

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
for the
PROPOSED BLUEGRASS PLAINS
SOLAR GENERATING FACILITY PROPERTY
FAYETTE COUNTY, KENTUCKY**



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1.0 EXECUTIVE SUMMARY

This report documents the findings of a Phase I Environmental Site Assessment (ESA) conducted by East Kentucky Power Cooperative, Inc. (EKPC) on the proposed Bluegrass Plains Solar Generating Facility property in Fayette County, Kentucky. The 385.572 acres of land by survey, for the new facility would be sited to the north and east of the existing EKPC Avon 138/345 kV Transmission Substation, which is located at 5481 Winchester Road, Lexington, KY 40509. The new facility would be centered at approximately 38.0355080°N, 84.3141350°W (refer to Figure 1 – *Property Vicinity Map*).

This ESA was prepared in accordance with the scope and limitations of ASTM's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-21), recognized by the U.S. Environmental Protection Agency (USEPA) as compliant with *Standards and Practices for All Appropriate Inquiries* promulgated at 40 CFR Part 312.

The environmental condition of the property was assessed with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §9601, and petroleum products. This process is intended to satisfy one of the requirements for EKPC to qualify for landowner liability protections in accordance with all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice as defined in 42 U.S.C. §9601 (35)(B).

The purpose of the Phase I ESA was to identify *recognized environmental conditions* (RECs) in connection with the subject property. A REC is defined by ASTM Standard Practice E1527-21 as the “presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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”. The term is not intended to include *de minimis* conditions, which generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be *de minimis* are not considered RECs.

A records review of the subject property was conducted with the purpose of obtaining and reviewing records that could help identify recognized environmental conditions in connection with the subject property. The records review included a search of available environmental records by Environmental Data Resources, Inc. (EDR). A property reconnaissance was conducted to visually inspect the target property and adjoining properties in an effort to obtain information about uses and conditions (historical and present) of the subject property.

After a careful evaluation of past site uses; federal, state, and local agency records; and site inspection, no RECs, historical RECs, or controlled RECs, were identified in connection with the subject property due to current or past uses. The findings of this Phase I ESA also fail to provide any information that the subject property has been used for any activities other than agricultural or rural residential activities.

Several *de minimis* conditions were identified on the subject property. A small area of stained soil was observed northeast of the Avon substation and west of the farm lane, which appears to be associated with a one-time engine oil change for a tractor. EKPC has determined this release to be a small, superficial spill of oil that does not elevate to a level of significant concern. In addition, three run-down structures, a mid-20th century sedan, a push mower, appliances, numerous tires, and

several garbage piles with multiple, unidentified containers and refuse were observed within fencerows and near historic structure locations on the subject property. We have determined these items to be de minimis conditions because they generally do not present a threat to human health or the environment and they would not likely be the subject of an enforcement action if brought to the attention of the appropriate government agencies. Additionally, for the oil-stained soil and some of the empty drums and containers identified on the property, the total volume may not have even exceed the reportable quantity. As a best management practice, we recommend that EKPC excavate the soil surrounding the engine oil change location to a depth where oil is no longer detected and dispose of the contaminated soil in an appropriate waste management facility. As a part of initial site development, we also recommend that the documented non-regulated waste be removed from the subject property and be disposed of in an appropriate waste management facility. These recommendations are not a regulatory requirement, but may serve to prevent or mitigate future safety, liability, and environmental concerns and costs associated with the identified oil change location, garbage piles, and historic structure locations.

Historical research indicates that four homesteads were previously located on the subject property. These are evidenced on historic mapping and in the field by a beehive cistern and possible cellar at three sites located within the south-central portion of the subject property. Also, a small well (spring head) and cattle trough are located in the northwestern portion of the subject property. EKPC recommends these areas be mapped and flagged prior to site development for the safety of workers during construction activities.

The Weathers cemetery is located within the northwestern portion of the subject property. A 50-foot buffer has been incorporated into development plans, and there would be no ground disturbance near the cemetery. EKPC also recommends this area be mapped and flagged prior to site development to ensure avoidance of the cemetery.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-21 for the proposed Bluegrass Plains Solar Generating Facility property. Any exceptions to, or deletions from, this practice are described below in Section 11.0 Deviations of this report. This assessment has revealed no evidence of RECs in connection with the property.

2.0 INTRODUCTION

In July 2024, EKPC completed a Phase I ESA on the proposed Bluegrass Plains Solar Generating Facility property which would be sited adjacent to the north and east of the existing EKPC Avon 138/345 kV Transmission Substation, located at 5481 Winchester Road, Lexington, KY 40509, and approximately 6.0-miles east of the city of Lexington. The subject property is centered at approximately 38.0355080°N, 84.3141350°W. This assessment was conducted by EKPC's Natural Resources and Environmental Communications Process at the request of Roger Cowden, Deputy General Counsel.

2.1 PURPOSE

The purpose of this Phase I ESA was to review current and historical information in order to identify RECs associated with the property. A REC is defined by ASTM E1527-21 as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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.”

The term REC is not intended to include *de minimis* conditions, which are conditions that generally do 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. Conditions determined to be *de minimis* conditions are not considered RECs.

This assessment also took into account *controlled recognized environmental conditions* (CREC) and *historical recognized environmental conditions* (HREC):

CRECs, as defined by ASTM E1527-21, is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., 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 implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).

HREC is defined by ASTM E1527-21 as 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 (e.g., as evidenced by the issuance of a no further action letter or other equivalent closure documentation), or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restriction, activity and use limitations, institutional controls, or engineering controls).

2.2 USER PROVIDED INFORMATION

EKPC is both the user and employer of the environmental professionals that conducted this Phase I ESA. As such, EKPC personnel, or a contractor working on behalf of EKPC, have provided known pertinent information regarding the property and performed all tasks required by Sections 6.1 through 6.8 of ASTM Standard Practice E1527-21.

2.3 SCOPE OF WORK

This Phase I ESA was conducted in conformance with the scope and limitations of ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment*

Process, and consisted of the following tasks. Any deletions to, or deviations from, the standard are outlined in Section 2.3 Limitations and Exceptions.

- A review of physical setting sources for the subject property and immediate area through one or more referenced sources, including topographic maps, geologic maps, and soil reports.
- A review of the historical use of the subject property and vicinity through reasonably ascertainable sources such as land title records, historic aerials, Sanborn fire insurance maps, city directories, aerial photographs, and interviews with knowledgeable individuals.
- A visual inspection of the subject property and associated structures, as well as the periphery of the subject property, in order to review the physical use and appearance of the subject property and adjacent properties.
- A visual inspection for evidence of former or current use, treatment, storage, disposal, or generation of hazardous wastes or petroleum products; equipment (e.g., transformers, hydraulic equipment, etc.) that might contain polychlorinated biphenyls (PCBs); evidence of hazardous material/petroleum products dumping, burial, spills, or releases; underground or above ground storage tanks; and pits, ponds, lagoons, wells, or septic systems.
- A review of current uses of adjacent properties, and visual inspection for evidence of impacts to the subject property from adjacent facilities or activities.
- Evaluation of federal, state, local, and tribal regulatory records within specified minimum search distances from the subject property.

2.4 LIMITATIONS AND EXCEPTIONS

This Phase I ESA was prepared in accordance with the scope and limitations of ASTM E1527-21, recognized by the U.S. Environmental Protection Agency (USEPA) as compliant with *Standards and Practices for All Appropriate Inquiries* (AAI) promulgated at 40 CFR Part 312. This Phase I ESA was prepared to assess the property with respect to hazardous substances defined in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601); and petroleum products. As such, this assessment is intended to permit EKPC to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practices that constitute “all appropriate inquiry into the previous ownership and uses of the subject property consistent with good commercial or customary practice” as defined in 42 USC §9601 (35)(B).

The findings, opinions, and conclusions reached as a result of this Phase I ESA are based on commonly known and reasonably ascertainable information that was gathered from standard sources during the Phase I ESA. The scope of this ESA did not include an exhaustive assessment meant to wholly eliminate uncertainty regarding the potential for RECs in connections with the property. ASTM E1527-21 recognizes that record information may be inaccurate or incomplete and that reasonable limits of time and cost must be taken into account when performing a Phase I ESA. Therefore, this document should not be construed as a guarantee or assurance that undiscovered environmental issues are not present on the property.

Unless otherwise identified in the report, the scope-of-work for this ESA did not include a consideration of the following environmental conditions that are outside the scope of ASTM Practice E1527-21: asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, non-CERCLA emerging contaminants, health and safety, indoor air quality (unrelated to releases of hazardous substances or petroleum products

into the environment), industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, and wetlands.

Subsurface conditions were not field investigated as part of this Phase I ESA and may differ from the conditions implied by the surficial observations. The existence of soil or groundwater contamination and waste emplacement was disclosed to EKPC only by surficial indications, interviews, and/or regulatory records.

The regulatory records search was conducted on May 22 and 24, 2024 utilizing Environmental Data Resources, Inc. (EDR), a commercially independent environmental data research service. An independent review of the database information was not conducted, and EKPC does not warrant that any such database information is correct, complete, current, or merchantable.

The following conditions may affect or limit the conclusions reached during completion of the Phase I ESA:

- Sanborn fire insurance maps and/or City Directory data for the area of the subject property were not available or not requested from EDR. This result is not unusual for rural and agricultural properties, as these resources were typically only created for urban areas. However, based on the supplemental information obtained during the investigation, this limiting condition is not likely to impact the findings of this report.

Any deviations made from the ASTM Standard Practice E 1527-21 during the preparation of this Phase I ESA are documented below in Section 11.0 *Deviations*.

2.5 USER RELIANCE

This report is presumed to be valid for a period of 180 days from the date of the executed option; however, due to the long-term nature of the current subject property option it is possible the property acquisition will not be finalized within this period of time. It is recognized that an ESA meeting or exceeding ASTM Standard Practice E 1527-21 is valid for a period of 180 days, and may be relied upon for a period of up to one year, provided the appropriate updates are conducted within this timeframe. However, due to the legally binding executed option guarantying EKPC property rights throughout the option timeframe, there is limited potential for any substantive changes on the subject property. In addition, due to the rural, undeveloped nature of the site, private ownership, and based on the existing and adjacent property usage it is unlikely that any information or findings of this report would change. Therefore, EKPC will continue to monitor the site during this time and if warranted by changes to the subject property and/or updated regulatory requirements, the Environmental Professional will update the report components (i.e., interviews, title opinion, record searches, property reconnaissance), pending final property acquisition.

3.0 PROPERTY DESCRIPTION

A description of the property and vicinity was prepared by conducting a property reconnaissance and examining several current documents and maps. These included the Deed, Legal Description, and Survey, USGS topographic maps, aerial photographs, and digital elevation maps.

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property is comprised of three parcels. Tract 2, (15.125 acres by survey), Tract 3 (185.224 acres by survey), by survey, and tract 4 (185.223 acres by survey) totaling 385.572 acres of land by survey. The subject property is located adjacent to the north and east of the existing EKPC Avon 138/345 kV Transmission Substation, which is located at 5481 Winchester Road, Lexington, KY 40509, approximately 6.0-miles east of the city of Lexington. The subject property

is centered at approximately 38.0355080°N, 84.3141350 °W (refer to Figure 1 – *Property Vicinity Map* and Figure 2 – *Property Plan*).

Tracts 2 and 3 are owned by Fayette Partners LLC and Tract 4 is owned by Gay Land Company LLC, as shown on the Final Record Plat of the Augustus Gay Property, and of record in Plat Cabinet I, Slide 241, in the Fayette County Clerk's Office. A copy of the Deed for the Subject Property, which includes a detailed survey description of the property, is included in Appendix C, and the boundaries are depicted on final record plat Figure 4 – *Boundary Survey Map*.

3.2 CURRENT USES OF THE PROPERTY

The subject property is predominantly agricultural land with several wooded fencerows, woodlots, streams, and open water ponds. There is a two-track farm lane from US Hwy 60 that runs south to north into the center of the subject property. Other than EKPC's Spurlock – Avon 345 kV transmission line bisecting the center of the property, two Kentucky Utilities (KU) transmission lines, one dilapidated barn in the southern portion of the subject property, and two small run-down sheds near the no longer extant farmstead, and just northeast of the Avon substation; no additional structures, roads, or other improvements were observed on the subject property.

3.3 CURRENT USES OF ADJOINING PROPERTIES

The area surrounding the subject property is comprised of rural residences and subdivisions, agricultural fields, and small woodlots. The subject property is bounded to the north by Interstate 64, beyond which is agricultural land and a small woodlot. The subject property is bounded to the south by one rural residence, EKPC's Avon substation, and US Hwy 60, beyond which is a rural subdivision and other rural residences. The property to the east is rural residential and agricultural land, beyond which is additional agricultural land. The property to the west includes a small woodlot, agricultural land, and rural residences, beyond which is a rural subdivision, additional rural residences, agricultural land, and KY Hwy 859 (Haley Pike).

3.4 PHYSICAL CHARACTERISTICS OF THE PROPERTY

Topography

The subject property is relatively flat and according to the contour lines on the Clintonville Kentucky, USGS 7.5 Minute Topographic Map and data provided by EDR in *The EDR Radius Map Report with GeoCheck®*, the subject property has elevations that range from approximately 985-1050 feet above mean sea level. Surface gradient within the northern portion of the site is to the west, and northeast, towards three unnamed tributaries to North Elkhorn Creek. Surface gradient for the southern portion of the site is generally to the south, towards two unnamed tributaries to Boone Creek.

Physiography

The subject property is located in east-central Fayette County, which according to The Topography of Kentucky lies on the border of the Inner and Outer Bluegrass physiographic regions. The majority of the subject property is located within the Inner Bluegrass region with only a very small portion of the eastern edge located within the Outer Bluegrass region. In this transitional area, the region is characterized as a “gently rolling limestone upland”¹. The project area is located approximately 6.0- miles east of Lexington between Interstate 64 and US Hwy 60, where the terrain is relatively flat. The land surrounding the subject property is in close proximity to the cities of Winchester and Lexington which has facilitated some suburban residential development, although there are agricultural fields and small woodlots interspersed throughout the area. Within the

¹ McGrain, P. and J. C. Currens. 1978. Topography of Kentucky. Kentucky Geological Survey, Ser. X, Special Pub. 25, University of Kentucky, Lexington, KY.

immediate vicinity of the subject project, land use is predominantly agricultural with several wooded fencerows, woodlots, streams, and open water ponds. Four open water ponds are located within the subject property. Two ponds are located in the south-central portion of the subject property just north of US Hwy 60. The third pond is located within the southwestern portion of the subject property just north of the old tobacco barn. The fourth pond is located within the northeastern portion of the subject property, just south of EKPC's Spurlock – Avon transmission line. No other streams or open water features were observed on the subject property.

Soils

The soil types at the subject property are Maury and Loradale silt loams. The Maury silt loam soil type is categorized as a Class B Hydrologic Group soil, with moderate infiltration rates and moderately coarse textures. The Loradale silt loam soil type is categorized as a Class C Hydrologic Group soil, with slow infiltration rates and moderately fine or fine textures. Additionally, Maury and Loradale silt loam soils are moderately well drained to well drained. These soil types are considered not hydric.

Groundwater

Based upon the regional topography and review of the Geologic map of the Lexington 30x60 minute quadrangle, it is probable that the groundwater flow in the northern portion of the subject property is to the west and northwest; and the groundwater flow in the southern portion of the subject property is to the south. Information regarding groundwater flow direction for a particular property can be used to assess the potential impact of adjoining contaminated properties or, should contamination exist on the property, what downgradient sites might be impacted. However, in order to substantiate actual groundwater elevations and flow directions, site specific hydrogeologic testing would be necessary. Such testing could require the installation of monitoring wells, groundwater gradient mapping, and/or the analysis of regional groundwater flow information (from deep aquifers). These comprehensive activities are beyond the scope of the Phase I ESA conducted in accordance with ASTM Standard Practice E1527-21.

4.0 SITE HISTORY

EKPC reviewed information collected from historic aerial photographs, historical topographic maps, Stantec's Archaeological Survey historical topographic maps, digital elevation model maps, and multiple Google Earth images to evaluate the history of the subject property and adjacent properties. Reasonably ascertainable historic information about the site was traced back to the 1950 aerial photograph. Copies of the historical resources are included in Appendix C.

4.1 AERIAL PHOTOGRAPHS

1950 and 1960 – These aerial photographs show the subject property as predominantly non-forested land. There are several wooded fencerows and small woodlots interspersed throughout the subject property. Three open water ponds are located in the south-central portion of the subject property and one open water pond is located in the northeastern portion of the subject property. There is a farmstead with a house and two outbuildings in the southwestern portion of the subject property. A single barn is located to the east of this farmstead; and an additional barn is located to the northwest. These buildings are all located to the north of US Hwy 60 and connected by an unimproved farm lane. Another farmstead, including a house and two outbuildings is located just north of US Hwy 60 in the south-central portion of the subject property. Just east of this farmstead, there is an unimproved lane from US Hwy 60 to the north where another single barn is located. The adjacent property to the north is agricultural land with wooded fencerows and small woodlots. The subject property is bounded to the south by US Hwy 60, beyond which is more agricultural

land and Combs Ferry Road. The property to the east appears to be a rural farmstead with an unimproved lane originating from US Hwy 60. The property to the west is additional agricultural land with a farmstead adjacent to the northwestern portion of the property.

1965 – This aerial photograph shows the subject property the same as the 1950 and 1960 aerial photographs with the exception of EKPC’s Avon substation now located just north of US Hwy 60 and adjacent to the southwest of the subject property. The subject property is bounded to the north by the newly constructed Interstate 64. In addition, several homes have been built just south of US Hwy 60 and west of Combs Ferry Road.

1984 – This aerial photograph shows the subject property the same as the 1965 aerial photograph with the exception of an expansion to EKPC’s Avon substation. The farmstead, located just north of US Hwy 60 in the south-central portion of the subject property appears to be no longer extant. The woodlots and fencerows appear to be undergoing succession and are expanding. Additional residential development has occurred to the south of US Hwy 60.

1988 – This aerial photograph shows the subject property the same as the 1984 aerial photograph with the exception of the unimproved lane and barn in the south-central portion of the subject property no longer extant. Also, the single barn in the northwestern portion of the subject property is no longer extant.

1993 and 1997 – These aerial photographs appear to show the subject property the same as the 1988 aerial photograph.

2008 – This aerial photograph shows the subject property undergoing additional succession and expansion of the fencerows and woodlots. The farmstead located to the north of US Hwy 60 in the southwestern portion of the subject property appears to be no longer extant. An unimproved driveway and residence are now located adjacent to the far southwestern portion of the subject property. Additional development has taken place south of US Hwy 60.

2012, 2016, and 2020 – These aerial photographs appear to show the property and surrounding areas very similar to current conditions.

4.2 HISTORICAL TOPOGRAPHIC MAPS

1927 – This topographic map shows the subject property as non-forested land. There are three houses located just north of US Hwy 60 in the south-central portion of the subject property. There is an additional house located in the southeastern portion of the subject property. An intermittent stream that flows south is located in the south-central portion of the subject property. The adjacent property to the north is also non-forested land, beyond which are two unimproved roads and more non-forested land. A house and unimproved road are located adjacent to the northwest of the subject property, beyond which is Haley Pike. The subject property is bounded to the south by US Hwy 60, beyond which is additional non-forested land. One home is located between the subject property and US Hwy 60 just west of Combs Ferry Pike. The subject property is bounded to the east by an unimproved road, beyond which are two homes and additional non-forested land. The property to the west is also non-forested land, beyond which is Haley Pike.

1929 – This topographic map shows the subject property the same as the 1927 topographic map with the exception of two open water ponds now visible. One is located within the south-central portion of the subject property, and the other one is located in the northwestern portion of the subject property. Additional ponds and water features are shown on adjacent properties.

1952 – This topographic map shows the subject property with several wooded areas. Two streams flowing to the west are now shown in the northwestern portion of the subject property. In addition, three more open water ponds are shown on the subject property. One pond is located within the northeastern portion of the property, and the other two ponds are located in the southern portion of the subject property. The pond in the northwestern portion of the property is no longer shown on this topographic map. There is an additional stream flowing to the south in the southeastern portion of the subject property. A transmission line running north to south is located adjacent to the western portion of the subject property, and running through a small section within the northwestern portion of the subject property. Two barns are visible on this topographic map. One is located within the northwestern portion of the subject property, and the other is located in the southeastern portion of the subject property. One of the houses along US Hwy 60, just west of Combs Ferry Pike is no longer extant. The property to the east has an improved road with several barns around an open water pond. The remaining adjacent properties appear to be the same as the 1927 topographic map.

1965 – This topographic map shows the subject property the same as the 1952 topographic map with the exception of a gas pipeline running east to west located with the northern portion of the property. In addition, the woodlot in the center of the subject property is undergoing succession and expanding, connecting what was previously two separate woodlots. The newly constructed Interstate 64 is shown on this map adjacent and to the north of the subject property. EKPC's Avon substation is located adjacent to the southwestern portions of the subject property where several transmission lines converge, including EKPC's Spurlock – Avon 345 kV transmission line which bisects the subject property, running southwest – northeast. There has been additional residential development to the south of US Hwy 60. Also, the unimproved road along the eastern portion of the subject property is no longer shown on this topographic map. The adjoining properties appear to be the same as the 1952 topographic map

1978 – This topographic map shows the subject property the same as the 1965 topographic map. However, a new subdivision is now located on the property to the west. The remaining adjoining properties appear to be the same as the 1965 topographic map

2013, 2016, 2019, and 2022 – These topographic maps do not identify structures; as such, the conditions of the subject property and adjacent properties could not be evaluated any further. However, these topographic maps show continued succession and expansion of the woodlots on the subject property.

4.3 STANTEC ARCHAEOLOGICAL SURVEY MAPS

On behalf of EKPC, Stantec conducted a Phase I Archaeological Survey of the Subject Property. According to Stantec's report, several historic maps and aerial photos in addition to county cemetery mapping were reviewed for information pertaining to the historic land use of the subject property. The maps provide detail on the subject property across a 100-year span from 1861 through the mid-1960s. The structures depicted on the series of historic maps represent those that have been demolished with deposits that remain along with a barn that is onsite today. A historic road connects the property along the east extent of the subject property and today, a separate entrance is near the center of the property. Farm equipment continues to be stored along the central road at the south extent of the subject property today. The small cemetery that was identified during this study is not shown on any of the maps reviewed during this map review.

