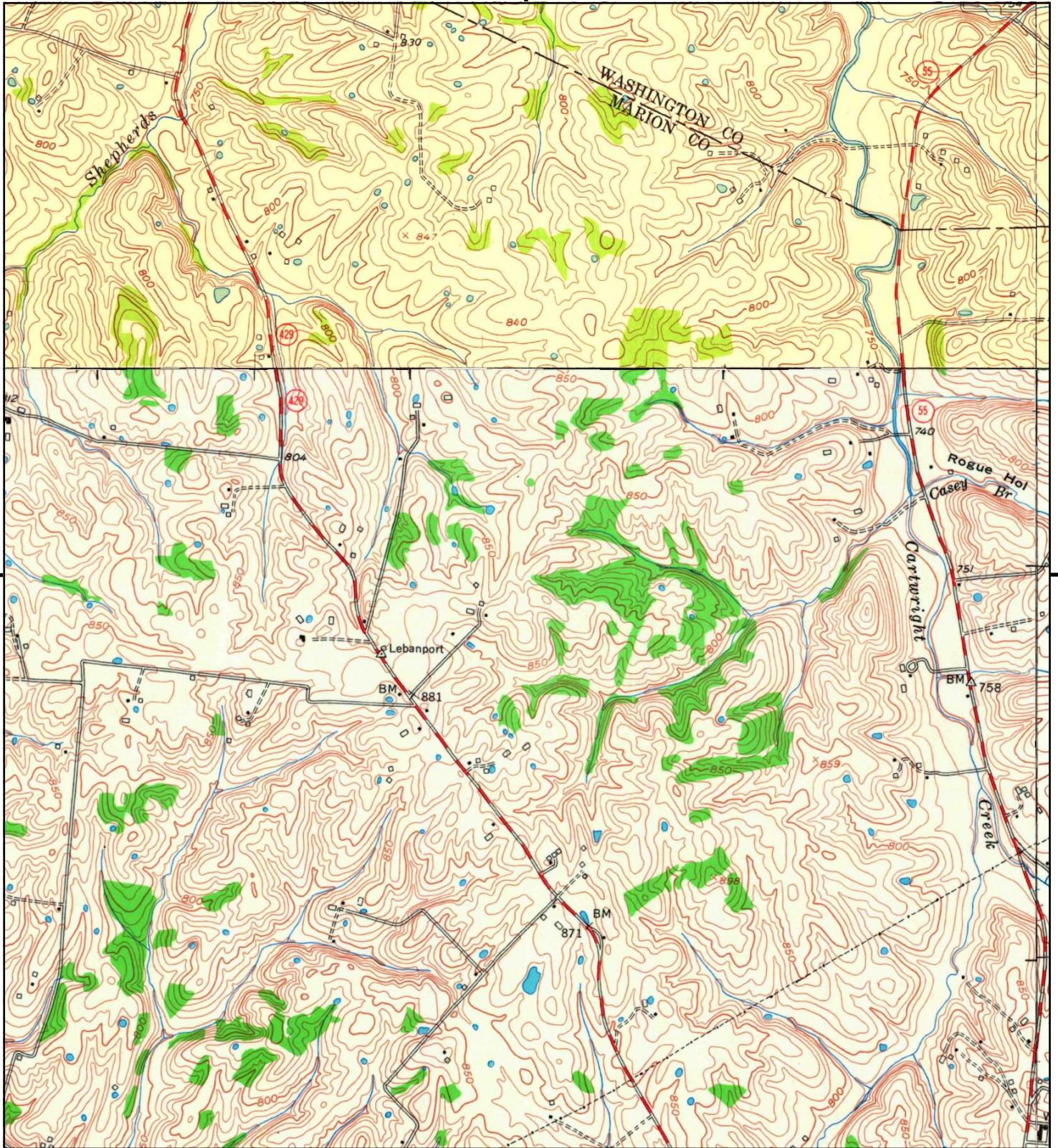
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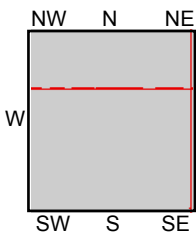
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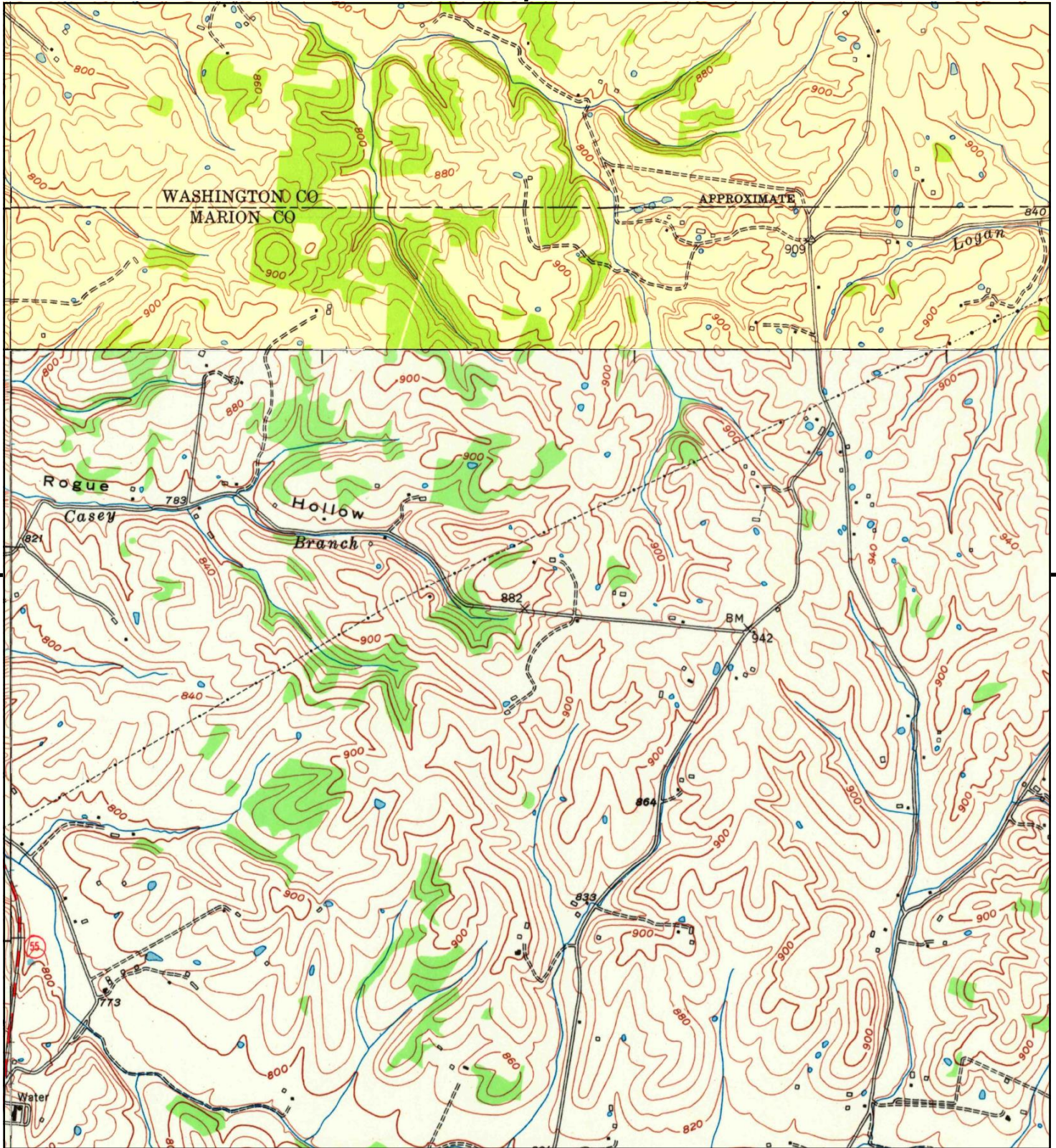
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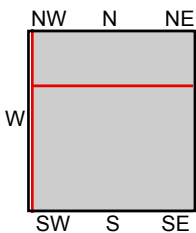
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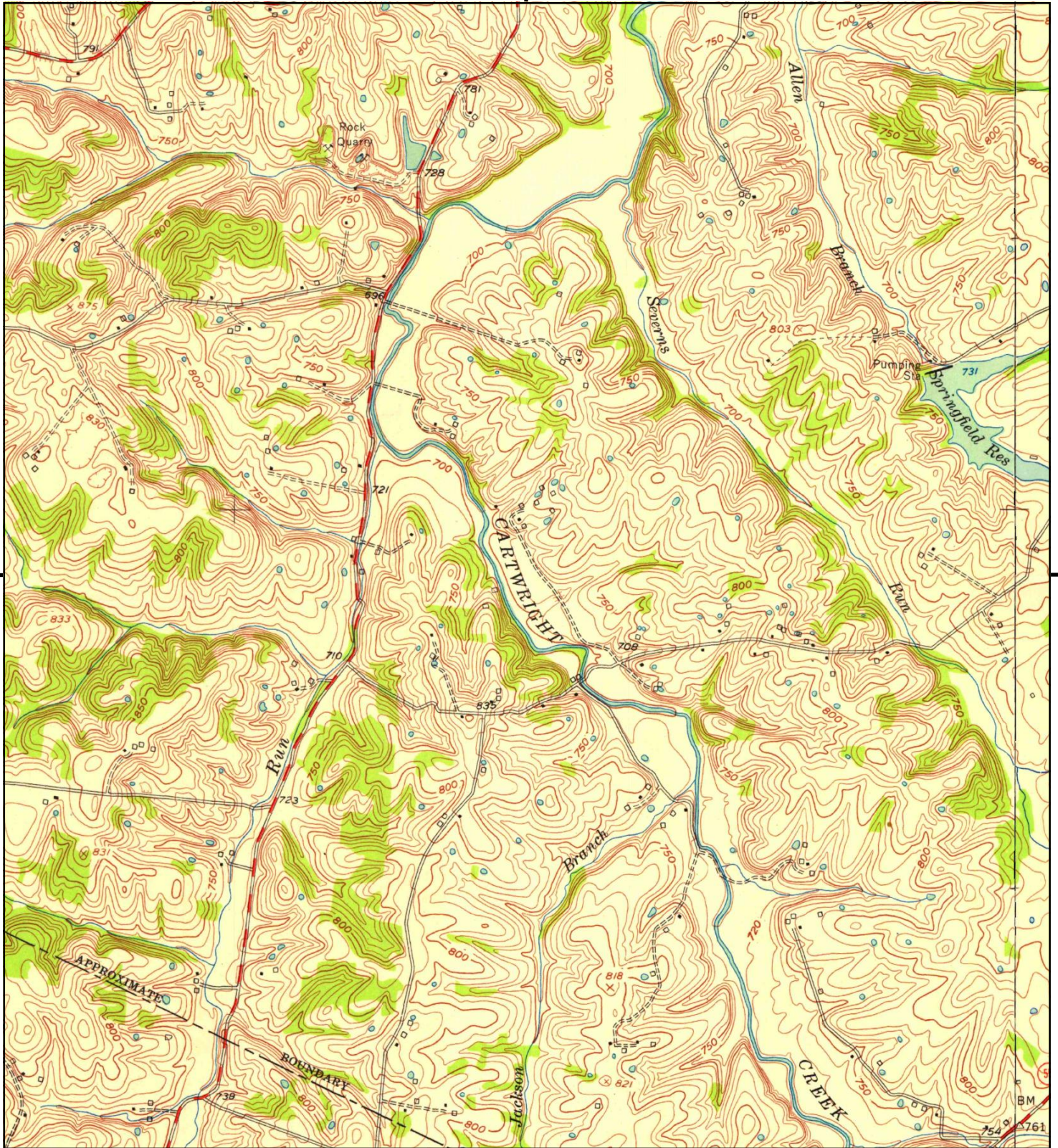
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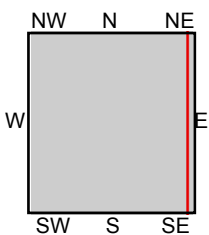
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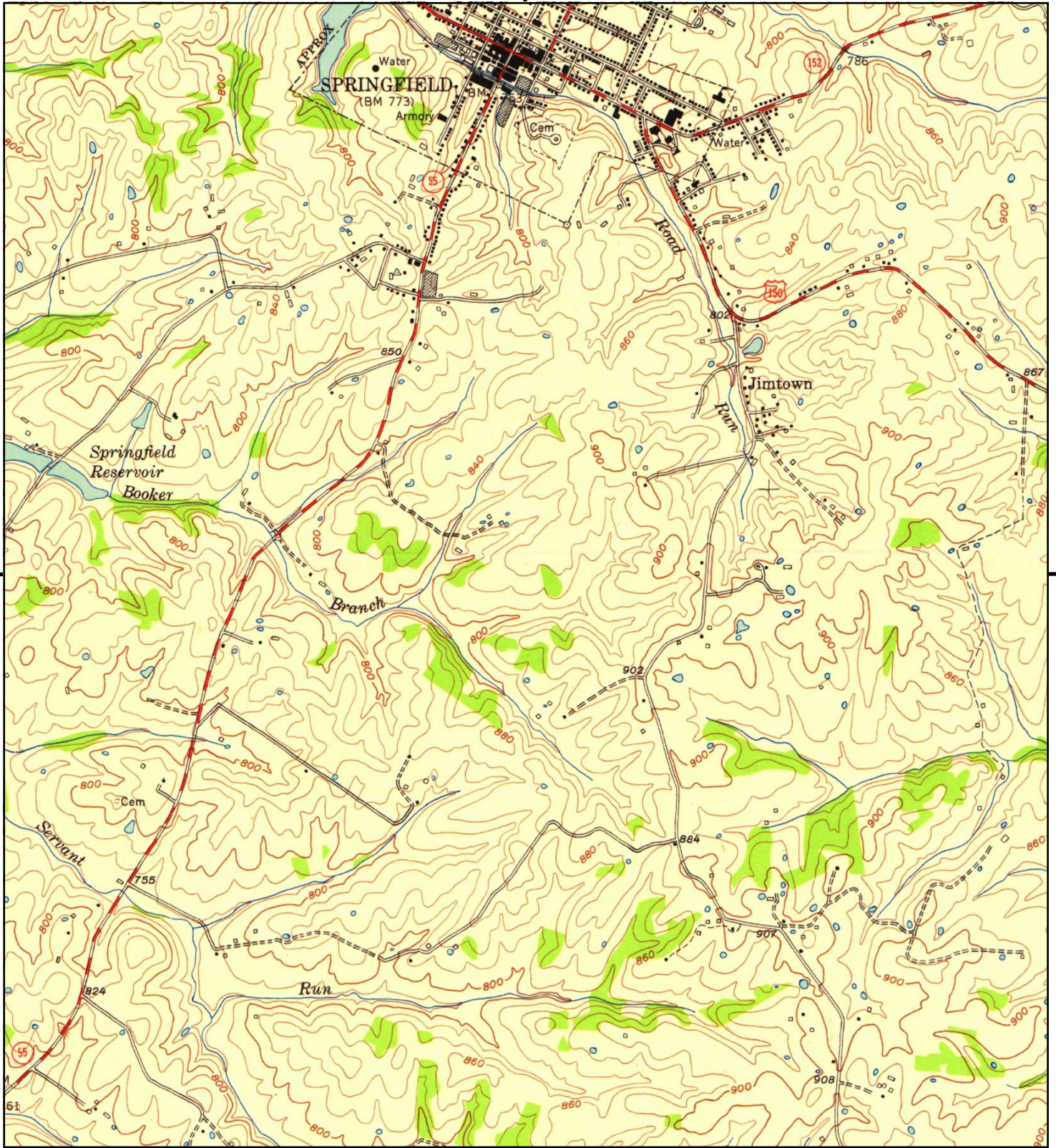
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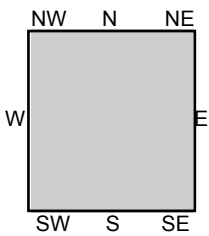
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Frontier Solar Site
Frontier Solar Site
Springfield, KY 40069

