

# EXHIBIT I

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

In the Matter of:

ELECTRONIC APPLICATION OF )  
CLOVER CREEK SOLAR PROJECT LLC )  
D/B/A NEW FRONTIERS SOLAR PARK )  
FOR A CERTIFICATE OF CONSTRUCTION )  
FOR AN APPROXIMATELY 100 )  
MEGAWATT MERCHANT ELECTRIC )  
SOLAR GENERATING FACILITY AND )  
NONREGULATED ELECTRIC )  
TRANSMISSION LINE IN BRECKINRIDGE )  
COUNTY, KENTUCKY PURSUANT TO )  
KRS 278.700 AND 807 KAR 5:110 )

Case No. 2024-00253

**Site Assessment Report**

Clover Creek Solar Project LLC d/b/a New Frontiers Solar Park (the “Applicant” or “New Frontiers Solar Park”), a wholly owned subsidiary EDP Renewables North America (EDPR), files this Site Assessment Report (“SAR”) as specified in KRS 278.708 contemporaneously with its application requesting from the Kentucky State Board on Electric Generation and Transmission Siting (the “Siting Board”) a Certificate of Construction for an approximately 100 megawatt (MW) Alternating Current (AC) photovoltaic (PV) solar energy conversion facility pursuant to KRS 278.704.

As part of the SAR, the Applicant submits herewith Attachments A-H. The facts on which the SAR are based are contained in the concurrently filed Attachments and other information and the statements further made by New Frontiers Solar Park as follows:

**I. Description of Proposed Project Site**

1. Pursuant to KRS 278.708(3)(a), the proposed New Frontiers Solar Park solar electrical generation facility and nonregulated electric transmission line (the “Project”) is situated on

approximately 890 acres located near Hardinsburg, Kentucky, in Breckinridge County (SAR Attachment A). The site consists of 22 parcels secured from 13 landowners pursuant to agreements with each landowner. The primary land use for these parcels and the surrounding area is generally agricultural and residential, with row crop agricultural and pastureland. The proposed Project is a 100 MW solar facility capable of providing enough clean, renewable electricity to power approximately 20,000 Kentucky homes. Photovoltaic (PV) solar modules are used to convert sunlight into direct current (DC) electricity which is then converted to alternating current (AC) electricity through inverters. Transformers step up the AC electricity to a higher voltage so that it can connect to the regional transmission grid.

2. Project components will include a PV solar array field, which consists of modules mounted on metal structures anchored to the ground with pilings. Panels will move to track the sun over the course of the day. Other Project components include: an onsite substation, a DC collection system of underground cabling and combiner boxes, and power conversion stations (PCS) with inverters, transformers, and emergency backup power to convert DC to AC. An underground and/or overhead collection system will be used to convey electricity from the solar array field to the substation. An operation and maintenance (O&M) area for the Project will also be installed and will include an O&M building, parking area, and other associated facilities such as security gates and signage. In addition, the Project will also include an onsite transmission line, fiber optic cable for communications via underground or on overhead lines, a meteorological station, and access roads. During construction, the Project will include a temporary construction mobilization and laydown area for construction trailers, construction workforce parking, fuel tanks, materials receiving and materials storage.

3. Approximately 41,810 linear feet of private access roads will be utilized within the facility

and will be constructed of all-weather gravel. Roads will not exceed 20 feet (6.1 meters) in width, except for turning radii, which will not exceed 50 feet (15.2 meters) in radius. All entrances and driveways will comply with applicable design requirements for safe access and egress. The Project solar arrays will be secured with approximately 186,404 linear feet of perimeter fence and will consist of seven-foot chain link fence. Fixed lighting at the perimeter will be limited to entry gates and the substation area and will be motion-activated to minimize light spillage. The Project will utilize construction methods that minimize large-scale grading and removal of native soil. Clearing and grubbing will occur only where necessary. Minimal grading may be required to level rough or undulating areas of the site and to prepare soils for concrete foundations for substation equipment and inverters. Access roads will also be grubbed, graded, and compacted. The site cut and fill will be appropriately balanced, with no anticipation of import/export necessary. Landowner agreements state that no soil will leave the host site.

4. The PV solar arrays, consisting of modules in individual rows placed on a racking structure, will be supported by steel piles driven into the soil. Piles typically are spaced approximately 10 to 15 feet apart, and the maximum height of the PV arrays will not exceed 15 feet. The spacing between array rows is estimated to be approximately eight to 15 feet. Modules will be oriented in rows running from north to south utilizing a single-axis tracking system. The racking system will be supported by steel posts installed with a combination of pile-driving machines and augers. The center height of the racking structures will be approximately four feet (1.2 meters) to 6.8 feet (2.1 meters) above the ground. The modules will be connected using DC cables that can either be buried in a trench or attached to the racking system. The DC cables gather at the end of racking systems to combiner boxes which are connected to cables routing to an inverter.

5. Approximately 35 inverters will be installed throughout the Project to convert the DC

power from the 1,500-volt DC collection system to AC power, which will then be transmitted to a Project substation via the 34.5-kilovolt (kV) collection system. The AC collection system will include underground and/or overhead segments. Underground segments of the AC collection system will be buried a minimum of three feet (0.9 meters) below grade; and overhead portions will not exceed a maximum height of 45 feet (13.7 meters) above grade. The AC collection system will be comprised of medium voltage (MV) cable that will transfer electricity to the Project substation. Collection cables are congregated into common trenches and run adjacent to one another. All electrical inverters and the transformer will be placed on concrete foundations or gravel pads.

6. The Project will require one substation that will include one 230-mega volt ampere (MVA) transformer equipment, control building foundation, and an oil containment area. Concrete pads will be constructed as foundations for substation equipment, and the remaining area will be graveled. Concrete for foundations will be brought on-site from an external batching plant. The substation area will serve as the general parking area for permanent employees and contain all necessary equipment to step up incoming MV electricity to the high voltage electricity necessary to interconnect into the existing New Hardinsburg Substation owned and operated by Big Rivers Electric Corporation (BREC). The substation gen-tie line will be approximately 460 feet in length, will be located entirely within the Project footprint, and will be constructed by the Applicant. BREC will be responsible for any additional transmission equipment located within the switchyard adjoining the Project. It is anticipated that the gen-tie poles and substation components will not exceed 85 feet (25.9 meters) above grade.

7. Pursuant to KRS 278.708(3)(a)(1), a detailed description of the surrounding land uses is identified in the Property Value Impact Study conducted by Kirkland Appraisals, LLC, and

attached as SAR Attachment B. A summary of the surrounding land use is contained in the chart below:

	<b>Acreage</b>	<b>Parcels</b>
Residential	4.28%	43.96%
Agricultural	68.10%	31.87%
Industrial	7.28%	4.40%
Religious	0.13%	1.10%
Cemetery	0.00%	1.10%
Agri/Res	19.15%	13.19%
Commercial	1.05%	4.40%
Recreational	0.00%	0.00%

8. Pursuant to KRS 278.708(3)(a)(2), SAR Attachment C contains the legal description of the proposed site.

9. Pursuant to KRS 278.708(3)(a)(3), the proposed access control locations are included in SAR Attachment A.

10. Pursuant to KRS 278.708(3)(a)(4), the proposed locations of all Project infrastructure (buildings, transmission lines, and other structures) are included in the Preliminary Site Layout in SAR Attachment A.

11. Pursuant to KRS 278.708(3)(a)(5), proposed access ways and internal roads are shown in SAR Attachment A. There are no adjacent railways that could be used for construction or operational activities related to the Project.

12. Pursuant to KRS 278.708(3)(a)(6), the Project's onsite substation will connect to the existing Hardinsburg Substation, owned and operated by Big Rivers Electric Cooperative (BREC), via an approximately 460-foot overhead nonregulated electric transmission line. Electric service may be required for the O&M building and is anticipated to be provided by BREC. It is anticipated that any necessary water service will be obtained from City of Hardinsburg Water, onsite wells or trucked in from an offsite water purveyor.

13. Pursuant to KRS 278.708(3)(a)(7), Breckinridge County has enacted Ordinance 2022-032 (the “Ordinance”), which applies to solar energy systems and solar panel installation. Section 4.3.7.3.b of the Ordinance imposes the following minimum setbacks for Project components: 50 feet from the Project’s perimeter boundary; and 300 feet from any residential structure, nursing home, church, or school. Interconnection facilities may be located within the setback lines and interior property line setbacks are not required for contiguous participating Project properties. The Applicant states that the Project has been designed to be and currently is in compliance with the setbacks. Breckinridge County is still finalizing procedures for obtaining full approvals pursuant to its Ordinance and the Applicant has been in close contact with the county authorities to ensure current and ongoing compliance with the Ordinance.

14. Pursuant to KRS 278.708(3)(a)(8), a noise assessment was completed for the Project in October 2024 (SAR Attachment D). The noise assessment evaluated existing noise as well as proposed noise from construction and operation of the facility. During operation, minimal intermittent noise related to the panel tracking system and the noise of the inverters is expected. Existing noise on the Project site are those typically produced by agricultural activities. These noises include tractors, trucks, and all-terrain vehicles. Existing rural wildlife noises include noise from birds, frogs, and insects. During the construction phase, a temporary increase in traffic noise is expected, mainly between sunrise and sunset, and will be of limited duration at any given location within the Project. The loudest noise expected during construction will be from the intermittent use of pile drivers, which would temporarily produce noise of approximately 80-82 dBA at the nearest receptor. Otherwise, construction noise levels onsite are approximately 59-61 dBA, or the sound level of human speech.

15. During operation, all site visits will occur during daylight hours, except for any required

for emergency maintenance. During daylight hours, operational noise is expected to be intermittent from panel tracking and constant from inverters. The increase in noise is negligible due to the distance between the panels, inverters, and the nearest noise-sensitive receptors. Maximum sound levels from the tracking system can be expected to be the levels of rustling leaves or a whisper (19 dBA) at the nearest receptor. During average daytime operation, the substation and inverters will generate a noise level equivalent to a refrigerator (51 dBA max). During operation 309 of the 318 sensitive receptors would experience noise levels of 35 dBA or less, five would experience noise levels of 34 to 40 dBA, two would experience noise levels of 40 to 45 dBA, and two would experience noise levels greater than 45 dBA. At night, all inverters are inactive, and noise is restricted to the substation.

## **II. Compatibility with Scenic Surroundings**

16. Pursuant to KRS 278.708(3)(b), a Visual Resource Assessment and Mitigation Plan (VRA) was completed for the Project and is enclosed as SAR Attachment E. Limited portions of the Project facility may be visible from certain adjacent lands and roadways, but would be mitigated through supplementing existing tree lines and vegetation. The VRA includes a series of visual simulations that demonstrate that the Project facility will be compatible with its scenic surroundings due to the rolling terrain and supplemental vegetative screening.

17. A glare study was completed for the Project and is enclosed as SAR Attachment F. According to the glare analysis, vegetation and topography could assist in screening potential glare. Per the study, no red glare is predicted for any of the viewpoints assessed.

18. The Project's Landscape Plan, enclosed as SAR Attachment G, will be implemented to mitigate visual impacts of the Project. Proposed tree species include Northern white cedar, American Holly, and Eastern red cedar, which will be supplemented with native shrubs and fescue.



It is anticipated that trees used for screening purposes will be planted at 4-6 feet in height and shrubs from 2-4 feet in height.

19. The nonregulated electric transmission line will not significantly alter the existing viewshed due to the rolling topography, existing vegetation, and the presence of other existing transmission lines and the existing utility switchyard adjoining the Project.

### **III. Property Value Impacts**

20. Pursuant to KRS 278.708(3)(c), SAR Attachment B provides the Property Value Impact Study, which was prepared by Kirkland Appraisals, LLC to assess the potential property value impacts to owners adjacent to the proposed facility. The conclusion of the report finds that the Project will have no negative impact on the value of adjoining or abutting property, and may have positive implications as well, such as protection from future development of residential developments, reduced dust, odor and chemicals from farming operations, protection from light pollution at night, and lack of traffic. See SAR Attachment B, Section XIV, page 118.

### **IV. Anticipated Noise Levels at Property Boundary**

21. Pursuant to KRS 278.708(3)(d), a Noise Assessment is included in SAR Attachment D. Noise will occur temporarily and intermittently during the construction phase of the Project due to increases in vehicular traffic, construction equipment and assembly of the solar facility components. This construction noise is expected to be of short duration at any given location within the Project site. The majority of the Project area is currently used for crop production or cattle grazing, so the need for extensive tree removal and earthmoving to prepare the site is anticipated to be minor. Project construction will rely on equipment, such as dozers, graders, loaders, pile drivers, and trucks. The U.S. Department of Transportation, Federal Highway Administration (FHWA), publishes sound levels for typical construction equipment, which are shown in Table 2

below. Construction for the Project will consist of building roads, fencing, solar arrays, a substation, and associated electrical infrastructure (buried lines, etc.).

**Table 2.** Typical noise level for construction equipment at 50 feet.

Equipment	Typical Noise Level (dBA) 50 Feet from Sources
Air Compressor	80
Backhoe	78
Dozer	82
Generator	81
Pickup Truck	74
Pile Driver (Impact)	95-101
Pneumatic Tool	85
Pump	81
Spike Driver	77
Tie Cutter	84
Tie Handler	80
Tie Inserter	85
Tractor	84
Dump Truck	76
Welder/Torch	74

22. The amount of noise generated during construction will vary depending on the types of activities occurring on a given day. Grading and earthmoving equipment, pile drivers, and other construction equipment typically emit sounds between 76 to 100 dBA at 50 feet (FHWA 1999, 2006). Sounds associated with these types of equipment will primarily occur during the initial site set up , such as grading and access road construction, which is expected to last approximately 12 months. It is anticipated that pile driving for rack support foundations will create the loudest sound (101 dBA at 50 feet). Installation of each rack support foundation takes between 30 seconds to two minutes, depending on soil conditions. it is anticipated pile driving will take up to six to eight

months across the entire Project. Finally, the installation of the solar panels on the tracking racks will emit sound levels similar to general construction (74 to 85 dBA at 50 feet). Typically, a forklift is used to place individual panels on the tracking rack system. The sounds from all construction activities will dissipate with distance and will be audible at varying levels, depending on the locations of the equipment and receptors. Because the Project covers an area with a length of approximately six miles from North to South, construction noise will not be isolated to a particular area for long periods of time (i.e., 30 days), except for prime access ways and laydown areas. These areas would experience noise from worker vehicles and delivery trucks. Additionally, construction activities would move around the Project site and are not anticipated to be near any sensitive receptor for more than a few weeks.

23. The noisiest portion of the construction includes the use of pile drivers to install the solar panel supports. Typical noise level within 50-feet of pile driving equipment is 84-101 dBA. The noise model was also evaluated without the inputs of the pile driver since that is more typical of ongoing construction sound levels. The average sound levels for typical construction (without pile driving) at the nearest receptor is approximately 59 dBA, which is comparable to a dishwasher. The peak and average noise levels at the nearest receptor nearest receptor (SR-007) due to construction is detailed in Table 3 below:

**Table 3.** Estimated Sound Levels at Nearest Receptor Due to Construction (Sunrise to Sunset)

<b>Condition</b>	<b>Distance to Solar Array (ft)</b>	<b>Estimated L<sub>max</sub> Sound Level (dBA)</b>	<b>Estimated L<sub>eq</sub> Sound Level (dBA)</b>
With pile driver	464	82	80
Without pile driver		61	59

24. Construction traffic will use the existing county roadway system to access the Project site

and deliver construction materials and personnel. Based upon the sound levels published by FHWA, the sounds contributed by construction vehicles such as semi-trucks, light passenger cars, and trucks fall within acceptable ranges if the sounds do not occur between 11:00 p.m. and 6:00 a.m. Construction traffic sounds will be similar to common farm equipment and typical vehicles on local roadways. Sound generated during construction is expected to only occur during daylight hours and will be generated by heavy equipment, passenger cars and trucks, and tool use during assembly of the Project. Sound will be present in the Project area during construction; however, because of the size of the Project and the distance to the nearest receptors, construction will not contribute to a significant sound increase when compared to sound currently occurring onsite (i.e., the operation of farming equipment, crop harvesting, and roadway traffic) and baseline ambient sound levels. See SAR Attachment D for the full report studying noise levels associated with the facility's construction at the Project boundary.

25. Potential noise-sensitive receptors were evaluated within a 1,000-foot buffer from the Project Boundary. Two churches and 316 residences were identified within this buffer and were assessed within the Noise Assessment. No schools, nursing homes, childcare centers, outdoor recreational facilities, medical centers, or other types of noise-sensitive receptors were observed within the noise assessment area. The nearest concentration of sensitive receptors is near the town of Hardinsburg near the central portion of the Project. The nearest receptor (SR-007) to a solar panel is approximately 464 feet; the nearest receptor to an inverter (SR-316) is approximately 816 feet away; and the nearest receptor to the Project substation (SR-408) is approximately 409 feet. Noise receptors and their distance to Project elements are discussed in SAR Attachment D.

26. Fifty-one residents are located within four areas that meet the definition of “residential neighborhood” under KRS 278.700(6). Distance of sensitive resources including residential

neighborhoods are provided in Table 4 below.

**Table 4.** Nearest Receptors to the Project

Land use	Nearest Receptor to	Section of Study Area	Distance from Fence	Distance from Nearest Solar Panel	Distance from Nearest Inverter or Transformer
Residence (SR-316)	Inverter	South	545 ft	614 ft	816 ft (inverter)
Residence (SR-048)	Substation transformer	Central	2,452 ft	2,942 ft	409 ft (transformer)
Residence (SR-007)	Panel tracking system & Project fence	North	423 ft	464 ft	1,317 ft (inverter)
Residences – Gilbert Heights Neighborhood (SR-081 – 104)	N/A	East	3,641 ft	3,778 ft	4,341 ft (inverter)
Residences – Lake Ridge Neighborhood (SR-105 – 115, 117 – 122)	N/A	East	1,044 ft	1,122 ft	1,779 ft (inverter)
Residences – Lakeside Drive Neighborhood (SR-060 – 066)	N/A	East	3,186 ft	3,638 ft	2,340 ft (transformer)
Residences – Quail Run Lane Neighborhood (SR-052 – 055)	N/A	Central	2,650 ft	3,242 ft	1,052 ft (transformer)

27. There are three principal sound sources associated with normal daytime operation of the Project: solar panel array DC motors; the substation step-up transformer; and the electric current inverters, which are distributed through the panel arrays. Tracking systems involve the panels being driven by small, 24-volt brushless DC motors to track the arc of the sun to maximize each panel's potential for solar absorption. Panels would turn no more than five degrees every 15 minutes and would operate no more than one minute out of every 15-minute period during daylight hours. These tracking motors are a potential source of mechanical noise and are included in this

assessment. Tracking motors will not be installed closer than 100 feet from the Project boundary. The sound typically produced by panel tracking motors (NexTracker or equivalent) is approximately 70 dBA at one meter. The nearest receptor (SR-007) from the tracking system will be approximately 19 dBA at 464 feet which is similar to the sound of rustling leaves.

28. The proposed substation, approximately 3.5 acres in size, will be located in the central portion of the Project. Transformers associated with the project are expected to include an SBG-SMIT 3 phase 230 kVA transformer or similar. The Noise Assessment assumed that the loudest the transformer is expected to be is 105 dBA. The nearest sensitive receptor (SR-048) is approximately 409 feet away from the Project substation, which would equate to a sound level of 51 dBA at the receptor, comparable to the sound of a refrigerator.

29. Solar facilities generate minimal sound while in operation during daylight hours. Inverters are the main source of sound within a solar facility with typical noise levels averaging 75 dBA at the point source, comparable to a vacuum cleaner, and sound dissipates quickly from the point source. Due to proposed landscaping, setbacks, fence lines, and perimeter roads, noise-generating equipment will not be located in proximity to sensitive receptors or near the Project boundary. Approximately 35 inverters are expected to be installed across the Project site. The sound study used a sound power level of 94 dBA for each inverter based upon data for a Gamesa Electric PV 3X series solar inverter. The nearest residence to Project inverters (SR-316) at 816 feet away would expect a daytime sound level of 36 dBA, which is similar to the sound of rainfall. The noise produced by the inverters can be characterized as a hum and during average operation is similar in noise level to a household air conditioner.

30. During site operation, intermittent noise related to the panel tracking system and the constant noise of the inverters is expected. The increase in noise is negligible due to the distance

between the panels/inverters and the nearest noise sensitive receptors. Sounds will be much quieter at most receptors, and it should be noted that the trackers and the inverters for the panels themselves will not operate at night when residential receptors are most sensitive. Noise from site visits and maintenance activities, such as single vehicular traffic and mowing, will be negligible as these are similar to background agricultural and residential noise. All site visits, except those required for emergency maintenance, will occur during daylight hours.

31. Construction is not expected to remain in one specific area beyond a few weeks. At the nearest receptors, besides intermittent and infrequent pile driver activity, no elevated and prolonged noise levels above background levels are expected either during construction or operation of the Project site. There is no specific noise ordinance for unincorporated areas of Breckinridge County. Ultimately, noise from construction and operation will not cause disturbance or interfere with the enjoyment of residences in the vicinity of the Project.

#### **V. Effect on Road, Railways and Fugitive Dust**

32. Pursuant to KRS 278.708(3)(e), a traffic impact study is enclosed as SAR Attachment H. The study evaluates the Project's impact on road and rail traffic and transportation.

33. Any transportation impacts will be temporary in nature as these will occur only during the construction phase of the Project. There are no railroads near the Project site. For purposes of conducting a conservative analysis, morning and afternoon peak hour traffic volumes on roadways were increased 25 percent, which is far greater than is anticipated for the Project's construction. All roadways within the Project will continue to operate at LOS D or better during peak construction traffic except for US Highway 60 which is predicted to operate under a LOS E during the construction process. Since the Percent Time Spent Following does not increase significantly, the increase of construction traffic was assumed to be far greater than anticipated during actual

construction and LOS E is not a concern. The Project would not substantially increase hazards nor alter any roadways, and no significant adverse traffic impacts are anticipated. The traffic study concludes the Project would not result in significant impacts to transportation and emergency access.

34. Construction and associated land disturbance in connection with the proposed Project may temporarily contribute airborne materials such as dust. The Project will utilize Best Management Practices (BMPs) such as: dewatering procedures, stormwater runoff quality control measures, concrete waste management, watering for dust control, and construction of perimeter silt fences, as needed. Water for dust control and operations will be obtained from several potential sources, including an on or off-site groundwater well, or trucked from an offsite water purveyor. During construction, water will be used for dust suppression and other purposes. Additionally, open-bodied trucks transporting dirt will be covered during transport. The Project will comply with dust control regulations and all other applicable requirements to manage erosion, sedimentation, and stormwater runoff. This will include submitting a stormwater pollution prevention plan and notice of intent for use of the Kentucky stormwater construction permit KYR10 to the Kentucky Department for Environmental Protection, Division of Water for review and approval.

## **VI. Mitigation Measures**

35. Pursuant to KRS 278.708(4), the Applicant has implemented or intends to implement the following mitigation measures for the Project:

36. Construction methods will be implemented to minimize potential impacts on noise, dust, and traffic. Project design also incorporates avoidance and mitigation measures for sensitive resources such as wetlands, listed plant and animal species, and sensitive cultural resources. Vegetative screening will be implemented to mitigate any visual impacts of the Facility.



37. *Viewscape.* The Project will utilize construction methods that minimize large-scale grading and removal of native soil. The New Frontiers Solar Park will provide landscape buffers of double row evergreen trees spaced on 15-foot centers, between panel arrays and residential areas and along the public roadways where the arrays could be visible (see VRA, SAR Attachment E; Landscape Plan, SAR Attachment G).

38. *Vegetation.* The Project has been designed to minimize the amount of tree clearing required. The landscaping plan focuses on preservation of existing vegetation, augmented by supplemental vegetation to provide an effective screen, and enhance the biological habitat of the area. Pre-existing vegetation will remain preserved to the extent practical to retain visual consistency for adjacent properties and to achieve screening for adjacent properties and right of way. Where pre-existing vegetation was removed or considered insufficient, supplemental landscaping will be installed as depicted in the landscape plan (SAR Attachment G) and on the site plan. Supplemental screening will consist of two rows of a combination of locally adapted evergreen species on 15-foot centers to mitigate the Project's visual impact. Proposed vegetation will vary in height at maturity but are anticipated to reach a height of eight to 12-feet.

39. The interior of the Project will be reseeded with a native seed mixture of grasses and interior vegetation will be maintained at 12 inches in height to prevent shading effects and protect from safety hazards.

40. *Impacts to cultural resources.* A search for sensitive site receptors (adjacent historic residences, churches, schools, cemeteries, hospitals, etc.) within 2,000 feet of the Project infrastructure was performed. Seven historic structures, two cemeteries, and one church was identified within this search area and would not be affected due to vegetation screening as implemented in the landscape plan. The Project has been designed to avoid impacts to historic

homes.

41. *Setbacks.* Buffers and setbacks are proposed along the boundaries of the Project and from sensitive resources such as homes, businesses, and wetlands or streams. Proposed setbacks and buffers are included on the Project layout (SAR Attachment A).

42. *Stormwater.* The Project will comply with all applicable requirements to manage erosion, sedimentation, and stormwater runoff. This will include submitting a stormwater pollution prevention plan (SWPPP) and a notice of intent (NOI) for use of the Kentucky stormwater construction permit KYR10 to the KY department for Environmental Protection, Division of Water for review and approval. The SWPPP prepared by a qualified engineer or erosion control specialist and will be implemented before and during construction. The SWPPP will be designed to reduce potential impacts related to erosion and surface water quality during construction activities and will include Project information and BMPs. BMPs will include dewatering procedures, stormwater runoff quality control measures, concrete waste management, stormwater detention, watering for dust control, and construction of perimeter silt fences, as needed.

43. *WOTUS.* The Project has been designed to avoid impacts to Waters of the U.S. (WOTUS) delineated on site. If impact to such features becomes necessary, then the impact will be minimized to the extent practicable, and the appropriate Clean Water Act (CWA) Section 404/401 permit will be obtained from the U.S. Army Corps of Engineers (USACE) and the Kentucky Energy & Environment Cabinet — Department for Environmental Protection — Division of Water (“Kentucky DOW”).

44. The regulation and permitting of utility-scale solar impacts to stormwater and WOTUS will be addressed separately to this Siting Board application. Stormwater discharge is addressed in paragraph 42.

45. *Regulatory Agency.* Kentucky DOW: The Project will obtain a Kentucky Department of Environmental Protection Stormwater Construction General Permit from the Kentucky DOW in compliance with the CWA.

46. *Regulatory Agency.* USACE — Louisville District: The Project has been designed to avoid impacts to WOTUS. However, if impact becomes necessary then New Frontiers Solar Park will coordinate with the USACE — Louisville District and the appropriate CWA Section 404 permit will be obtained. If necessary, a CWA Section 401 Water Quality Certification will be obtained from the Kentucky DOW. As required, the applicant will obtain permit coverage for crossings from the USACE-Louisville District.

Dated this 1st day of November 2024.

Respectfully submitted,



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Gregory T. Dutton  
Kathryn Eckert  
Pierce Stevenson  
**FROST BROWN TODD LLP**  
400 W. Market Street, Suite 3200  
Louisville, KY 40202  
(502) 589-5400  
(502) 581-1087 (fax)  
[gdupton@fbtlaw.com](mailto:gdupton@fbtlaw.com)  
[keckert@fbtlaw.com](mailto:keckert@fbtlaw.com)  
[pstevenson@fbtlaw.com](mailto:pstevenson@fbtlaw.com)  
*Counsel for Clover Creek Solar Project LLC  
d/b/a New Frontiers Solar Park*

**SAR**  
**ATTACHMENT A**



**SAR**  
**ATTACHMENT B**



# Kirkland Appraisals, LLC

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

October 29, 2024

Mr. Chase Glotfelty  
Clover Creek Solar Project, LLC  
d/b/a New Frontiers Solar Park  
1501 McKinney Street, Suite 1300  
Houston, TX 77010

**RE: Clover Creek Solar Project, LLC d/b/a, New Frontiers Solar Park, near Hardinsburg, Breckinridge County, KY**

Mr. Glotfelty

At your request, I have considered the impact of a solar farm proposed to be constructed on approximately 890 acres out of an 1,100-acre assemblage of land located near Hardinsburg, Breckinridge County, Kentucky. Specifically, I have been asked to give my professional opinion on the proposed solar farm will have any impact on adjoining property value and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in Kentucky as well as other states, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment. My client is Clover Creek Solar Project, LLC d/b/a New Frontiers Solar Park represented to me by Mr. Chase Glotfelty. My findings support the Kentucky Siting Board Application. The effective date of this consultation is October 29, 2024.

While based in NC, I am also a Kentucky State Certified General Appraiser #5522.

## **Conclusion**

The adjoining properties are well set back from the proposed solar panels. The closest non-participating home will be approximately 500 feet from the nearest panel with an average distance of 970 feet.

The matched pair analysis shows no impact on home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land where the solar farm is properly screened and buffered. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Data from the university studies, broker commentary, and other appraisal studies support a finding of no impact on property value adjoining a solar farm with proper setbacks and landscaped buffers.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial negative effect to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved with adjoining agricultural uses, schools, churches, and residential developments.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting properties and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it is quiet, and there is minimal traffic.

If you have any questions please contact me.

Sincerely,



Richard C. Kirkland, Jr., MAI  
NC Certified General Appraiser A4359  
KY Certified General Appraiser #5522



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**I. Proposed Project and Adjoining Uses**

**Proposed Use Description**

This solar farm is proposed to be constructed on approximately 890 acres out of a 1,100-acre assemblage near Hardinsburg, Breckinridge County, Kentucky.

**Adjoining Properties**

I have considered adjoining uses and included a map to identify each parcel's location. Based on the current site plan the closest adjoining home will be approximately 500 feet from the nearest panel with an average distance of 970 feet

Adjoining land is primarily a mix of residential and agricultural uses, which is very typical of solar farm sites.

The breakdown of those uses by acreage and number of parcels is summarized below.

<b>Adjoining Use Breakdown</b>		
	<b>Acreage</b>	<b>Parcels</b>
Residential	4.28%	43.96%
Agricultural	68.10%	31.87%
Industrial	7.28%	4.40%
Religious	0.13%	1.10%
Cemetary	0.00%	1.10%
Agri/Res	19.15%	13.19%
Commercial	1.05%	4.40%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**GoogleEarth Map of Overall Project**

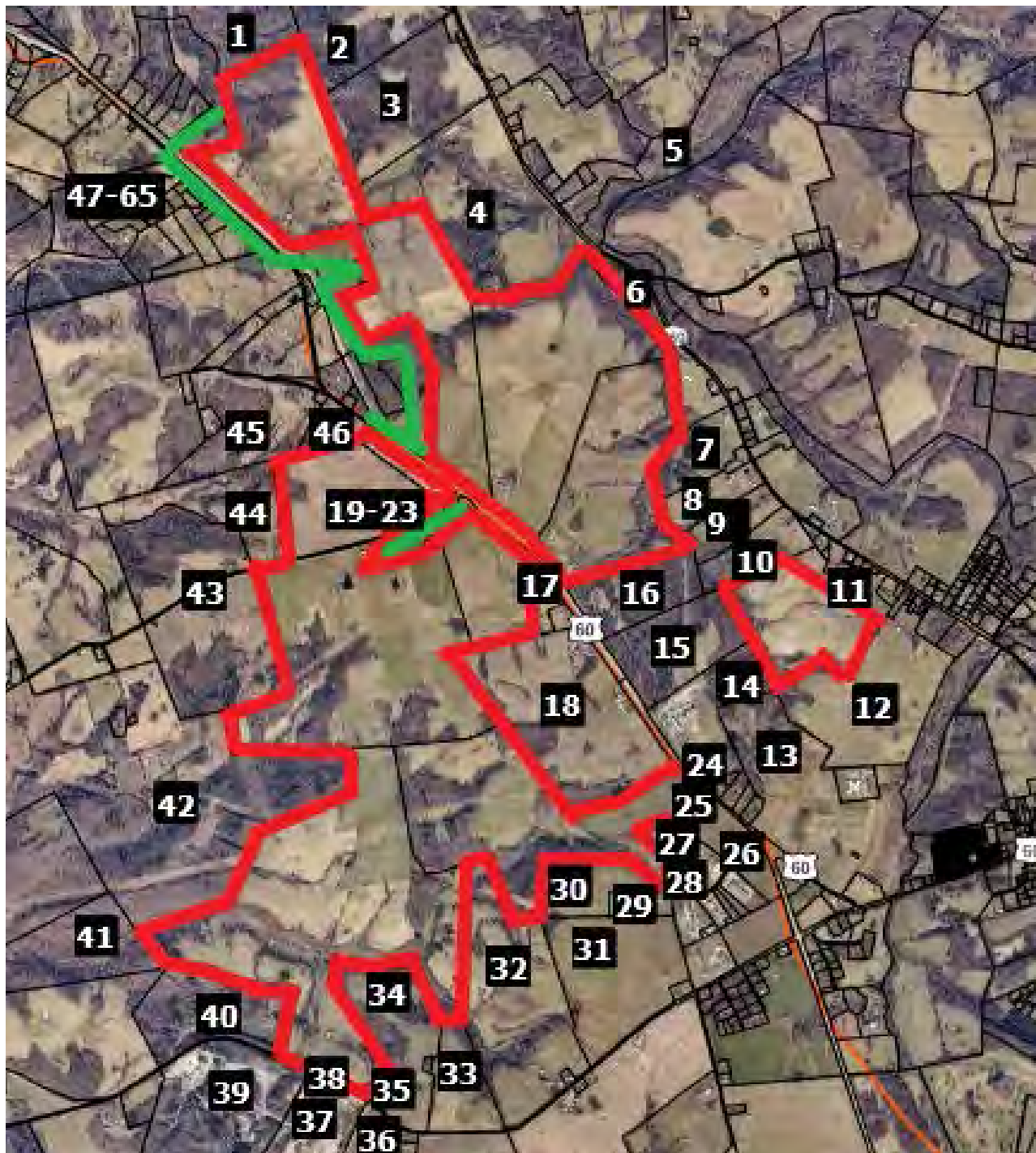
**The Letters Correspond to the Section Maps Included on the following Pages**

**The outlines show are the buildable area and not specifically indicative of where panels will be laid out.**



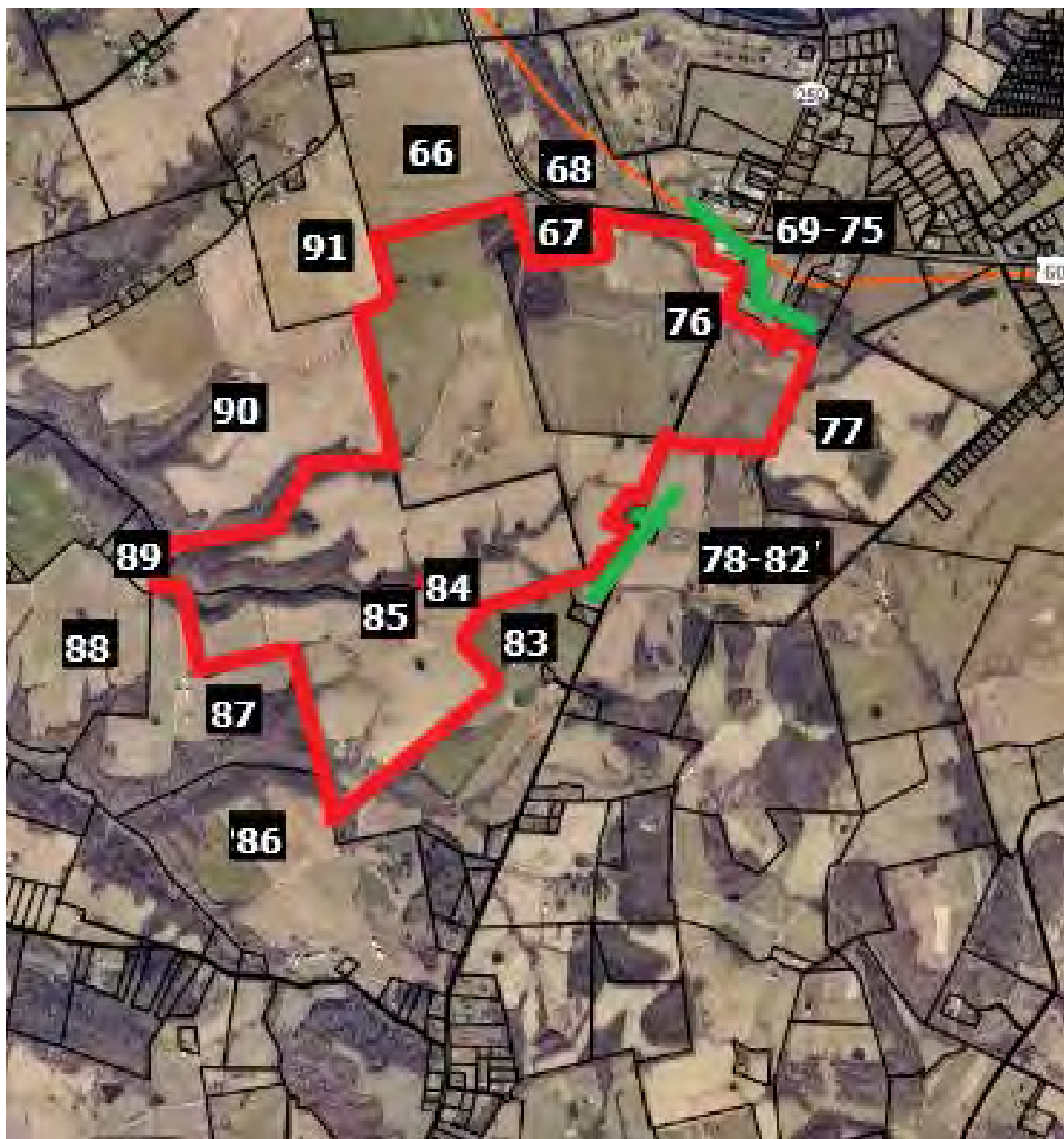
**Section A – GIS Map of Adjoining Properties**

**All parcels shown on the map are for panel locations only and do not include collection parcels.**



**Section B – GIS Map of Adjoining Properties**

**All parcels shown on the map are for panel locations only and do not include collection parcels.**



**Surrounding Uses**

#	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft)	L.F
			Acres	Present Use	Acres	Parcels	Home/Panel	Adjacent
1	43-17E	Bennett	126.03	Agricultural	2.31%	1.10%	N/A	1650
2	43-27	Henning	125.56	Agricultural	2.30%	1.10%	N/A	1100
3	44-9	Payne	198.67	Agricultural	3.64%	1.10%	N/A	1685
4	44-11	Payne	44.11	Residential	0.81%	1.10%	1,705	6230
5	58-6	Dowell	94.25	Agricultural	1.73%	1.10%	N/A	1
6	58-10A	Pile	37.66	Agricultural	0.69%	1.10%	N/A	3850
7	58-14B	Pile	27.67	Agri/Res	0.51%	1.10%	1,260	1395
8	58-14C	Henning	23.19	Agri/Res	0.42%	1.10%	1,780	660
9	58-26	Henning	23.26	Agri/Res	0.43%	1.10%	1,255	280
10	58-14A	Henning	32.34	Agri/Res	0.59%	1.10%	850	1280
11	59-11A	Williams	19.55	Residential	0.36%	1.10%	835	1905
12	59-15	Burke	111.80	Agricultural	2.05%	1.10%	N/A	2810
13	59-8	DAS Land LLC	131.28	Agricultural	2.40%	1.10%	N/A	1
14	59-7	Texas Gas	79.00	Industrial	1.45%	1.10%	N/A	980
15	59-7A	N/A	67.24	Agricultural	1.23%	1.10%	N/A	1055
16	59-2	Texas Gas	50.00	Agricultural	0.92%	1.10%	N/A	2380
17	58-13	N/A	5.76	Residential	0.11%	1.10%	530	1380
18	59-3	Martin	148.60	Agri/Res	2.72%	1.10%	1,295	7150
19	44-23C	Skillman	7.12	Residential	0.13%	1.10%	N/A	2430
20	44-23D	Skillman	0.23	Cemetary	0.00%	1.10%	N/A	210
21	44-23B	Skillman	0.97	Residential	0.02%	1.10%	535	635
22	44-27	Burke	1.33	Residential	0.02%	1.10%	N/A	1115
23	44-23A	Small	1.28	Residential	0.02%	1.10%	500	785
24	59-8A	Allen	0.36	Residential	0.01%	1.10%	1,180	1
25	59-4	Beard	3.03	Residential	0.06%	1.10%	945	775
26	59-4C	O'Connell	26.21	Agricultural	0.48%	1.10%	N/A	435
27	59-4H	Atlas Machine	22.37	Commercial	0.41%	1.10%	N/A	1865
28	59-4I	SC Group	3.41	Residential	0.06%	1.10%	N/A	545
29	59-4E-1-1	SC Group	10.00	Residential	0.18%	1.10%	N/A	225
30	59-4E-1	Breckingridge	35.00	Agricultural	0.64%	1.10%	N/A	3290
31	59-21	JLB Real	96.00	Agricultural	1.76%	1.10%	N/A	1
32	45-9	JLB Real	614.84	Agricultural	11.26%	1.10%	N/A	4780
33	45-12	Kennedy	50.00	Agri/Res	0.92%	1.10%	3,670	395
34	45-10	Kennedy	66.14	Agricultural	1.21%	1.10%	N/A	5140
35	45-10A	Lentz	3.40	Residential	0.06%	1.10%	3,125	475
36	45-15C	Mago	37.60	Agricultural	0.69%	1.10%	N/A	1
37	45-14	Mago	114.52	Industrial	2.10%	1.10%	N/A	850
38	45-14A	N/A	1.11	Residential	0.02%	1.10%	N/A	200
39	45-13	Mago	135.65	Industrial	2.48%	1.10%	N/A	600
40	45-9A	Mago	68.46	Industrial	1.25%	1.10%	N/A	3535

**Surrounding Uses**

#	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft)	L.F
			Acres	Present Use	Acres	Parcels	Home/Panel	Adjacent
41	45-1B	Strubie	70.00	Agricultural	1.28%	1.10%	N/A	790
42	45-1	Skillman	531.86	Agricultural	9.74%	1.10%	N/A	8195
43	44-29	Akridge	154.00	Agri/Res	2.82%	1.10%	855	3405
44	44-28	Keenan	65.00	Agri/Res	1.19%	1.10%	510	2255
45	44-24A	Armes	69.80	Agricultural	1.28%	1.10%	N/A	395
46	44-24	Armes	13.37	Residential	0.24%	1.10%	570	1040
47	44-18	Critchelow	0.82	Residential	0.02%	1.10%	535	205
48	44	King	0.50	Residential	0.01%	1.10%	515	255
49	44-21D	Wilson	9.34	Residential	0.17%	1.10%	510	1753
50	44-21	Wilson	0.48	Residential	0.01%	1.10%	N/A	725
51	44-21C	Bennett	19.45	Residential	0.36%	1.10%	N/A	1965
52	44-19	Critchelow	5.94	Residential	0.11%	1.10%	1,150	185
53	44-18	Bennett	30.61	Agricultural	0.56%	1.10%	N/A	3480
54	44-18D	Bennett	2.02	Residential	0.04%	1.10%	520	605
55	44-18B	Fentress	76.86	Agricultural	1.41%	1.10%	N/A	55
56	44-16G	Young	34.41	Agri/Res	0.63%	1.10%	500	1230
57	44-16F	Bennett	0.77	Residential	0.01%	1.10%	N/A	120
58	44-16B	Lee	2.00	Residential	0.04%	1.10%	560	365
59	44-16E-1	Lee	1.25	Residential	0.02%	1.10%	N/A	130
60	44-16A	Lee	7.77	Residential	0.14%	1.10%	N/A	190
61	44-13A	Santiesrebain	0.24	Residential	0.00%	1.10%	N/A	90
62	44-13	Santiesrebain	2.76	Residential	0.05%	1.10%	950	125
63	44-7	Tindle	31.93	Agricultural	0.58%	1.10%	N/A	1
64	44-8B	Lee	8.91	Residential	0.16%	1.10%	530	1225
65	43-17I	N/A	23.50	Agricultural	0.43%	1.10%	N/A	850
66	59-24	JLB	125.50	Agricultural	2.30%	1.10%	N/A	2220
67	74-1K	Hardinsburg	7.28	Religious	0.13%	1.10%	500	2555
68	74-1I	Goodman	93.38	Agricultural	1.71%	1.10%	N/A	830
69	74-1C	Greenpoint	22.85	Commercial	0.42%	1.10%	N/A	560
70	74-1C-1	Hardinsburg See	7.31	Commercial	0.13%	1.10%	N/A	205
71	74-1J	Cave City	5.00	Commercial	0.09%	1.10%	N/A	935
72	74-4A	Breckingridge	14.45	Residential	0.26%	1.10%	N/A	280
73	74-1L	Breckingridge	4.89	Residential	0.09%	1.10%	N/A	1470
74	74-4E	Neff	10.34	Residential	0.19%	1.10%	N/A	1
75	74-4T	N/A	2.98	Residential	0.05%	1.10%	N/A	550
76	74-2	N/A	0.40	Residential	0.01%	1.10%	N/A	545
77	74-19	Harden	149.40	Agri/Res	2.74%	1.10%	1,295	1500
78	74-20	Mc Gary	184.18	Agri/Res	3.37%	1.10%	515	2920
79	60-6A	Flood	1.32	Residential	0.02%	1.10%	885	730
80	74-20A	Mc Gary	1.82	Residential	0.03%	1.10%	1,095	95



**Surrounding Uses**

#	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft)	L.F
			Acres	Present Use	Acres	Parcels	Home/Panel	Adjacent
81	60-6B	Frank	0.78	Residential	0.01%	1.10%	555	460
82	60-11-1	Henning	5.71	Residential	0.10%	1.10%	N/A	475
83	60-11	O'Reilly	153.57	Agri/Res	2.81%	1.10%	700	5980
84	60-10B	Miller	0.64	Residential	0.01%	1.10%	570	755
85	60-10A	Miller	1.58	Residential	0.03%	1.10%	665	1155
86	60-14	Taul	202.19	Agricultural	3.70%	1.10%	N/A	615
87	60-9	Holston	136.00	Agricultural	2.49%	1.10%	N/A	5075
88	60-8	Holston	126.00	Agricultural	2.31%	1.10%	N/A	0
89	60-4A	Heavrin	11.70	Residential	0.21%	1.10%	N/A	635
90	60-5	JLB	300.00	Agricultural	5.49%	1.10%	N/A	6115
91	60-2	Williams	82.00	Agricultural	1.50%	1.10%	N/A	1430
<b>Total</b>			<b>5459.860</b>		<b>100.00%</b>	<b>100.00%</b>	970	

Where we have listed N/A for distance from Home/Panel we did not identify a home on which to measure. For the Linear Feet of Adjacency, we have identified in red if the adjacency is across a right of way.

## II. Demographics

I have pulled the following demographics for a 1-mile, 3-mile and 5-mile radius around the proposed solar farm project.





## Housing Profile

3200-3548 US-60, Hardinsburg, Kentucky, 40143  
 Ring: 1 mile radius

Prepared by Esri  
 Date Published: 3/1/2023  
 Longitude: -84.51011

Population		Households	
2010 Total Population	23	2022 Median Household Income	\$60,000
2020 Total Population	22	2027 Median Household Income	\$84,511
2022 Total Population	22	2022-2027 Annual Rate	7.09%
2027 Total Population	23		
2022-2027 Annual Rate	0.89%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	13	100.0%	13	100.0%	13	100.0%
Occupied	4	30.8%	4	30.8%	4	30.8%
Owner	3	23.1%	3	23.1%	3	23.1%
Renter	1	7.7%	1	7.7%	1	7.7%
Vacant	9	69.2%	9	69.2%	9	69.2%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	3	100.0%	3	100.0%
<\$50,000	0	0.0%	0	0.0%
\$50,000-\$99,999	1	33.3%	1	33.3%
\$100,000-\$149,999	1	33.3%	1	33.3%
\$150,000-\$199,999	1	33.3%	1	33.3%
\$200,000-\$249,999	0	0.0%	0	0.0%
\$250,000-\$299,999	0	0.0%	0	0.0%
\$300,000-\$399,999	0	0.0%	0	0.0%
\$400,000-\$499,999	0	0.0%	0	0.0%
\$500,000-\$749,999	0	0.0%	0	0.0%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value		\$125,000		\$125,000
Average Value		\$125,000		\$125,000

Census 2010 Housing Units	Number	Percent
Total	13	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	0	0.0%
Rural Housing Units	13	100.0%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 02, 2023



## Housing Profile

3200-3548 US-60, Hardinsburg, Kentucky, 40143  
 Ring: 3 mile radius

Prepared by Esri  
 Date Published: 3/1/2023  
 Language: en\_US

Population		Households	
2010 Total Population	2,143	2022 Median Household Income	\$49,357
2020 Total Population	2,135	2027 Median Household Income	\$54,869
2022 Total Population	2,165	2022-2027 Annual Rate	2.14%
2027 Total Population	2,198		
2022-2027 Annual Rate	0.30%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	840	100.0%	842	100.0%	840	100.0%
Occupied	751	89.4%	757	89.9%	768	91.4%
Owner	521	62.0%	586	69.6%	598	71.2%
Renter	230	27.4%	171	20.3%	170	20.2%
Vacant	87	10.4%	85	10.1%	71	8.5%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	587	100.0%	599	100.0%
<\$50,000	86	14.7%	84	14.0%
\$50,000-\$99,999	184	31.3%	178	29.7%
\$100,000-\$149,999	157	26.7%	154	25.7%
\$150,000-\$199,999	81	13.8%	90	15.0%
\$200,000-\$249,999	16	2.7%	18	3.0%
\$250,000-\$299,999	24	4.1%	29	4.8%
\$300,000-\$399,999	30	5.1%	37	6.2%
\$400,000-\$499,999	2	0.3%	2	0.3%
\$500,000-\$749,999	5	0.9%	5	0.8%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	2	0.3%	2	0.3%
Median Value		\$107,484		\$112,175
Average Value		\$134,540		\$140,150

Census 2010 Housing Units	Number	Percent
Total	840	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	0	0.0%
Rural Housing Units	840	100.0%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 02, 2023



## Housing Profile

3200-3548 US-60, Hardinsburg, Kentucky, 40143  
 Ring: 5 mile radius

Prepared by Esri  
 Date Published: 3/1/2023  
 Longitude: -84.51011

Population		Households	
2010 Total Population	4,404	2022 Median Household Income	\$51,261
2020 Total Population	4,356	2027 Median Household Income	\$57,069
2022 Total Population	4,416	2022-2027 Annual Rate	2.17%
2027 Total Population	4,477		
2022-2027 Annual Rate	0.27%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,878	100.0%	1,882	100.0%	1,883	100.0%
Occupied	1,678	89.4%	1,675	89.0%	1,699	90.2%
Owner	1,174	62.5%	1,280	68.0%	1,308	69.5%
Renter	504	26.8%	395	21.0%	391	20.8%
Vacant	197	10.5%	206	10.9%	184	9.8%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	1,281	100.0%	1,307	100.0%
<\$50,000	151	11.8%	146	11.2%
\$50,000-\$99,999	403	31.5%	386	29.5%
\$100,000-\$149,999	320	25.0%	309	23.6%
\$150,000-\$199,999	200	15.6%	222	17.0%
\$200,000-\$249,999	42	3.3%	45	3.4%
\$250,000-\$299,999	67	5.2%	82	6.3%
\$300,000-\$399,999	75	5.9%	93	7.1%
\$400,000-\$499,999	5	0.4%	5	0.4%
\$500,000-\$749,999	12	0.9%	13	1.0%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	6	0.5%	6	0.5%
Median Value	\$113,516		\$119,660	
Average Value	\$145,492		\$152,391	

Census 2010 Housing Units	Number	Percent
Total	1,878	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	0	0.0%
Rural Housing Units	1,878	100.0%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

### **III. Methodology and Discussion of Issues**

#### **Standards and Methodology**

I conducted this analysis using the standards and practices established by the Appraisal Institute and that conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are accepted by all major lending institutions, and they are used in Kentucky and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties. These standards and practices have also been accepted by the courts at the trial and appellate levels and by federal courts throughout the country as adequate to reach conclusions about the likely impact a use will have on adjoining or abutting properties.

The aforementioned standards compare property uses in the same market and generally within the same calendar year so that fluctuating markets do not alter study results. Although these standards do not require a linear study that examines adjoining property values before and after a new use (e.g. a solar farm) is developed, some of these studies do in fact employ this type of analysis. Comparative studies, as used in this report, are considered an industry standard.

The type of analysis employed is a Matched Pair Analysis or Paired Sales Analysis. This methodology is outlined in **The Appraisal of Real Estate**, Twelfth Edition by the Appraisal Institute pages 438-439. It is further detailed in **Real Estate Damages**, Third Edition, pages 33-36 by Randall Bell PhD, MAI. Paired sales analysis is used to support adjustments in appraisal work for factors ranging from the impact of having a garage, golf course view, or additional bedrooms. It is an appropriate methodology for addressing the question of impact of an adjoining solar farm. The paired sales analysis is based on the theory that when two properties are in all other respects equivalent, a single difference can be measured to indicate the difference in price between them. Dr. Bell describes it as comparing a test area to control areas. In the example provided by Dr. Bell he shows five paired sales in the test area compared to 1 to 3 sales in the control areas to determine a difference. I have used 3 sales in the control areas in my analysis for each sale developed into a matched pair.

#### **Determining what is an External Obsolescence**

An external obsolescence is a use of property that, because of its characteristics, might have a negative impact on the value of adjacent or nearby properties because of identifiable impacts. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties. The presence of one or a combination of key factors does not mean the use will be an external obsolescence, but a combination of these factors tend to be present when market data reflects that a use is an external obsolescence.

External obsolescence is evaluated by appraisers based on several factors. These factors include but are not limited to:

- 1) Traffic. Solar Farms are not traffic generators.
- 2) Odor. Solar farms do not produce odor.
- 3) Noise. Solar farms generate no noise concerns. A wide range of noise studies that have been completed have found them consistent with agricultural and residential areas. The noise is even less at night.

- 4) Environmental. Solar farms do not produce toxic or hazardous waste. Grass is maintained underneath the panels so there is minimal impervious surface area.
- 5) Appearance/Viewshed. This is the one area that potentially applies to solar farms. However, solar farms are generally required to provide significant setbacks and landscaping buffers to address that concern. Furthermore, any consideration of appearance of viewshed impacts has to be considered in comparison with currently allowed uses on that site. For example if a residential subdivision is already an allowed use, the question becomes in what way does the appearance impact adjoining property owners above and beyond the appearance of that allowed subdivision or other similar allowed uses.
- 6) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbors from fully using their homes or farms or businesses for the use intended.

### **Market Imperfection**

Throughout this analysis, I have specifically considered the influence of market imperfection on data analysis. Market imperfection is the term that refers to the fact that unlike a can of soup at the supermarket or in your online shopping cart, real estate cannot be comparison shopped for the best price and purchased at the best price for that same identical product. Real estate products are always similar and never identical. Even two adjacent lots that are identical in almost every way, have a slight difference in location. Once those lots are developed with homes, the number of differences begin to multiply, whether it is size of the home, landscaping, layout, age of interior upfit, quality of interior upfit, quality of maintenance and so on.

Neoclassical economics indicates a perfectly competitive market as having the following: A large number of buyers and sellers (no one person dominates the market), no barriers or transaction costs, homogeneous product, and perfect information about the product and pricing. Real estate is clearly not homogeneous. The number of buyers and sellers for a particular product in a particular location is limited by geography, financing, and the limited time period within a property is listed. There are significant barriers that limit the liquidity in terms of time, costs and financing. Finally, information on real estate is often incomplete or partial – especially at the time that offers are made and prices set, which is prior to appraisals and home inspections. So real estate is very imperfect based on this definition and the impact of this are readily apparent in the real estate market.

What appear to be near-identical homes that are in the same subdivision will often sell with slight variations in price. When multiple appraisers approach the same property, there is often a slight variation among all of those conclusions of value, due to differences in comparables used or analysis of those comparables. This is common and happens all of the time. In fact, within each appraisal, after making adjustments to the comparables, the appraiser will typically have a range of values that are supported that often vary more than +/-5% from the median or average adjusted value.