The earliest maps of the Bluegrass Plains property include a topographic map of Fayette and several surrounding counties in the Central Bluegrass from 1861 and an atlas of Fayette and surrounding counties from 1877 (Smith Gallup & Co. 1861; D.G. Beers & Co. 1877). A review of the maps shows two of the sites identified during this study are likely affiliated with residences during this

time period. Structures associated with these locations to the north of Winchester Road (Winchester Pike) were located on the subject property during this time period.

1861 – The 1861 map affiliates the western site with “W.H. Lowe.” This map does not show a structure affiliated with the eastern site, though the text is difficult to read.

1877 – This county map shows the western site labeled as “W. Lowe” and the eastern site as “Store”. The information on these two maps suggests a store was located on the north side of Winchester Road and a continuity in ownership by W. Lowe at least between 1861 and 1877. These early maps show the sites would have been a good locale for a store at the intersection of Winchester Pike and Combs Ferry Pike. No other structures appear in the APE during this timeframe.

1891 – This map shows that ownership appears to have changed and a store is again indicated on local mapping. At least six structures are indicated on the map along with affiliations labeled “M.S.,” “Mrs. Gay,” “Store,” “M. Sullivan,” and “Mrs. Gay” moving west to east along Winchester Road. The location of the store has moved west compared to the earlier maps.

1927 – The Lexington, KY 1:48,000 quadrangle was the next map identified of the subject property. The map shows four structures at the southern portion of the subject property near Winchester Road.

1960 – This aerial photo best reveals the extent to which the subject property has been used for agriculture and gives some sense as to how the property was divided during the mid-20th century. Clearing at that time had occurred across most of the property except for small stands of trees near drainages. The historic structures and small outbuildings are visible in this image. Additional structures are visible in the image, but there is currently no evidence of these structures in the field. A barn at the south extent of the property, is extant today although largely dilapidated.

4.4 KY DIGITAL ELEVATION MODEL (DEM) MAPS

2019 – The DEM map review did not reveal anything unusual or raise any other concerns related to the subject property or the adjoining properties. See Figure 3 – *Digital Elevation Model Map (DEM Map)*.

4.5 SANBORN MAPS

Given the rural nature of the subject property, Sanborn maps were not requested through EDR.

4.6 CITY DIRECTORIES

Given the rural nature of the subject property, City Directories were not requested through EDR.

4.7 TITLE RECORDS

Title Examination for the subject property was not available for review at the time this Phase I ESA was prepared. EKPC has hired a third-party law firm to examine the title records for the subject property in the office of the Fayette County Court Clerk. Due to long term private ownership, and based on the existing and adjacent property usage, it is unlikely that any information or findings of this Phase I ESA report will change as a result of this title review. See Section 11.0 Deviations for details on EKPC’s plan to review the final Title Examination and update this report if warranted.

4.8 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The Title Examination was not available at the time this Phase I ESA was prepared. EKPC will assess the Title Examination when it becomes available and update this report with regards to

environmental liens or activity and use limitations against or relating to the subject property, as warranted, see details in Section 11.0 *Deviations*.

5.0 REGULATORY RECORDS REVIEW

EDR was contracted to conduct a search of available environmental records for the subject property and surrounding properties in accordance with ASTM Standard Practice E 1527-21. A detailed list of all databases accessed is included in the *EDR Summary Radius Map™ Report with GeoCheck®* located in Appendix B.

5.1 SUBJECT PROPERTY

EDR failed to document any environmental records for sites within the approximate minimum search distances of the subject property. The approximate minimum search distances do not only pertain to the subject property, but also to adjoining properties to help assess the likelihood of potential contamination migrating onto the subject property.

5.2 SURROUNDING PROPERTIES

EDR failed to document any environmental records for surrounding properties within the approximate minimum search distances of the subject property. In addition, no unmappable (orphan) sites were identified in the vicinity.

5.3 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES

Because neither the subject property nor any immediately adjoining properties were identified by EDR through the standard environmental record sources, there were no additional regulatory agency files and/or records reviewed for the purposes of this Phase I ESA.

Likewise, because there were no known or suspect contaminated sites identified within the area of concern surrounding the subject property, the Tier 1 Vapor Encroachment Screening conducted per ASTM E2600-10 failed to identify any potential for vapor encroachment conditions (VECs) at the subject property.

5.4 CERCLA EMERGING CONTAMINANTS

In April of 2024, the U.S. Environmental Protection Agency (EPA) finalized a critical rule to designate two widely used Per- and Polyfluoroalkyl substances (PFAS) – Perfluorooctanoic Acid (PFOA) and Perfluorooctane Sulfonate acid (PFOS) including their salts and structural isomers – as hazardous substances under CERCLA, also known as Superfund. CERCLA designation enables cost recovery and enforcement authorities to address PFOA and PFOS releases, which ensures that the polluters pay for investigations and cleanup. The rule requires entities to immediately report releases of PFOA and PFOS that meet or exceed the reportable quantity to the National Response Center, state or Tribal emergency response commission, and the local or Tribal emergency planning committee (local emergency responders). Past releases do not have to be retroactively reported.

No sampling was conducted for PFAS as part of this Phase I ESA; however, there were no known potential PFOA and/or PFOS generating facilities identified in the EDR report, and no known or suspect contaminated sites were identified within the area of concern surrounding the subject property. Therefore, PFAS represent a minimal level of environmental concern with regards to the subject property.

6.0 PROPERTY RECONNAISSANCE

The subject property reconnaissance was conducted on June 14 and 19 by Mr. Chris Carpenter and Ms. Sarah Sams, EKPC Environmental Scientists. The purpose of the reconnaissance was to review the physical use and appearance of the subject property and adjoining properties and obtain information indicating the likelihood of RECs in connection with the property. Current use(s) of the subject property likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products are often significant in the identification of a REC.

During the reconnaissance, the subject property was traversed by foot and visually inspected to obtain information on the likelihood of RECs in connection with the subject property. The wooded areas had a dense understory of bush honeysuckle and ground cover of low-growing winter creeper that hindered observation of the ground surface. No other limiting conditions were present on the subject property that prevented any areas from being inspected. Visual inspections of the adjoining properties were also made from the subject property boundaries during the site visit. Photographs of the subject property and adjoining properties are included in Appendix A. *Property Photographs*.

6.1 STRUCTURES, ROADS, AND OTHER IMPROVEMENTS

The subject property is predominantly agricultural land with several wooded fencerows, woodlots, streams, and open water ponds. There is a two-track farm lane from US Hwy 60 that runs south to north into the center of the property. Other than EKPC's Spurlock – Avon transmission line bisecting the center of the property and KU transmission lines, one dilapidated barn in the southern portion of the subject property, and two run-down sheds near the no longer extant farmsteads to the north and east of the Avon substation; no additional structures, roads, or other improvements were observed on the subject property.

6.2 MUNICIPAL SERVICES AND UTILITIES

The subject property is predominantly agricultural land, and not provided potable water, sewage disposal, electrical, or natural gas service.

6.3 SUMPS, PITS, WELLS

EKPC visually inspected the subject property for the presence of sumps, pits, surface impoundments, wells, cisterns, oil-water separators, septic tanks, grease traps, or cesspools. One possible cellar and a beehive cistern with a concrete cap were observed near the no longer extant farmsteads associated with Mr. W.H. Lowe in the south-central portion of the subject property. In addition, a cattle trough and spring head were located within the northwestern portion of the subject property. No other evidence was observed. See Figure 5 – *Environmental Review Map* for the locations of these features.

6.4 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The subject property was observed for the use, storage, treatment, and/or disposal of hazardous materials or petroleum products. No evidence was observed.

6.5 ODORS, STAINS, STRESSED VEGETATION

The subject property was inspected for evidence of spills, dumping, or other releases to the property (e.g., filled areas, graded areas, mounds, depressions, subsidence, stressed vegetation, stained soil or pavement, leachate seeps, unnaturally/discolored ponded or flowing waters, and abnormal odors). An area of stained soil was observed northeast of the Avon substation on the west side of the farm lane. There were several empty oil jugs and a tractor near this location. It appears that the farmer changed the oil in his tractor and had some spill out. No other evidence was observed.

6.6 STORAGE TANKS

The subject property was inspected for visual evidence of aboveground storage tanks (ASTs) and underground storage tanks (USTs), such as former pump islands, fill caps, and vent pipes. No evidence was observed.

6.7 DRUMS AND CONTAINERS

EKPC inspected the subject property for drums and other storage containers, having the potential to contain petroleum products or hazardous substances. Several empty oil containers and used oil filters were observed within the central portion of the subject property. A variety of farm implements including a disc, chisel plow, bush-hog, and unloading auger are currently stored just south of this wooded fencerow. Miscellaneous empty containers, buckets, and drums were observed throughout the subject property, typically along the wooded fencerows, woodlots, and in the vicinity of the historic structure locations. No other evidence was observed.

6.8 POLYCHLORINATED BIPHENYLS

The subject property was inspected for suspected PCB-containing equipment such as electrical transformers and capacitors, fluorescent light ballasts, and hydraulic equipment. Other than miscellaneous farm implements with working/sealed hydraulic cylinders, no other evidence was observed.

6.9 PER- AND POLYFLOUROALKYL SUBSTANCES (PFAS)

According to the US EPA, PFAS are manufactured chemicals that have been used in industry and consumer products since the 1940s because of their useful properties. There are thousands of different PFAS, some of which have been more widely used and studied than others. One common characteristic of concern of PFAS is that many break down very slowly and can build up in people, animals, and the environment over time. PFAS can be present in our water (public drinking water systems and private drinking water wells), soil and water at or near waste sites (landfills, disposal sites, and hazardous waste sites), air (fire extinguishing foam and manufacturing or chemical production facilities including chrome plating, electronics, and certain textile and paper manufacturers), foods and/or food packaging, as well as materials found in our homes or workplaces (household products used for stains and water repellency on carpets, upholstery, clothing and other fabrics, cleaning products, varnishes, and sealants), personal care products (certain shampoos, dental floss, and cosmetics) and biosolids (fertilizer from wastewater treatment plants used on agricultural lands which could affect ground and surface water as well as the animals that graze on the land). However, there were no known potential PFOA and/or PFOS generating facilities identified in the EDR report, and no known or suspect contaminated sites were identified within the area of concern surrounding the subject property.

SUMMARY OF PROPERTY RECONNAISSANCE

Use(s) and Conditions	Comments
Current use(s) of subject property	Agricultural and wooded land
Past use(s) of subject property	Agricultural, rural residential, and wooded land
Current use(s) of adjoining properties	Agricultural, residential, and wooded land
Past use(s) of adjoining properties	Agricultural, residential, and wooded land
Potable water supply	None observed
Sewage disposal system	None observed, although Mr. Carmickle, who has farmed the property for approximately 25 years, stated that there may be a septic tank associated with the no longer extant farmstead just northeast of the Avon substation
Aboveground or underground storage tanks	None observed
Odors	None observed
Pools of liquid	None observed
Drums	Several empty metal drums were observed throughout the subject property
Hazardous substances or petroleum products	Several empty oil jugs and used oil filters were observed throughout the subject property
Unidentified substance containers	Several empty buckets and containers were observed throughout the subject property
PCBs	Miscellaneous farm implements with working/sealed hydraulic cylinders were observed on the subject property
Interior Observations	
<i>Heating/cooling</i>	None observed
<i>Stains or corrosion</i>	None observed
<i>Drains and sumps</i>	None observed
Exterior observations	
<i>Pits, ponds, or lagoons</i>	None observed
<i>Stained soil or pavement</i>	An area of stained soil was observed just north of the old farmstead on the west side of the farm lane. There were several empty oil jugs and a tractor near this location. It appears that the farmer changed the oil in his tractor and had some spill out
<i>Stressed vegetation</i>	None observed
<i>Solid waste or fill material</i>	None observed
<i>Waste water</i>	None observed
<i>Cistern</i>	One beehive cistern was observed within the south-central portion of the subject property
<i>Wells</i>	One well was observed within the northwestern portion of the subject property
<i>Septic systems</i>	None observed, although Mr. Carmickle, who has farmed the property for approximately 25 years, stated that there may be a septic tank associated with the no longer extant farmstead just northeast of the Avon substation
See <i>Environmental Review Map</i> in Appendix B for the locations of these features.	

7.0 INTERVIEWS

Reasonable attempts to interview past and present owners and/or operators regarding the subject property and adjoining properties were made in an effort to obtain information about uses and conditions (historical and present) of the subject property.

7.1 INTERVIEW WITH PROPERTY OWNER

Tracts 2 and 3 are owned by Fayette Partners LLC – Ms. Elizabeth Freeman and Tract 4 is owned by Gay Land Company LLC – Mr. Ted Gay, as shown on the final record plat Figure 4 – *Boundary Survey Map*. Ms. Freeman and Mr. Gay, were sent a property owner interview questionnaire via email on July 16, 2024 which asked a series of questions relating to the property. These questions pertained to the subject property’s current and historical uses, environmental liens or other litigation associated with the property, past or present RECs on the subject property, and other related questions. No response was received from either Ms. Freeman or Mr. Gay. If either property owner responds with substantiative comments, this report will be updated.

During the June 19 site visit, EKPC environmental scientists had an impromptu conversation with Mr. Brad Carmickle. Mr. Carmickle has leased and farmed the subject property for approximately 25 years. According to Mr. Carmickle, there may be a septic tank associated with the no longer extant farmstead just northeast of the Avon substation. Mr. Carmickle stated that this farmstead was still standing when he started farming the property. The dilapidated barn in the south-central portion of the subject property was used for tobacco until approximately 5 years ago when severe storms tore off part of the roof and damaged the structure. Other than these observations, Mr. Carmickle stated the subject property has been in its current condition since he has been associated with this site.

7.2 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

No local government officials were interviewed for the purposes of this Phase I ESA.

7.3 OTHER INTERVIEWS

No other interviews were conducted relating to this Phase I ESA.

8.0 NON-SCOPE CONSIDERATIONS

Other possible environmental issues or conditions at the subject property that are outside the scope of the ASTM Standard Practice E 1527-21 were also examined as part of this assessment. Non-scope considerations that are not included in CERCLA’s definition of hazardous substances or do not otherwise present potential CERCLA liability can lead to contamination of a property under certain conditions and quantities. The following areas were addressed during completion of this assessment:

8.1 ASBESTOS CONTAINING MATERIALS (ACM)

One pile of asphalt shingles was observed within the south-central portion of the property near the no longer extant farmstead associated with Mr. W.H. Lowe. No other potential ACM (e.g., pipe insulation, ceiling and/or floor tiles, and roofing materials) were observed on the subject property.

8.2 RADON

Fayette County is located in Federal EPA Radon Zone 1; however, based on the current condition of the subject property and only three aboveground structures (the two run-down sheds, and the dilapidated barn), radon appears to present a low risk at the subject property.

8.3 LEAD BASED PAINT

In 1977, the U.S. Consumer Product Safety Commission banned the use of lead in household and other paints. However, there are only three structures located on the subject property, two run-down sheds and a dilapidated barn with little to no paint. Therefore, lead base paint does not present a high risk at the subject property.

8.4 WETLANDS

On behalf of EKPC, Stantec Consulting Services, Inc. (Stantec) completed a wetland and waterbody delineation survey and report for the proposed subject property. Two potential U. S. Army Corps of Engineers (USACE)-jurisdictional wetlands, totaling 0.336 acres, and eight potential USACE-jurisdictional streams, totaling 5,510.32 linear feet, were identified. The results of this survey and report were submitted to the USACE using ENG FORM 6247-Request for Jurisdictional Determination (JD) by Stantec on February 14, 2024. EKPC will review the results of the JD upon receipt and update this report as needed. EKPC will also apply a 50-foot buffer to each of these water features to ensure avoidance or all JD waters at the site. See *Figure 5 – Environmental Review Map* for the location of the stream and wetland buffers.

8.5 CULTURAL RESOURCES

On behalf of EKPC, Stantec has conducted a Phase I Archaeological Investigation of the subject property. A report detailing the results of the survey will be prepared and submitted to the Kentucky State Historic Preservation Office (SHPO) for their review and concurrence. Several historic sites associated with the no longer extant farmsteads and store were recorded. Multiple historic sites, prehistoric sites, and isolated finds were also observed within the subject property. The Weathers cemetery is located within the northwestern portion of the subject property. Stantec recommends at least a 50-foot buffer be incorporated into development plans before any ground disturbance near the cemetery.

8.6 ENDANGERED SPECIES

On behalf of EKPC, Stantec requested an official IPaC species list indicating the potential for endangered species within the project area. As a result of the information contained in the IPaC, Stantec conducted a Phase 1 habitat assessment survey within the subject property for all listed species. Additionally, Stantec conducted a Phase 2 presence/probable absence mist net survey during the summer of 2024 to determine if federally listed bat species are present or likely absent from the project area. No endangered species or critical habitat were found during the surveys and Stantec is requesting concurrence from the USFWS on its findings on behalf of EKPC for determinations on each listed species with potential to occur within the subject property.

9.0 FINDINGS

After a careful evaluation of past site uses; federal, state, and local agency records; and site inspection, no RECs, historical RECs, or controlled RECs, were identified in connection with the subject property due to current or past uses. The findings of this Phase I ESA also fail to provide any information that the subject property has been used for any activities other than agricultural or rural residential activities.

Several de minimis conditions were identified on the subject property. A small area of stained soil was observed northeast of the Avon substation and west of the farm lane, which appears to be associated with a one-time engine oil change for a tractor. EKPC has determined this release to be a small, superficial spill of oil that does not elevate to a level of significant concern. In addition, three run-down structures, a mid-20th century sedan, a push mower, appliances, numerous tires, and several garbage piles with multiple, unidentified containers and refuse were observed within

fencerows and near historic structure locations on the subject property. We have determined these items to be de minimis conditions because they generally do not present a threat to human health or the environment and they would not likely be the subject of an enforcement action if brought to the attention of the appropriate government agencies. Additionally, for the oil-stained soil and some of the empty drums and containers identified on the property, the total volume may not have even exceed the reportable quantity. See *Figure 5 – Environmental Review Map* for the location of these features.

Historical research indicates that four homesteads were previously located on the subject property. These are evidenced on historic mapping and in the field by a beehive cistern and possible cellar at three sites located within the south-central portion of the subject property. Also, a small well (spring head) and cattle trough are located in the northwestern portion of the subject property. EKPC recommends these areas be mapped and flagged prior to site development for the safety of workers during construction activities.

The Weathers cemetery is located within the northwestern portion of the subject property. A 50-foot buffer has been incorporated into development plans, and there would be no ground disturbance near the cemetery. EKPC also recommends this area be mapped and flagged prior to site development to ensure avoidance of the cemetery.

During the completion of this Phase I ESA, no significant data gaps were encountered. A data gap in a Phase I ESA report represents a lack of or inability to obtain required information and may result from incompleteness in any of the activities required by the ASTM Standard Practice E1527-21. Data gaps may affect the environmental professional's ability to identify RECs in connection with the property. In general, minor data gaps are not inherently significant and may not hinder the environmental professional's ability to render an opinion regarding potential environmental conditions associated with the subject property.

10.0 OPINIONS AND CONCLUSIONS

No RECs, historical RECs, or controlled RECs were identified as a result of this Phase I ESA. Therefore, it is our professional judgment that no further investigation into the subject property regarding hazardous substances or petroleum products is warranted.

As a best management practice, we recommend that EKPC excavate the soil surrounding the engine oil change location to a depth where oil is no longer detected and dispose of the contaminated soil in an appropriate waste management facility. As a part of initial site development, we also recommend that the documented non-regulated waste be removed from the subject property and be disposed of in an appropriate waste management facility. These recommendations are not a regulatory requirement, but may serve to prevent or mitigate future safety, liability, and environmental concerns and costs associated with the identified oil change location, garbage piles, and historic structure locations.

EKPC recommends the cistern, possible cellar, small well, and cattle trough be mapped and flagged prior to site development for the safety of workers during construction activities. In addition, the Weathers cemetery would be buffered by 50-feet to ensure avoidance of site impacts.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-21 for the proposed Bluegrass Plains Solar Generating Facility property. Any exceptions to, or deletions from, this practice are described below in Section 11.0 *Deviations*

of this report. This assessment has revealed no evidence of RECs in connection with the subject property.

11.0 DEVIATIONS

EKPC will be obtaining a Title Examination for the subject property prior to acquisition, with the results of this search anticipated within next few weeks. EKPC has hired a third-party law firm to examine the title records for the subject property in the office of the Fayette County Court Clerk. Due to long term private ownership, and based on the interviews and existing and adjacent property usage, it is unlikely that any information or findings of this Phase I ESA report will change as a result of this title review. Upon receipt of the Title Examination, if any liens or property limitations are identified, the information in this report will be updated.

There were no additional deviations made from the ASTM Standard Practice E 1527-21 for the preparation of this Phase I ESA for the proposed Bluegrass Plains Solar Generating Facility property.

12.0 REFERENCES

Environmental Data Resources, Inc. May 22, 2024. The EDR Radius Map™ Report with GeoCheck®, Bluegrass Plains, 5481 Winchester Road Lexington, KY 40516. Inquiry Number: 7660515.2s

Environmental Data Resources, Inc. May 24, 2024. The EDR Aerial Photo Decade Package, Bluegrass Plains, 5481 Winchester Road Lexington, KY 40516. Inquiry Number: 7660515.6

Environmental Data Resources, Inc. May 22, 2024. EDR Historical Topo Map Report with QuadMatch™, Bluegrass Plains, 5481 Winchester Road Lexington, KY 40516. Inquiry Number: 7660515.5

McGrain, P. and J. C. Currens. 1978. Topography of Kentucky. Kentucky Geological Survey, Ser. X, Special Pub. 25, University of Kentucky, Lexington, KY.

13.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



William A. Sharp, P.G.