Inquiry Number: 7197924.1

December 09, 2022

EDR Historical Topo Map Report

with QuadMatch™



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

EDR Historical Topo Map Report

12/09/22

Site Name:

Frontier Solar Site
Frontier Solar Site
Springfield, KY 40069
EDR Inquiry # 7197924.1

Client Name:

ERM - Southeast, Inc.
300 W. Summit Ave. Suite 330
CHARLOTTE, NC 28203
Contact: Paige Luther



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

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	37.64211 37° 38' 32" North
Project:	0650014	Longitude:	-85.26966 -85° 16' 11" West
		UTM Zone:	Zone 16 North
		UTM X Meters:	652660.51
		UTM Y Meters:	4167515.67
		Elevation:	779.47' above sea level

Maps Provided:

2019
2016
2013
1979
1972
1953

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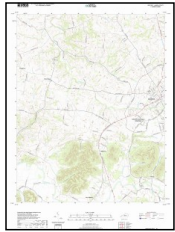
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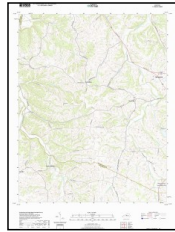
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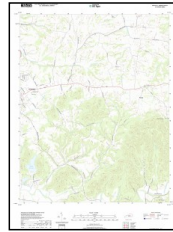
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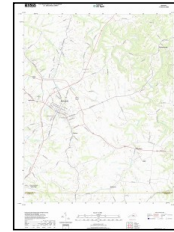
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Saint Catharine
2019
7.5-minute, 24000

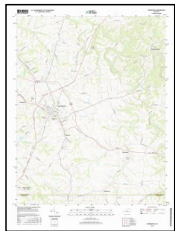


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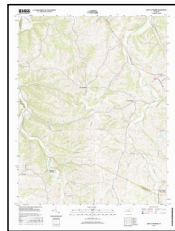


Springfield
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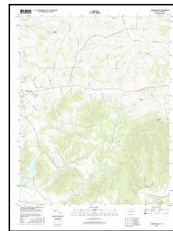
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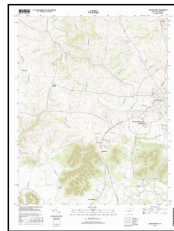
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7.5-minute, 24000



Saint Catharine
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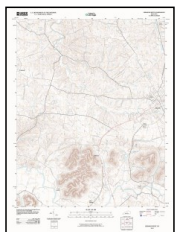


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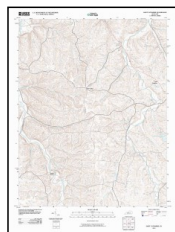


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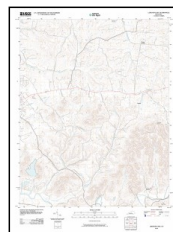
2013 Source Sheets



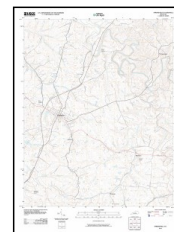
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Saint Catharine
2013
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Lebanon East
2013
7.5-minute, 24000