Based on this understanding of market imperfection, it is important to note that very minor differences in value within an impact study do not necessarily indicate either a negative or positive impact. When the impacts measured fall within that +/-5%, I consider this to be within typical market variation/imperfection. Therefore it may be that there is a negative or positive impact identified if the impact is within that range, but given that it is indistinguishable from what amounts to the background noise or static within the real estate data, I do not consider indications of +/-5% to support a finding of a negative or positive impact.

Impacts greater than that range are however, considered to be strong indications of impacts that fall outside of typical market imperfection. I have used this as a guideline while considering the impacts identified within this report.

### **Relative Solar Farm Sizes**

Solar farms have been increasing in size in recent years. Much of the data collected is from existing, older solar farms of smaller size, but there are numerous examples of sales adjoining 75 to 80 MW facilities that show a similar trend as the smaller solar farms. This is understandable given that the primary concern relative to a solar farm is the appearance or view of the solar farm, which is typically addressed through setbacks and landscaping buffers. The relevance of data from smaller solar farms to larger solar farms is due to the primary question being one of appearance. If the solar farm is properly screened, then little of the solar farm would be seen from adjoining property regardless of how many acres are involved.

Larger solar farms are often set up in sections where any adjoining owner would only be able to see a small section of the project even if there were no landscaping screen. Once a landscaping screen is in place, the primary view is effectively the same whether you are adjoining a 5 MW, 20 MW or 100 MW facility.

I have split out the data for the matched pairs adjoining larger solar farms only to illustrate the similarities later in this report. I note that I have matched pairs adjoining solar farms up to 500 MWs in size showing no impact on property value.

### **Steps Involved in the Analysis**

The paired sales analysis employed in this report follows the following process:

1. Identify sales of property adjoining existing solar farms.
2. Compare those sales to similar property that does not adjoin an existing solar farm.
3. Confirmation of sales are noted in the analysis write ups.
4. Distances from the homes to panels are included as a measure of the setbacks.
5. Topographic differences across the solar farms themselves are likewise noted along with demographic data for comparing similar areas.

There are a number of Sale/Resale comparables included in the write ups, but most of the data shown is for sales of homes after a solar farm has been announced (where noted) or after a solar farm has been constructed.



## **IV. Research on Solar Farms**

### **A. *Appraisal Market Studies***

I have also considered a number of impact studies completed by other appraisers as detailed below.

#### **CohnReznick – Property Value Impact Study: Adjacent Property Values Solar Impact Study: A Study of Eight Existing Solar Facilities**

Patricia McGarr, MAI, CRE, FRICS, CRA and Andrew R. Lines, MAI with CohnReznick completed an impact study for a proposed solar farm in Cheboygan County, Michigan completed on June 10, 2020. I am familiar with this study as well as a number of similar such studies completed by CohnReznick. I have not included all of these studies but I submit this one as representative of those studies.

This study addresses impacts on value from eight different solar farms in Michigan, Minnesota, Indiana, Illinois, Virginia and North Carolina. These solar farms are 19.6 MW, 100 MW, 11.9 MW, 23 MW, 71 MW, 61 MW, 40 MW, and 19 MW for a range from 11.9 MW to 100 MW with an average of 31 MW and a median of 31.5 MW. They analyzed a total of 24 adjoining property sales in the Test Area and 81 comparable sales in the Control Area over a five-year period.

The conclusion of this study is that there is no evidence of any negative impact on adjoining property values based on sales prices, conditions of sales, overall marketability, potential for new development or rate of appreciation.

#### **Christian P. Kaila & Associates – Property Impact Analysis – Proposed Solar Power Plant Guthrie Road, Stuarts Draft, Augusta County, Virginia**

Christian P. Kaila, MAI, SRA and George J. Finley, MAI developed an impact study as referenced above dated June 16, 2020. This was for a proposed 83 MW facility on 886 acres.

Mr. Kaila interviewed appraisers who had conducted studies and reviewed university studies and discussed the comparable impacts of other development that was allowed in the area for a comparative analysis of other impacts that could impact viewshed based on existing allowed uses for the site. He also discussed in detail the various other impacts that could cause a negative impact and how solar farms do not have such characteristics.

Mr. Kaila also interviewed County Planners and Real Estate Assessor's in eight different Virginia counties with none of the assessor's identifying any negative impacts observed for existing solar projects.

Mr. Kaila concludes on a finding of no impact on property values adjoining the indicated solar farm.

#### **Fred Beck, MAI, CCIM – Impact Analysis in Lincoln County, North Carolina, 2013**

Mr. Fred Beck, MAI, CCIM completed an impact analysis in 2013 for a proposed solar farm that concluded on a negative impact on value. That report relied on a single cancelled contract for an adjoining parcel where the contracted buyers indicated that the solar farm was the reason for the cancellation. It also relied on the activities of an assessment impact that was applied in a nearby county.

Mr. Beck was interviewed as part of the Christian Kalia study noted above. From that I quote "Mr. Beck concluded on no effect on moderate priced homes, and only a 5% change in his limited research of higher priced homes. His one sale that fell through is hardly a reliable sample."

Also noted in the Christian Kalia interview notes is a response from Mr. Beck indicating that in his opinion “the homes were higher priced homes and had full view of the solar farm.” Mr. Beck indicated in the interview if landscaping screens were employed he would not see any drop in value.

**NorthStar Appraisal Company – Impact Analysis for Nichomus Run Solar, Pilesgrove, New Jersey, 2020**

Mr. William J. Sapio, MAI with NorthStar Appraisal Company considered a matched pair analysis for the potential impact on adjoining property values to this proposed 150 MW solar farm. Mr. Sapio considered sales activity in a subdivision known as Point of Woods in South Brunswick Township and identified two recent new homes that were constructed and sold adjoining a 13 MW solar farm and compared them to similar homes in that subdivision that did not adjoin the solar farm. These homes sold in the \$1,290,450 to \$1,336,613 price range and these homes were roughly 200 feet from the closest solar panel.

Based on this analysis, he concluded that the adjoining solar farm had no impact on adjoining property value.

**MR Valuation Consulting, LLC – The Kuhl Farm Solar Development and The Fischer Farm Solar Development – New Jersey, 2012**

Mr. Mark Pomykacz, MAI MRICS with MR Valuation Consulting, LLC considered a matched pair analysis for sales near these solar farms. The sales data presented supported a finding of no impact on property value for nearby and adjoining homes and concludes that there is no impact on marketing time and no additional risk involved with owning, building, or selling properties next to the solar farms.

**Mary McClinton Clay, MAI – McCracken County Solar Project Value Impact Report, Kentucky, 2021**

Ms. Mary Clay, MAI reviewed a report by Kirkland Appraisals in this case and also provided a differing opinion of impact. Having testified opposite Ms. Clay, she has stated that she does not confirm her data and does not use an appropriate method for time adjustments.

The comments throughout this study are heavy in adjectives, avoids stating facts contrary to the conclusion and shows a strong selection bias.

**Kevin T. Meeks, MAI – Corcoran Solar Impact Study, Minnesota, 2017**

Mr. Kevin Meeks, MAI reviewed a report by Kirkland Appraisals in this case and also provided additional research on the topic with additional paired sales. The sales he considered are well presented and show that they were confirmed by third parties and all of the broker commentary is aligned with the conclusion that the adjoining solar farms considered had no impact on the adjoining home values.

Mr. Meeks also researched a 100 MW project in Chisago County, known as North Star Solar Garden in MN. He interviewed local appraisers and a broker who was actively marketing homes adjoining that solar farm to likewise support a finding of no impact on property value.

**John Keefe, Chisago County Assessor, Chisago County Minnesota Assessor’s Office, 2017**

This study was completed by the Chisago County Minnesota Assessor’s Office on property prices adjacent to and in close vicinity of a 1,000-acre North Star solar farm in Minnesota. The study concluded that the North Star solar farm had “no adverse impact” on property values. Mr. Keefe further stated that, “It seems conclusive that valuation has not suffered.”

**Tim Connelly, MAI – Solar Impact Study of Proposed Solar Facility, New Mexico, 2023**

This study is a detailed review of an Impact Study completed by Kirkland Appraisals, LLC for Rancho Viejo Solar. It goes through all of the analysis and confirms the applicability and reliability of the methods and conclusions. Mr. Connelly, MAI concurs that “the proposed solar project will not have a negative impact on market value, marketability, or enjoyment of property in the immediate vicinity of the proposed project.”

**Donald Fisher, ARA, 2021**

Donald Fisher has completed a number of studies on solar farms and was quoted in February 15, 2021 stating, “Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact or, ironically, a positive impact, where values on properties after the installation of solar farms went up higher than time trends.”

**Jennifer N. Pitts, MAI - Study of Residential Market Trends Surrounding Six Utility-Scale Solar Projects in Texas, 2023**

This study was completed by Real Property Analytics with Ms. Pitts along with Erin M. Kiella, PhD, and Chris Yost-Bremm, PhD. This analysis considered these solar farms through different stages of the market from announcement of the project, during construction, and after construction. They found no indication of a negative impact on sales price, the ratio of sales price to listing price, or the number of Days on Market. They also researched individual sales and interviewed local brokers who confirmed that market participants were knowledgeable of the solar projects and did not result in a negative impact on sales price or marketing time.

**Michael S. MaRous, MAI, CRE – Market Impact Analysis Langdon Mills Solar, Columbia County, Wisconsin, 2023**

This study was completed by MaRous & Company and signed by Michael S. MaRous. This analysis included consideration of solar projects in 13 states and including 7 solar projects in Wisconsin. This includes 22 matched pairs with a conclusion on Page 70 that states “there does not appear to have been any measurable negative impact on surrounding residential property values due to the proximity of a solar farm.”

This analysis was further supported by Assessor Surveys including assessors in Wisconsin which found no instance of an assessor in Wisconsin identifying any negative impacts from solar farms on adjoining property values.

**Conclusion of Impact Studies**

Of the 11 studies noted 9 included actual sales data to derive an opinion of no impact on value. The two studies to conclude on a negative impact includes the Fred Beck study based on no actual sales data, and he has since indicated that with landscaping screens he would not conclude on a negative impact. The other study by Mary Clay shows improper adjustments for time, a lack of confirmation of sales comparables, and exclusion of data that does not support her initial position.

I have relied on these studies as additional support for the findings in this impact analysis.

**B. Articles**

I have also considered a number of articles on this subject as well as conclusions and analysis as noted below.

**Farm Journal Guest Editor, March 22, 2021 – Solar’s Impact on Rural Property Values**

Andy Ames, ASFMR (American Society of Farm Managers and Rural Appraisers) published this article that includes a discussion of his survey of appraisers and studies on the question of property

value related to solar farms. He discusses the university studies that I have cited as well as Patricia McGarr, MAI.

He also discusses the findings of Donald A. Fisher, ARA, who served six years at the Chair of the ASFMRA's National Appraisal Review Committee. He is also the Executive Vice President of the CNY Pomeroy Appraiser and has conducted several market studies on solar farms and property impact. He is quoted in the article as saying, "Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact, or ironically, a positive impact, where values on properties after installation of solar farms went up higher than time trends."

Howard Halderman, AFM, President and CEO of Halderman Real Estate and Farm Management attended the ASFMRA solar talk hosted by the Indiana Chapter of the ASFMRA and he concludes that other rural properties would likely see no impact and farmers and landowners shown even consider possible benefits. "In some cases, farmers who rent land to a solar company will insure the viability of their farming operation for a longer time period. This makes them better long-term tenants or land buyers so one can argue that higher rents and land values will follow due to the positive impact the solar leases offer."

More recently in August 2022, Donald Fisher, ARA, MAI and myself led a webinar on this topic for the ASFMRA discussing the issues, the university studies and specific examples of solar farms having no impact on adjoining property values.

#### **National Renewable Energy Laboratory – Top Five Large-Scale Solar Myths, February 3, 2016**

Megan Day reports from NREL regarding a number of concerns neighbors often express. Myth #4 regarding property value impacts addresses specifically the numerous studies on wind farms that show no impact on property value and that solar farms have a significantly reduced visual impact from wind farms. She highlights that the appearance can be addressed through mitigation measures to reduce visual impacts of solar farms through vegetative screening. Such mitigations are not available to wind farms given the height of the windmills and again, those studies show no impact on value adjoining wind farms.

#### **North Carolina State University: NC Clean Energy Technology Center White Paper: Balancing Agricultural Productivity with Ground-Based Solar Photovoltaic (PV) Development (Version 2), May 2019**

Tommy Cleveland and David Sarkisian wrote a white paper for NCSU NC Clean Energy Technology Center regarding the potential impacts to agricultural productivity from a solar farm use. I have interviewed Tommy Cleveland on numerous occasions and I have also heard him speak on these issues at length as well. He addresses many of the common questions regarding how solar farms work and a detailed explanation of how solar farms do not cause significant impacts on the soils, erosion and other such concerns. This is a heavily researched paper with the references included.

#### **North Carolina State University: NC Clean Energy Technology Center White Paper: Health and Safety Impacts of Solar Photovoltaics, May 2017**

Tommy Cleveland wrote a white paper for NCSU NC Clean Energy Technology Center regarding the health and safety impacts to address common questions and concerns related to solar farms. This is a heavily researched white paper addressing questions ranging from EMFs, fire safety, as well as vegetation control and the breakdown of how a solar farm works.

### **C. Broker Commentary**

In the process of working up the matched pairs used later in this report, I have collected comments from brokers who have actually sold homes adjoining solar farms indicating that the solar farm had no impact on the marketing, timing, or sales price for the adjoining homes. I have comments from

brokers noted within the solar farm write ups of this report including brokers from Kentucky, Virginia, Tennessee, and North Carolina. I have additional commentary from other states including New Jersey and Michigan that provide the same conclusion.

## **V. University Studies**

I have also considered the following studies completed by four different universities related to solar farms and impacts on property values.

### ***A. University of Texas at Austin, May 2018***

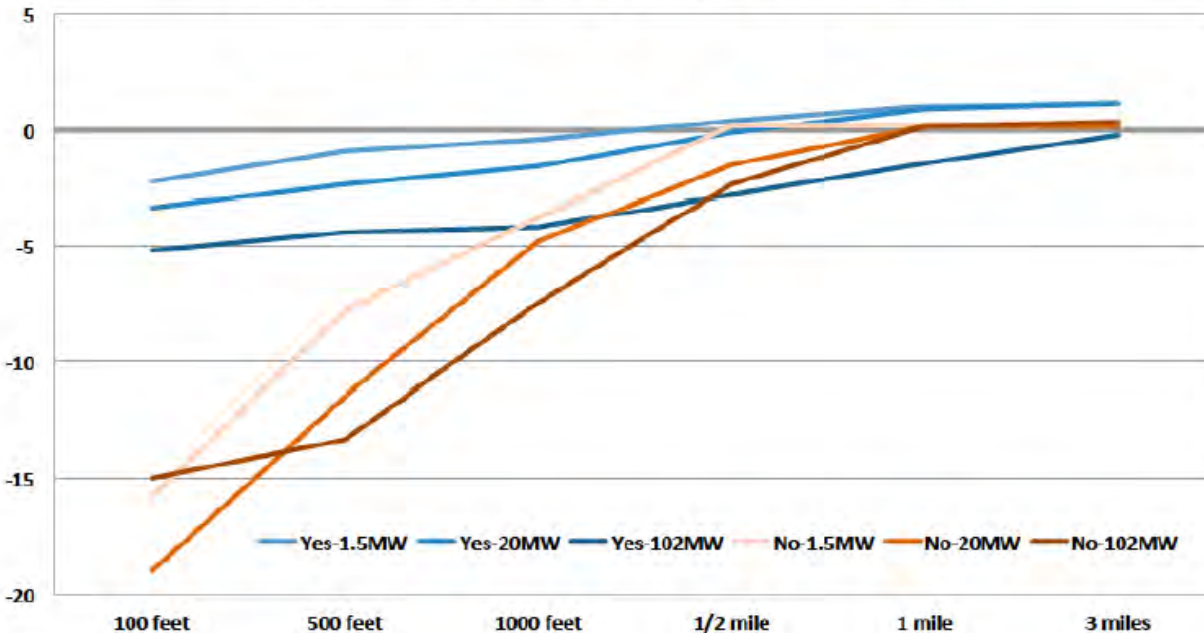
#### **An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations**

This study considers solar farms from two angles. First it looks at where solar farms are being located and concludes that they are being located primarily in low density residential areas where there are fewer homes than in urban or suburban areas.

The second part is more applicable in that they conducted a survey of appraisers/assessors on their opinions of the possible impacts of proximity to a solar farm. They consider the question in terms of size of the adjoining solar farm and how close the adjoining home is to the solar farm. I am very familiar with this part of the study as I was interviewed by the researchers multiple times as they were developing this. One very important question that they ask within the survey is very illustrative. They asked if the appraiser being surveyed had ever appraised a property next to a solar farm. There is a very noticeable divide in the answers provided by appraisers who have experience appraising property next to a solar farm versus appraisers who self-identify as having no experience or knowledge related to that use.

On Page 16 of that study they have a chart showing the responses from appraisers related to proximity to a facility and size of the facility, but they separate the answers as shown below with appraisers with experience in appraising properties next to a solar farm shown in blue and those inexperienced shown in brown. Even within 100 feet of a 102 MW facility the response from experienced appraisers were -5% at most on impact. While inexperienced appraisers came up with significantly higher impacts. This chart clearly shows that an uninformed response widely diverges from the sales data available on this subject.

**Chart B.2 - Estimates of Property Value Impacts (%) by Size of Facility, Distance, & Respondent Type**  
 Have you assessed a home near a utility-scale solar installation?



Furthermore, the question cited above does not consider any mitigating factors such as landscaping buffers or screens which would presumably reduce the minor impacts noted by experienced appraisers on this subject.

The conclusion of the researchers is shown on Page 23 indicated that “Results from our survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values.”

This analysis supports the conclusion of this report that the data supports no impact on adjoining property values. The only impact suggested by this study is -5% if a home was within 100 feet of a 100 MW solar farm with little to no landscaping screening. The proposed project has a landscaping screening, is much further setback than 100 feet from adjoining homes, and is less than 100 MW.

**B. University of Rhode Island, September 2020**  
**Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island**

The University of Rhode Island published a study entitled **Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island** on September 29, 2020 with lead researchers being Vasundhara Gaur and Corey Lang. I have read that study and interviewed Mr. Corey Lang related to that study. This study is often cited by opponents of solar farms but the findings of that study have some very specific caveats according to the report itself as well as Mr. Lang from the interview.

While that study does state in the Abstract that they found depreciation of homes within 1-mile of a solar farm, that impact is limited to non-rural locations. On Pages 16-18 of that study under Section 5.3 Heterogeneity in treatment effect they indicate that the impact that they found was limited to non-rural locations with the impact in rural locations effectively being zero. For the study they defined “rural” as a municipality/township with less than 850 population per square mile.

They further tested the robustness of that finding and even in areas up to 2,000 population per square mile they found no statistically significant data to suggest a negative impact. They have not specifically defined a point at which they found negative impacts to begin, as the sensitivity study stopped checking at the 2,000-population per square mile.

Where they did find negative impacts was in high population density areas that was largely a factor of running the study in Massachusetts and Rhode Island which the study specifically cites as being the 2<sup>nd</sup> and 3<sup>rd</sup> most population dense states in the USA. Mr. Lang in conversation as well as in recorded presentations has indicated that the impact in these heavily populated areas may reflect a loss in value due to the scarce greenery in those areas and not specifically related to the solar farm itself. In other words, any development of that site might have a similar impact on property value.

Based on this study I have checked the population for the Hardinsburg CCD and Cloverport CCD of Breckinridge County. Hardinsburg CCD has a population of 5,296 population for 2024 based on HomeTownLocator using Census Data and a total area of 85.42 square miles. This indicates a population density of 62 people per square mile which puts this well below the threshold indicated by the Rhode Island Study. Cloverport CCD has a population of 3,012 population for 2024 based on HomeTownLocator using Census Data and a total area of 111.56 square miles. This indicates a population density of 27 people per square mile which puts this well below the threshold indicated by the Rhode Island Study.

I therefore conclude that the Rhode Island Study supports the indication of no impact on adjoining properties for the proposed solar farm project.

**Hardinsburg Division Data & Demographics (As of July 1, 2022)**

POPULATION		HOUSING	
Total Population	5,296 (100%)	Total HU (Housing Units)	2,322 (100%)
Population in Households	5,004 (94.5%)	Owner Occupied HU	1,561 (67.2%)
Population in Families	4,045 (76.4%)	Renter Occupied HU	500 (21.5%)
Population in Group Quarters <sup>1</sup>	292 ( 5.5%)	Vacant Housing Units	261 (11.2%)
Population Density	62	Median Home Value	\$115,648
Diversity Index <sup>2</sup>	19	Average Home Value	\$151,874
		Housing Affordability Index <sup>3</sup>	210

INCOME		HOUSEHOLDS	
Median Household Income	\$52,535	Total Households	2,061
Average Household Income	\$68,001	Average Household Size	2.43
% of Income for Mortgage <sup>4</sup>	12%	Family Households	1,353
Per Capita Income	\$26,531	Average Family Size	3
Wealth Index <sup>5</sup>	55		

<b>Cloverport Division Data &amp; Demographics (As of July 1, 2022)</b>			
<b>POPULATION</b>		<b>HOUSING</b>	
Total Population	3,012 (100%)	Total HU (Housing Units)	1,377 (100%)
Population in Households	3,012 (100.0%)	Owner Occupied HU	969 (70.4%)
Population in Families	2,506 (83.2%)	Renter Occupied HU	233 (16.9%)
Population in Group Quarters <sup>1</sup>	0	Vacant Housing Units	175 (12.7%)
Population Density	27	Median Home Value	\$111,512
Diversity Index <sup>2</sup>	15	Average Home Value	\$125,439
		Housing Affordability Index <sup>3</sup>	234
<b>INCOME</b>		<b>HOUSEHOLDS</b>	
Median Household Income	\$56,031	Total Households	1,202
Average Household Income	\$68,089	Average Household Size	2.51
% of Income for Mortgage <sup>4</sup>	11%	Family Households	834
Per Capita Income	\$27,172	Average Family Size	3
Wealth Index <sup>5</sup>	49		

**C. Georgia Institute of Technology, October 2020  
Utility-Scale Solar Farms and Agricultural Land Values**

This study was completed by Nino Abashidze as Post-Doctoral Research Associate of Health Economics and Analytics Lab (HEAL), School of Economics, Georgia Institute of Technology. This research was started at North Carolina State University and analyzes properties near 451 utility-scale ground-mount solar installations in NC that generate at least 1 MW of electric power. A total of 1,676 land sales within 5-miles of solar farms were considered in the analysis.

This analysis concludes on Page 21 of the study “Although there are no direct effects of solar farms on nearby agricultural land values, we do find evidence that suggests construction of a solar farm may create a small, positive, option -value for land owners that is capitalized into land prices. Specifically, after construction of a nearby solar farm, we find that agricultural land that is also located near transmission infrastructure may increase modestly in value.”

This study supports a finding of no impact on adjoining agricultural property values and in some cases could support a modest increase in value.

**D. Master’s Thesis: ECU by Zachary Dickerson July 2018**

**A Solar Farm in My Backyard? Resident Perspectives of Utility-Scale Solar in Eastern North Carolina**

This study was completed as part of a Master of Science in Geography Master’s Thesis by Zachary Dickerson in July 2018. This study sets out to address three questions:

1. Are there different aspects that affect resident satisfaction regarding solar farms?
2. Are there variations in satisfaction for residents among different geographic settings, e.g. neighborhoods adjacent to the solar farms or distances from the solar farms?



- How can insight from both the utility and planning sectors, combined with knowledge gained from residents, fill gaps in communication and policy writing in regard to solar farms?

This was done through survey and interview with adjacent and nearby neighbors of existing solar farms. The positive to neutral comments regarding the solar farms were significantly higher than negative. The researcher specifically indicates on Page 46 “The results show that respondents generally do not believe the solar farms pose a threat to their property values.”

The most negative comments regarding the solar farms were about the lack of information about the approval process and the solar farm project prior to construction.

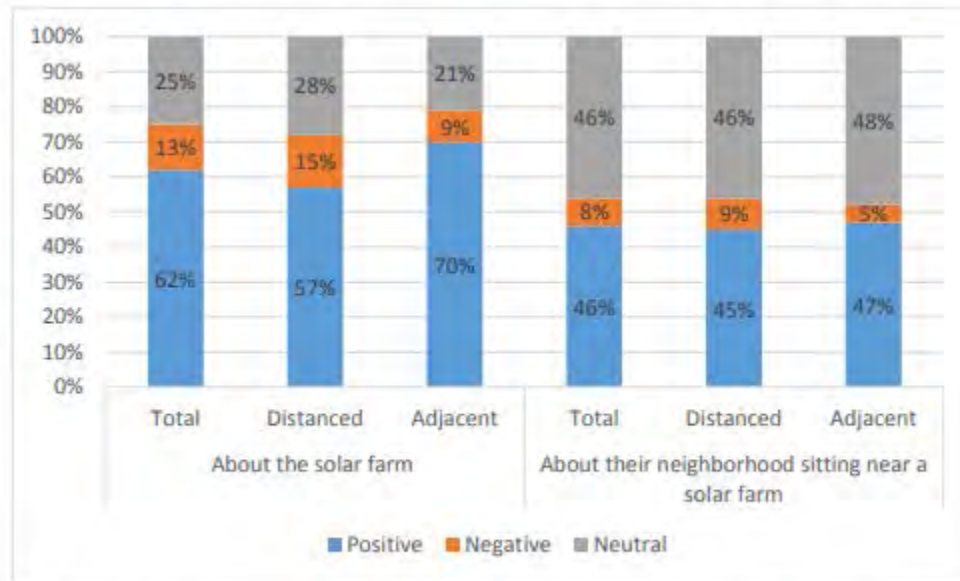
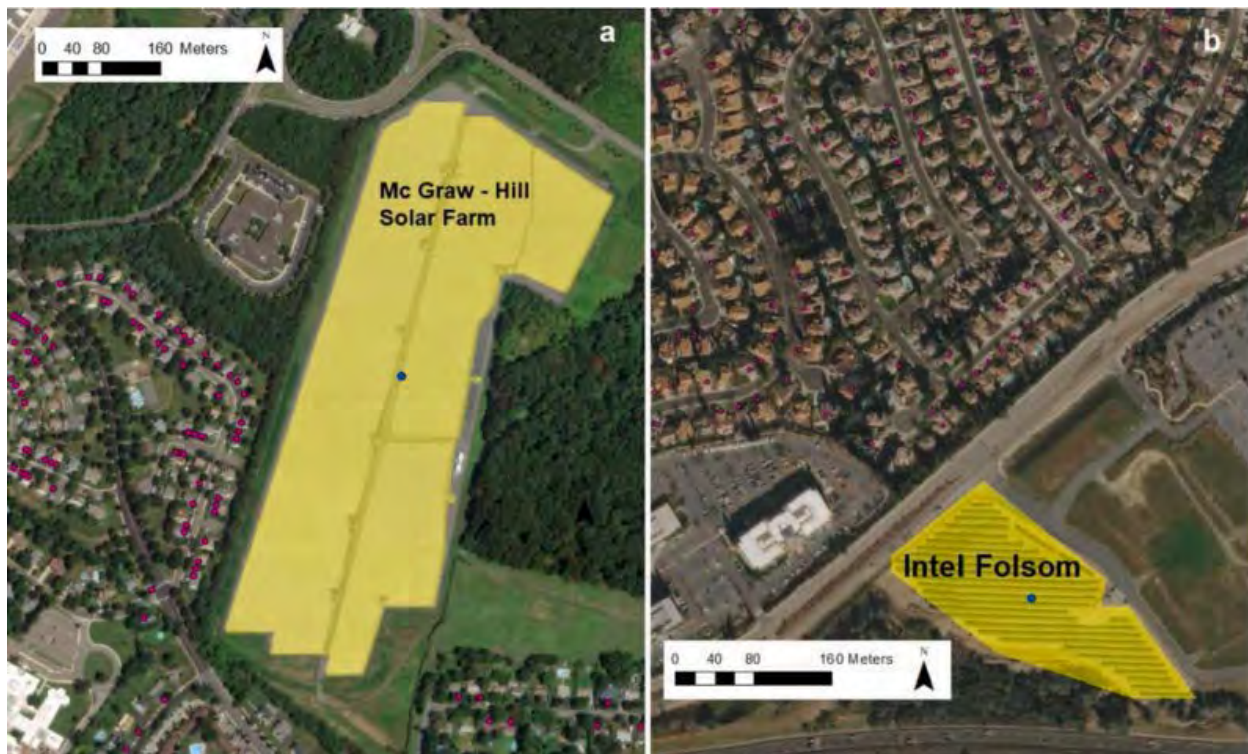


Figure 11: Residents' positive/negative word choices by geographic setting for both questions

**E. Lawrence Berkeley National Lab, March 2023**

**Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states**

This study was completed by researchers including Salma Elmallah, Ben Hoen, K. Sydney Fujita, Dana Robson, and Eric Brunner. This analysis considers home sales before and after solar farms were installed within a 1-mile radius and compared them to home sales before and after the solar farms at a 2-4-mile radius. The conclusion found a 1.5% impact within 0.5 mile of a solar farm as compared to homes 2-4 miles from solar farms. This is the largest study of this kind on solar and addresses a number of issues, but also does not address a number of items that could potentially skew these results. First of all, the study found no impact in the three states with the most solar farm activity and only found impacts in smaller sets of data. The data does not in any way discuss actual visibility of solar farms or address existing vegetation screens. This lack of addressing this is highlighted by the fact that they suggest in the abstract that vegetative shading may be needed to address possible impacts. Another notable issue is the fact that they do not address other possible impacts within the radii being considered. This lack of consideration is well illustrated within the study on Figure A.1 where they show satellite images of McGraw Hill Solar Farm in NJ and Intel Folsom in CA. The Folsom image clearly shows large highways separating the solar farm from nearby housing, but with tower office buildings located closer to the housing being considered. In no place do they address the presence of these towers that essentially block those homes from the solar farm in some places. An excerpt of Fig. A.1. is shown below.



For each of these locations, I have panned out a little further on Google Earth to show the areas illustrated to more accurately reflect the general area. For the McGraw Hill Solar Farm you can see there is a large distribution warehouse to the west along with a large offices and other industrial uses. Further to the west is a large/older apartment complex (Princeton Arms). To the east there are more large industrial buildings. However, it is even more notable that 1.67 miles away to the west is Cranbury Golf Club. Given how this analysis was set up, these homes around the industrial buildings are being compared to homes within this country club to help establish impacts from the solar farm. Even considering the idea that each set is compared to itself before and after the solar farm, it is not a reasonable supposition that homes in each area would appreciate at the same rates even if no solar farm was included. Furthermore the site where the solar farm is located and all of the surrounding uses not improved with residential housing to the south is zoned Research Office (RO) which allows for: manufacturing, preparation, processing or fabrication of products, with all activities and product storage taking place within a completely enclosed building, scientific or research laboratories, warehousing, computer centers, pharmaceutical operations, office buildings, industrial office parks among others. Homes adjoining such a district would likely have impacts and influences not seen in areas zoned and surrounded by zoning strictly for residential uses.





On the Intel Folsom map I have shown the images of two of the Intel Campus buildings, but there are roughly 8 such buildings on that site with additional solar panels installed in the parking lot as shown in that image. I included two photos that show the nearby housing having clear and close views of adjoining office parking lots. This illustrates that the homes in that 0.5-mile radius are significantly more impacted by the adjoining office buildings than a solar farm located distantly that are not within the viewshed of those homes. Also, this solar farm is located on land adjoining the Intel Campus on a tract that is zoned M-1 PD, which is a Light Industrial/Manufacturing zoning. Nearby homes. Furthermore, the street view at the solar farm shows not only the divided four-lane highway that separates the office buildings and homes from the solar farm, but also shows that there is no landscaping buffer at this location. All of these factors are ignored by this study. Below is another image of the Folsom Solar at the corner of Iron Point Road and Intel West Driveway which shows just how close and how unscreened this project is.



Compare that image from the McGraw Hill Street view facing south from County Rte 571. There is a distant view and much of the project is hidden by a mix of berms and landscaping. The analysis makes no distinction between these projects.



The third issue with this study is that it identifies impacts following development in areas where they note that “more adverse home price impacts might be found where LSPVPS (large-scale photovoltaic project) displace green space (consistent with results that show higher property values

near green space.” The problem with this statement is that it assumes that the greenspace is somehow guaranteed in these areas, when in fact, they could just as readily be developed as a residential subdivision and have the same impacts. They have made no effort to differentiate loss of greenspace through other development purposes such as schools, subdivisions, or other uses versus the impact of solar farms. In other words, they may have simply identified the impact of all forms of development on property value. This would in fact be consistent with the comments in the Rhode Island study where the researchers noted that the loss of greenspace in the highly urban areas was likely due to the loss of greenspace in particular and not due to the addition of solar panels.

Despite these three shortcomings in the analysis – the lack of differentiating landscape screening, the lack of consideration of other uses within the area that could be impacting property values, and the lack of consideration of alternative development impacts – the study still only found impacts between 0 and 5% with a conclusion of 1.5% within a 0.5-mile radius. As discussed later in this report, real estate is an imperfect market and real estate transactions typically sell for much wider variability than 5% even where there are no external factors operating on property value.

I therefore conclude that the minor impacts noted in this study support a finding of no impact on property value. Most appraisals show a variation between the highest and lowest comparable sale that is substantially greater than 1.5% and this measured impact for all its flaws would just be lost in the static of normal real estate transactions.

***F. Loyola University Chicago by Simeng Hao and Gilbert Michaud, 2024  
Assessing Property Value Impacts Near Utility-Scale Solar in the Midwest***

This was originally part of the Master’s Thesis by Simeng Hao in 2023 but updated for publication.

This study considered 70 utility-scale facilities built in the Midwest from 2009 to 2022 using data from the Lawrence Berkley National Laboratory. Using the difference-in-differences, method he found that proximity to solar project increased property values by 0.5% to 2.0%.

Furthermore, the research in this project shows that solar farms tend to be located in places with lower average home values by 2 to 3% compared to other random adjoining zip codes. This is not to say those areas are depressed, but those rural areas on average have lower prices than more suburban or urban areas nearby. This highlights the problem with a number of the studies on this issue in that they compare home values near the solar project to homes further from the solar project, but they are largely identifying the difference between rural and less-rural areas. The impact range identified by the Berkeley Study for example is exactly in line with that random difference identified by Simeng Hao.

The original Master’s Thesis included a summary of seven other studies including many of those noted above that considered a total of 3,296 projects with results ranging from 1.7% decline in value to no impact. Only 2 of the studies identified found negative results that ranged from 0.82% to 1.7% impact on property value, while the other five studies found no consistent negative impact.

Given that 5 of the 7 studies identified show no negative impact and the analysis by Mr. Hao shows a positive relationship up to 2%, I consider this analysis to support my conclusions on no impact on property value. While statistical studies note impacts of +/- 2%, as noted earlier in this report, market imperfection is generally greater than that rate and supports a conclusion of no impact. Essentially, while the statistical studies are showing minor variation, applying that to any one particular property whether plus or minus, would be unsupportable given that market imperfection is greater than that purported adjustment.

## VI. Assessor Surveys

I have completed a survey of assessors in Kentucky, I have excluded responses from assessors with no existing and no pending solar farms in those counties. The breakdown is shown below.

Kentucky Property Valuation Administrator				
County	Assessor	Existing	Proposed	Impact on Adjacent?
		Solar	Solar	
Breckinridge	Dana Bland	0	2	No
Caldwell	Ronald Wood	0	2	No
Christian	Angie Strader	4	n/a	No
Clark	Jada Brady	1	n/a	No response
Green	Sean Curry	0	2	No
Martin	Bobby Hale, Jr.	0	1	No response/hasn't come up yet
Mercer	Jessica Elliott	1	0	No
Russell	Tim Popplewell	0	1	No response/depends on sales after built
Webster	Jeffrey Kelley	0	1	No response/depends on sales after built
Whitley	Ronnie Moses	0	1	No
	Total Responses	10		
	No Impact Responses	6		
	No Response on Impact	4		

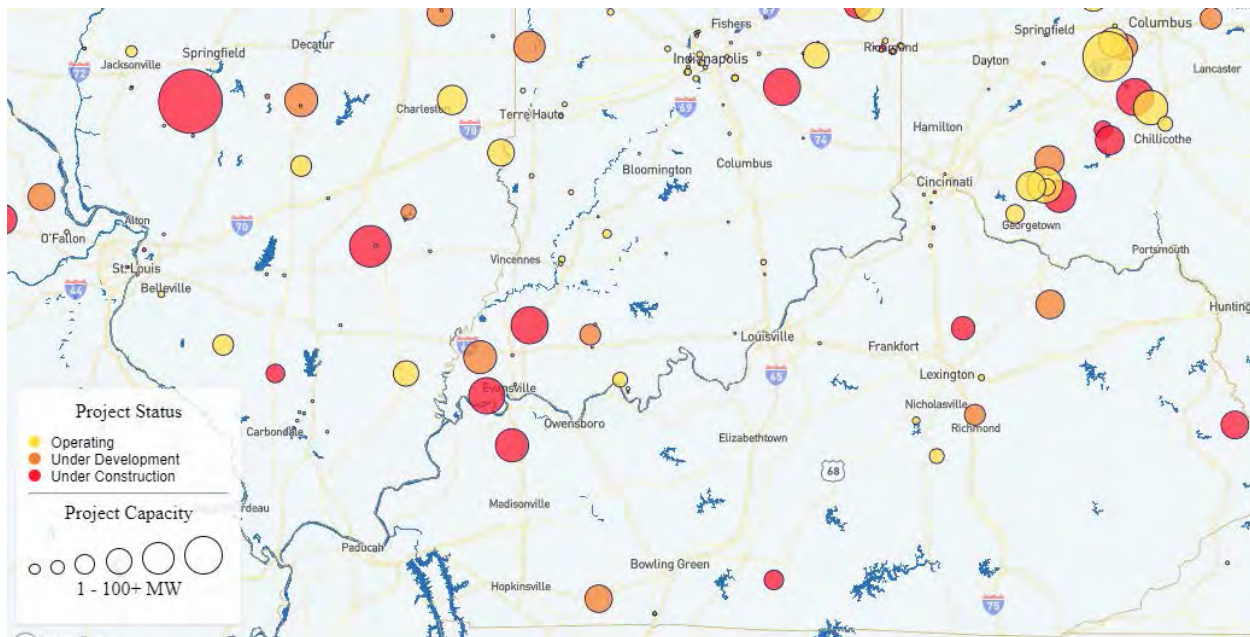
I have completed similar surveys in a number of states and I have shown the breakdown of those responses below. I have not had any assessor indicate a negative adjustment due to adjacency to a solar farm in any state. These responses total 189 with 172 definitively indicating no negative adjustments are made to adjoining property values, 17 providing no response to the question, and 0 indicating that they do address a negative impact on adjoining property value.

### Summary of Assessor Surveys

State	Responses	No Impact	Yes Impact	No Comment
North Carolina	39	39		
Virginia	17	17		
Indiana	31	31		
Colorado	15	8		7
Georgia	33	33		
Kentucky	10	6		4
Mississippi	4	2		2
New Mexico	5	5		
Ohio	24	20		4
South Carolina	11	11		
<b>Totals</b>	<b>189</b>	<b>172</b>	<b>0</b>	<b>17</b>

## VII. Summary of Solar Projects in Kentucky

I have researched the solar projects in Kentucky. I identified the solar farms through the Solar Energy Industries Association (SEIA) Major Projects List and then excluded the roof mounted facilities. This leaves only six solar farms in Kentucky for analysis at this time. Below is a map pulled from SEIA on Major Projects and it shows projects under development in orange and under construction in red, with yellow dots representing existing solar farms. It was from this map that I have identified a list of existing and under construction solar farms researched in Kentucky.



I have provided a summary of projects below and additional detailed information on the projects on the following pages. I specifically note the similarity in most of the sites in Kentucky in terms of mix of adjoining uses, topography, and distances to adjoining homes to each other as well as to the data identified throughout the southeast.

The number of solar farms currently in Kentucky is low compared to a number of other states and North Carolina in particular. I have looked at solar farms in Kentucky for sales activity, but the small number of sites coupled with the relatively short period of time these solar farms have been in place has not provided as many examples of sales adjoining a solar farm as I am able to pull from other places. I have therefore also considered sales in other states, but I have shown in the summary how the demographics around the solar farms in other locations relate to the demographics around the proposed solar farm to show that generally similar locations are being considered. The similarity of the sites in terms of adjoining uses and surrounding demographics makes it reasonable to compare the lack of significant impacts in other areas would translate into a similar lack of significant impacts at the subject site.



Solar #	Name	County	City	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre				
									Res	Agri	Agri/Res	Com	
610	Bowling Green	Warren	Bowling Green	2	17.36	17.36	720	720	1%	64%	0%	36%	
611	Cooperative Solar I	Clarky	Winchester	8.5	181.47	63	2,110	2,040	0%	96%	3%	0%	
612	Walton 2	Kenton	Walton	2	58.03	58.03	891	120	21%	0%	60%	19%	
613	Crittenden	Grant	Crittenden	2.7	181.7	34.1	1,035	345	22%	27%	51%	0%	
617	Glover Creek	Metcalfe	Summer Shade	55	968.2	322.44	1,731	175	6%	25%	69%	0%	
618	Turkey Creek	Garrard	Lancaster	50	752.8	297.05	976	240	8%	36%	51%	5%	
656	Mount Olive Creek	Russell	Russell Springs	60	526.02	420.82	759	150	24%	28%	47%	0%	
657	Horseshoe Bend	Greene	Greensburg	60	585.65	395	1,140	285	8%	51%	41%	0%	
658	Flat Run	Taylor	Campbellsville	55	518.94	518.94	540	220	11%	70%	18%	0%	
659	Cooperative Shelby	Shelby	Simpsonville	4	35	35	N/A	N/A	6%	11%	32%	52%	
660	E.W. Brown	Mercer	Harrodsburg	10	50	50	1,026	565	3%	44%	29%	25%	
696	Fleming	Fleming	Elizaville	188	2350	2350	1,036	175	12%	37%	50%	0%	
700	Ashwood	Lyon	Fredonia	86	1537.7	1537.7	785	170	4%	46%	23%	27%	
720	Fleming 1	Fleming	Flemingburgs	98	764.5	598.6	585	150	3%	48%	49%	0%	
722	Henderson KY	Henderson	Henderson	50	1113	725.13	1,395	180	14%	57%	28%	1%	
770	Bluebird KY	Harrison	Cynthia	90	1943.2	1345	2,056	350	3%	21%	76%	0%	
771	Martin	Martin	Threeforks	100	4122		4,029	1,450	5%	94%	2%	0%	
794	Russelville	Logan	Russelville	208	1612	1612	1,058	250	4%	51%	45%	0%	
				18									
				<b>Average</b>	62.7	962.1	610.6	1287	446	9%	45%	37%	9%
				<b>Median</b>	55.0	669.2	395.0	1035	240	6%	45%	43%	0%
				<b>High</b>	208.0	4122.0	2350.0	4029	2040	24%	96%	76%	52%
				<b>Low</b>	2.0	17.4	17.4	540	120	0%	0%	0%	0%

I have a larger list of projects that includes a number of recently proposed projects that bring this total up to 46 potential/existing solar projects in Kentucky that I have researched, but most of those additional projects are proposed and not far along in the queue towards development.

**610: Bowling Green Solar, Bowling Green, KY**



This project was built in 2011 and located on 17.36 acres for a 2 MW project on Scotty's Way with the adjoining uses being primarily industrial. The closest dwelling is 720 feet from the nearest panel.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	0.58%	10.00%
Agricultural	63.89%	30.00%
Industrial	35.53%	60.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**611: Cooperative Solar I, Winchester, KY**



This project was built in 2017 on 63 acres of a 181.47-acre parent tract for an 8.5 MW project with the closest home at 2,040 feet from the closest solar panel.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	0.15%	11.11%
Agricultural	96.46%	77.78%
Agri/Res	3.38%	11.11%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**612: Walton 2 Solar, Walton, KY**



This project was built in 2017 on 58.03 acres for a 2 MW project with the closest home 120 feet from the closest panel.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	20.84%	47.06%
Agri/Res	59.92%	17.65%
Commercial	19.25%	35.29%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**613: Crittenden Solar, Crittenden, KY**



This project was built in late 2017 on 34.10 acres out of a 181.70-acre tract for a 2.7 MW project where the closest home is 345 feet from the closest panel.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	1.65%	32.08%
Agricultural	73.39%	39.62%
Agri/Res	23.05%	11.32%
Commercial	0.64%	9.43%
Industrial	0.19%	3.77%
Airport	0.93%	1.89%
Substation	0.15%	1.89%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

### 617: Glover Creek Solar, Summer Shade, Metcalfe County, KY



This project under construction in 2023 and 2024 on 322.44 acres out of a 968.20-acre parent tract assemblage for a 55 MW project where the closest home is 175 feet from the closest panel.

#### Adjoining Use Breakdown

	<b>Acreage</b>	<b>Parcels</b>
Residential	5.78%	37.50%
Agricultural	19.81%	12.50%
Agri/Res	74.41%	50.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

I identified a sale of 194 acres adjoining this solar farm on January 22, 2021 for \$430,000, or \$2,216 per acre. This land was improved with a dwelling from the early 1900s and while 74 acres were in timber, the timber was reserved. Given the reserved timber and the fact that this sold prior to the construction of the solar farm, it is difficult to analyze this sale for impact.

**618: Turkey Creek Solar, Lancaster, Garrard County, KY**

This project was built in 2022 on 297.05 acres out of a 752.80-acre parent tract assemblage for a 50 MW project where the closest home is 240 feet from the closest panel. This project was announced in 2019 with approvals in 2020.

I identified a sale at 166 Long Branch Drive, Lancaster that sold on November 25, 2020 after the solar farm was announced for \$180,000. The prior sale of the property on February 28, 2019 was for \$160,000. Adjusting the earlier sale by the FHFA Home Price Index, the anticipated increase in value was \$181,000. This is a difference of 1% which is within typical market deviation and supports a finding of no impact on property value due to the announcement of the solar farm. This home is approximately 250 feet from the nearest solar panel.

I also identified 209 Ashlock Drive that sold on June 14, 2022 near the time construction was to be begin at this solar project. This home sold for \$500,000 for a 3,968 s.f. home with 4 BR, 4.5 BA built in 1985 on 3.06 acres. This is a unique home and it is over 1,000 feet to the nearest solar panel. It was purchase out of a larger tract that now includes 5 additional lots and this home adjoins an industrial use to the northwest. All of these factors make it difficult to analyze this sale. I have therefore not attempted to do so as any result would be non-credible given these other factors.

I also identified 1439 Stanford Road that sold on June 27, 2023 for \$1,300,000 for this 3,400 s.f. historic home on 206 acres. The home is over 1,500 feet from the panels and the site includes acreage zoned for commercial use according to the listing. There are too many unique features to this for a valid paired sales analysis. I have not attempted one for this sale.



## 656: Mount Olive Creek Solar, Russell Springs, Russell County, KY



This project is proposed to be built by 2025 on 420.82 acres out of a parent tract assemblage of 526.02 acres for this 60 MW project.

The closest adjoining home is 150 feet from the nearest panel.

I identified a home sale at 2985 KY-1729 that sold on December 2, 2022 for \$150,000. This home is around 1,250 feet from the nearest panel which is located to the northeast and through the intersection of Sano Road and Sulpher Creek Road (Highway 1729). It fronts on the highway and adjoins a church. Given these various issues, it would be difficult to complete a paired sales analysis on this home. However, this home did sell on September 18, 2018 for \$110,000 prior to the solar farm construction. Adjusting this purchase price upward by the FHFA Home Price Index for the area, this home would have been expected to appreciate to \$158,000. This was within 5% of the anticipated sales price and supports a finding of no impact on property value. Still given the distance to the solar farm and the other factors, I will not rely heavily on this indicator.

**657: Horseshoe Bend Solar, Greensburg, Green County, KY**



This project is proposed to be built in 2025 on 395 acres out of a parent tract assemblage of 585.65 acres for this 60 MW project.

A home located at 2814 Highway 218, Greensburg sold on March 17, 2023 for \$199,500 for a 3BR, 3 bathroom brick range on 3.75 acres located across the Highway and 1,275 feet from the nearest panel. The home is very well screened by trees and very distant and across a highway from the project. It is not a great candidate for testing for solar farm values. Furthermore it was updated since it was purchased in 2018, which minimizes the potential for a Sale/Resale analysis. All I can say is that the home was purchased in 2018 for \$127,000 and sold 5 years later at a significantly higher price, though I don't know how much of that is attributable to the updates.