Joshua R. Young

7/31/23

Date

7/31/23

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S)

Mr. Bill Sharp is a licensed Professional Geologist who possesses sufficient specific education, training, and expertise in the performance of all appropriate inquiry for the purpose of environmental site assessments. Mr. Sharp has been performing environmental analyses, investigations, and remediation for the past 20 years and has a comprehensive understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions. Mr. Sharp’s experience and training qualify him to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases to the property, sufficient to meet the objectives of the ASTM Standard Practice E1527-21.

Mr. Josh Young is an Environmental Professional who possesses sufficient specific education, training, and expertise in the performance of all appropriate inquiry for the purpose of environmental site assessments. Mr. Young has been performing environmental analyses and investigations for the past 20 years and has a comprehensive understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions. Mr. Young’s past experience and training qualify him to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases to the property, sufficient to meet the objectives of the ASTM Standard Practice E 1527-21.

FIGURES

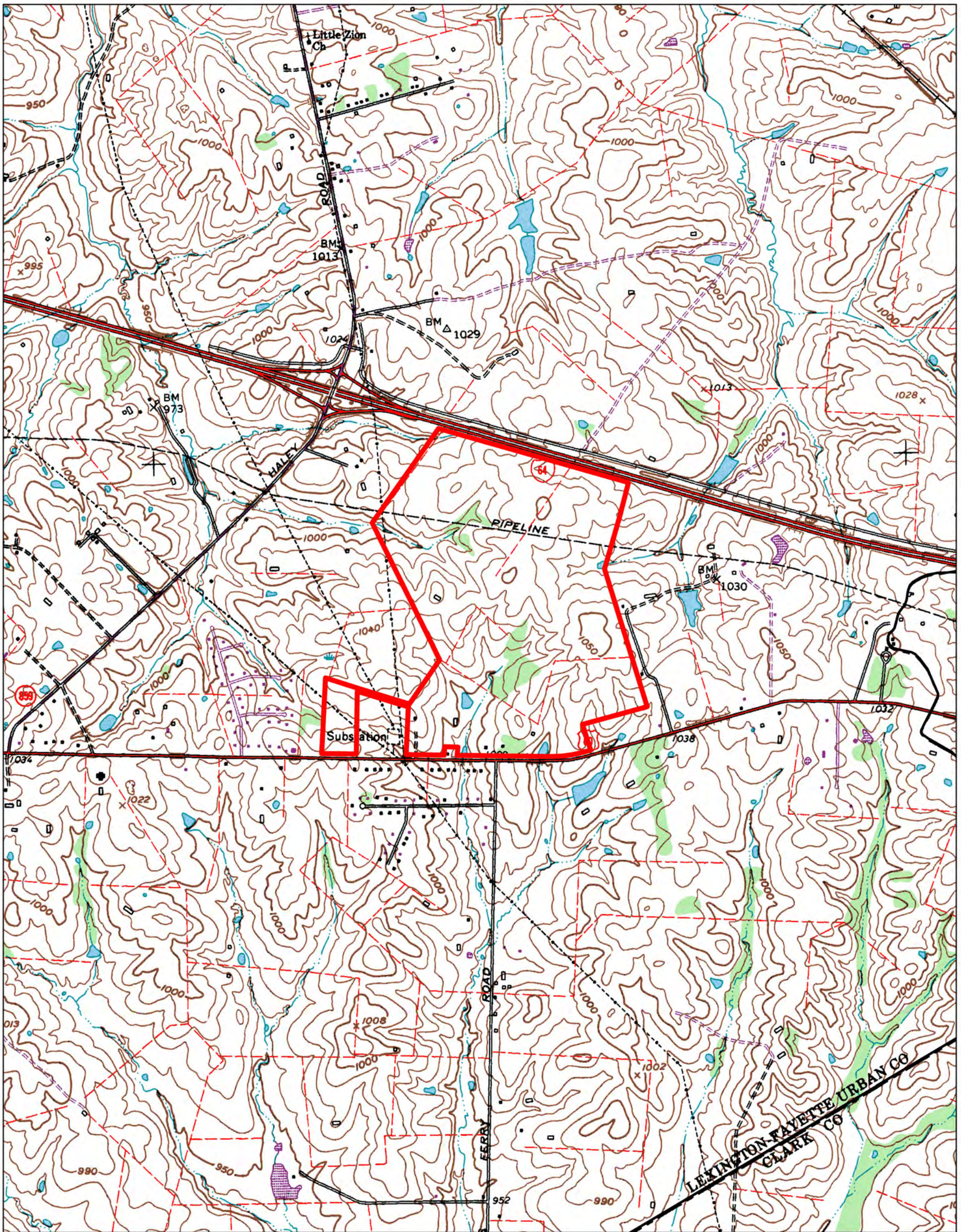
FIGURE 1 – Property Vicinity Map

FIGURE 2 – Site Plan

FIGURE 3 – Digital Elevation Model Map

FIGURE 4 – Boundary Survey Map

FIGURE 5 – Environmental Review Map



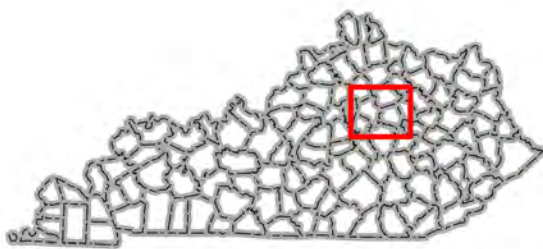
Bluegrass Plains Solar Generating Facility

Figure 1
Property Vicinity Map

 Subject Property



0 0.15 0.3 0.6 Miles







**Bluegrass Plains Solar
Generating Facility**

Figure 3
Digital Elevation Model Map

 Subject Property

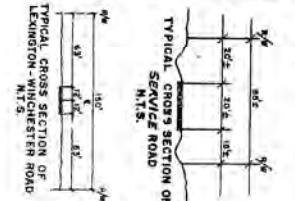


0 375 750 1,500 Feet



Figure 4 - Boundary Survey Map

9101052

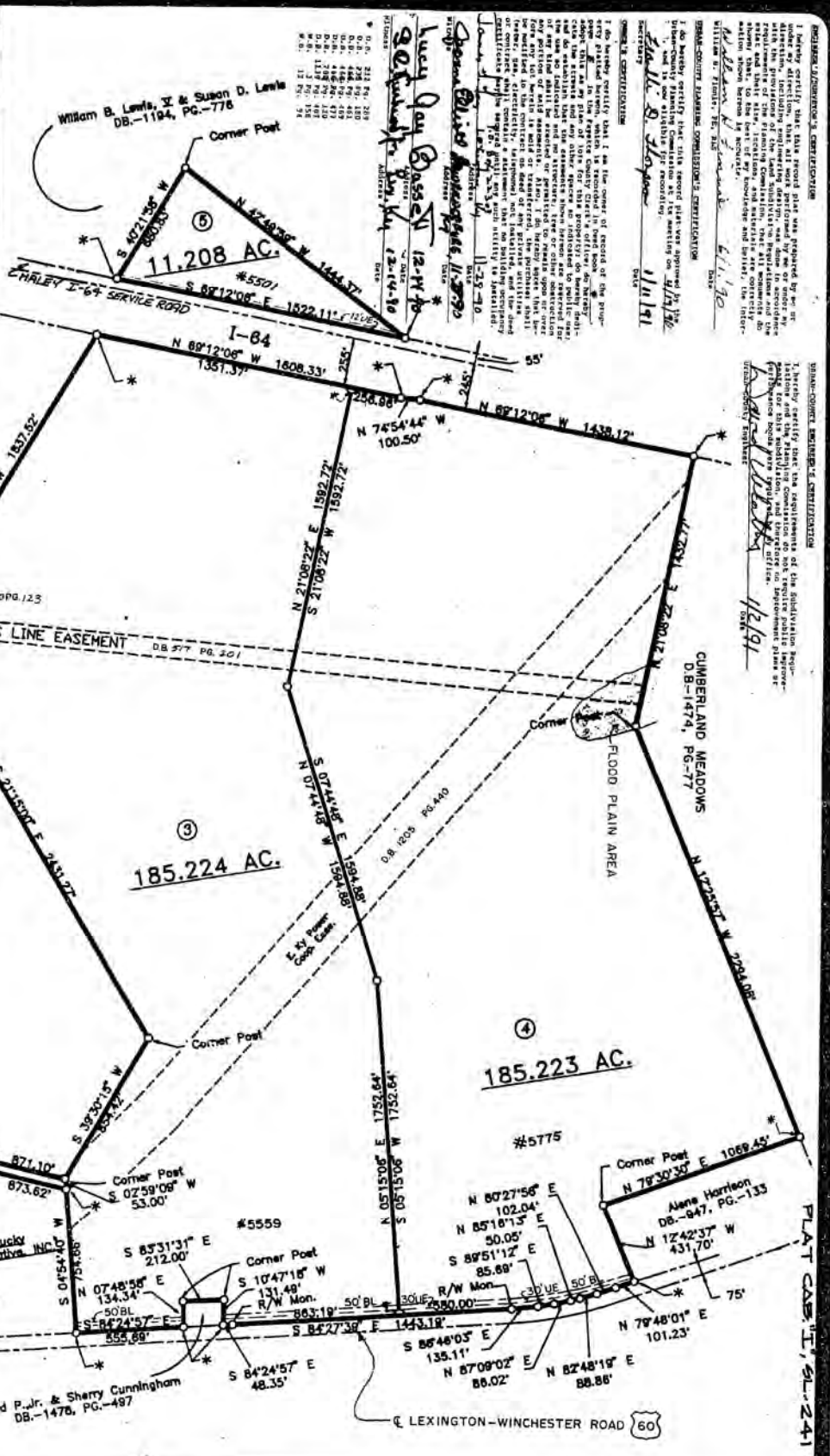


Fannie Haley Evans
DB-574, PG-16
Div. of Lands Book-2, Pg.-123

NOTES:
1. No residential building shall be allowed within flood plain, as shown on the Flood Plain Map, as shown on the Flood Plain Map, as shown on the Flood Plain Map.
2. No residential building shall be allowed within flood plain, as shown on the Flood Plain Map, as shown on the Flood Plain Map, as shown on the Flood Plain Map.
3. This report indicates the location of the monumentation.

Fannie Haley Evans
DB-574, PG-16
Div. of Lands Book-2, Pg.-123

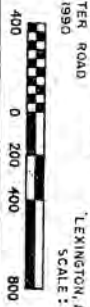
Richard P., Jr. & Sherry Cunningham
DB-1476, PG.-497



STATE OF KENTUCKY, COMMISSIONER OF LANDS
I, Surveyor, certify that this record plat was prepared by me or my assistants, including measurements performed by me or under my supervision, in accordance with the laws of this State, and that the same are correct and reliable for recording.
Date: 11/19/91
Signature: [Signature]

STATE OF KENTUCKY, COMMISSIONER OF LANDS
I, Surveyor, certify that the requirements of the subdivision laws of this State have been complied with, and that the same are correct and reliable for recording.
Date: 11/21/91
Signature: [Signature]

FINAL RECORD PLAT
OF THE
AUGUSTUS GAY PROPERTY
5559 WINCHESTER ROAD
LEXINGTON, KENTUCKY
SCALE: 1" = 400'



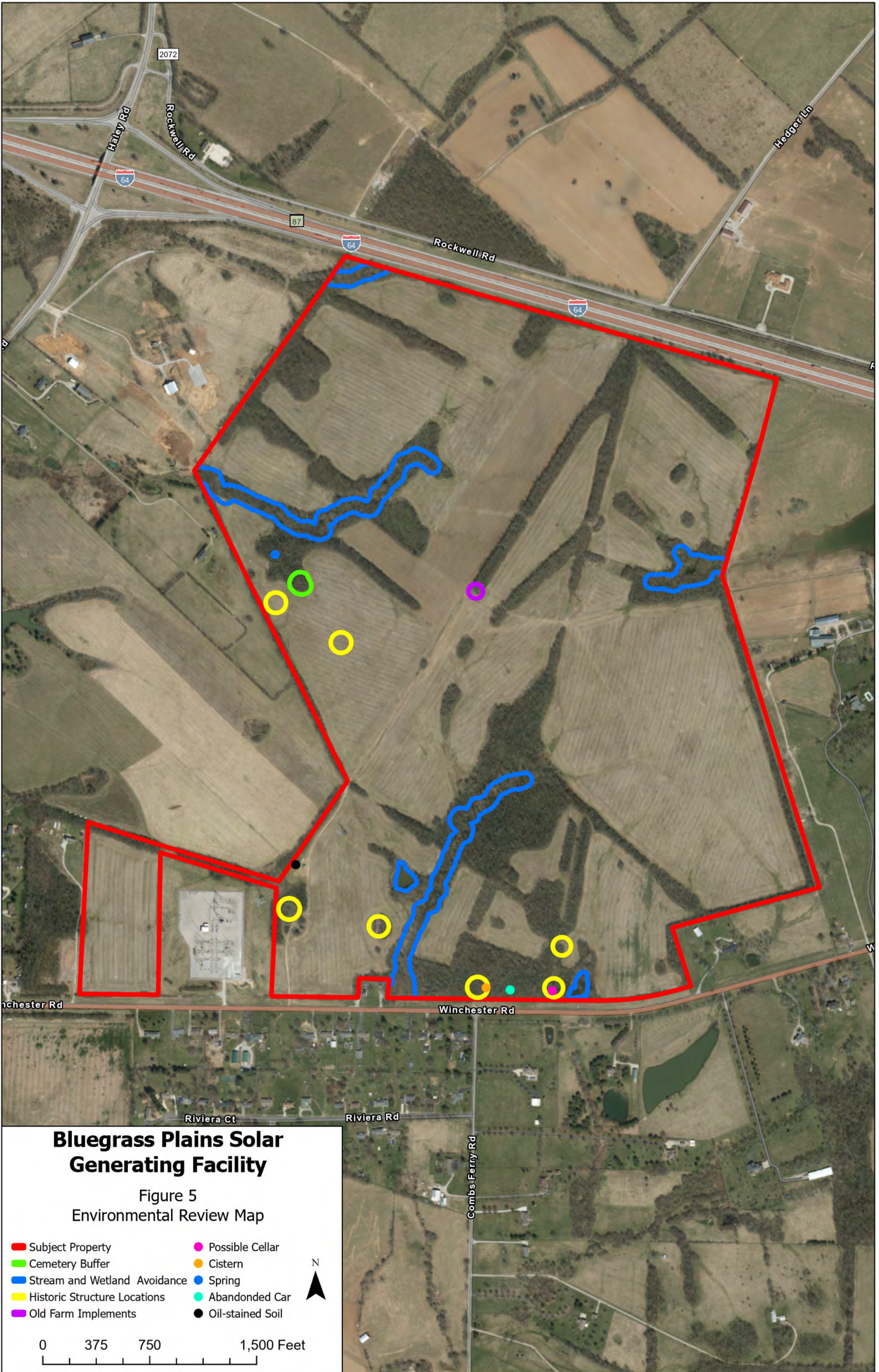
WILLIAM H. FINNIE & ASSOCIATES

CONSULTING CIVIL ENGINEERS

LAND SURVEYORS

P.O. BOX 1839 • 180 MARKET STREET • LEXINGTON • KENTUCKY 40503 • 608-252-4928

Application Exhibit 3 - Attachment PB.3
Page 05 of 09



Bluegrass Plains Solar Generating Facility

Figure 5
Environmental Review Map

- Subject Property
- Cemetery Buffer
- Stream and Wetland Avoidance
- Historic Structure Locations
- Old Farm Implements
- Possible Cellar
- Cistern
- Spring
- Abandoned Car
- Oil-stained Soil



0 375 750 1,500 Feet

APPENDICES

APPENDIX A. SUBJECT PROPERTY PHOTOGRAPHS



Photograph 1. View north across the subject property



Photograph 2. View south across the subject property



Photograph 3. View east across the subject property



Photograph 4. View west across the subject property



Photograph 5. View of adjacent property to the north containing Interstate 64



Photograph 6. View of adjacent property to the south



Photograph 7. View of adjacent property to the east



Photograph 8. View of adjacent property to the west



Photograph 9. View of EKPC's Avon substation



Photograph 10. View of EKPC's Spurlock – Avon 345 kV transmission line



Photograph 11. Dilapidated barn in south-central portion of subject property



Photograph 12. Open water pond just north of the dilapidated barn



Photograph 13. View of oil-stained soil northeast of the substation and west of the farm lane



Photograph 14. View of engine oil and tractor adjacent to the oil-stained soil



Photograph 15: Farm implement storage



Photograph 16: Used oil filter and trash



Photograph 17: Empty 55-gallon barrel



Photograph 18: Old refrigerator



Photograph 19: Old stove



Photograph 20: Empty 55-gallon barrel



Photograph 21: Garbage dump



Photograph 22: Run-down shed 1



Photograph 23: Run-down shed 2



Photograph 24: Tire pile



Photograph 25: Mid-20th century sedan



Photograph 26: Possible cellar



Photograph 27: Beehive cistern



Photograph 28: Spring



Photograph 29: Cattle Trough



Photograph 30: Weathers Cemetery

APPENDIX B. REGULATORY RECORDS DOCUMENTATION

EDR Summary Radius Map Report

Bluegrass Plains

5481 Winchester Road
Lexington, KY 40516

Inquiry Number: 7660515.2s
May 22, 2024

EDR Summary Radius Map Report



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

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

5481 WINCHESTER ROAD
LEXINGTON, KY 40516

COORDINATES

Latitude (North): 38.0355080 - 38° 2' 7.82"
Longitude (West): 84.3141350 - 84° 18' 50.88"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 735724.9
UTM Y (Meters): 4212954.5
Elevation: 1037 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20200531
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
5481 WINCHESTER ROAD
LEXINGTON, KY 40516

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
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NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

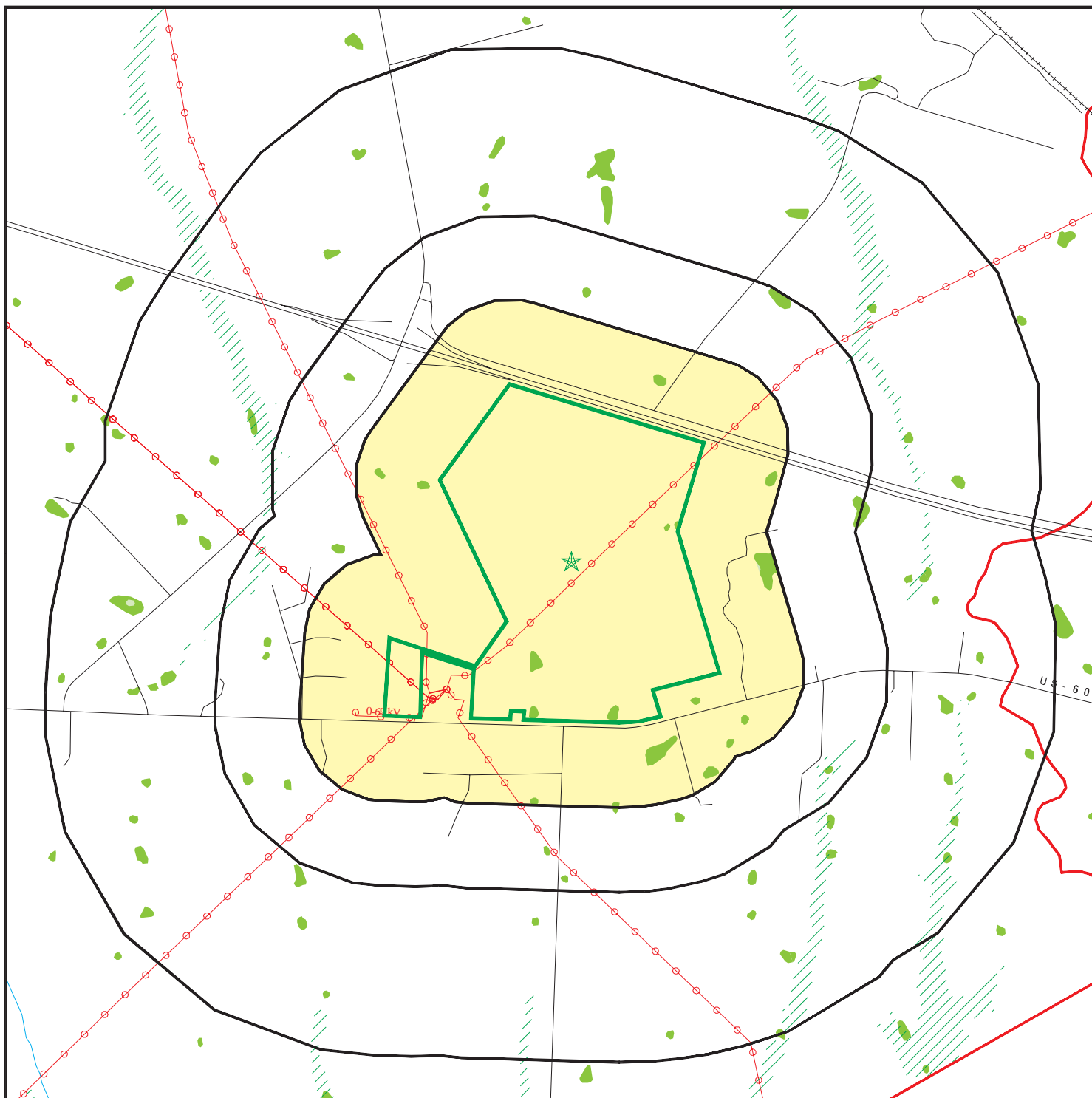
Count: 0 records.