Springfield
2013
7.5-minute, 24000

1979 Source Sheets



Saint Catharine
1979
7.5-minute, 24000
Aerial Photo Revised 1976



Springfield
1979
7.5-minute, 24000
Aerial Photo Revised 1976

Topo Sheet Key

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Aerial Photo Revised 1972

1953 Source Sheets



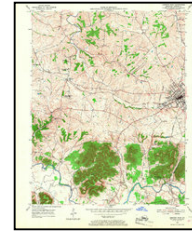
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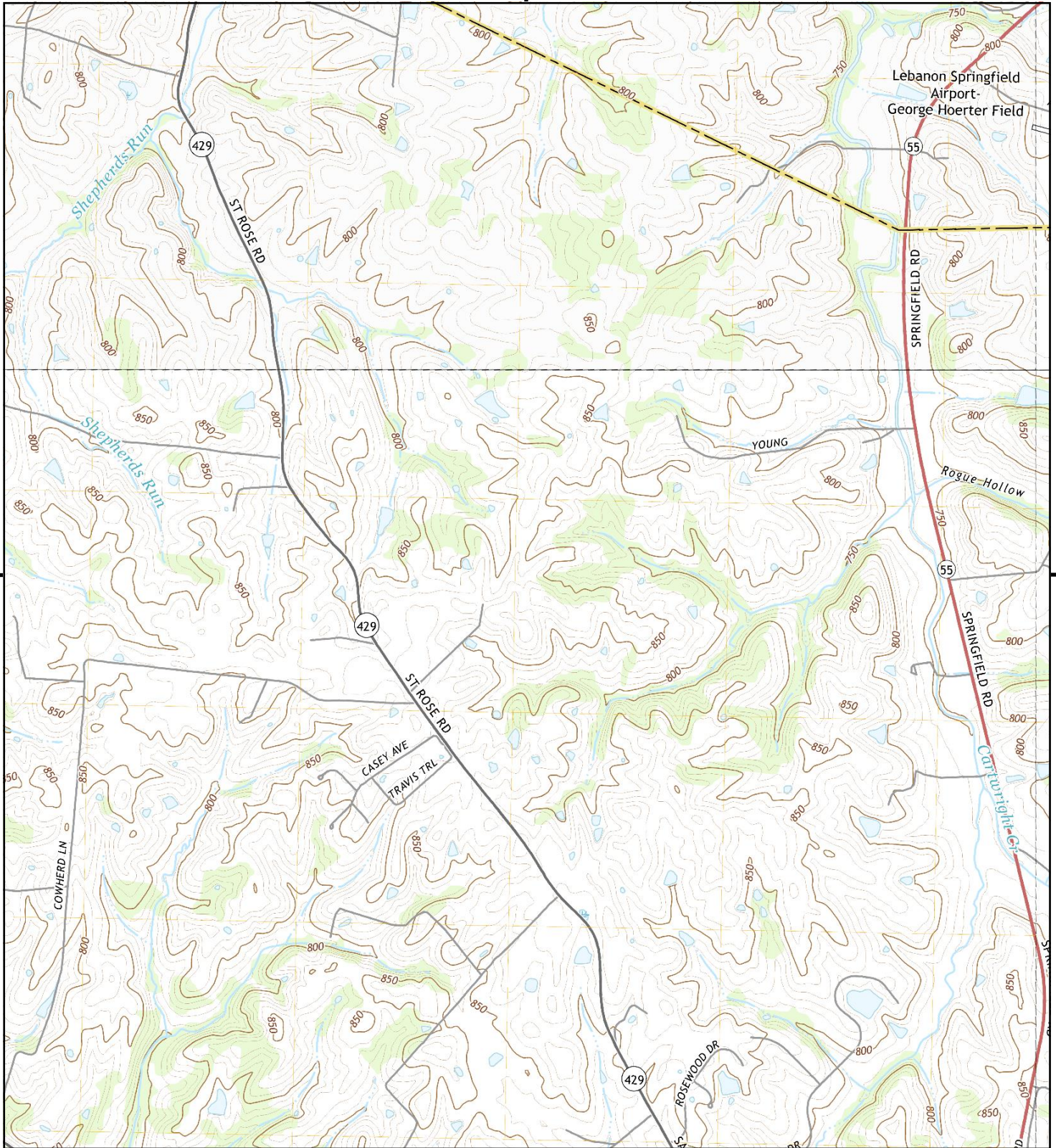
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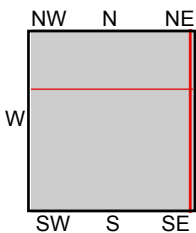
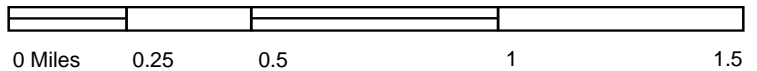
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Lebanon West
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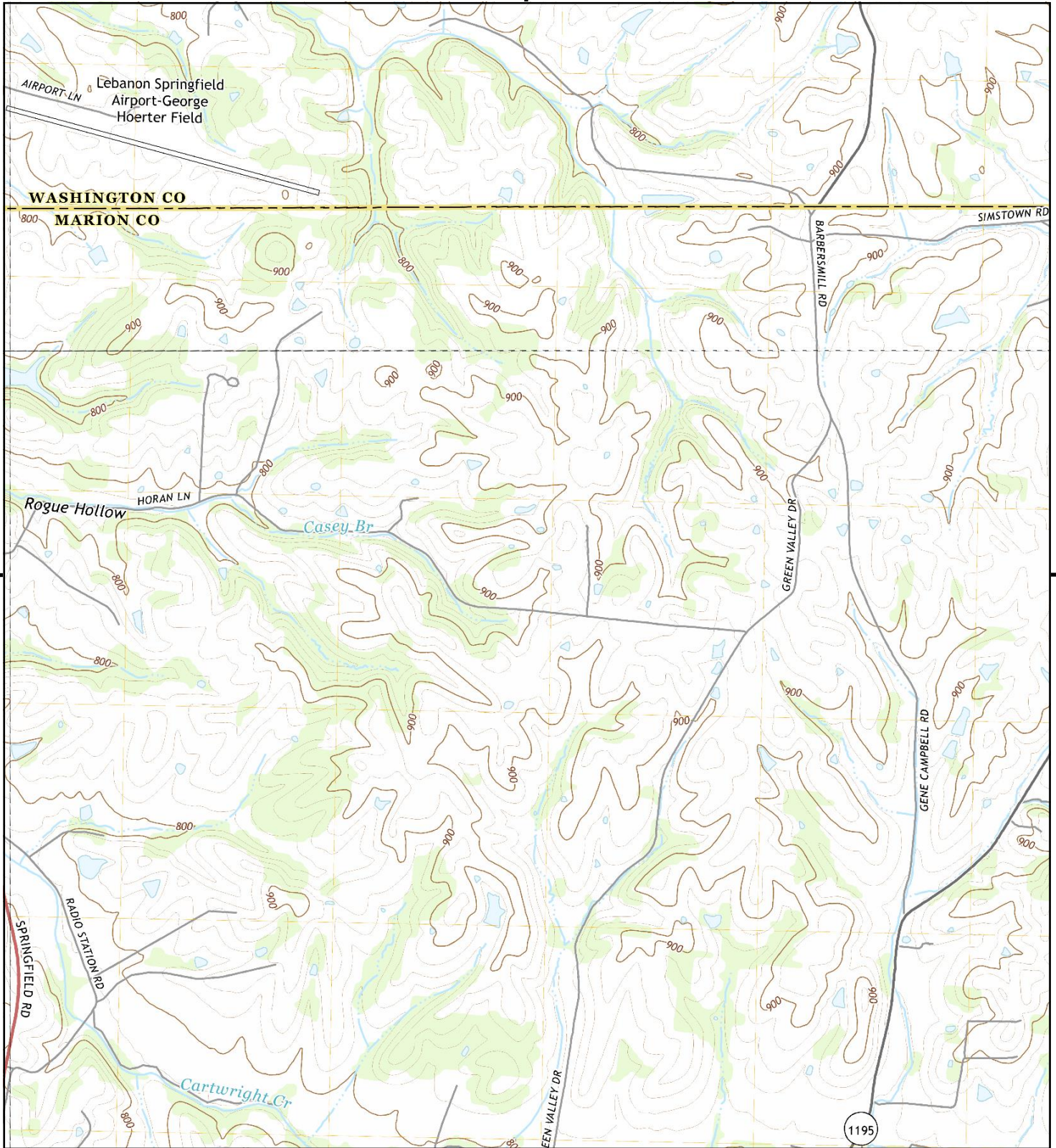
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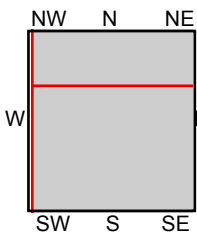
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SITE NAME: Frontier Solar Site