**659: Cooperative Shelby Solar, Simpsonville, KY**



This project was built in 2020 on 35 acres for a 0.5 MW project that is approved for expansion up to 4 MW.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	6.04%	44.44%
Agricultural	10.64%	11.11%
Agri/Res	31.69%	33.33%
Institutional	51.62%	11.11%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**660: E.W. Brown Solar, Harrodsburg, KY**



This project was built in 2016 on 50 acres for a 10 MW project. This solar facility adjoins three coal-fired units, which makes analysis of these nearby home sales problematic as it is impossible to extract the impact of the coal plant on the nearby homes especially given the lake frontage of the homes shown.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	2.77%	77.27%
Agricultural	43.92%	9.09%
Agri/Res	28.56%	9.09%
Industrial	24.75%	4.55%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**696: AEUG Fleming Solar, Elizaville, Fleming County, KY**



This project is proposed to be developed in 2026 for a 188 MW project on a parent tract of 2,350 acres. The closest adjoining home is to be 175 feet from the nearest panel.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	11.80%	48.68%
Agricultural	37.47%	18.42%
Agri/Res	50.22%	30.26%
Religious	0.20%	1.32%
Commercial	0.30%	1.32%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**700: Ashwood Solar, Fredonia, Lyon County, KY**

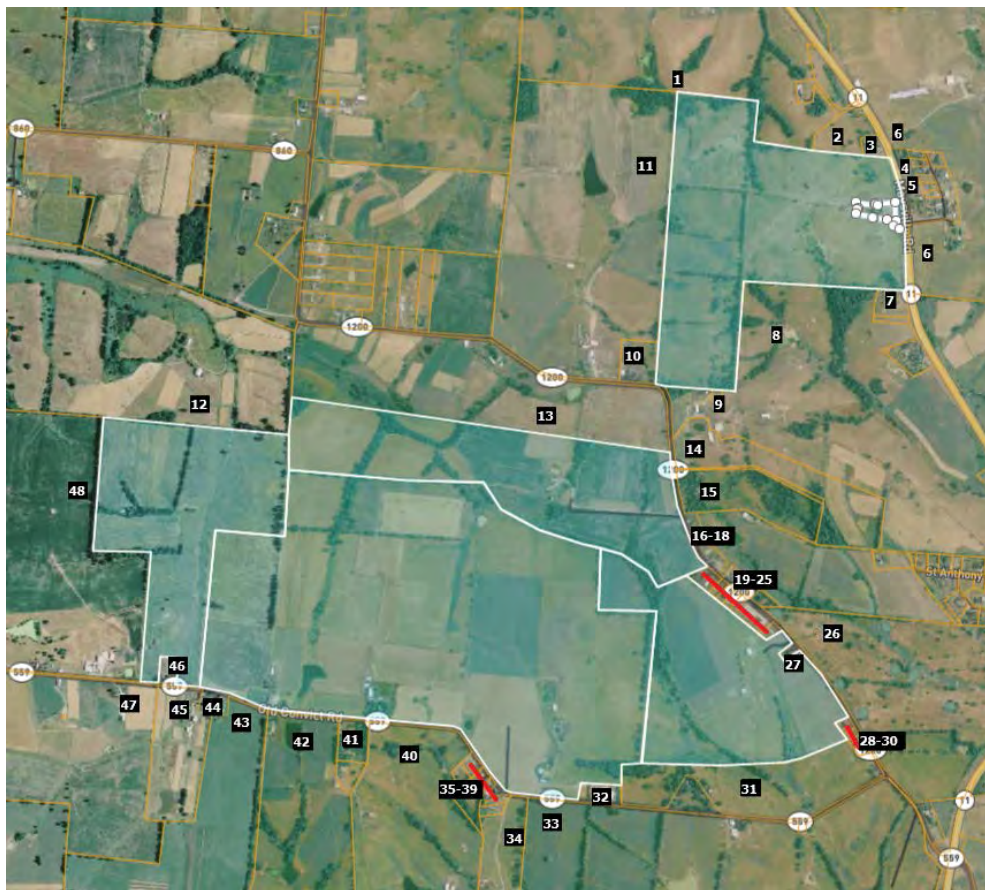


This project broke ground in 2023 and expected to be complete in 2024 according to RWE’s website. It is located on 1,537.70 acres for an 86 MW project on Coleman Doles Road near Fredonia. The closest dwelling was proposed to be 170 feet from the nearest panel.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	3.70%	54.05%
Agricultural	46.11%	24.32%
Agri/Res	22.99%	18.92%
Correctional	27.20%	2.70%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**720: Fleming 2 Solar, Flemingsburg, Fleming County, KY**



This project is currently proposed to be completed in 2024 according to RWE's website and is located on 598.60 acres out of a 764.50-acre assemblage for a 98 MW project on Old Convict Road. The closest dwelling is proposed to be 150 feet from the nearest panel. This is part of the same project as the AEUG Fleming Solar located just north and east of the earlier reported section, but being developed first.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	2.93%	56.25%
Agricultural	47.56%	20.83%
Agri/Res	49.27%	18.75%
Religious	0.12%	2.08%
Warehouse	0.12%	2.08%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**722: Henderson County Solar, Henderson, Henderson County, KY**



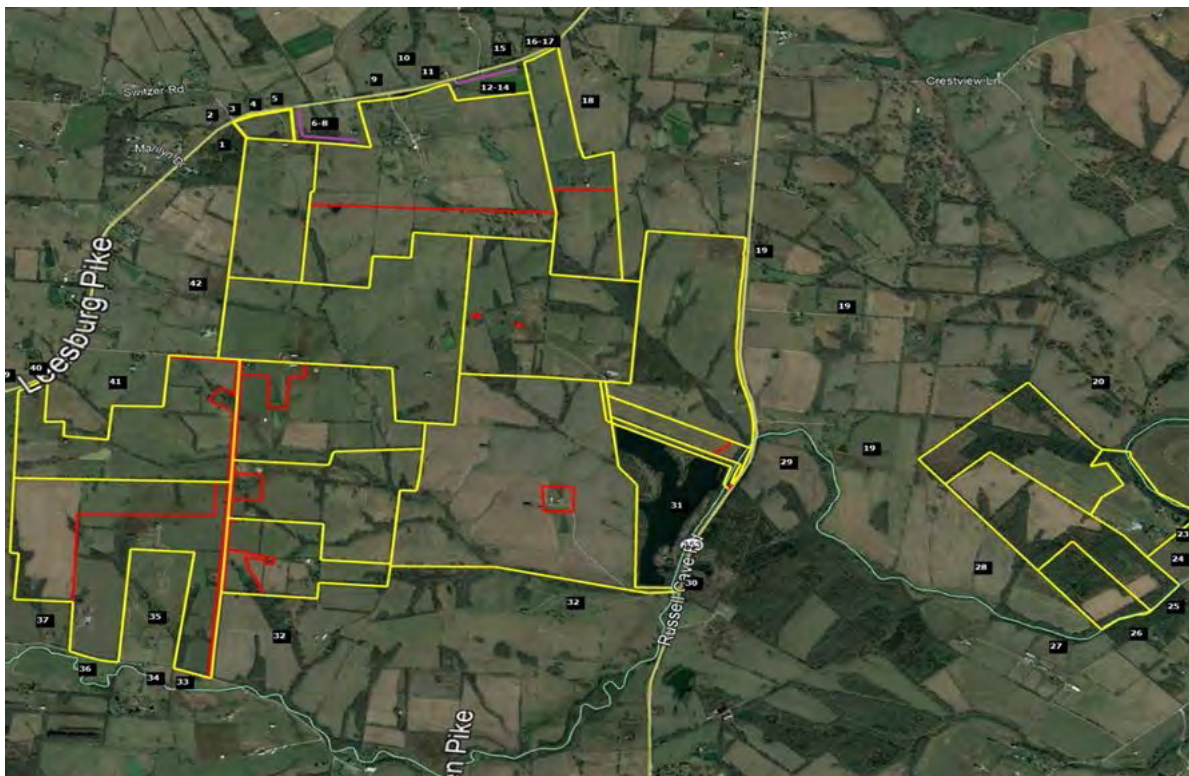
This project was originally proposed to be completed in 2023 and is located on 725.13 acres out of a 1,113.03-acre assemblage for a 50 MW project on Wilson Station Road. The original company Community Energy was acquired by AES in 2021 and this project was taken over by Stellar Renewable Power which projects to begin operations in December 2026. The closest dwelling was proposed to be 180 feet from the nearest panel.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	12.77%	71.64%
Agricultural	56.98%	14.93%
Agri/Res	27.96%	7.46%
Religious	0.03%	1.49%
School	1.45%	1.49%
Substation	0.45%	1.49%
Cell Tower	0.35%	1.49%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



**770: Bluebird Solar, Cynthia, Harrison County, KY**

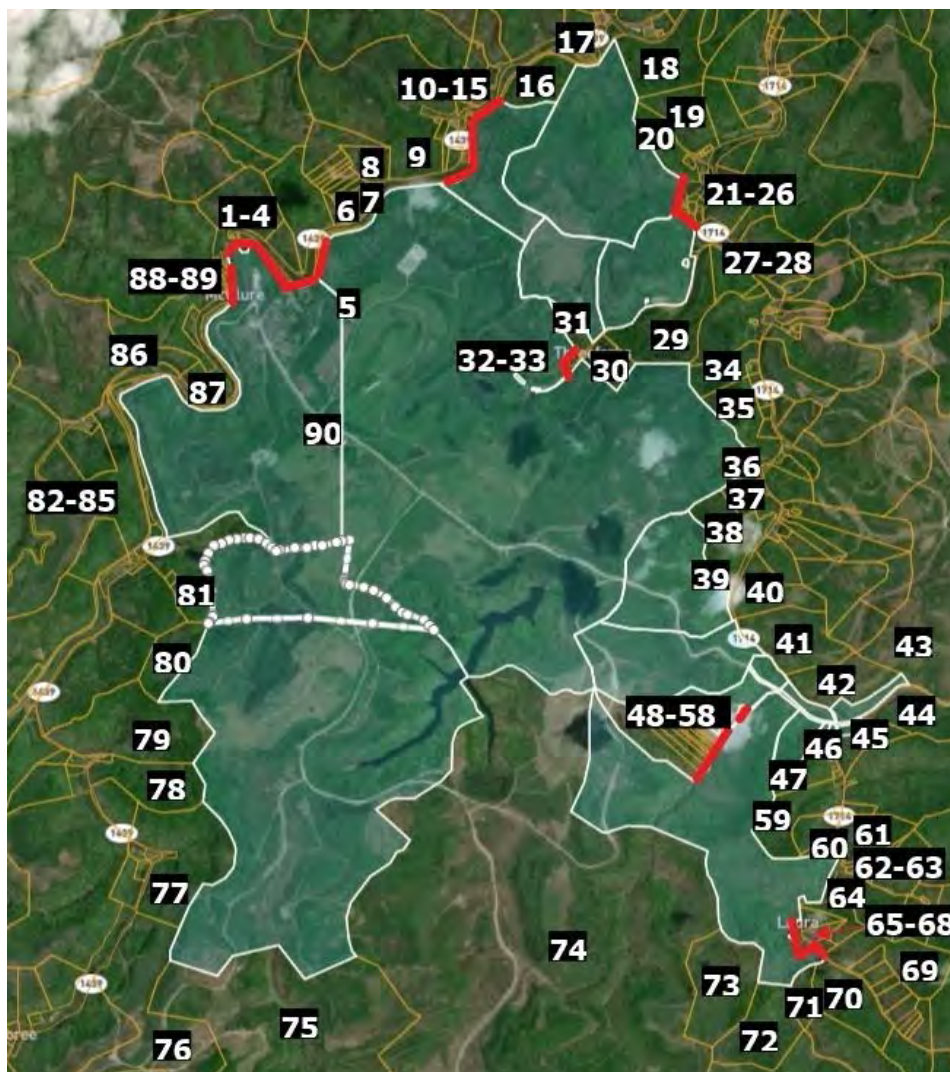


This project is currently proposed to be completed in 2024 and is located on 1,345 acres out of a 1,943.24-acre assemblage for a 90 MW project on Hwy 32 W near Cynthia. The closest dwelling was proposed to be 350 feet from the nearest panel.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	3.47%	47.62%
Agricultural	20.51%	26.19%
Agri/Res	76.01%	26.19%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

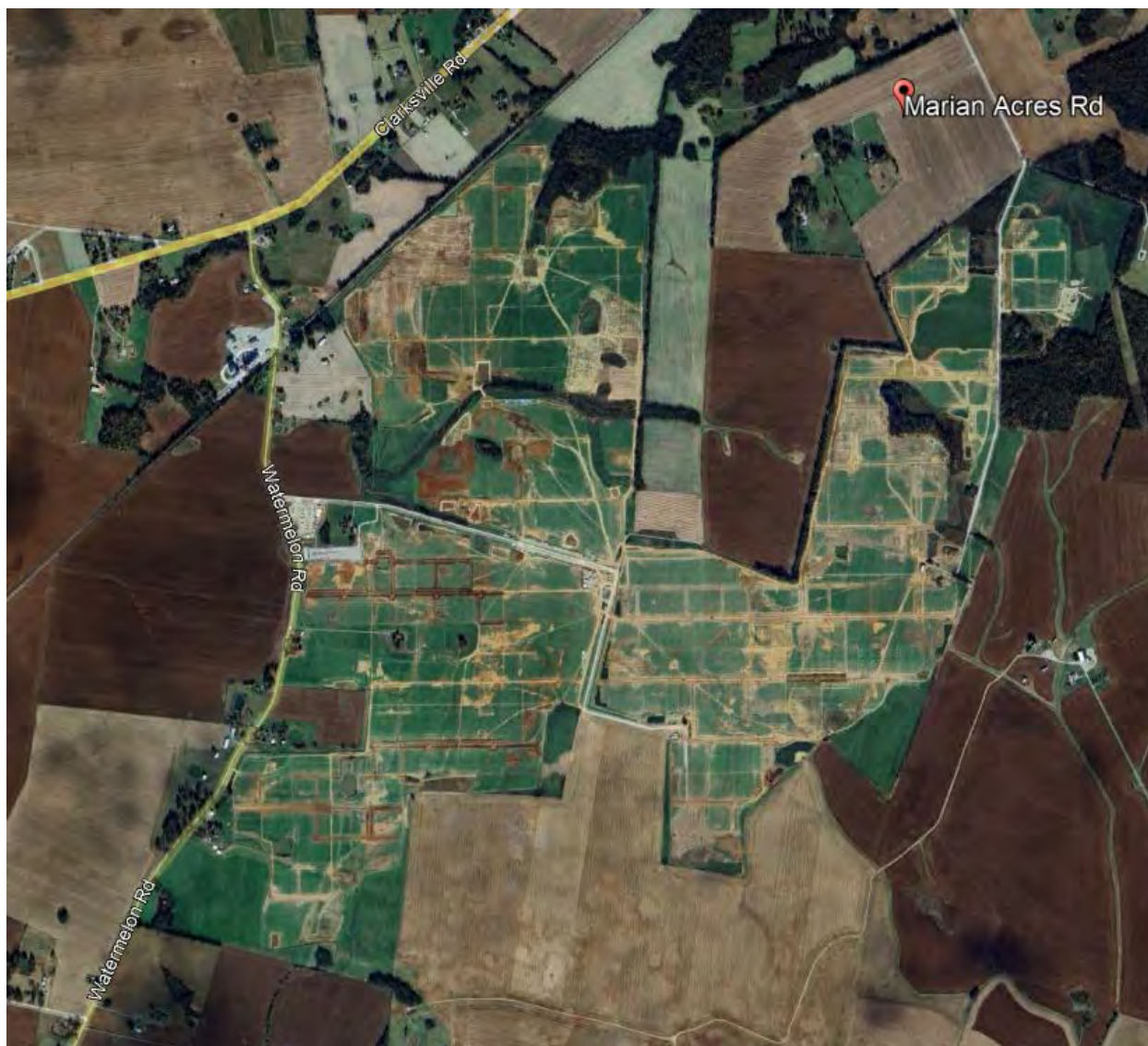
**771: Martin County Solar, Threeforks, Martin County, KY**



This project began construction in 2023 with a proposed completion date of 2024 on a 900-acre portion of a 2,500-acre assemblage for a 111 MW project. This was the former Martiki Coal Mine land. The closest dwelling was proposed to be 1,450 feet from the nearest panel.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	4.65%	60.44%
Agricultural	93.60%	31.87%
Agri/Res	1.69%	2.20%
Cemetery	0.06%	5.49%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**794: Logan County Solar, Russelville, Logan County, KY**

This project began construction in 2023 and proposed to be complete in 2024. It is located on 1,100 acres for a 173 MW project. The closest dwelling was proposed to be 225 feet from the nearest panel.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	3.54%	45.71%
Agricultural	51.29%	37.14%
Agri/Res	45.05%	14.29%
Religious	0.12%	2.86%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

I identified a May 17, 2022 sale of 528 Watermelon Road for \$275,000 for a home on 1.29 acres with 2,370 s.f. with 3 BR and 2 BR built in 1940 with 2 carport spaces. This homes is 1,460 feet

from the nearest panel through an existing wooded patch. The distance and age makes it difficult to compare this home in this area to similar properties for a paired sale analysis. This home last sold on September 12, 2016 for \$149,000. Using the FHFA Home Price Index the anticipated appreciated value as of the date of the most recent sale was expected to be \$234,000. This Sale/Resale analysis suggests a 17.5% increase in value due to the solar farm.

I also identified 557 J Montgomery Road that sold on December 8, 2021 for \$185,000 for a 4 BR, 2 BA with 2,200 s.f. of living space on 1 acre that was built in 1980. This home has a pool that is noted as needing work, but was otherwise in average condition. I spoke with Dewayne Whittaker the listing agent who indicated that the proposed nearby solar farm had no impact on the sales price or marketing of the home. This home previously sold on May 5, 2016 for \$114,000 and also on June 17, 2008 for \$125,000. The 2008 sales price was higher than the 2016 due to the crash in the housing market in 2008. Adjusting each of these former sales to a December 2021 value expectation based on the FHFA Home Price Index, I derive expectations of \$174,000 from the 2016 sale and \$210,000 from the 2008 sale. The Sale/Resale difference from the 2008 sale is considered more reliable as it covers a shorter period of time. It shows a 6% increase in value over the expected value and supports a mild increase in value due to the adjacency to the solar farm. This home is over 1,900 feet to the nearest panel through existing woods. Given the distance involved this is not a strong indicator for properties closer to solar panels.

Similarly, 263 Donald Lane sold on October 3, 2022 for \$263,400 for a brick ranch with 4 BR, 2.5 BA with 1,704 s.f. of living area on 5 acres. This home is about 1400 feet from the nearest panel through existing woods. This home previously sold in May 2010 for \$141,000. Adjusting this for time using the FHFA HPI, I derive an expected value of \$262,000. This is within 1% of the actual closed price and strongly supports a finding of no impact at this distance. It is not a strong indicator for properties closer to panels.

## **VIII. Market Analysis of the Impact on Value from Solar Farms**

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining properties. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Kentucky, and New Jersey.

I have derived a breakdown of the adjoining uses to show where solar farms are located. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Scope of Research section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 700 studies, I have found a striking repetition of that same typical adjoining property use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

I have previously been asked by the Kentucky Siting Board about how the solar farms and the matched pair sets were chosen. This is the total of all the usable home sales adjoining the 900+ solar farms that I have looked at over the last 15 years. Most of the solar farms that I have looked at are only a few years old and have not been in place long enough for home or land sales to occur next to them for me to analyze. There is nothing unusual about this given the relatively rural locations of most of the solar farms where home and land sales occur much less frequently than they do in urban and suburban areas and the number of adjoining homes is relatively small.

I review the solar farms that I have looked at periodically to see if there are any new sales. If there is a sale I have to be sure it is not an inhouse sale or to a related family member. A great many of the rural sales that I find are from one family member to another, which makes analysis impossible given that these are not “arm’s length” transactions. There are also numerous examples of sales that are “arm’s length” but are still not usable due to other factors such as adjoining significant negative factors such as a coal fired plant or at a landfill or prison. I have looked at homes that require a driveway crossing a railroad spur, homes in close proximity to large industrial uses, as well as homes adjoining large state parks, or homes that are over 100 years old with multiple renovations. Such sales are not usable as they have multiple factors impacting the value that are tangled together. You can’t isolate the impact of the coal fired plant, the industrial building, or the railroad unless you are comparing that sale to a similar property with similar impacts. Matched pair analysis requires that you isolate properties that only have one differential to test for, which is why the type of sales noted above is not appropriate for analysis.

After my review of all sales and elimination of the family transactions and those sales with multiple differentials, I am left with the matched pairs shown in this report to analyze. I do have additional matched pair data in other areas of the United States that were not included in this report due to being states less comparable to Kentucky than those shown. The only other sales that I have eliminated from the analysis are home sales under \$100,000, which there haven’t been many such examples, but at that price range it is difficult to identify any impacts through matched pair analysis. I have not cherry picked the data to include just the sales that support one direction in value, but I have included all of them both positive and negative with a preponderance of the evidence supporting no impact to mild positive impacts.

## A. Kentucky and Adjoining States Data

### 1. Matched Pair – Crittenden Solar, Crittenden, Grant County, KY



This solar farm was built in December 2017 on a 181.70-acre tract but utilizing only 34.10 acres. This is a 2.7 MW facility with residential subdivisions to the north and south.

I have identified five home sales to the north of this solar farm on Clairborne Drive and one home sale to the south on Eagle Ridge Drive since the completion of this solar farm. The home sale on Eagle Drive is for a \$75,000 home and all of the homes along that street are similar in size and price range. According to local broker Steve Glacken with Cutler Real Estate these are the lowest price range/style home in the market. I have not analyzed that sale as it would unlikely provide significant data to other homes in the area.

Mr. Glacken has been selling lots at the west end of Clairborne for new home construction. He indicated in 2020 that the solar farm near the entrance of the development has been a complete non-factor and none of the home sales are showing any concern over the solar farm. Most of the homes are in the \$250,000 to \$280,000 price range. The vacant residential lots are being marketed for \$28,000 to \$29,000. The landscaping buffer is considered light, but the rolling terrain allows for distant views of the panels from the adjoining homes along Clairborne Drive.

The first home considered is a bit of an anomaly for this subdivision in that it is the only manufactured home that was allowed in the community. It sold on January 3, 2019. I compared that sale to three other manufactured home sales in the area making minor adjustments as shown on the next page to account for the differences. After all other factors are considered the adjustments show a -1% to +13% impact due to the adjacency of the solar farm. The best indicator is 1250 Cason, which shows a 3% impact. A 3% impact is within the normal static of real estate transactions and therefore not considered indicative of a positive impact on the property, but it strongly supports an indication of no negative impact.

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	250 Claiborne	0.96	1/3/2019	\$120,000	2000	2,016	\$59.52	3/2	Drive	Manuf	
	Not	1250 Cason	1.40	4/18/2018	\$95,000	1994	1,500	\$63.33	3/2	2-Det	Manuf	Carport
	Not	410 Reeves	1.02	11/27/2018	\$80,000	2000	1,456	\$54.95	3/2	Drive	Manuf	
	Not	315 N Fork	1.09	5/4/2019	\$107,000	1992	1,792	\$59.71	3/2	Drive	Manuf	

**Adjustments**

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	250 Claiborne								\$120,000			373
Not	1250 Cason	\$2,081		\$2,850	\$26,144		-\$5,000	-\$5,000	\$116,075	3%		
Not	410 Reeves	\$249		\$0	\$24,615				\$104,865	13%		
Not	315 N Fork	-\$1,091		\$4,280	\$10,700				\$120,889	-1%	5%	

I also looked at three other home sales on this street as shown below. These are stick-built homes and show a higher price range.

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	300 Claiborne	1.08	9/20/2018	\$212,720	2003	1,568	\$135.66	3/3	2-Car	Ranch	Brick
	Not	460 Claiborne	0.31	1/3/2019	\$229,000	2007	1,446	\$158.37	3/2	2-Car	Ranch	Brick
	Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	Ranch	Brick
	Not	215 Lexington	1.00	7/27/2018	\$231,200	2000	1,590	\$145.41	5/4	2-Car	Ranch	Brick

**Adjustments**

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	300 Claiborne								\$213,000			488
Not	460 Claiborne	-\$2,026		-\$4,580	\$15,457	\$5,000			\$242,850	-14%		
Not	2160 Sherman	-\$5,672		-\$2,650	-\$20,406				\$236,272	-11%		
Not	215 Lexington	\$1,072		\$3,468	-\$2,559	-\$5,000			\$228,180	-7%	-11%	

This set of matched pairs shows a minor negative impact for this property. I was unable to confirm the sales price or conditions of this sale. The best indication of value is based on 215 Lexington, which required the least adjusting and supports a -7% impact.

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	350 Claiborne	1.00	7/20/2018	\$245,000	2002	1,688	\$145.14	3/3	2-Car	Ranch	Brick
	Not	460 Claiborne	0.31	1/3/2019	\$229,000	2007	1,446	\$158.37	3/2	2-Car	Ranch	Brick
	Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	R/FBsmf	Brick
	Not	215 Lexington	1.00	7/27/2018	\$231,200	2000	1,590	\$145.41	5/4	2-Car	Ranch	Brick

**Adjustments**

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	350 Claiborne								\$245,000			720
Not	460 Claiborne	-\$3,223		-\$5,725	\$30,660	\$5,000			\$255,712	-4%		
Not	2160 Sherman	-\$7,057		-\$3,975	-\$5,743				\$248,225	-1%		
Not	215 Lexington	-\$136		\$2,312	\$11,400	-\$5,000			\$239,776	2%	-1%	

The following photograph shows the light landscaping buffer and the distant view of panels that was included as part of the marketing package for this property. The panels are visible somewhat on the left and somewhat through the trees in the center of the photograph. The first photograph is from the home, with the second photograph showing the view near the rear of the lot.



This set of matched pairs shows a no negative impact for this property. The range of adjusted impacts is -4% to +2%. The best indication is -1%, which as described above is within the typical market static and supports no impact on adjoining property value.



**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	370 Claiborne	1.06	8/22/2019	\$273,000	2005	1,570	\$173.89	4/3	2-Car	2-Story	Brick
	Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	R/FBsmt	Brick
	Not	2290 Dry	1.53	5/2/2019	\$239,400	1988	1,400	\$171.00	3/2.5	2-Car	R/FBsmt	Brick
	Not	125 Lexington	1.20	4/17/2018	\$240,000	2001	1,569	\$152.96	3/3	2-Car	Split	Brick

**Adjustments**

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	370 Claiborne								\$273,000			930
Not	2160 Sherman	\$1,831		\$0	-\$20,161				\$246,670	10%		
Not	2290 Dry	\$2,260		\$20,349	\$23,256	\$2,500			\$287,765	-5%		
Not	125 Lexington	\$9,951		\$4,800					\$254,751	7%	4%	

This set of matched pairs shows a general positive impact for this property. The range of adjusted impacts is -5% to +10%. The best indication is +7%. I typically consider measurements of +/-5% to be within the typical variation in real estate transactions. This indication is higher than that and suggests a positive relationship.

The photograph from the listing shows panels visible between the home and the trampoline shown in the picture.



**Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	330 Claiborne	1.00	12/10/2019	\$282,500	2003	1,768	\$159.79	3/3	2-Car	Ranch	Brick/pool
Not	895 Osborne	1.70	9/16/2019	\$249,900	2002	1,705	\$146.57	3/2	2-Car	Ranch	Brick/pool
Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	R/FBsmnt	Brick
Not	215 Lexington	1.00	7/27/2018	\$231,200	2000	1,590	\$145.41	5/4	2-Car	Ranch	Brick

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	330 Claiborne								\$282,500			665
Not	895 Osborne	\$1,790		\$1,250	\$7,387	\$5,000		\$0	\$265,327	6%		
Not	2160 Sherman	\$4,288		-\$2,650	\$4,032			\$20,000	\$290,670	-3%		
Not	215 Lexington	\$9,761		\$3,468	\$20,706	-\$5,000		\$20,000	\$280,135	1%		

1%

This set of matched pairs shows a general positive impact for this property. The range of adjusted impacts is -3% to +6%. The best indication is +6%. I typically consider measurements of +/-5% to be within the typical variation in real estate transactions. This indication is higher than that and suggests a positive relationship. The landscaping buffer on these is considered light with a fair visibility of the panels from most of these comparables and only thin landscaping buffers separating the homes from the solar panels.

I also looked at four sales that were during a rapid increase in home values around 2021, which required significant time adjustments based on the FHFA Housing Price Index. Sales in this time frame are less reliable for impact considerations as the peak buyer demand allowed for homes to sell with less worry over typical issues such as repairs.

The home at 250 Claiborne Drive sold with no impact from the solar farm according to the buyer's broker Lisa Ann Lay with Keller Williams Realty Service. As noted earlier, this is the only manufactured home in the community and is a bit of an anomaly. There was an impact on this sale due to an appraisal that came in low likely related to the manufactured nature of the home. Ms. Lay indicated that there was significant back and forth between both brokers and the appraiser to address the low appraisal, but ultimately, the buyers had to pay \$20,000 out of pocket to cover the difference in appraised value and the purchase price. The low appraisal was not attributed to the solar farm, but the difficulty in finding comparable sales and likely the manufactured housing.

**Adjoining Residential Sales After Solar Farm Built**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	250 Claiborne	1.05	1/5/2022	\$210,000	2002	1,592	\$131.91	4/2	Drive	Ranch	Manuf
Not	255 Spillman	0.64	3/4/2022	\$166,000	1991	1,196	\$138.80	3/1	Drive	Ranch	Remodel
Not	546 Waterworks	0.28	4/29/2021	\$179,500	2007	1,046	\$171.61	4/2	Drive	Ranch	3/4 Fin B
Not	240 Shawnee	1.18	6/7/2021	\$180,000	1977	1,352	\$133.14	3/2	Gar	Ranch	N/A

Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	250 Claiborne							\$210,000			365
Not	255 Spillman	-\$379	\$9,130	\$43,971	\$10,000		-\$20,000	\$208,722	1%		
Not	546 Waterworks	\$1,772	-\$4,488	\$74,958			-\$67,313	\$184,429	12%		
Not	240 Shawnee	\$1,501	\$22,500	\$25,562		-\$10,000		\$219,563	-5%		

3%

The photograph of the rear view from the listing is shown below.



The home at 260 Claiborne Drive sold with no impact from the solar farm according to the buyer's broker Jim Dalton with Ashcraft Real Estate Services. He noted that there was significant wood rot and a heavy smoker smell about the house, but even that had no impact on the price due to high demand in the market.

**Adjoining Residential Sales After Solar Farm Built**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	260 Claiborne	1.00	10/13/2021	\$175,000	2001	1,456	\$120.19	3/2	Drive	Ranch	N/A
Not	355 Oakwood	0.58	10/27/2020	\$186,000	2002	1,088	\$170.96	3/2	Gar	Ranch	3/4 Fin B
Not	30 Ellen Kay	0.50	1/30/2020	\$183,000	1988	1,950	\$93.85	3/2	Gar	2-Story	N/A
Not	546 Waterworks	0.28	4/29/2021	\$179,500	2007	1,046	\$171.61	4/2	Drive	Ranch	3/4 Fin B

Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	260 Claiborne							\$175,000			390
Not	355 Oakwood	\$18,339	-\$930	\$50,329		-\$10,000	-\$69,750	\$173,988	1%		
Not	30 Ellen Kay	\$31,974	\$11,895	-\$37,088		-\$10,000		\$179,781	-3%		
Not	546 Waterworks	\$8,420	-\$5,385	\$56,287			-\$67,313	\$171,510	2%	0%	

The photograph of the rear view from the listing is shown below.



These next two were brick and with unfinished basements which made them easier to compare and therefore more reliable. For 300 Claiborne I considered the sale of a home across the street that did not back up to the solar farm and it adjusted to well below the range of the other comparables. I have included it, but would not rely on that which means this next comparable strongly supports a range of 0 to +3% and not up to +19%.

#### Joining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	300 Claiborne	0.89	12/18/2021	\$290,000	2002	1,568	\$184.95	3/3	2-Car	Br Rnch	Bsmt
Not	405 Claiborne	0.41	2/1/2022	\$267,750	2004	1,787	\$149.83	3/2	2-Car	Br Rnch	Bsmt
Not	39 Pinhook	0.68	3/31/2022	\$299,000	1992	1,680	\$177.98	3/2	2-Car	Br Rnch	Bsmt
Not	5 Pinhook	0.70	4/7/2022	\$309,900	1992	1,680	\$184.46	3/2	2-Car	Br Rnch	Bsmt

Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	300 Claiborne							\$290,000			570
Not	405 Claiborne	-\$3,384	-\$2,678	-\$26,251				\$235,437	19%		
Not	39 Pinhook	-\$8,651	\$14,950	-\$15,947				\$289,352	0%		
Not	5 Pinhook	-\$9,576	\$15,495	-\$16,528				\$299,291	-3%		
										5%	

The photograph of the rear view from the listing is shown below.



This same home, 300 Claiborne sold again on October 14, 2022 for \$332,000, or \$42,000 higher or 15% higher than it had just 10 months earlier. The FHFA Home Price Index indicates an 8.3% increase over that time for the overall market, suggesting that this home is actually increasing in value faster than other properties in the area. An updated photo from the 2022 listing is shown below.



The home at 410 Claiborne included an inground pool with significant landscaping around it that was a challenge. Furthermore, two of the comparables had finished basements. I made no adjustment for the pool on those two comparables and considered the two factors to cancel out

**Adjoining Residential Sales After Solar Farm Built**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	410 Claiborne	0.31	2/10/2021	\$275,000	2006	1,595	\$172.41	3/2	2-Car	Br Rnch	Esmt/Pool
Not	114 Austin	1.40	12/23/2020	\$248,000	1994	1,650	\$150.30	3/2	2-Car	Br Rnch	Bsmt
Not	125 Liza	0.29	6/25/2021	\$315,000	2005	1,913	\$164.66	4/3	2-Car	Br Rnch	Ktchn Bsmt
Not	130 Hannahs	0.42	2/9/2021	\$295,000	2007	1,918	\$153.81	3/3	2-Car	Br Rnch	Fin Bsmt

Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	410 Claiborne							\$275,000			1080
Not	114 Austin	\$3,413	\$14,880	-\$6,613			\$20,000	\$279,680	-2%		
Not	125 Liza	-\$11,945	\$1,575	-\$41,890	-\$10,000			\$252,740	8%		
Not	130 Hannahs	\$83	-\$1,475	-\$39,743	-\$10,000			\$243,864	11%		
										6%	

The nine matched pairs considered in this analysis includes five that show no impact on value, one that shows a negative impact on value, and three that show a positive impact. The negative indication supported by one matched pair is -7% and the positive impacts are +6% and +7%. The two neutral indications show impacts of -5% to +5%. The average indicated impact is +2% when all nine of these indicators are blended.

Furthermore, the comments of the local real estate brokers strongly support the data that shows no negative impact on value due to the proximity to the solar farm.

**2. Matched Pair – Walton 2, Walton, Kenton County, KY**



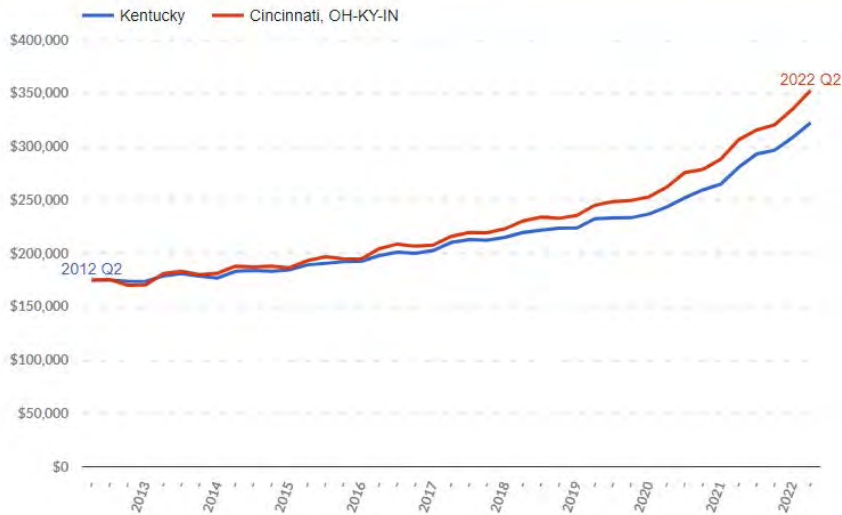
This project was built in 2017 on 58.03 acres for a 2 MW project with the closest home 120 feet from the closest panel.

The home located on Parcel 1 (783 Jones Road, Walton, KY) in the map above sold on May 4, 2022 for \$346,000. This home is 410 feet from the nearest solar panel. I have considered a Sale/Resale analysis of this home as it previously sold on May 7, 2012 for \$174,900. This analysis compares that 2012 purchase price and uses the FHFA House Price Index Calculator to identify what real estate values in the area have been appreciating at to determine where it was expected to appreciate to. I have then compared that to the actual sales price to determine if there is any impact attributable to the addition of the solar farm.

As can be seen on the calculator form, the expected value for \$174,900 home sold in 2<sup>nd</sup> quarter 2012 would be \$353,000 for 2<sup>nd</sup> quarter 2022. This is within 2% of the actual sales price and supports a finding of no impact on property value.

I have not attempted a paired sales analysis with other sales, as this property also has the nearby recycling and car lot that would be a potential factor in comparing to other sales. But based on aerial imagery, these same car lots were present in 2012 and therefore has no additional impact when comparing this home sale to itself.

Purchase Quarter	Valuation Quarter	X
<b>2012 Quarter 2</b>	<b>2022 Quarter 2</b>	Percentage Change
Purchase Value	Estimated Value for MSA	<b>101.8%</b>
<b>\$174,900</b>	<b>\$353,000</b>	





**3. Matched Pair – Turkey Creek, Lancaster, Garrard County, KY**

This project was built in 2022 on 297.05 acres out of a 752.80-acre parent tract assemblage for a 50 MW project where the closest home is 240 feet from the closest panel. This project was announced in 2019 with approvals in 2020.

I identified a sale at 166 Long Branch Drive, Lancaster that sold on November 25, 2020 after the solar farm was announced for \$180,000. The prior sale of the property on February 28, 2019 was for \$160,000. Adjusting the earlier sale by the FHFA Home Price Index, the anticipated increase in value was \$181,000. This is a difference of 1% which is within typical market deviation and supports a finding of no impact on property value due to the announcement of the solar farm. This home is approximately 250 feet from the nearest solar panel.

I also identified 209 Ashlock Drive that sold on June 14, 2022 near the time construction was to be begin at this solar project. This home sold for \$500,000 for a 3,968 s.f. home with 4 BR, 4.5 BA built in 1985 on 3.06 acres. This is a unique home and it is over 1,000 feet to the nearest solar panel. It was purchase out of a larger tract that now includes 5 additional lots and this home adjoins an industrial use to the northwest. All of these factors make it difficult to analyze this sale. I have therefore not attempted to do so as any result would be non-credible given these other factors.

I also identified 1439 Stanford Road that sold on June 27, 2023 for \$1,300,000 for this 3,400 s.f. historic home on 206 acres. The home is over 1,500 feet from the panels and the site includes acreage zoned for commercial use according to the listing. There are too many unique features to this for a valid paired sales analysis. I have not attempted one for this sale.

Merriwood Development, LLC purchased 15 lots along Elmwood Court on May 18, 2023 for \$750,000, or \$50,000 per lot. These lots were developed in 2022/2023 by Wimbledon Holdings and WRH Investments following the purchase of the raw land on March 25, 2022. The raw land was purchased for development after the solar farm was approved and the subdivision infrastructure was developed during the construction of the solar farm. The developer clearly foresaw no negative impact on the property from the solar farm or they would not have invested in the development. The sales price is not a good indication of market value as Wimbledon and Merriwood are noted as related entities.

I searched for recent lot sales in the area and found 1 to 3 acre lots to the northeast selling for \$15,000 to \$30,000 each. The lots at Merriwood are in close proximity to Garrard County High School off Industry Road.

Lot 96 sold to Robert and Avonda Noe on January 24, 2023 for \$44,900 and was subsequently developed with a single family home. This lot directly adjoins the solar farm with the nearest panel 625 feet away. The panels appear to be visible in the background of the tax card photo.



Lot 97 sold to Michael and Jill Stevens on July 28, 2023 for \$60,800. This lot directly adjoins the solar farm with a likely home site 820 feet from the nearest panel.

Lot 98 was sold to Walter and Hannah Hulett for \$1 as an entity related to Wimbledon Holdings. This is the home visible in the map just underneath the word Elmwood Court. The Hulett's are WRH Investments, LLC that developed the site with Wimbledon Holdings, LLC.

Lot 100 sold on July 28, 2023 to Jimmie McCulley for \$39,900. This lot does not directly adjoin the solar farm.

Lot 101 sold on November 22, 2023 to Willie and Tiffany Skeens for \$50,000. This lot directly adjoins the solar farm with a likely home site 450 feet from the nearest panel.

Additional lots were transferred to Elmwood Builders, LLC that is noted as affiliated with Merriwood Development, LLC for \$1 each.

The various lot prices range from \$39,900 to \$60,800 with the low end of the range being a lot non-adjacent to the solar farm and the high end being adjacent to the solar farm. The sales data on the lots do not support any finding of a negative impact on property value. Comparing the most common lot value of \$50,000 per lot suggests an impact range of -10% for Lot 96 that sold for \$44,900 to +22% for Lot 97 that sold for \$60,800. Those two lots are adjacent to each other. Blending the two impacts suggests a 12% enhancement for adjoining the solar farm. But given the wide ranges of lot values in this development, I consider this to simply support a finding of no impact on property value.



#### 4. Matched Pair – Mulberry, Selmer, McNairy County, TN



This 16 MW solar farm was built in 2014 on 208.89 acres with the closest home being 480 feet.

This solar farm adjoins two subdivisions with Central Hills having a mix of existing and new construction homes. Lots in this development have been marketed for \$15,000 each with discounts offered for multiple lots being used for a single home site. I spoke with the agent with Rhonda Wheeler and Becky Hearnberger with United County Farm & Home Realty who noted that they have seen no impact on lot or home sales due to the solar farm in this community.

I have included a map below as well as data on recent sales activity on lots that adjoin the solar farm or are near the solar farm in this subdivision both before and after the announced plan for this solar farm facility. I note that using the same method I used to breakdown the adjoining uses at the subject property I show that the predominant adjoining uses are residential and agricultural, which is consistent with the location of most solar farms.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Commercial	3.40%	0.034
Residential	12.84%	79.31%
Agri/Res	10.39%	3.45%
Agricultural	73.37%	13.79%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

I have run a number of direct matched comparisons on the sales adjoining this solar farm as shown below. These direct matched pairs include some of those shown above as well as additional more recent sales in this community. In each of these I have compared the one sale adjoining the solar farm to multiple similar farm homes nearby that do not adjoin a solar farm to look for any potential impact from the solar farm.

<b>Parcel</b>	<b>Solar</b>	<b>Address</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Style</b>	<b>Other</b>
3	Adjoins	491 Dusty	6.86	10/28/2016	\$176,000	2009	1,801	\$97.72	3/2	2-Gar	Ranch	
	Not	820 Lake Trail	1.00	6/8/2018	\$168,000	2013	1,869	\$89.89	4/2	2-Gar	Ranch	
	Not	262 Country	1.00	1/17/2018	\$145,000	2000	1,860	\$77.96	3/2	2-Gar	Ranch	
	Not	35 April	1.15	8/16/2016	\$185,000	2016	1,980	\$93.43	3/2	2-Gar	Ranch	

<b>Adjoining Sales Adjusted</b>												
<b>Parcel</b>	<b>Solar</b>	<b>Address</b>	<b>Time</b>	<b>Site</b>	<b>YB</b>	<b>GLA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>Distance</b>	
3	Adjoins	491 Dusty							\$176,000		480	
	Not	820 Lake Trail	-\$8,324	\$12,000	-\$3,360	-\$4,890			\$163,426	7%		
	Not	262 Country	-\$5,450	\$12,000	\$6,525	-\$3,680			\$154,396	12%		
	Not	35 April	\$1,138	\$12,000	-\$6,475	-\$13,380			\$178,283	-1%		
									<b>Average</b>	<b>6%</b>		

The best matched pair is 35 April Loop, which required the least adjustment and indicates a -1% increase in value due to the solar farm adjacency.

**Adjoining Residential Sales After Solar Farm Built**

<b>Parcel</b>	<b>Solar</b>	<b>Address</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Style</b>	<b>Other</b>
12	Adjoins	57 Cooper	1.20	2/26/2019	\$163,000	2011	1,586	\$102.77	3/2	2-Gar	1.5 Story	Pool
	Not	191 Amelia	1.00	8/3/2018	\$132,000	2005	1,534	\$86.05	3/2	Drive	Ranch	
	Not	75 April	0.85	3/17/2017	\$134,000	2012	1,588	\$84.38	3/2	2-Crprt	Ranch	
	Not	345 Woodland	1.15	12/29/2016	\$131,000	2002	1,410	\$92.91	3/2	1-Gar	Ranch	

<b>Adjoining Sales Adjusted</b>												
<b>Parcel</b>	<b>Solar</b>	<b>Address</b>	<b>Sales Price</b>	<b>Time</b>	<b>Site</b>	<b>YB</b>	<b>GLA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>Distance</b>
12	Adjoins	57 Cooper	\$163,000							\$163,000		685
	Not	191 Amelia	\$132,000	\$2,303		\$3,960	\$2,685	\$10,000	\$5,000	\$155,947	4%	
	Not	75 April	\$134,000	\$8,029	\$4,000	-\$670	-\$135	\$5,000	\$5,000	\$155,224	5%	
	Not	345 Woodland	\$131,000	\$8,710		\$5,895	\$9,811		\$5,000	\$160,416	2%	
										<b>Average</b>	<b>4%</b>	

The best matched pair is 191 Amelia, which was most similar in time frame of sale and indicates a +4% increase in value due to the solar farm adjacency.

**Adjoining Residential Sales After Solar Farm Built**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
15	Adjoins	297 Country	1.00	9/30/2016	\$150,000	2002	1,596	\$93.98	3/2	4-Gar	Ranch	
	Not	185 Dusty	1.85	8/17/2015	\$126,040	2009	1,463	\$86.15	3/2	2-Gar	Ranch	
	Not	53 Glen	1.13	3/9/2017	\$126,000	1999	1,475	\$85.42	3/2	2-Gar	Ranch	Brick

**Adjoining Sales Adjusted**

Parcel	Solar	Address	Sales Price	Time	Site	YB	GLA	Park	Other	Total	% Diff	Distance
15	Adjoins	297 Country	\$150,000							\$150,000		650
	Not	185 Dusty	\$126,040	\$4,355		-\$4,411	\$9,167	\$10,000		\$145,150	3%	
	Not	53 Glen	\$126,000	-\$1,699		\$1,890	\$8,269	\$10,000		\$144,460	4%	
										<b>Average</b>	3%	

The best matched pair is 53 Glen, which was most similar in time frame of sale and required less adjustment. It indicates a +4% increase in value due to the solar farm adjacency.

The average indicated impact from these three sets of matched pairs is +4%, which suggests a mild positive relationship due to adjacency to the solar farm. The landscaping buffer for this project is mostly natural tree growth that was retained as part of the development but much of the trees separating the panels from homes are actually on the lots for the homes themselves. I therefore consider the landscaping buffer to be thin to moderate for these adjoining homes.

I have also looked at several lot sales in this subdivision as shown below.

These are all lots within the same community and the highest prices paid are for lots one parcel off from the existing solar farm. These prices are fairly inconsistent, though they do suggest about a \$3,000 loss in the lots adjoining the solar farm. This is an atypical finding and additional details suggest there is more going on in these sales than the data crunching shows. First of all Parcel 4 was purchased by the owner of the adjoining home and therefore an atypical buyer seeking to expand a lot and the site is not being purchased for home development. Moreover, using the SiteToDoBusiness demographic tools, I found that the 1-mile radius around this development is expecting a total population increase over the next 5 years of 3 people. This lack of growing demand for lots is largely explained in that context. Furthermore, the fact that finished home sales as shown above are showing no sign of a negative impact on property value makes this data unreliable and inconsistent with the data shown in sales to an end user. I therefore place little weight on this outlier data.

Parcel	Solar	Address	Acres	Date Sold	Sales Price	4/18/2019		
						Adj for Time	\$/AC	
4	Adjoins	Shelter	2.05	10/25/2017	\$16,000	\$16,728	\$7,805	\$8,160
10	Adjoins	Carter	1.70	8/2/2018	\$14,000	\$14,306	\$8,235	\$8,415
11	Adjoins	Cooper	1.28	9/17/2018	\$12,000	\$12,215	\$9,375	\$9,543
	Not	75 Dusty	1.67	4/18/2019	\$20,000	\$20,000	\$11,976	\$11,976
	Not	Lake Trl	1.47	11/7/2018	\$13,000	\$13,177	\$8,844	\$8,964
	Not	Lake Trl	1.67	4/18/2019	\$20,000	\$20,000	\$11,976	\$11,976
		<b>Adjoins</b>	<b>Per Acre</b>	<b>Not Adjoins</b>	<b>Per Acre</b>	<b>% DIF/Lot</b>	<b>% DIF/AC</b>	
<b>Average</b>		\$14,416	\$8,706	\$17,726	\$10,972	19%	21%	
<b>Median</b>		\$14,306	\$8,415	\$20,000	\$11,976	28%	30%	
<b>High</b>		\$16,728	\$9,543	\$20,000	\$11,976	16%	20%	
<b>Low</b>		\$12,215	\$8,160	\$13,177	\$8,964	7%	9%	

**5. Matched Pair – Grand Ridge Solar, Streator, LaSalle County, IL**



This solar farm has a 20 MW output and is located on a 160-acre tract. The project was built in 2012.

I have considered the recent sale of Parcel 13 shown above, which sold in October 2016 after the solar farm was built. I have compared that sale to a number of nearby residential sales not in proximity to the solar farm as shown below. Parcel 13 is 480 feet from the closest solar panel. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Completed**

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA
13	34-21-237-000	2	Oct-16	\$186,000	1997	2,328	\$79.90

**Not Adjoining Residential Sales After Solar Farm Completed**

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA
712 Columbus Rd	32-39-134-005	1.26	Jun-16	\$166,000	1950	2,100	\$79.05
504 N 2782 Rd	18-13-115-000	2.68	Oct-12	\$154,000	1980	2,800	\$55.00
7720 S Dwight Rd	11-09-300-004	1.14	Nov-16	\$191,000	1919	2,772	\$68.90
701 N 2050th Rd	26-20-105-000	1.97	Aug-13	\$200,000	2000	2,200	\$90.91
9955 E 1600th St	04-13-200-007	1.98	May-13	\$181,858	1991	2,600	\$69.95

<b>TAX ID</b>	<b>Date Sold</b>	<b>Time</b>	<b>Adjustments</b>	
			<b>Total</b>	<b>\$/Sf</b>
34-21-237-000	Oct-16		\$186,000	\$79.90
32-39-134-005	Jun-16		\$166,000	\$79.05
18-13-115-000	Oct-12	\$12,320	\$166,320	\$59.40
11-09-300-004	Nov-16		\$191,000	\$68.90
26-20-105-000	Aug-13	\$12,000	\$212,000	\$96.36
04-13-200-007	May-13	\$10,911	\$192,769	\$74.14

	<b>Adjoins Solar Farm</b>		<b>Not Adjoin Solar Farm</b>	
	<b>Average</b>	<b>Median</b>	<b>Average</b>	<b>Median</b>
<b>Sales Price/SF</b>	\$79.90	\$79.90	\$75.57	\$74.14
<b>GBA</b>	2,328	2,328	2,494	2,600

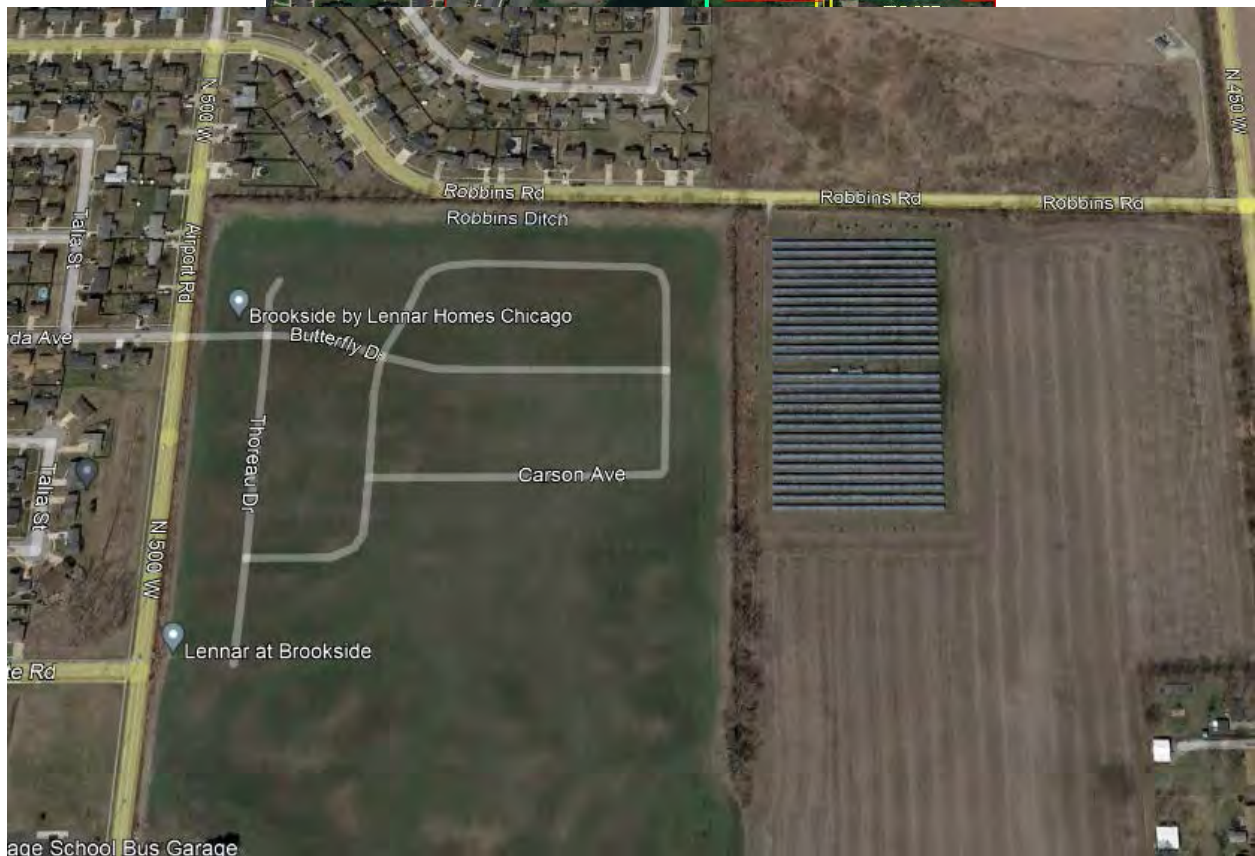
Based on the matched pairs I find no indication of negative impact due to proximity to the solar farm.

The most similar comparable is the home on Columbus that sold for \$79.05 per square foot. This is higher than the median rate for all of the comparables. Applying that price per square foot to the subject property square footage indicates a value of \$184,000.

There is minimal landscaping separating this solar farm from nearby properties and is therefore considered light.



**6. Matched Pair – Portage Solar, Portage, Porter County, IN**



This solar farm has a 2 MW output and is located on a portion of a 56-acre tract. The project was built in 2012. As can be seen by the more recent map, Lennar Homes is now developing a new subdivision on the vacant land just west of this solar farm.

I have considered the recent sale of Parcels 5 and 12. Parcel 5 is an undeveloped tract, while Parcel 12 is a residential home. I have compared each to a set of comparable sales to determine if there was any impact due to the adjoining solar farm. This home is 1,320 feet from the closest solar panel. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Completed**

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA
12	64-06-19-326-007.000-015	1.00	Sep-13	\$149,800	1964	1,776	\$84.35

**Nearby Residential Sales After Solar Farm Completed**

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA
2501 Architect Dr	64-04-32-202-004.000-021	1.31	Nov-15	\$191,500	1959	2,064	\$92.78
336 E 1050 N	64-07-09-326-003.000-005	1.07	Jan-13	\$155,000	1980	1,908	\$81.24
2572 Pryor Rd	64-05-14-204-006.000-016	1.00	Jan-16	\$216,000	1960	2,348	\$91.99

**Adjoining Land Sales After Solar Farm Completed**

#	TAX ID	Acres	Date Sold	Sales Price	\$/AC
5	64-06-19-200-003.000-015	18.70	Feb-14	\$149,600	\$8,000

**Nearby Land Sales After Solar Farm Completed**

#	TAX ID	Acres	Date Sold	Sales Price	\$/AC
	64-07-22-401-001.000-005	74.35	Jun-17	\$520,450	\$7,000
	64-15-08-200-010.000-001	15.02	Jan-17	\$115,000	\$7,658

**Residential Sale Adjustment Chart**

TAX ID	Date Sold	Adjustments		\$/Sf
		Time	Total	
64-06-19-326-007.000-015	Sep-13	\$8,988	\$158,788	\$89.41
64-04-32-202-004.000-021	Nov-15	\$3,830	\$195,330	\$94.64
64-07-09-326-003.000-005	Jan-13	\$9,300	\$164,300	\$86.11
64-05-14-204-006.000-016	Jan-16		\$216,000	\$91.99

2% adjustment/year  
Adjusted to 2017

Sales Price/SF	Adjoins Solar Farm		Not Adjoin Solar Farm	
	Average	Median	Average	Median
	\$89.41	\$89.41	\$90.91	\$91.99
GBA	1,776	1,776	2,107	2,064

After adjusting the price per square foot is 2.88% less for the home adjoining the solar farm versus those not adjoining the solar farm. This is within the typical range of variation to be anticipated in any real estate transaction and indicates no impact on property value.

Applying the price per square foot for the 336 E 1050 N sale, which is the most similar to the Parcel 12 sale, the adjusted price at \$81.24 per square foot applied to the Parcel 12 square footage yields a value of \$144,282.

The landscaping separating this solar farm from the homes is considered light.

#### Land Sale Adjustment Chart

TAX ID	Date Sold	Adjustments		\$/Acre
		Time	Total	
64-06-19-200-003.000-015	Feb-14	\$8,976	\$158,576	\$8,480
64-07-22-401-001.000-005	Jun-17		\$520,450	\$7,000
64-15-08-200-010.000-001	Jan-17		\$115,000	\$7,658

2% adjustment/year  
Adjusted to 2017

Sales Price/Ac Acres	Adjoins Solar Farm		Not Adjoin Solar Farm	
	Average	Median	Average	Median
	\$8,480	\$8,480	\$7,329	\$7,329
	18.70	18.70	44.68	44.68

After adjusting the price per acre is higher for the property adjoining the solar farm, but the average and median size considered is higher which suggests a slight discount. This set of matched pair supports no indication of negative impact due to the adjoining solar farm.

Alternatively, adjusting the 2017 sales back to 2014 I derive an indicated price per acre for the comparables at \$6,580 per acre to \$7,198 per acre, which I compare to the unadjusted subject property sale at \$8,000 per acre.

**7. Matched Pair – Dominion Indy III, Indianapolis, Marion County, IN**



This solar farm has an 8.6 MW output and is located on a portion of a 134-acre tract. The project was built in 2013.

There are a number of homes on small lots located along the northern boundary and I have considered several sales of these homes. I have compared those homes to a set of nearby not adjoining home sales as shown below. The adjoining homes that sold range from 380 to 420 feet from the nearest solar panel, with an average of 400 feet. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Completed**

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA
2	2013249	0.38	12/9/2015	\$140,000	2006	2,412	\$58.04
4	2013251	0.23	9/6/2017	\$160,000	2006	2,412	\$66.33
5	2013252	0.23	5/10/2017	\$147,000	2009	2,028	\$72.49
11	2013258	0.23	12/9/2015	\$131,750	2011	2,190	\$60.16
13	2013260	0.23	3/4/2015	\$127,000	2005	2,080	\$61.06
14	2013261	0.23	2/3/2014	\$120,000	2010	2,136	\$56.18

**Nearby Not Adjoining Residential Sales After Solar Farm Completed**

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA
5836 Sable Dr	2013277	0.14	Jun-16	\$141,000	2005	2,280	\$61.84
5928 Mosaic Pl	2013845	0.17	Sep-15	\$145,000	2007	2,280	\$63.60
5904 Minden Dr	2012912	0.16	May-16	\$130,000	2004	2,252	\$57.73
5910 Mosaic Pl	2000178	0.15	Aug-16	\$146,000	2009	2,360	\$61.86
5723 Minden Dr	2012866	0.26	Nov-16	\$139,900	2005	2,492	\$56.14

**Adjustments**

TAX ID	Date Sold	Time	Total	\$/Sf
2013249	12/9/2015	\$5,600	\$145,600	\$60.36
2013251	9/6/2017		\$160,000	\$66.33
2013252	5/10/2017		\$147,000	\$72.49
2013258	12/9/2015	\$5,270	\$137,020	\$62.57
2013260	3/4/2015	\$5,080	\$132,080	\$63.50
2013261	2/3/2014	\$7,200	\$127,200	\$59.55
2013277	6/1/2016	\$2,820	\$143,820	\$63.08
2013845	9/1/2015	\$5,800	\$150,800	\$66.14
2012912	5/1/2016	\$2,600	\$132,600	\$58.88
2000178	8/1/2016	\$2,920	\$148,920	\$63.10
2012866	11/1/2016	\$2,798	\$142,698	\$57.26

2% adjustment/year  
Adjusted to 2017

Sales Price/SF	Adjoins Solar Farm		Not Adjoin Solar Farm	
	Average	Median	Average	Median
	\$64.13	\$63.03	\$61.69	\$63.08
<b>GBA</b>	2,210	2,163	2,333	2,280

This set of homes provides very strong indication of no impact due to the adjacency to the solar farm and includes a large selection of homes both adjoining and not adjoining in the analysis.

The landscaping screen is considered light in relation to the homes considered above.

**8. Matched Pair – Clarke County Solar, Double Tollgate Road, White Post, Clarke County, VA**



This project is a 20 MW facility located on a 234-acre tract that was built in 2017.

I have considered a recent sale or Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction.

I've compared this home sale to a number of similar rural homes on similar parcels as shown below. I have used multiple sales that bracket the subject property in terms of sale date, year built, gross living area, bedrooms and bathrooms. Bracketing the parameters insures that all factors are well balanced out in the adjustments. The trend for these sales shows a positive value for the adjacency to the solar farm.

**Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000	1979	1,392	\$211.93	3/2	Det Gar	Ranch	Unfin bsmt
Not	85 Ashby	5.09	9/11/2017	\$315,000	1982	2,333	\$135.02	3/2	2 Gar	Ranch	
Not	541 Old Kitchen	5.07	9/9/2018	\$370,000	1986	3,157	\$117.20	4/4	2 Gar	2 story	
Not	4174 Rockland	5.06	1/2/2017	\$300,000	1990	1,688	\$177.73	3/2	3 Gar	2 story	
Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	1975	1,008	\$178.57	3/1	Drive	Ranch	

**Adjoining Residential Sales After Solar Farm Approved**

Adjoining Residential Sales After Solar Farm Approved				Adjoining Sales Adjusted										
Solar	Address	Acres	Date Sold	Sales Price	Time	Acres	YB	GLA	BR/BA	Park	Other	Total	% Diff	
Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000								\$295,000		
Not	85 Ashby	5.09	9/11/2017	\$315,000	-\$6,300			-\$6,615	-\$38,116		-\$7,000	\$15,000	\$271,969	8%
Not	541 Old Kitchen	5.07	9/9/2018	\$370,000	-\$18,500			-\$18,130	-\$62,057		-\$7,000	\$15,000	\$279,313	5%
Not	4174 Rockland	5.06	1/2/2017	\$300,000				-\$23,100	-\$15,782		-\$12,000	\$15,000	\$264,118	10%
Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	-\$9,000	\$43,000	\$5,040	\$20,571	\$10,000	\$3,000	\$15,000	\$267,611	9%	
<b>Average</b>												8%		

The landscaping screen is primarily a newly planted buffer with a row of existing trees being maintained near the northern boundary and considered light.