ORPHAN SUMMARY








City	EDR ID	Site Name	Site Address	Zip	Database(s)
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NO SITES FOUND

OVERVIEW MAP - 7660515.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  County Boundary
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

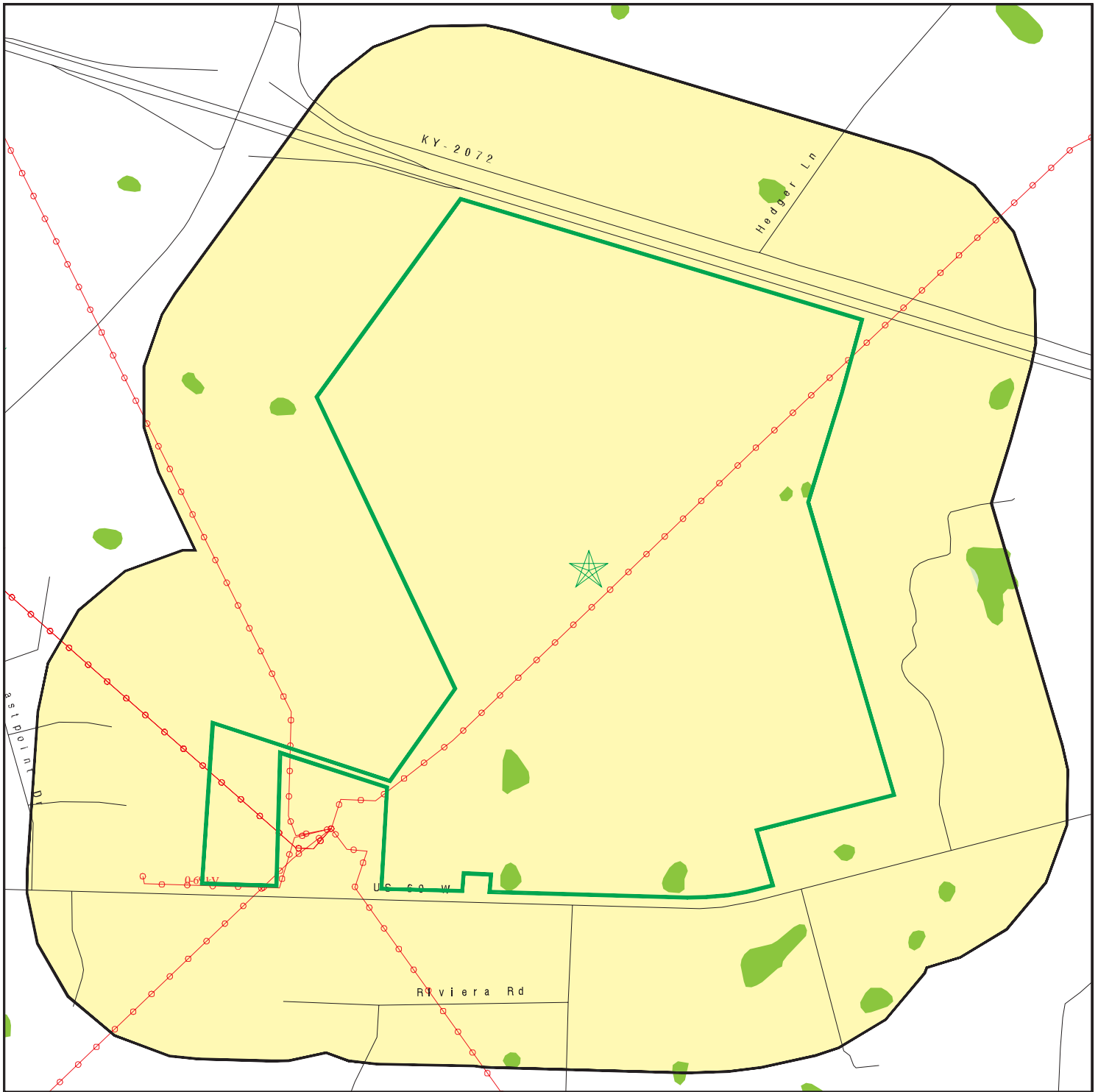















This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Bluegrass Plains
 ADDRESS: 5481 Winchester Road
 Lexington KY 40516
 LAT/LONG: 38.035508 / 84.314135

CLIENT: East Kentucky Power Coop.
 CONTACT: Chris Carpenter
 INQUIRY #: 7660515.2s
 DATE: May 22, 2024 6:17 pm

DETAIL MAP - 7660515.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Bluegrass Plains
 ADDRESS: 5481 Winchester Road
 Lexington KY 40516
 LAT/LONG: 38.035508 / 84.314135

CLIENT: East Kentucky Power Coop.
 CONTACT: Chris Carpenter
 INQUIRY #: 7660515.2s
 DATE: May 22, 2024 6:19 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
PSTEAF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SB193	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	0	NR	NR	0
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
- Totals --		0	0	0	0	0	0	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO SITES FOUND

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
KY	AIRS	Permitted Airs Facility Listing	Department of Environmental Protection	02/14/2024	02/15/2024	05/06/2024
KY	ASBESTOS	Asbestos Notification Listing	Department of Environmental Protection	01/25/2024	01/26/2024	04/16/2024
KY	AST	Above Ground Storage Tanks	Office of State Fire Marshal	02/22/2024	02/28/2024	05/16/2024
KY	BROWNFIELDS	Kentucky Brownfield Inventory	Division of Compliance Assistance	02/06/2024	02/27/2024	05/16/2024
KY	CDL	Clandestine Drug Lab Location Listing	Department of Environmental Protection	11/21/2023	11/29/2023	12/05/2023
KY	COAL ASH	Coal Ash Disposal Sites	Department of Environmental Protection	12/15/2023	01/23/2024	04/09/2024
KY	DRYCLEANERS	Drycleaner Listing	Department of Environmental Protection	02/14/2024	02/15/2024	05/06/2024
KY	ENG CONTROLS	Engineering Controls Site Listing	Department of Environmental Protection	11/28/2023	11/29/2023	12/05/2023
KY	FIN ASSURANCE 1	Financial Assurance Information Listing	Department of Environmental Protection	02/14/2024	02/14/2024	05/06/2024
KY	FIN ASSURANCE 2	Financial Assurance Information Listing	Department of Environmental Protection	05/14/2014	06/06/2014	06/24/2014
KY	FIN ASSURANCE 3	Financial Assurance Information Listing	Department of Environmental Protection	02/13/2024	02/14/2024	05/06/2024
KY	HIST LF	Historical Landfills	Department of Environmental Protection	05/01/2003	03/30/2006	05/01/2006
KY	INST CONTROL	State Superfund Database	Department of Environmental Protection	11/28/2023	11/29/2023	12/05/2023
KY	LEAD	Environmental Lead Program Report Tracking Database	Department of Public Health	01/27/2017	02/02/2017	08/21/2017
KY	NPDES	Permitted Facility Listing	Department of Environmental Protection	02/13/2024	02/14/2024	05/06/2024
KY	PFAS	PFAS Detections Site Listing	Department of Environmental Protection	03/06/2023	03/09/2023	05/26/2023
KY	PSTEAF	Facility Ranking List	Department of Environmental Protection	12/01/2023	01/04/2024	03/25/2024
KY	RGA HWS	Recovered Government Archive State Hazardous Waste Facilities	Department of Environmental Protection	07/01/2013	01/03/2014	01/03/2014
KY	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Protection		07/01/2013	01/15/2014
KY	SB193	SB193 Branch Site Inventory List	Department of Environmental Protection	09/05/2006	09/13/2006	10/18/2006
KY	SHWS	State Leads List	Department of Environmental Protection	11/27/2023	11/29/2023	12/05/2023
KY	SPILLS	State spills	DEP, Emergency Response	01/31/2024	02/01/2024	04/23/2024
KY	SWF/LF	Solid Waste Facilities List	Department of Environmental Protection	03/06/2024	03/07/2024	04/09/2024
KY	SWRCY	Recycling Facilities	Department of Environmental Protection	09/11/2023	10/10/2023	01/03/2024
KY	UIC	UIC Information	Kentucky Geological Survey	09/28/2023	10/10/2023	01/02/2024
KY	UST	Underground Storage Tank Database	Department of Environmental Protection	02/02/2024	02/21/2024	05/10/2024
KY	VCP	Voluntary Cleanup Program Sites	Department of Environmental Protection	01/09/2024	01/11/2024	01/12/2024
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	11/28/2023	11/29/2023	12/11/2023
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	12/31/2023	01/03/2024	01/16/2024
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2021	03/09/2023	03/20/2023
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2022	11/27/2023	02/22/2024
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2023	01/11/2024	01/16/2024
US	CORRACTS	Corrective Action Report	EPA	12/04/2023	12/06/2023	12/12/2023
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	02/29/2024	03/01/2024	03/27/2024
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	12/17/2023	12/28/2023	03/04/2024
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA Watch List	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/12/2023	12/13/2023	02/28/2024

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	12/20/2023	12/20/2023	01/24/2024
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	11/16/2023	11/16/2023	02/13/2024
US	FINDS	Facility Index System/Facility Registry System	EPA	11/03/2023	11/08/2023	11/20/2023
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	Hazardous Materials Information Reporting System	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/30/2024	02/13/2024	04/04/2024
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/12/2024	02/13/2024	04/04/2024
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/12/2023	12/13/2023	02/28/2024
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/04/2023	01/17/2024	03/13/2024
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/25/2023	01/17/2024	03/13/2024
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/17/2023	01/17/2024	03/13/2024
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/24/2023	01/17/2024	03/13/2024
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	02/29/2024	03/01/2024	03/27/2024
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/29/2024	03/01/2024	03/27/2024
US	LUCIS	Land Use Control Information System	Department of the Navy	02/14/2024	02/16/2024	04/04/2024
US	MINES MRDS	Mineral Resources Data System	USGS	08/23/2022	11/22/2022	02/28/2023
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	01/02/2024	01/03/2024	01/04/2024
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	01/02/2024	01/16/2024	03/13/2024
US	NPL	National Priority List	EPA	02/29/2024	03/01/2024	03/27/2024
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	03/20/2023	04/04/2023	06/09/2023
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	12/16/2016	01/06/2017	03/10/2017

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PRP	Potentially Responsible Parties	EPA	09/19/2023	10/03/2023	10/19/2023
US	Proposed NPL	Proposed National Priority List Sites	EPA	02/29/2024	03/01/2024	03/27/2024
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RMP	Risk Management Plans	Environmental Protection Agency	02/01/2024	02/08/2024	04/04/2024
US	ROD	Records Of Decision	EPA	02/29/2024	03/01/2024	03/27/2024
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	01/29/2024	02/01/2024	02/22/2024
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	01/29/2024	02/01/2024	02/22/2024
US	SSTS	Section 7 Tracking Systems	EPA	01/16/2024	01/17/2024	03/27/2024
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2022	11/13/2023	02/07/2024
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	03/11/2024	03/12/2024	05/10/2024
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	12/31/2023	02/21/2024	04/04/2024
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/13/2024	02/21/2024	04/04/2024
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/11/2023	12/13/2023	02/28/2024
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	12/31/2023	02/21/2024	04/04/2024
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	02/13/2024	02/21/2024	04/04/2024
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/05/2024	02/21/2024	04/04/2024
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	01/07/2022	02/24/2023	05/17/2023
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UST FINDER	UST Finder Database	Environmental Protection Agency	06/08/2023	10/04/2023	01/18/2024
US	UST FINDER RELEASE	UST Finder Releases Database	Environmental Protecton Agency	06/08/2023	10/31/2023	01/18/2024
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/06/2023	09/13/2023	12/11/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	02/05/2024	02/06/2024	04/25/2024
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	12/31/2019	11/30/2023	12/01/2023
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
KY	Daycare Centers	Sensitive Receptor: Certified Child Care Homes	Cabinet for Families & Children			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
KY	State Wetlands	Wetland Inventory	Environmental & Public Protection Cabinet			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BLUEGRASS PLAINS
5481 WINCHESTER ROAD
LEXINGTON, KY 40516

TARGET PROPERTY COORDINATES

Latitude (North):	38.035508 - 38° 2' 7.83"
Longitude (West):	84.314135 - 84° 18' 50.89"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	735724.9
UTM Y (Meters):	4212954.5
Elevation:	1037 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50024078 CLINTONVILLE, KY
Version Date:	2022

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

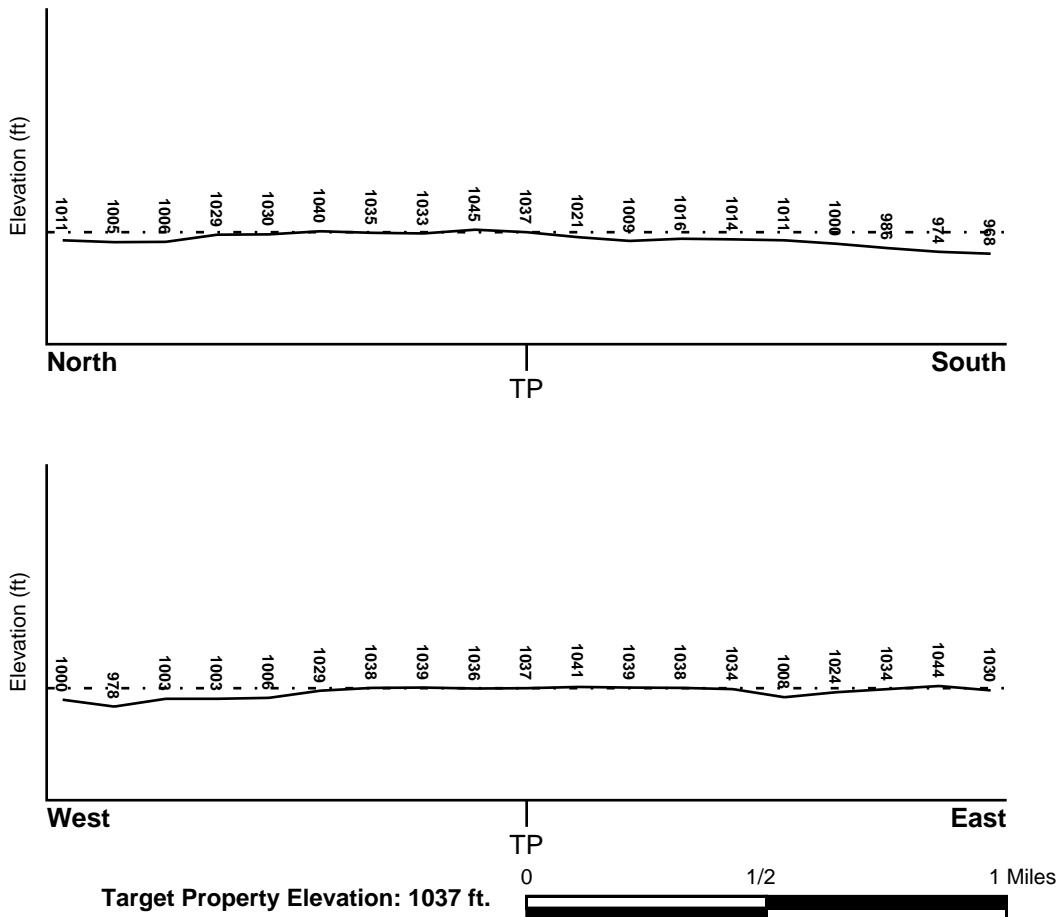
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
21017C0275C	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
Not Reported	

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
CLINTONVILLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

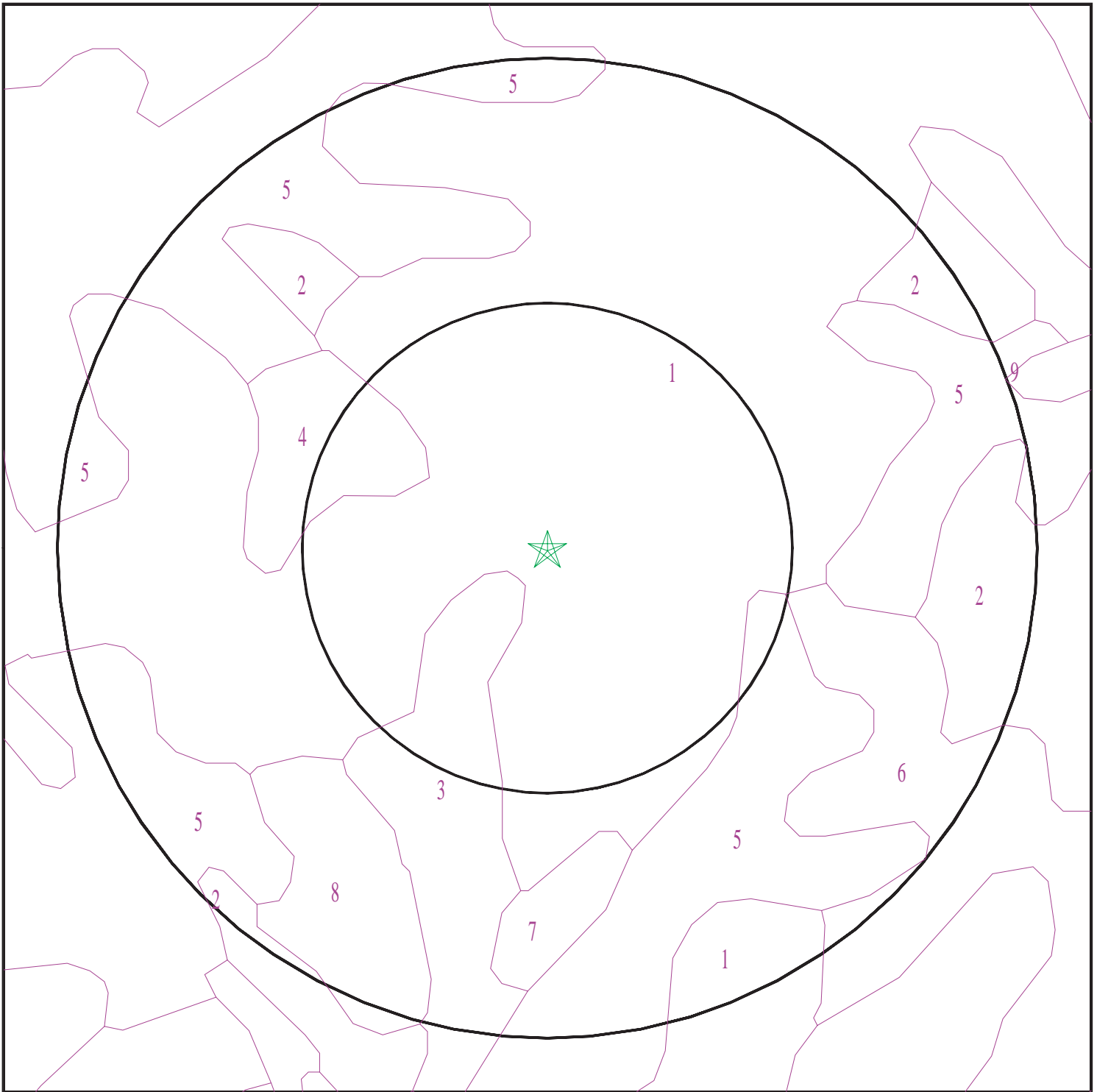
Era:	Paleozoic
System:	Ordovician
Series:	Upper Ordovician (Cincinnatian)
Code:	O3 (<i>decoded above as Era, System & Series</i>)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7660515.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Bluegrass Plains
ADDRESS: 5481 Winchester Road
Lexington KY 40516
LAT/LONG: 38.035508 / 84.314135

CLIENT: East Kentucky Power Coop.
CONTACT: Chris Carpenter
INQUIRY #: 7660515.2s
DATE: May 22, 2024 6:19 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Maury

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5
2	16 inches	29 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5
3	29 inches	42 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	42 inches	74 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 2

Soil Component Name: Lowell

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 135 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	silt loam	Not reported	Not reported	Max: Min:	Max: Min:
2	11 inches	22 inches	silty clay loam	Not reported	Not reported	Max: Min:	Max: Min:
3	22 inches	53 inches	silty clay	Not reported	Not reported	Max: Min:	Max: Min:
4	53 inches	57 inches	unweathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: Maury

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5
2	16 inches	29 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5
3	29 inches	42 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5
4	42 inches	74 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: Loradale

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 183 inches

Depth to Watertable Min: > 137 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:
2	11 inches	33 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:
3	33 inches	72 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:
4	72 inches	75 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 5

Soil Component Name: Lowell

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 135 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	11 inches	22 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	22 inches	53 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
4	53 inches	57 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 6

Soil Component Name: Loradale

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 183 inches

Depth to Watertable Min: > 137 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:
2	11 inches	33 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:
3	33 inches	72 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:
4	72 inches	75 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 7

Soil Component Name: Donerail

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 64 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 1.4 Min: 0.42	Max: 7.8 Min: 5.6
2	11 inches	16 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 1.4 Min: 0.42	Max: 7.8 Min: 5.6
3	16 inches	37 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 1.4 Min: 0.42	Max: 7.8 Min: 5.6
4	37 inches	72 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 1.4 Min: 0.42	Max: 7.8 Min: 5.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 8

Soil Component Name: Maury

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5
2	16 inches	29 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5
3	29 inches	42 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5
4	42 inches	74 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 9

Soil Component Name: Newark

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 7.8 Min: 5.6
2	9 inches	31 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 7.8 Min: 5.6
3	31 inches	59 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 7.8 Min: 5.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

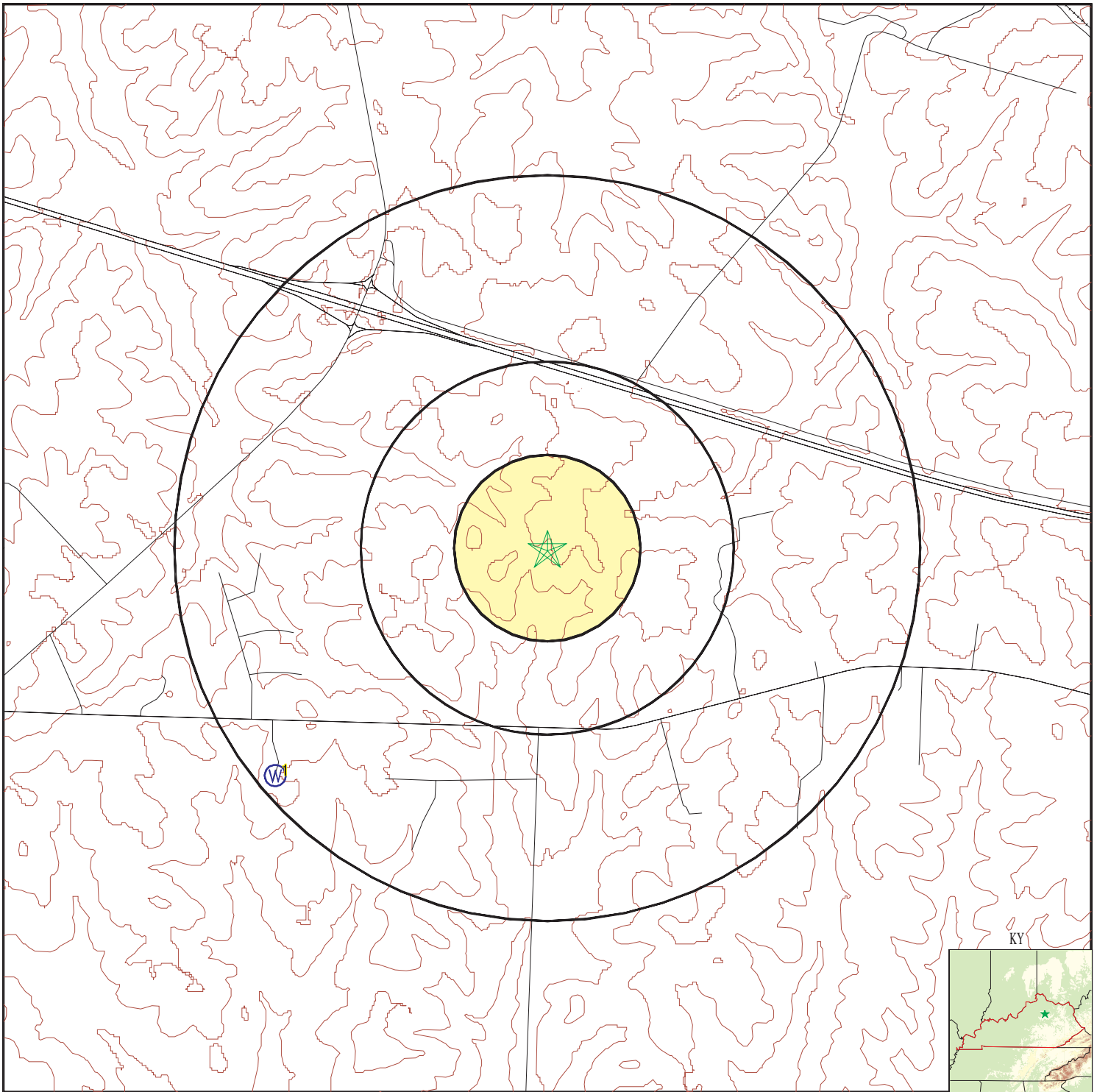
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		








Note: PWS System location is not always the same as well location.





STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	KY7000000005564	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 7660515.2s



-  County Boundary
-  Major Roads
-  Contour Lines
-  Earthquake epicenter, Richter 5 or greater
-  Water Wells
-  Public Water Supply Wells
-  Cluster of Multiple Icons

-  Groundwater Flow Direction
-  Indeterminate Groundwater Flow at Location
-  Groundwater Flow Varies at Location
-  Oil, gas or related wells

SITE NAME: Bluegrass Plains
 ADDRESS: 5481 Winchester Road
 Lexington KY 40516
 LAT/LONG: 38.035508 / 84.314135

CLIENT: East Kentucky Power Coop.
 CONTACT: Chris Carpenter
 INQUIRY #: 7660515.2s
 DATE: May 22, 2024 6:19 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

1
SW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

KY WELLS

KY7000000005564

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: KY Radon

Radon Test Results

Zip	Test Date	Test Result
40516	3/16/2003	3.10
40516	7/23/2003	5.70
40516	7/23/2003	2.60
40516	8/7/2003	6.90
40516	1/14/2002	2.00
40516	1/14/2002	2.00
40516	5/17/2002	2.20
40516	7/7/2002	0.20
40516	7/14/2002	11.00
40516	8/1/2002	4.30
40516	8/23/2002	6.80
40516	8/23/2002	5.00
40516	8/23/2002	4.90
40516	3/10/2003	3.20
40516	2/24/2003	0.60

Federal EPA Radon Zone for FAYETTE County: 1

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for FAYETTE COUNTY, KY

Number of sites tested: 26

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	4.946 pCi/L	58%	42%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	7.176 pCi/L	48%	48%	4%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Environmental & Public Protection Cabinet

Telephone: 502-564-6736

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Kentucky Water Well Records Database

Source: Kentucky Geological Survey

Telephone: 859-257-5500

Water Wells in Kentucky. Data from the Kentucky Ground Water Data Repository.

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Locations

Source: Kentucky Geological Survey

Telephone: 859-257-5500

Oil and gas well locations in the state of Kentucky

RADON

State Database: KY Radon

Source: Department of Public Health

Telephone: 502-564-4856

Radon Test Results

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX C. HISTORICAL RESEARCH DOCUMENTATION

EDR Aerial Photo Decade Package

EDR Historical Topo Map Report

Stantec's Archaeological Survey Maps

Subject Property Deed and Title Opinion



Bluegrass Plains

5481 Winchester Road

Lexington, KY 40516

Inquiry Number: 7660515.6

May 24, 2024

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

05/24/24

Site Name:

Bluegrass Plains
5481 Winchester Road
Lexington, KY 40516
EDR Inquiry # 7660515.6

Client Name:

East Kentucky Power Coop.
4775 Lexington Road
Winchester, KY 40391
Contact: Chris Carpenter



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2020	1"=750'	Flight Year: 2020	USDA/NAIP
2016	1"=750'	Flight Year: 2016	USDA/NAIP
2012	1"=750'	Flight Year: 2012	USDA/NAIP
2008	1"=750'	Flight Year: 2008	USDA/NAIP
1997	1"=750'	Flight Date: March 12, 1997	USGS
1993	1"=750'	Acquisition Date: April 18, 1993	USGS/DOQQ
1988	1"=750'	Flight Date: April 08, 1988	USGS
1984	1"=750'	Flight Date: April 07, 1984	USDA
1965	1"=750'	Flight Date: February 15, 1965	USGS
1960	1"=750'	Flight Date: January 09, 1960	USGS
1950	1"=750'	Flight Date: June 10, 1950	USGS

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Target Property

INQUIRY #: 7660515.6

YEAR: 2020

— = 750'





Target Property

INQUIRY #: 7660515.6

YEAR: 2016

— = 750'





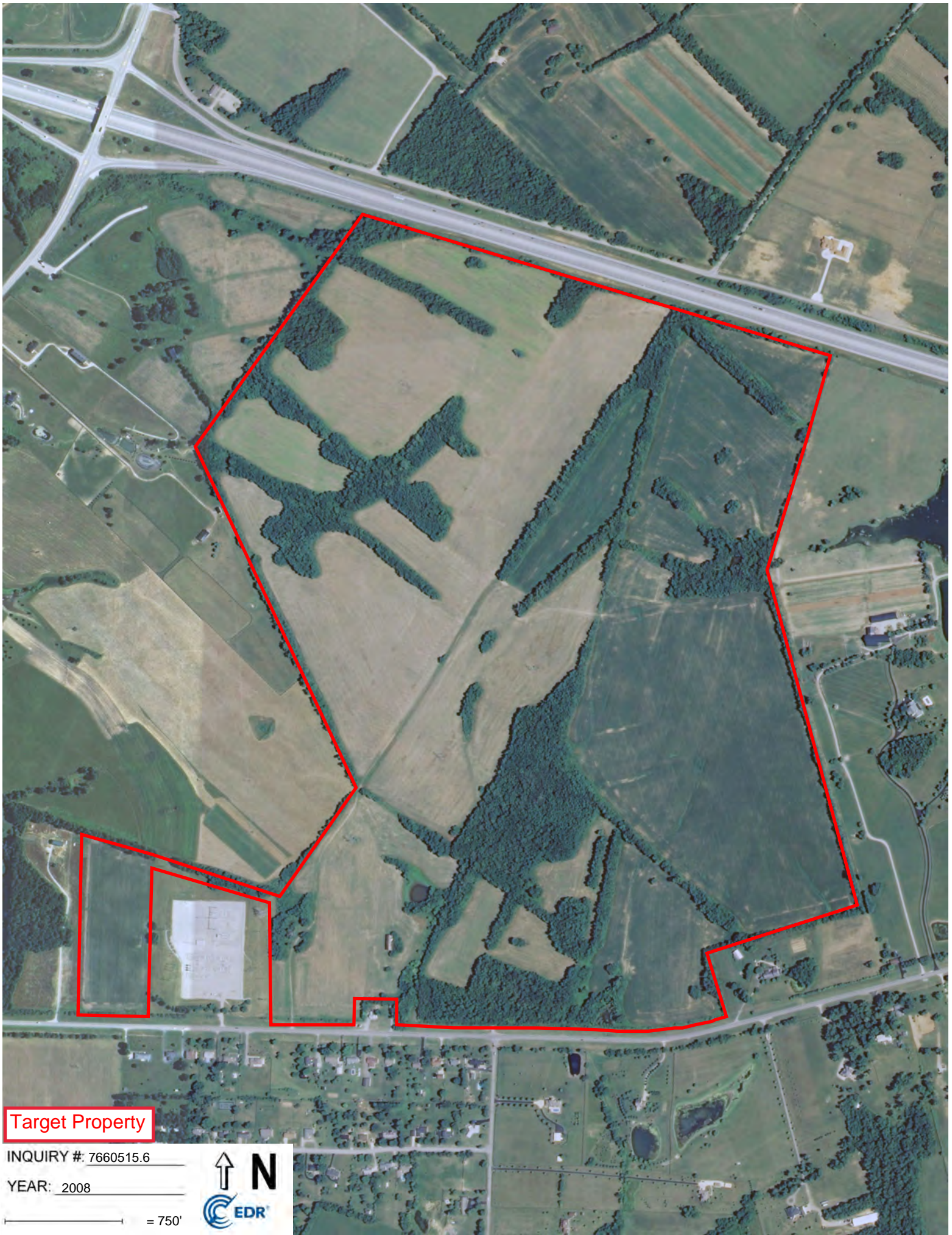
Target Property

INQUIRY #: 7660515.6

YEAR: 2012

— = 750'





Target Property

INQUIRY #: 7660515.6

YEAR: 2008

— = 750'





Target Property

INQUIRY #: 7660515.6

YEAR: 1997

— = 750'





Target Property

INQUIRY #: 7660515.6

YEAR: 1993

— = 750'





Target Property

INQUIRY #: 7660515.6

YEAR: 1988

— = 750'





Target Property

INQUIRY #: 7660515.6

YEAR: 1984

— = 750'





Target Property

INQUIRY #: 7660515.6

YEAR: 1965

— = 750'





4 06

54

Target Property

INQUIRY #: 7660515.6

YEAR: 1950

— = 750'



Bluegrass Plains

5481 Winchester Road

Lexington, KY 40516

Inquiry Number: 7660515.5

May 22, 2024

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

05/22/24

Site Name:

Bluegrass Plains
5481 Winchester Road
Lexington, KY 40516
EDR Inquiry # 7660515.5

Client Name:

East Kentucky Power Coop.
4775 Lexington Road
Winchester, KY 40391
Contact: Chris Carpenter



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by East Kentucky Power Coop. 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:	38.035508 38° 2' 8" North
Project:	Bluegrass Plains	Longitude:	-84.314135 -84° 18' 51" West
		UTM Zone:	Zone 16 North
		UTM X Meters:	735719.01
		UTM Y Meters:	4213160.31
		Elevation:	1036.34' above sea level

Maps Provided:

2022 1927
2019
2016
2013
1978
1965
1952
1929

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Topo Sheet Key

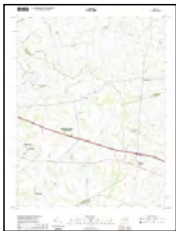
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2022 Source Sheets



Clintonville
2022
7.5-minute, 24000

2019 Source Sheets



Clintonville
2019
7.5-minute, 24000

2016 Source Sheets



Clintonville
2016
7.5-minute, 24000

2013 Source Sheets



Clintonville
2013
7.5-minute, 24000

Topo Sheet Key

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

1978 Source Sheets



Clintonville
1978
7.5-minute, 24000
Aerial Photo Revised 1976

1965 Source Sheets



Clintonville
1965
7.5-minute, 24000
Aerial Photo Revised 1950

1952 Source Sheets



Clintonville
1952
7.5-minute, 24000
Aerial Photo Revised 1950

1929 Source Sheets



Lexington
1929
15-minute, 62500

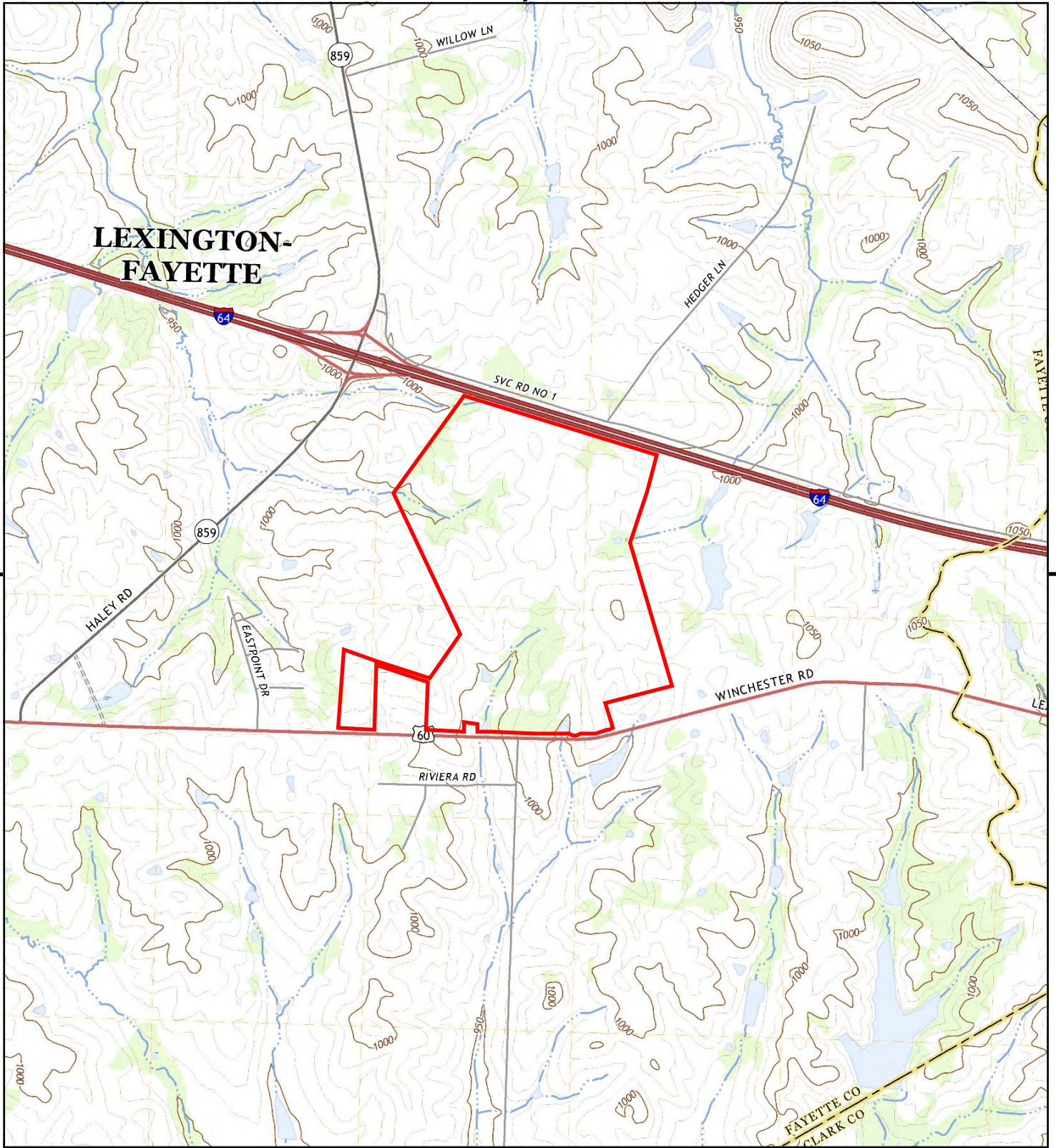
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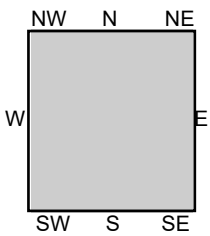
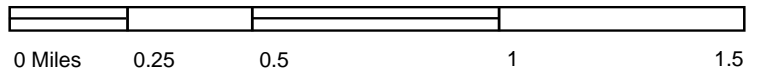
1927 Source Sheets



Lexington
1927
15-minute, 48000



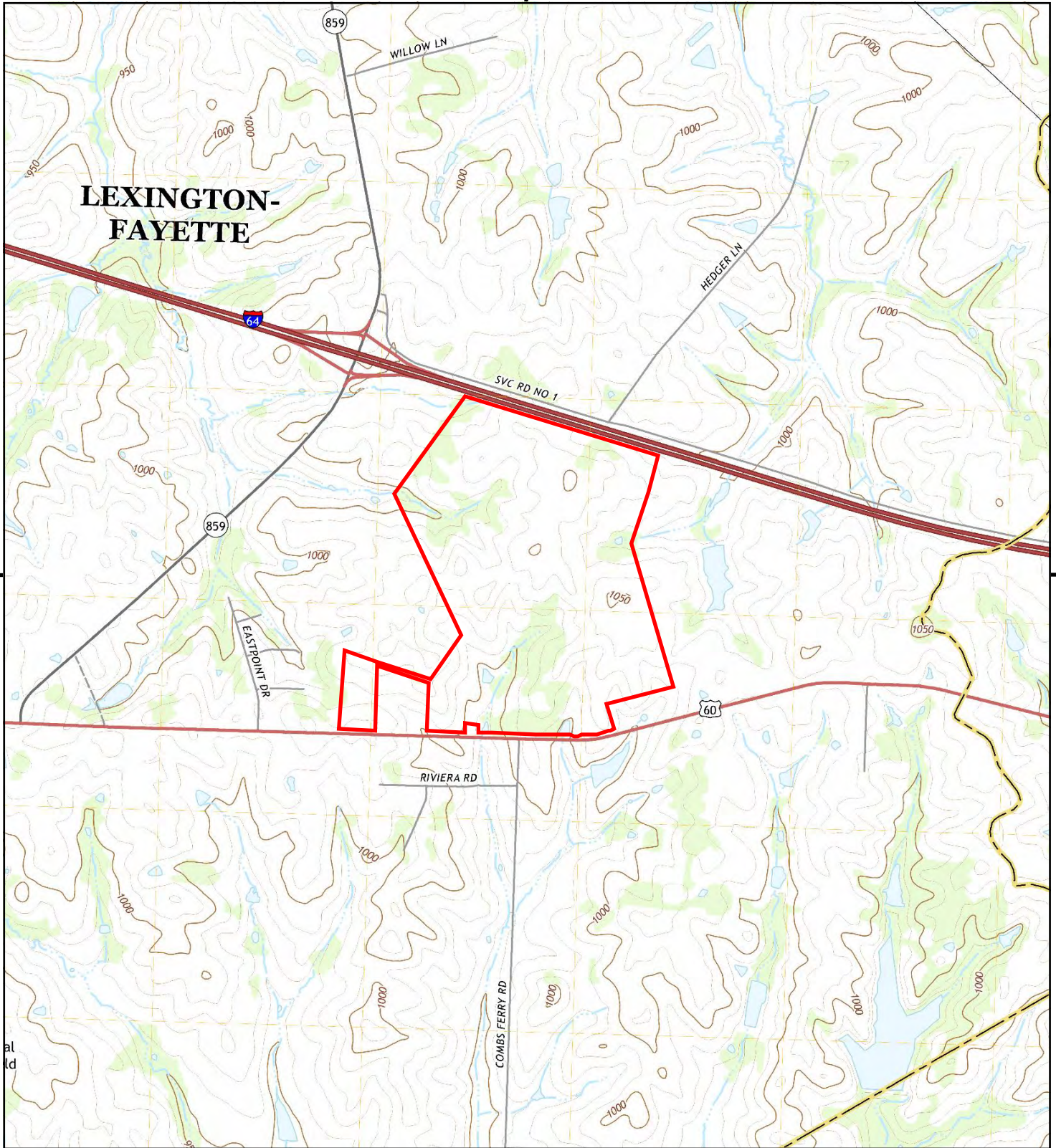
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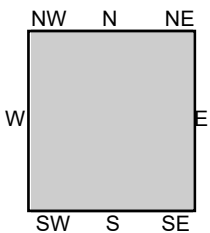
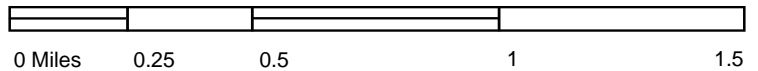
TP, Clintonville, 2022, 7.5-minute

SITE NAME: Bluegrass Plains
ADDRESS: 5481 Winchester Road
 Lexington, KY 40516
CLIENT: East Kentucky Power Coop.