ADDRESS: Frontier Solar Site
 Springfield, KY 40069
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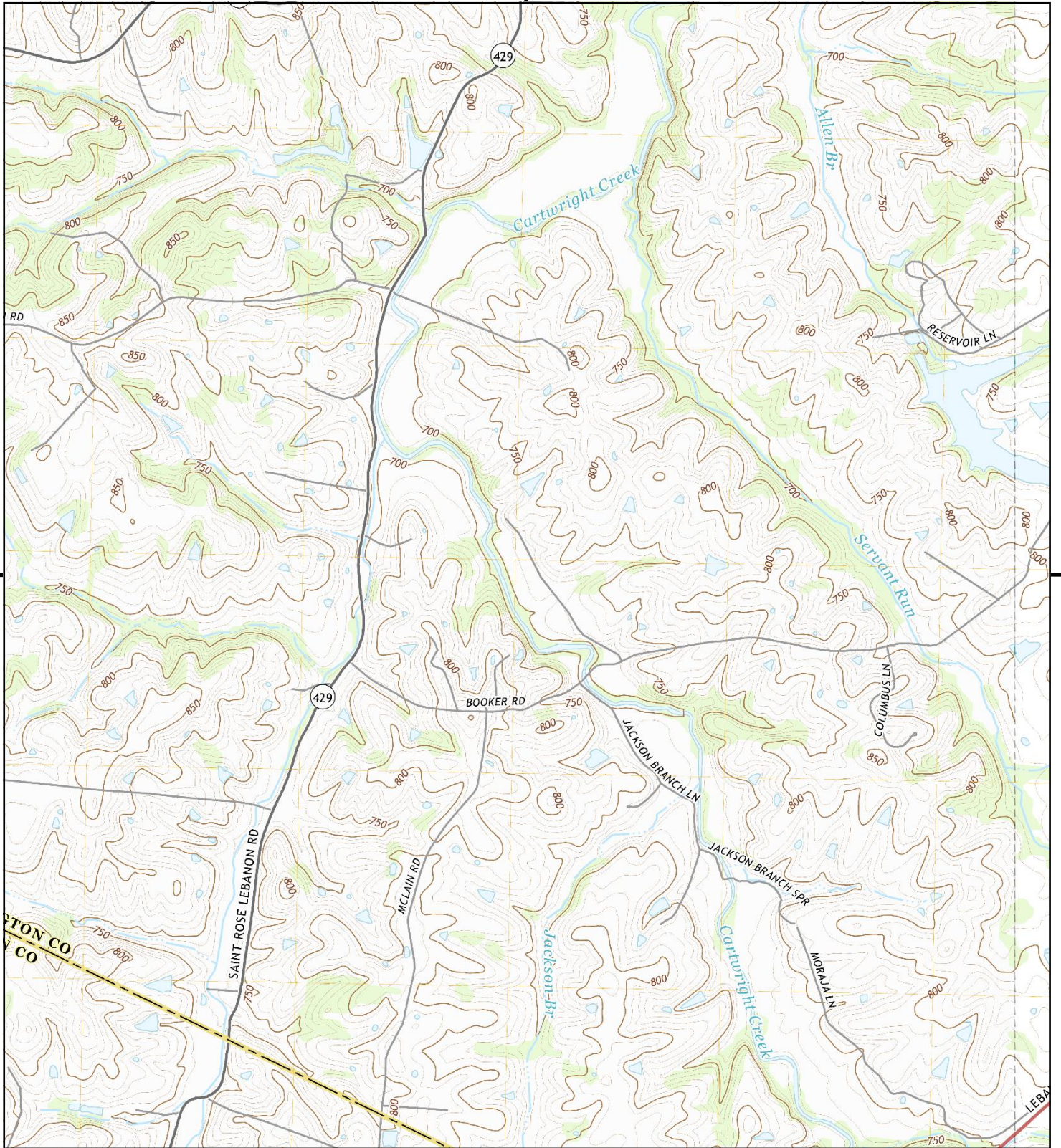
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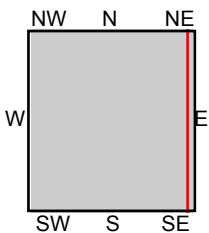
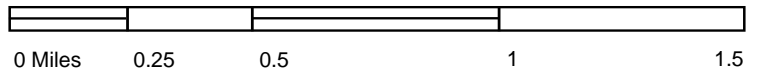
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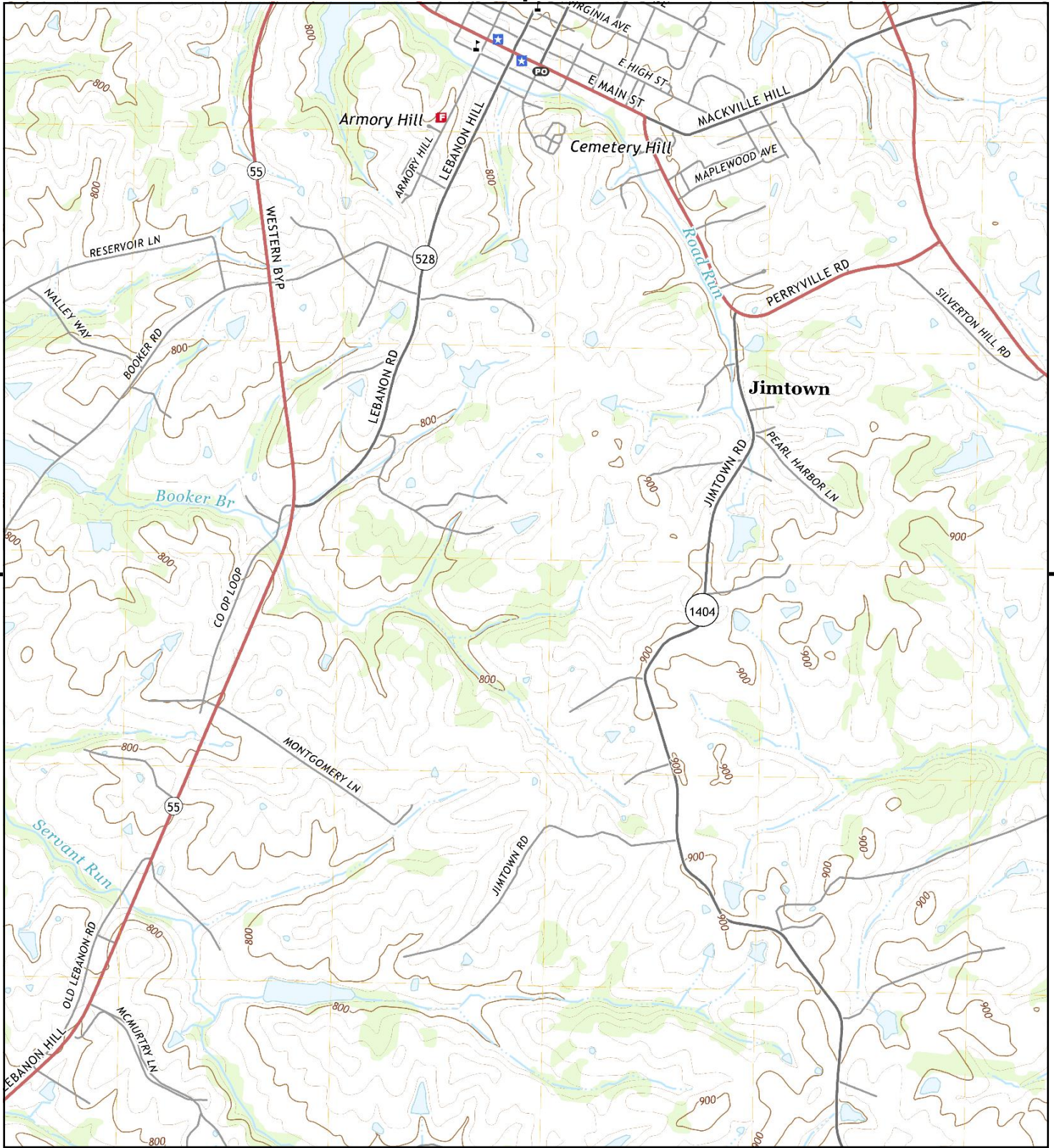
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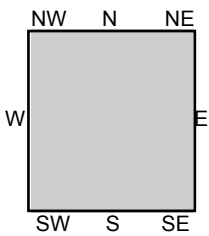
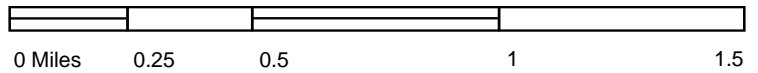
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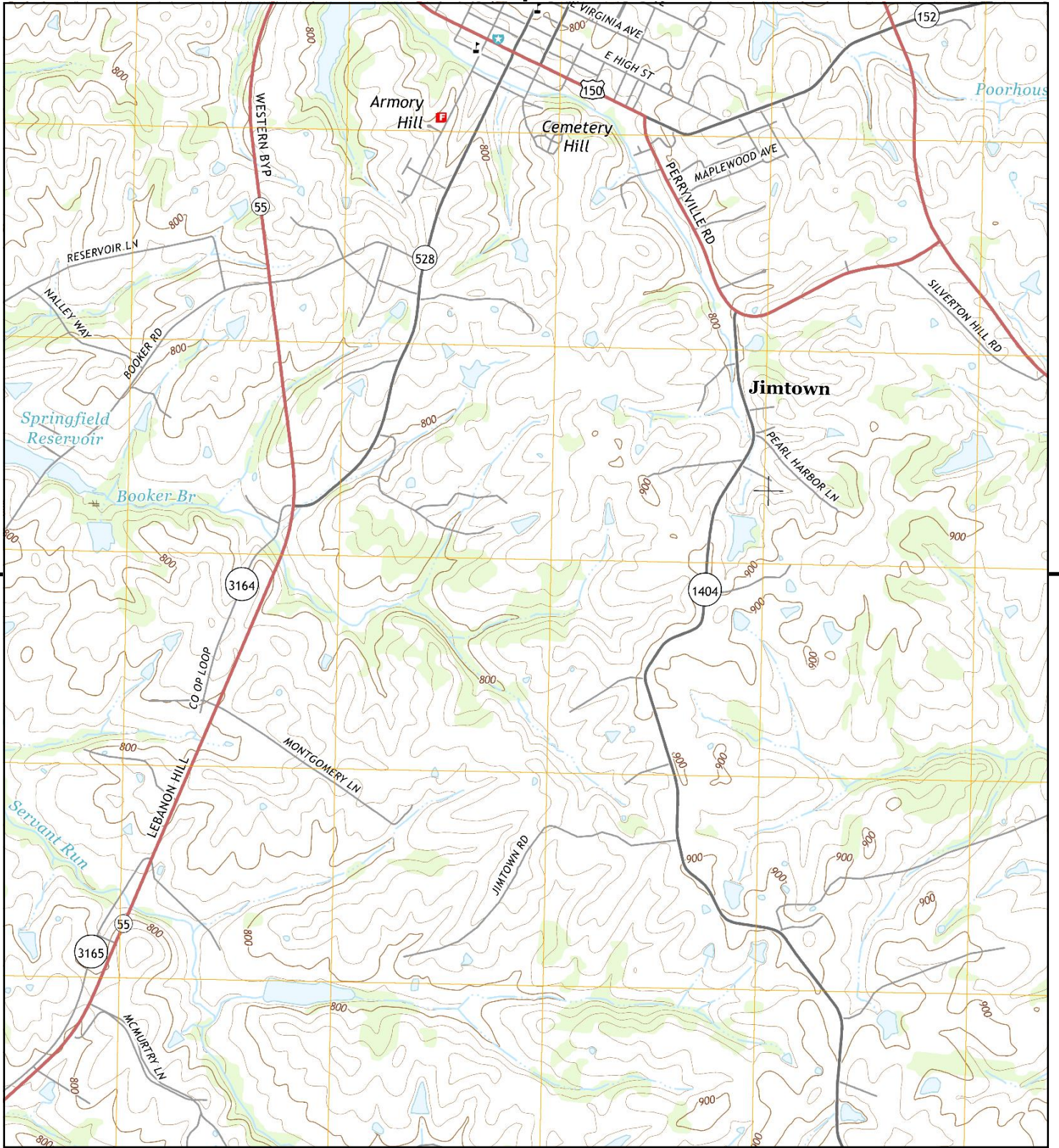
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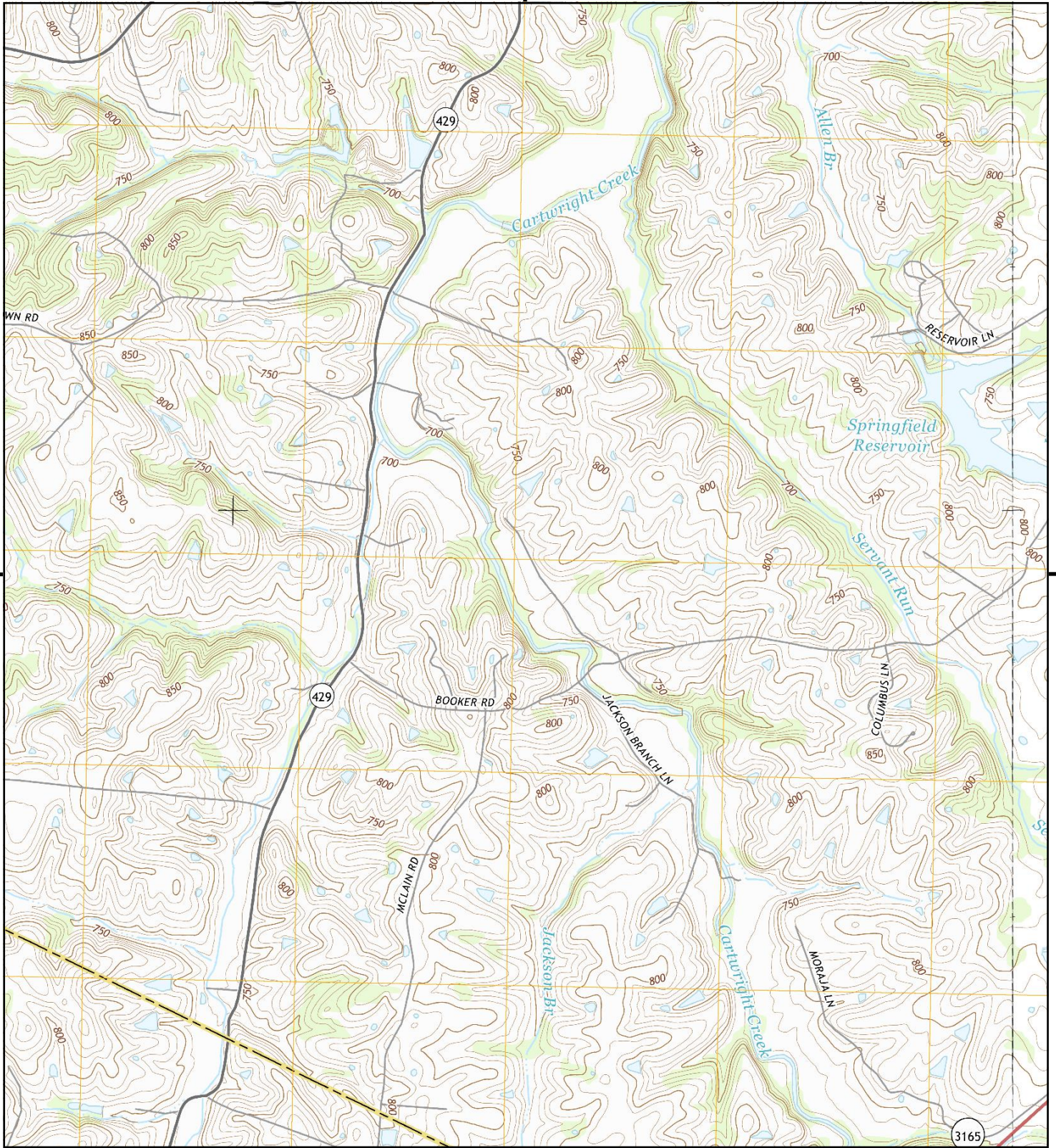
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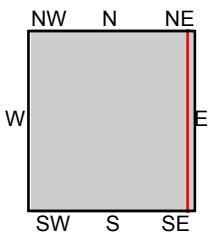
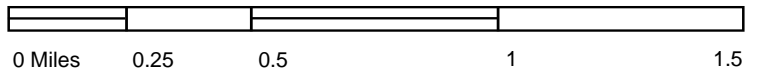
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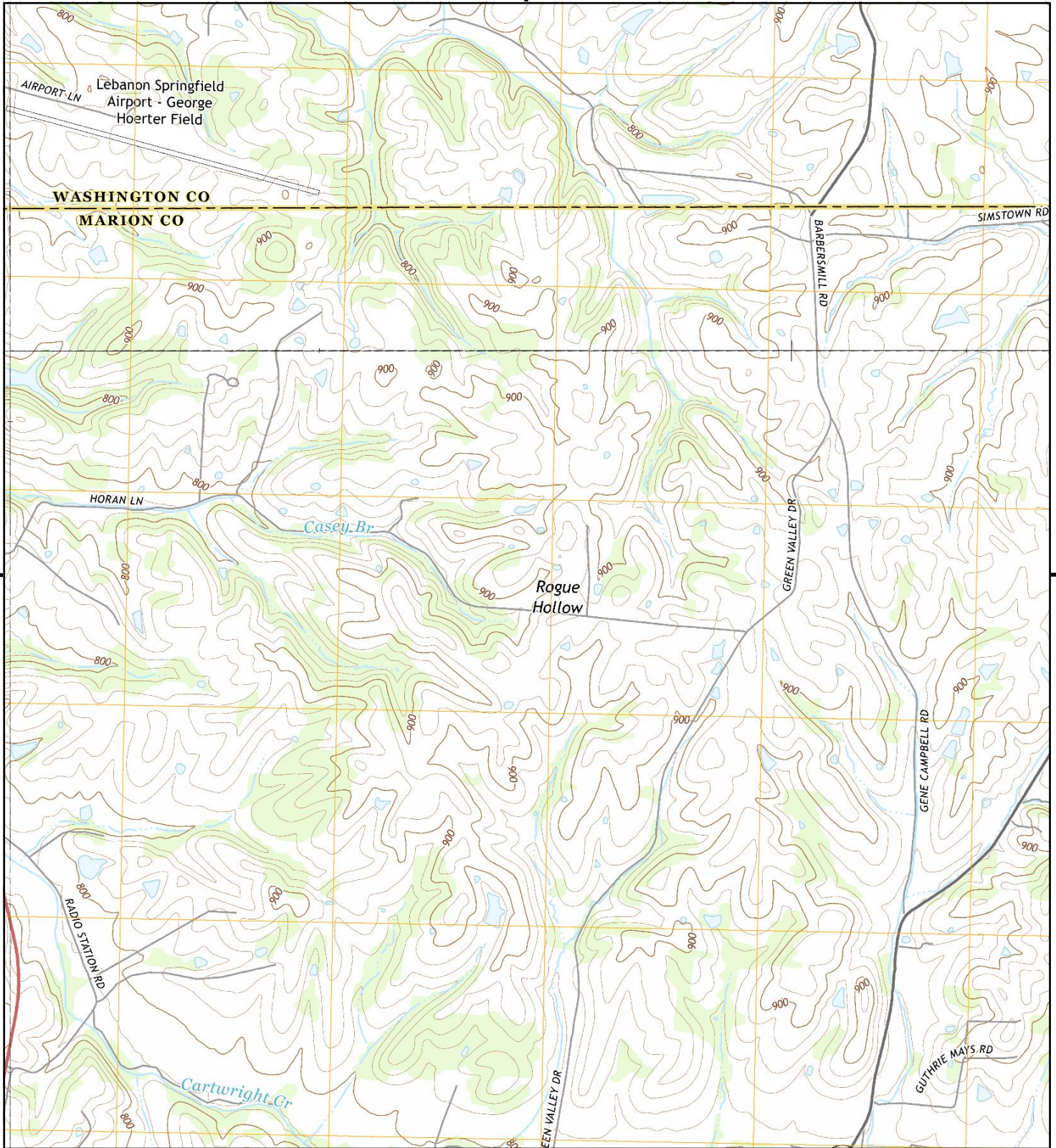