**9. Matched Pair – Walker-Correctional Solar, Barham Road, Barhamville, New Kent County, VA**



This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

I considered the recent sale identified on the map above as Parcel 19, which is directly across the street and based on the map shown on the following page is 250 feet from the closest panel. A limited buffering remains along the road with natural growth being encouraged, but currently the



panels are visible from the road. Alex Uminski, SRA with MGMiller Valuations in Richmond VA confirmed this sale with the buying and selling broker. The selling broker indicated that the solar farm was not a negative influence on this sale and in fact the buyer noticed the solar farm and then discovered the listing. The privacy being afforded by the solar farm was considered a benefit by the buyer. I used a matched pair analysis with a similar sale nearby as shown below and found no negative impact on the sales price. Property actually closed for more than the asking price. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	5241 Barham	2.65	10/18/2018	\$264,000	2007	1,660	\$159.04	3/2	Drive	Ranch	Modular
Not	17950 New Kent	5.00	9/5/2018	\$290,000	1987	1,756	\$165.15	3/2.5	3 Gar	Ranch	
Not	9252 Ordinary	4.00	6/13/2019	\$277,000	2001	1,610	\$172.05	3/2	1.5-Gar	Ranch	
Not	2416 W Miller	1.04	9/24/2018	\$299,000	1999	1,864	\$160.41	3/2.5	Gar	Ranch	

**Adjoining Sales Adjusted**

Solar	Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
Adjoins	5241 Barham								\$264,000		250
Not	17950 New Kent		-\$8,000	\$29,000	-\$4,756	-\$5,000	-\$20,000	-\$15,000	\$266,244	-1%	
Not	9252 Ordinary	-\$8,310	-\$8,000	\$8,310	\$2,581		-\$10,000	-\$15,000	\$246,581	7%	
Not	2416 W Miller		\$8,000	\$11,960	-\$9,817	-\$5,000	-\$10,000	-\$15,000	\$279,143	-6%	

**Average Diff** 0%

I also spoke with Patrick W. McCrerey of Virginia Estates who was marketing a property that sold at 5300 Barham Road adjoining the Walker-Correctional Solar Farm. He indicated that this property was unique with a home built in 1882 and heavily renovated and updated on 16.02 acres. The solar farm was through the woods and couldn't be seen by this property and it had no impact on marketing this property. This home sold on April 26, 2017 for \$358,000. I did not set up any matched pairs for this property as it was such a unique property that any such comparison would be difficult to rely on. The broker's comments do support the assertion that the adjoining solar farm had no impact on value. The home in this case was 510 feet from the closest panel.

**10. Matched Pair – Sappony Solar, Stony Creek, Sussex County, VA**



This project is a 30 MW facility located on a 322.68-acre tract that was built in the fourth quarter of 2017.

I have considered the 2018 sale of Parcel 17 as shown below. From Parcel 17 the retained trees and setbacks are a light to medium landscaped buffer.

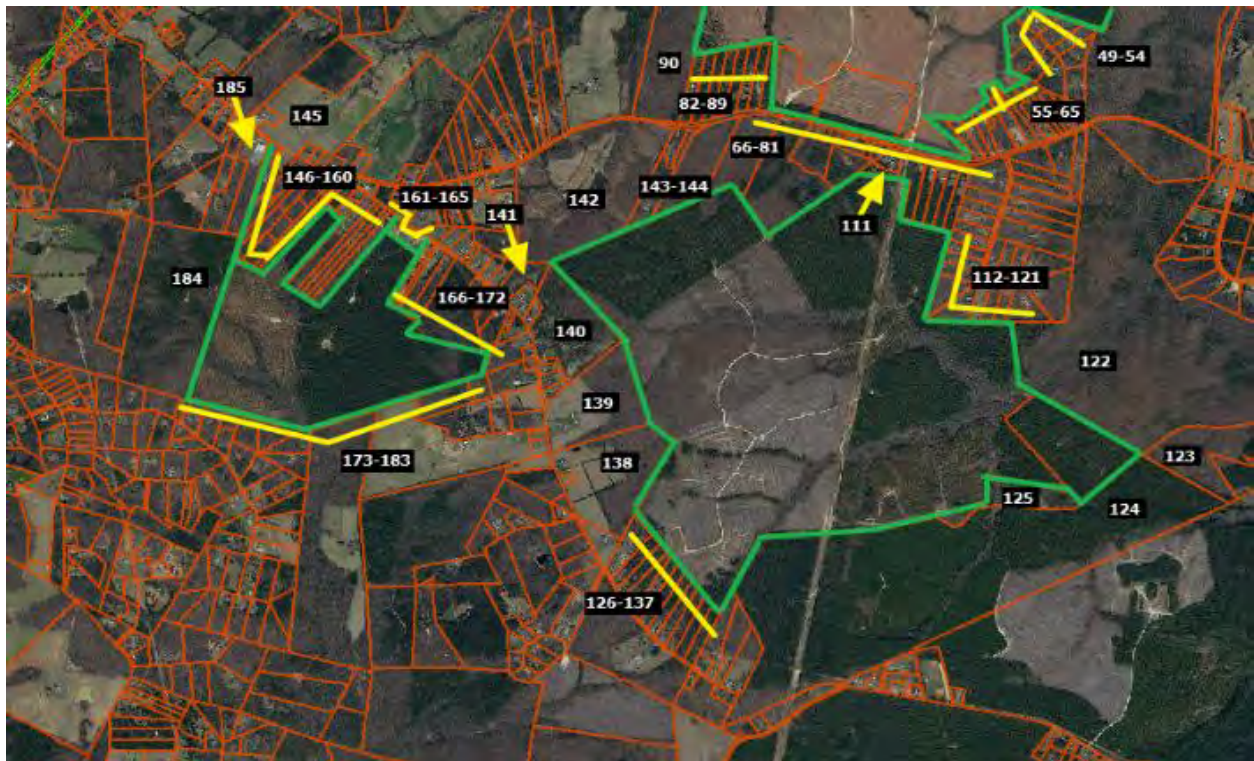
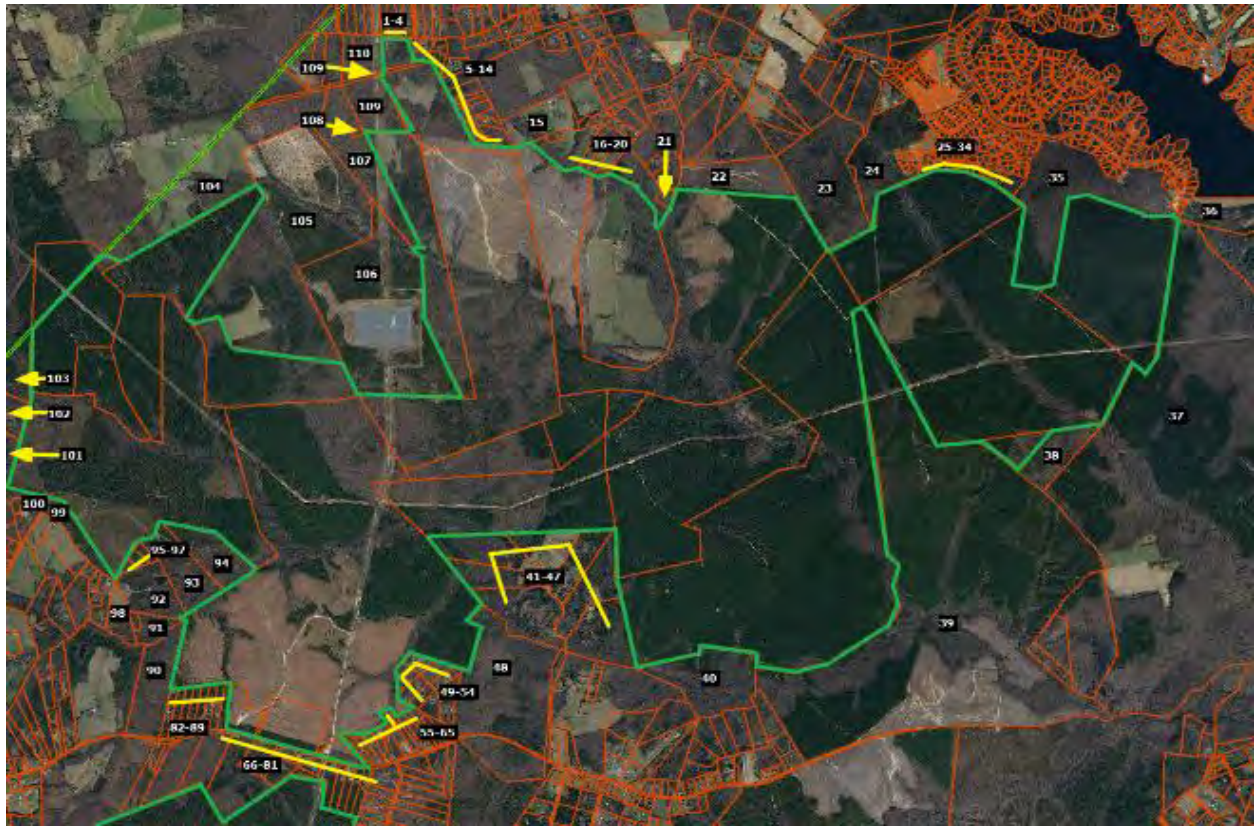
**Adjoining Residential Sales After Solar Farm Approved**

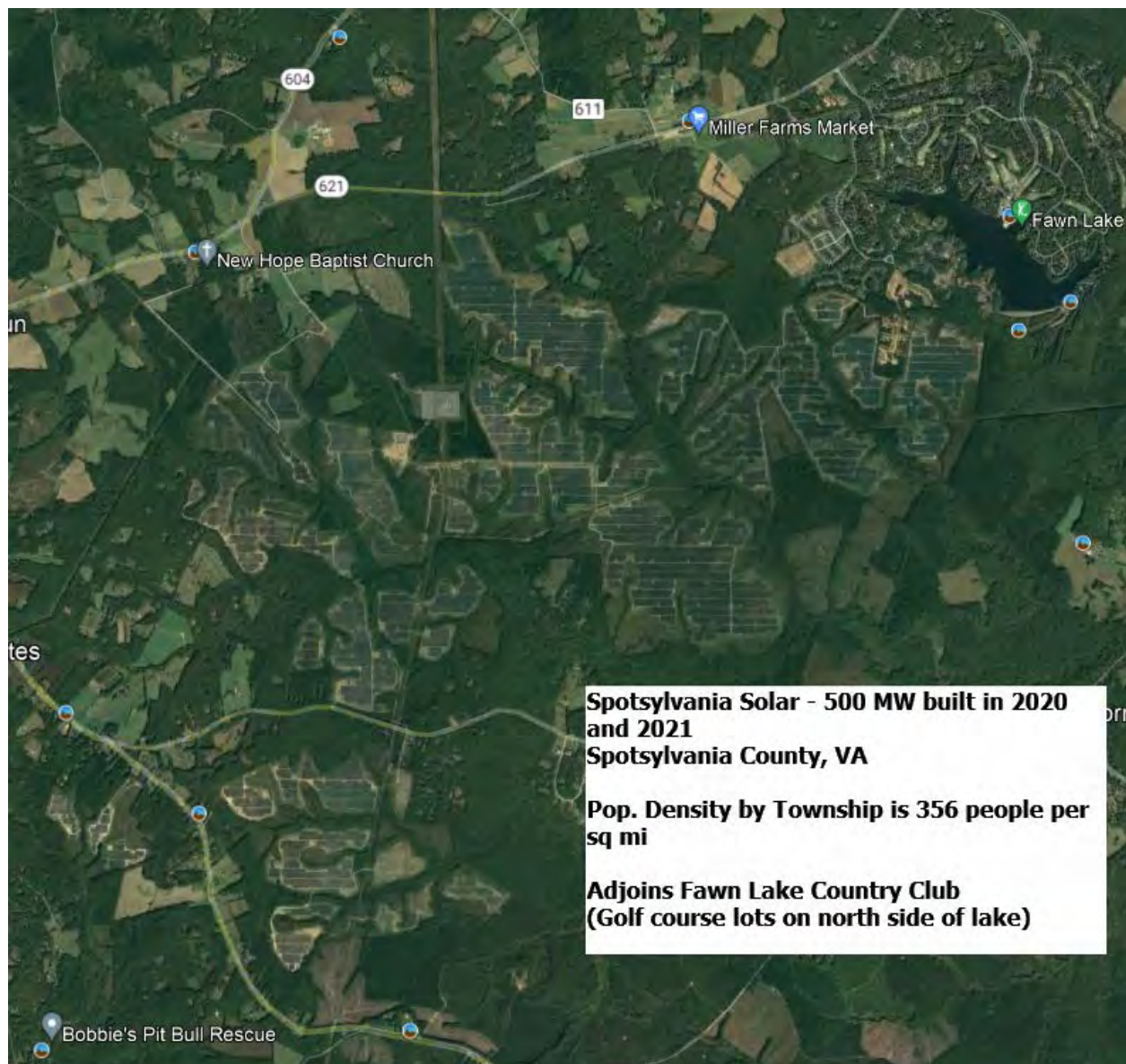
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
	Adjoins	12511 Palestine	6.00	7/31/2018	\$128,400	2013	1,900	\$67.58	4/2.5	Open	Manuf	
	Not	15698 Concord	3.92	7/31/2018	\$150,000	2010	2,310	\$64.94	4/2	Open	Manuf	Fence
	Not	23209 Sussex	1.03	7/7/2020	\$95,000	2005	1,675	\$56.72	3/2	Det Crpt	Manuf	
	Not	6494 Rocky Br	4.07	11/8/2018	\$100,000	2004	1,405	\$71.17	3/2	Open	Manuf	

**Adjoining Sales Adjusted**

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							\$128,400			1425
\$0		\$2,250	-\$21,299	\$5,000			\$135,951	-6%		
-\$5,660	\$13,000	\$3,800	\$10,209	\$5,000	\$1,500		\$122,849	4%		
-\$843		\$4,500	\$28,185				\$131,842	-3%		
									-1%	

**11. Matched Pair – Spotsylvania Solar, Paytes, Spotsylvania County, VA**





This solar farm is being built in four phases with the area known as Site C having completed construction in November 2020 after the entire project was approved in April 2019. Site C, also known as Pleinmont 1 Solar, includes 99.6 MW located in the southeast corner of the project and shown on the maps above with adjoining parcels 111 through 144. The entire Spotsylvania project totals 617 MW on 3500 acres out of a parent tract assemblage of 6,412 acres.

I have identified three adjoining home sales that occurred during construction and development of the site in 2020.

The first is located on the north side of Site A on Orange Plank Road. The second is located on Nottoway Lane just north of Caparthin Road on the south side of Site A and east of Site C. The third is located on Post Oak Road for a home that backs up to Site C that sold in September 2020 near the completion of construction for Site C.

**Spotsylvania Solar Farm**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	12901 Orng Plnk	5.20	8/27/2020	\$319,900	1984	1,714	\$186.64	3/2	Drive	1.5	Un Bsmt
Not	8353 Gold Dale	3.00	1/27/2021	\$415,000	2004	2,064	\$201.07	3/2	3 Gar	Ranch	
Not	6488 Southfork	7.26	9/9/2020	\$375,000	2017	1,680	\$223.21	3/2	2 Gar	1.5	Barn/Patio
Not	12717 Flintlock	0.47	12/2/2020	\$290,000	1990	1,592	\$182.16	3/2.5	Det Gar	Ranch	

**Adjoining Sales Adjusted**

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
12901 Orng Plnk								\$319,900		1270
8353 Gold Dale	-\$5,219	\$20,000	-\$41,500	-\$56,298			-\$20,000	\$311,983	2%	
6488 Southfork	-\$401	-\$20,000	-\$61,875	\$6,071			-\$15,000	\$283,796	11%	
12717 Flintlock	-\$2,312	\$40,000	-\$8,700	\$17,779	-\$5,000	-\$5,000		\$326,767	-2%	

**Average Diff** 4%

I contacted Keith Snider to confirm this sale. This is considered to have a medium landscaping screen.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	9641 Nottoway	11.00	5/12/2020	\$449,900	2004	3,186	\$141.21	4/2.5	Garage	2-Story	Un Bsmt
Not	26123 Lafayette	1.00	8/3/2020	\$390,000	2006	3,142	\$124.12	3/3.5	Gar/DtG	2-Story	
Not	11626 Forest	5.00	8/10/2020	\$489,900	2017	3,350	\$146.24	4/3.5	2 Gar	2-Story	
Not	10304 Pny Brnch	6.00	7/27/2020	\$485,000	1998	3,076	\$157.67	4/4	2Gar/Dt2	Ranch	Fn Bsmt

**Adjoining Sales Adjusted**

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
9641 Nottoway								\$449,900		1950
26123 Lafayette	-\$2,661	\$45,000	-\$3,900	\$4,369	-\$10,000	-\$5,000		\$417,809	7%	
11626 Forest	-\$3,624		-\$31,844	-\$19,187		-\$5,000		\$430,246	4%	
10304 Pny Brnch	-\$3,030		\$14,550	\$13,875	-\$15,000	-\$15,000	-\$10,000	\$470,396	-5%	

**Average Diff** 2%

I contacted Annette Roberts with ReMax about this transaction. This is considered to have a medium landscaping screen.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	13353 Post Oak	5.20	9/21/2020	\$300,000	1992	2,400	\$125.00	4/3	Drive	2-Story	Fn Bsmt
Not	9609 Logan Hgt	5.86	7/4/2019	\$330,000	2004	2,352	\$140.31	3/2	2Gar	2-Story	
Not	12810 Catharpian	6.18	1/30/2020	\$280,000	2008	2,240	\$125.00	4/2.5	Drive	2-Story Bsmt/Nd Pnt	
Not	10725 Rbrt Lee	5.01	10/26/2020	\$295,000	1995	2,166	\$136.20	4/3	Gar	2-Story	Fn Bsmt

**Adjoining Sales Adjusted**

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
13353 Post Oak								\$300,000		1171
9609 Logan Hgt	\$12,070		-\$19,800	\$5,388			-\$15,000	\$15,000	\$327,658	-9%
12810 Catharpian	\$5,408		-\$22,400	\$16,000	\$5,000		\$15,000	\$299,008	0%	
10725 Rbrt Lee	-\$849		-\$4,425	\$25,496			-\$10,000	\$305,222	-2%	

**Average Diff** -4%

I contacted Joy Pearson with CTI Real Estate about this transaction. This is considered to have a heavy landscaping screen.

All three of these homes are well set back from the solar panels at distances over 1,000 feet and are well screened from the project. All three show no indication of any impact on property value.

There are a couple of recent lot sales located along Southview Court that have sold since the solar farm was approved. The most recent lot sales include 11700 Southview Court that sold on December 29, 2021 for \$140,000 for a 0.76-acre lot. This property was on the market for less than 2 months before closing within 6% of the asking price. This lot sold earlier in September 2019 for \$55,000 based on a liquidation sale from NTS to an investor.

A similar 0.68-acre lot at 11507 Stonewood Court within the same subdivision located away from the solar farm sold on March 9, 2021 for \$109,000. This lot sold for 18% over the asking price within 1 month of listing suggesting that this was priced too low. Adjusting this lot value upward by 12% for very strong growth in the market over 2021, the adjusted indicated value is \$122,080 for this lot. This is still showing a 15% premium for the lot backing up to the solar farm.

The lot at 11009 Southview Court sold on August 5, 2019 for \$65,000, which is significantly lower than the more recent sales. This lot was sold by NTS the original developer of this subdivision, who was in the process of liquidating lots in this subdivision with multiple lot sales in this time period throughout the subdivision being sold at discounted prices. The home was later improved by the buyer with a home built in 2020 with 2,430 square feet ranch, 3.5 bathrooms, with a full basement, and a current assessed value of \$492,300.

I spoke with Chris Kalia, MAI, Mark Doherty, local real estate investor, and Alex Doherty, broker, who are all three familiar with this subdivision and activity in this neighborhood. All three indicated that there was a deep sell off of lots in the neighborhood by NTS at discounted prices under \$100,000 each. Those lots since that time are being sold for up to \$140,000. The prices paid for the lots below \$100,000 were liquidation values and not indicative of market value. Homes are being built in the neighborhood on those lots with home prices ranging from \$600,000 to \$800,000 with no sign of impact on pricing due to the solar farm according to all three sources.





Fawn Lake Lot Sales

Parcel	Solar?	Address	Acres	Sale Date	Sale Price	Ad. For Time	% Diff
A	Adjoins	11700 Southview Ct	0.76	12/29/2021	\$140,000		
1	1 parcel away	11603 Southview Ct	0.44	3/31/2022	\$140,000	\$141,960	-1.4%
2	Not adjoin	11507 Stonewood Ct	0.68	3/9/2021	\$109,000	\$118,374	15.4%
3	Not adjoin	11312 Westgate Wy	0.83	10/15/2020	\$125,000	\$142,000	-1.4%
4	Not adjoin	11409 Darkstone Pl	0.589	9/23/2021	\$118,000	\$118,000	15.7%
						Average	7.1%
						Median	7.0%
						Least Adjusted	15.7%
						2nd Least Adjusted (Parcel 1 off solar farm)	-1.4%

Time Adjustments are based on the FHFA Housing Price Index

I have identified additional home sales after construction was complete. I looked at 11710 Southview Court that sold on May 5, 2022. I have compared that to three similar homes built and

sold in the same time frame in the same community but not near the solar farm. The first two comparables are in close proximity to Fawn Lake and may have some mild enhancement from that proximity, but I made no adjustment for that factor.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	11710 Soutview	0.89	5/5/2022	\$767,945	2022	3,740	\$205.33	5/4.5	2Gar	2-Story	UnBsmt
Not	11305 Hidden	0.57	2/18/2022	\$789,905	2022	3,750	\$210.64	4/3.5	2Gar	2-Story	PrtFinBsmt
Not	10501 Ridge Cv	0.57	12/30/2021	\$737,119	2021	3,535	\$208.52	6/4	2Gar	2-Story	UnBsmt
Not	10919 Grn Lf	0.39	6/16/2022	\$739,990	2022	3,768	\$196.39	4/4.5	2Gar	2-Story	UnBsmt

Adjoining Sales Adjusted											
Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist	
11710 Soutview								\$767,945		435	
11305 Hidden	\$18,092		\$0	-\$843	\$15,000		-\$20,000	\$802,155	-4%		
10501 Ridge Cv	\$27,990		\$0	\$17,099	\$10,000			\$792,208	-3%		
10919 Grn Lf	-\$9,366		\$0	-\$2,200				\$728,424	5%		
									<b>Average Diff</b>	-1%	

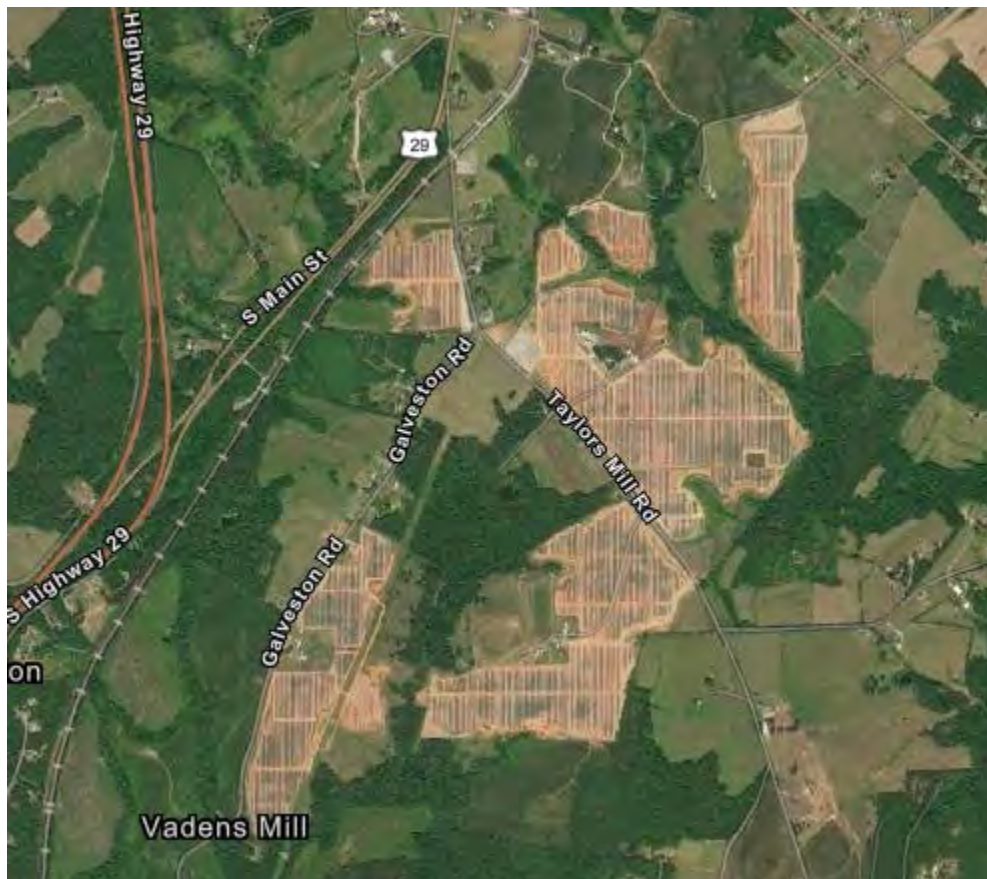
I identified a sale at 11708 Southview Court that sold on September 1, 2021 for \$623,345. The first comparable required a significant adjustment for the unfinished basement, but otherwise required the least adjusting. In this time of rapid home value increase, I consider the sale closest in time to be the best indicator for this paired sale.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	11606 Aprils	0.73	9/7/2023	\$711,400	2023	2,745	\$259.16	4/3	2Gar	2-Story	UnBsmt
Not	11701 Quail Rn	0.44	7/26/2023	\$650,000	2020	2,588	\$251.16	3/2.5	2Gar	2-Story	
Not	11809 Pheasant	0.36	10/3/2022	\$629,510	2022	2,612	\$241.01	3/2	2Gar	2-Story	UnBsmt
Not	10908 Grn Lf	0.43	2/16/2023	\$774,760	2023	2,927	\$264.69	5/4	2Gar	2-Story	UnBsmt

Adjoining Sales Adjusted											
Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist	
11606 Aprils								\$711,400		410	
11701 Quail Rn	\$5,360		\$9,750	\$15,773	\$10,000		\$32,500	\$723,383	-2%		
11809 Pheasant	\$40,927		\$0	\$12,822	\$15,000			\$698,258	2%		
10908 Grn Lf	\$30,163		\$0	-\$19,270	-\$15,000			\$770,653	-8%		
									<b>Average Diff</b>	-3%	



**12. Matched Pair – Whitehorn Solar, Gretna, Pittsylvania County, VA**



This project was built in 2021 for a solar project with 50 MW. Adjoining uses are residential and agricultural. There was a sale located at 1120 Taylors Mill Road that sold on December 20, 2021, which is about the time the solar farm was completed. This sold for \$224,000 for 2.02 acres with a 2,079 s.f. mobile home on it that was built in 2010. The property was listed for \$224,000 and sold for that same price within two months (went under contract almost exactly 30 days from listing). This sales price works out to \$108 per square foot. This home is 255 feet from the nearest panel.

I have compared this sale to an August 20, 2020 sale at 1000 Long Branch Drive that included 5.10 acres with a 1,980 s.f. mobile home that was built in 1993 and sold for \$162,000, or \$81.82 per square foot. Adjusting this upward for significant growth between this sale date and December 2021 relied on data provided by the FHFA House Pricing Index, which indicates that for homes in the Roanoke, VA MSA would be expected to appreciate from \$162,000 to \$191,000 over that period of time. Using \$191,000 as the effective value as of the date of comparison, the indicated value of this sale works out to \$96.46 per square foot. Adjusting this upward by 17% for the difference in year built, but downward by 5% for the much larger lot size at this comparable, I derive an adjusted indication of value of \$213,920, or \$108 per square foot.

This indicates no impact on value attributable to the new solar farm located across from the home on Taylors Mill Road.

### 13. Matched Pair – Altavista Solar, Altavista, Campbell County, VA

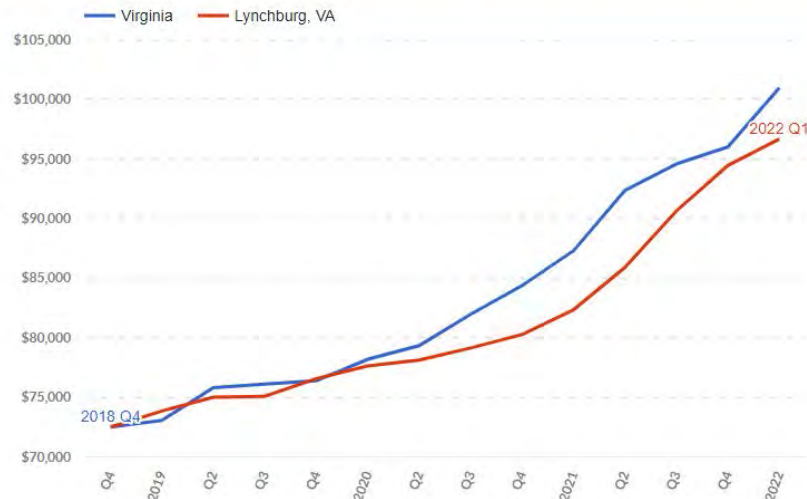


This project was mostly built in 2021 with final construction finished in 2022. This is an 80 MW facility on 720 acres just north of Roanoke River and west of Altavista. Adjoining uses are residential and agricultural.

I have done a Sale/Resale analysis of 3211 Leesville Road which is approximately 540 feet from the nearest solar panel. There was an existing row of trees between this home and the panels that was supplemented with additional screening for a narrow landscaped buffer between the home and the solar panels.

This home sold in December 2018 for \$72,500 for this 1,451 s.f. home built in 1940 with a number of additional outbuildings on 3.35 acres. This was before any announcement of a solar farm. This home sold again on March 28, 2022 for \$124,048 after the solar farm was constructed. This shows a 71% increase in value on this property since 2018. There was significant growth in the market between these dates and to accurately reflect that I have considered the FHFA House Price Index that is specific for the Lynchburg area of Virginia (the closest regional category), which shows an expected increase in home values over that same time period of 33.8%, which would suggest a normal growth in value up to \$97,000. The home sold for significantly more than this which certainly does not support a finding of a negative impact and in fact suggests a significant positive impact. However, I was not able to discuss this sale with the broker and it is possible that the home also was renovated between 2018 and 2022, which may account for that additional increase in value. Still given that the home increased in value so significantly over the initial amount there is no sign of any negative impact due to the solar farm adjacency, but I have not included this datapoint in the charts as it shows a substantial outlier enhancement due to adjoining a solar project which is likely attributable to renovations and not an actual enhancement.

Purchase Quarter	Valuation Quarter	Percentage Change
<b>2018 Quarter 4</b>	<b>2022 Quarter 1</b>	
Purchase Value	Estimated Value for MSA	
<b>\$72,500</b>	<b>\$97,000</b>	<b>33.8%</b>



Similarly, I looked at 3026 Bishop Creek Road that is approximately 600 feet from the nearest solar panel. This home sold on July 16, 2019 for \$120,000, which was before construction of the solar farm. This home sold again on February 23, 2022 for \$150,000. This shows a 25% increase in value over that time period. Using the same FHFA House Price Index Calculator, the expected increase in value was 29.2% for an indicated expected value of \$155,000. This is within 3% of the actual closed price, which supports a finding of no impact from the solar farm. This home has a dense wooded area between it and the adjoining solar farm.

Purchase Quarter	Valuation Quarter	Percentage Change
<b>2019 Quarter 2</b>	<b>2022 Quarter 1</b>	
Purchase Value	Estimated Value for MSA	
<b>\$120,000</b>	<b>\$155,000</b>	<b>29.2%</b>



I also considered 2049 Bishop Creek Road that sold on July 3, 2023. This home included a pool and in the analysis I made no consideration positive or negative for the pool among the comparables. The comparable at 3270 Wards has a partially finished basement instead of a fully finished basement, but I was unable to determine how much that partial indicated. I will focus on the other two paired sales which range from -5% to +4% impacts and support a finding of no impact on property value.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Nearby	2049 Bishop Crk	3.72	7/3/2023	\$375,000	1970	3,966	\$94.55	3/3	2Gar	Br Rnch FinBsmt/Pool	
Not	56 Whisper. Pn	1.02	2/29/2024	\$375,000	1988	3,548	\$105.69	5/3	2Gar	Br Rnch	FinBsmt
Not	1900 Woodhaven	1.90	8/31/2022	\$355,000	1969	3,643	\$97.45	3/2/2	2Gar	Br Rnch	FinBsmt
Not	3270 Wards	3.60	9/21/2023	\$325,000	1960	3,564	\$91.19	3/2.5	2Gar	Br Rnch	PrtFn Bsmt

#### Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
2049 Bishop Crk								\$375,000		745
56 Whisper. Pn	-\$17,332	\$20,000	-\$33,750	\$17,672				\$361,590	4%	
1900 Woodhaven	\$20,833	\$10,000	\$1,775	\$12,590	-\$5,000			\$395,198	-5%	
3270 Wards	-\$4,986		\$16,250	\$14,663	\$10,000			\$360,927	4%	
<b>Average Diff</b>									1%	

**14. Matched Pair – DG Amp Piqua, Piqua, Miami County, OH**



This project is located on the southeast corner of Manier Street and N Washington Road, Piqua, OH. There are a number of nearby homes to the north, south and west of this solar farm.

I considered one adjoining sale and one nearby sale (one parcel off) that happened since the project was built in 2019. I did not consider the sale of a home located at Parcel 20 that happened in that time period as that property was marketed with damaged floors in the kitchen and bathroom, rusted baseboard heaters and generally was sold in an As-Is condition that makes it difficult to compare to move-in ready homes. I also did not consider some sales to the north that sold for prices significantly under \$100,000. The homes in that community includes a wide range of smaller, older homes that have been selling for prices ranging from \$25,000 to \$80,000. I have not been tracking home sales under \$100,000 as homes in that price range are less susceptible to external factors.

The adjoining sale at 6060 N Washington is a brick range fronting on a main road. I did not adjust the comparables for that factor despite the subdivision exposure on those comparables was superior. I considered the difference in lot size to be balancing factors. If I adjusted further for that main road frontage, then it would actually show a positive impact for adjoining the solar farm.

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
22	Adjoins	6060 N Washington	0.80	10/30/2019	\$119,500	1961	1,404	\$85.11	3/1	2 Gar	Br Rnch	Updates
	Not	1523 Amesbury	0.25	5/7/2020	\$119,900	1973	1,316	\$91.11	3/2	Gar	Br Rnch	Updates
	Not	1609 Haverhill	0.17	10/17/2019	\$114,900	1974	1,531	\$75.05	3/1	Gar	Br Rnch	Updates
	Not	1511 Sweetbriar	0.17	8/6/2020	\$123,000	1972	1,373	\$89.58	4/2	Gar	Br Rnch	Updates

**Adjoining Sales Adjusted**

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							\$119,500			155
-\$1,920		-\$7,194	\$6,414	-\$5,000	\$7,500	\$0	\$119,700	0%		
\$126		-\$7,469	-\$7,625		\$7,500	\$0	\$107,432	10%		
-\$2,913		-\$6,765	\$2,222	-\$5,000	\$7,500	\$0	\$118,044	1%		
									4%	

I also considered a home fronting on Plymouth Avenue which is one lot to the west of the solar farm with a rear view towards the solar farm. After adjustments this set of matched pairs shows no impact on the value of the property due to proximity to the solar farm.

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
	Nearby	1011 Plymouth	0.21	2/24/2020	\$113,000	1973	1,373	\$82.30	4/2	Gar	1.5 Stry	Fnce/Shd
	Not	1630 Haverhill	0.32	8/18/2019	\$94,900	1973	1,373	\$69.12	4/2	Gar	1.5 Stry	N/A
	Not	1720 Williams	0.17	12/4/2019	\$119,900	1968	1,682	\$71.28	4/1	2Gar	1.5 Br	Fnce/Shd
	Not	1710 Cambridge	0.17	1/22/2018	\$116,000	1968	1,648	\$70.39	4/2	Det 2	1.5 Br	Fnce/Shd

**Adjoining Sales Adjusted**

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							\$113,000			585
\$1,519		\$0	\$0			\$10,000	\$106,419	6%		
\$829		\$2,998	-\$17,621	\$5,000			\$111,105	2%		
\$7,459		\$2,900	-\$15,485				\$110,873	2%		
									3%	

I considered a home located at 6010 N Washington that sold on August 3, 2021. This property was sold with significant upgrades that made it more challenging to compare, but I focused on similar older brick ranches with updates in the analysis. The comparables suggest an enhancement to this property due to proximity from the solar farm, but it is more likely that the upgrades at the subject were superior. Still this strongly supports a finding of no impact on the value of the property due to proximity to the solar farm.

**Adjoining Residential Sales After Solar Farm Built**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
24	Adjoins	6010 N Washington	0.80	8/3/2021	\$176,900	1961	1,448	\$122.17	4/2	2 Gar	Br Ranch	Updates
	Not	1244 Severs	0.19	10/29/2021	\$149,900	1962	1,392	\$107.69	3/2	Gar	Br Ranch	Updates
	Not	1515 Amesbury	0.19	5/5/2022	\$156,500	1973	1,275	\$122.75	3/2	2 Gar	Br Ranch	Updates
	Not	1834 Wilshire	0.21	12/3/2021	\$168,900	1979	1,265	\$133.52	3/2	2 Gar	Br Ranch	Updates

**Adjoining Sales Adjusted**

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							\$176,900			155
-\$1,099		-\$750	\$4,221		\$7,000		\$159,273	10%		
-\$3,627		-\$9,390	\$16,988				\$160,471	9%		
-\$1,736		-\$14,357	\$19,547				\$172,354	3%		
									7%	

I considered a home located at 6240 N Washington that sold on October 15, 2021. The paired sale located at 532 Wilson included a sunroom that I did not adjust for. The -4% impact from that sale is related to that property having a superior sunroom and not related to proximity to the solar farm. The other two comparables strongly support that assertion as well as a finding of no impact on the value of the property due to proximity to the solar farm.

**Adjoining Residential Sales After Solar Farm Built**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
	Adjoins	6240 N Washington	1.40	10/15/2021	\$155,000	1962	1,582	\$97.98	2/1	Det 3	Ranch	
	Not	1408 Brooks	0.13	8/20/2021	\$105,000	1957	1,344	\$78.13	3/1	Drive	Ranch	
	Not	532 Wilson	0.14	7/29/2021	\$159,900	1948	1,710	\$93.51	3/2	Det Gar	Ranch	Sunroom
	Not	424 Pinewood	0.17	5/20/2022	\$151,000	1960	1,548	\$97.55	4/2	Gar	Ranch	

**Adjoining Sales Adjusted**

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							\$155,000			160
\$496		\$2,625	\$13,016		\$15,000		\$136,136	12%		
\$1,051		\$11,193	-\$9,575	-\$10,000	\$8,000		\$160,569	-4%		
-\$2,761		-\$2,265	\$2,653	-\$10,000	\$7,000		\$145,627	6%		
									5%	

Based on these four matched pairs, the data at this solar farm supports a finding of no impact on property value due to the proximity of the solar farm for homes as close as 155 feet.

I also identified three new construction home sales on Arrowhead Drive that sold in 2022. I have reached out to the builder regarding those homes, but these homes sold between \$250,000 and \$275,000 each and were located within 350 feet of the solar farm. These sales show that the presence of the solar farm is not inhibiting new home construction in proximity to the solar farm.

**15. Matched Pair – Solidago Solar, Windsor, Isle of Wight County, VA**

This 20 MW solar farm was completed in March 2024. The closest adjoining home is 350 feet away.



The home located just north of this solar farm at 17479 Courthouse Highway, Windsor on December 28, 2023 for \$555,000 for this 4 BR, 2.5 BA with 2,775 s.f. built in 2001 on 3.62 acres with a 2-car garage. This also includes a 4 bay barn and large metal storage building, which complicates using this home for paired sales analysis. The purchase price works out to \$200 per s.f. The tax card allocates \$23,000 to the two outbuildings (assessed value), which I will use in adjusting the comparables. This home is 610 feet from the nearest solar panel.

I have compared this to 15414 Trump Town Road, Windsor that sold on September 22, 2023 for \$463,000 for a 4 BR, 2.5 BA home with 2,583 s.f. built in 1998 on 1.88 acres with a 2-car garage. The purchase price works out to \$179.25 per s.f. Adjusting the price upward by \$18,000 for the additional acreage and \$23,000 for the outbuildings, the indicated price becomes \$514,000, or \$198.99 per s.f. I made no adjustment for the difference in frontage but Courthouse Highway is a busier road than Trump Town Road, which is inferior. If I adjusted for that road frontage difference, the Trump Town Road sales price would go even lower. The adjusted sales price is 1% less than the price of the home next to the solar farm sold for and supports a finding of no impact on property value. Applying that per s.f. rate to the home size at Courthouse Highway indicates an adjusted value of \$552,197, which is also just 1% less than the sales price of the home adjoining the solar farm.

I also considered 11497 Dews Plantation Road, Ivor, which the broker Anna Boyer suggested was a good comparable. This home sold on October 19, 2023 for \$640,000 for a 3 BR, 2.5 BA with 2,684



s.f., built in 2003 with a 2-car garage on 15.20 acres. This home includes a powered horse barn with 4 stalls and a tack room, an additional 2-car detached garage with a finished room over it and fenced pasture. Adjusting the price downward by \$58,000 for the much larger acreage and \$41,000 for the outbuildings (difference in assessed value of relative outbuildings) the adjusted sales price is \$541,000, or \$201.56 per s.f. This is 1% more than the home at Courthouse Highway without making any adjustment for the difference in frontage, which supports a finding of no impact on property value. Applying that per s.f. rate to the home size at Courthouse Highway indicates an adjusted value of \$559,329, which is also just 1% more than the sales price of the home adjoining the solar farm. I consider both of these reasonable comparisons, but the Trump Town Road comparable is closer and required less adjusting, which makes it a more reliable comparable.

I reached out to Anna Boyer with Howard Hanna Smithfield as the listing broker for this home. She indicated that she believed that the solar farm was a big issue for a number of folks who came to look at this home and it could have impacted the sales price. However, she also indicated that while she initially listed the property for \$625,000, her internal analysis suggested a value of \$550,000 and she only listed it at the higher price due to the owner's insistence. She noted that \$550,000 was her opinion assuming no impact from the solar farm. When they later dropped the asking price to \$559,000, they received an offer quickly and the property appraised and sold for \$555,000. She noted that the appraiser indicated that the solar farm would not impact the value and assigned no impact on the appraisal. The closing price was slightly above the broker's opinion of value and supported by the appraisal with no impact from the adjoining solar farm.

Ms. Boyer indicated that she currently has a listing at 6568 Beechland Road, Elberon that is asking \$585,000 for a 4 BR, 3.5 BA with 2,800 s.f. built in 2000 on 9.33 acres with a 2-car garage and a detached garage with a workshop. This has been on the market for 55 days so far and she has had a number of potential buyers express concern over the adjoining solar farm. This illustrates that for some buyers the solar farm will be a deterrent, but she also noted that some potential buyers have indicated that the solar farm is protection from future development nearby.

The home located at 12256 Redhouse Road sold on February 8, 2024 for \$671,650 for this 2,640 s.f. home with 3 BR, 2 full BA and 2 half BA built in 2002 on 21 acres, or \$254.41 per s.f. Given that this home includes an updated kitchen, bar/entertainment room, 4-stall barn with feed and wash stalls and stable room with electrical fencing for pastures, riding ring and other horse features this becomes a difficult home to use for a paired sales analysis. I reached out to Anna Hansen with Surry Side Realty about this sale. She said that while she expected a certain amount of pushback from the solar farm she did not have any negative comments or impacts from the solar farm and it therefore did not impact the sales price or marketing of this home. This home is 640 feet from the nearest panel.

While it is challenging to find a good comparable, I considered 11497 Dews Plantation Road, Ivor, which has similar pasture and a horse features. This home sold on October 19, 2023 for \$640,000 for a 3 BR, 2.5 BA with 2,684 s.f., built in 2003 with a 2-car garage on 15.20 acres. This home includes a powered horse barn with 4 stalls and a tack room, an additional 2-car detached garage with a finished room over it and fenced pasture. Adjusting the price upward by \$25,000 for the smaller acreage and assuming that the horse features balance out, the adjusted sales price is \$665,000, or \$247.76 per s.f. This is 3% less than the home at Redhouse Road, which supports a finding of no impact on property value.

Interestingly, Ms. Anna Boyer indicated that she did bring a prospective buyer to view 12256 Redhouse Road. That buyer visited the site 3 times before deciding that the solar farm would be the reason she did not want to purchase that home. So while there clearly are purchasers in the market that would not purchase a home next to a solar farm, there are enough other buyers that do not see it as a negative to keep the prices stable as illustrated by the paired sales above.

**16. Matched Pair – Buckingham Solar, Cumberland, Buckingham County, VA**



Buckingham Solar is a 19.8 MW project east of 628 shown above, while Energix Buckingham is a 20 MW project west of 628 shown above.

The closest adjoining home is 125 feet from the nearest panel.

1 - I identified 24081 E James Anderson Highway sold on June 2, 2023 for \$160,000 for a 3 BR, 2BA, 1,248 s.f. manufactured home built in 1999 on 1 acre. This home is 380 feet from the solar panels south of US 60 and 760 feet from the solar panels to the north. The sales price works out to \$128.21 per s.f.

I compared that to 755 High School Road that sold on September 8, 2023 for \$190,000 for a 3 BR, 2BA, 1,296 s.f. manufactured home built in 2007 on 2.04 acres and including a detached workshop with power. Adjusting this sale downward by \$5,000 for the difference in lot size, \$7,600 for difference in building age (based on 0.5% per year difference in age), and \$15,000 for the detached workshop for an adjusted indication of value of \$162,400, or \$125.31 per s.f. This supports a finding of no impact on property value for the home at 24081 E James Anderson Highway due to the solar farm proximity.

2 - I also identified 23225 E James Anderson Highway that sold on June 30, 2023 for \$180,000 for a 2 BR, 1 BA, 1,076 s.f. home built in 1958 on 1.50 acres with a 2-car garage and a full unfinished basement. This home is 560 feet from the nearest solar panel.

I compared that to 17534 E James Anderson Highway that sold on January 24, 2024 for \$205,000 for a 3 BR, 2 BA, 1,218 s.f. home built in 1968 on 2 acres with a carport and detached 2 car garage and a full unfinished basement. Adjusting this sale downward by \$10,000 for the extra bathroom and \$9,560 for the larger size of this home (based on 40% of the per s.f. value for the difference in s.f.), the adjusted indication of value is \$185,440, which is within 3% of the property next to the solar farm. This difference is more likely attributable to the extra 0.50 acres at this site that I did not adjust for, but either way is within typical market imperfection and supports a finding of no impact on property value.

## Conclusion

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in far more urban areas. The median income for the population within 1 mile of a solar farm among this subset of matched pairs is \$60,657 with a median housing unit value of \$204,423. Most of the comparables are under \$300,000 in the home price, with \$483,333 being the high end of the set, though I have matched pairs in other states over \$1,600,000 in price adjoining large solar farms. The predominate adjoining uses are residential and agricultural. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for Kentucky and adjoining states as well as the proposed subject property.

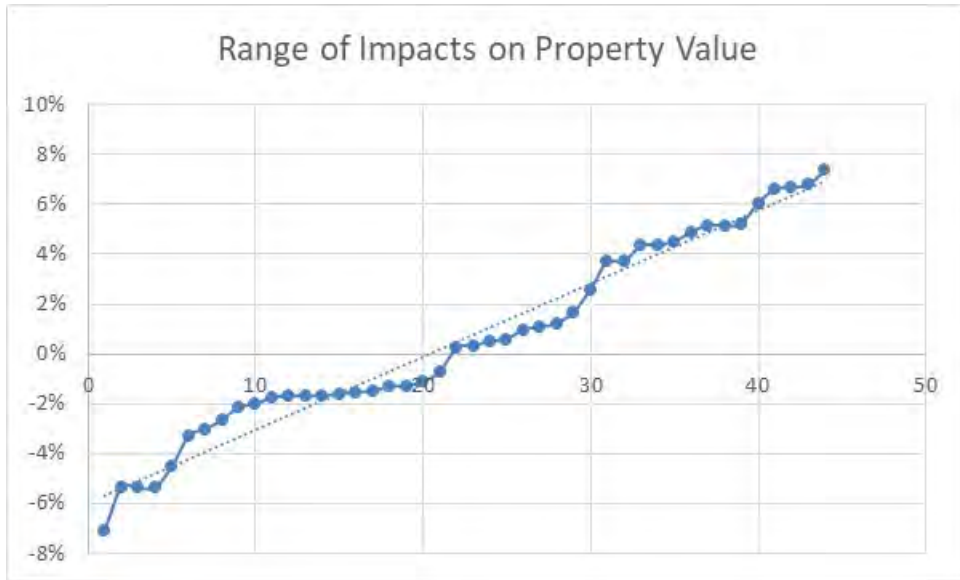
Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

Matched Pair Summary					Adj. Uses By Acreage					1 mile Radius (2010-2023 Data)			
Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	Crittenden	Crittenden	KY	34	2.70	40	22%	51%	27%	0%	1,419	\$60,198	\$178,643
2	Walton 2	Walton	KY	58	2.00	90	21%	0%	60%	19%	880	\$81,709	\$277,717
3	Turkey Crk	Lancaster	KY	753	50.00	120	7%	36%	51%	6%	257	\$52,892	\$221,809
4	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746
5	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037
6	Portage	Portage	IN	56	2.00	0	19%	81%	0%	0%	6,642	\$65,695	\$186,463
7	Dominion	Indianapolis	IN	134	8.60	20	3%	97%	0%	0%	3,774	\$61,115	\$167,515
8	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453
9	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076
10	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208
11	Spotsylvania	Paytes	VA	3,500	615.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333
12	Whitehorn	Gretna	VA	N/A	50.00	N/A	N/A	N/A	N/A	N/A	166	\$43,179	\$168,750
13	Altavista	Altavista	VA	720	80.00	N/A	N/A	N/A	N/A	N/A	7	\$50,000	\$341,667
14	DG Amp Piqua	Piqua	OH	86	12.60	2	26%	16%	58%	0%	6,735	\$38,919	\$96,555
15	Solidago	Isle of Wight	VA	193	20.00	N/A	N/A	N/A	N/A	N/A	62	\$88,375	\$312,500
16	Buckingham	Cumberland	VA	240	39.80	50	4%	6%	90%	0%	120	\$59,445	\$251,562
<b>Average</b>				476	60.48	56	14%	54%	29%	2%	1,347	\$65,418	\$243,440
<b>Median</b>				193	20.00	50	13%	52%	20%	0%	230	\$60,657	\$204,423
<b>High</b>				3,500	615.00	160	37%	98%	90%	19%	6,735	\$120,861	\$483,333
<b>Low</b>				34	2.00	0	2%	0%	0%	0%	7	\$38,919	\$96,555

These are very similar to the demographics shown around these comparable solar farms.

On the following page is a summary of the 44 matched pairs for all of the solar farms noted above. They show a pattern of results from -7% to +7% with a median of 0% and an average of +1%.

As can be seen in the chart of those results below, most of the data points are between -5% and +5%. This variability is common with real estate and consistent with market imperfection. I therefore conclude that these results strongly support an indication of no impact on property value due to the adjacent solar farm.



## Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair Solar Farm	City	State	Area	MW	Approx		Sale			
					Distance	Tax ID/Address	Date	Sale Price	Adj. Price	% Diff
1 Portage	Portage	IN	Rural	2	1320	836 N 450 W	Sep-13	\$149,800		
						336 E 1050 N	Jan-13	\$155,000	\$144,282	4%
2 Dominion	Indianapolis	IN	Rural	8.6	400	2013249 (Tax ID)	Dec-15	\$140,000		
						5723 Minden	Nov-16	\$139,900	\$132,700	5%
3 Dominion	Indianapolis	IN	Rural	8.6	400	2013251 (Tax ID)	Sep-17	\$160,000		
						5910 Mosaic	Aug-16	\$146,000	\$152,190	5%
4 Dominion	Indianapolis	IN	Rural	8.6	400	2013252 (Tax ID)	May-17	\$147,000		
						5836 Sable	Jun-16	\$141,000	\$136,165	7%
5 Dominion	Indianapolis	IN	Rural	8.6	400	2013258 (Tax ID)	Dec-15	\$131,750		
						5904 Minden	May-16	\$130,000	\$134,068	-2%
6 Dominion	Indianapolis	IN	Rural	8.6	400	2013260 (Tax ID)	Mar-15	\$127,000		
						5904 Minden	May-16	\$130,000	\$128,957	-2%
7 Dominion	Indianapolis	IN	Rural	8.6	400	2013261 (Tax ID)	Feb-14	\$120,000		
						5904 Minden	May-16	\$130,000	\$121,930	-2%
8 DG Amp	Piqua	OH	Suburban	12.6	155	6060 N Washington	Oct-19	\$119,500		
						1511 Sweetbriar	Aug-20	\$123,000	\$118,044	1%
9 DG Amp	Piqua	OH	Suburban	12.6	585	1011 Plymouth	Feb-20	\$113,000		
						1720 Williams	Dec-19	\$119,900	\$111,105	2%
10 DG Amp	Piqua	OH	Suburban	12.6	155	6010 N Washington	Aug-21	\$176,900		
						1834 Wilshire	Dec-21	\$168,900	\$172,354	3%
11 DG Amp	Piqua	OH	Suburban	12.6	160	6240 N Washington	Oct-21	\$155,000		
						424 Pinewood	May-22	\$151,000	\$145,627	6%
12 Spotsylvania	Paytes	VA	Rural	617	1270	12901 Orange Plnk	Aug-20	\$319,900		
						12717 Flintlock	Dec-20	\$290,000	\$326,767	-2%
13 Spotsylvania	Paytes	VA	Rural	617	1950	9641 Nottoway	May-20	\$449,900		
						11626 Forest	Aug-20	\$489,900	\$430,246	4%
14 Spotsylvania	Paytes	VA	Rural	617	1171	13353 Post Oak	Sep-20	\$300,000		
						12810 Catharpin	Jan-20	\$280,000	\$299,008	0%
15 Walker	Barhamsville	VA	Rural	20	250	5241 Barham	Oct-18	\$264,000		
						9252 Ordinary	Jun-19	\$277,000	\$246,581	7%
16 Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Aug-19	\$385,000		
						2393 Old Chapel	Aug-20	\$330,000	\$389,286	-1%
17 Sappony	Stony Creek	VA	Rural	20	1425	12511 Palestine	Jul-18	\$128,400		
						6494 Rocky Branch	Nov-18	\$100,000	\$131,842	-3%
18 Crittenden	Crittenden	KY	Suburban	2.7	373	250 Claiborne	Jan-19	\$120,000		
						315 N Fork	May-19	\$107,000	\$120,889	-1%
19 Crittenden	Crittenden	KY	Suburban	2.7	488	300 Claiborne	Sep-18	\$213,000		
						1795 Bay Valley	Dec-17	\$231,200	\$228,180	-7%
20 Crittenden	Crittenden	KY	Suburban	2.7	720	350 Claiborne	Jul-18	\$245,000		
						2160 Sherman	Jun-19	\$265,000	\$248,225	-1%
21 Crittenden	Crittenden	KY	Suburban	2.7	930	370 Claiborne	Aug-19	\$273,000		
						125 Lexington	Apr-18	\$240,000	\$254,751	7%
22 Crittenden	Crittenden	KY	Suburban	2.7	365	250 Claiborne	Jan-22	\$210,000		
						240 Shawnee	Jun-21	\$166,000	\$219,563	-5%
23 Crittenden	Crittenden	KY	Suburban	2.7	390	260 Claiborne	Oct-21	\$175,000		
						355 Oakwood	Oct-20	\$186,000	\$173,988	1%
24 Crittenden	Crittenden	KY	Suburban	2.7	570	300 Claiborne	Dec-21	\$290,000		
						39 Pinhook	Mar-22	\$299,000	\$289,352	0%
25 Crittenden	Crittenden	KY	Suburban	2.7	1080	410 Claiborne	Feb-21	\$275,000		
						114 Austin	Dec-20	\$248,000	\$279,680	-2%
26 Mulberry	Selmer	TN	Rural	5	400	0900A011	Jul-14	\$130,000		
						099CA043	Feb-15	\$148,900	\$136,988	-5%
27 Mulberry	Selmer	TN	Rural	5	400	099CA002	Jul-15	\$130,000		
						0990NA040	Mar-15	\$120,000	\$121,200	7%
28 Mulberry	Selmer	TN	Rural	5	480	491 Dusty	Oct-16	\$176,000		
						35 April	Aug-16	\$185,000	\$178,283	-1%
29 Mulberry	Selmer	TN	Rural	5	650	297 Country	Sep-16	\$150,000		
						53 Glen	Mar-17	\$126,000	\$144,460	4%
30 Mulberry	Selmer	TN	Rural	5	685	57 Cooper	Feb-19	\$163,000		
						191 Amelia	Aug-18	\$132,000	\$155,947	4%

Pair	Solar Farm	City	State	Area	MW	Approx		Sale			
						Distance	Tax ID/Address	Date	Sale Price	Adj. Price	% Diff
31	Grand Ridge	Streator	IL	Rural	20	480	1497 E 21st	Oct-16	\$186,000		
							712 Columbus	Jun-16	\$166,000	\$184,000	1%
32	Walton 2	Walton	KY	Suburban	2	410	783 Jones	May-22	\$346,000		
							783 Jones	May-12	\$174,900	\$353,000	-2%
33	Whitehorn	Gretna	VA	Rural	50	255	1120 Taylors Mill	Dec-21	\$224,000		
							100 Long Branch	Aug-20	\$162,000	\$213,920	5%
34	Altavista	Altavista	VA	Rural	80	600	3026 Bishop Crk	Feb-22	\$150,000		
							3026 Bishop Crk	Jul-19	\$120,000	\$155,000	-3%
35	Spotsylvania	Spotsylvania	VA	Rural	617	435	11710 Southview	May-22	\$767,945		
							10919 Green Leaf	Jun-22	\$739,990	\$728,424	5%
36	Spotsylvania	Spotsylvania	VA	Rural	617	410	11606 Aprils	Sep-23	\$711,400		
							11701 Quail Run	Jul-23	\$650,000	\$723,383	-2%
37	Altavista	Altavista	VA	Rural	80	745	2049 Bishop Crk	Jul-23	\$375,000		
							1900 Woodhaven	Aug-22	\$355,000	\$395,198	-5%
38	Solidago	Windsor	VA	Rural	20	610	17479 Courthouse	Dec-23	\$555,000		
							15414 Trump Town	Sep-23	\$463,000	\$552,197	1%
39	Solidago	Windsor	VA	Rural	20	630	6568 Beechland	Feb-24	\$671,500		
							11497 Dews Plant.	Oct-23	\$640,000	\$665,000	1%
40	Spotsylvania	Spotsylvania	VA	Rural	617	435	11710 Southview	May-22	\$767,945		
							10919 Green Leaf	Jun-22	\$739,990	\$728,424	5%
41	Spotsylvania	Spotsylvania	VA	Rural	617	410	11606 Aprils	Sep-23	\$711,400		
							11701 Quail Run	Jul-23	\$650,000	\$723,383	-2%
42	Altavista	Altavista	VA	Rural	80	745	2049 Bishop Crk	Jul-23	\$375,000		
							1900 Woodhaven	Aug-22	\$355,000	\$395,198	-5%
43	Buckingham	Cumberland	VA	Rural	40	380	24081 E James And	Jun-23	\$160,000		
							755 High Sch	Sep-23	\$190,000	\$162,400	-2%
44	Buckingham	Cumberland	VA	Rural	40	560	23225 E James And	Jun-23	\$180,000		
							17534 E James And	Jan-24	\$205,000	\$185,440	-3%

	Avg.			% Dif
	MW	Distance		
<b>Average</b>	112.76	607	<b>Average</b>	1%
<b>Median</b>	12.60	458	<b>Median</b>	0%
<b>High</b>	617.00	1,950	<b>High</b>	7%
<b>Low</b>	2.00	155	<b>Low</b>	-7%

## B. Southeastern USA Data – Over 5 MW

### Conclusion – SouthEast Over 5 MW

#### Southeast USA Over 5 MW

#### Matched Pair Summary

	Name	City	State	Acres	MW	Adj. Uses By Acreage					1 mile Radius (2010-2022 Data)		
						Topo Shift	Res	Ag	Ag/Res	Com/Ind	Pop.	Med. Income	Avg. Housing Unit
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731
6	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219
7	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667
8	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306
9	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884
10	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453
11	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171
12	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076
13	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435
14	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347
15	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138
16	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208
17	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288
18	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408
19	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939
20	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320
21	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571
22	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333
23	Whitehorn	Gretna	VA	N/A	50.00	N/A	N/A	N/A	N/A	N/A	166	\$43,179	\$168,750
24	Altavista	Altavista	VA	720	80.00	N/A	N/A	N/A	N/A	N/A	7	\$50,000	\$341,667
25	Hattiesburg	Hattiesburg	MS	400	50.00	N/A	10%	85%	5%	0%	1,065	\$28,545	\$129,921
26	Solidago	Isle of Wight	VA	193	20.00	N/A	N/A	N/A	N/A	N/A	62	\$88,375	\$312,500
27	Buckingham	Cumberland	VA	240	39.80	50	4%	6%	90%	0%	120	\$59,445	\$251,562
28	Twiggs	Dry Branch	GA	N/A	200.00	N/A	N/A	N/A	N/A	N/A	15	\$55,000	\$50,000
29	Kings Bay	Kings Bay	GA	N/A	30.00	N/A	N/A	N/A	N/A	N/A	721	\$102,293	\$364,808
30	Dougherty	Albany	GA	N/A	120.00	N/A	N/A	N/A	N/A	N/A	30	\$60,354	\$204,167
31	Mustang	Robbins	NC	50	5.00	N/A	N/A	N/A	N/A	N/A	941	\$54,430	\$369,398
	<b>Average</b>			464	60.54	37	23%	47%	24%	6%	779	\$62,466	\$238,385
	<b>Median</b>			234	20.00	20	17%	56%	11%	0%	448	\$58,688	\$231,408
	<b>High</b>			3,500	617.00	160	76%	98%	94%	44%	4,689	\$120,861	\$483,333
	<b>Low</b>			35	5.00	0	2%	0%	0%	0%	7	\$28,545	\$50,000

The solar farm matched pairs pulled from the solar farms shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in more urban areas. The median income for the population within 1 mile of a solar farm is \$58,688 with a median housing unit value of \$231,406. Most of the comparables are under \$300,000 in the home price, with \$483,333 being the high end of the set, though I have matched pairs in multiple states over \$1,600,000 adjoining solar farms. The adjoining uses show that residential and agricultural uses are the predominant adjoining uses. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for Kentucky and adjoining states as well as the proposed subject property.

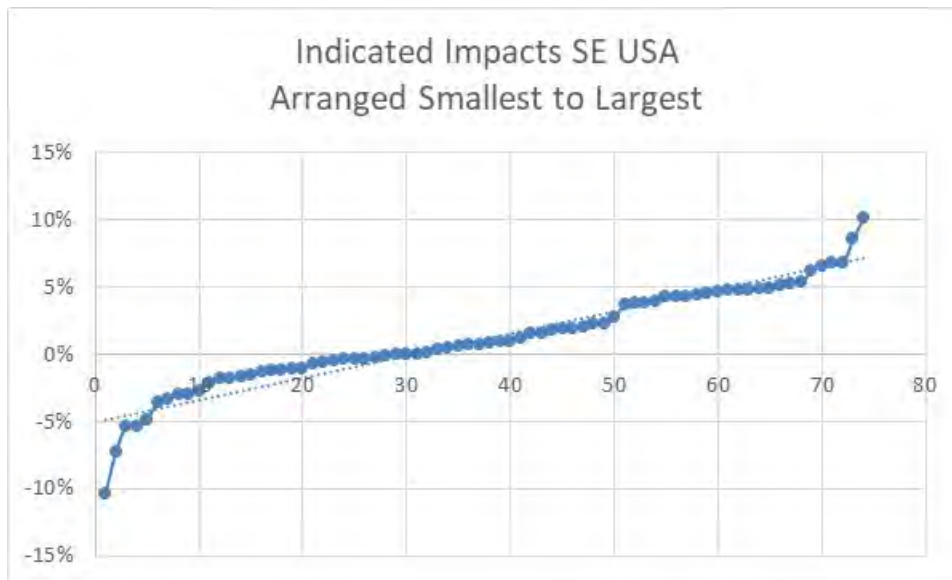
Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

I have pulled 75 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -10% to +10% with an average of +1% and median of +1%.



While the range is seemingly wide, the graph below clearly shows that the vast majority of the data falls between -5% and +5% and most of those are clearly in the 0 to +5% range. As noted earlier in this report, real estate is an imperfect market and this 5% variability is typical in real estate. This data strongly supports an indication of no impact on adjoining residential uses to a solar farm.

I therefore conclude that these matched pairs support a finding of no impact on value at the subject property for the proposed project, which as proposed will include a landscaped buffer to screen adjoining residential properties.



### C. Summary of National Data on Solar Farms

I have worked in over 28 states related to solar farms and I have been tracking matched pairs in most of those states. On the following pages I provide a brief summary of those findings showing 70 solar farms over 5 MW studied with each one providing data supporting the findings of this report.

The solar farms summary is shown below with a summary of the matched pair data shown on the following page.

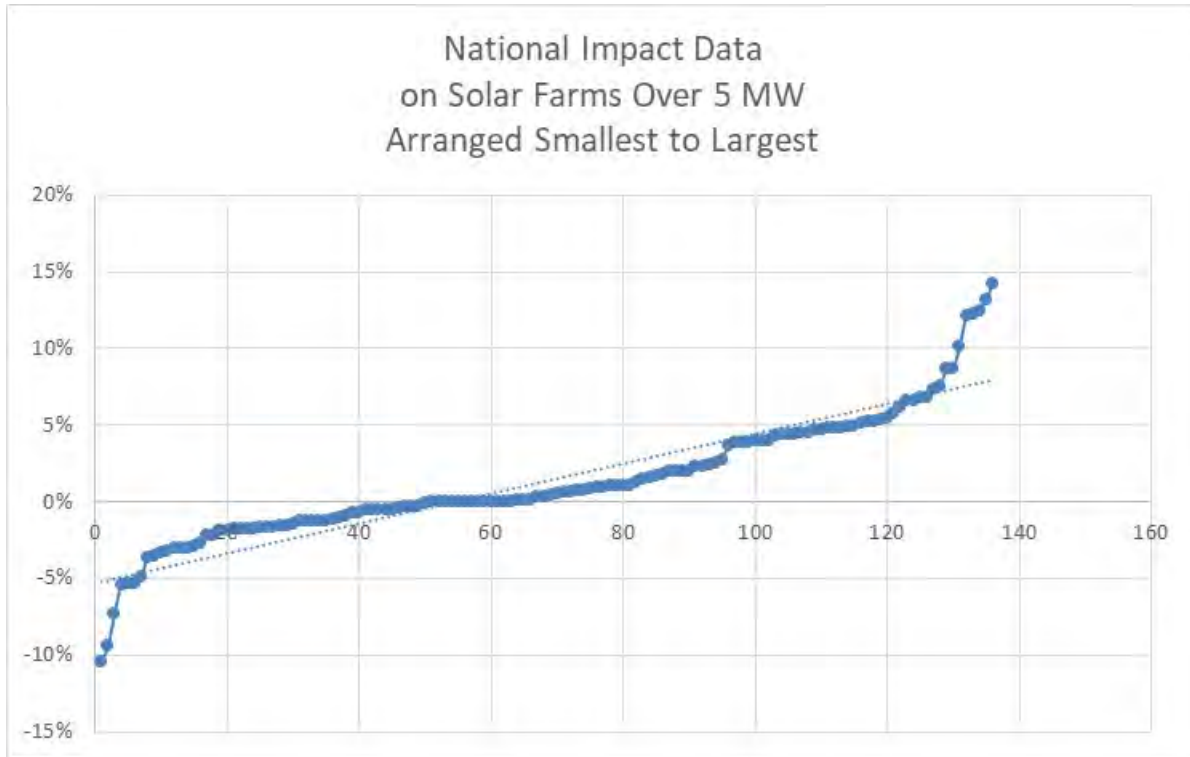
Matched Pair Summary			Adj. Uses By Acreage							1 mile Radius (2020 Data)			
Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731
6	Tracy	Sailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219
7	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667
8	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306
9	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037
10	Dominion	Indianapolis	IN	134	8.60	20	3%	97%	0%	0%	3,774	\$61,115	\$167,515
11	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884
12	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453
13	Flemington	Flemington	NJ	120	9.36	N/A	13%	50%	28%	8%	3,477	\$105,714	\$444,696
14	Frenchtown	Frenchtown	NJ	139	7.90	N/A	37%	35%	29%	0%	457	\$111,562	\$515,399
15	McGraw	East Windsor	NJ	95	14.00	N/A	27%	44%	0%	29%	7,684	\$78,417	\$362,428
16	Tinton Falls	Tinton Falls	NJ	100	16.00	N/A	98%	0%	0%	2%	4,667	\$92,346	\$343,492
17	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922
18	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171
19	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076
20	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435
21	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347
22	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	\$47,208	\$187,214
23	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	\$46,839	\$110,361
24	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138
25	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	\$81,081	\$280,172
26	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	\$80,997	\$292,308
27	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208
28	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288
29	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408
30	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939
31	Eddy II	Eddy	TX	93	10.00	N/A	15%	25%	58%	2%	551	\$59,627	\$139,088
32	Somerset	Somerset	TX	128	10.60	N/A	5%	95%	0%	0%	1,293	\$41,574	\$135,490
33	DG Amp Piqua	Piqua	OH	86	12.60	2	26%	16%	58%	0%	6,735	\$38,919	\$96,555
34	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320
35	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571
36	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333
37	Whitehorn	Gretna	VA	N/A	50.00	N/A	N/A	N/A	N/A	N/A	166	\$43,179	\$168,750
38	Altavista	Altavista	VA	720	80.00	N/A	N/A	N/A	N/A	N/A	7	\$50,000	\$341,667
39	Hattiesburg	Hattiesburg	MS	400	50.00	N/A	10%	85%	5%	0%	1,065	\$28,545	\$129,921
40	Bremen	Bremen	IN	37	6.80	15	40%	60%	0%	0%	388	\$62,855	\$232,857

Matched Pair Summary			Adj. Uses By Acreage							1 mile Radius (2020 Data)			
Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	
41	North Rock	Fulton	WI	472	50.00	N/A	3%	40%	57%	0%	236	\$86,238	\$370,062
42	Wood County	Saratoga	WI	1,200	150.00	N/A	N/A	N/A	N/A	N/A	187	\$74,110	\$204,545
43	Solidago	Isle of Wight	VA	193	20.00	N/A	N/A	N/A	N/A	N/A	62	\$88,375	\$312,500
44	Buckingham	Cumberland	VA	240	39.80	50	4%	6%	90%	0%	120	\$59,445	\$251,562
45	Crane	Burns City	IN	182	24.30	100	N/A	N/A	N/A	N/A	114	\$68,227	\$273,077
46	Kokomo 1	Kokomo	IN	83	5.40	5	30%	36%	0%	34%	8,656	\$50,193	\$168,723
47	White Tail 1	Mowersville	PA	135	13.50	20	2%	73%	25%	0%	254	\$81,086	\$354,297
48	Twiggs	Dry Branch	GA	N/A	200.00	N/A	N/A	N/A	N/A	N/A	15	\$55,000	\$50,000
49	Kings Bay	Kings Bay	GA	N/A	30.00	N/A	N/A	N/A	N/A	N/A	721	\$102,293	\$364,808
50	Dougherty	Albany	GA	N/A	120.00	N/A	N/A	N/A	N/A	N/A	30	\$60,354	\$204,167
51	Whitetail 2	St Thomas	PA	293	20.00	N/A	N/A	N/A	N/A	N/A	107	\$85,844	\$274,265
52	Elk Hill 1	Mercersburg	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	791	\$72,722	\$372,932
53	Elk Hill 2	Mercersburg	PA	N/A	15.00	N/A	N/A	N/A	N/A	N/A	454	\$81,208	\$484,672
54	Cottontail 1	York	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	1,495	\$84,872	\$315,508
55	Cottontail 2	York	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	707	\$61,415	\$383,896
56	Grazing Yak	Calhan	CO	272	35.00	N/A	0%	97%	3%	0%	40	\$78,104	\$623,214
57	San Luis Vlly	Hooper	CO	308	35.00	N/A	5%	95%	0%	0%	11	\$59,164	\$450,000
58	SR Jenkins	Ft. Lupton	CO	142	13.00	N/A	2%	90%	8%	0%	129	\$114,961	\$802,703
59	Big Horn 1	Pueblo	CO	2,760	240.00	N/A	0%	44%	2%	54%	20	\$75,000	\$400,000
60	Bison/Raw	Wellington	CO	1,160	52.00	N/A	0%	93%	7%	0%	0	\$0	\$0
61	Alamosa	Mosca	CO	163	30.00	N/A	0%	87%	13%	0%	7	\$0	\$0
62	Pioneer	Bennett	CO	611	110.00	N/A	3%	81%	16%	0%	67	\$82,329	\$497,991
63	Sandhill/SunE	Mosca	CO	N/A	10.00	N/A	N/A	N/A	N/A	N/A	4	\$0	\$0
64	Bellflower 1	Lewisville	IN	N/A	152.50	N/A	N/A	N/A	N/A	N/A	45	\$78,261	\$215,789
65	Riverstart	Winchester	IN	N/A	200.00	N/A	N/A	N/A	N/A	N/A	47	\$75,000	\$169,565
66	Mustang	Robbins	NC	50	5.00	N/A	N/A	N/A	N/A	N/A	941	\$54,430	\$369,398
67	North Star	North Branch	MN	1,099	100.00	N/A	18%	73%	7%	2%	218	\$119,700	\$323,413
68	Logansport	Logansport	IN	N/A	6.80	N/A	N/A	N/A	N/A	N/A	4,534	\$51,694	\$122,099
69	Anderson 6	Anderson	IN	N/A	6.80	N/A	N/A	N/A	N/A	N/A	736	\$77,343	\$181,635
70	Dunns Brdge	Wheatfield	IN	N/A	435.00	N/A	N/A	N/A	N/A	N/A	208	\$71,098	\$203,986
<b>Average</b>				421	55.43	33	20%	56%	19%	6%	1,102	\$65,994	\$262,098
<b>Median</b>				182	20.00	18	12%	66%	7%	0%	393	\$65,953	\$252,350
<b>High</b>				3,500	617.00	160	98%	98%	94%	54%	8,656	\$120,861	\$802,703
<b>Low</b>				35	5.00	0	0%	0%	0%	0%	0	\$0	\$0

From these 70 solar farms, I have derived 136 data points (paired sales or sale/resale analysis). The data shows no negative impact at distances as close as 105 feet between a solar panel and the nearest point on a home. The range of impacts is -10% to +14% with an average of +1% and a median of 0%. Two of the recent data points I have included from WI shows significant positive impacts, but both of those are from distances of 1,530 feet to 2,000 feet. This goes to a question I have had on a couple of occasions about the possibility of positive impacts once the buffers are extended out to a certain distance. With a reasonable expectation of a protected buffer of significant size, there is a reasonable expectation of enhancement in some cases. Excluding those two data points at further distances the range of impacts is -10% to +10% with the same +1% average and 0% median.

	MW	Avg. Distance	Average	% Dif
<b>Average</b>	79.67	599	Average	1%
<b>Median</b>	20.00	438	Median	0%
<b>High</b>	617.00	2,020	High	14%
<b>Low</b>	5.00	145	Low	-10%

While the range is broad, the chart below shows the data points in range from lowest to highest with most falling between +/- 5%. As discussed earlier in this report, I consider this data to strongly support a finding of no impact on value as most of the findings are within typical market variation and even within that, most are mildly positive findings.



## D. Larger Solar Farms

I have also considered larger solar farms to address impacts related to larger projects. Projects have been increasing in size and most of the projects between 100 and 1000 MW are newer with little time for adjoining sales. I have included a breakdown of solar farms with 20 MW to 80 MW facilities with one over 617 MW facility.

Matched Pair Summary - @20 MW And Larger						Adj. Uses By Acreage					1 mile Radius (2010-2020 Data)		
Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731
2	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667
3	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306
4	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037
5	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453
6	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922
7	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076
8	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435
9	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347
10	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	\$47,208	\$269,214
11	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	\$46,839	\$110,361
12	Picure Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	\$81,081	\$280,172
13	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	\$80,997	\$292,308
14	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208
15	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408
16	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320
17	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571
18	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333
19	Whitehorn	Gretna	VA	N/A	50.00	N/A	N/A	N/A	N/A	N/A	166	\$43,179	\$168,750
20	Altavista	Altavista	VA	720	80.00	N/A	N/A	N/A	N/A	N/A	7	\$50,000	\$341,667
21	Solidago	Isle of Wight	VA	193	20.00	N/A	N/A	N/A	N/A	N/A	62	\$88,375	\$312,500
22	Hattiesburg	Hattiesburg	MS	400	50.00	N/A	10%	85%	5%	0%	1,065	\$28,545	\$129,921
23	North Rock	Fulton	WI	472	50.00	N/A	3%	40%	57%	0%	236	\$86,238	\$370,062
24	Wood County	Saratoga	WI	1,200	150.00	N/A	N/A	N/A	N/A	N/A	187	\$74,110	\$204,545
25	Buckingham	Cumberland	VA	240	39.80	50	4%	6%	90%	0%	120	\$59,445	\$251,562
26	Crane	Burns City	IN	182	24.30	100	N/A	N/A	N/A	N/A	114	\$68,227	\$273,077
27	Twiggs	Dry Branch	GA	N/A	200.00	N/A	N/A	N/A	N/A	N/A	15	\$55,000	\$50,000
28	Kings Bay	Kings Bay	GA	N/A	30.00	N/A	N/A	N/A	N/A	N/A	721	\$102,293	\$364,808
29	Dougherty	Albany	GA	N/A	120.00	N/A	N/A	N/A	N/A	N/A	30	\$60,354	\$204,167
30	Whitetail 2	St Thomas	PA	293	20.00	N/A	N/A	N/A	N/A	N/A	107	\$85,844	\$274,265
31	Elk Hill 1	Mercersburg	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	791	\$72,722	\$372,932
32	Cottontail 1	York	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	1,495	\$84,872	\$315,508
33	Cottontail 2	York	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	707	\$61,415	\$383,896
34	Grazing Yak	Calhan	CO	272	35.00	N/A	0%	97%	3%	0%	40	\$78,104	\$623,214
35	San Luis Vlly	Hooper	CO	308	35.00	N/A	5%	95%	0%	0%	11	\$59,164	\$450,000
36	Big Horn 1	Pueblo	CO	2,760	240.00	N/A	0%	44%	2%	54%	20	\$75,000	\$400,000
37	Bison/Raw	Wellington	CO	1,160	52.00	N/A	0%	93%	7%	0%	0	\$0	\$0
38	Alamosa	Mosca	CO	163	30.00	N/A	0%	87%	13%	0%	7	\$0	\$0
39	Pioneer	Bennett	CO	611	110.00	N/A	3%	81%	16%	0%	67	\$82,329	\$497,991
40	Bellflower 1	Lewisville	IN	N/A	152.50	N/A	N/A	N/A	N/A	N/A	45	\$78,261	\$215,789
41	Riverstart	Winchester	IN	N/A	200.00	N/A	N/A	N/A	N/A	N/A	47	\$75,000	\$169,565
42	North Star	North Branch	MN	1,099	100.00	N/A	18%	73%	7%	2%	218	\$119,700	\$323,413
43	Dunns Brdge	Wheatfield	IN	N/A	435.00	N/A	N/A	N/A	N/A	N/A	208	\$71,098	\$203,986
<b>Average</b>			654	84.93		14%	66%	18%	5%	453	\$67,681	\$270,453	
<b>Median</b>			347	50.00		7%	74%	5%	0%	127	\$72,722	\$274,265	
<b>High</b>			3,500	617.00		75%	98%	94%	54%	2,446	\$120,861	\$623,214	
<b>Low</b>			121	19.60		0%	0%	0%	0%	0	\$0	\$0	

The breakdown of adjoining uses, population density, median income and housing prices for these projects are very similar to those of the larger set. The matched pairs for each of these were considered earlier and support a finding of no negative impact on the adjoining home values.

I have included a breakdown of solar farms with 50 MW to 617 MW facilities adjoining.

Matched Pair Summary			Adj. Uses By Acreage							1 mile Radius (2010-2020 Data)			
Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731
2	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667
3	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306
4	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435
5	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347
6	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320
7	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571
8	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333
9	Hattiesburg	Hattiesburg	MS	400	50.00	N/A	10%	85%	5%	0%	1,065	\$28,545	\$129,921
10	North Rock	Fulton	WI	472	50.00	N/A	3%	40%	57%	0%	236	\$86,238	\$370,062
11	Wood County	Saratoga	WI	1,200	150.00	N/A	N/A	N/A	N/A	N/A	187	\$74,110	\$204,545
12	Twiggs	Dry Branch	GA	N/A	200.00	N/A	N/A	N/A	N/A	N/A	15	\$55,000	\$50,000
13	Dougherty	Albany	GA	N/A	120.00	N/A	N/A	N/A	N/A	N/A	30	\$60,354	\$204,167
14	Big Horn 1	Pueblo	CO	2,760	240.00	N/A	0%	44%	2%	54%	20	\$75,000	\$400,000
15	Bison/Raw	Wellington	CO	1,160	52.00	N/A	0%	93%	7%	0%	0	\$0	\$0
16	Pioneer	Bennett	CO	611	110.00	N/A	3%	81%	16%	0%	67	\$82,329	\$497,991
17	Bellflower 1	Lewisville	IN	N/A	152.50	N/A	N/A	N/A	N/A	N/A	45	\$78,261	\$215,789
18	Riverstart	Winchester	IN	N/A	200.00	N/A	N/A	N/A	N/A	N/A	47	\$75,000	\$169,565
19	North Star	North Branch	MN	1,099	100.00	N/A	18%	73%	7%	2%	218	\$119,700	\$323,413
20	Dunns Brdge	Wheatfield	IN	N/A	435.00	N/A	N/A	N/A	N/A	N/A	208	\$71,098	\$203,986
<b>Average</b>			1,123	150	41	13%	63%	20%	4%	421	\$69,533	\$254,457	
<b>Median</b>			627	90	2	11%	74%	6%	0%	157	\$74,555	\$236,048	
<b>High</b>			3,500	617	160	41%	97%	94%	54%	2,446	\$120,861	\$497,991	
<b>Low</b>			347	50	0	0%	0%	0%	0%	0	\$0	\$0	

The breakdown of adjoining uses, population density, median income and housing prices for these projects are very similar to those of the larger set. The matched pairs for each of these were considered earlier and support a finding of no negative impact on the adjoining home values.

The data for these larger solar farms is shown in the SE USA and the National data breakdowns with similar landscaping, setbacks and range of impacts that fall mostly in the +/-5% range as can be seen earlier in this report.

On the following page I show a summary of 248 projects ranging in size from 50 MW up to 1,000 MW with an average size of 119.7 MW and a median of 80 MW. The average closest distance for an adjoining home is 365 feet, while the median distance is 220 feet. The closest distance is 50 feet. The mix of adjoining uses is similar with most of the adjoining uses remaining residential or agricultural in nature. This is the list of solar farms that I have researched for possible matched pairs and not a complete list of larger solar farms in those states.

	Total		Avg. Dist to home	Closest Home	Adjoining Use by Acre				
	Output (MW)	Acres			Used Acres	Res	Agri	Agri/Res	Com
<b>Average</b>	119.7	1521.4	1223.3	1092	365	10%	68%	18%	4%
<b>Median</b>	80.0	987.3	805.5	845	220	7%	72%	12%	0%
<b>High</b>	1000.0	19000.0	9735.4	6835	6810	98%	100%	100%	70%
<b>Low</b>	50.0	3.0	3.0	241	50	0%	0%	0%	0%

Total Number of Solar Farms Researched Over 50 MW 238

## **IX. Distance Between Homes and Panels**

I have measured distances at matched pairs as close as 105 feet between panel and home to show no impact on value. This measurement goes from the closest point on the home to the closest solar panel. This is a strong indication that at this distance there is no impact on adjoining homes.

However, in tracking other approved solar farms across Kentucky, North Carolina and other states, I have found that it is common for there to be homes within 100 to 150 feet of solar panels. Given the visual barriers in the form of privacy fencing or landscaping, there is no sign of negative impact.

I have also tracked a number of locations where solar panels are between 50 and 100 feet of single-family homes. In these cases the landscaping is typically a double row of more mature evergreens at time of planting. There are many examples of solar farms with one or two homes closer than 100-feet, but most of the adjoining homes are further than that distance.

## **X. Topography**

As shown on the summary charts for the solar farms, I have been identifying the topographic shifts across the solar farms considered. Differences in topography can impact visibility of the panels, though typically this results in distant views of panels as opposed to up close views. The topography noted for solar farms showing no impact on adjoining home values range from as much as 160-foot shifts across the project. Given that appearance is the only factor of concern and that distance plus landscape buffering typically addresses up close views, this leaves a number of potentially distant views of panels. I specifically note that in Crittenden in KY there are distant views of panels from the adjoining homes that showed no impact on value.

General rolling terrain with some distant solar panel views are showing no impact on adjoining property value.

## **XI. Potential Impacts During Construction**

I have previously been asked by the Kentucky Siting Board about potential impacts during construction. This is not a typical question I get as any development of a site will have a certain amount of construction, whether it is for a commercial agricultural use such as large-scale poultry operations or a new residential subdivision. Construction will be temporary and consistent with other development uses of the land and in fact dust from the construction will likely be less than most other construction projects given the minimal grading. I would not anticipate any impacts on property value due to construction on the site.

I note that in the matched pairs that I have included there have been a number of home sales that happened after a solar farm was approved but before the solar farm was built showing no impact on property value. Therefore the anticipated construction had no impact as shown by that data.

## **XII. Scope of Research**

I have researched over 1,000 solar farms and sites on which solar farms are existing and proposed in Kentucky, Illinois, Tennessee, North Carolina, Virginia as well as other states to determine what uses are typically found in proximity with a solar farm. The data I have collected and provide in this report strongly supports the assertion that solar farms are having no negative consequences on adjoining agricultural and residential values.

Beyond these references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

<b>Percentage By Adjoining Acreage</b>									
	<b>Res</b>	<b>Ag</b>	<b>Res/AG</b>	<b>Comm</b>	<b>Ind</b>	<b>Avg Home</b>	<b>Closest Home</b>	<b>All Res Uses</b>	<b>All Comm Uses</b>
Average	19%	53%	20%	2%	6%	887	344	91%	8%
Median	11%	56%	11%	0%	0%	708	218	100%	0%
High	100%	100%	100%	93%	98%	5,210	4,670	100%	98%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

**Res = Residential, Ag = Agriculture, Com = Commercial**

**Total Solar Farms Considered: 705**

I have also included a breakdown of each solar farm by number of adjoining parcels to the solar farm rather than based on adjoining acreage. Using both factors provides a more complete picture of the neighboring properties.

<b>Percentage By Number of Parcels Adjoining</b>									
	<b>Res</b>	<b>Ag</b>	<b>Res/AG</b>	<b>Comm</b>	<b>Ind</b>	<b>Avg Home</b>	<b>Closest Home</b>	<b>All Res Uses</b>	<b>All Comm Uses</b>
Average	61%	24%	9%	2%	4%	887	344	93%	6%
Median	65%	19%	5%	0%	0%	708	218	100%	0%
High	100%	100%	100%	60%	78%	5,210	4,670	105%	78%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

**Res = Residential, Ag = Agriculture, Com = Commercial**

**Total Solar Farms Considered: 705**

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential/agricultural use.



### **XIII. Specific Factors Related To Impacts on Value**

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow a hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

#### **1. Hazardous material**

A solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development and especially most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known environmental impacts associated with the development and operation.

#### **2. Odor**

The various solar farms that I have inspected produced no odor.

#### **3. Noise**

Whether discussing passive fixed solar panels, or single-axis trackers, there is no negative impact associated with noise from a solar farm. The transformer has a hum similar to an HVAC that can only be heard in close proximity and the buffers on the property are sufficient to make emitted sounds effectively inaudible from the adjoining properties. A wide variety of noise studies have been conducted on solar farms to illustrate compatibility between solar properties and nearby residential uses. The noise factor is even less at night.

The various solar farms that I have inspected were inaudible from the roadways.

#### **4. Traffic**

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

#### **5. Stigma**

There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar farms are adjoining elementary, middle and high schools as well as churches and subdivisions. I note that one of the solar farms in this report not only adjoins

a church, but is actually located on land owned by the church. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

## 6. Appearance

I note that larger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single-story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

Whenever you consider the impact of a proposed project on viewshed or what the adjoining owners may see from their property it is important to distinguish whether or not they have a protected viewshed or not. Enhancements for scenic vistas are often measured when considering properties that adjoin preserved open space and parks. However, adjoining land with a preferred view today conveys no guarantee that the property will continue in the current use. Any consideration of the impact of the appearance requires a consideration of the wide variety of other uses a property already has the right to be put to, which for solar farms often includes subdivision development, agricultural business buildings such as poultry, or large greenhouses and the like.

Dr. Randall Bell, MAI, PhD, and author of the book **Real Estate Damages**, Third Edition, on Page 146 “Views of bodies of water, city lights, natural settings, parks, golf courses, and other amenities are considered desirable features, particularly for residential properties.” Dr. Bell continues on Page

147 that “View amenities may or may not be protected by law or regulation. It is sometimes argued that views have value only if they are protected by a view easement, a zoning ordinance, or covenants, conditions, and restrictions (CC&Rs), although such protections are relatively uncommon as a practical matter. The market often assigns significant value to desirable views irrespective of whether or not such views are protected by law.”

Dr. Bell concludes that a view enhances adjacent property, even if the adjacent property has no legal right to that view. He then discusses a “borrowed” view where a home may enjoy a good view of vacant land or property beyond with a reasonable expectation that the view might be partly or completely obstructed upon development of the adjoining land. He follows that with “This same concept applies to potentially undesirable views of a new development when the development conforms to applicable zoning and other regulations. Arguing value diminution in such cases is difficult, since the possible development of the offending property should have been known.” In other words, if there is an allowable development on the site then arguing value diminution with such a development would be difficult. This further extends to developing the site with alternative uses that are less impactful on the view than currently allowed uses.

This gets back to the point that if a property has development rights and could currently be developed in such a way that removes the viewshed such as a residential subdivision, then a less intrusive use such as a solar farm that is easily screened by landscaping would not have a greater impact on the viewshed of any perceived value adjoining properties claim for viewshed. Essentially, if there are more impactful uses currently allowed, then how can you claim damages for a less impactful use.

## **7. Conclusion**

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will not negatively impact adjoining property values. The only category of impact of note is appearance, which is addressed through setbacks and landscaping buffers. The matched pair data supports that conclusion.

#### **XIV. Conclusion**

The matched pair analysis shows no negative impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land. The proposed setbacks are further than those measured showing no impact for similar price ranges of homes and for areas with similar demographics to the subject area. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all support a finding of no impact on property value. Similar paired sales showed no impact from adjoining battery storage facilities.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments.

I have found no difference in the mix of adjoining uses or proximity to adjoining homes based on the size of a solar farm and I have found no significant difference in the matched pair data adjoining larger solar farms versus smaller solar farms. The data in the Southeast is consistent with the larger set of data that I have nationally, as is the more specific data located in and around Kentucky.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no negative impact on the value of adjoining or abutting property. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic.

## **XV. Certification**

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the continuing education program for Designated Members of the Appraisal Institute;
13. I have not performed services, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.




Richard C. Kirkland, Jr., MAI  
State Certified General Appraiser



# Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI  
9408 Northfield Court  
Raleigh, North Carolina 27603  
Mobile (919) 414-8142  
[rkirkland2@gmail.com](mailto:rkirkland2@gmail.com)  
[www.kirklandappraisals.com](http://www.kirklandappraisals.com)

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## **PROFESSIONAL EXPERIENCE**

<b>Kirkland Appraisals, LLC</b> , Raleigh, N.C. Commercial appraiser	2003 – Present
<b>Hester &amp; Company</b> , Raleigh, N.C. Commercial appraiser	1996 – 2003

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## **PROFESSIONAL AFFILIATIONS**

<b>MAI</b> (Member, Appraisal Institute) designation #11796	2001
<b>NC State Certified General Appraiser</b> # A4359	1999
<b>VA State Certified General Appraiser</b> # 4001017291	
<b>SC State Certified General Appraiser</b> # 6209	
<b>KY State Certified General Appraiser</b> # 5522	
<b>TN State Certified General Appraiser</b> # 6240	
<b>FL State Certified General Appraiser</b> # RZ3950	
<b>GA State Certified General Appraiser</b> # 321885	
<b>MI State Certified General Appraiser</b> # 1201076620	
<b>PA State Certified General Appraiser</b> # GA004598	
<b>OH State Certified General Appraiser</b> # 2021008689	
<b>IN State Certified General Appraiser</b> # CG42100052	
<b>IL State Certified General Appraiser</b> # 553.002633	
<b>LA State Certified General Appraiser</b> # APR.05049-CGA	
<b>TX State Certified General Appraiser</b> # 1380528 G	

## **EDUCATION**

<b>Bachelor of Arts in English</b> , University of North Carolina, Chapel Hill	1993
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## **CONTINUING EDUCATION**

Uniform Standards of Professional Appraisal Practice Update	2024
ASFMRA Integrated Approaches to Value (A360)	2024
ASFMRA Best in Business Ethics	2023
Appraising Natural Resources Series – Oil, Gas & Minerals	2023
Appraisal of Industrial and Flex Buildings	2023
Commercial Land Valuation	2023
Fair Housing, Bias and Discrimination	2023
Pennsylvania State Mandated Law for Appraisers	2023
What NOT to Do (NCDOT Course)	2023
The Income Approach – A Scope of Work Decision	2023
Valuation of Residential Solar	2022
Residential Property Measurement and ANSI	2022
Business Practices and Ethics	2022
Uniform Standards of Professional Appraisal Practice Update	2022

Sexual Harassment Prevention Training	2021
Appraisal of Land Subject to Ground Leases	2021
Michigan Appraisal Law	2020
Uniform Standards of Professional Appraisal Practice Update	2020
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2019
The Cost Approach	2019
Income Approach Case Studies for Commercial Appraisers	2018
Introduction to Expert Witness Testimony for Appraisers	2018
Appraising Small Apartment Properties	2018
Florida Appraisal Laws and Regulations	2018
Uniform Standards of Professional Appraisal Practice Update	2018
Appraisal of REO and Foreclosure Properties	2017
Appraisal of Self Storage Facilities	2017
Land and Site Valuation	2017
NCDOT Appraisal Principles and Procedures	2017
Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998

Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996



**SAR**  
**ATTACHMENT C**

## Lease Agreement Legal Descriptions

# Claire Leverin Askins: 60-7

## Legal Description of the Property

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Parcel Identification Number: 60-7 (173 acres)

A certain tract or parcel of land lying and being in Breckinridge County and bounded and described as follows:

### FIRST TRACT:

Beginning at the first corner in the 282 acre tract of Geo. Frank; thence 19 W. 100 poles to an ash, Nancy Frank's corner; (1 degree variation); thence S 69 W. 139 poles to a stone; thence N. 21 W. 40 poles to an original corner; thence with the original S. 69 W. 21 1/2 poles to a stake; (2 1/2 degrees variation) thence down the branch north 72 W. 26 poles; S. 68 W. 52 poles; S 53 W. 19 poles; S 13. W. 15 poles; S. 48 1/2 W. 9 poles, S. 32 W. 24 poles; S. 75 W. 20 poles, S. 85 W. 26 poles N. 77 W. 18 poles to a stone; thence S. 21 E. 51 poles to a hickory (2 1/2 degrees variation) thence up another branch S. 61 E. 34 poles N. 40 E. 32 poles; S. 79 E. 20 poles; N. 80 E. 14-poles; S. 79 E. 20 poles; N. 69 E. 24 poles; S. 85 E. 29 poles; S. 55 E. 17 poles; N. 43 E. 25 poles; N. 86 E. 16 poles; thence S. 48 1/2 E. 47 poles; to DeHaven's corner; thence n. 60 E. 47 poles to another of DeHaven's corners; thence N. 78 E. 50 poles to the beginning, containing 157 acres, more or less.

### SECOND TRACT:

Beginning at a stone at the base of a gate post, DeHaven's corner; thence N. 49 W. 52 poles to a white thorn now gone, in a branch; thence with the meanders of the branch S. 86 W. 16 poles; S. 43 W. 25 poles; N. 55 W. 17 poles N. 85 W. 29 poles; S. 69 W. 24 poles; N. 79 W. 20 poles; S. 80 W. 14 poles; N. 79 W. 20 poles; S. 40 W. 32 poles; S. 67 W. 33 poles; N. 61 W. 34 poles to a hickory corner to Bennie Board and James W. Miller; thence S. 18 E. 18 poles to a white oak stump in LeSieur's line; thence with the meanders of the road S. 80 E. 9 poles; N. 72 1/2 E. 32 1/2 poles; N. 59 E. 16 poles; S. 87 E. 31 poles; N. 73 1/2 E. 25 poles; N 88 E. 18 1/5 poles; S. 78 E. 23 poles to a large upright stone; thence N. 64 E. 22 1/2 poles; S. 44 E. 10 4/5 poles to a stone in the edge of the road; thence S. 49 W. 5 poles to a stone 10 feet from the center of a large white oak and corner of orchard; thence S. 46 E. 14 1/4 poles to corner of orchard; thence S. 46 W. 18 poles corner of orchard and near a big barn; thence S. 49 W. 36 poles to a stone near a pond; thence S. 41 W. 2 poles to the center of a pond; thence S. 45 1/2 W. 54 2/3 poles to a stone in Dolph DeHaven's line; thence N. 45 E. 41 1/3 poles to an elm; thence N. 44 W. 50 4/5 poles to a stone; thence N. 50 E. 29 poles to the beginning, containing 54 4/10 acres more or less. Being the same property conveyed to Kenneth A. Brabant and Minnie Lou Brabant, his wife, by a Deed dated April 17, 1943, and recorded in Deed Book 82, page 580, office of the Breckinridge County Court Clerk.

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY, THE FOLLOWING:

Legal Description of the Property

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Parcel Identification Number: 60-7 (173 acres)

A certain tract or parcel of land lying and being in Breckinridge County and bounded and described as follows:

FIRST TRACT:

Beginning at the first corner in the 282 acre tract of Geo. Frank; thence 19 W. 100 poles to an ash, Nancy Frank's corner; (1 degree variation); thence S 69 W. 139 poles to a stone; thence N. 21 W. 40 poles to an original corner; thence with the original S. 69 W. 21 1/2 poles to a stake; (2 1/2 degrees variation) thence down the branch north 72 W. 26 poles; S. 68 W. 52 poles; S 53 W. 19 poles; S 13. W. 15 poles; S. 48 1/2 W. 9 poles, S. 32 W. 24 poles; S. 75 W. 20 poles, S. 85 W. 26 poles N. 77 W. 18 poles to a stone; thence S. 21 E. 51 poles to a hickory (2 1/2 degrees variation) thence up another branch S. 61 E. 34 poles N. 40 E. 32 poles; S. 79 E. 20 poles; N. 80 E. 14-poles; S. 79 E. 20 poles; N. 69 E. 24 poles; S. 85 E. 29 poles; S. 55 E. 17 poles; N. 43 E. 25 poles; N. 86 E. 16 poles; thence S. 48 1/2 E. 47 poles; to DeHaven's corner; thence n. 60 E. 47 poles to another of DeHaven's corners; thence N. 78 E. 50 poles to the beginning, containing 157 acres, more or less.

SECOND TRACT:

Beginning at a stone at the base of a gate post, DeHaven's corner; thence N. 49 W. 52 poles to a white thorn now gone, in a branch; thence with the meanders of the branch S. 86 W. 16 poles; S. 43 W. 25 poles; N. 55 W. 17 poles N. 85 W. 29 poles; S. 69 W. 24 poles; N. 79 W. 20 poles; S. 80 W. 14 poles; N. 79 W. 20 poles; S. 40 W. 32 poles; S. 67 W. 33 poles; N. 61 W. 34 poles to a hickory corner to Bennie Board and James W. Miller; thence S. 18 E. 18 poles to a white oak stump in LeSieur's line; thence with the meanders of the road S. 80 E. 9 poles; N. 72 1/2 E. 32 1/2 poles; N. 59 E. 16 poles; S. 87 E. 31 poles; N. 73 1/2 E. 25 poles; N 88 E. 18 1/5 poles; S. 78 E. 23 poles to a large upright stone; thence N. 64 E. 22 1/2 poles; S. 44 E. 10 4/5 poles to a stone in the edge of the road; thence S. 49 W. 5 poles to a stone 10 feet from the center of a large white oak and corner of orchard; thence S. 46 E. 14 1/4 poles to corner of orchard; thence S. 46 W. 18 poles corner of orchard and near a big barn; thence S. 49 W. 36 poles to a stone near a pond; thence S. 41 W. 2 poles to the center of a pond; thence S. 45 1/2 W. 54 2/3 poles to a stone in Dolph DeHaven's line; thence N. 45 E. 41 1/3 poles to an elm; thence N. 44 W. 50 4/5 poles to a stone; thence N. 50 E. 29 poles to the beginning, containing 54 4/10 acres more or less. Being the same property conveyed to Kenneth A. Brabant and Minnie Lou Brabant, his wife, by a Deed dated April 17, 1943, and recorded in Deed Book 82, page 580, office of the Breckinridge County Court Clerk.

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY, THE FOLLOWING:

J.L. Burke and Betty Burke, Husband and Wife: 59-15, 59-11C, 44-27A, and 44-32

Legal Description of the Property

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 59-15

Located in Breckinridge County, Kentucky, and being more particularly described as follows, to-wit:

**PARCEL ONE:**

Beginning at a steel stake in Pete Flood's line, formerly Allie Squire's line and in the Southwest corner of a 1.02 acre tract previously released from the operation of the above mentioned mortgage on February 2, 1956, which said steel stake in (is) South 28 1/2 degrees West 3.16 chains from a steel stake in the West bank of the Old Stephensport Road; thence along the South line of said 1.02 acre tract, South 58 3/4 degrees East 3.19 chains to a steel stake in the Southeast corner of said 1.02 acre tract; thence South 28 degrees West 5.37 chains to a steel stake; thence North 48 degrees 20 minutes West 3.24 chains to a steel stake in the line of Pete Flood; thence along Pete Flood's line North 28 1/2 degrees East 4.79 chains to the place of beginning, containing 1.62 acres, more or less.

THERE IS EXCEPTED AND NOT CONVEYED OUT OF THE ABOVE described property a certain tract of land heretofore conveyed by Charles H. Henning and Mary C. Henning, his wife, to Ellis Carman and Della Carman, his wife, by deed dated September 16, 1983, which deed appears of record in Deed Book 167 at Page 408 in the Breckinridge County Court Clerk's Office, and which excepted property is more particularly described as follows, to-wit:

BEGINNING at a 5/8" rebar in the southerly R/W of Kentucky Highway 259 and 30 feet from its centerline, corner to J. Bland (Deed Book 152, Page 22); thence with the R/W South 58 degrees 31 min. 20 sec. East, 129.01 feet to a 5/8" rebar; thence severing C. Henning (Deed Book 139, Page 17) and continuing with M. Henning (Deed Book 153, Page 4 77) South 32 deg. 12 min. 00 sec. West, 165.46 feet to a 5/8" rebar; thence severing another Henning Tract (Deed Book 95, Page 145) South 49 deg. 13 min. 13 sec. West, 68.94 feet to a 5/8" rebar; thence beginning in the previous Henning tract and continuing with a line severing two more Henning tracts (Deed Book 99, Page 259 and Deed Book 99, Page 542) South 31 deg. 36 min. 13 sec. West, 371.80 feet to a 5/8" rebar; thence continuing in the last Henning tract North 59 deg. 18 min. 56 sec. West, 106.44 feet to a post in the aforementioned Bland tract; thence with Bland and all four Henning tracts North 31 deg. 36 min. 29 sec. East, 608.38 feet to the beginning and containing 1.5845 acres (more or less).

**PARCEL TWO:**

A certain tract or parcel of land situated, lying and being in Breckinridge County, near the town of Hardinsburg, Kentucky, and bounded and described as follows:

Beginning at a steel stake on the West bank of the old Stephenson Road (now abandoned), corner to Pete Flood, formerly Allie Squire; thence with Flood's line and the fence South 28 1/2 degrees West 3.16 chains to a steel stake in the fence row, also in Flood's line; thence South 58 3/4 degrees East 3.19 chains to a steel stake; thence North 28 degrees East 3.26 chains to a steel stake on the West Bank of the old Stephenson Road; thence with the West side of said road North 60 degrees West 3.16 chains to the beginning, containing 1.02 acres, more or less.

THERE IS EXCEPTED AND NOT CONVEYED OUT OF THE ABOVE DESCRIBED property a certain tract of land heretofore conveyed by Charles Herbert Henning and Mary C. Henning, his wife, to Michael W. Henning and Sharon L. Henning, his wife, by deed dated July 26, 1979, which deed appears of record in Deed Book 153 at Page 477 in the Breckinridge County Court Clerk's Office, and which excepted property is more particularly described as follows, to-wit:

A certain tract or parcel of land lying and being in Breckinridge County, Kentucky, on Kentucky Highway #259 about one-half mile northerly from Hardinsburg and bounded and described as follows:

BEGINNING at a 1/2 inch iron rod on the Southwesterly side of said Highway, 40 feet from center line, and 62.10 feet northwesterly from a 3/4 inch pipe shown as a corner between Robert Henning and Charles Henning on a plat in Plat Book 2, page 3, thence along the margin of said Highway N 59 degrees 18' W 65.96 feet to a 1/2 inch iron rod, thence severing the parent tract S 32 degrees 12' W 160.02 feet to a 1/2 inch iron rod, thence again severing the parent tract S 56 degrees 43' E, passing over a 1/2 inch iron rod at 69.35 feet, a total distance of 81.35 feet to an unmarked point, thence again severing the parent tract N 31 degrees 00' E 163.62 feet to an unmarked point in the southwesterly margin of said Highway, thence N 59 degrees 18' W 12.00 feet to the beginning, and containing 0.296 acres, more or less. All bearings are referred to the magnetic meridian.

**PARCEL THREE:**

Being a 1.8863 acre tract located within the bounds of 3 larger tracts as conveyed to Charles Henning by Deeds recorded in Deed Book 139, Page 17; Deed Book 152, Page 463; and Deed Book 99, Page 542 in the Office of the County Court Clerk of Breckinridge County, Kentucky, and further described as follows:

BEGINNING at a 5/8" rebar in the southerly 60 foot R/W of Kentucky Highway 259 and corner to F. Mathis (Deed Book 152 Page 573); thence with Mathis South 30 deg. 05 min. 00 sec. West, 552.99 feet to a 1/2" pipe; thence with new lines in the Henning tracts North 64 deg. 36 min. 43 sec. West, 222.65 feet to a 5/8" rebar; thence North 26 deg. 19 min. 30 sec. East, 251.38 feet to a 5/8" rebar; thence North 83 deg. 42 min. 19 sec. East, 88.36 feet to a 5/8" rebar; thence South 62 deg. 56 min. 16 sec. East, 119.65 feet to a 5/8" rebar; thence North 30 deg. 48 min. 42 sec. East, 175.75 feet to a 5/8" rebar; thence North 39 deg. 58 min. 23 sec. West, 37.90 feet to a 5/8" rebar; thence North 26 deg. 25 min. 38 sec. East, 74.17 feet to a 5/8" rebar in said R/W; thence with the R/W South 59 deg. 14 min. 40 sec. East, 85.89 feet to the beginning and containing 1.8863 acres (more or less). The above description was prepared from a physical survey conducted by Timothy W. Smith, L. S. 2373, on 5 April 1984.

PARCEL FOUR:

A certain tract or parcel of land lying and being in Breckinridge County, Kentucky, one mile north of Hardinsburg on the Old Stephensport Road and described as follows:

Beginning at a steel stake on the west side of the road and corner to Charles Herbert Henning; thence with Charles Herbert Henning's line South 28 degrees west 8.63 chains to a steel stake, Henning's corner; thence again with the said Henning's line north 48 degrees 20 minutes west 3.24 chains to a steel stake in the line of Pete Flood; thence with Flood's line south 28 degrees 30 minutes west 15.05 chains to a white oak; thence continuing with Flood's line south 30 degrees west 6.00 chains to a double hickory, Flood's corner; thence continuing with Flood's line north 50 degrees west 3.50 chains to a sugar tree; thence North 32 degrees west 2.75 chains to an elm; thence north 60 degrees west 3.75 chains to a stone; thence south 51 degrees west 11.50 chains to a red oak; thence south 55 degrees west 4.95 chains to a hickory, corner to Pete Flood. The Texas Gas Company and Arthur Beard; thence with Beard's line south 58 degrees east 2.50 chains to a sugar tree; thence south 38 degrees 30 minutes east 2.87 chains to a red oak; thence south 32 degrees east 3.95 chains to a gum; thence south 55 degrees east 4.32 chains to a poplar; thence south 60 degrees 15 minutes east 8.88 chains to a black oak; thence south 25 degrees 30 minutes west 5.88 chains to a stone; thence north 83 degrees 30 minutes east 23.12 chains to a stone corner to the Hardinsburg Water Works property and Arthur Beard; thence with the Water Works property north 16 degrees east 15.13 chains to a rock and a walnut; thence north 24 degrees east 8.16 chains to a stone; thence north 10 degrees 30 minutes east 8.30 chains to a stone; thence north 42 degrees 30 minutes east 2.74 chains to a stone in a line of the Water Works and corner to Robert Henning; thence with Henning's line north 60 degrees West 15.47 chains to a stone, Robert Henning's corner; thence with another of Robert Henning's lines north 30 degrees East 6.20 chains to a stone on the west side of the Old Stephensport Road; thence with the west side of the road north 60 degrees W 0.68 chains to the beginning.

THERE IS EXCEPTED AND NOT CONVEYED out of the above described property a certain tract of land, which is being conveyed by the first parties to Dallas Kinser, and which property is more particularly described as follows, to-wit: Being a 0.2410 acre tract located within the bounds of 2 larger tracts as conveyed to Charles Henning by Deeds recorded in Deed Book 152, page 463 and Deed Book 99, Page 542 in the office of the County Court Clerk of Breckinridge County, Kentucky, and further described as follows:

BEGINNING at a 5/8" rebar in the southerly 60 foot R/W of Kentucky Highway 259 and corner to F. Mathis (Deed Book 152, Page 573); thence with Kentucky Highway 259 North 59 deg. 14 min. 40 sec. West, 280.34 feet to a 5/8" rebar in the 30 foot farm R/W; thence with the 30 foot R/W North 30 deg. 44 min. 20 sec. West, 160.62 feet to a 5/8" rebar and the true point of beginning; thence with new lines in the Henning tracts South 57 deg. 31 min. 41 sec. East, 42.48 feet to a 5/8" rebar; thence South 29 deg. 36 min. 44 sec. East, 161.30 feet to a 5/8" rebar; thence North 58 deg. 28 min. 29 sec. West, 67.40 feet to a 5/8" rebar; thence North 25 deg. 02 min. 02 sec. East, 107.65 feet to a 5/8" rebar; thence North 78 deg. 42 min. 11 sec. East, 43.71 feet to a 5/8" rebar; thence North 30 deg. 44 min. 20 sec. East, 25.24 feet to the true point of beginning and containing 0.2410 acres (more or less).