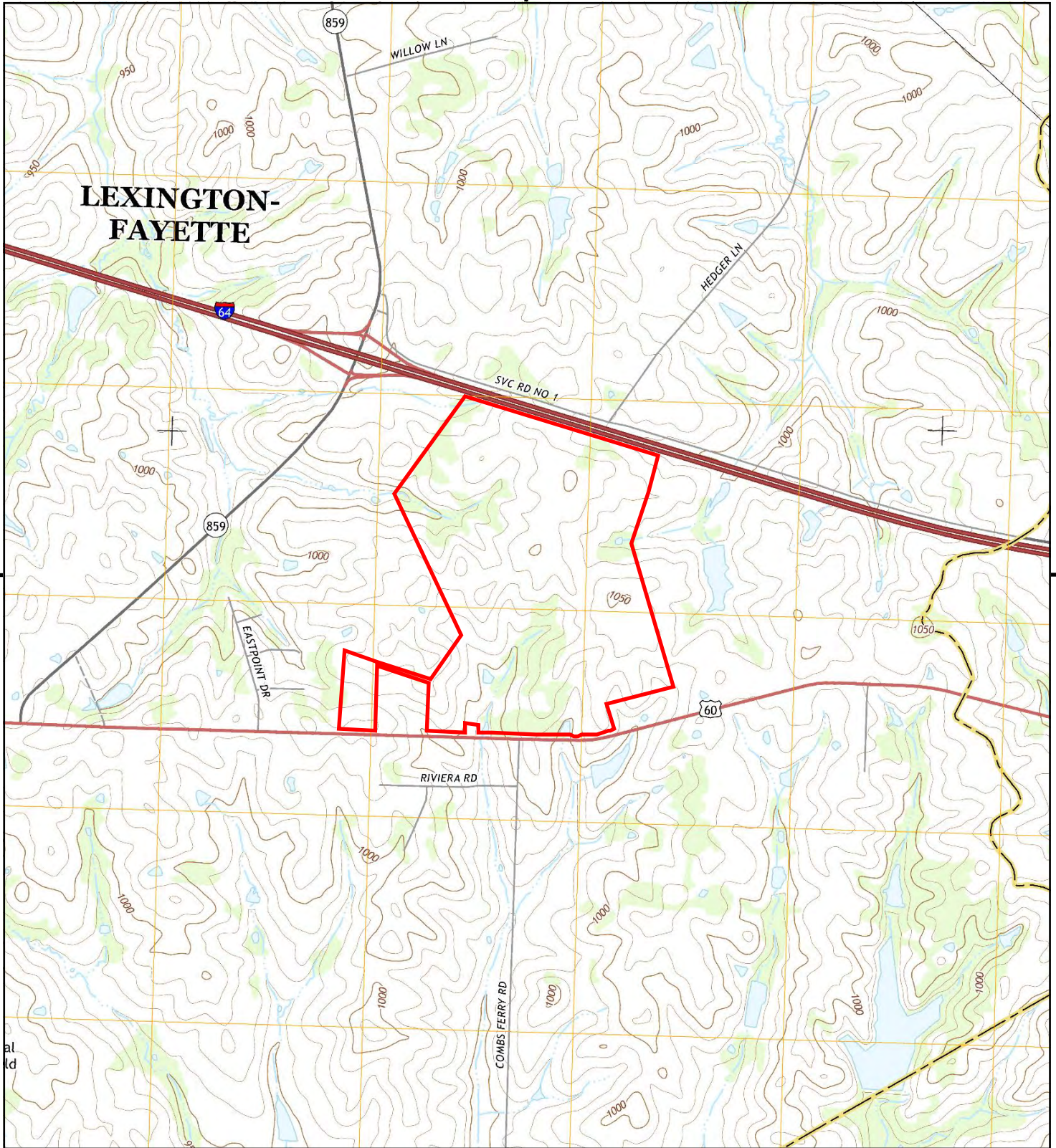
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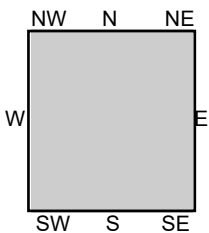
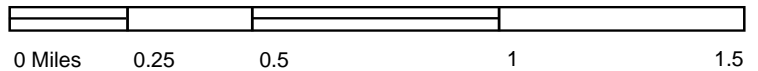
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SITE NAME: Bluegrass Plains
ADDRESS: 5481 Winchester Road
 Lexington, KY 40516
CLIENT: East Kentucky Power Coop.





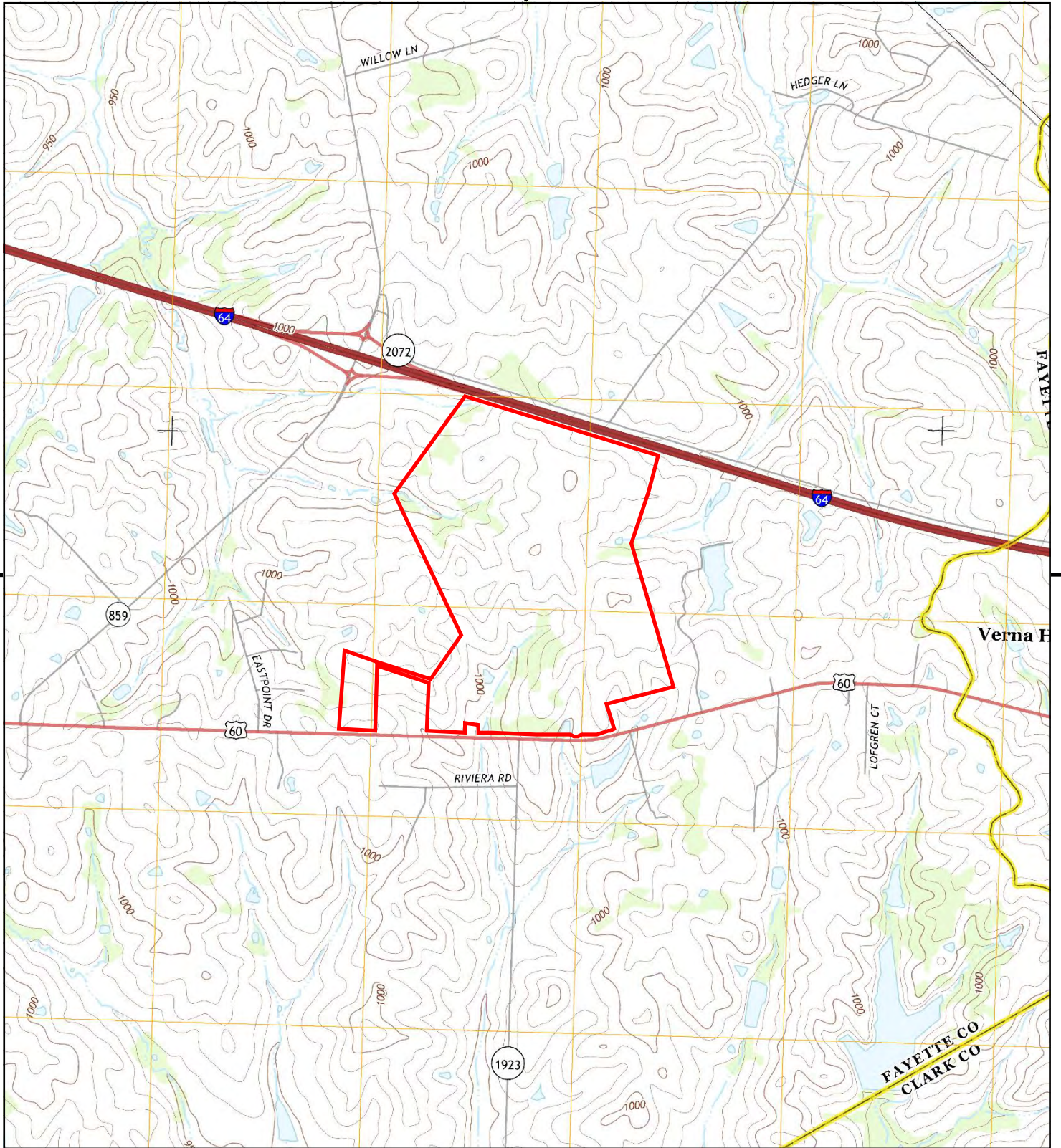
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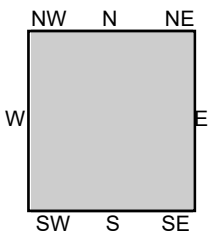
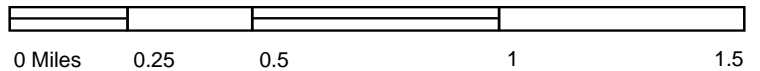
TP, Clintonville, 2016, 7.5-minute

SITE NAME: Bluegrass Plains
ADDRESS: 5481 Winchester Road
Lexington, KY 40516
CLIENT: East Kentucky Power Coop.





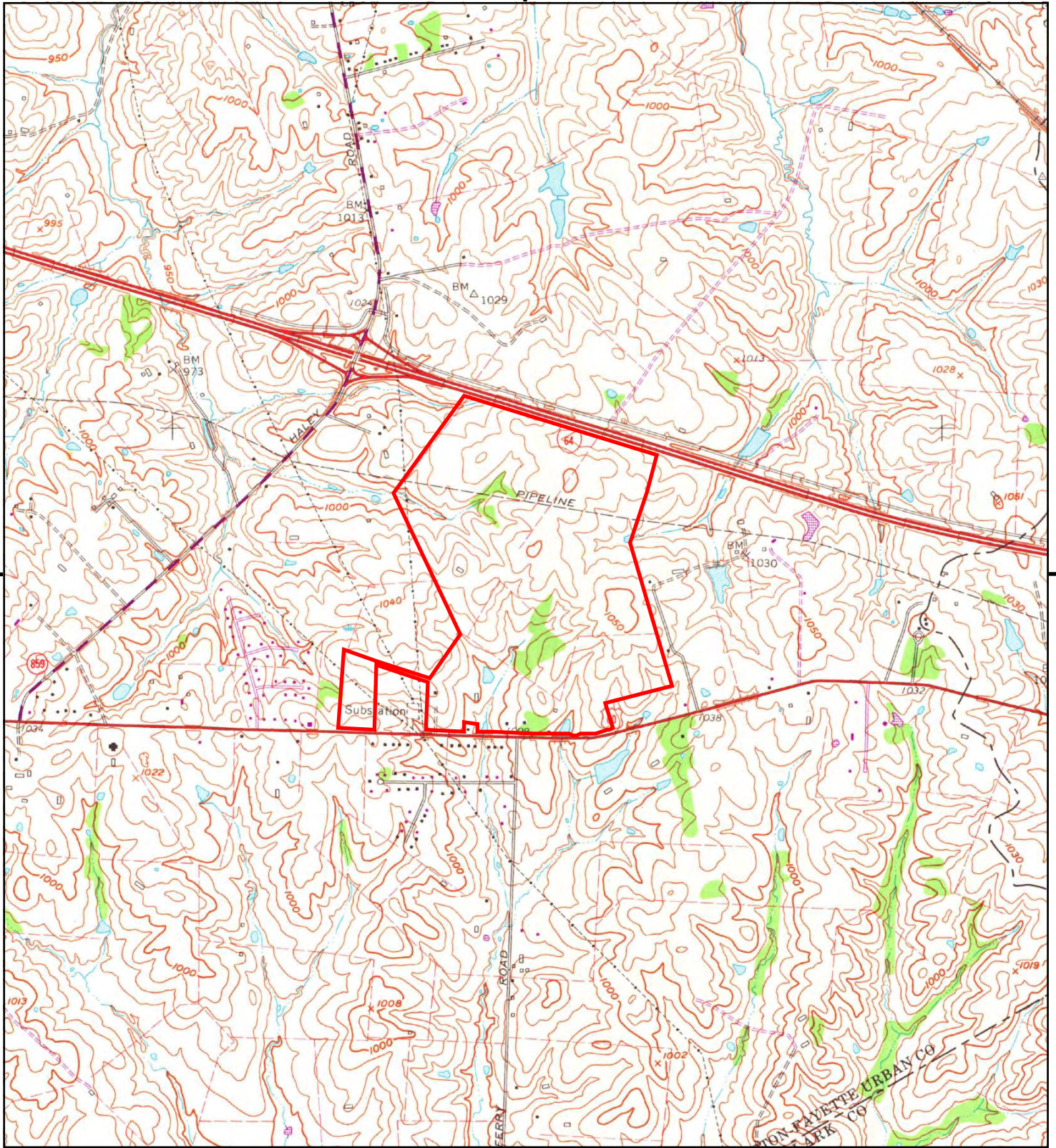
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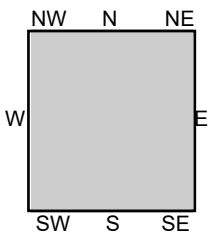
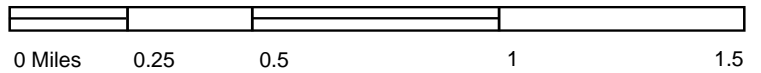
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SITE NAME: Bluegrass Plains
ADDRESS: 5481 Winchester Road
 Lexington, KY 40516
CLIENT: East Kentucky Power Coop.





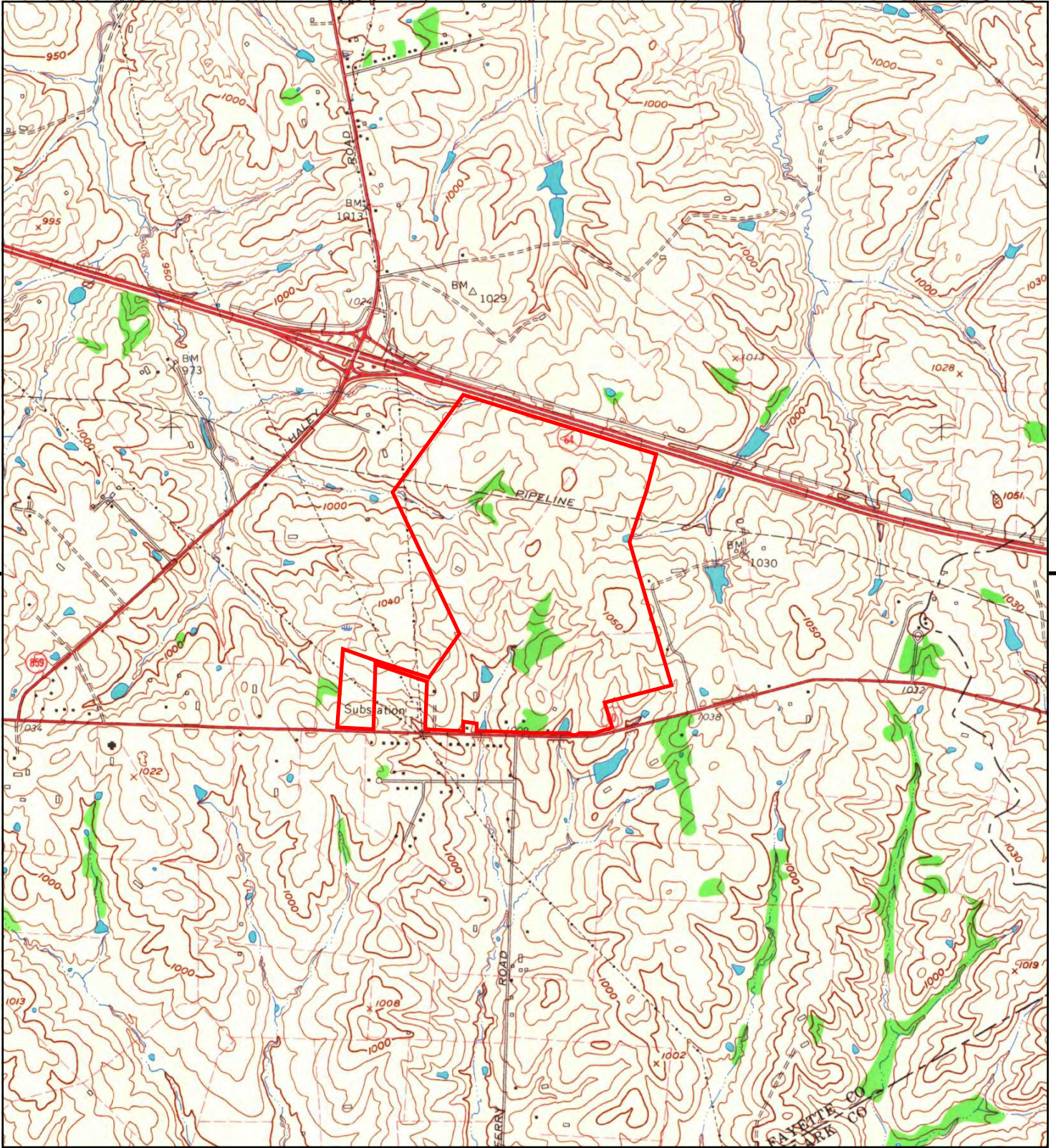
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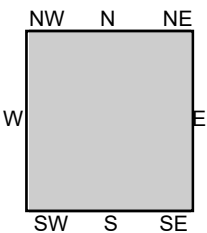
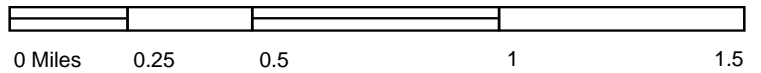
TP, Clintonville, 1978, 7.5-minute

SITE NAME: Bluegrass Plains
ADDRESS: 5481 Winchester Road
 Lexington, KY 40516
CLIENT: East Kentucky Power Coop.





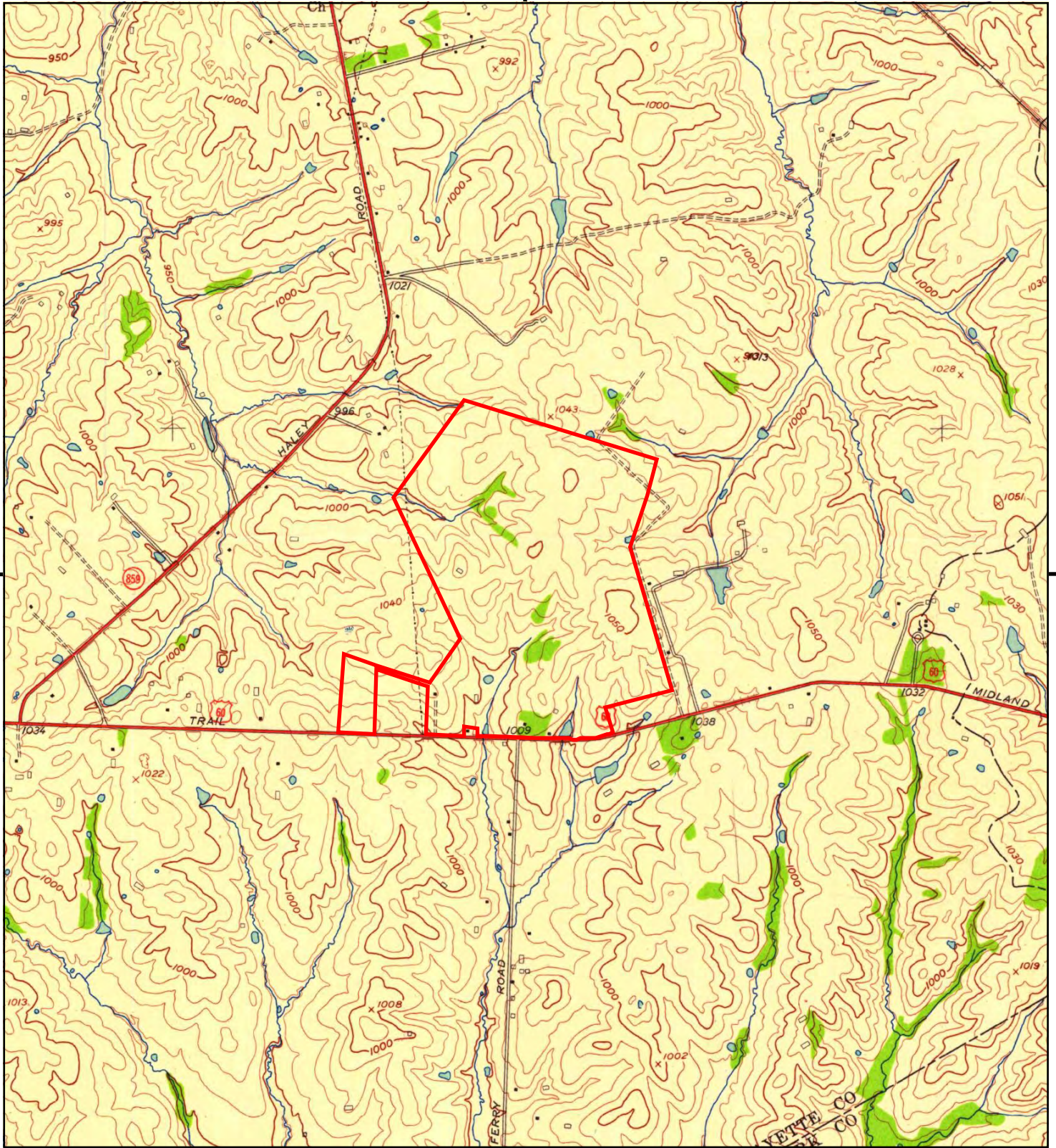
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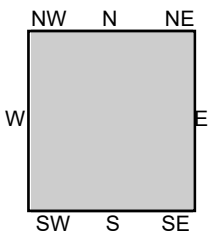
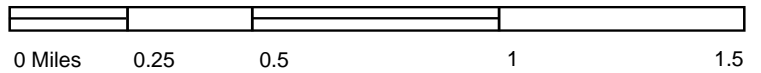
TP, Clintonville, 1965, 7.5-minute

SITE NAME: Bluegrass Plains
ADDRESS: 5481 Winchester Road
Lexington, KY 40516
CLIENT: East Kentucky Power Coop.