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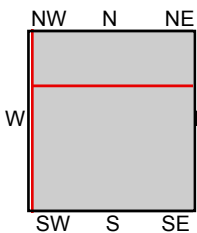
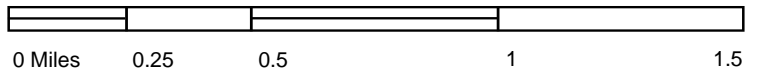
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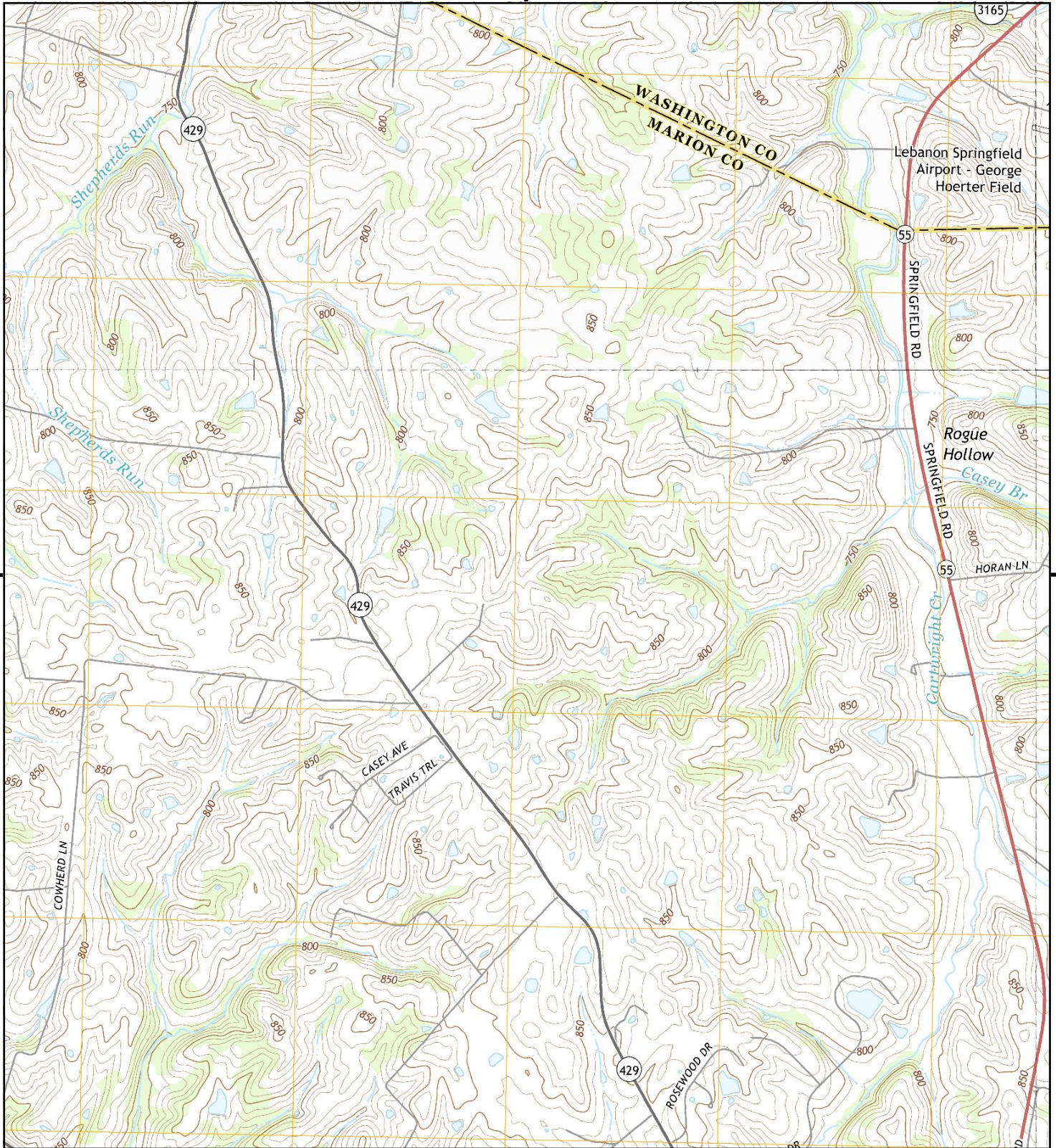
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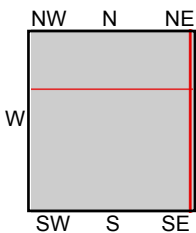
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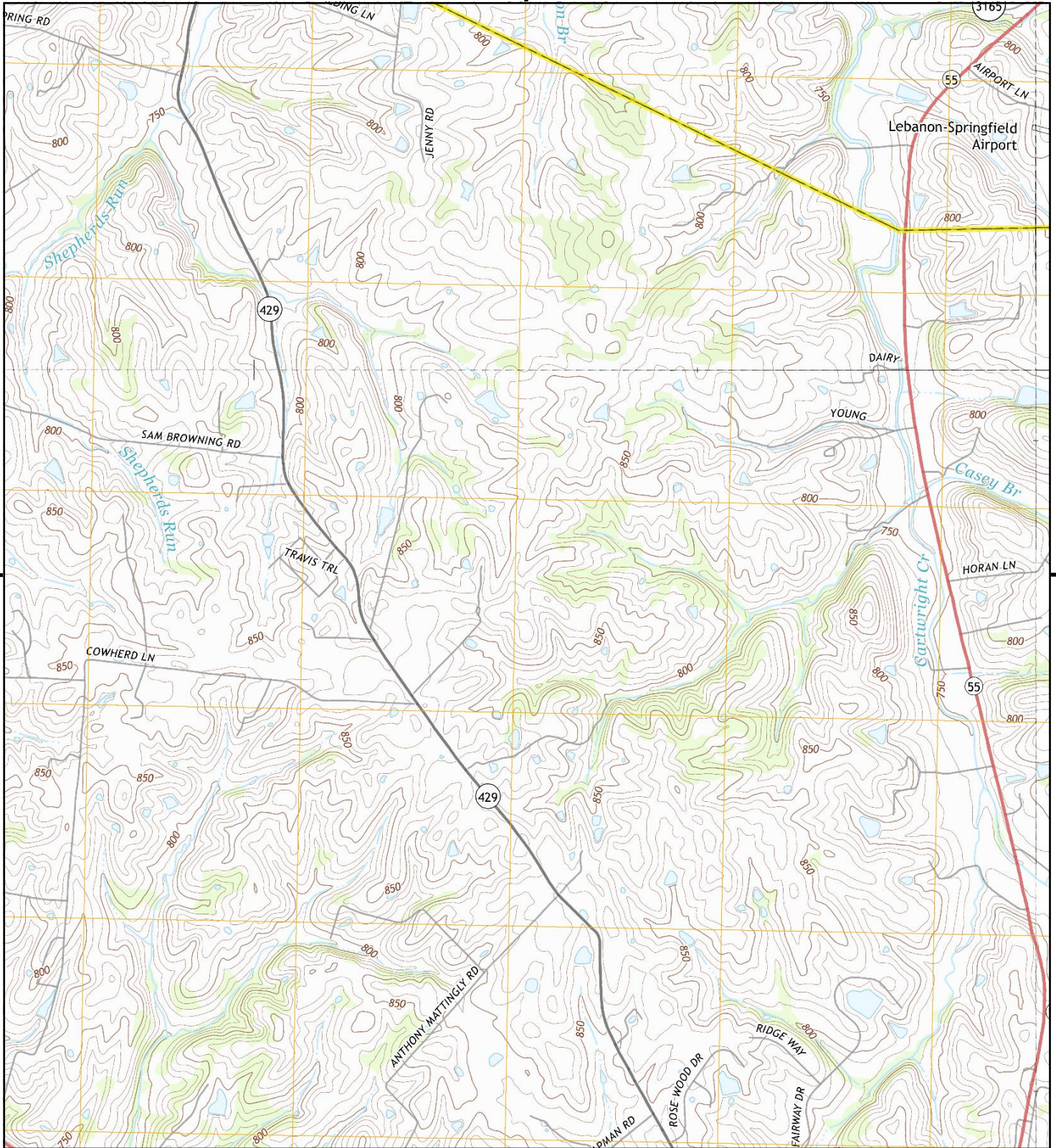
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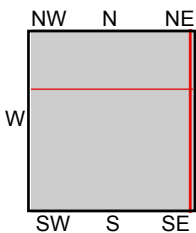
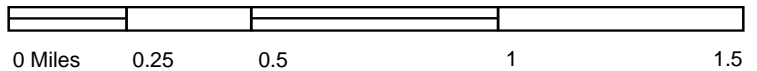
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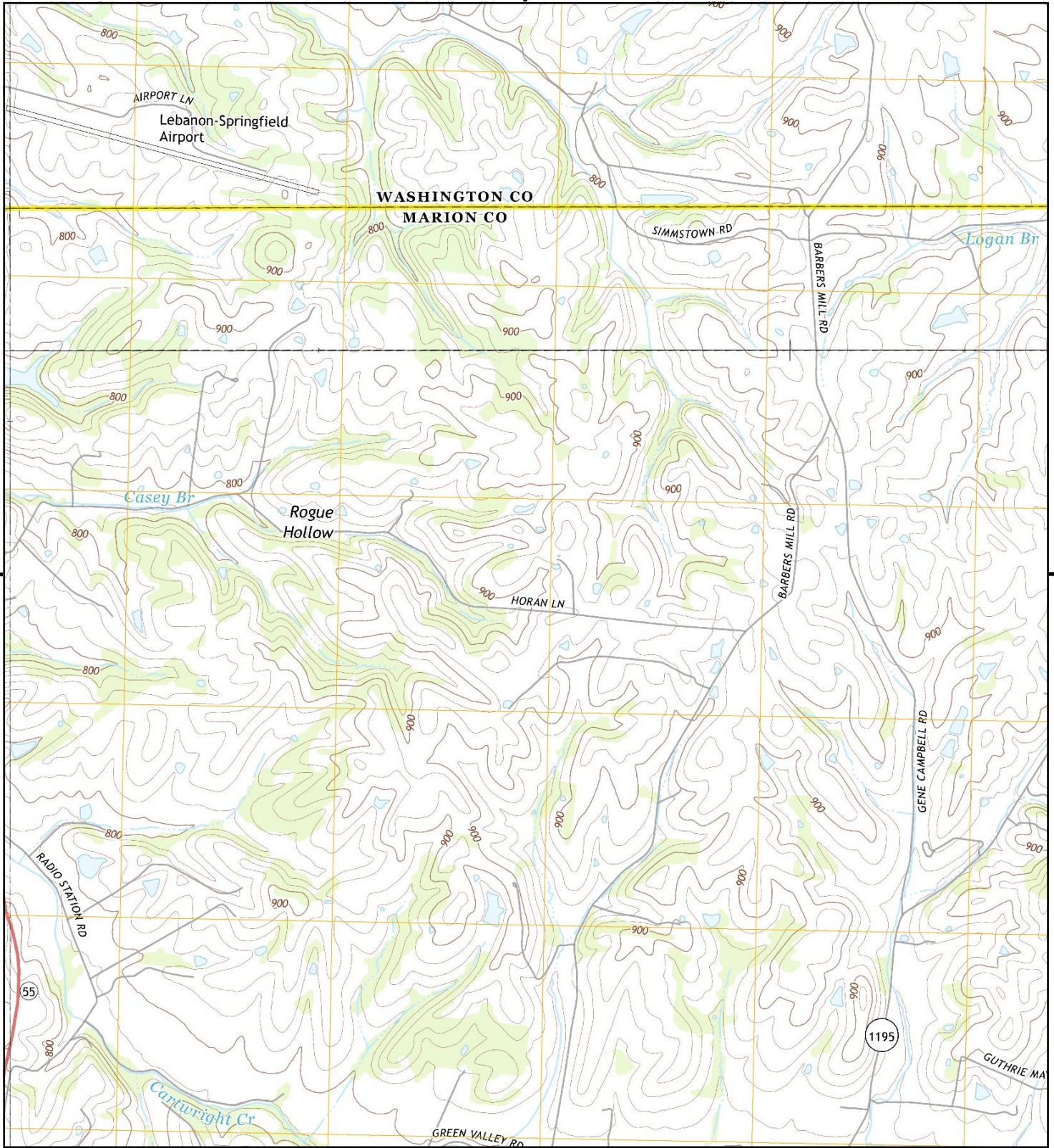
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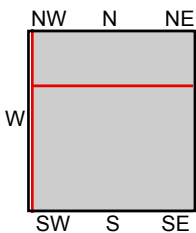
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 N, Saint Catharine, 2013, 7.5-minute
 NE, Springfield, 2013, 7.5-minute
 SE, Lebanon East, 2013, 7.5-minute