ALSO

Real Property Tax Parcel No. 59-11C

A certain tract of land lying in Breckinridge County, Kentucky, west of Hwy 259 North, 3/4 mile north of Hardinsburg and being more particularly described as follows:

Any monument referred to herein as a "rebar set" is a 1/2" x 18" rebar with an orange plastic cap stamped Johnson LS 3211 set this survey. Bearings are based on the J. Henning line and the parent tract source. Bearings and distance have not been adjusted for closure.

Beginning at 18" hickory at a fence corner, corner to the parent tract, G. Nash 210/228 and Texas Gas 161/01 and 90/248. Thence with Texas Gas N 15° 15' 46" W 369.08 feet, to a 30" black oak in fence; thence N 22° 50' 35" W 171.35 feet, to a rebar set; thence N 40° 09' 54" W 304.50 feet, to a rebar set; thence N 24° 28' 24" W 204.76 feet, to a 18" hickory in a fence line; thence N 15° 59' 41" W 334.99 feet, to a rebar set at the base of a large beech in the old fence line; thence N 46° 06' 47" W 214.50 feet, to a rebar set near a branch; thence crossing said branch N 36° 06' 47" W 202.62 feet, to a 30" sycamore in a fence line; thence N 51° 06' 47" W 223.07 feet, to a rebar set on the south side of a branch in the line of J. Henning (273/241); thence with Henning N 63° 30' 00" E 1302.62 feet, to a rebar set and being a new corner in the parent tract; thence leaving Henning with a new division line S 56° 03' 53" E 1281.06 feet, to a rebar set; thence with another new line S 61° 58' 33" E 654.86 feet, to a rebar set in the line of Haggen (170/303); thence with Haggen and then J.L. Burke, III (175/158) S 29° 50' 17" W 781.59 feet, to a 36" white oak; thence S 30° 30' 13" W 383.69 feet, to a rebar set; thence N 53° 04' 37" W 220.17 feet, to a rebar set at a dead sugar tree in an old fence line; thence N 30° 39' 22" W 151.85 feet, to a rebar set in an elm stump on the north side of a branch; thence N 60° 43' 45" W 199.35 feet, to a rebar set at a fence corner; thence S 51° 57' 52" W 701.50 feet, to a 12" hickory in the fence; thence S 54° 19' 49" W 318.00 feet, to the beginning and containing 76.06 acres as per survey by Larry J. Johnson KY PLS 3211. Field work completed on 5-11-2004. Class B Survey. Unadjusted field closure of 1 foot in 35462.64 feet.

BEING a part of the same property conveyed to Joseph P. Bland and Carol A. Bland, his wife, by deed from James W. Bland and Lorena Bland, his wife, dated February 20, 1998 and recorded in Deed Book 251, page 98, Breckinridge County Clerk's Office. Thereafter, Carol A. Bland, single, conveyed all her right, title and interest in said property to Joseph P. Bland, single, by Quitclaim Deed dated December 19, 2002 and recorded in Deed Book 286, page 575.



### TRACT III

Real Property Tax Parcel No. 44-27A (7.44 acres)

#### Parcel I

A certain tract or parcel of land situated in Breckinridge County, Kentucky, approximately 2 miles west of Hardinsburg, and containing approximately 7.44 acres according to the Breckinridge County Property Valuation Administrator's Office and more particularly described as follows:

Beginning at a ¼ inch galvanized steel pipe sunk in the northerly right-of-way of Skillman Lane, a public road corner to Walter D. Allen; thence with Allen's line north 6 degrees 40 minutes west 4.90 chains to a ¼ inch galvanized steel pipe sunk in the ground, another corner to Allen; thence again with Allen's line north 10 degrees 38 minutes west 9.49 chains to a ¼ inch galvanized steel pipe sunk in the ground, another corner to Allen; thence again with Allen's line north 2 degrees 12 minutes east 4.67 chains to a ¼ inch galvanized steel pipe sunk in the ground, another corner to Allen; thence again with Allen's line north 28 degrees 59 minutes east, crossing a branch at 0.25 chains, in all 2.28 chains to a ¼ inch galvanized steel pipe sunk in the ground, another corner to Allen; thence again with Allen's line north 7 degrees 31 minutes west 7.95 chains to a ¼ inch galvanized steel pipe sunk in Bill Roach's line, corner to Allen; thence with Roach's line N 69 E 26.41 chains to U.S. Highway No. 60; thence with the said Highway S 56½ E 56½ poles to Shelton Bishop's line; thence with Bishop's line S 20-¾ E 60 poles to a stake or stone; thence S 69 W 41.62 chains to the beginning, containing 90.64 acres, more or less, but subject to legal highways. The courses terminating at steel pipe were surveyed by S. W. Fuqua, July 1959; all other courses are as recorded in Deed Book 87, page 163.

#### Parcel II

A certain parcel of land lying in Breckinridge County, Kentucky, on the Turnpike Road (now Federal Highway No. 60) about 2½ miles west from the town of Hardinsburg and bounded and described as follows, to-wit:

Beginning at a stone in a road in the old Jolly line; then N 18 W 48 poles 10 links to a stone on the Pike right of way, then with the Pike S 57 E 50½ poles to a stone, then S 57 W 34 poles and 14 links to the beginning, containing five acres and three poles.

THERE IS HOWEVER, EXCEPTED and not conveyed out of Parcel I a certain tract or parcel of land consisting of 89.4998 acres (Tract I) heretofore conveyed to Joseph L. Burke III and Betty L. Burke, his wife, from Charles D. Bennett and Jeanette D. Bennett, his wife, by deed dated April 18, 1991 and recorded in Deed Book 205, page 428, said clerk's office, to which deed reference is hereby given for a more particular description of said property.

THERE IS HOWEVER, EXCEPTED and not conveyed out of Parcels I and II a certain tract or parcel of land consisting of 1.170 acres heretofore conveyed to the Commonwealth of Kentucky

for the use and benefit of the Transportation Cabinet, Department of Highways, from Charles D. Bennett and Jeanette D. Bennett, his wife, by deed dated January 13, 1999 and recorded in Deed Book 257, page 689, said clerk's office, to which deed reference is hereby given for a more particular description of said property.

BEING the same property conveyed to Joseph L. Burke III and Betty L. Burke, his wife, from Charles D. Bennett, unmarried widower of Jeanette D. Bennett, by deed dated August 31, 2012, and recorded in Deed Book 364, Page 359, Breckinridge County Clerk's Office.

#### TRACT IV

Real Property Tax Parcel No. 44-32 (100 acres)

##### Parcel I

Being a 89.4998 acre tract located on the southwesterly side of U.S. Hwy. 60 near the town of Hardinsburg, in Breckinridge County, Kentucky and further described as follows:

BEGINNING at a 5/8" rebar in the southwesterly R/W of U.S. Hwy. 60 being 25' from its centerline and corner to c. Bennett (D.B. 120, Pg. 569); thence leaving said R/W s 15 deg. 38 min. 26 sec. E. 336.29' to a 5/8" rebar being the TRUE POINT OF BEGINNING; thence with said Bennett and continuing with C. Bennett (D.B. 172, Pg. 422) s 15 deg. 38 min. 26 sec E., 596.21' to a 5/8" rebar in the northerly R/W of Skillman Road being 30' from its centerline; thence with the said R/W of Skillman Road S 40 deg. 42 min. 20 sec. w., 32.47' ; thence s 56 deg. 04 min. 16 sec. w., 50.64'; thence s 66 deg. 37 min. 40 sec. w., 39.08'; thence s 73 deg. 32 min. 19 sec. w., 331.03' ; thence s 72 deg. 53 min. 45 sec. w., 419.74' ; thence s 73 deg. 06 min. 52 sec. w., 273.90' ; thence s 72 deg. 07 min. 16 sec. w., 99 2.23' ; thence s 72 deg.45 min. 48 sec. w., 588.58' to an existing pipe corner to J. Keenan (D.B. 147, Pg. 218); thence leaving said R/W with said Keenan N 06 deg. 09 min. 32 sec. w., 323.28' to an existing pipe; thence N 10 deg. 02 min. 04 sec. w., 626.10' to an existing pipe; thence N 02 deg. 45 min. 34 sec. E., 308.19' to an existing pipe; thence N 29 deg. 35 min. 25 sec. E., 150.11' to an existing pipe; thence N 07 deg. 32 min. 13 sec. W., 421.88' to an existing pipe corner to Walter Armes (D.B. 110, Pg. 134); thence with said Armes N 74 deg. 39 min. 17 sec. E., 1239.62' to an existing pipe corner to E. Morris (D.B. 186 , Pg. 58); thence with said Morris N 74 deg. 56 min. 56 sec. E., 203.43' to a 5/8" rebar; thence leaving the line of said Morris with a new line in said Bennett s 56 deg. 30 min. 00 sec E., 1371.64' to the beginning and containing 89.4998 acres (more or less) per physical survey by Timothy W. Smith, L.S. 2373.

##### Parcel II

Being a 2.2098-acre tract located on the northerly side of Skillman Road near Hardinsburg in Breckinridge County, Kentucky and further described as follows:

BEGINNING at a 5/8" rebar in the northerly R/W of Skillman Road corner to C. Bennett (D.B. 101, page 194); thence with said Bennett N 15 deg. 38 min. 26 sec. w., 596.21' to a 5/8" rebar; thence leaving said Bennett with a new line in C Bennett (D.B. 101, Pg. 194) s 55 deg. 26 min. 58 sec. E., 536.50' to a 5/8" rebar in the northerly R/W of said Skillman Road; thence with said

R/W s 57 deg. 04 min. 07 sec. w., 46.07'; thence s 57 deg. 08 min. 10 sec. w., 80.69'; thence s 49 deg. 08 min 46 sec. w., 68.29'; thence s 40 deg. 03 min. 03 sec. w., 81.92'; thence s 35 deg. 45 min. 58 sec. w., 90. 27'; thence s 40 deg. 42 min. 20 sec. w., 26.94' to the beginning and containing 2.2098 acres (more or less) per physical survey by Timothy w. Smith, L.S. 2373.

BEING the same property conveyed to Joseph L. Burke III and Betty L. Burke from Charles D. Bennett and Jeanette D. Bennett, his wife, by deed dated April 18, 1991 and recorded in Deed Book 205, Page 428, Breckinridge County Clerk's Office.

## DAS Land: 59-8

### Legal Description of the Property

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 59-8 (131.978 acres)

A Certain tract of land lying in Breckinridge County, Kentucky on the north side of the US Hwy 60 Bypass and the north side of Ky Hwy 992 at Hardinsburg, and being more particularly described as follows:

Any monument referred to herein as a "rebar set" is a 1/2" x 18" rebar with a plastic cap stamped L. Johnson PLS 3211 set this survey. Bearings and distances have not been adjusted for closure. Bearings are based on a previous survey of the Breckinridge County Detention Center. Beginning at a rebar set on the north side of Old Hwy 60 and being a corner to Meade County RECC (140/167); thence leaving Meade County RECC with the north side of Old Hwy 60 the following calls: N67°03'30"W 60.48 feet, N 62°38'12"W 84.67 feet, N 60°02'53"W 89.40 feet, N 56°13'38"W 79.39 feet, N 52°27'43"W 106.33 feet, N 50°25'42"W 65.17 feet, to a rebar set. Thence continuing with said Old Hwy 60 the following calls: N 49°07'36"W 454.25 feet, N 49°08'26"W 191.93 feet, N 53°46'40"W 49.98 feet, to a rebar set and the right of way of the U.S. 60 Bypass. Thence with said bypass, N 48°41'47"W 628.12 feet, to a concrete marker found. Thence N 41°32'05"W 182.12 feet, to a 5/8" rebar found corner to B. Hart (296/41). Thence leaving the bypass with Hart, N 40°54'13"E 246.10 feet, to a 5/8" rebar with cap stamped T. Smith LS 2373. Thence N 4°48'25"W 69.56 feet, to a 5/8" rebar found. Thence N 50°51'09"W 192.77 feet, to a rebar set. Thence continuing with Hart, S 33°15'31"W 268.53 feet to a rebar set in the aforementioned U.S. 60 Bypass. Thence with said bypass the following calls: N 44°45'03"W 122.76 feet to a rebar set; N 54°42'16"W 201.30 feet to a concrete marker found. Thence N 47°01'20"W 97.34 feet to a rebar set. Thence N 47°01'20"W 197.26 feet, to a rebar set. Thence N 49°23'17"W 177.47 feet to a rebar set corner to D. Boren (263/561). Thence leaving U. S. 60 Bypass with Boren N 38°26'19"E 183.58 feet to a 3/4" pipe found in the line of Texas Gas Transmission Corp. (90/248). Thence leaving Boren with agreed lines with Texas Gas Transmission Corp. N 76°15'24"E 579.19 feet, to a rebar set east of a branch. Thence also with an agreed line with Texas Gas, N 9°38'31"W 720.38 feet, to a rebar set in a fence line. Thence still with an agreed line N 12°52'00"W 389.08 feet, to a rebar set corner to Texas Gas Transmission Corp. (161/01) and being the end of the agreed lines. Thence N 74°15'40"E 524.57 feet, to a marked 38" black oak in the fence line. Thence N 60°29'22"E 277.69 feet, to a marked 18" hickory corner to J. Burke (298/407) and (175/158). Thence leaving Texas Gas with Burke (175/158) S 5°40'19"E 180.54 feet, to a 18" maple in the fence line. Thence S 34°25'53"E 189.75 feet, to a 18" white oak in the fence line. Thence S 27°55'53" E 260.70 feet to a rebar set. Thence S 50°55'53"E 285.12 feet, to a rebar set in fence line. Thence S 54°42'27"E 578.80 feet, to a rebar set. Thence S 29°34'07"W 391.23 feet, to a cornerstone found at a fence corner. Thence N 87°49'32"E 256.05 feet, to a 1/2" rebar found corner to the Breckinridge County Detention Center (247/200). Thence with the detention center the following calls: S 6°36'38"E

624.18 feet, to a 1/2" rebar found. Thence N 87°43'28"E 699.83 feet, to a 1/2" rebar found with cap stamped K. Clemons 2811. Thence N 6°35'43"W 623.98 feet, to a 1/2" rebar found in the line of the aforementioned J. Burke. Thence with Burke N 87°45'46"E 609.45 feet, to a rebar set corner to Breckinridge County Poor Farm Property (no deed found). Thence leaving Burke S 67°46'59"E 30.76 feet, to a rebar set on the west bank of Hardins Creek. Thence S 67°46'59"E 10.47 feet, to a point in the center of Hardins Creek. Thence with Breckinridge County Property and then the Wanda Harrington Family Limited Partnership (236/572) the following calls: S 1°18'39"W 87.13 feet, S 21°28'28" W 72.54 feet, S 38°20'34"W 131.46 feet, S 3°00'13" E 165.59 feet, S 3°40'00"W 235.01 feet, S 2°45'44"E 104.00 feet, S 24°24'28"W 145.80 feet, to a point in the center of Hardins Creek, said point being located N 73°17'50"E 21.00 feet, from a witness rebar set on the west side of said creek. Thence continuing with the meanders of Hardins Creek the following calls: S 7°36'12" E 101.23 feet, S 33°22'04"E 112.42 feet, S 13°21'17"E 70.50 feet, S 18°36'30"W 59.55 feet, to a point in the center of said creek in the line of C. Lee (237/631) Gilbert Heights S/D (90/548). Thence with the same and the meanders of said creek the following calls: S 16°00'29"W 93.03 feet, S 25°46'25"W 134.20 feet, S 14°57'25"E 23.14 feet, to a point in the center of said creek said point being located S 61°42'10"E 30.00 feet, from a witness rebar set on the west bank of said creek. Thence continuing with the meanders of said creek the following calls: S 53°27'45"E 151.52 feet, N 76°55'13" E 22.70 feet, S 40°57'05" E 54.28 feet, S 1°44'59"W 47.01 feet, S 63°27'21"W 89.73 feet, S 25°38'54"W 165.73 feet, S 51°37'16"W 56.31 feet, to a point in the center of said creek. Thence leaving said creek with Lee, S 1°38'34"W 15 feet, to a rebar set on the east bank of the aforementioned creek. Thence continuing with Lee and then A. Ford (150/244), S 1°38'34"W 308.47 feet, to a rebar set on the north side of Ky Hwy 992. Thence leaving Ford, with the north right of way of Hwy 992 S 69°56' 19"W 38.47 feet, to a concrete monument found. Thence S 74°13'40"W 200.56 feet, to a concrete monument found. Thence continuing with said highway S 71°16'36"W 105.68 feet, to a rebar set at the base of a guide wire corner to the aforementioned Meade County RECC. Thence leaving Hwy 992 with Meade County RECC, N 19°08'26"W 287.33 feet, to a rebar set. Thence N 61 °08'26"W 420.87 feet, to a 5/8" rebar found at a corner post. Thence S 35°39'41 "W 509.20 feet, to the beginning and containing 141.64 acres as per survey by Larry Johnson KY PLS 3211. Field work completed on 4-22-2011. Class B survey. Unadjusted closure exceeds 1' in 10,000 feet.

THERE IS, HOWEVER, EXCEPTED out of the above described property, a certain tract or parcel of land heretofore conveyed by deed from Harry Willoughby, unmarried, to Mary Jane Nash, dated April 3, 2012 and recorded in Deed Book 361, page 206, Breckinridge County Clerk's Office, consisting of 8.85 acres, more or less, and being more particularly described as follows:

A certain tract of land lying in Breckinridge County, Kentucky on the north side of the US Hwy 60 Bypass near the City of Hardinsburg and being more particularly described as follows: Any monument referred to herein as a "rebar set" is a 1/2" x 18" rebar with a plastic cap stamped L. Johnson PLS 3211 set this survey. Bearings and distances have not been adjusted for closure. Bearings are based on the recently surveyed parent tract and the agreed line with Texas Gas Transmission Corp. Beginning at a 1/2" rebar with cap stamped L. Johnson PLS 3211 found in the north right of way of US Hwy 60 and being the southwest corner to B. Hart (296/41); thence leaving Hart with said right of way the following calls: N 44°45'03"W 122.76 feet, to a 1/2"

rebar found L. Johnson PLS 3211; thence N 54°42' 16"W 201.30 feet, to a concrete right of way marker found; thence N 47°01'20"W 97.34 feet, to a 1/2" rebar found L. Johnson PLS 3211; thence N 47°01'20"W 197.26 feet, to a 1/2" rebar found L. Johnson PLS 3211; thence N 49°23'17"W 177.47 feet, to a 1/2" rebar found L. Johnson PLS 3211 and being a corner to D. Boren (263/561 ); thence leaving said right of way with Boren, N 38°26'19"E 183.58 feet, to a 3/4" pipe found in the line of Texas Gas Transmission Corp. (90/248); thence with Texas Gas and an agreed line, N 76°15'24"E 579.19 feet, to a 1/2" rebar found L. Johnson PLS 3211; thence severing the parent tract with a new division line, S 26°00'26"E 437.55 feet, to a 1/2" rebar set; thence also with a new line, S 33°15'53"W 219.40 feet, to a 1/2" rebar found L. Johnson PLS 3211 and being a corner to the afore-mentioned Hart; thence with Hart, S 33°15'31"W 268.53 feet, to the beginning and containing 8.85 acres as per survey by Larry Johnson KY PLS 3211. Field work completed on 2-26-2012. Certification date being 3-1-2012. Unadjusted field closure was 1' in 12,233.22'.

THERE IS, HOWEVER, EXCEPTED out of the above described property, a certain tract or parcel of land heretofore conveyed by deed from Harry Willoughby, single, to Mary Jane Nash, single, dated September 25, 2012 and recorded in Deed Book 370, page 257, Breckinridge County Clerk's Office, consisting of 0.336 acres, more or less, and being more particularly described as follows: A certain tract of land lying in Breckinridge County, Kentucky, north of Hwy 60 Bypass just northwest of Hwy 992 and being more particularly described as follows: Any monument referred to herein as a "rebar set" is a 1/2" x 18" rebar with an orange plastic cap stamped L. Johnson PLS 3211 set this survey. Bearings and distances have not been adjusted for closure. Bearings are based on the Mary Nash deed source. Beginning at a 1/2" rebar found with cap stamped L. Johnson PLS 3211 at the northeast corner of the Mary Jane Nash property in Deed Book 361 Page 206 and a corner to the parent tract; thence leaving Nash and severing the parent tract, S 25°44'05"E 221.37 feet, to a 1/2" rebar set on the west edge of a small branch and being a corner to Parcel A also surveyed this date; thence with Parcel A, N 68°45'32"W 194.01 feet, to a rebar set in the east line of Mary Nash; thence with Nash, N 33°15'53"E 154.43 feet, to the beginning and containing 0.336 acres as per survey by Larry Johnson KY PLS 3211. Unadjusted closure exceeds 1' in 10,000.00'. This is an Urban Class Survey.

THERE IS, HOWEVER, EXCEPTED out of the above described property, a certain tract or parcel of land heretofore conveyed by deed from Harry Willoughby, single, to Barry Hart and Pam Hart, husband and wife, dated September 27, 2012 and recorded in Deed Book 365, page 4, Breckinridge County Clerk's Office, consisting of 0.476 acres, more or less, and being more particularly described as follows: A certain tract of land lying in Breckinridge County, Kentucky near the City of Hardinsburg and being more particularly described as follows: Any Monument referred to herein as a "rebar set" is a 1/2" x 18" rebar with an orange plastic cap stamped L. Johnson PLS 3211 set this survey. Bearings and distances have not been adjusted for closure. Bearings are based on the Mary Nash deed source. Beginning at a 1/2" rebar found at the northwest corner to the Barr Hart property (DB 296 PG 41) and in the east line of Mary Nash (361/206) and being a corner to the parent tract; thence leaving Hard with Nash, N 33°15'53"E 65.02 feet, to a rebar set; thence leaving Nash and severing the parent tract, S 68°45'32"E 194.01 feet, to a rebar set on the edge of a small branch; thence also with a new division line, S 19°14'44"W 185.39 feet, to a 5/8" rebar with cap stamped

T. Smith LS 2373 found on the east side of a drive and being a corner to the aforementioned B. Hart; thence with Hart and crossing said drive, N 4°24'39"W 69.47 feet, to a steel rod found; thence N 50°57'26"W 193.18 feet, to the beginning and containing 0.476 acres as per survey by Larry Johnson KY PLS 3211. This is an Urban Class Survey. Unadjusted field closure exceeds 1' in 10,000 feet.

BEING the same property conveyed to Stephen D. Thornhill and Angela Lynn Thornhill, his wife, by deed from Harry Willoughby, single, dated July 21, 2016 and recorded in Deed Book 396, page 390, Breckinridge County Clerk's Office.

## Brian Kelly and Laura Frank: 60-6

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 60-6

PARCEL ONE: A certain tract or parcel of land located near Hardinsburg, Breckinridge County, Kentucky, more particularly described as follows:

Beginning at a gum on the west side of the Hartford road, running thence with same south 16 West 84 poles; thence south 10 west 38 poles to DeHaven's corner; thence south 74 1/2 West 37 poles to Jas. W. Miller's corner; thence north 18 west 135 poles to a stone in Zennie Frank's line; thence to the beginning, containing 57 acres, more or less. There is, however, excepted out of the above described boundary of land that part of the same which was conveyed by Ida Board and Eli Board, her husband, to Commonwealth of Kentucky, for road purposes, by deed dated December 4th, 1933, of record in Deed Book 76, at page 476, Breckinridge County Clerk's Office. Also, there is excepted all that part of the above described tract of land which lies on the east side of the Highway, which reservation consists of about one-half (1/2) acre. The land conveyed by this deed being all that part of the above described tract of land which lies on the West side of said highway, being Highway #261.

DEDUCTION I: A certain tract of land situated in Breckinridge County, Kentucky about 1.5 miles south of Hardinsburg and fronting on the west side of a 60 ft. right-of-way to Ky. Hwy. 261. Beginning at an iron pin in the west right-of-way of Ky. Hwy. 261, said pin being South 23° 23' 00" West 1053.5 feet from a wood fence post, the northeastern most corner of Marvin Frank, DB 79, page 487, thence from iron pin of beginning with the west right of-way line of Ky. Hwy. 261 South 23° 23' 00" West 312.1 feet to an iron pin, thence with a new division line within Marvin Frank North 62° 44' 30" West 180.5 feet to an iron pin, thence North 25° 14' 00" east 345.9 feet to an iron pin on the north bank of a drain, thence South 51° 26' 30" East 175.0 feet to an iron pin on the West bank of drain and the point of beginning and containing 1.321 acres as per survey by C.E. Pence, Ky. RLS #2032 and dated March 30, 1983 A.D. PARCEL I, DEDUCTION I being a part of the same property conveyed to TED C. FRANK and PAMELA G. FRANK, his wife, by Deed dated 7th day of April, 1983, and of record in the Breckinridge County Clerk's Office in Deed Book 166, at page 59.

DEDUCTION II: A certain tract of land lying and being in Breckinridge County, Ky., on the west side of Ky. Hwy. 261 approx. 1.5 miles south of Hardinsburg, being more particularly bounded and described as follows: Beginning at a 1/2" rebar (set) on the east side of Ky. Hwy. 261 (30' from center), said rod also lying on the north side of the Miller Lane (20' from center) and being the original southeast corner to the parent tract, said rebar being referenced N-68-30-E, 17.00 feet from a power pole, thence with the north side of the Miller Lane and an existing fence, S-81-28-54 W, 203.11 feet to a 1/2" rebar (set) in the fence on the north side of a marked 20" black gum, a new corner, thence severing the land of the grantor as follows: N-21-16-17-E,

229.75 feet to a 1/2" rebar (set); and S-76-41-52-E, 180.25 feet to a 1/2" rebar (set) on the west side of Ky. 261 (30' from center), said rebar lying near the south end of a fence line near a small drain, thence with the west side of Ky. 261, S-22-06-28-W, 153.85 feet to the point of beginning, CONTAINING 0.78 acres, more or less according to a survey made by Clemons & Hardin Land Surveyors on the 24th of June, 1991. Kendall Clemons Ky. R.L.S. 2811. Subject to any and all right-of-ways, appurtenances and/ or easements in effect to date. PARCEL I, DEDUCTION II being a part of the same property, conveyed to BRIAN KELLY FRANK and LAURA FRANK, his wife, by Deed dated 20th day of April, 1992, and of record in the Breckinridge County Clerk's Office in Deed Book 212, at Page 247.

PARCEL TWO: Three certain tracts or parcels of land, situate, lying and being about 2 1/2 miles South of Hardinsburg in Breckinridge County, Kentucky, and about 1/2 mile West of State Highway #261, and bounded and described as follows:

TRACT I: Beginning at an ash in the line of the George Frank tract 100 poles from the beginning corner of the 282 tract, thence N. 19, W. 162 poles with said line to a root wad (2 degrees variation), thence S. 69 W. 108 poles (with 2 1/2 degrees variation) to a stone; thence S. 21 E. 66 poles (5 degree variation) to a fence; thence S. 69 W. 24 poles (2 1/2 degree variation) to Frank De-Haven's line; thence S. 21 E. 92 poles to a stone (5 degree variation); thence N. 69 E. 139 poles to the beginning, containing 125 acres more or less.

TRACT II: A certain boundary of land lying in the above-named County on the waters of Clover Creek and bounded and described as follows: Beginning at a stake Mr. James M. Hook's corner; thence S. 21 E. 64 poles and 3 links to a stone, Frank's corner; thence with Frank's line S. 69 W. 24 4/5 poles to a stake at the East margin of an old road; thence with the said East margin of said road N. 21 W. 65 3/5 poles to a stake in said Mrs. James M. Hook's line; thence with said line N. 69 E. 26 poles and 22 links to the beginning, containing 10 44/100 acres.

TRACT III: Beginning at a post E. O. Frank's corner; thence with said Frank's line N. 69 E. 105 1/2 poles to a stake or stone near a pond, thence N. 21 E. 4 poles and 22 links to another stake or stone at the East edge of a root wad; thence N. 69 E. 30 poles and 8 links to a stake or stone, Isabell Millers corner; thence with her line N. 21 W. 43 poles and 20 links to a stake or stone; thence S. 69 W. 134 2/5 poles to a stake or stone in Monroe Hook's line; thence with said line 48 poles and 17 links to the beginning, containing 40 acres. BEING a part of the same property (part of Parcel I and all of Parcel II) conveyed to Carrie D. Frank Trust dated the 13th day of December, 2002, c/o Carrie D. Frank, Trustee, by deed from Carrie D. Frank, unmarried, dated August 29, 2003 and recorded in Deed Book 292, page 536, Breckinridge County Clerk's Office.



## Goodman Investments: 74-1 and 74-2

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 74-1 and 74-2

Tract #1: Beginning at Pat Sheeran's corner on the west side of the Hartford Road, running thence North 79 1/2 West 72 3/5 poles to a hickory; thence South 75 1/2 West 165 poles to a black oak; thence South 18 East 156 poles to a stone, corner to Ms. Ida Board's allotment; thence with a line of the same to a maple, another corner to Mrs. Board's tract; thence South 16 West 14 poles to Henning's corner; thence North 70 East 71 3/5 poles to a stake; thence South 22 East 27 poles to a stake; thence South (or East the file notes are blurred) 6 poles to a maple; thence North 24 East 86 poles to a stone in the L. C. Payne's line; thence North 52 1/2 West 45 poles to a black oak on the Hartford Road; thence with the same North 18 1/2 East 58 poles to the beginning, containing 246 acres, more or less.

Out of the above described real estate, there is excepted and not conveyed the following boundary, to-wit:

Beginning at a stone near the east gate post in line with the lane fence, thence North 59 feet to corner of the yard; thence North 86 East with the south fence of the yard; 70 feet to a stone at the corner of the yard; thence with the west fence of the yard North 156 feet to a stone in the chicken yard; thence North 85 West 230 feet to a stone; thence South 2 West 220 feet to a stone in the lance fence; thence with said fence South 85 East 170 feet to the beginning containing one (1) acre, more or less, and an outlet or driveway to the State Highway.

There is also excepted and not conveyed herein the tract of land heretofore conveyed out of the above to Thomas C. Brite, Escrow Agency, from E. L. Goodman and Hazel Goodman, his wife, by deed dated January 26, 2000, and recorded in Deed Book 265, Page 146 in Clerk's Office.

Tract #2: A certain tract or parcel of land, lying and being in Breckinridge County and part of the Brookshire Farm and more particularly described as follows, to-wit:

Beginning at a stake in the Brookshire-Hool line 52 1/2 East 45 poles from the old county road running thence 52 1/2 East 44 poles to a stake in L. C. Payne's line; thence with Payne's line South 24 West 21 poles to a stone in Payne's line, thence North 52 1/2 West 44 poles to a stake, thence North 21 East 21 poles to the beginning containing 5 acres, more or less

There is however, EXCEPTED, and not conveyed herein part of that a certain tract of land conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation

Cabinet, by Deed dated July 10, 1989 and recorded in Deed Book 195, Page 27, Breckinridge County Clerk's Office.

Tract #3: Beginning at a stone near the east gate post in line with the lane fence, thence North 59 feet to the corner of the yard; thence North 86 East with the south fence of the yard, 70 feet to a stone at the corner of the yard; thence with the west fence of the yard North 156 feet to a stone in the chicken yard; thence North 85 West 230 feet to a stone; thence South 2 West 220 feet to a stone in the lane fence; thence with said fence South 85 East 170 feet to the beginning, containing one (1) acre, more or less, and an outlet or driveway to the State Highway.

EXCEPTING THEREFROM so much of said property as was sold off and conveyed to KENNETH WAYNE WHITWORTH, THOMAS N. HICKS, LARRY G. FRANK, ROBERT B. CHAMBLISS, M.D., JOE A MILLER and BRUCE T. BUTLER, by Deed dated February 26, 2003, of record in Deed Book 288, Page 292, in the Office of the Clerk of Breckinridge County, Kentucky.

EXCEPTING THEREFROM so much of said property as was sold off and conveyed to BRECKINRIDGE COUNTY FISCAL COURT, by Deed dated January 28, 2004 and recorded in Deed Book 296, Page 419, in the Office of the Clerk of Breckinridge County, Kentucky.

Being a portion of the same property acquired by GOODMAN INVESTMENTS, L.P., A KANSAS LIMITED PARTNERSHIP, DOING BUSINESS IN KENTUCKY AS E. L. AND HAZEL M. GOODMAN PROPERTIES, LTD., by General Warranty Deed dated February 14, 2003, of record in Deed Book 288, Page 95, in the Office of the Clerk of Breckinridge County, Kentucky.

## JLB Real Estate: 59-4E, 45-9 and 59-22,

### Legal Description of the Property

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 59-4E

#### TRACT ONE:

Being a 205.063 acre tract located on the westerly side of U.S. Hwy. 60 near the town of Hardinsburg in Breckinridge County, Kentucky and further described as follows: BEGINNING at a 5/8" rebar in the westerly R/W of U.S. Hwy. 60 corner to C. Bennett (D. B. 88, Pg. 250); thence with said Hwy. 60 R/W, a curve to the left having a radius of 2357.04' and a long chord at S 47 deg. 52 min. 56 sec. E., 190.72' to the P. T; thence S 50 deg. 12 min. 04 sec. E., 270.17' to a 5/8" rebar; thence leaving said Hwy. 60 with new lines in H. Beard S 38 deg. 32 min. 42 sec. W., 335.05' to a 5/8" rebar; thence S 49 deg. 23 min. 00 sec. E., 483.73' to a 5/8" rebar in the line of K. O'Connell (D. B. 185, Pg. 65); thence with said O'Connell S 45 deg. 21 min. 01 sec. W., 373.71' to a 5/8" rebar; thence N 51 deg. 29 min. 00 sec. W., 384.81' to a 5/8" rebar; thence S 81 deg. 28 min. 26 sec. W., 35.59' to a 5/8" rebar; thence S 72 deg. 58 min. 27 sec. W., 389.12' to a 5/8" rebar; thence S 51 deg. 38 min. 31 sec. W., 242.61' to a 5/8" rebar; thence S 45 deg. 21 min. 47 sec. E., 782.26' to a 5/8" rebar; thence S 57 deg. 27 min. 26 sec. W., 538.17' to a 5/8" rebar; thence N 70 deg. 13 min. 44 sec. W., 321.28' to a 5/8" rebar; thence N 15 deg. 01 min. 19 sec. W., 79.71' to a 5/8" rebar; thence N 55 deg. 20 min. 36 sec. W., 32.12' to a 5/8" rebar; thence N 74 deg. 58 min. 33 sec. W., 253.91' to a 5/8" rebar; thence N 85 deg. 30 min. 06 sec. W., 181.49' to a 5/8" rebar; thence S 87 deg. 28 min. 01 sec. W., 139.77' to a 5/8" rebar; thence S 62 deg. 16 min. 24 sec. W., 214.76' to a 5/8" rebar; thence S 42 deg. 37 min. 05 sec. W., 143.13' to a 5/8" rebar; thence N 56 deg. 05 min. 15 sec. W., 357.63' to a 5/8" rebar; thence S 30 deg. 18 min. 27 sec. W., 462.57' to a 5/8" rebar; thence S 52 deg. 42 min. 20 sec. E., 416.12' to a 5/8" rebar; thence S 12 deg. 37 min. 55 sec. E., 147.87' to a 5/8" rebar; thence S 45 deg. 46 min. 38 sec. E., 172.72' to a 5/8" rebar in the line of L. Newby (D. B. 88, Pg. 468); thence with said Newby S 89 deg. 13 min. 32 sec. W., 515.57' to a dogwood corner to L. Burke (D. B. 86, pg. 53); thence with said Burke N 88 deg. 21 min. 33 sec. W., 423.62' to a stone; thence N 25 deg. 29 min. 00 sec. W., 490.83' to a post; thence N 16 deg. 27 min. 40 sec. W., 617.70' to a hickory; thence S 69 deg. 39 min. 46 sec. W., 1077.49' to a stone corner to L. Burke (D. B. 91, Page 285); thence with said Burke N 35 deg. 02 min. 48 sec. W., 569.22' to a oak with fence; thence N 70 deg. 14 min. 37 sec. W., 70.83' to a hickory with fence; thence N 8 deg. 50 min. 45 sec. W., 889.81' to a black oak; thence N 14 deg. 08 min. 17 sec. W., 936.53' to a 5/8" rebar in the line of J. Skillman (D. B. 58, Pg. 132); thence with said Skillman N 85 deg. 27 min. 13 sec. E., 1315.13' to a sycamore; thence N 69 deg. 03 min. 52 sec. E., 681.31' to a stump in the line of said Bennett; thence with said Bennett S 38 deg. 44 min. 31 sec. E., 1924.59' to a hickory with fence; thence N 74 deg. 33 min. 45 sec. E., 762.68' to a 26" walnut; thence N 56 deg. 43 min. 44 sec. E. 1204.48' to the beginning and containing 205.063 acres (more or less) per physical survey by Timothy W. Smith, L. S. 2373.

THERE IS EXCEPTED HEREFROM that portion previously conveyed by Right Of Way and Easement Agreement dated August 21, 1999, from Joseph L. Burke, Jr. and June Ann Burke, to Williams Communications, Inc., and appearing of record in Deed Book 262, Page 135, records of the Breckinridge County Court Clerk's Office.

THERE IS FURTHER EXCEPTED HEREFROM that portion previously conveyed by Joseph Lee Burke, Jr. and June Ann Burke, his wife, to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways, by Deed dated September 15, 1998, and recorded in Deed Book 255, Page 506, records of the Breckinridge County Court Clerk's Office.

AND BEING the same real estate conveyed to Joseph Lee Burke, Jr., a/k/a Joseph L. Burke, by deed dated July 3, 2000, appearing of record in the Breckinridge County Court Clerk's Office in Deed Book 268, at page 332.

#### TRACT TWO

Being a 43.1636-acre tract located on the westerly side of U.S. 60 near Hardinsburg in Breckinridge County, Kentucky and further described as follows:

BEGINNING at a 5/8" rebar corner to L. Newby (DB 88 PG 468), being the northeasterly corner of Newby; thence with said Newby S 89 deg. 10 min. 58 sec. W., 1593.10' to a 5/8" rebar; thence S 87 deg. 11 min. 36 sec. W., 193.81' to a 5/8" rebar corner to J. Burke, Jr. (DB 209 PG 81); thence with Burke N 45 deg. 55 min. 07 sec. W., 172.25' to a 5/8" rebar; thence N 12 deg. 44 min. 37 sec. W., 147.88' to a 5/8" rebar; thence N 52 deg. 51 min. 55 sec. W., 416.37' to a 5/8" rebar; thence N 30 deg. 12 min. 54 sec. E., 462.59' to a 5/8" rebar; thence S 56 deg. 13 min. 02 sec. E., 358.08' to a 5/8" rebar; thence N 42 deg. 16 min. 49 sec. E., 142.96' to a 5/8" rebar; thence N 62 deg. 05 min. 30 sec. E., 214.50' to a 5/8" rebar; thence N 87 deg. 18 min. 23 sec. E., 139.81' to a 5/8" rebar; thence S 85 deg. 39 min. 59 sec. E., 181.45' to a 5/8" rebar; thence S 75 deg. 08 min. 06 sec. E., 253.93' to a 5/8" rebar; thence S 55 deg. 30 min. 59 sec. E., 32.09' to a 5/8" rebar; thence S 15 deg. 12 min. 13 sec. E., 79.68' to a 5/8" rebar; thence S 70 deg. 22 min. 57 sec. E., 321.20' to a 5/8" rebar; thence N 57 deg. 18 min. 42 sec. E., 538.03' to a 5/8" rebar; thence with new lines in K. O'Connell (DB 185 PG 65) S 46 deg. 01 min. 59 sec. E., 756.09' to a 5/8" rebar on the northerly side of a 60' right-of-way; thence S 46 deg. 01 min. 59 sec. E., 65.83' to a 5/8" rebar on the southerly side of said right-of-way; thence continuing with a new line in K. O'Connell S. 56 deg. 14 min. 06 sec. W., 603.00' to the beginning and containing 43.1636 acres (more or less) per physical survey by Timothy W. Smith, L.S. 2373.

#### EXCEPTING THEREFROM THE FOLLOWING:

BEING a 45.000 acre tract located at the end of the Industrial Park Lane, west of US Highway 60, near the city of Hardinsburg, Breckinridge County, Kentucky, more particularly described as follows:

BEGINNING at a found 5/8" rebar with cap stamped T.W. Smith LS 2373 in the line of Breckinridge County Ready Mix Company (DB 211 PG 329) corner to Big Rivers Electric Corporation (DB 329 PG 546) and J. Burke Jr. (DB 268 PG 337, DB 268, PG 332, DB 210, PG 470 and DB 209 PG 81); THENCE with Big Rivers Electric Corporation S 89 deg. 19 min. 28 sec. W., 1593.15' to a found 5/8" rebar with cap stamped T.W. Smith LS 2373; THENCE S 87 deg. 10 min. 07 sec. W., 193.41' to a found 5/8" rebar with cap stamped T.W. Smith LS 2373; THENCE S 89 deg. 15 min. 15 sec. W., 515.26' to a found 1 1/2" rebar with cap stamped F.K. Higdon LS 3701 corner to S. Kennedy (DB 233 PG 44); THENCE with new lines in said J. Burke Jr. N 02 deg. 40 min. 49 sec. E., 988.98' to a set 5/8" rebar; THENCE S 89 deg. 52 min. 44 sec. E., 1665.79' to a found 5/8" rebar with cap stamped T.W. Smith LS 2373; THENCE S 33 deg. 27 min. 25 sec. E., 192.41' to a found 12" ash tree; THENCE S 34 deg. 36 min. 02 sec. E., 558.44' to a found 5/8" rebar with cap stamped T.W. Smith LS 2373; THENCE N 89 deg. 54 min. 00 sec. E., 134.46' to a found 5/8" rebar with cap stamped T.W. Smith LS 2373 corner to Air Ride Properties (DB 299 PG 145) and the northerly right-of-way of Industrial Park Lane; THENCE with the westerly right-of-way of Industrial Park Lane S 05 deg. 33 min. 18 sec. E., 59.89' to a found 5/8" rebar with cap stamped T.W. Smith LS 2373 corner to the southerly right-of-way of said Industrial Park Lane and corner to said Breckinridge County Ready Mix Company; THENCE with said Breckinridge County Ready Mix Company S 05 deg. 29 min. 49 sec. E., 271.00' to the POINT OF BEGINNING and CONTAINING 45.000 acres (more or less) according to a physical survey by Timothy W. Smith, PLS #2373 during March, 2015, per Job No. 15-119.

Real Property Tax Parcel No. 45-9 and 59-22

#### TRACT THREE

Lying and being in Breckinridge County, Kentucky near the town of Hardinsburg, Kentucky, and more particularly described as follows:

Beginning at a stone on the South side of the Owensboro and Hardinsburg Roads, in the Henry Miller line; thence N. 7 E. 15 poles to a double poplar thence N. 64 E. 30 poles to a stone on the North side of a branch; thence N. 43 W. 135 poles to a stone on the West point, thence N. 24 E. 40 poles to a white oak (not found) on a bluff; thence West 210 poles to a beech root on the North side of bear run, thence S. 42 E. 58 poles to a white oak stump on a high point; thence S. 35 W. 51 poles to two dogwoods (not found); thence S. 33 W. 9 poles to a beech at the edge of a field; thence S. 30 3/4 E. 64 poles to a stone in the center of the Owensboro and Hardinsburg Roads; thence with said road N. 75 1/2 E. 93 1/2 poles, S. 72 1/2 E. 114 poles, thence 54 1/2 E. 21 poles to the beginning, containing 178 4/5 acres.

#### TRACT FOUR:

Seven Tracts or parcels of land located in Breckinridge County, Kentucky, near the Town of Hardinsburg and more particularly described as follows:

FIRST TRACT: A certain tract or parcel of land on the water of Bear Run, it being a part of the tract of land conveyed by Wathan Board to Samuel McJolly and bounded as follows: Beginning at a white oak and sugar tree in a line of Will and John Miller, and corner of the division between

Nelson and Jame Jolly, thence with said division line N. 84 E. 297 poles to a sugar tree on the side of the hill on Bear Run and Daniels line; thence with his lines. S. 64 W. 100 poles to a white oak on east hillside; thence S. 7 W. 73 poles to a beech and white oak on Bear Run; thence S. 27 W. 36 poles to a poplar inside of Henry Miller's fence; thence N. 66 W. 68 poles to two white oaks on a cliff; thence W. 196 poles to a beech on the north side of Bear Run, marked N. 1; thence N. 66 E. 98 poles to a rock in the field; thence N. 21 W. 40 poles to the beginning, containing by survey 157 1/2 acres, more or less, and is the same tract of land conveyed to H. M. Beard by Clint Adkisson, Rickard Adkisson, Charles Adkisson and William Adkisson, by deed dated March 26th, 1906, recorded in Deed Book 57 page 282.

There is excepted out of the above described boundary 1 acre of ground on the farm known as the Board Farm bounded on two sides by the Payton Farm and the farm of Mon Tate. This acre of ground was sold by H. M. Beard to Isaac Hale by deed dated the 11th day of December, 1911, and recorded in Deed Book 61, page 199.

SECOND TRACT: A certain tract or parcel of land, lying and being in the County of Breckinridge, State of Kentucky, and is a part of the Allen Allen survey, and is bounded as follows: On the north by the lands of Silas Miller and Green Berry Board, on the West by Peyton Farm, on the South by the farm of Mrs. James Meador and on the East by the lands of Hilary Hardin; and for courses and distances reference may be had to deeds of said parties. This boundary also included 20 acres of land bought of Charles Allen, which was also a part of the Allen Allen Tract; and in all this tract contains forty (40) acres, more or less. Being the same land conveyed to H. M. Beard by Henry Allen and Amelia Allen, by his wife, by deed dated the 31st day of October, 1904, and recorded in Deed Book 55, page 384, Breckinridge County Court Clerk's Office.

THIRD TRACT: A part of the Allen Allen tract on the waters of Clover Creek and beginning at a stone in Hook's line, Blythe's corner, thence S. 50 W. 81 poles to a stone and sugar tree stump, Peyton's corner; thence with said Peyton's corner line N. 89 E. 52 poles to a stone, corner to Hook-Miller and Co. and Jubal Hook; thence with Hook Miller Co. and Jubal Hook's line N. 35 W. 10 poles to a stone near the dwelling house; thence N. 15 E. 41 poles to the beginning, containing 10 acres 43 poles, more or less, and is the same land conveyed to H. M. Beard by Fred Moorman and wife, Ada J., by deed dated March 11<sup>th</sup>, 1909, and recorded in Breckinridge County Clerk's Office in Book 59, Page \_\_\_.

FOURTH TRACT: Beginning at a rock and two standing near the Sulphur Spring Branch on Ben T. Miller's line; thence with his line N. 84 E. 83 poles to a rock and sycamore Allen Allen's corner; thence with his line N. 53 poles to a walnut and two small sycamores; thence S. 62 W. 91 poles to a water beech and white oak on the road leading down the Sulphur Spring Branch; thence S. 9 W. 18 poles to the beginning, containing fifteen acres and fifty poles, more or less. And is the same land conveyed to H. M. Beard by Jesse T. and Maud Basham, his wife, by deed dated December 11th, 1903, and recorded in Deed Book 54, page 382, Breckinridge County Clerk's Office.

FIFTH TRACT: Beginning at a rock in a field, Allen Allen's corner; thence N. 18 W. 154 poles to three hickories and iron wood, corner to Wm. and John Miller; thence N. 69 E. 106 poles to

three gums, Robards corner; thence with his line S. 43 E. 190 poles to a white oak and black oak, Allen Allen's corner; thence with his line S. 2 W. 44 poles to a hickory, also his corner, thence with another of his lines S. 89 1/2 W. 182 poles to the beginning, containing 163 3/4 acres, more or less. Less, however, 48 acres, heretofore sold and conveyed to A. N. Skillman, leaving the pass under this conveyance 115 3/4 acres, more or less. And is the same land conveyed to H. M. Beard by Lee Walls, Commissioner, Breckinridge Circuit Court, by deed dated May 2 1st 1907 and recorded in the commissioner's deed Book 5, page 206 Breckinridge County Clerk's Office. There is excepted out of the above described boundary 72 acres sold by H. M. Beard to John M. Skillman on the 21st day of May, 1907, and the deed being recorded in Deed Book 58, page 132. Said 72 acres is described as follows:

Beginning at three small black oaks, one of Alvin Skillman's corners, thence N. 82 E. 102 poles to a small sycamore near a tenant house; thence N. 65 E. 41 poles to a stone in Silas Miller's line; thence N. 43 W. 101 poles to a large sweet gum, another of Skillman's corners in Silas Miller's line, thence S: 71-1/2 W. 132 poles to an iron wood; thence S. 41 1/2 E. 85 poles to the beginning containing 72 acres, more or less.

SIXTH TRACT: A certain tract or parcel of land lying in the County of Breckinridge, State of Kentucky, on the waters of Clover Creek, and is a part of the tract of land conveyed to William and John Miller by Nelson Jolly and wife, by deed duly recorded in the Clerk's office of Breckinridge County, in Deed Book V. page 420, and is the most northern part of said tract and is bounded as follows: Beginning at a stone, sugar tree and hickory, Alvin Skillman's corner, in Greenberry Board's line, running thence with the line between Skillman and Miler, S. 80 W. 54 poles to a stone, a white oak and red oak, marked as pointers; thence S: 18 30 E. 63 poles to a stone in Fred Robert's line, an elm marked as pointers; thence with Robert's line N. 63 E. 36 poles to a stone and black walnut; his corner; thence N. 69 E. 18 poles to a stone Allen Allen's and Greenberry Board's corner; thence with said Board's line N. 18 30 W. 49 1/2 poles to the beginning, containing eighteen (18) acres, more or less. And is the same land conveyed to H. M. Beard by Lee Walls, Commissioner of Breckinridge Circuit Court, by deed dated May 19th, 1904, recorded in Deed Book 5, P. 158 Breckinridge County Court Clerk's Office.

SEVENTH TRACT: Beginning at a rock near a walnut (or red oak) thence N. 89 1/2 E. 39 poles to a rock; thence S. 2 W. 46 poles to a black oak and sassafras in the old division line; thence with said line S. 84 W. 156 poles to a rock; thence N. 52 poles to a walnut and two sycamores, in Jolly's line; thence with his line N. 67 1/2 W. 20 poles to the beginning, containing fifty acres. 1 1/2 acres having been deducted for a school house in district #55. Also a road, or right of way, which the first party hereto purchased by deed from Allen and wife, by deed of date 31st day of May, 1902, and recorded in Deed Book #53 page 372, in County Clerk's Office. Said road, or right of way is described as follows: "road or right of way, 15 feet wide over his land, commencing in Hardin's rock quarry and ending at Dick Moreland tract of land, and to be located as the said Hardin may desire, and the said Hardin is to erect and keep in repair all the necessary gates on said road or right of way". This is the same land conveyed to Herbert Beard by Hilary H. Hardin and Annie Hardin, his wife, by deed dated April 13, 1904, and recorded in Deed Book # 55, page 13, Breckinridge County Clerk's Office.

The total number of acres contained in the above described parcels or tracts of land approximate 335 of which approximately 185 acres are hereby and herein released and quit-claimed, said 185 acres being on the westwardly side of line as follows: Beginning at a stone and white oak tree in the northwest corner of Payton's line, running north 25 degrees, West 44 1/3 poles to a stone and double black oak, thence north 10 degrees West 107 2/3 poles to a stone in Skillman's line.

LESS AND EXCEPT the following:

Deed from Lee Burke, unmarried, widower of Venetta Burke to Chester K. Bruington and Jo Ann Wright, dated October 13, 1998, of record in Deed Book 255, page 503, Breckinridge County Court Clerk's Office, and described as: Being a 68.4637 acre tract located on the northerly side of KY HWY 992 near the town of Hardinsburg in Breckinridge County, Kentucky and further described as follows:

BEGINNING at a 5/8" rebar on the northerly side of KY HWY 992 and corner to L. Taul (DB 125 PG 14); thence with said L. Taul N 29 deg. 49 min. 53 sec. W., 977.87' to a 5/8" rebar corner to A. Huntsman (DB 146 PG 1 66); thence leaving said L. Taul with said A. Huntsman N 23 deg. 55 min. 44 sec. W., 73.00' to a 5/8" rebar; thence N 33 deg. 51 min. 28 sec. E., 1005.18' to a stone; thence N 30 deg. 42 min. 09 sec. E; 183.23; to a 5/8" rebar in the line of said A. Huntsman; thence leaving said A. Huntsman with new lines in L. Burke (DB 86 PG 53) S 82 deg. 52 min. 12 sec. E., 366.85' to a 5/8" rebar; thence S. 63 deg. 39 min. 07 sec. E, 521.03' to a 5/8" rebar; thence S 71 deg. 35 min. 14 sec. E. 552.16' to a 5/8" rebar; thence N 80 deg. 11 min. 02 sec. E., 622.85' to a 5/8" rebar; thence S 84 deg. 40 min. 33 sec. E., 267.24' to a 5/8" rebar; thence S 13 deg. 33 min. 13 sec. W.; 1238.70' to a 5/8" rebar on the northerly side of KY HWY 992; thence leaving said L. Burke with said KY HWY 992 N 69 deg. 50 min. 03 sec. W., 423.70' to the P. C.; thence with a curve to the left having a radius at 1096.31' and a long chord bearing at S 82 deg. 23 min. 11 sec. W., 1021.92' to the P. T.; thence S 54 deg. 36 min. 24 sec. W., 593.87' to the beginning and containing 68.4637 acres (more or less) per physical survey by Timothy W. Smith, L.S. 2373.

ALSO EXCEPTING FROM ALL OF THE ABOVE any portion thereof lying south of the northerly line of Kentucky Highway 992.



# William Monin: 58-13A

## Legal Description of the Property

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 58-13A (129.12 acres)

### TRACT 1:

A certain tract or parcel of land situated lying and being in the County of Breckinridge, State of Kentucky on the Hardinsburg and Cloverport turnpike road, and bounded and described as follows, to-wit:

Situated on the North side of said turnpike road in same County and State and described as follows: Beginning at a stone on the pike, Silas Miller's corner, thence N. 70 E. 145 poles to a stone and black oak, near Rocky Run, thence N. 5-1/4 W. 8 poles to the cliff, thence with the cliff N. 59-1/2 W 42 poles N. 6-1/2 W. 37 poles to a beech on the bank of Rocky Run, thence down the run in all 143-1/2 poles to two sycamores, thence S. 70 W. 77 poles to a stone Blythe's corner, thence S. 14 W. 159 poles to a black oak, thence S. 29-1/4 W. 39-3/4 to a poplar on the pike another of Blythe's corners, thence with said pike S. 42 E. 45-1/2 poles to the beginning, containing 130 acres, more or less.

BEING the same property conveyed to William R. Monin and Brenda Monin, his wife, by deed from Robert Jolly and Mildred Jolly, his wife, dated February 27, 1979 and recorded in Deed Book 153, page 183, Breckinridge County Clerk's Office.

There is HOWEVER, EXCEPTED out of the above described property the following described property, to-wit:

A certain lot lying in Breckinridge County, Kentucky about 2½ miles West of Hardinsburg near U.S. Highway 60 and being more particularly described as follows:

Beginning at a point in the Goodman "Home Farm" tract and the parent tract North 29½ East 655 feet, North 14¼ East 240 feet from the corner of the Goodman "Home Farm" and the parent tract with the Easterly right of way of U.S. Highway 60, thence with the boundary line between the Goodman "Home Farm" and the parent tract North 14¼ East 325 feet, thence severing the parent tract North 71¼ East 325 feet, thence South 14¼ West 325 feet, thence South 71¼ West 325 feet to the beginning and being a 325' x 325' parallelogram containing 2.39 acres, more or less.