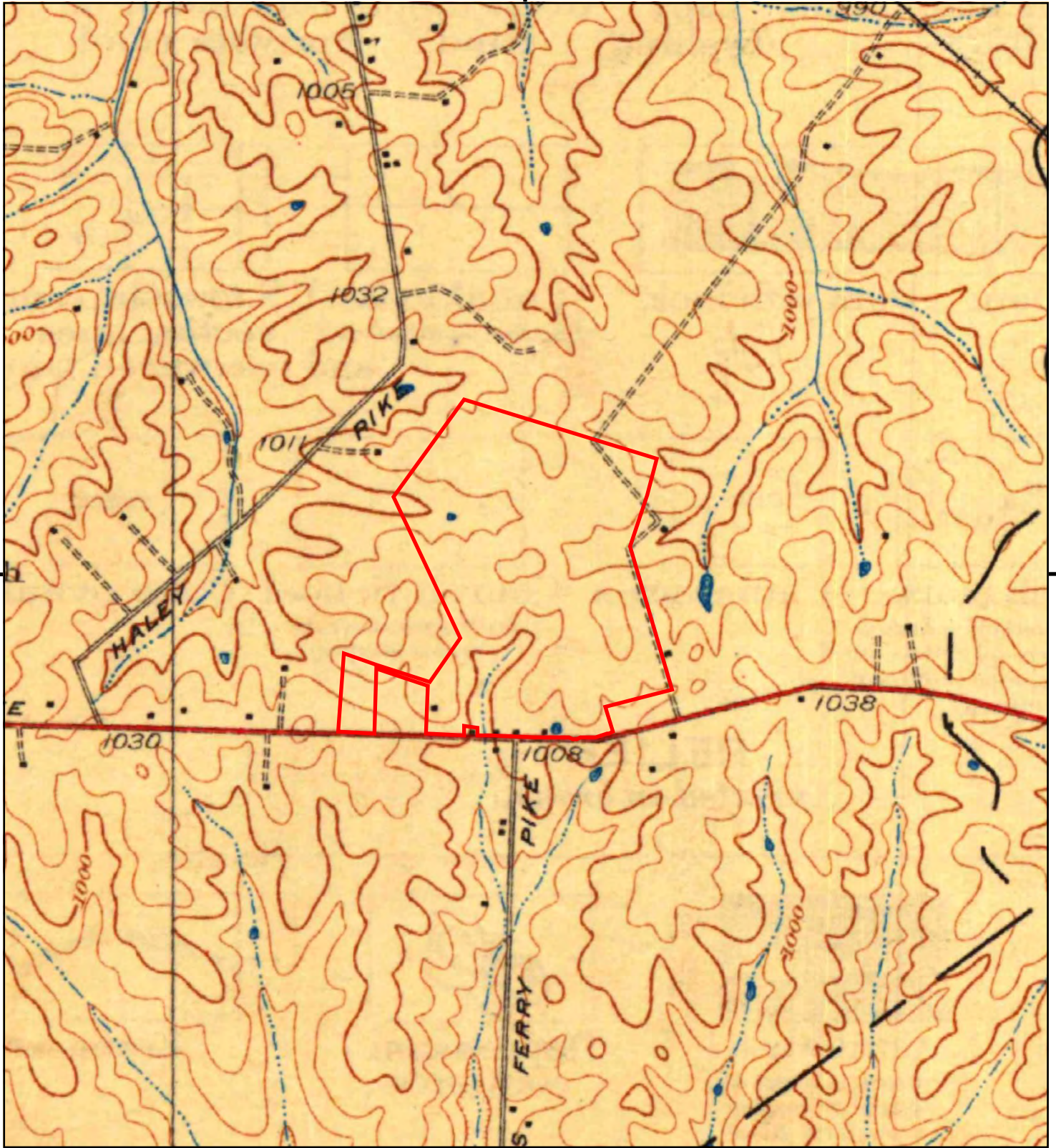
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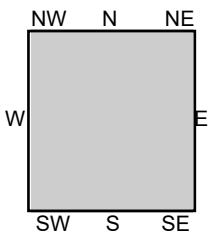
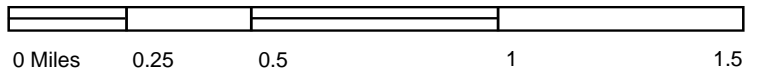
TP, Clintonville, 1952, 7.5-minute

SITE NAME: Bluegrass Plains
ADDRESS: 5481 Winchester Road
 Lexington, KY 40516
CLIENT: East Kentucky Power Coop.





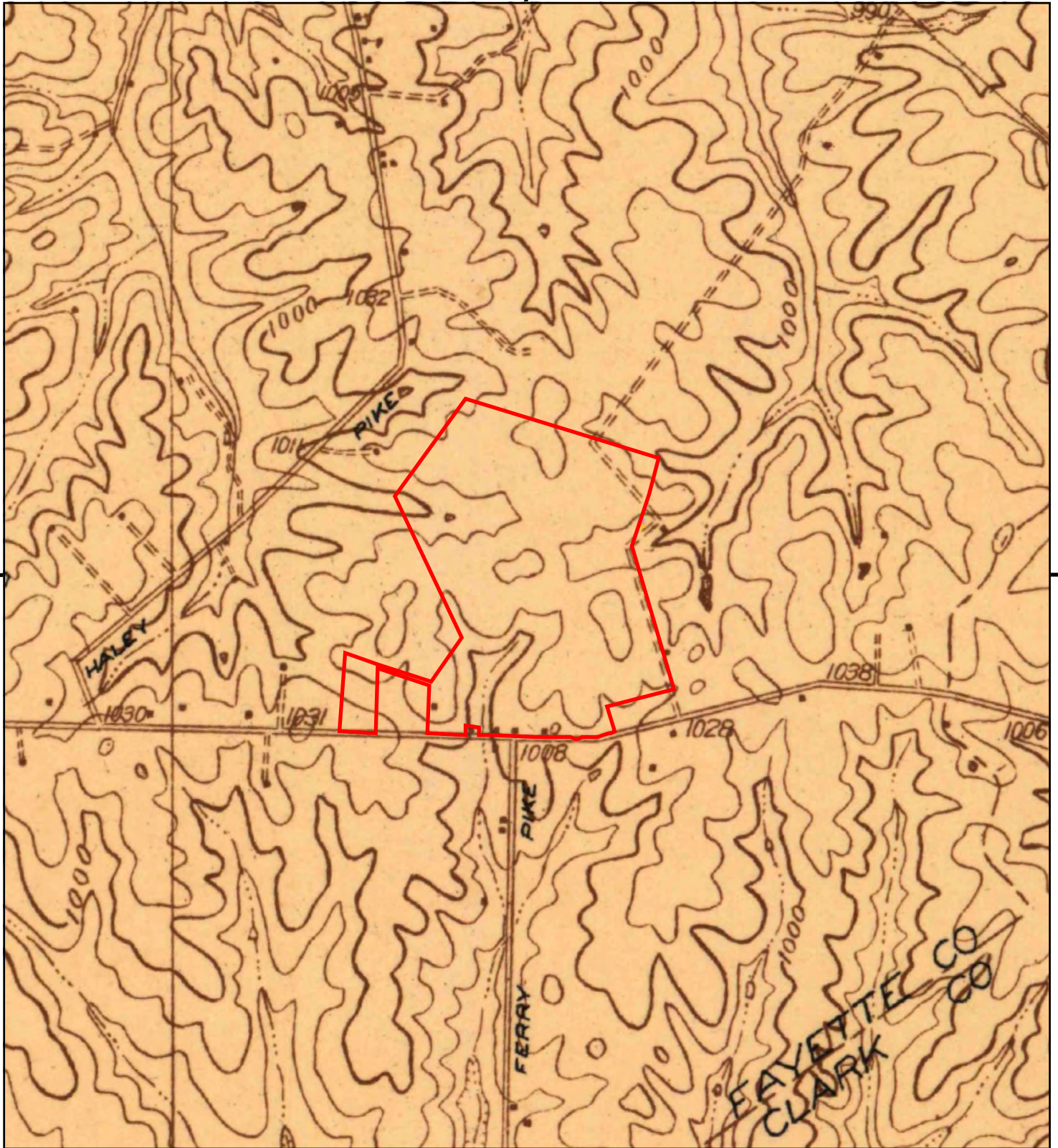
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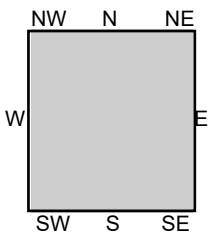
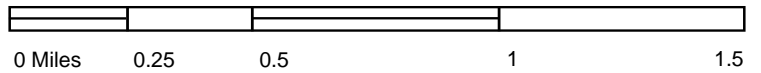
TP, Lexington, 1929, 15-minute

SITE NAME: Bluegrass Plains
ADDRESS: 5481 Winchester Road
Lexington, KY 40516
CLIENT: East Kentucky Power Coop.





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

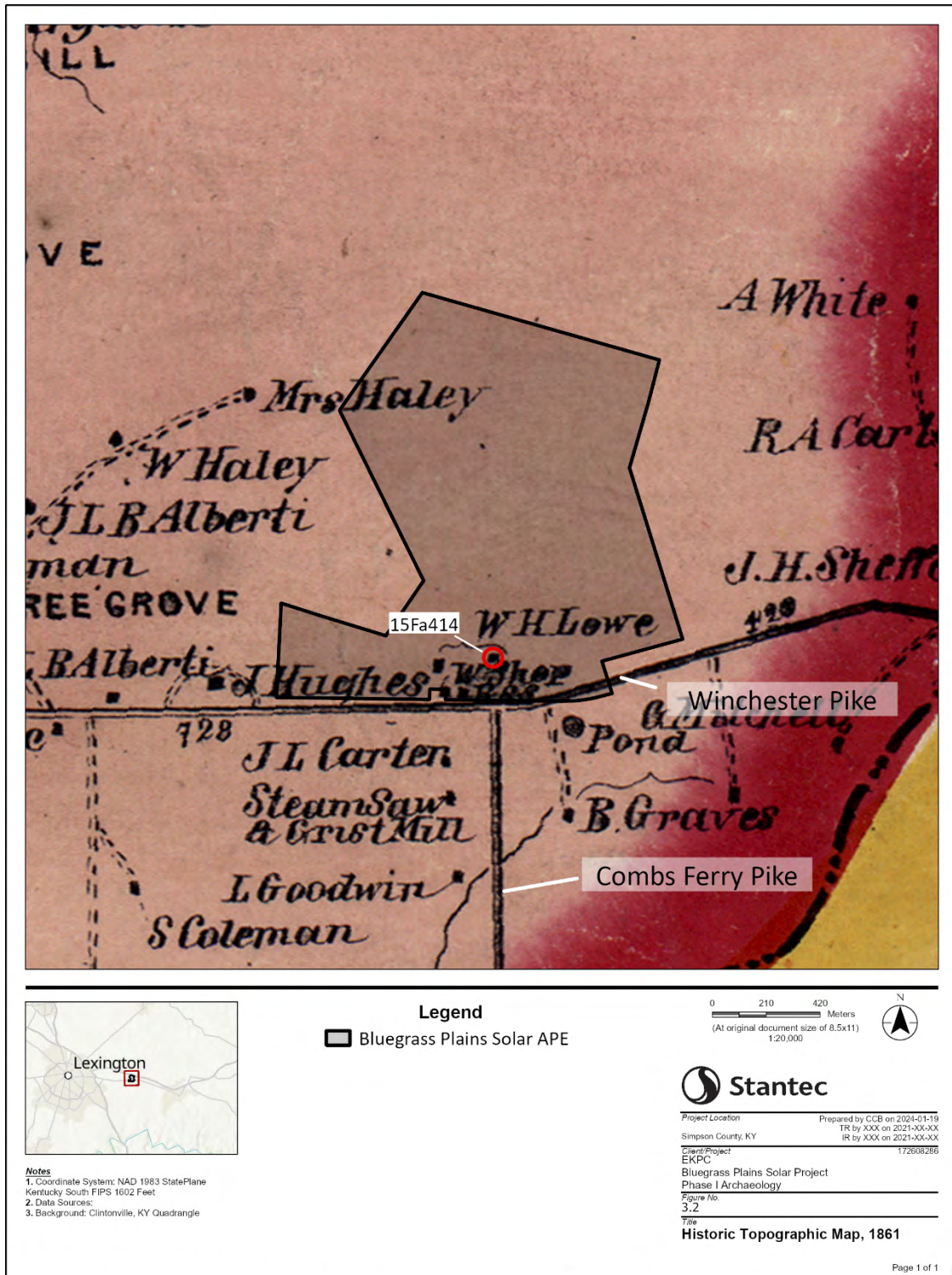


TP, Lexington, 1927, 15-minute

SITE NAME: Bluegrass Plains
ADDRESS: 5481 Winchester Road
Lexington, KY 40516
CLIENT: East Kentucky Power Coop.



PHASE I ARCHAEOLOGICAL SURVEY FOR THE BLUEGRASS PLAINS SOLAR PROJECT, FAYETTE COUNTY, KENTUCKY



Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Figure 3.2 Bluegrass Plains APE Shown on an 1861 Map of Fayette County, KY.



PHASE I ARCHAEOLOGICAL SURVEY FOR THE BLUEGRASS PLAINS SOLAR PROJECT, FAYETTE COUNTY, KENTUCKY

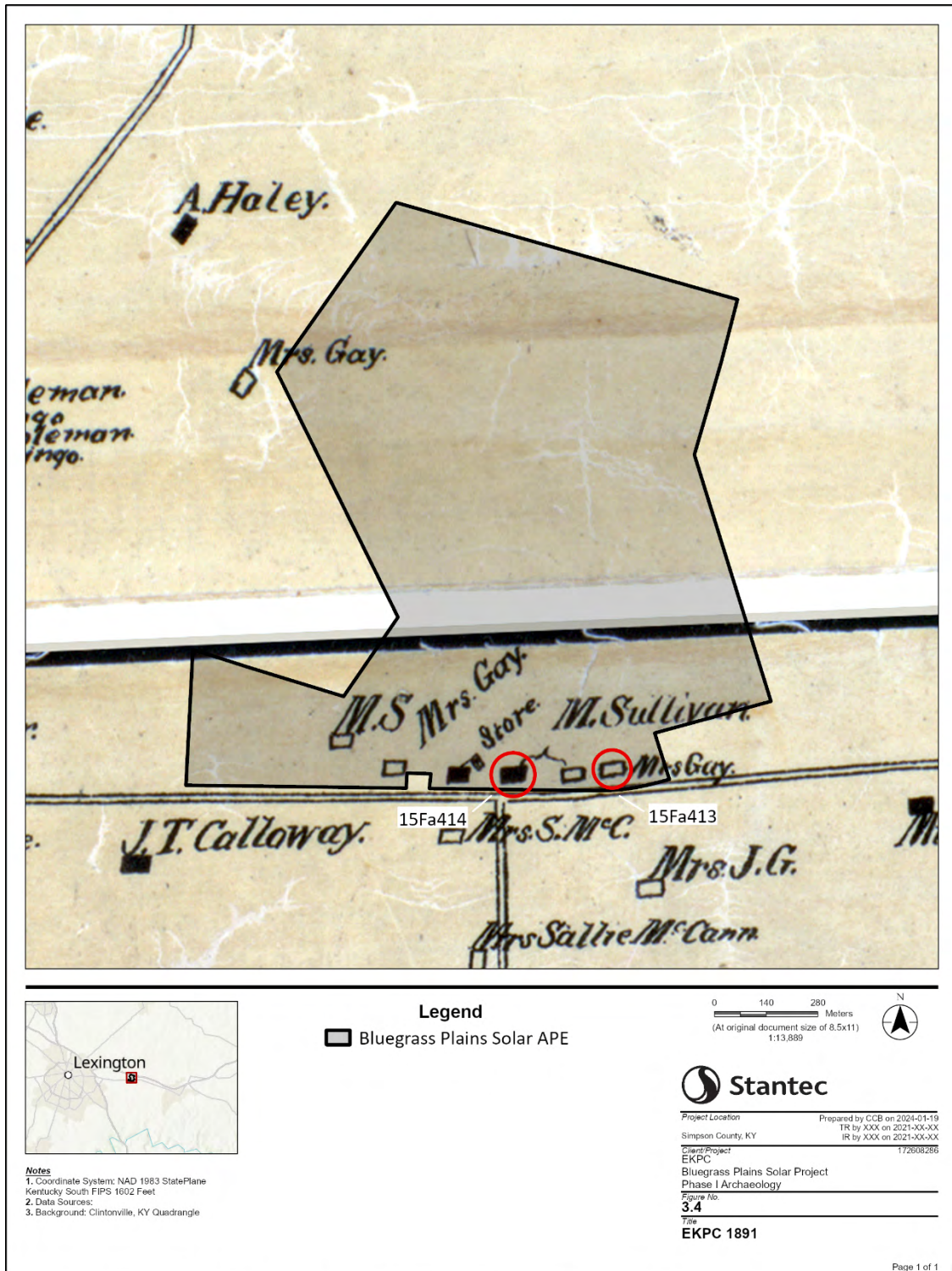


Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Figure 3.3 Bluegrass Plains APE Shown on an 1877 Atlas of Fayette County Kentucky.



PHASE I ARCHAEOLOGICAL SURVEY FOR THE BLUEGRASS PLAINS SOLAR PROJECT, FAYETTE COUNTY, KENTUCKY

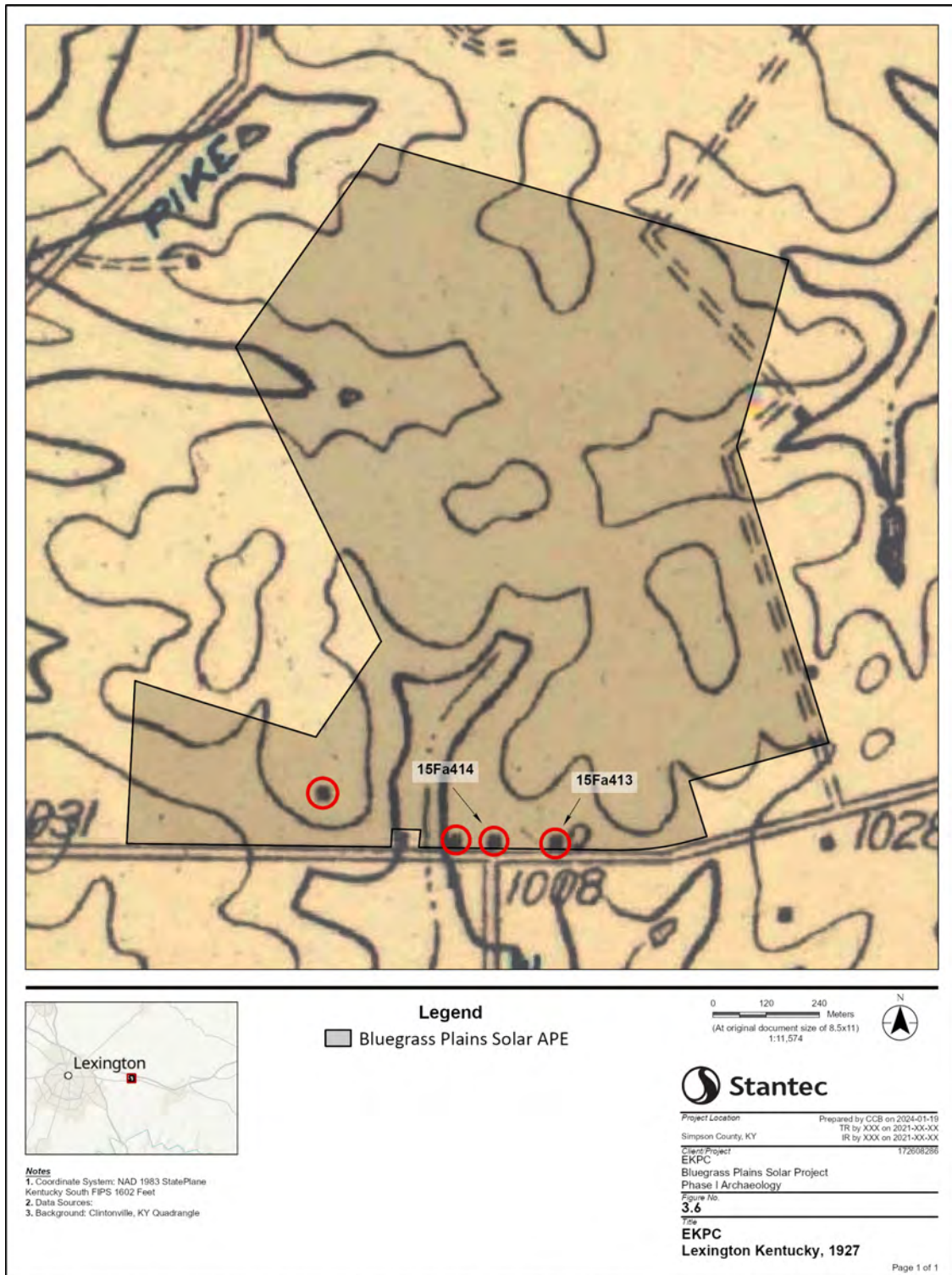


Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Figure 3.4 Bluegrass Plains APE Shown on an 1891 map of Fayette County Kentucky.



PHASE I ARCHAEOLOGICAL SURVEY FOR THE BLUEGRASS PLAINS SOLAR PROJECT, FAYETTE COUNTY, KENTUCKY

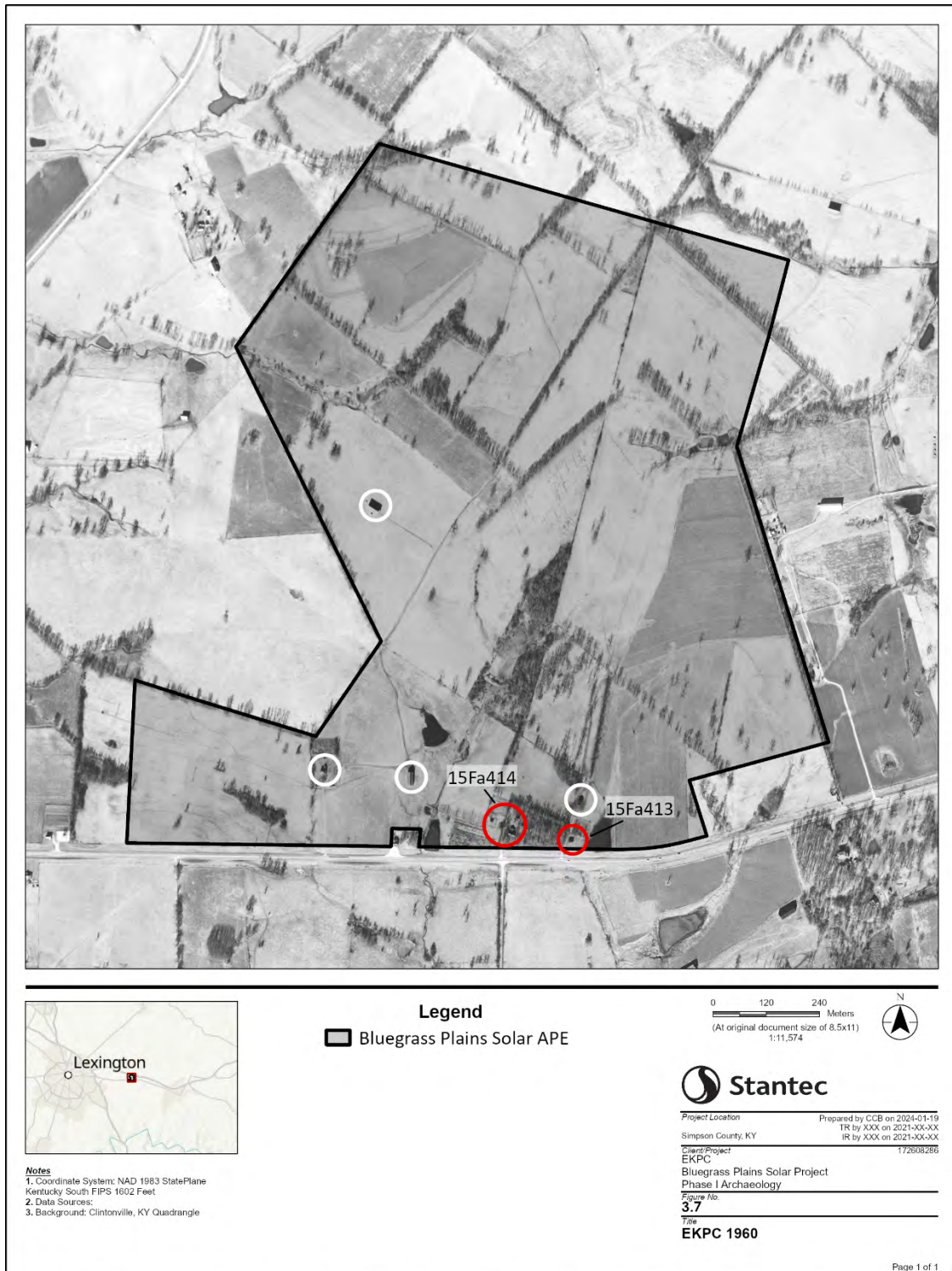


Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Figure 3.6 Bluegrass Plains APE shown on the 1927 Lexington, KY quadrangle.