SITE NAME: Frontier Solar Site
ADDRESS: Frontier Solar Site
 Springfield, KY 40069
CLIENT: ERM - Southeast, Inc.





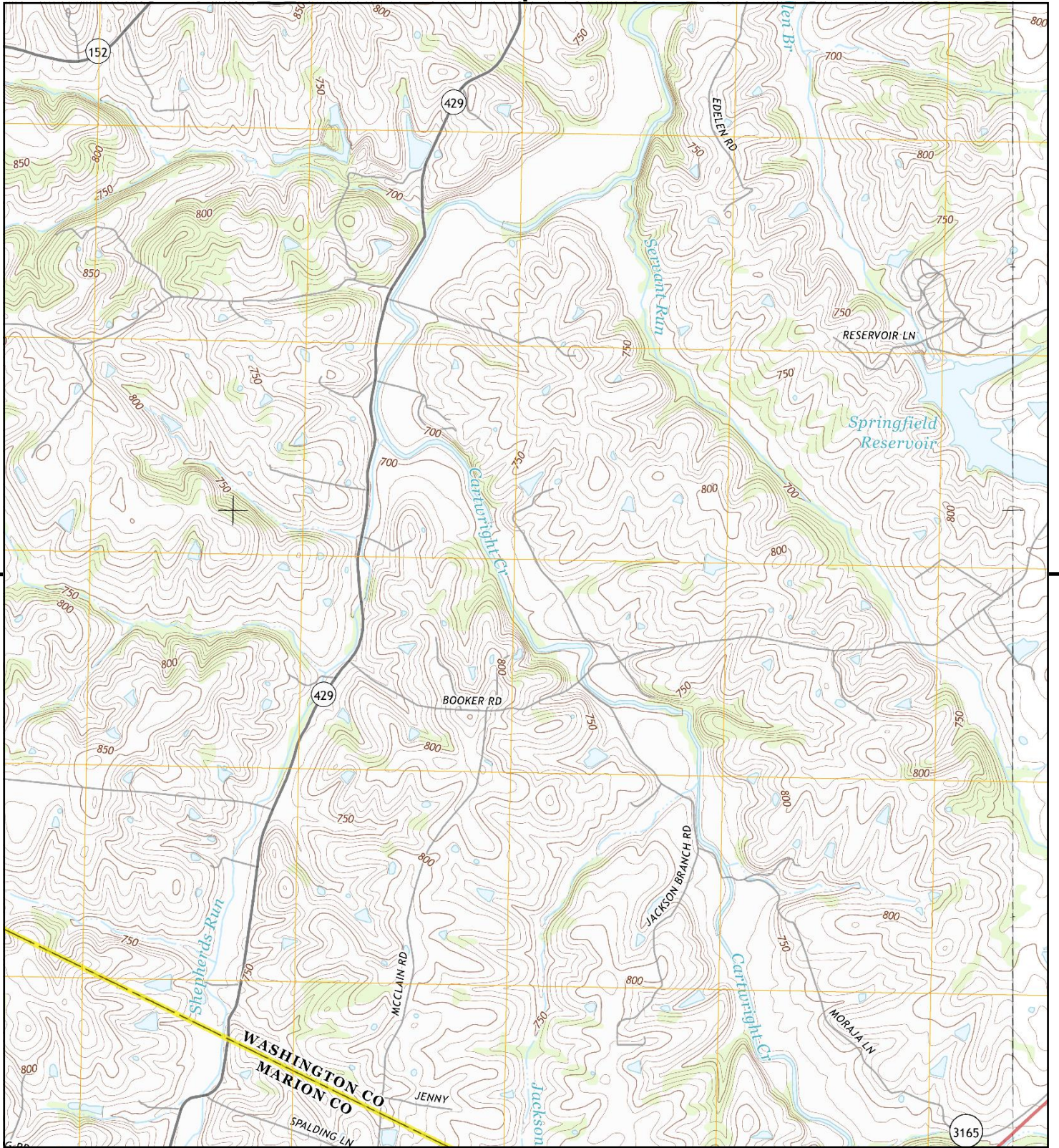
This report includes information from the following map sheet(s).