ALSO EXCEPTING: Beginning at a point in the existing right of way line 6.946 meters (22.79 feet) right of US 60 station 12+820.523; thence with the west property line North 36 degrees 01 minutes 35 seconds East, 42.108 meters (138.15 feet) to a point in the proposed right of way line 34.448 meters (113.02 feet) left of US 60 station 12+812.912; thence with the proposed right of way line South 33 degrees 33 minutes 56 seconds East, 151.852 meters (498.20 feet) to a point in the proposed right of way line 20.000 meters (65.62 feet) left of US 60 station 12+960.000; thence with the proposed right of way line South 40 degrees 11 minutes 29 seconds East, 80.543 meters (264.25 feet) to a point in the proposed right of way line 28.000 meters (91.86 feet) left of US 60 station 13+040.000; thence with the proposed right of way line South 34 degrees 41 minutes 29 seconds East, 32.379 meters (106.23 feet) to a point in the proposed right of way line 28.139 meters (92.32 feet) left of US 60 station 13+072.379; thence with the east property line South 75 degrees 52 minutes 00 seconds West, 39.094 meters (128.26 feet) to a

point in the existing right of way line 8.524 meters (27.97 feet) right of US 60 station 13+058.808; thence with the existing right of way line North 33 degrees 53 minutes .27 seconds West, 130.581 meters (428.41 feet) to a point in the existing right of way line 6.618 meters (21.71 feet) right of US 60 station 12+928.011; thence with the existing right of way line 106.812 meters (350.43 feet) along an arc to the left, having a radius of 508.144 meters (1667.14 feet), the chord of which is North 39 degrees 54 minutes 45 seconds West, 106.615 meters (349.79 feet) to the point of beginning, and containing 0.801 hectares (8,007 square meters, 1.979 acres, 86,187 square feet).

ALSO EXCEPTING: Beginning at a point in the proposed right of way line 34.448 meters (113.02 feet) left of US 60 station 12+812.912; thence with the proposed easement line South 84 degrees 30 minutes 59 seconds East, 31.711 meters (104.04 feet) to a point in the proposed easement line 55.500 meters (182.09 feet) left of US 60 station 12+835.500; thence with the proposed easement line South 1 degrees 41 minutes 24 seconds East, 6.950 meters (22.80 feet) to a point in the proposed easement line 51.000 meters (167.32 feet) left of US 60 station 12+840.500; thence with the proposed easement line South 81 degrees 58 minutes 29 seconds West, 23.226 meters (76.20 feet) to a point in the proposed right of way line 31.803 meters (104.34 feet) left of US 60 station 12+828.000; thence with the proposed right of way line North 33 degrees 33 minutes 56 seconds West, 15.865 meters (52.05 feet) to the point of beginning, and containing 0.028 hectares (276 square meters, 0.068 acres, 2,966 square feet).

The above described property being a portion of the same property conveyed to William R. Monin and Brenda Monin, his wife, by Robert Jolly and Mildred Jolly, his wife, by the J., Deed dated February 27, 1979, and recorded in Deed Book 153, Page 183, in the Office of the County Clerk of Breckinridge County, Kentucky.

#### TRACT 2:

A certain tract or parcel of land being approximately 2.5 miles West of Hardinsburg on U.S. Highway 60 and being bounded and described as follows:

Beginning at a corner stone on the north side of U.S. Highway 60 and corner to William Monin (see D.B. 153, PG 183); thence with the Jolly-Goodman line N 29½ deg. E 70'; thence severing the Goodman Home Farm Trust tract in a southwesterly direction 75' to the north right-of-way boundary of U.S. Highway 60; thence following said right-of-way in an easterly direction 70' to the beginning and consisting of a triangle of approximately 2500' and 0.057 acres, more or less. BEING a part of the same property conveyed to The Janelle Marie Edlin Trust, E.L. Goodman, Trustee, by deed from E.L. Goodman and Hazel Goodman, his wife, dated December 30, 1993 and recorded in Deed Book 223, page 143, Breckinridge County Clerk's Office; see also deed dated January 3, 1994 and recorded in Deed Book 223, page 158; see also deed dated January 3, 1995 and recorded in Deed Book 230, page 185, said clerk's office; also a part of the same property conveyed to The Julie Renee Edlin Trust, E.L. Goodman, Trustee, by deed from E.L. Goodman and Hazel Goodman, his wife, dated December 30, 1993 and recorded in Deed Book 223, page 146, said clerk's office; see also deed dated January 3, 1994 and recorded in Deed Book 223, page 161, said clerk's office; and also deed dated January 3, 1995 and recorded in Deed Book 230, page 188, said clerk's office; also a part of the same property conveyed to The Jonathan James Edlin Trust, E.L. Goodman, Trustee, by deed from E.L. Goodman and Hazel Goodman, his wife, dated December 30, 1993 and recorded in Deed Book 223, page 149; see also deed dated January 3, 1994 and recorded in Deed Book 223, page 164; and also

deed dated January 3, 1995 and recorded in Deed Book 230, page 191, said clerk's office; also part of the same property conveyed to The Edith Adele Nash Trust, E.L. Goodman, Trustee, by deed from E.L. Goodman and Hazel Goodman, his wife, dated December 30, 1993 and recorded in Deed Book 223, page 152, said clerk's office; see also deed dated January 3, 1994 and recorded in Deed Book 223, page 167, said clerk's office; and also deed dated January 3, 1995 and recorded in Deed Book 230, page 194, said clerk's office; also part of the same property conveyed to The Erin Elizabeth Nash Trust, E.L. Goodman, Trustee, by deed from E.L. Goodman and Hazel Goodman, his wife, dated December 30, 1993 and recorded in Deed Book 223, page 155, said clerk's office; see also deed dated January 3, 1994 and recorded in Deed Book 223, page 170; and also deed dated January 3, 1995 and recorded in Deed Book 230, page 197, said clerk's office.

# Glenda R. Burke as Trustee of the Lyle H. and Audrey S. Reburn Irrevocable Family Trust: 44-12

## Legal Description of the Property

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 44-12 (124.85 acres)

A certain tract or parcel of land, situated, lying and being in the County of Breckinridge and State of Kentucky, and on Federal Highway No. 60 formerly the old Hardinsburg and Cloverport Turnpike and beginning at a stone on the northeast side of the said pike, and in Thos. Rowland's line; running thence with his line N 68-1/2 E 100 poles to a stake, thence N 24 W about 185 poles to a white oak, Hawkin's corner; thence with said Hawkin's line S 70-1/4 W 95-1/5 poles to a stone on the bluff of a branch; thence up and with said branch 85-1/5 poles in all to a stone in the branch; with an elm pointer in the original McGee line; thence with the same S 69 W 67 poles to a stone on the northeast side of the pike; thence with the stone S 50-1/2 W 140 poles to the beginning, containing 135 acres, more or less.

AND BEING the same property conveyed to Lyle H. Reburn and Audrey S. Reburn, husband and wife, by Trustee Deed from Lyle H. Reburn and Audrey S. Reburn, husband and wife, dated April 11, 1974, of record in Deed Book 165, Page 317, in the Office of the Breckinridge County Clerk.

### EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land lying and being in Breckinridge County, Kentucky and being a portion of the same tract of land described in deed bearing the date of April 11, 1974 which is duly recorded in Deed Book 165 at Page 317 in the office of the County Court Clerk of Breckinridge County, Kentucky, said parcel being described as follows:

Beginning at a point in the existing right of way line 19.830 meters (65.06 feet) right of US 60 station 9+986.504; thence with the west property line North 73 degrees 16 minutes 00 seconds East, 54.791 meters (179.76 feet) to a point in the proposed right of way line 26.646 meters (87.42 feet) left of US 60 station 10+015.522; thence with the proposed right of way line South 49 degrees 45 minutes 15 seconds East, 184.508 meters (605.34 feet) to a point in the proposed right of way line 30.000 meters (98.43 feet) left of US 60 station 10+200.000; thence with the proposed right of way line South 47 degrees 16 minutes 50 seconds East, 200.062 meters (656.37 feet) to a point in the proposed right of way line 25.000 meters (82.02 feet) left of US 60 station 10+400.000; thence with the proposed right of way line South 51 degrees 34 minutes 30 seconds East, 100.125 meters (328.49 feet) to a point in the proposed right of way line 30.000 meters (98.43 feet) left of US 60 station 10+500.000; thence with the proposed right of way line South 47 degrees 53 minutes 39 seconds East, 140.014 meters (459.36 feet) to a point in the proposed right of way line 28.000 meters (91.86 feet) left of US 60 station 10+640.000; thence with the proposed right of way line South 50 degrees 23 minutes 52 seconds East, 97.202 meters (318.90 feet) to a point in the proposed right of way line 30.859 meters (101.24 feet) left of US 60 station 10+737.160; thence with the south property line South 74 degrees 17 minutes 38

seconds West, 82.059 meters (269.22 feet) to a point in the existing right of way line 37.957 meters (124.53 feet) right of US 60 station 10+692.460; thence with the existing right of way line North 47 degrees 14 minutes 30 seconds West, 706.188 meters (2316.89 feet) to the point of beginning. The above described parcel contains 4.105 hectares (41,049 sq.meters, 10.144 acres, 441,852 sq.ft.).

The above described property being a portion of the same property conveyed to Lyle H. Reburn, et al by Margaret R. Nix, Trustee, by deed bearing the date of April 11, 1974, which is duly recorded in Book 165 at Page 317 in the office of the County Clerk of Breckinridge County, Kentucky.

# Thomas and Laura Skillman: 44-23

## EXHIBIT A

### Legal Description of the Land

Consisting of 345.45 acres, more or less, situated in Breckinridge County, Kentucky, two (2) miles west of Hardinsburg on U.S. Highway No. 60 and more particularly described as follows:

Beginning at a point in the centerline of U.S. Highway No. 60 on the northeast corner of Wilson Jolly; thence with Jolly's line in the center of a lane, S 55° W 27 poles, S 32 $\frac{3}{4}$ ° W 16.5 poles, S 69° W 196 poles to a white oak, corner to Jolly; thence with Jolly's line, S 23° E 140 poles to a hickory and redhub; and S 71° W 70.35 poles to an elm and white oak, corner to William and John Miller; thence S 15 $\frac{1}{4}$ ° E 44.5 poles, corner to John Miller, thence E 78° E 117.5 poles to a sugar tree, corner to Green Berry Board; thence with a line of Green Berry Board and Alvin Skillman, E 87 $\frac{1}{4}$ ° E 35.5 poles, E 76° E 8 poles, E 79 $\frac{3}{4}$ ° E 88.25 poles, and E 61 $\frac{1}{4}$ ° E 37.5 poles to a stone, corner to Silas Miller; thence E 44° W 98.50 poles to a sweet gum; thence E 44° W 98.50 poles

to a sweet gum; thence E 72 $\frac{3}{4}$ ° E 112 poles to a stone, corner to Miller and Jolly; thence with Jolly's line E 24° W 44.5 poles, and E  $\frac{1}{2}$ ° W 42.5 poles to the center of U.S. Highway No. 60; thence with the center of said highway E 58° W 88.5 poles to the place of beginning, containing 345.45 acres, more or less, but subject to legal highways. **Except the undivided two-thirds interest in the oil and minerals underlying said premises together with the right of drill and mine the same.**

Continued on next page.

#### FIRST TRACT SOLD OFF

A certain tract or parcel of land lying on the Skillman Road approximately 600 ft. west from its juncture with U.S. Highway 60, approximately 2.5 northwest of Hardinsburg, Breckinridge County, Kentucky, bounded and described as follows:

Beginning at an iron pin referenced thus: 107.90 ft. northwest of the northwest corner, 131.22 ft. northwest of the southwest corner of the residence situated hereon, thence S 14° 20' E, 216.74 ft. to an iron pin referenced thus: 98.40 ft. southwest of the southwest corner, 121.73 ft. southwest of the northwest corner of the residence situated hereon, thence N 79° 08' E, 195.64 ft. to an iron pin, thence N 13° 37' W, 234.17 ft. to an iron pin, thence N 76° 45' W, 23.09 ft. to a point in the right-of-way of Skillman Road (the aforementioned corners forming the boundary with the property of Allen M. Skillman thence with said right-of-way S 59° 00' W, 67.85 ft. to an iron pin, thence with said right-of-way S 77° 18' W, 111.82 ft. to the point of beginning, containing 0.9747 acres, more or less, surveyed by B.H. Monarch L.S. Ky. Reg. No. LS-108.

The first tract sold off being the same property conveyed to Thomas M. Skillman by Deed dated the 17<sup>th</sup> day of January, 1983, and recorded in Deed Book 165, Page 246, in the office of the Clerk of the Breckinridge County Court.

#### SECOND TRACT SOLD OFF

A certain tract or parcel of land lying at the junction of U.S. Highway 60 and Skillman Road approximately 2.5 miles northwest of Hardinsburg, Breckinridge County, Kentucky, bounded and described as follows:

Beginning at an iron pin in the right-of-way line of U.S. Highway 60 (30 ft. off centerline), and in the right-of-way line of Skillman Road (15 ft. off centerline), thence with said Skillman Road S 71° 43' W, 316.60 ft. to an iron pin in right-of-way line of Skillman Road, thence S 71° 02' E 583.34 ft. to an iron pin in the right-of-way line of U.S. Highway 60, thence N 41° 00' W, 382.71 ft. to the beginning point, containing 1.2828 acres, more or less.

The above description for the second tract sold off was prepared from information gathered in a survey made on 1 Oct. 1983 by B.H. Monarch, Land Surveyor, Kentucky Registry No. LS-108.

The second tract sold off being the same property conveyed to Keith P. Small and Bettye Sue Small, his wife, by Deed dated the 12<sup>th</sup> day of October, 1983, and recorded in Deed Book 168, Page 97, in the office of the Clerk of the Breckinridge County Court.

### THIRD TRACT SOLD OFF

A certain tract or parcel of land lying on the Skillman Road, approximately 1,000 ft. west of its juncture with U.S. Highway 60 approximately 2.5 miles north of Hardinsburg, Breckinridge County, Kentucky, bounded and described as follows:

Beginning at an iron pin referenced thus: 98.40 ft. southwest of the southwest corner, 121.73 ft. southwest of the northwest corner of the residence of Thomas M. Skillman (located on adjacent property), corner to a cemetery lot, thence S 15° 54' E 108.62 ft. to another cemetery corner, thence S 75° 29' W 89.65 ft. to another cemetery corner, thence S 69° 45' W 594.31 ft. with property of Allen M. Skillman, thence S 78° 23' W 378.02 ft. with property of Allen M. Skillman, thence N 14° 33' W 225.81 ft. with property of Allen M. Skillman, thence N 76° 09' E, 454.06 ft. with property of Allen M. Skillman, thence N 15° 18' W 158.93 ft. to right of way of Allen M. Skillman, thence N 76° 47' E, 605.03 ft. to an iron pin reference thus: 107.90 ft. northwest of the northwest corner, 131.72 ft. northwest of the southwest corner, of the aforementioned Thomas M. Skillman residence, thence S 14° 20' E 216.74 ft. to the beginning, containing 7.3409 acres, more or less.

THERE IS EXCEPTED from the third tract sold off a cemetery, bounded and described as follows:

Beginning at an iron pin referenced thus: 98.40 ft. southwest of the southwest corner, 121.73 ft. southwest of the northwest corner of the aforementioned Thomas M. Skillman residence, thence S 15° 54' E 108.62 ft., thence S 75° 29' W 89.65 ft., thence N 15° 54' W, 108.62 ft., thence N 75° 29' E, 89.65 ft., to the beginning, containing 0.2235 acres, more or less.

The above description for the third tract sold off was prepared from information gathered in a chain and transit survey made in December, 1987 by B.H. Monarch, Land Surveyor, Ky. Reg. No. LS-108.

The third tract being sold off being the same property conveyed to Thomas M. Skillman and Laura Skillman, his wife, by Deed dated the 10<sup>th</sup> Day of February, 1989, and recorded in Deed Book 192, Page 663, in the office of the Clerk of the Breckinridge County Court.

BEING THE SAME PROPERTY conveyed from Allen M.



Skillman and Sue B. Skillman, his wife, to the Allen M. Skillman, Trust dated the 28<sup>th</sup> day of April, 1994, and the Sue B. Skillman, Trust dated the 28<sup>th</sup> day of April, 1994, said deed dated May 31, 1994 and recorded in Deed Book 226 at Pages 128-132 in the Breckinridge County Clerk's Office.

Being the same property conveyed to Sue B. Skillman from Sue B. Skillman as Trustee of the Sue B. Skillman Trust and Sue B. Skillman, individually, by deed dated January 12, 2022, and recorded in Deed Book 444 at page 558 in the Breckinridge County Clerk's Office.

Thereafter, Sue B. Skillman died testate March 7, 2022. Her Will is recorded in Will Book 36 at page 573 in the Breckinridge County Clerk's Office; and pursuant to the terms of her Will, she attempted to devise her real estate to her two children, namely Thomas M. Skillman and Bettye Sue Small.

Continued on next Page.

THERE IS EXCEPTED FROM THIS DEED a 63.468 acre tract conveyed to Bettye Sue Small and Keith Small, her husband, by a Trustee Deed of Conveyance from Kathy Ann Anthony, Trustee, to Bettye Sue Small and Keith Small, her husband, said deed being recorded in Deed Book 447 , pages 653 in the Breckinridge County Clerk's Office.

BEING a 63.468 acre tract located on the westerly side of US Highway 60 and the easterly side of Skillman-Monarch Lane, west of the city of Hardinsburg, Breckinridge County, Kentucky, more particularly described as follows:

BEGINNING at a set 5/8" rebar on the westerly right-of-way of US Highway 60 corner to K. P. Small (DB 168 PG 97) and S. B. Skillman (DB 444 PG 558); THENCE with the westerly right-of-way of US Highway 60 the following chordal courses: S 50 deg. 38 min. 28 sec. E., 459.71' to a found concrete right-of-way monument; THENCE S 58 deg. 36 min. 43 sec. E., 193.72' to a set 5/8" rebar; THENCE S 51 deg. 17 min. 13 sec. E., 381.18' to a found concrete right-of-way monument; THENCE S 41 deg. 56 min. 12 sec. E., 127.88' to a set 5/8" rebar corner to K. P. Small (DB 274 PG 685); THENCE leaving said highway with K. P. Small S 05 deg. 26 min. 40 sec. W., 641.77' to a set 5/8" rebar; THENCE S 16 deg. 59 min. 07 sec. E., 730.91' to a set 5/8" rebar in the line of R. A. Martin (DB 326 PG 582); THENCE with R. A. Martin S 79 deg. 58 min. 38 sec. W., 1216.17' to a set 5/8" rebar; THENCE leaving said R. A. Martin with a new line in said S. B. Skillman N 16 deg. 53 min. 15 sec. W., 1949.54' to a found 1/2" rebar corner to T. M. Skillman (DB 165 PG 246); THENCE with T. M. Skillman N 13 deg. 25 min. 01 sec. W., 234.02' to a found 5/8" steel rod; THENCE N 76 deg. 33 min. 01 sec. W., 23.09' to a set 5/8" rebar on the easterly right-of-way of Skillman-Monarch Lane; THENCE with the easterly right-of-way of Skillman-

Monarch Lane the following chordal courses: N 45 deg. 35 min. 22 sec. E., 98.09' to a found concrete right-of-way monument; THENCE N 48 deg. 22 min. 23 sec. E., 56.49' to a found concrete right-of-way monument; THENCE N 43 deg. 43 min. 57 sec. E., 164.96' to a found concrete right-of-way monument; THENCE N 60 deg. 37 min. 11 sec. E., 51.67' to a set 5/8" rebar corner to said K. P. Small (DB 168 PG 97); THENCE leaving said Skillman-Monarch Lane with K. P. Small S 81 deg. 49 min. 43 sec. E., 518.27' to the POINT OF BEGINNING and CONTAINING 63.468 acres (more or less) according to a physical survey by Timothy W. Smith, PLS #2373, the completion date of the boundary survey being February 28, 2022, per Job No. 22-110.

Unless stated otherwise, any monument referred to herein as a Aset 5/8" rebar@ is a 5/8" diameter steel concrete reinforcing rod, eighteen inches (18") in length, with a yellow plastic cap stamped "T.W. Smith LS 2373". The basis of bearing stated herein is based on GPS North, NAD 83, NAVD 88, GRS 80, GRID North.

The above described tract is subject to any other easements, right-of-ways, restrictions, overlaps, vacancies, uncertainties, planning and zoning requirements either implied or of record.

NOTE: Deed Book references shown hereon were used for survey purposes only and may not be the complete legal title source. The above legal description is part of a plat illustrating said survey. This plat should be consulted concerning any additional information about said survey.

The 63.468 acre tract of property is a part of the same property conveyed to Kathy Ann Anthony, Trustee, from Thomas M. Skillman and Laura Skillman, his wife, and Bettye Sue Small and Keith Small, her husband, by deed dated May 2<sup>nd</sup>, 2022 and recorded in Deed Book 447 at Pages 647 in the Breckinridge County Clerk's Office.

**EXHIBIT A-1**  
**Legal Description of Property**

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 44-23

Being a certain parcel of land known as a portion of Tax Parcel 44-23 located in Breckinridge County, Kentucky approximately 2.2 miles northwest of Hardinsburg, 2,000 feet southwest of the intersection of Skillman-Monarch Lane and Highway 60, and 1.9 miles north of the intersection of Highway 992 and Highway 60 as recorded in Deed Book 226, Page 128 and being more particularly described as follows:

LESS AND EXCEPT:

COMMENCING at a 1/2" rebar located along the southern right-of-way line of Skillman-Monarch Lane having Kentucky State Plane Coordinates NAD1983 (NSRS 2011), South Zone (1602), Northing 2173779.04, Easting 1423595.67, said 1/2" rebar being the northeast corner of Thomas M. Skillman; thence S76°30'03"E, a distance of 23.00 feet to a 3/4" rebar found, said rebar found being located along the western line of Bettye Sue Small and Keith Small as recorded in Deed Book 447, Page 653; thence with the western line of Bettye Sue Small and Keith Small, S13°24'42"E, a distance of 234.04 feet to a 1/2" rebar found, said rebar found also being the POINT OF BEGINNING; thence continuing with the western line of Bettye Sue Small and Keith Small, S16°53'10"E, a distance of 626.80 feet to a point in the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement as recorded in Deed Book 324, Page 140; thence with the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, S55°12'20"W, a distance of 915.93 feet; thence leaving the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, N43°57'30"W, a distance of 167.46 feet to a point; thence N71°43'09"W, a distance of 145.90 feet to a point; thence N02°32'07"W, a distance of 360.99 feet to a point; thence S89°12'32"W, a distance of 426.14 feet to a point; thence S81°41'55"W, a distance of 1,029.40 feet to a point; thence N13°56'34"W, a distance of 410.49 feet to a point in the southern right-of-way line of Skillman-Monarch Lane; thence with the southern right-of-way line of Skillman-Monarch Lane, N76°03'26"E, a distance of 1,598.12 feet to a point, said point being the northeast corner of Allen and Thomas M. Skillman; thence with the line of Allen and Thomas M. Skillman the following seven (7) courses and distances, 1) S14°55'11"E, a distance of 152.46 feet to a point; 2) thence S76°31'49"W, a distance of 454.06 feet to a point; 3) thence S14°10'11"E, a distance of 225.81 feet to a point; 4) thence N78°51'41"E, a distance of 377.89 feet to a point; 5) thence N70°10'32"E, a distance of 592.06 feet to a point; 6) thence N77°06'58"E, a distance of 87.26 feet to a point; 7) thence N14°11'15"W, a distance of 110.61 feet to a point, said point also being the southwest corner of Thomas M. Skillman; thence leaving the line of Allen and Thomas M. Skillman and with the southern line of Thomas M. Skillman N78°56'34"E, a distance of 198.46

feet to the POINT OF BEGINNING containing 1,358,289 square feet or 31.182 acres, more or less.

LESS AND EXCEPT:

COMMENCING at a 1/2" rebar located along the southern right-of-way line of Skillman-Monarch Lane having Kentucky State Plane Coordinates NAD1983 (NSRS 2011), South Zone (1602), Northing 2173779.04, Easting 1423595.67, said 1/2" rebar being the northeast corner of Thomas M. Skillman; thence S76°30'03"E, a distance of 23.00 feet to a 3/4" rebar found, said rebar found being located along the western line of Bettye Sue Small and Keith Small as recorded in Deed Book 447, Page 653; thence with the western line of Bettye Sue Small and Keith Small, S13°24'42"E, a distance of 234.04 feet to a 1/2" rebar found, thence S16°53'10"E, a distance of 626.80 feet to a point in the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement as recorded in Deed Book 324, Page 140; thence with the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, S55°12'20"W, a distance of 1,321.10 feet to the POINT OF BEGINNING; thence with the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, S55°12'20"W, a distance of 2,081.60 feet to a point in the eastern line of Linda Akridge; thence with the eastern line of Linda Akridge, N16°56'12"W, a distance of 131.33 feet to a point in the northern easement line of a 125 foot Big Rivers Electric Corporation transmission easement; thence with the northern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, N55°12'20"E, a distance of 2,021.16 feet to a point; thence leaving the northern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, S43°57'30"E, a distance of 126.62 feet to the POINT OF BEGINNING containing 256,422 square feet or 5.887 acres, more or less.

LESS AND EXCEPT:

COMMENCING at a 1/2" rebar located along the southern right-of-way line of Skillman-Monarch Lane having Kentucky State Plane Coordinates NAD1983 (NSRS 2011), South Zone (1602), Northing 2173779.04, Easting 1423595.67, said 1/2" rebar being the northeast corner of Thomas M. Skillman; thence with the southern right-of-way line of Skillman-Monarch Lane the following four (4) courses and distances; 1) thence S59°04'47"W, a distance of 67.95 feet to a point; 2) thence S77°42'05"W, a distance of 111.52 feet to a point; 3) thence S76°33'36"W, a distance of 606.12 feet to a point; 4) thence S76°03'26"W, a distance of 1,838.12 feet to the POINT OF BEGINNING; thence leaving the southern right-of-way line of Skillman-Monarch Lane, S13°56'34"E, a distance of 379.48 feet to a point; thence S84°15'44"W, a distance of 200.16 feet to a point; thence N16°56'12"W, a distance of 351.40 feet to a point in the southern right-of-way line of Skillman-Monarch Lane; thence with the southern right-of-way line of Skillman-Monarch Lane, N76°03'26"E, a distance of 216.47 feet to the POINT OF BEGINNING containing 75,571 square feet or 1.735 acres, more or less.

**EXHIBIT A-2**  
**Legal Description of Easement Access Areas**

**PORTION OF PID 44-23**

Being a certain parcel of land known as a portion of Tax Parcel 44-23 located in Breckinridge County, Kentucky approximately 2.2 miles northwest of Hardinsburg, 2,000 feet southwest of the intersection of Skillman-Monarch Lane and Highway 60, and 1.9 miles north of the intersection of Highway 992 and Highway 60 as recorded in Deed Book 226, Page 128 and being more particularly described as follows:

**Easement Access Area 1:**

COMMENCING at a 1/2" rebar located along the southern right-of-way line of Skillman-Monarch Lane having Kentucky State Plane Coordinates NAD1983 (NSRS 2011), South Zone (1602), Northing 2173779.04, Easting 1423595.67, said 1/2" rebar being the northeast corner of Thomas M. Skillman; thence S76°30'03"E, a distance of 23.00 feet to a 3/4" rebar found, said rebar found being located along the western line of Bettye Sue Small and Keith Small as recorded in Deed Book 447, Page 653; thence with the western line of Bettye Sue Small and Keith Small, S13°24'42"E, a distance of 234.04 feet to a 1/2" rebar found, thence S16°53'10"E, a distance of 626.80 feet to a point in the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement as recorded in Deed Book 324, Page 140; thence with the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, S55°12'20"W, a distance of 915.93 feet to the POINT OF BEGINNING; thence with the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, S55°12'20"W, a distance of 405.17 feet to a point; thence leaving the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, N43°57'30"W, a distance of 126.62 feet to a point in the northern easement line of a 125 foot Big Rivers Electric Corporation transmission easement; thence with the northern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, N55°12'20"E, a distance of 211.95 feet to a point; thence N02°32'07"W, a distance of

185.61 feet to a point; thence  $S71^{\circ}43'09''E$ , a distance of 145.90 feet to a point; thence  $S43^{\circ}57'30''E$ , a distance of 167.46 feet to the POINT OF BEGINNING containing 67,198 square feet or 1.543 acres, more or less.

END OF DESCRIPTION

Easement Access Area 2:

COMMENCING at a 1/2" rebar located along the southern right-of-way line of Skillman-Monarch Lane having Kentucky State Plane Coordinates NAD1983 (NSRS 2011), South Zone (1602), Northing 2173779.04, Easting 1423595.67, said 1/2" rebar being the northeast corner of Thomas M. Skillman; thence with the southern right-of-way line of Skillman-Monarch Lane the following four (4) courses and distances; 1) thence  $S59^{\circ}04'47''W$ , a distance of 67.95 feet to a point; 2) thence  $S77^{\circ}42'05''W$ , a distance of 111.52 feet to a point; 3) thence  $S76^{\circ}33'36''W$ , a distance of 606.12 feet to a point; 4) thence  $S76^{\circ}03'26''W$ , a distance of 2,054.59 feet to the POINT OF BEGINNING; thence leaving the southern right-of-way line of Skillman-Monarch Lane,  $S16^{\circ}56'12''E$ , a distance of 351.40 feet to a point; thence  $S77^{\circ}58'46''W$ , a distance of 401.48 feet to a point in the eastern line of Linda Akridge; thence with the eastern line of Linda Akridge,  $N16^{\circ}56'12''W$ , a distance of 337.91 feet to a point in the southern right-of-way line of Skillman-Monarch Lane; thence leaving the eastern line of Linda Akridge and with the southern right-of-way line of Skillman-Monarch Lane  $N76^{\circ}03'26''E$ , a distance of 400.55 feet to the POINT OF BEGINNING containing 137,862 square feet or 3.165 acres, more or less.

END OF DESCRIPTION

**EXHIBIT A-3**  
**Legal Description of Underground Collection Areas**

Underground Collection Area 1:

COMMENCING at a 1/2" rebar located along the southern right-of-way line of Skillman-Monarch Lane having Kentucky State Plane Coordinates NAD1983 (NSRS 2011), South Zone (1602), Northing 2173779.04, Easting 1423595.67, said 1/2" rebar being the northeast corner of Thomas M. Skillman; thence S76°30'03"E, a distance of 23.00 feet to a 3/4" rebar found, said rebar found being located along the western line of Bettye Sue Small and Keith Small as recorded in Deed Book 447, Page 653; thence with the western line of Bettye Sue Small and Keith Small, S13°24'42"E, a distance of 234.04 feet to a 1/2" rebar found, thence S16°53'10"E, a distance of 626.80 feet to a point in the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement as recorded in Deed Book 324, Page 140; thence with the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, S55°12'20"W, a distance of 1,017.22 feet to the POINT OF BEGINNING; thence with the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, S55°12'20"W, a distance of 202.59 feet to a point; thence leaving the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, N43°57'30"W, a distance of 126.62 feet to a point in the northern easement line of a 125 foot Big Rivers Electric Corporation transmission easement; thence with the northern easement line of a 125 foot Big Rivers Electric Corporation transmission easement, N55°12'20"E, a distance of 110.66 feet to a point; thence N02°32'07"W, a distance of 78.62 feet to a point; thence S71°43'09"E, a distance of 83.17 feet to a point; thence S43°57'30"E, a distance of 126.62 feet to the POINT OF BEGINNING containing 28,379 square feet or 0.651 acres, more or less.

END OF DESCRIPTION

Underground Collection Area 2:

COMMENCING at a 1/2" rebar located along the southern right-of-way line of Skillman-Monarch Lane having Kentucky State Plane Coordinates NAD1983 (NSRS 2011), South Zone (1602), Northing 2173779.04, Easting 1423595.67, said 1/2" rebar being the northeast corner of Thomas M. Skillman; thence with the southern right-of-way line of Skillman-Monarch Lane the following four (4) courses and distances; 1) thence S59°04'47"W, a distance of 67.95 feet to a point; 2) thence S77°42'05"W, a distance of 111.52 feet to a point; 3) thence S76°33'36"W, a distance of 606.12 feet to a point; 4) thence S76°03'26"W, a distance of 1,598.12 feet to the POINT OF BEGINNING; thence leaving the southern right-of-way line of Skillman-Monarch Lane, S13°56'34"E, a distance of 410.49 feet to a point; thence S83°25'07"W, a distance of 241.99 feet to a point; thence N13°56'34"W, a distance of 379.48 feet to a point in the southern right-of-way line of Skillman-Monarch Lane; thence with the southern right-of-way line of Skillman-Monarch Lane, N76°03'26"E, a distance of 240.00 feet to the POINT OF BEGINNING containing 94,797 square feet or 2.176 acres, more or less.

END OF DESCRIPTION



Keith and Bettye Small: 58-13, 59-1, and 44-23-1

Parcel ID 58-13

DEED I

Three certain tracts or parcels of land situate, lying and being in the County of Breckinridge, State of Kentucky, on the Hardinsburg and Cloverport turnpike road, and bounded and described as follows, to-wit:

FIRST TRACT: Beginning at a sycamore on the turnpike, thence S. 2 W. 39 poles to a stone, thence N. 70 E. 28 poles to a stone, thence N. 35 18 poles to a stone, thence N. 40 W 18-3/4 poles to the beginning, containing 4 acres, 2 rods and 29 poles be the same more or less.

SECOND TRACT: Situated on the North side of said turnpike road in same County and State and described as follows: Beginning at a stone on the pike, Silas Miller's corner, thence N. 70 E. 145 poles to a stone and black oak, near Rocky Run, thence N. 5-1/4 W. 8 poles to the cliff, thence with the cliff N. 59-1/2 W. 42 poles N. 6-1/2 W. 37 poles to a beech on the bank of Rocky Run, thence down the run in all 143-1/2 poles to two sycamores, thence S. 70 W. 77 poles to a stone Blythe's corner, thence S. 14 W. 159 poles to a black oak, thence S. 29-1/4 W. 39-3/4 to a poplar on the pike another of Blythe's corners; thence with said pike S. 42 E. 45-1/2 poles to the beginning, containing 130 acres, more or less.

THIRD TRACT: Beginning at a stone on the West side of the turnpike road, running thence with the meanders of said road in a straight line N. 37 W. 51 poles to a stone and sassafras on the same side of the pike, thence S. 70 W. 28 poles to a stone Skillman's corner, thence S. 21-1/4 E. 45 poles to a stone Skillman's corner in Miller's line, thence N. 75-3/4 E. 42 poles to the beginning, containing 10-1/2 acres, more or less.

There is EXCEPTED out of the above described boundary two tract of land conveyed by J. F. Jolly to Robert Jolly by deeds dated February 23, 1940, and March 19, 1943, and recorded in Deed Book 80, Page 601, and Deed Book 82, Page 282, respectively. This excepted property is the same property shown in this deed in the source of title.

There is further EXCEPTED out of the above described property a tract of land containing 130 acres, more or less, sold by Robert Jolly et ux, to William R. Monin, et ux, by deed dated February 27, 1979, which deed is recorded in Deed Book 151, at Page 580, in the Breckinridge County Court Clerk's Office.

There is further EXCEPTED out of the above described property a tract of land containing 3-1/2 acres, more or less, sold by Robert L. Jolly, et al, to Raymond T. Clark, et ux, by deed dated March \_\_\_\_, 1988 which deed is recorded in Deed Book 188, at Page 248, in the Breckinridge County Court Clerk's Office.

There is further EXCEPTED and NOT CONVEYED by Mary L. Jolly, widow and unmarried, certain property described in a deed dated June 18, 1998, conveyed by Robert L. Jolly and Mary L. Jolly, his wife, to the Commonwealth of Kentucky, which deed is recorded in Deed Book 254, at Page 667, in the Breckinridge County Clerk's Office, to which deed reference is hereby made for a more particular description of the excepted property and easement described in said deed.

The property herein conveyed is the same property whereby Mary L. Jolly conveyed an one-half (1/2) interest to Thomas M. Skillman and Laura Skillman, his wife, and an one-half (1/2) interest to Keith P. Small and Bettye S. Small, his wife, by deed dated June 1, 2001, and recorded in Deed Book 274 at page 685 in the Breckinridge County Clerk's Office.

Parcel ID 59-1

DEED II

Tract I

A certain lot or parcel of land in Breckinridge County, Kentucky, about three miles West of Hardinsburg, Ky on Federal Highway No 60 and on the South side thereof and bounded as follows:

Beginning at a point in the South right of way line of Highway No 60 where a branch crosses the said highway, Thence with the said highway in an Eastwardly direction 140 yards to the Zeno Miller line, Thence at Right Angles with the said Highway Southwardly 10 yards to a branch, Thence Westwardly with the said branch as it meanders to its intersection with the branch that crosses U.S. Highway No 60, Thence with said branch in a Northwardly direction to the beginning containing one half acres more or less.

**Tract II**

A certain tract or parcel of land, situate lying and being in the County of Breckinridge, State of Kentucky, and bounded and described as follows, to-wit:

Beginning in the West line of the Zeno Miller tract South of U.S. Highway 60 at a point where Robert Jolly tract intersects with the Zeno Miller line, thence with the Zeno Miller line in a southwardly direction a distance sufficient to enclose a three and one half acre tract, thence westwardly to a branch running from the Skillman land to and under Highway 60, thence running northwardly along said branch to a point where a branch running East and West intersects with said branch, and is the South West corner of a lot conveyed to Robert Jolly and wife by Frank Jolly and Esther Jolly, his wife, thence running Eastwardly along said branch as it meanders to the beginning, containing three and one half acres, more or less.

**THERE IS, HOWEVER, EXCEPTED** out of the above described property, a certain tract of land heretofore conveyed by Raymond T. Clark and Essie Clark, husband and wife, to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways, dated January 30, 1999 and recorded in Deed Book 258, page 184, Breckinridge County Clerk's Office, containing .267 acres, more or less, to which deed reference is hereby given for a more particular description of said property.

**BEING THE SAME PROPERTY** conveyed to Keith P. Small and Bettye Sue Small, his wife, and Thomas M. Skillman and Laura Skillman, his wife, from Raymond T. Clark, unmarried widower, by Deed of Conveyance dated November 6, 2008 and recorded in Deed Book 336, Pages 3-5 in the Breckinridge County Clerk's Office.

**Parcel ID 44-23-1**

**BEING** a 63.468 acre tract located on the westerly side of US Highway 60 and the easterly side of Skillman-Monarch Lane, west of the city of Hardinsburg, Breckinridge County, Kentucky, more particularly described as follows:

BEGINNING at a set 5/8" rebar on the westerly right-of-way of US Highway 60 corner to K. P. Small (DB 168 PG 97) and S. B. Skillman (DB 444 PG 558); THENCE with the westerly right-of-way of US Highway 60 the following chordal courses: S 50 deg. 38 min. 28 sec. E., 459.71' to a found concrete right-of-way monument; THENCE S 58 deg. 36 min. 43 sec. E., 193.72' to a set 5/8" rebar; THENCE S 51 deg. 17 min. 13 sec. E., 381.18' to a found concrete right-of-way monument; THENCE S 41 deg. 56 min. 12 sec. E., 127.88' to a set 5/8" rebar corner to K. P. Small (DB 274 PG 685); THENCE leaving said highway with K. P. Small S 05 deg. 26 min. 40 sec. W., 641.77' to a set 5/8" rebar;

THENCE S 16 deg. 59 min. 07 sec. E., 730.91' to a set 5/8" rebar in the line of R. A. Martin (DB 326 PG 582); THENCE with R. A. Martin S 79 deg. 58 min. 38 sec. W., 1216.17' to a set 5/8" rebar; THENCE leaving said R. A. Martin with a new line in said S. B. Skillman N 16 deg. 53 min. 15 sec. W., 1949.54' to a found 1/2" rebar corner to T. M. Skillman (DB 165 PG 246); THENCE with T. M. Skillman N 13 deg. 25 min. 01 sec. W., 234.02' to a found 5/8" steel rod; THENCE N 76 deg. 33 min. 01 sec. W., 23.09' to a set 5/8" rebar on the easterly right-of-way of Skillman-Monarch Lane; THENCE with the easterly right-of-way of Skillman-Monarch Lane the following chordal courses: N 45 deg. 35 min. 22 sec. E., 98.09' to a found concrete right-of-way monument; THENCE N 48 deg. 22 min. 23 sec. E., 56.49' to a found concrete right-of-way monument; THENCE N 43 deg. 43 min. 57 sec. E., 164.96' to a found concrete right-of-way monument; THENCE N 60 deg. 37 min. 11 sec. E., 51.67' to a set 5/8" rebar corner to said K. P. Small (DB 168 PG 97); THENCE leaving said Skillman-Monarch Lane with K. P. Small S 81 deg. 49 min. 43 sec. E., 518.27' to the POINT OF BEGINNING and CONTAINING 63.468 acres (more or less) according to a physical survey by Timothy W. Smith, PLS #2373, the completion date of the boundary survey being February 28, 2022, per Job No. 22-110.

Unless stated otherwise, any monument referred to herein as a set 5/8" rebar@ is a 5/8" diameter steel concrete reinforcing rod, eighteen inches (18") in length, with a yellow plastic cap stamped "T.W. Smith LS 2373". The basis of bearing stated herein is based on GPS North, NAD 83, NAVD 88, GRS 80, GRID North.

The above described tract is subject to any other easements, right-of-ways, restrictions, overlaps, vacancies, uncertainties, planning and zoning requirements either implied or of record.

NOTE: Deed Book references shown hereon were used for survey purposes only and may not be the complete legal title source. The above legal description is part of a plat illustrating said survey. This plat should be consulted concerning any additional information about said survey.

BEING a part of the same property conveyed to Kathy Ann Anthony, Trustee, from Thomas M. Skillman and Laura Skillman, his wife, and Bettye Sue Small and Keith Small, her husband, by deed dated May 2nd, 2022 and recorded in Deed Book 447 at Pages 647 in the Breckinridge County Clerk's Office.

**LESS AND EXCEPT the following:**

BEGINNING at a 1/2" rebar found located along the southern right-of-way line of Skillman-Monarch Lane having Kentucky State Plane Coordinates NAD1983 (NSRS 2011), South Zone (1602), Northing 2173779.04, Easting 1423595.67, said 1/2" rebar being the northeast corner of Thomas M. Skillman; thence with the southern right-of-way of Skillman-Monarch Lane the following four (4) courses and distances, 1) N45°32'17"E, a distance of 97.82 feet to a 6"x6" concrete monument found; thence N48°21'53"E, a distance of 56.48 feet to a point; thence N43°43'27"E, a distance of 164.94 feet to a 6"x6" concrete monument found; thence N60°37'20"E, a distance of 51.88 feet to a rebar with cap stamped Smith 2373 found; thence leaving the southern right of way of Skillman-Monarch Lane and with the southern line of Keith P. and Bettye Sue Small S81°49'30"E, a distance of 518.31 feet to a rebar with cap stamped Smith 2373 found along the western right of way of Highway 60; thence leaving the line of Keith P. and Bettye Sue Small and with the western right-of-way of Highway 60 the following four (4) courses and distances, 1) S50°39'09"E, a distance of 459.63 feet to a 6"x6" concrete monument found; 2) thence S58°35'02"E, a distance of 193.68 feet to a rebar with cap stamped Smith 2373 found, said rebar with cap being 1.42 feet northeast of a disturbed 6"x6" concrete monument found; 3) thence S51°19'06"E, a distance of 381.20 feet 6"x6" concrete monument found; 4) thence S41°50'01"E, a distance of 127.90 feet to a rebar with cap stamped Smith 2373 found, said rebar with cap also being the northern corner of Thomas M. and Laura Skillman & Keith P. and Bettye S. Small; thence leaving the western right of way of Highway 60 and with the western boundary line of Thomas M. and Laura Skillman & Keith P. and Bettye S. Small S05°26'08"W, a distance of 108.37 feet to a point; thence leaving the western boundary line of Thomas M. and Laura Skillman & Keith P. and Bettye S. Small the following three (3) courses and distances, 1) S89°29'46"W, a distance of 940.68 feet to a point; 2) thence S81°15'23"W, a distance of 307.83 feet to a point; 3) thence with the southern easement line of a 125 foot Big Rivers Electric Corporation transmission easement S55°12'20"W, a distance of 211.91 feet to a point in the eastern line of The Allen M. Skillman Trust; thence with the eastern line of The Allen M. Skillman Trust N16°53'10"W, a distance of 626.80 feet to a 1/2" rebar found at the northeast corner of The Allen M. Skillman Trust and the

southeast corner of Thomas M. Skillman; thence leaving the eastern line of The Allen M. Skillman Trust and with the eastern line of Thomas M. Skillman the following two (2) courses and distances, 1) N13°24'42"W, a distance of 234.04 feet to a 3/4" iron rod found; 2) thence N76°30'03"W, a distance of 23.00 feet to the POINT OF BEGINNING containing 1,062,326 square feet or 24.388 acres, more or less.

Paul E. Williams and Patsy L. Williams, Trustees of the Williams Revocable Living Trust dated September 20, 2006: 44-26 (encompasses 58-12)

Legal Description of the Property

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 44-26

A certain tract or parcel of land lying and being about 2½ miles West of Hardinsburg, in Breckinridge County, Kentucky, and bounded and described as follows:

BEGINNING at a stone on the North side of U.S. Highway No. 60 and corner to Robert Jolly; thence with Jolly's line North 29½ deg. East 39-¾ poles to a stone, Jolly's corner; thence with Jolly's line North 14¼ deg. East 158½ poles to a stone, Jolly's corner; thence with Jolly's line North 71-¾ deg. East 75½ poles to a stone corner to Jolly and William Rhodes; thence with Rhodes, North 42-¾ deg. West 74 poles to a stone, Rhodes' corner; thence continuing with Rhodes, North 31-¾ deg. West 55½ poles to a stone, corner to Rhodes and J.M. Hinton; thence with Hinton, South 67½ deg. West 141½ poles to a white oak, Hinton's corner; thence again with Hinton's line North 28 deg. West 114 poles to a stone, Hinton's corner; thence with Hinton, South 67 deg. West 81 poles to Mrs. Rayborne's and Hinton's corner; thence first with Rayborne and then F. Hardison, South 23 deg. East 90½ poles to a stone, Hardison's corner; thence South 40 deg. West 34 poles to a white oak tree, Hardison's corner; thence continuing with the lines of Hardison, South 73 deg. West 51½ poles to a stone on the East side of U.S. Highway No. 60, Hardison's corner; thence with the East side of the highway South 7 deg. East 32 poles to a stone, King's corner; thence leaving the highway and with King's line North 58 deg. East 58½ poles to a stone, King's corner; thence with King's line North 41 deg. East 35½ poles to a stone, King's corner; thence continuing with King, North 75 deg. East 29 poles to a stone, King's and J. W. Daugherty's corner; thence with Daugherty's line South 16 deg. East 66½ poles to a stone, Daugherty's corner; thence with Daugherty, South 9 deg. East 84 poles to a stone, Daugherty's corner; thence with his line South 86 deg. East 10 poles to a stone, Daugherty's corner; thence with another of his lines South 2½ deg. West 12 pole to a stone on the North side of U.S. Highway No. 60, Daugherty's corner; thence with the North side of the highway, South 65 deg. East 133 poles to the beginning and containing 349.6 acres.

There is however EXCEPTED out of the above described property a certain tract of land conveyed by deed from E.L. Goodman, Trustee, for The Janelle Marie Edlin Trust, E. L. Goodman, Trustee, for the Julie Renee Edlin Trust, E. L. Goodman, Trustee, for the Jonathan James Edlin Trust, E. L. Goodman, Trustee, for the Edith Adele Nash Trust, and E. L. Goodman, Trustee, for the Erin Elizabeth Nash Trust to George E. Bennett and Margaret M. Bennett, his wife, dated March 9, 2000 and recorded in Deed Book 265, page 654, said clerk's office, containing 2.868 acres, more or less, and being more particularly described as follows, to-wit:

Being a 2.868 acre tract of land in the community of Hardinsburg, Breckinridge County, Kentucky, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "5/8" rebar" is a set 5/8" diameter steel concrete reinforcing rod eighteen inches (18") in length, with a yellow plastic cap stamped "T.W. Smith. LS 2373". All bearings stated herein are based on the R/W plans for Proposed U.S. HWY. 60. BEGINNING at a (set) 5/8" rebar on the easterly right-of-way of existing U.S. HWY. 60 corner to K. Critchelow (DB 194 PG 401); THENCE with the easterly right-of-way of said U.S. HWY. 60 N 08 deg. 56 min. 00 sec. W. 450.89' to a (set) 5/8" rebar corner to G. Bennett (DB 198 PG 399); THENCE leaving said existing U.S. HWY. 60 with said G. Bennett N 77 deg. 46 min. 27 sec. E., 266.16' to a (set) 5/8" rebar on the westerly right-of-way of proposed U.S. HWY. 60; THENCE with the westerly right-of-way of said proposed U.S. HWY. 60 S 23 deg. 33 min. 17 sec. E., 347.10' to a (set) 5/8" rebar corner to said K. Critchelow; THENCE leaving said proposed U.S. HWY. 60 with said K. Critchelow S 60 deg. 49 min. 19 sec. W. 376.61' to the POINT OF BEGINNING and CONTAINING 2.868 Acres (more or less) according to a physical survey by Timothy W. Smith, PLS 2373, during February 2000 per Job No. 00-135.

There is ALSO EXCEPTED out of the above described property a certain tract of land conveyed by deed from the Erin Elizabeth Nash Trust, the Edith Adele Nash Trust, the Jonathan James Edlin Trust, the Julie Renee Edlin Trust, the Janelle Marie Edlin Trust, by E. L. Goodman, Trustee, to the Commonwealth of Kentucky, for the use and benefit of the Transportation Cabinet, Bureau of Highways, dated May 3, 2000 and recorded in Deed Book 267, page 47, said clerk's office, to which deed reference is hereby given for a more particular description of said property.

There is ALSO EXCEPTED out of the above described property a certain tract of land conveyed by deed from Hazel M. Goodman, Trustee, for The Janelle Marie Edlin Trust, Hazel M. Goodman, Trustee, for the Julie Renee Edlin Trust, Hazel M. Goodman Goodman, Trustee, for the Jonathan James Edlin Trust, Hazel M. Goodman, Trustee, for the Edith Adele Nash Trust, and Hazel M. Goodman, Trustee, for the Erin Elizabeth Nash Trust to William R. Monin and Brenda Monin, his wife, dated January 11, 2002 and recorded in Deed Book 279, page 473, said clerk's office, containing 0.057 acres, more or less, and being more particularly described as follows, to-wit:

A certain tract or parcel of land being approximately 2.5 miles West of Hardinsburg on U.S. Highway 60 and being bounded and described as follows:  
Beginning at a corner stone on the north side of U.S. Highway 60 and corner to William Monin (see D. B. 153, PG 183); thence with the Jolly-Goodman line N 29½ deg. E 70'; thence severing the Goodman Home Farm Trust tract in a southwesterly direction 75' to the north right-of-way boundary of U.S. Highway 60; thence following said right-of-way in an easterly direction 70' to the beginning and consisting of a triangle of approximately 2500' and 0.057 acres, more or less.

# James Miller: 60-10

## Legal Description of the Property

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 60-10 (134 acres)

A certain tract or parcel of land containing 141 acres situated 2-1/2 miles Southwest of Hardinsburg, Breckinridge County, Kentucky and bounded and described as follows viz:

Beginning at a stone in Sam Franks corner; thence N 50 W 46 poles to a white thorn; Thence S 72 W 68 poles; S 52 W 20 poles; North 78 W 44 poles; S 78-1/2 W 48 poles Thence N 70 W 46 poles to a mill; Thence S 46 W 30 poles; N 60 W. 28 poles to a hickory, Thence S 21 E 78 poles to a mulberry, Millers corner; thence N 67 E 84 poles to a stone; Thence S 16-1/2 E 160 poles to a stone in Withers line; thence N 44 E 209 poles to a stone; thence N 45 W 52 poles to a stone; thence N 50 E 30 poles; Thence N 50 W 5 poles to the beginning containing by actual survey 190 acres and 76 poles.

THERE IS EXCEPTED out of the above described tract the following described tract to-wit:

Beginning at a white thorn in a branch; Thence S 50 E 7 1/3 poles to a stone in the edge of the road leading from the Big Hartford Road to the little Hartford Road; thence with the meanders of said road S 63 W 33 poles to a small elm; Thence S 49 W 17 2/3 poles; N 44 W 10 4/5 poles; S 64 W 22-1/2 poles; N 78 W 23 poles; S 88 W 18 1/5 poles; S 73:30 W 25 1/3 poles; N 87 W 37 poles; S 59 W 16 poles; S 73;30 W 32 1/5 poles; N 80 W 9 poles; then leaving the road N 17;30 W 18 poles to a hickory in the creek, Thence up the creek; S 60 E 28 poles; N 46 E 30 poles; S 70 E 46 poles; N 78; 30 E 48 poles; S 78 E 44 poles; N 52 E 20 poles; N 72 E 68 poles to the beginning.

THERE IS ALSO EXCEPTED another tract bounded as follows:

Beginning at the white thorn in the branch; Thence S 50 E 7 1/3 poles, there begins a tract at the edge of the road S 63 W 33 poles to a small elm; Thence S 49 W 22 2/3 poles; Thence S 46 E 14 1/4 poles; Thence S 46 W 18 poles; Thence S 49 E 36 poles; Thence S 41 W 2 poles; Thence S 45;30 E 54 2/3 poles; N 45 E 41 1/3 poles Thence N 44 W 50 4/5 poles; Thence N 50 E 29 poles to the road thence N 49 W 44 4/5 poles to the beginning.

There is, however, EXCEPTED out of the above described property a certain tract or parcel of land heretofore conveyed by Lesieur Miller and Edith Miller, his wife, to James D. Miller, Sr. and Lois B. Miller, his wife, dated February 21, 1983 and recorded in Deed Book 165, page 481, said clerk's office, containing 1.58 acres, more or less, to which deed reference is hereby given for a more particular description of said exception.

### PARCEL II

A certain tract or parcel of land lying and being in Breckinridge County, Kentucky, and more particularly described as follows:

From the white thorn in the branch S. 50 E. 7 1/3 poles, there being a tract at the edge of the road, S. 63 W. 33 poles to a small elm, S. 49 W. 22 2/3 poles S. 46 E. 14 1/4 poles, S. 46 W. 18 poles, S. 49 E. 36 poles, S. 41 W. 2 poles, S. 45 1/2 E. 54 2/3 poles, N. 45 E. 41 1/3 poles, N. 44 W. 50 4/5 pol s, N. 50 E. 29 poles to a road; thence N. 49 W. 44 4/5 poles to the beginning, containing 34.5 acres, more or less.



There is, however, EXCEPTED out of the above described property, a certain tract or parcel of land heretofore conveyed by Lesieur Miller and Edith Miller, his wife, to James D. Miller, Jr. and Teri L. Miller, his wife, by deed dated April 11, 1983 and recorded in Deed Book 166, page 83, said clerk's office, containing 42372 square feet, more or less, to which deed reference is hereby given for a more particular description of said exception.

#### PARCEL III

A certain parcel of land lying and being in the County of Breckinridge State of Kentucky on the headwaters of the "Ben Hole Hollow Branch" and bounded as follows:

Beginning at a white thorn in a branch, thence S 50 E 7 1/3 poles to a stone in the edge of the road leading from the big Hartford Road to the Little Hartford Road thence with the meanders of the said road S 63 W 33 poles to a small elm, S 49 W 17 2/3 poles, N 44 W 10 4/5 poles S 64 W 22 1/2 poles, N 78 W 23 poles, S 88 W 18 1/5 poles S 13 1/2 W 25 1/3 poles, N 87 W 37 poles, S 59 W 16 poles S 73 1/2 W 32 1/5 poles, N 80 W 9 poles, then leaving the road, 17 1/2 W 18 poles to a hickory in the creek, then up the creek S 60 E 28 poles, N 46 E 30 poles, S 10 E 46 poles, N 78 1/2 E 48 poles, S 78 E 44 poles, N 52 E 20 poles, N 72 E 68 poles to the beginning.