PHASE I ARCHAEOLOGICAL SURVEY FOR THE BLUEGRASS PLAINS SOLAR PROJECT, FAYETTE COUNTY, KENTUCKY



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Figure 3.7 Bluegrass Plains APE shown on a 1960 aerial photo.



EXHIBIT A

Legal Description

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF FAYETTE,
COMMONWEALTH OF KENTUCKY:

Being all of Tract 4 as shown on the Final Record Plat of the Augustus Gay Property of record in Plat Cabinet I, Slide 241, in the Fayette County Clerk's Office.

EXHIBIT A-1 Depiction of the Property

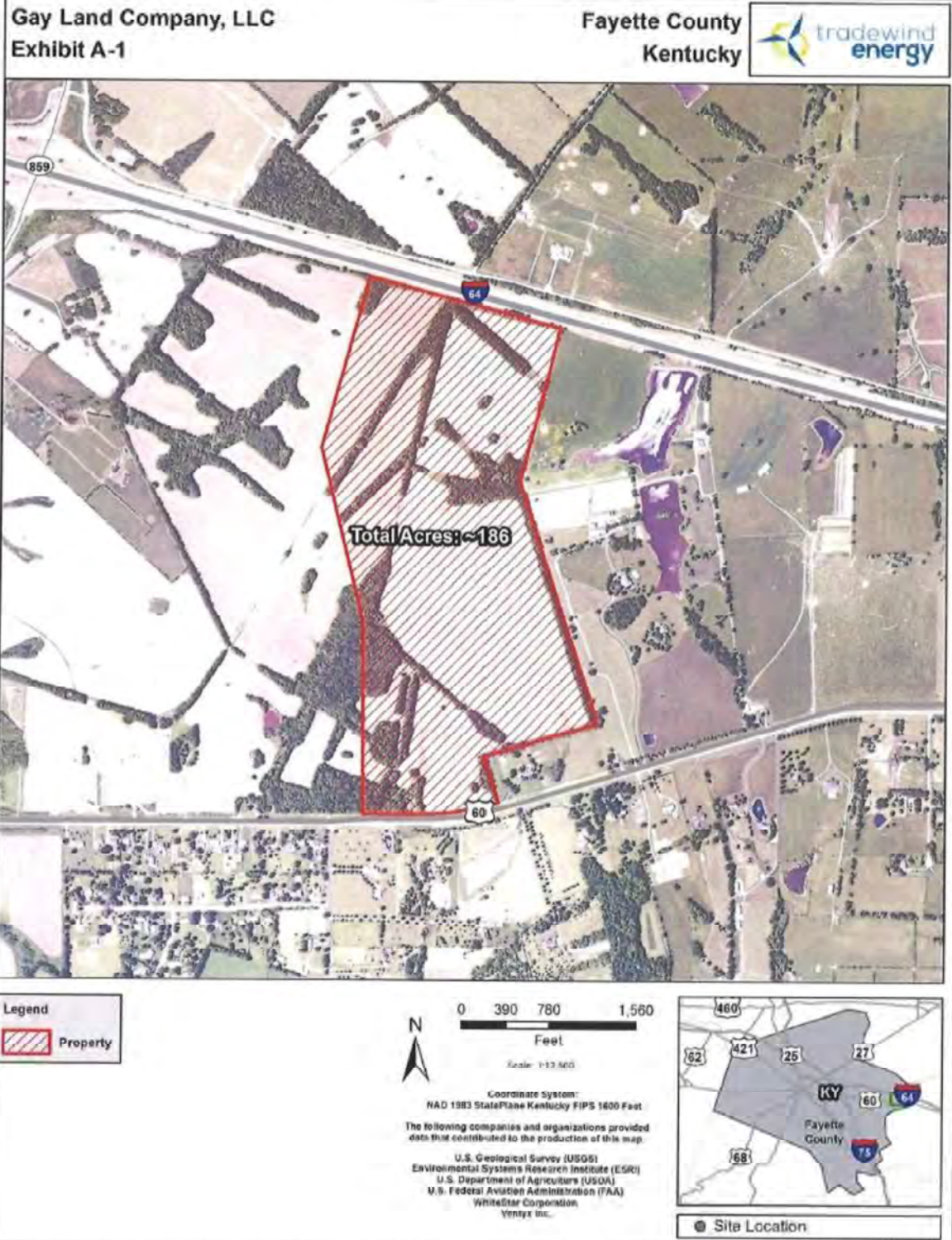


EXHIBIT "A"

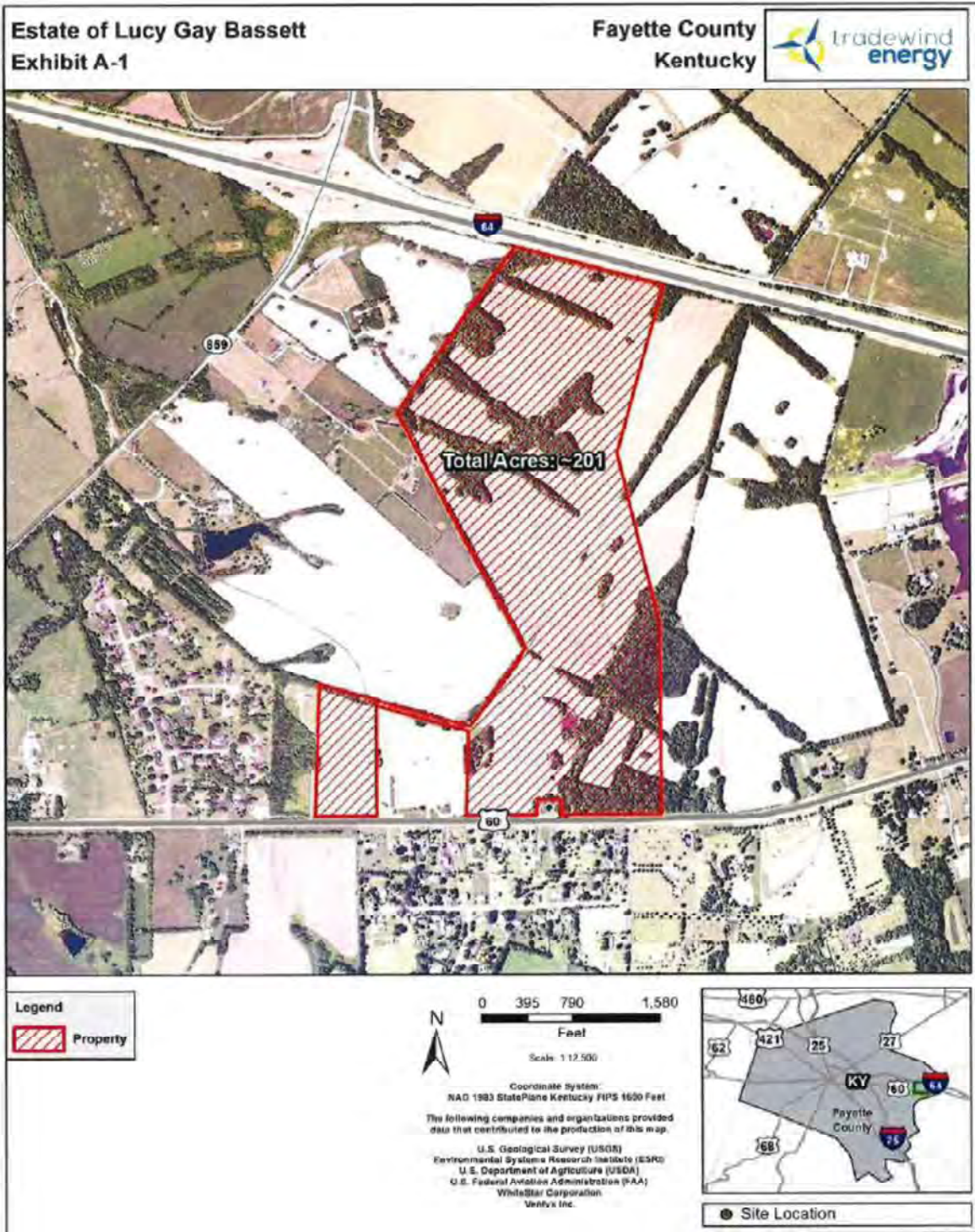
LEGAL DESCRIPTION

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF FAYETTE,
COMMONWEALTH OF KENTUCKY:

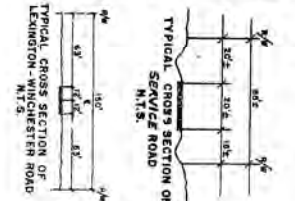
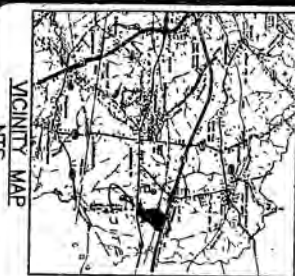
Being all of Tracts 2 and 3 as shown on the Final Record Plat of the Augustus Gay Property of record in Plat Cabinet I, Slide 241, in Fayette County Clerk's Office.

EXHIBIT "A-1"

DEPICTION OF THE PROPERTY

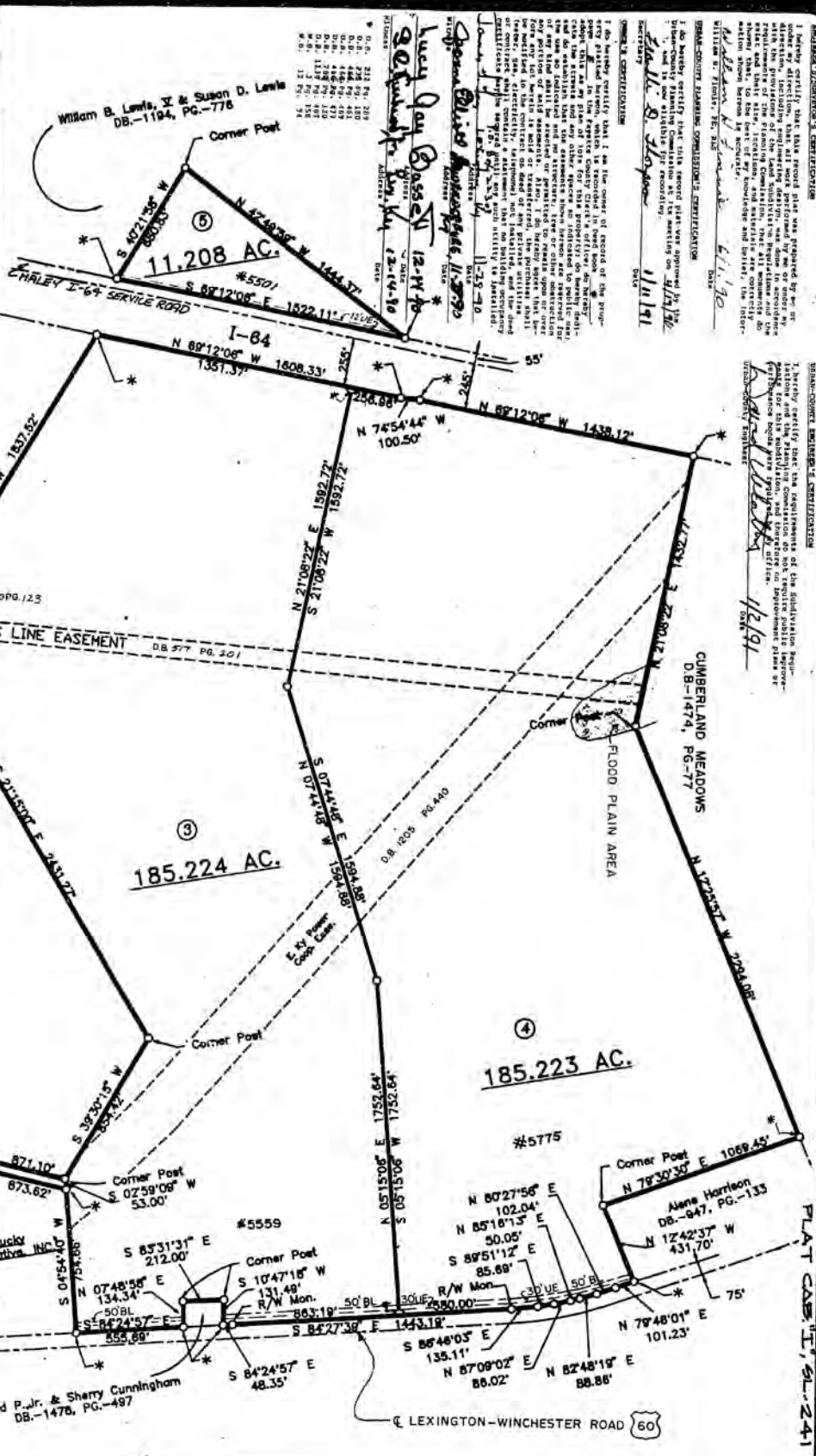


9101052



Fannie Haley Evans DB-574, PG-16 Div. of Lands Book-2, Pg.-123

NOTES: 1. No residential building shall be allowed within flood plain, as shown on the Flood Plain Map. 2. No residential permits shall be issued until a board of health approval of a septic system is obtained in accordance with the regulations of the County Board of Health. This system shall be installed with a backflow prevention cap set in concrete.



FINAL RECORD PLAT OF THE AUGUSTUS GAY PROPERTY LEXINGTON, KENTUCKY SCALE: 1" = 400'

DATE: MARCH 1990

STATE OF KENTUCKY William H. Finnie & Associates LAND SURVEYORS

WILLIAM H. FINNIE & ASSOCIATES

CONSULTING CIVIL ENGINEERS LAND SURVEYORS P.O. BOX 1839 · 180 MARKET STREET · LEXINGTON · KENTUCKY 40503 · 608-252-4928

Application Exhibit 3 - Attachment PB.3 Page 02 of 03

BOOK 1584 PAGE 50

DEED OF PARTITION

THIS DEED OF PARTITION, made and entered into this 15th day of MAY, 1991, by and between JAMES G. GAY and ANNE P. GAY, his wife, whose address is 1920 Richmond Road, P.O. Box 22303, Lexington, Kentucky 40522, Parties of the First Part, hereinafter referred to as "First Parties"; LUCY GAY BASSETT and JAMES E. BASSETT, III, her husband, whose address is Lanark Farm, P.O. Box 175, Midway, Kentucky 40347, Parties of the Second Part, hereinafter referred to as "Second Parties"; JAMES G. GAY whose address is 1920 Richmond Road, P.O. Box 22303, Lexington, Kentucky 40522, Party of the Third Part, hereinafter referred to as "Third Party" and LUCY GAY BASSETT, whose address is Lanark Farm, P.O. Box 175, Midway, Kentucky 40347, Party of the Fourth Part, hereinafter referred to as "Fourth Party";

W I T N E S S E T H:

WHEREAS, First Parties and Second Parties each own an undivided one-half (1/2) interest in certain tracts of land known as the Augustus Gay Property, consisting of 407.78 acres, more or less, situted on the Winchester Road (U.S. 60) in Fayette County, Kentucky; and

WHEREAS, all of the parties wish to equally partition said Augustus Gay Property between Third Party and Fourth Party and have caused a subdivision plan thereof, designated as the Final Record Plat of the Augustus Gay Property to be recorded in Plat Cabinet I, Slide 241, Fayette County Clerk's Office, creating five (5) tracts of land; and

WHEREAS, it is the desire and intention of the parties to effectuate a partition and division of said Augustus Gay Property, readily divisible as separate and individual tracts, as more particularly shown on the plat referred to above,

NOW, THEREFORE, for and in consideration of the foregoing premises and for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the further consideration of the mutual conveyances herein made, the First and Second Parties hereby grant and convey as follows:

(a) unto Third Party, James G. Gay, his heirs and assigns, in fee simple, the following described property:

Being all of Tracts 1 and 4 as shown on the Final Record Plat of the Augustus Gay Property of record in Plat Cabinet I, Slide 241, Fayette County Clerk's Office.

910503097

MAIL TO:
STITES & HARBISON
2300 LEXINGTON FINANCIAL CENTER
LEXINGTON, KENTUCKY 40507
ATTN: Sidney C. Kinkaid

(See Source of Title below.)

BOOK 1584 PAGE 51

TO HAVE AND TO HOLD said above described property, together with all improvements thereon, and all appurtenances thereto appertaining, unto Third Party, James G. Gay, his heirs and assigns forever, with covenant of General Warrantanty.

(b) Unto Fourth Party, Lucy Gay Bassett, her heirs and assigns, in fee simple, the following described property:

Being all of Tracts 2 and 3 as shown on the Final Record Plat of the Augustus Gay Property of record in Plat Cabinet I, Slide 241, Fayette County Clerk's Office.

(See Source of Title below.)

TO HAVE AND TO HOLD said above described property, together with all improvements thereon, and all appurtenances thereto appertaining, unto Fourth Party, Lucy Gay Bassett, her heirs and assigns forever, with covenant of General Warrantanty.

(c) Unto Third Party and Fourth Party, James G. Gay and Lucy Gay Bassett, an undivided one-half interest each, as tenants in common, his and her heirs and assigns, in fee simple, in the following described property:

Being all of Tract 5 as shown on the Final Record Plat of the Augustus Gay Property of record in Plat Cabinet I, Slide 241, Fayette County Clerk's Office.

(See Source of Title below.)

TO HAVE AND TO HOLD said above described property, together with all improvements thereon, and all appurtenances thereto appertaining, unto Third Party and Fourth Party, James G. Gay and Lucy Gay Bassett, an undivided one-half interest each, as tenants in common, his and her heirs and assigns forever, with covenant of General Warrantanty.

This conveyance and the above warranties, are made subject, however, to: all applicable conditions on plats of record, restrictions and easements of record affecting said title; liens for the ad valorem taxes assessed against said properties for the current year which Grantees assume and agree to pay and all applicable building, zoning and health enactments.

Sources of Title:

Tracts 1, 2, 3, 4 and 5 of the Augustus Gay Property being a part of the same property

acquired by First and Second Parties as follows:

(i) Deed dated January 13, 1976 from Augustus Gay, a single man, to Lucy Gay Bassett and James E. Bassett, III, her husband, and James G. Gay and Anne P. Gay, his wife, of record in Deed Book 1139, Page 409, Fayette County Clerk's Office;

(ii) Deed dated December 23, 1975 from Augustus Gay, a single man, to Lucy Gay Bassett and James E. Bassett, III, her husband, and James G. Gay and Anne P. Gay, his wife, of record in Deed Book 1137, Page 63, Fayette County Clerk's Office;

(iii) Deed dated August 31, 1965, from Robert E. Rice, Master Commissioner of the Fayette Circuit Court, to Augustus B. Gay for life with remainder to his children (Lucy Gay Bassett and James G. Gay), of record in Deed Book 846, Page 402, Fayette County Clerk's Office; said Augustus B. Gay died on the 3rd day of April, 1983;

(iv) Deed dated July 9, 1949 from Security Trust Company, as Trustee, et al. to Security Trust Company, as Trustee for Augustus Gay, for and during the life of Augustus Gay, with remainder to his children (Lucy Gay Bassett and James G. Gay) of record in Deed Book 466, Page 469, Fayette County Clerk's Office;

(v) Deed dated July 21, 1923 from R. J. Colbert, Master Commissioner of the Fayette Circuit Court to Security Trust Company, as Trustee for Augustus Gay, for and during the life of Augustus Gay with remainder to his children (Lucy Gay Bassett and James G. Gay), of record in Deed Book 466, Page 461, Fayette County Clerk's Office; and

(vi) Deed of Partition dated June 17, 1925, to Augustus Gay of record in Deed Book 232, Page 289, Fayette County Clerk's Office. Said Augustus Gay (being the same person as A. B. Gay) devised a part of said property to his children, Lucy Gay Bassett and James G. Gay by his will of record in Will Book 40, Page 658, Woodford County Clerk's Office and Will Book 139, Page 595, Fayette County Clerk's Office.

(vi) Quit-claim Deed dated November 3, 1965, from Harriet M. Harbison, et al. to Augustus B. Gay, for life with remainder to his children (Lucy Gay Bassett and James G. Gay),

THIS INSTRUMENT PREPARED BY:
STITES & HARBISON
2300 Lexington Financial Center
250 West Main Street
Lexington, Kentucky 40507

BOOK 1584 PAGE 55

By: Sidney C. Finkbeiner

STATE OF KENTUCKY SCT.
COUNTY OF FAYETTE

I, DONALD W. BLEVINS, CLERK OF
SAID COUNTY COURT HEREBY CER-
TIFY THAT THE FOREGOING INSTRU-
MENT HAS BEEN DULY RECORDED
IN DEED BOOK 1584 PAGE 55.
IN MY SAID OFFICE.

DONALD W. BLEVINS, CLERK

BY A. F. News D.C.

No Tax

DONALD W. BLEVINS
FAYETTE COUNTY CLERK
Donald W. Blevins

MAY 3 1 44 PM '91

PAID \$ 1500 TAX

ORDERED TO RECORD