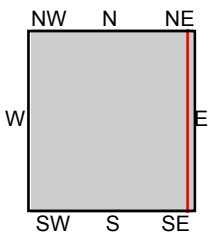
TP, Lebanon East, 2013, 7.5-minute
 N, Springfield, 2013, 7.5-minute
 SW, Lebanon West, 2013, 7.5-minute
 NW, Saint Catharine, 2013, 7.5-minute

SITE NAME: Frontier Solar Site
ADDRESS: Frontier Solar Site
 Springfield, KY 40069
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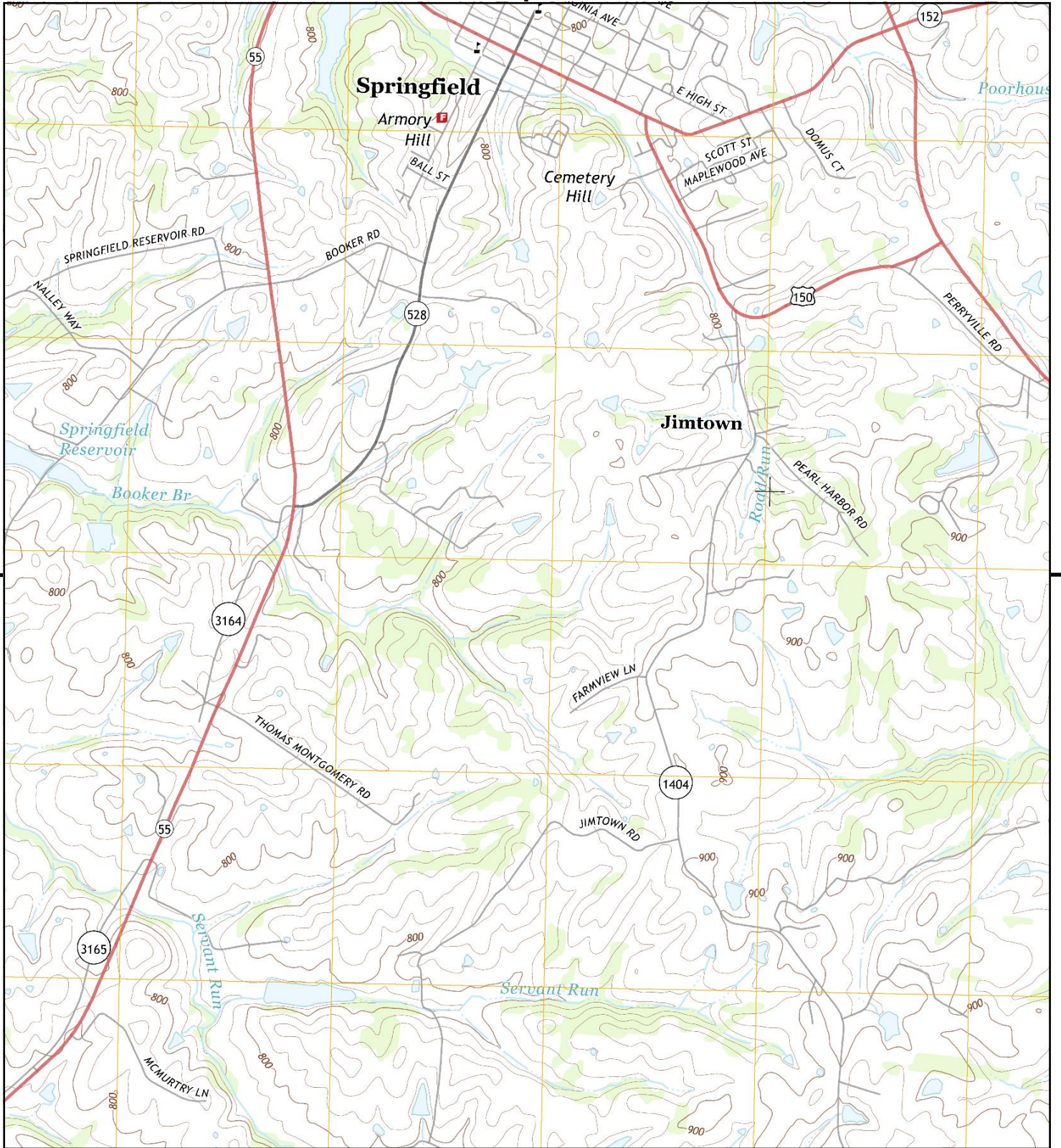
This report includes information from the following map sheet(s).



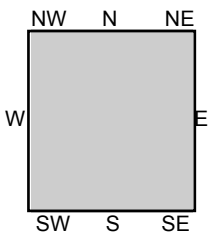
TP, Saint Catharine, 2013, 7.5-minute
E, Springfield, 2013, 7.5-minute

SITE NAME: Frontier Solar Site
ADDRESS: Frontier Solar Site
Springfield, KY 40069
CLIENT: ERM - Southeast, Inc.





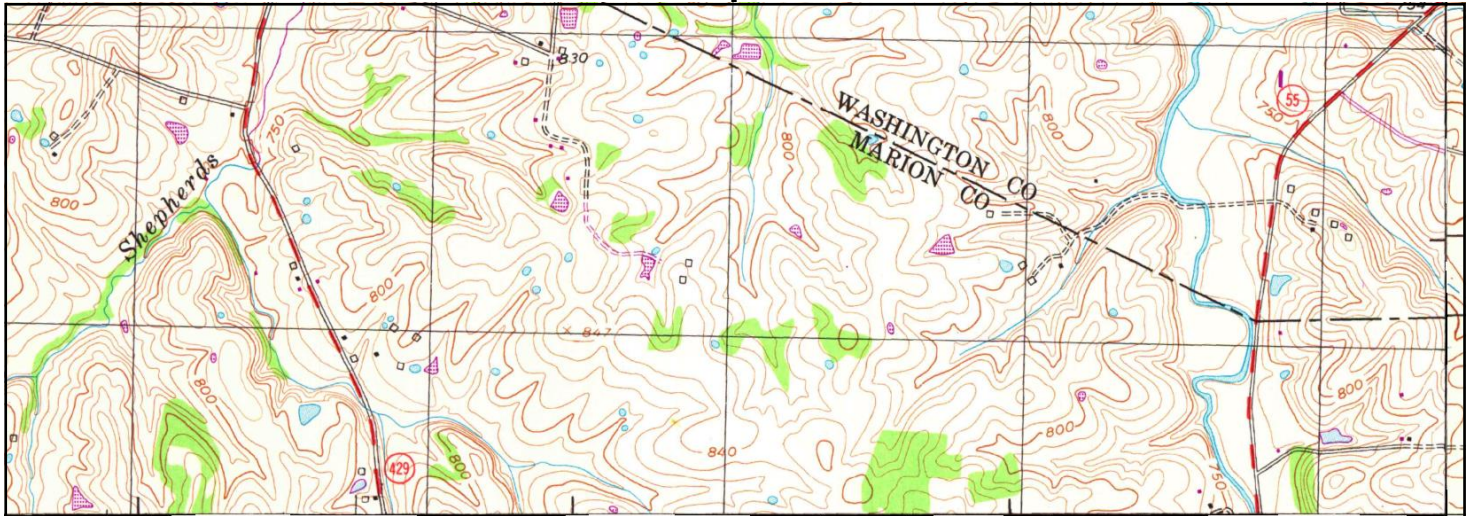
This report includes information from the following map sheet(s).



TP, Springfield, 2013, 7.5-minute

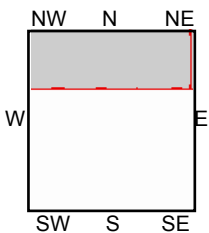
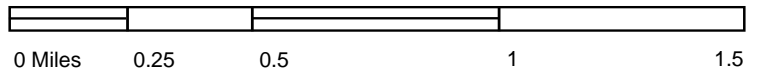
SITE NAME: Frontier Solar Site
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UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED
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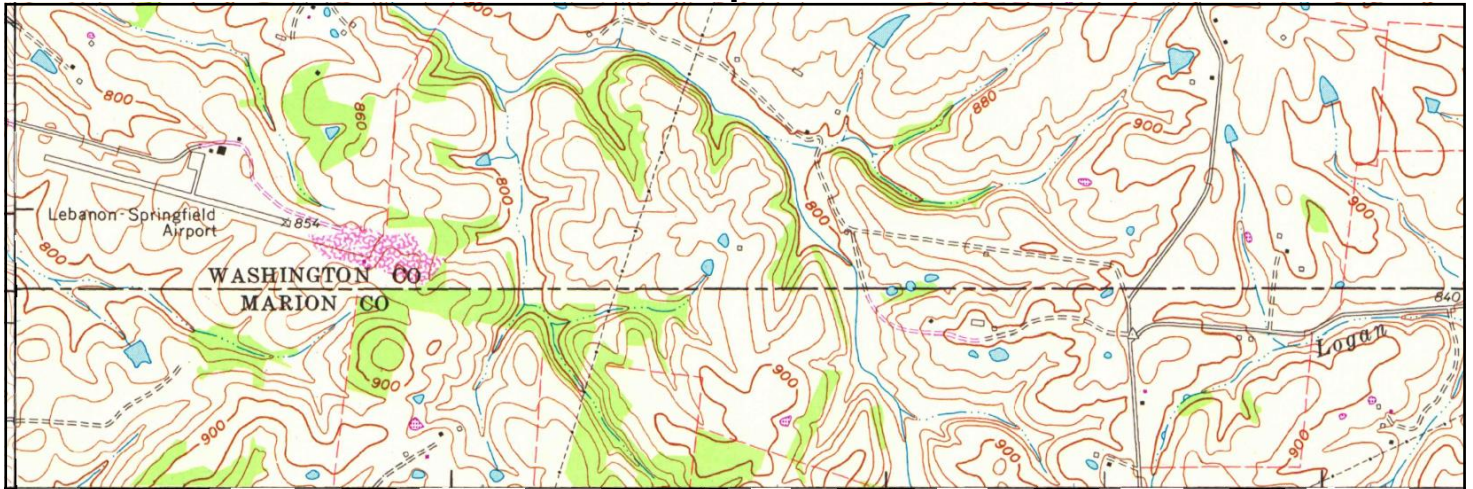
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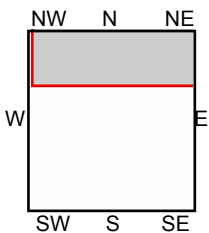
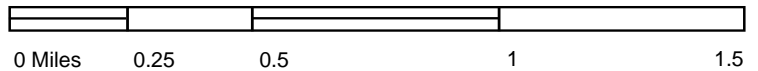
N, Saint Catharine, 1979, 7.5-minute
NE, Springfield, 1979, 7.5-minute

SITE NAME: Frontier Solar Site
ADDRESS: Frontier Solar Site
Springfield, KY 40069
CLIENT: ERM - Southeast, Inc.





This report includes information from the following map sheet(s).



N, Springfield, 1979, 7.5-minute
 NW, Saint Catharine, 1979, 7.5-minute

SITE NAME: Frontier Solar Site
ADDRESS: Frontier Solar Site
 Springfield, KY 40069
CLIENT: ERM - Southeast, Inc.





Frontier Solar Site

Frontier Solar Site

Springfield, KY 40069

Inquiry Number: 7197924.2

December 12, 2022

The EDR Aerial Photo Decade Package



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

Date EDR Searched Historical Sources:

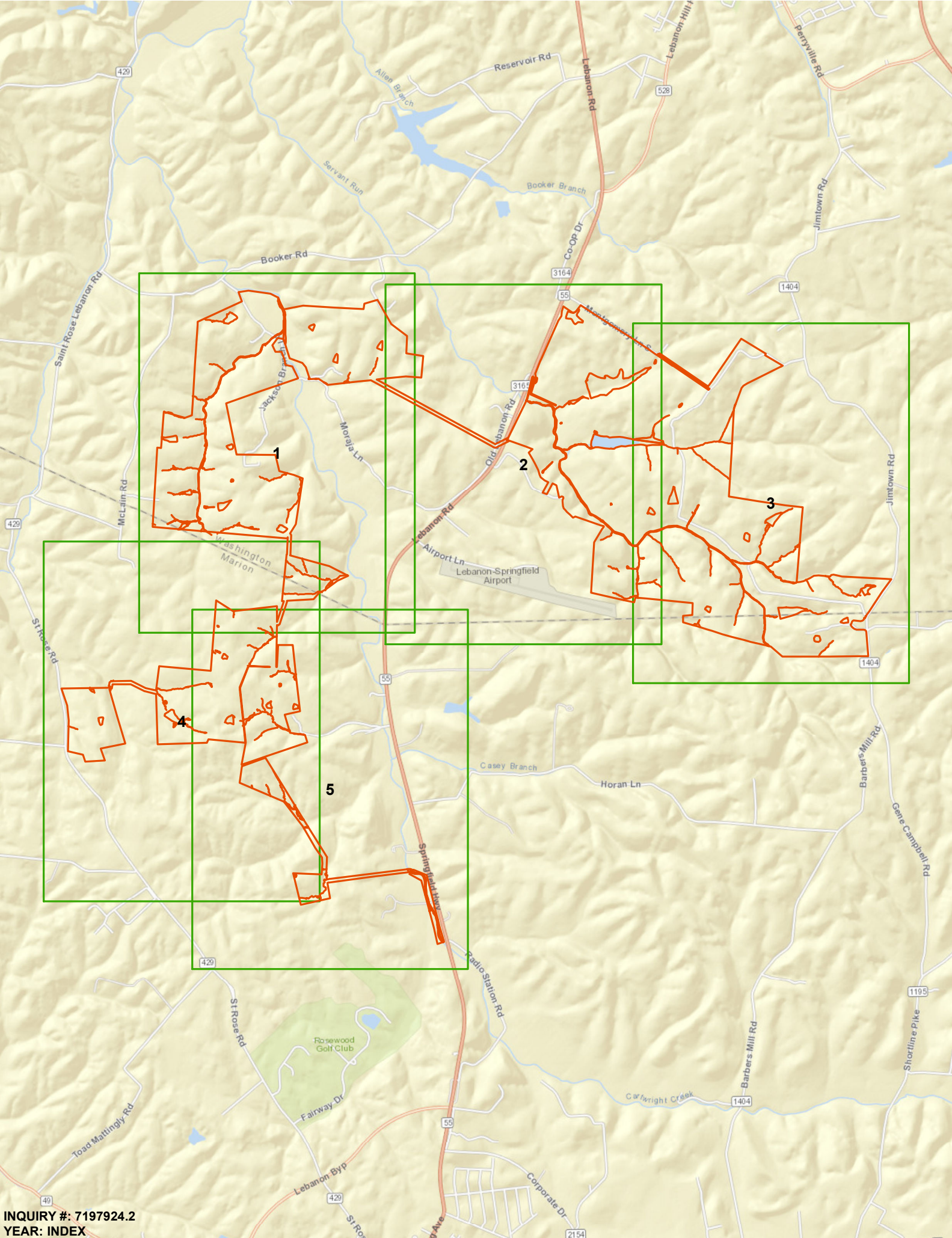
Aerial Photography December 12, 2022

Target Property:

Frontier Solar Site

Springfield, KY 40069

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1951	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1951	USGS
1972	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1972	USGS
1983	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1983	USDA
1985	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1985	USDA
1997-1998	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1997-1998	USGS/DOQQ
2004	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2004	USDA/NAIP
2008	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2008	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2012	USDA/NAIP
2016	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2016	USDA/NAIP
2020	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2020	USDA/NAIP



INQUIRY #: 7197924.2
YEAR: INDEX



INQUIRY #: 7197924.2
YEAR: 1951
SCALE: 1"=1000'



INQUIRY #: 7197924.2
YEAR: 1951
SCALE: 1"=1000'



INQUIRY #: 7197924.2
YEAR: 1951
SCALE: 1"=1000'



97924.2

00'

66



INQUIRY #: 7197924.2
YEAR: 1951
SCALE: 1"=1000'



KODAK SAFETY FILM

KODAK SAFETY FILM

2 4 9 4

 science for a changing world

 science for a changing world



INQUIRY #: 7197924.2
YEAR: 1972
SCALE: 1"=1000'



INQUIRY #: 7197924.2
YEAR: 1972
SCALE: 1"=1000'

USGS
science for a changing world

KODAK SAFETY FILM





INQUIRY #: 7197924.2
YEAR: 1983
SCALE: 1" = 1000'



INQUIRY #: 7197924-2
YEAR: 1983
SCALE: 1"=4000'



INQUIRY #: 7197924.2
YEAR: 1983
SCALE: 1"=1000'



INQUIRY #: 7197924.2
YEAR: 1988
SCALE: 1"=1000'