BEING the same property conveyed to James D. Miller, Sr. and Lois B. Miller, his wife, by deed from Lesieur Miller and Edith Miller, his wife, dated July 3, 1990 and recorded in Deed Book 200, page 627, Breckinridge County Clerk's Office.

# Wayne O'Connell: 59-4A and 59-4C

## Legal Description of the Property

ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 59-4A

Being a 114.8248 acre tract located approximately 1 mile west of Hardinsburg, Kentucky on the westerly side of U.S. Highway 60 and further described as follows:

BEGINNING at a steel brace post in the southwesterly R/W of the new Hardinsburg Bypass (U.S. 60), being 80' right of Station 110+12.30 corner to K. O'Connell (Deed Book I 69, Page 246); thence with said O'Connell S 63 deg. 30 min. 00 sec. W., 100.72' to a 3/8" steel rebar; thence S 73 deg. 4 min. 54 sec. W., 141.09' to a 3/8" steel rebar; thence S 60 deg. 45 min. 12 sec. W., 938.82' to 1 1/4" pipe corner to the Big Rivers Electric (Deed Book 111, Page 471); thence with Big Rivers Electric S 60 deg. 31 min. 58 sec. W., 731.52' to a 5/8" rebar in the line of L. Newby (Deed Book 88, Page 468); thence with said Newby N 15 deg. 59 min. 50 sec. W., 618.63' to a 5/8" rebar; thence S 89 deg. 10 min. 58 sec. W., 1593.10' to a 5/8" rebar; thence with new lines in H. Beard, Jr. N 45 deg. 55 min. 7 sec. W., 172.75' to a 5/8" rebar; thence N 12 deg. 44 min. 37 sec. W., 147.88' to a 5/8" rebar; thence N 52 deg. 51 min. 55 sec. W., 416.37' to a 5/8" rebar; thence N 30 deg. 12 min. 54 sec. E., 462.59' to a 5/8" rebar; thence S 56 deg. 13 min. 2 sec. E., 358.08' to a 5/8" rebar; thence N 42 deg. 16 min. 49 sec. E., 142.96' to a 5/8" rebar; thence N 62 deg. 5 min. 31 sec. E., 214.50' to a 5/8" rebar; thence N 87 deg. 18 min. 23 sec. E., 139.81' to a 5/8" rebar; thence S 85 deg. 39 min. 59 sec. E., 181.45' to a 5/8" rebar; thence S 75 deg. 8 min. 6 sec. E., 253.93' to a 5/8" rebar; thence S 55 deg. 30 min. 59 sec. E., 32.09' to a 5/8" rebar; thence S 15 deg. 12 min. 13 sec. E., 79.68' to a 5/8" rebar; thence S 70 deg. 22 min. 57 sec. E., 321.20' to a 5/8" rebar; thence N 57 deg. 18 min. 42 sec. E., 538.03' to a 5/8" rebar; thence N 45 deg. 27 min. 52 sec. W., 782.21' to a 5/8" rebar; thence N 51 deg. 32 min. 49 sec. E., 242.78' to a 5/8" rebar; thence N 73 deg. 8 min. 19 sec. E., 387.85' to a 5/8" rebar; thence N 81 deg. 25 min. 11 sec. E., 35.53' to a 5/8" rebar; thence S 51 deg. 51 min. 15 sec. E., 384.71' to a 5/8" rebar; thence N 45 deg. 21 min. 1 sec. E., 713.96' to a 5/8" rebar in the R/W of the existing U.S. Hwy. 60; thence with said R/W and continuing with the new Hardinsburg Bypass (U.S. 60) R/W S 49 deg. 51 min. 14 sec. E., 163.86'; thence S 39 deg. 30 min. 42 sec. W., 35.00' to a concrete R/W monument; thence S 44 deg. 27 min. 58 sec. E., 151.06' to a concrete R/W monument, being 75.00' right of centerline Station 92+50; thence S 51 deg. 1 min. 28 sec. E., 180.93' to a concrete R/W monument; thence with a curve to the right having a radius of 2221.83' and a long chord at S 36 deg. 43 min. 15 sec. E., 881.70' to the P.T.; thence S 22 deg. 58 min. 59 sec. E., 177.82'; thence S 17 deg. 56 min. 5 sec. E., 475.82' to the beginning and containing 114.8248 acres (more or less) per physical survey by Timothy W. Smith, L. S. 2373.

DEDUCTION I: Being a 10.0001 acre tract located on the southerly side of a 60' R/W leading from the New Hardinsburg Bypass near Hardinsburg in Breckinridge County, Kentucky and further described as follows:

BEGINNING at a steel brace post in the westerly R/W of the New Hardinsburg Bypass (U.S. HWY. 60) being 80' left of centerline station 110 + 12.30 corner to K. O'Connell (D. B. 169, Pg. 246); thence with said O'Connell S 63 deg. 30 min. 00 sec. W., 100.72' to a 3/8" steel pin; thence S 73 deg. 04 min. 54 sec. W., 141.09' to a 3/8" steel pin being the TRUE POINT OF BEGINNING; thence continuing with said O'Connell S 60 deg. 45 min. 11 sec. W., 667.72' to a 5/8" rebar; thence with new lines in K, O'Connell N 35 deg. 54 min. 19 sec. W., 651.47' to a 5/8" rebar on the southerly side of a 60' R/W; thence with said R/W, a curve to the left having a radius of 802.45' and a long chord at N 44 deg. 15 min. 44 sec. E., 274.07' to a 5/8" rebar; thence N 34 deg. 25 min. 47 sec. E., 249.89' to a 5/8" rebar; thence with a new line in K, O'Connell S 46 deg. 18 min. 33 sec. E., 874.16' to the beginning and containing 10.0001 acres (more or less) per physical survey by Timothy W. Smith, L. S. 2373.

Deduction I being a part of the same property conveyed to BRECKINRIDGE COUNTY DEVELOPMENT CORPORATION, by deed dated the 11th day of May, 1990, and recorded in Deed Book 200, page 39, in the office of the Clerk of the Breckinridge County Court.

NOTE: DEDUCTION II as set forth in a prior deed of record is intentionally omitted here because the parcel described as DEDUCTION II was actually the description of a utility easement over the above-described 114.8248-acre parcel and not a fee-simple conveyance out of said parcel. See instrument dated the 11th day of May, 1990, and recorded in Deed Book 200, Page 42, in the office of the Clerk of the Breckinridge County Court.

NOTE: DEDUCTION III as set forth in a prior deed of record is intentionally omitted here because the parcels described as DEDUCTION III were the subject of a 3-year option to the Breckinridge County Development Corporation dated the 11th day of May, 1990, and recorded in Deed Book 200, page 45, in the office of the Clerk of the Breckinridge County Court, and were not conveyed in said instrument.

DEDUCTION IV: Being a 43.1636 acre tract located on the westerly side of U.S. 60 near Hardinsburg in Breckinridge County, Kentucky and further described as follows:

BEGINNING at a 5/8" rebar corner to L. Newby (DB 88 PG 468), being the northeasterly corner of Newby; thence with said Newby S 89 deg. 10 min. 58 sec. W., 1593.10' to a 5/8" rebar; thence S 87 deg. 11 min. 36 sec. W., 193.81' to a 5/8" rebar corner to J. Burke, Jr. (DB 209 PG 81); thence with Burke N 45 deg. 55 min. 07 sec. W., 172.25' to a 5/8" rebar; thence N 12 deg. 44 min. 37 sec. W., 147.88' to a 5/8" rebar; thence N 52 deg. 51 min. 55 sec. W., 416.37' to a 5/8" rebar; thence N 30 deg. 12 min. 54 sec. E., 462.59' to a 5/8" rebar; thence S 56 deg. 13 min. 02 sec. E., 358.08' to a 5/8" rebar; thence N 42 deg. 16 min. 49 sec. E., 142.96' to a 5/8" rebar; thence N 62 deg. 05 min. 30 sec. E., 214.50' to a 5/8" rebar; thence N 87 deg. 18 min. 23 sec. E., 139.81' to a 5/8" rebar; thence S 85 deg. 39 min. 59 sec. E., 181.45' to a 5/8" rebar; thence S 75 deg. 06 min. 06 sec. E. 253.93' to a 5/8" rebar; thence S 55 deg. 30 min. 59 sec. E., 32.09' to a 5/8" rebar; thence S 15 deg. 12 min. 13 sec. E., 79.68' to a 5/8" rebar; thence S 70 deg. 22 min. 57 sec. E., 321.20' to a 5/8" rebar; thence N 57 deg. 18 min. 42 sec. E., 538.03'

to a 5/8" rebar; thence with new lines in K. O'Connell (DB 185 PG 65) S 46 deg. 01 min. 59 sec. E., 756.09' to a 5/8" rebar on the northerly side of a 60' right-of-way; thence S 46 deg. 01 min. 59 sec. E., 65.83' to a 5/8" rebar on the southerly side of said right-of-way; thence continuing with a new line in K. O'Connell S. 56 deg. 14 min. 06 sec. W., 603.00' to the beginning and containing 43.1636 acres (more or less) per physical survey by Timothy W. Smith, L. S. 2373.

Also transferred herewith is the right of ingress and egress over a 60' right-of-way leading to the above described tract from U.S. HWY 60 and further described as follows: BEGINNING at a 5/8" rebar corner to the above described tract; thence with said tract N 46 deg. 01 min. 59 sec. W., 65.83' to a 5/8" rebar; thence leaving said tract with a 60' right-of-way, a curve to the left having a radius of 752.45' and a long chord bearing at N. 51 deg. 51 min, 16 sec. E., 444.72' to the PT; thence N. 34 deg. 25 min. 47 sec. E., 289.27' to the PC; thence with a curve to the right having a radius of 1175.04' and a long chord bearing at N. 44 deg. 20 min. 15 sec. E., 404.36' to the PT; thence N 54 deg. 14 min. 43 sec. E., 199.80' to a 5/8" rebar in the southwesterly corner of U.S. HWY 60; thence with U.S. HWY 60, a curve to the right having a radius of 2221.83' and a long chord bearing at S. 35 deg. 45 min. 17 sec. E., 60.00' to a 5/8" rebar; thence leaving U.S. Hwy. 60 S 54 deg. 14 min. 43 sec. W., 199.80' to the PC; thence with a curve to the right having a radius of 1115.04' and a long chord bearing at S. 44 deg. 20 min. 15 sec. W., 383.71' to the PT; thence S. 34 deg. 25 min, 47 sec. W., 289.27' to the PC; thence with a curve to the left having a radius of 802.45' and a long chord bearing at S. 50 deg. 51 min. 06 sec. W., 453.72' to the beginning.

Deduction IV being a part of the same property conveyed to JOSEPH L. BURKE, JR. and JUNE ANN BURKE, his wife, by deed dated the 23rd day of January, 1992, and recorded in Deed Book 210, page 470, in the office of the Clerk of the Breckinridge County Court.

DEDUCTION V: Being a 5.6777 acre tract located near the southerly side of a 60' R/W leading from U.S. Hwy. 60 near the town of Hardinsburg in Breckinridge County, Kentucky and further described as follows:

BEGINNING at a 5/8" rebar corner to L. Newby (D. B. 88, Pg. 468) and K. O'Connell (D. B. 185, pg. 65) and Burk (D. B. 209, pg. 181); thence with said Burk N 56 deg. 14 min. 06 sec. E., 407.67' to a 5/8" rebar; thence leaving said Burk with a new line in said O'Connell S 16 deg. 17 min. 07 sec. E., 649.27' to a 5/8" rebar in the line of Big Rivers Electric (D. B. 111, Pg. 471); thence with Big Rivers Electric S 60 deg. 31 min. 58 sec. W., 402.56' to a 5/8" rebar in the line of said Newby; thence with said Newby N 15 deg. 59 min. 50 sec. W., 618.63' to the beginning and containing 5.6777 acres (more or less) per physical survey by Timothy W. Smith, L. S. 2373.

Deduction V being a part of the same property conveyed to BRECKINRIDGE COUNTY DEVELOPMENT CORPORATION by deed dated the 28th day of February, 1992, and recorded in Deed Book 211, Page 326, in the office of the Clerk of the Breckinridge County Court.

DEDUCTION VI: Being a 7.196 acre tract located west of U.S. HWY. 60 near the town of Hardinsburg, in Breckinridge County, Kentucky and further described as follows:

BEGINNING at a 5/8" rebar on the southerly side of a 60' R/W corner to Breckinridge County Development Corporation (DB 200 PG 039); thence with said Breckinridge County Development Corporation S 35 deg. 54 min. 19 sec. E., 651.47' to a 5/8" rebar in the line of Big Rivers Electric (DB 111 PG 471); thence with said Big Rivers Electric S 60 deg. 45 min. 11 sec. W., 271.10' to a pipe; thence S 60 deg. 31 min. 58 sec. W., 328.96' to a 5/8" rebar corner to Breck County Ready Mix Co. (DB 211 PG 039); thence leaving said Big Rivers Electric with said Breck County Ready Mix Co. N 16 deg. 17 min. 07 sec. W., 649.27' to a 5/8" rebar; thence leaving said Breck County Ready Mix Co. with J. Burke (DB 210 PG 470) N 56 deg. 14 min. 06 sec. W., 195.33' to a 5/8" rebar on the southerly side of said 60' R/W; thence with said 60' R/W a curve to the left having a radius at 802.45' and a long chord bearing at N 60 deg. 41 min. 03 sec. E., 184.17' to a 5/8" rebar to the beginning and containing 7.196 acres (more or less) per physical survey by Timothy W. Smith, L. S. 2373, In May 1996.

Deduction VI being a part of the same property conveyed to BRECKINRIDGE COUNTY DEVELOPMENT CORPORATION, by deed dated the 10th day of May, 1996, and, recorded in Deed Book 239, Page 327, in the office of the Clerk of the Breckinridge County Court.

DEDUCTION VII:

Parcel No. 128: Beginning at a point in the existing right of way line 9.050 meters (29.69 feet) right of US 60 station 14+486.296; thence with the existing right of way line South 50 degrees 02 minutes 44 seconds East, 43.580 meters (142.98 feet) to a point in the existing right of way line 8.892 meters (29.17 feet) right of US 60 station 14+529.876; thence with the existing right of way line South 40 degrees 09 minutes 31 seconds West, 9.322 meters (30.58 feet) to a point in the existing right of way line 18.214 meters (59.76 feet) right of US 60 station 14+529.876; thence with the existing right of way line South 43 degrees 59 minutes 36 seconds East, 45.771 meters (150.17 feet) to a point in the proposed right of way line 22.875 meters (75.05 feet) right of US 60 station 14+575.410; thence with the proposed right of way line North 71 degrees 30 minutes 52 seconds West, 16.583 meters (54.40 feet) to a point in the proposed right of way line 29.000 meters (95.14 feet) right of US 60 station 14+560.000; thence with the proposed right of way line North 42 degrees 04 minutes 22 seconds West, 74.249 meters (243.60 feet) to a point in the proposed right of way line 18.968 meters (62.23 feet) right of US 60 station 14+486.432; thence with the northwest property line North 39 degrees 22 minutes 26 seconds East, 9.919 meters (32.54 feet) to the point of beginning. The above described parcel contains .084 hectares (840 sq. meters, .207 acres, 9,038 sq. ft).

Deduction VII being a part of the same property conveyed to COMMONWEALTH OF KENTUCKY, TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS, by deed dated the 23rd day of January, 1999, and recorded in Deed Book 257, Page 364, in the office of the Clerk of the Breckinridge County Court.

DEDUCTION VIII: Being a 10.000 acre tract of land in the community of Hardinsburg, Breckinridge County, Kentucky, more particularly described as follows:

Unless stated otherwise, any monument - referred to herein as a "5/8" rebar" is a set 5/8" diameter steel concrete reinforcing rod, eighteen inches (1 8") in length, with a yellow plastic cap

stamped "T.W. Smith, LS 2373". All bearings stated herein are based on the bearing on the southerly line of the W. Keenan O'Connell property from a previous survey.

BEGINNING at a (found) iron pin on the northerly right-of-way of a 60' easement corner to Breckinridge County Industrial Development Authority, Inc. (DB 239 PG 330); THENCE with said Breckinridge County Industrial Development Authority, Inc., N 46 deg. 01 min. 59 sec. W., 756.09' to a (found) iron pin corner to J. Burke (DB 210 PG 470) and J. Burke (DB 209 PG 081); THENCE with said J. Burke (DB 209 PG 081) N 45 deg. 27 min. 52 sec. W., 782.21' to a (found) iron pin; THENCE N 51 deg. 32 min. 49 sec. E., 242.78' to a (found) iron pin; THENCE N 73 deg. 08 min. 19 sec. E., 39.81' to a (set) 5/8" rebar; THENCE leaving said J. Burke with a new line in W. Keenan O'Connell (DB 185 PG 065) S 45 deg. 49 min. 25 sec. E., 1557.08' to a (set) 5/8" rebar on the northerly right-of-way of said 60' easement; THENCE with the northerly right-of-way of said 60' easement with a curve to the right having a radius at 742.45' and a long chord bearing at S 58 deg. 10 min. 11 sec. W., 286.23' to the POINT OF BEGINNING and CONTAINING 10.000 Acres (more or less) according to a physical survey by Timothy W. Smith, PLS 2373, during April 1999 per Job No. 87-232.

Deduction VIII being a part of the same property conveyed to BRECKINRIDGE COUNTY DEVELOPMENT CORPORATION, by deed dated the 11th day of May, 1999, and recorded in Deed Book 259, Page 424, in the office of the Clerk of the Breckinridge County Court.

DEDUCTION IX: Being a 12.369 acre tract located in the community of Hardinsburg, Breckinridge County, Kentucky, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a 5/8" rebar is a set 5/8" diameter steel concrete reinforcing rod, eighteen inches (18") in length, with a yellow plastic cap stamped T.W. Smith, LS 2373. The basis of bearings stated herein are based on the westerly line of Breckinridge County Development Corp. (DB 259 P 424) property from a previous survey.

BEGINNING at a (found) 5/8" rebar on the northwesterly right-of-way of Industrial Park Road (60' R/W) corner to Breckinridge County Development Corp. (DB 259 PG 424); THENCE with said Breckinridge County Development Corp. N 45 deg. 49 min. 25 sec. W., 1557.08' to a (found) 5/8" rebar in the line of J. L. Burke Jr. (DB 209 PG 081); THENCE with said J. L. Burke Jr. N 73 deg. 07 min. 14 sec. E., 348.01' to a (found) 5/8" rebar; THENCE N 81 deg. 25 mi 11 sec. E., 35.53' to a (set) 5/8" rebar; THENCE S 51 deg. 50 min. 48 sec. E., 384.72' to a (set) 5/8" rebar corner to W. K. O'Connell (DB 185 PG 065); THENCE with new lines in said W. K. O'Connell S 37 deg. 49 min. 53 sec. W., 31.39' to a (set) 5/8" rebar; THENCE S 50 deg. 59 min. 49 sec. E., 887.38' to a (set) 5/8" rebar; THENCE S 41 deg. 46 min. 30 sec. E., 43.60' to a (set) 5/8" rebar on the northwesterly right-of-way of said Industrial Park Road; THENCE with the northwesterly right-of-way of said Industrial Park Road S 34 deg. 24 min. 38 sec. W., 259.71'; THENCE with a curve to the left and with a radius of 742.45' and a long chord bearing at S 40 deg. 44 min. 36 sec. W., 163.28' to the POINT OF BEGINNING and CONTAINING 12.369 Acres (more or less) according to a physical survey by Timothy W. Smith, PLS #2373 during December, 2001, per Job No. 87-232. The above described tract is subject to any easements, right-of-ways, restrictions, overlaps, vacancies, uncertainties, planning

and zoning requirements implied or of record. NOTE; Deed Book references shown hereon were used for survey purposes only and may not be the complete legal title source. The above legal description is part of a plat illustrating said survey. This plat should be consulted concerning any additional information about said survey.

Deduction IX being a part of the same property conveyed to BRECKINRIDGE COUNTY DEVELOPMENT CORPORATION, by deed dated the 21st day of February, 2002, and recorded in Deed Book 280, Page 280, in the office of the Clerk of the Breckinridge County Court.

AND BEING a part of the same property conveyed to the W. Keenan O'Connell Trust dated the 20th day of May 2003 by deed from W. Keenan O'Connell, unmarried, dated December 2, 2003, and of record in Deed Book 294, at page 550, Office of the Breckinridge County Court Clerk. Said trust agreement was amended and restated by an Amendment and Restatement to Trust Agreement executed by Keenan O'Connell on September 11, 2005. See also deed of correction to W. Keenan O'Connell, LLC, a Kentucky limited liability company, from W. Keenan O'Connell, unmarried, dated January 22, 2004, and of record in Deed Book 295, at page 534, Office of the Breckinridge County Court Clerk.

Real Property Tax Parcel No. 59-4C

A certain tract or parcel of land lying and being about 1 mile west of Hardinsburg in Breckinridge County, Kentucky, and bounded and described as follows, to-wit: Beginning at a steel stake (found) on the northwest side of Kentucky Highway #992 and 30 feet from the center thereof, said point being 297.9 feet southwesterly along said highway from its intersection with U.S. Highway #60 and also being the southeast corner of a tract now or formerly owned by Charles Fentress as shown by deed dated May 28, 1960 and recorded in Deed Book 102, page 402, records of the Breckinridge County Court Clerk's Office; thence with lines of said tract North 42 degrees 15 minutes West, 480.55 feet to a steel stake (found); thence North 70 degrees 15 minutes East, 112.7 feet to a steel stake (set) in the south right of way of U.S. Highway #60 (25 feet from the center of the pavement) thence with said highway right of way North 57 degrees 38 ½ minutes West, 195.17 feet to a steel pin; thence North 54 degrees 01¼ minutes West, 139.56 feet to a steel post; thence North 53 degrees 34 minutes West, 1333.80 feet to a steel stake (set) 25 feet from the center of highway #60 and in the centerline of the proposed By-pass Highway; thence with the center of said proposed By-pass and a curve to the right with Delta Angle of 31 degrees 13 minutes 32 seconds and 2 degrees 30 minutes with chords as follows: South 46 degrees 38 minutes East, 6.98 feet to station 97 + 00; thence South 44 degrees 25½ minutes East, 50.0 feet; thence South 43 degrees 18 minutes East, 49.93 feet; thence South 41 degrees 55 minutes East, 50.01 feet; thence South 40 degrees 37 minutes East, 50.0 feet; thence South 39 degrees 27 minutes East, 49.98 feet; thence South 38 degrees 17 minutes East, 50.01 feet; thence South 37 degrees 17 minutes East, 50.04 feet; thence South 35 degrees 55 minutes East, 49.97 feet; thence South 34 degrees 30½ minutes East, 49.99 feet; thence South 32 degrees 23½ minutes East, 49.97 feet; thence South 31 degrees 50 minutes East, 49.17 feet; thence South 31 degrees 10 minutes East, 50.56 feet; thence South 29 degrees 50 minutes East, 50.26 feet; thence South 28 degrees 13 minutes East, 49.96 feet; thence South 26 degrees 57 minutes East, 50.04 feet; thence South 25 degrees 42 minutes East, 50.04 feet; thence South 24 degrees 22 minutes East, 50.03 feet to Centerline Station 105+50; thence South 22 degrees 47 ½

minutes East, 100.16 feet; thence South 22 degrees 30 minutes East; 354.13 feet to a steel stake (set) in a fence line at station I 10+04.13; thence leaving said proposed centerline with an existing fence line South 61 degrees 04½ minutes West, 181.93 feet to a steel pin; thence South 69 degrees 38 minutes West, 140.99 feet to a steel pin; thence South 57 degrees 16 minutes West, 938.93 feet to a 1¼" steel pipe (found) at the northeast corner of the Big Rivers R. E. C. C. tract (see Deed Book 111, page 471); thence with line of said tract South 28 degrees 18 ½ minutes East, 729.74 feet to a steel stake (set) in the northwest right of way of Kentucky Highway #992 (30 feet from the center of said highway); thence with the northwest right of way of said highway North 57 degrees 57 minutes East, 1835.26 feet to a steel pin; thence North 55 degrees 32 minutes East, 109.61 feet to the point of beginning, containing 37.53 acres, more or less, according to a survey by D.R. Clemons, Ky. Reg. L. S. #1894, on February 23, 1984. There is excepted from the above-described tract the following parcel conveyed to Kentucky District Council of the Assemblies of God, Inc., by deed from W. Keenan O'Connell, unmarried, dated May 18, 1984, and of record in Deed Book 170, at page 39, Office of the Breckinridge County Court Clerk:

A certain tract or parcel of land lying and being on U.S. Highway 60 about 1 mile west of Hardinsburg in Breckinridge County, Kentucky, and bounded and described as follows, to-wit: Beginning at an iron stake (set) in the southwest right of way of U.S. Highway 60 about 800 feet northwesterly along said highway from the intersection of Kentucky Highway 992, said point of beginning being 24 feet northwest of the steel post at the fifth corner of the description of the parent tract; thence leaving highway and severing parent tract with new lines South 41 degrees 37-1/4 minutes West, 330.81 feet to an iron stake (set) at the southwest base of a post in an existing fence line; thence North 22 degrees 30 minutes West, 450.67 feet to an iron stake (set); thence North 36 degrees 34 minutes East, 96.89 feet to an iron stake (set) in the southwest right of way of U.S. Highway 60; thence with said highway right of way South 53 degrees 34 minutes East, 415.72 feet to the point of beginning, containing 2.00 acres, more or less, with bearings referred to the survey of the parent tract, according to a survey by D. R. Clemons, Ky. Reg. L. S. #1894, on April 18, 1984.

There is also excepted from the above-described tract the following parcel conveyed to Robert N. Alexander and Tammy L. Alexander, husband and wife, by deed from W. Keenan O'Connell, unmarried, dated August 9, 1993, and of record in Deed Book 220, at page 552, Office of the Breckinridge County Court Clerk:

A certain tract of land lying and being in Breckinridge County, Ky., approx. 1 mile west of the city of Hardinsburg, between the "Old" U.S. 60 and the new U.S. 60 bypass and being more particularly bounded and described as follows:

Beginning at a steel survey stake (found) on the west side of the Old U.S. 60 (25' from center), said stake being the northeast corner of the Pleasant View Baptist Church lot (DB. 193, P. 640) and is referenced, N-67-50-45-E, 43.30 feet from the center of a utility pole and S-7-46-20-W, 66.88 feet from the southwest corner of a barn on opposite side of road, thence with the west side of "Old" Hwy. 60 as follows: N 58° 14' 55" W 84.34 feet; N 58° 09' 58" W 94.38 feet; N 53° 57' 44" W 180.01 feet to a steel survey stake (found) on the west side of said road (25' from center) said stake being the southeast corner to The Assembly of God lot, (D. B. 170, P. 39), thence with the south line of the said Assembly of God tract, S 41° 37' 15" W 330.81 feet to a 1/2" rebar(set)



at the base of a steel post at the southwest corner of the church lot, thence severing the parent tract, S 41° 37' 15" W 134.81 feet to a 1/2" rebar (set) in the east access control fence of the "New" U.S. 60 Bypass, thence with the east right-of-way fence of the Bypass as follows: S 22° 26' 23" E 161.60 feet to a brace post and S 22° 29' 28" E 173.87 feet to a 1/2" rebar (set) in said fence, a new corner to parent tract, thence again severing the parent tract, N 41° 37' 15" E 559.53 feet to a 5/8" rod (found) at the northwest corner of the Pleasant View Baptist Church lot, thence with the north line of the Pleasant View Church, N 70° 15' 00" E 112.57 feet (line passing approx. 2 feet north of power pole) to the beginning containing 3.89 acres more or less according to a survey made by Clemons Land Surveying on the 3rd of August, 1993. Kendall Clemons Ky. R. L. S. 2811. Subject to any and all rights-of-way, appurtenances and/or easements in effect to date.

There is also excepted from the above-described tract the following parcel conveyed to Kentucky District Council of the Assemblies of God, Inc., by deed from W. Keenan O'Connell, unmarried, dated October 21, 1997, and of record in Deed Book 249, at page 254, Office of the Breckinridge County Court Clerk:

A certain tract of land lying and being in or near the northwest city limits of Hardinsburg, Breckinridge County, Ky., lying at the intersection of the "New" U.S. 60 Bypass and the "Old" U. S. 60 and being further described as follows: Beginning at a 1/2" rebar (set) on the southwest right-of-way of "Old" Hwy. 60 at the northeast corner of the Light House Assembly of God tract (D. B. 170 P. 39), said rod lying approx. 33' from center and is referenced N-55-42-53-W, 94.22 feet from a concrete right-of-way monument (found 25' from center); thence leaving the road and with the north and west lines of the said church lot as follows; S-40-05-06-W, 87.84 feet to a 1/2" rebar (found); and S-18-58-58-E, 450.66 feet to a 1/2" rebar (found) in the northwest line of the Keenan O'Connell tract (formerly Chuck Alexander); thence with the northwest line of said O'Connell, S-45-06- 23-W, 134.81 feet to a 1/2" rebar (found) in the east access control fence of the "New" U.S. 60 Bypass; thence with the east right-of-way of the said Bypass and approx. with the access control fence as follows; N-18-40-24-W, 291.87 feet; N-24-36-29-W, 151.43 feet; N-19-06-01-W, 154.05 feet; N-10-10-30-W, 97.23 feet to the intersection with the "Old" U.S. 60; thence continuing with the "Old" hwy. 60 and nearly with the access control fence as follows; N-80-52-11-E, 71.35 feet; S-67-32-39-E, 121.70 to a concrete r/w monument at the end of the fence; thence continuing with the right-of-way of "Old" 60, S-55-42-53-E, 56.52 feet to the beginning. CONTAINING: 1.99 ACRES more or less according to a survey made by Clemons Land Surveying on the 12th of August, 1997. Kendall Clemons Ky. P. L. S. 281 I. Subject to any and all rights-of-way, appurtenances, restrictions and/or easements in effect to date.

AND BEING a part of the same property conveyed to the W. Keenan O'Connell Trust dated the 20th day of May 2003 by deed from W. Keenan O'Connell, unmarried, dated December 2, 2003, and of record in Deed Book 294, at page 550, Office of the Breckinridge County Court Clerk. Said trust agreement was amended and restated by an Amendment and Restatement to Trust Agreement executed by Keenan O'Connell on September 11, 2005. See also deed of correction to W. Keenan O'Connell, LLC, a Kentucky limited liability company, from W. Keenan O'Connell, unmarried, dated January 22, 2004, and of record in Deed Book 295, at page 534, Office of the Breckinridge County Court Clerk.

## Collection Easement Agreement Legal Descriptions

# Benjamin L. Burke: 59-21A

## Description of Property

That certain real property of Owner located in Breckinridge County, Kentucky, to wit:

Tax Parcel 59-21A (2.49 acres)

A certain tract of land lying and being in Breckinridge County, Kentucky west of the city of Hardinsburg, said tract being the north side of Hwy. #992 approximately 843' from the intersection of Stanley Gray Road and being further bounds as follows:

All references to "a rebar (set)" being 1/2" x 18" steel w/id cap #2811 unless otherwise noted.

Beginning at a 3/4" pipe (found) in the north right-of-way of Hwy. #992 (approx. 30' from center), said pipe being the southwest corner of the Big Rivers R.E.C.C. (D.B. 111, Pg. 471); THENCE with the north right-of-way of 992, S-61-08-39-W a distance of 362.66' to a rebar (set), said rebar being a new division corner of the LeRoy and Marie Newby parent Tract (DB. 88, Pg. 468); THENCE the next 2 calls severing the said parent tract; N-33-15-16-W a distance of 272.99' to a rebar (set); N-61-52-20-E a distance of 442.57' to a rebar (set) in the west line of the said Big Rivers tract; THENCE with the west line of Big Rivers, S-16-23-23-E a distance of 273' to the POINT OF BEGINNING; CONTAINING 2.491 ACRES more or less according to a survey completed on 12/04/03 by Clemons & Associates Land Surveying. Kendall Clemons Ky. P.L.S. #2811.

BEING the same property conveyed to Benjamin L. Burke, by deed dated July 31, 2020 and recorded in Deed Book 429, page 412, Breckinridge County Clerk's Office.

## JLB Real Estate: 59-21, 59-24, and 59-22

### Description of Property

That certain real property of Owner located in Breckinridge County, Kentucky, to wit:

Tax Parcel 59-21 (95.996 acres)

A certain tract of land lying and being in Breckinridge County, Kentucky, west of the City of Hardinsburg, said tract being on the north side of Hwy. 992 and approximately 0.5 southwest of Hwy. 60 and approximately 440 feet southwest of the Stanley Gray Road. Said tract being further described as follows: All references to a rebar (set) being a 1/2" x 18" steel rebar with plastic ID cap stamped "F.K. HIGDON PLS 3701" and any references to a witness rebar (set) being a 1/2" x 18" steel rebar with plastic ID cap stamped "WITNESS MONUMENT PLS 3701" Beginning at a 1/2" rebar (found) w/ID cap #2811 on the north side of Hwy. 992 (approximately 30 feet from center) on the southwest side of a driveway at the southwest corner of the Chad Taul 2.491 acre tract (DB 297, PG 77); thence the following calls with the northerly r/w of Hwy. 992 as follows: thence with a curve turning to the left with an arc length of 836.95', with a radius of 3751.04', with a chord bearing of South 54° 44' 53" West, with a chord length of 835.21' to a rebar (set); thence South 49° 34' 01" West a distance of 991.85 feet to a rebar (set) at the base of a wood fence post at a southeast corner of Lee Burke (DB 86, PG 53); said rebar being on the east side of a gravel road on the Burke property; thence the following calls with the lines of Burke and general direction of a fence line as follows: North 27° 53' 37" West a distance of 719.70 feet to a rebar (set) at the base of a 36" ash tree; North 30° 49' 46" East a distance of 85.26 feet crossing a small drain to a rebar (set) at the base of a 14" maple tree; North 05° 43' 43" East a distance of 50.34 feet to a rebar (set) at the base of a 26" white oak tree; North 19° 43' 03" West a distance of 1067.64 feet to a rebar (set) at the base of a large gum tree at the intersection of fence line running to the west on the Burke property; North 19° 13' 51" West a distance of 319.28 feet to a rebar (set) at a steel fence post; North 20° 02' 15" West a distance of 510.62 feet to a rebar (set) at the base of a wood fence post (deed call for dogwood tree); said rebar set in the south line of the Joseph L. Burke, Jr. property (DB 209, PG 81); thence North 88° 48' 36" East a distance of 515.53 feet with the south line of Burke to a 5/8" steel rebar (found) in a fence line at the southwest corner of another tract owned by Joseph L. Burke, Jr. (DB 210, PG 470); thence North 86° 46' 30" East a distance of 193.41 feet with the south line of Burke and general direction of a fence line to a 5/8" steel rebar (found) w/ID cap #2373; thence North 88° 52' 07" East a distance of 1593.33 feet continuing with Burke and general direction of fence line to a 5/8" steel rebar (found) at the base of a wood fence post in the west line of the Breckinridge County Ready Mix tracts (DB 211, PG 329); thence South 16° 21' 27" East a distance of 618.99 feet with the west line of Ready Mix tract to a 5/8" steel rebar (found) w/ID cap #2373 at the southwest corner of the Ready Mix tract and the northwest corner of the Big Rivers Rural Electric Co. property (DB 111, PG 471); thence South 16° 22' 59" East a distance of 461.14 feet with the west line of Big Rivers Tract to a 1/2" rebar (found) w/ID cap #2811 at the base of a steel fence post at the northeast corner of the aforementioned Chad Taul property; thence the following calls with the lines of Taul as follows: thence South 61° 52' 20" West a distance of 442.57 feet to a 1/2" rebar (found) w/ID #2811 at the base of a steel fence post; thence South 33° 14' 58" East a distance of 273.00 feet to the point of beginning. Containing 95.996 acres, more or

less.

Being the same property acquired by JLB REAL ESTATE, LLC, by General Warranty Deed dated August 5, 2015, of record in Deed Book 388, Page 34, in the Office of the Clerk of Breckinridge County, Kentucky.

Tax Parcel 59-24 (124.71 acres)

TRACT NO. 1

A certain tract or parcel of land lying along the Little Hartford Road (also known as the Stanley Gray Road), being a county road, approximately 0.3 miles south of Ky. Highway 992, approximately 1.8 miles west of Hardinsburg, Breckinridge County, Kentucky, bounded and described as follows:

BEGINNING at a point in the East right-of-way of the aforementioned county road corner to the property of Garland H. Withers, thence North 69° 00' East 310.00 feet to another Withers property corner, thence South 21° 00' East 108.00 feet to another Withers corner thence South 69° 00' West 310.00 feet to a point in the East right-of-way of the aforementioned county road, another Withers corner, thence North 21° 00' West 108.00 feet to the beginning, containing 0.7686 acres, more or less.

TRACT NO. 2

A certain tract of land bounded and described as follows: Beginning at a maple on the little Hartford road; thence North 81 East 134 poles to a stone near a tobacco barn, thence South 21 East 179 poles to a stone with pointers; thence South 69 West 135 poles to a black oak; thence North 21 West 219 poles to the beginning corner, containing 170 acres and 8 poles more or less, out of the above described boundary is excepted 40 acres which was sold by J. West Miller to East 0. Frank as shown by deed dated April 5, 1911, and is recorded in Deed Book No. 60, at page 603, in the Breckinridge County Court Clerk's Office. There is, however, excepted out of the above tract of land a certain lot conveyed by Garland H. Withers and Virginia Withers, his wife, to Joseph L. Burke Jr. and June Ann Burke, his wife, by deed dated the 31st day of March, 1978, and recorded in Deed Book 148, Page 67, said Clerk's Office, which is bounded and described as follows:

A certain tract or parcel of land lying along the Little Hartford Road (also known as the Stanley Gray Road), being a county road, approximately 0.3 miles south of Ky. Highway 992, approximately 1.8 miles west of Hardinsburg, Breckinridge County, Kentucky, bounded and described as follows:

BEGINNING at a point in the East right-of-way of the aforementioned county road corner to the property of Garland H. Withers, thence North 69° 00' East 310.00 feet to another Withers property corner, thence South 21° 00' East 108.00 feet to another Withers corner thence South 69° 00' West 310.00 feet to a point in the East right-of-way of the aforementioned county road, another Withers corner, thence North 21° 00' West 108.00 feet to the beginning, containing 0.7686 acres, more or less.

THERE IS EXCEPTED HEREFROM that portion previously conveyed by Joseph L. Burke, Jr. and June Ann Burke, his wife, to Gregory T. Bowids and Janice Bowids, his wife, by Deed dated December 10, 1990, and recorded in Deed Book 203, Page 338, records of the Breckinridge County Court Clerk's Office.

TRACT NO. 3

Being a 0.721 acre tract located on the northwesterly right-of-way of U.S. Hwy. 60 near the city of Hardinsburg, Breckinridge County, Kentucky, more particularly described as follows: BEGINNING at an existing right-of-way marker on the southeasterly right-of-way of U.S. Hwy. 60 in the line of J. Burke (DB 268 PG 312); THENCE with the southeasterly right-of-way of said U.S. Hwy. 60 with a curve to the left with a radius at 1,353.24' and a long chord bearing at South 39° 55' 39" E., 450.85' to a set 5/8" rebar; THENCE with a new line in Hardinsburg Baptist Church (DB 289 PG 557) South 74° 38' 36" W., 181.11' to a set 5/8" rebar corner to M. Frank (DB 93 PG 153) and said J. Burke; THENCE with said J. Burke North 16° 14' 45" W., 410.07' to the POINT OF BEGINNING and CONTAINING 0.721 Acres (more or less) according to a physical survey by Timothy West Smith, PLS #2373 during January, 2004, per Job No. 03-104. Unless stated otherwise, any monument referred to herein as a "5/8" rebar is a set 5/8" diameter steel concrete reinforcing rod, twenty-four inches (24") in length, with a yellow plastic cap stamped "T.W. Smith, LS 2373". The basis of bearings stated herein are based on the westerly right-of-way of U.S. Hwy. 60 from the highway plans.

Being a portion of the same property acquired by JLB REAL ESTATE, L.L.C., a Kentucky limited liability company, by Special Warranty Deed dated January 2, 2012, of record in Deed Book 359, Page 275, in the Office of the Clerk of Breckinridge County, Kentucky.

Tax Parcel 59-22 (144.199 acres)

Being a certain parcel of land known as a portion of Tax Parcel 59-22 lying south of Highway 992 located in Breckinridge County, Kentucky approximately 1.7 miles west of Hardinsburg and 3,200 feet west of the intersection of Highway 992 and Highway 60; also being known as the southern portion of "Home Farm, Tract 1" as bisected by Highway 992 and "Home Farm, Tract 2" as recorded in Deed Book 359, Page 275.

Beginning at a rebar with cap denoting T.W. Smith LS 2373 having Kentucky State Plane Coordinates NAD1983 (NSRS 2011), South Zone (1602), Northing 2163311.38, Easting 1424864.95, said rebar with cap located on the southern right-of-way line of Highway 992 and being the northeastern corner of Mago Construction & Jonathan & Paula Burke Trust as recorded in Deed Book 359, Page 264, said rebar with cap being the POINT OF BEGINNING, thence along the southern right-of-way of Highway 992 the following two (2) courses and distances, 1) thence with a curve to the left, having a chord bearing of N 63°28'31" E, a chord distance of 499.17 feet, a radius of 1,071.80 feet, a distance of 503.79 feet to a point; 2) thence N 50°00'34" E, a distance of 865.26 feet to a corner fence post; said corner fence post being the northwestern corner of Travis Savannah as recorded in Deed Book 425, Page 133; thence leaving the right-of-way line of Highway 992 and with the line of Travis Savannah the following three

(3) courses and distances, 1) S 35°50'48" E, a distance of 152.14 feet to a corner fence post; 2) thence N 51°51'07" E, a distance of 223.34 feet to a fence post at the intersection of woven wire fences; 3) thence N 39°56'06" W, a distance of 158.93 feet to a point in the southern right-of-way line of Highway 992 and the northeast corner of Travis Savannah; thence leaving the line of Travis Savannah and with the southern right-of-way line of Highway 992 the following four (4) courses and distances, 1) N 50°00'34" E, a distance of 1,006.28 feet to a bent 3/4" rebar; 2) thence N 49°55'13" E, a distance of 385.18 feet to a point; 3) thence with a curve to the right having a chord bearing of N 55°43'13" E, a chord distance of 655.71 feet, a radius of 3,244.30 feet, a distance of 656.84 feet to a point; 4) thence N 61°31'13" E, a distance of 391.20 feet to a 1/2" rebar with yellow cap denoting Westwood PS Hicks 4374 set at the intersection of the southern right-of-way line of Highway 992 and the western right-of-way line of Stanley Gray Lane; thence leaving the southern right of way line of Highway 992 and with the western right-of-way line of Stanley Gray Lane the following three (3) courses and distances, 1) S 17°43'17" E, a distance of 251.30 feet to a point; 2) thence with a curve to the right with a chord bearing of S 14°39'50" E, a chord distance of 968.29 feet, radius of 14,071.87 feet, a distance of 968.48 feet to a point; 3) thence S 12°40'58" E, a distance of 118.68 feet to a 1/2" rebar with yellow cap denoting Westwood PS Hicks 4374 set in the western right-of-way line of Stanley Gray Lane and the northern line of Williams Revocable Living Trust as recorded in Deed Book 420, Page 210 and Deed Book 318, Page 616; thence leaving the right-of-way line of Stanley Gray Lane and with the northern line of Williams Revocable Living Trust the following two (2) courses and distances, 1) S 53°25'57" W, a distance of 1,956.29 feet to a point; 2) thence S 25°21'15" E, a distance of 912.13 feet to a rebar with cap denoting T.W. Smith LS 2373; said rebar being the northwest corner of James M. Deihl and Karen S. Deihl as recorded in Deed Book 363, Page 207; thence leaving the line of Williams Revocable Living Trust and with the western line of Deihl S 25°20'11" E, a distance of 131.76 feet to an iron rod in a capped 2" PVC pipe; said pipe being the northeast corner of James Carlos Matthews as recorded in Deed Book 131, Page 324; thence leaving the line of Deihl and with the northern line of James Carlos Matthews S 72°36'38" W, a distance of 226.89 feet to a 1/2" rebar; said rebar being the northeast corner of Andrew Matthews & Carrie Matthews as recorded in Deed Book 385, Page 506, thence leaving the line of James Carlos Matthews and with the northern line of Andrew Matthews and Carrie Matthews S 72°35'08" W, a distance of 1,666.88 feet to a rebar with cap denoting T.W. Smith LS 2373; said rebar with cap being the southeast corner of Mago Construction & Jonathan & Paula Burke Trust; thence leaving the line of Matthews and with the eastern line of Mago Construction & Jonathan & Paula Burke Trust N 21°47'09" W, a distance of 1,724.57 feet to the POINT OF BEGINNING.  
Containing 6,281,301 square feet or 144.199 acres, more or less.

Being a portion of the same property acquired by JLB REAL ESTATE, L.L.C., a Kentucky limited liability company, by Special Warranty Deed dated January 2, 2012, of record in Deed Book 359, Page 275, in the Office of the Clerk of Breckinridge County, Kentucky.

Paul E. Williams and Patsy L. Williams, Trustees of the Williams Revocable Living Trust dated September 20, 2006: 59-23 and 60-2

**Description of Property**

That certain real property of Owner located in Breckinridge County, Kentucky, to wit:

Real Property Tax Parcel No. 59-23 (47.11 acres)

A certain tract or parcel of land, lying and being in the County of Breckinridge, and State of Kentucky and bounded and described as follows: Beginning at a sassafras stump an origin l beginning corner of the J. M. Hook survey, thence S. 21 E. 27 1/2 poles to the little Hartford road, thence with said road as it meanders N. 30 E. 26 1/2 poles, N. 55 E. 22 1/2 poles, N. 48 E. 40 poles, N. 33 E. 24 poles to a stone near a black oak on the little Hartford Road; thence with said road N. 21 W. 81 poles to a stump; thence S. 46 W. 120 poles to a stone in an original line of the survey; thence with said line S. 30 E. 56 poles to the beginning, containing 49 1/2 acres, more or less.

There is HOWEVER, EXCEPTED out of the above described parcel of land a certain tract or parcel of land conveyed to Donald W. Corley and Judith A. Corley, his wife, by deed from Wilbur Marshall and Thelma Marshall, his wife, dated the 14th day of November, 1979 and recorded in Deed Book 154, page 612, Breckinridge County Court Clerk's Office, lying on the Wilbur Marshall-Garland Withers and Wilbur Williams-Stanley Gray county road, approximately 1/2 miles from Ky. 992, approximately 2 miles west of Hardinsburg, Breckinridge County, Kentucky, bounded and described as follows:

Beginning at a 1/2 inch iron rod in the right-of-way of aforementioned county road, 25 feet north of centerline of that road in the Wilbur Marshall property line, thence 111.80 feet, N 42° 50' W to a point corner with Wilbur Marshall property, thence 220.90 feet, S 47° 32' W to a point, corner with Wilbur Marshall property; thence 92.79 feet, S 51° 51' E to a 1/2 inch iron rod in right of way of said county road, 25 feet north of centerline of that road, in the Marshall property line; thence 207.47 feet, N 53° 08' E to the beginning, containing 0.4969 acres, more or less.

The above description was prepared from information gained in a field survey made on 29th of May, 1975 by B. H. Monarch, Land Surveyor, Kentucky Registry No. L. S. 108.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

BEING a 3.397 acre tract located on the northwesterly side of Stanley Gray Lane, approximately 3/4 mile from intersection of KY Highway 992, near the city of Hardinsburg, Breckinridge County, Kentucky, more particularly described as follows:

BEGINNING at a set 5/8" rebar on the northwesterly right-of-way of Stanley Gray Lane corner to J.C. Matthews (DB 131 PG 324), THENCE with J.C. Matthews N 13 deg. 47 min. 01 sec. W., 436.82' to a found 1/2" pipe corner to JLB Real Estate LLC (DB 359 PG 275 and DB 86 PG 53 Tract 1), THENCE with JLB Real Estate LLC N 25 deg 19 min. 59 sec. W., 131.64' to a set 5/8" rebar; THENCE leaving JLB Real Estate LLC with new lines in Williams Revocable Living Trust (DB 318 PG 616 and DB 154 PG 614) N 52 deg. 19 min. 59 sec. E., 343.39' to a set 5/8" rebar, THENCE S 13 deg. 47 min. 01 sec. E., 449.78' to a set 5/8" rebar on said Stanley Gray Lane, THENCE with the northwesterly right-of-way of Stanley Gray Lane the following chordal courses: S 43 deg. 01 min. 12 sec. W., 33.67', THENCE S 35 deg. 46 min. 01 sec. W., 89.83', THENCE S 33 deg. 48 min. 30 sec. W., 116.16', THENCE S 32 deg. 30 min. 24 sec. W., 110.90' to the POINT OF BEGINNING and CONTAINING 3.397 acres (more or less) according to a physical survey by Timothy W. Smith, PLS #2373 during March, 2012, per Job No. 12-133.

Being portion of the same property acquired by PAUL E. WILLIAMS AND PATSY L. WILLIAMS TRUSTEES, UNDER THE WILLIAMS REVOCABLE LIVING TRUST, DATED SEPTEMBER 20, 2006, by Deed dated September 20, 2006, of record in Deed Book 318, Page 616, in the Office of the Clerk of Breckinridge County, Kentucky.



ALSO

A certain tract or parcel of land lying on the Wilbur Marshall-Garland Withers and Wilbur Williams-Stanley Gray county road, approximately ½ mile from Ky. 992, approximately 2 miles west of Hardinsburg, Breckinridge County, Kentucky, bounded and described as follows:

Beginning at a ½ inch iron rod in the right-of-way of aforementioned county road, 25 feet North of centerline of that road in the Wilbur Marshall property line: thence 111.80 feet, N 42° 50' W to a point corner with Wilbur Marshall property, thence 220.90 feet, S 47° 32' W to a point, corner with Wilbur Marshall property; thence 92.79 feet, S 51° 51' E to a 1/2 inch iron rod in right of way of said county road, 25' north of centerline of that road, in the Marshall property line; thence 207.47 feet, N 53° 08' E to the beginning, containing 0.4969 acres, more or less.

The above description was prepared from information gained in a field survey made on 29 May, 1975 by B. H. Monarch, Land Surveyor, Kentucky Registry No., LS. 108.

Being the same property acquired by PAUL E. WILLIAMS AND PATSY L. WILLIAMS TRUSTEES, UNDER THE WILLIAMS REVOCABLE LIVING TRUST, DATED SEPTEMBER 20, 2006, by Deed dated July 5, 2019, of record in Deed Book 420, Page 210, in the Office of the Clerk of Breckinridge County, Kentucky.

Real Property Tax Parcel No. 60-2 (82 acres)

A certain tract or parcel of land, situate, lying and being in the County of Breckinridge and State of Kentucky, west of the Town of Hardinsburg, and bounded and described as follows:

Beginning at a black oak tree on the East side of the Little Hartford Road, thence South 20 East 160 rods; thence South 70 West 99 rods; thence North 20 West 106 rods; thence North 29 East 24 rods; thence North 53 East 32 rods; thence North 49 East 34 rods; thence North 33 East 24 rods to the beginning, containing 82.2 acres, more or less.

THERE IS EXCEPTED AND NOT CONVEYED out of the above described property, a certain tract of land heretofore conveyed to Paul E. Williams and Pat Williams, his wife, from Wilbur Williams and Lena Williams, his wife, by Deed dated November 27, 1972, which Deed appears of record in Deed Book 126 at Page 466 in the Breckinridge County Court Clerk's Office, to which deed reference is hereby made for a more particular description of the property heretofore conveyed and excepted from this conveyance. See also Deed of Correction dated June 8, 1981, of record in Deed Book 160, at Page 72 in the Breckinridge County Court Clerk's Office, for an exact description of the above excepted tract.

Being the same property acquired by PAUL E. WILLIAMS AND PATSY L. WILLIAMS TRUSTEES, UNDER THE WILLIAMS REVOCABLE LIVING TRUST, DATED SEPTEMBER 20, 2006, by Deed dated September 20, 2006, of record in Deed Book 318, Page 619, in the Office of the Clerk of Breckinridge County, Kentucky.

## Purchase Option Legal Description

## JLB Real Estate L.L.C: 59-21

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ALL THAT CERTAIN real estate lying and being situated in Breckinridge County, Kentucky, being more particularly bounded and described as follows:

Real Property Tax Parcel No. 59-21 (portion)

Being a certain parcel of land known as a portion of Tax Parcel 59-21 located in Breckinridge County, Kentucky approximately 1.7 miles west of Hardinsburg and 2,100 feet west of the intersection of Highway 992 and Highway 60; also being known as a portion of Parcel 3 as recorded in Deed Book 388, Page 34 and Deed Book 329, Page 546.

COMMENCING at a rebar with cap denoting FK Higdon PLS 3701 having Kentucky State Plane Coordinates NAD1983 (NSRS 2011), South Zone (1602), Northing 2164454.76, Easting 1426316.41, said rebar with cap located on the northern right-of-way line of Highway 992 and being the southeastern corner of JLB Real Estate, LLC as recorded in Deed Book 427, Page 530; thence along the northern right-of-way of Highway 992 the following three (3) courses and distances, 1) thence N 50°01'22" E, a distance of 991.90 feet to a 3/4" rebar, 2) thence with a curve to the right, having a chord bearing of N 55°10'57" E, a chord distance of 835.15 feet, a radius of 3,751.04 feet, a distance of 836.88 feet to a 1/2" rebar with yellow cap denoting Westwood PS Hicks 4374 set, said rebar being the southwest corner of Benjamin Burke as recorded in Deed Book 429, Page 412; 3) thence N 61°36'02" E, a distance of 362.60 feet to a 3/4" iron pipe, said iron pipe being the southeast corner of Benjamin Burke and the southwest corner of Big Rivers Electric Corporation as recorded in Deed Book 111, Page 471; thence with the eastern line of Benjamin Burke and the western line of Big Rivers Electric Corporation N 15°55'55" W, a distance of 272.98 feet to a 1/2" rebar and the POINT OF BEGINNING, said rebar being the northeast corner of Benjamin Burke; thence leaving the western line of Big Rivers Electric Corporation and with the northern line of Benjamin Burke S 62°17'55" W, a distance of 367.62 feet to a 1/2" rebar with yellow cap denoting Westwood PS Hicks 4374 set; thence leaving the northern line of Benjamin Burke and with a new line across the lands of JLB Real Estate, LLC as recorded in Deed Book 388, Page 34 and Deed Book 329, Page 546, N 13°47'51" W, a distance of 415.00 feet to a 1/2" rebar with yellow cap denoting Westwood PS Hicks 4374 set; thence with a new line N 54°37'42" E, a distance of 365.00 feet to a rebar with yellow cap denoting TW Smith LS 2373, said rebar being the northwest corner of Big Rivers Electric Corporation and the southwest corner of Breck County Ready Mix Company as recorded in Deed Book 280, Page 201; thence with the western line of Big River Electric Corporation S 15°57'45" E, a distance of 461.20 feet to the POINT OF BEGINNING.

Containing 153,433 square feet or 3.522 acres, more or less.

**SAR**  
**ATTACHMENT D**

## **New Frontiers Solar Park Sound Study**



Prepared for:  
Clover Creek Solar Project LLC d/b/a  
New Frontiers Solar Park

Prepared by:  
Stantec Consulting Services Inc.  
733 Marquette Avenue, Suite 1000  
Minneapolis, MN 55402

Project Number: 235300918

October 15, 2024

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Appendix A – Receptor Locations (UTM 16 Coordinates) and Operational Sound Model Results

## NEW FRONTIERS SOLAR PARK SOUND STUDY

### Abbreviations

AC	alternating current
dB	decibel
dB(Z) or dBZ	decibel (unweighted)
dB(A) or dBA	decibel (A-weighted)
dB(C) or dBC	decibel (C-weighted)
DC	direct current
Hz	hertz
KRS	Kentucky Revised Statutes
$L_{eq}$	equivalent continuous sound level
$L_{max}$	maximum sound level
MW	megawatt
Project	Clover Creek Solar Project LLC d/b/a New Frontiers Solar Park
PV	photovoltaic

## NEW FRONTIERS SOLAR PARK SOUND STUDY

### 1.0 Project Description

Clover Creek Solar Project LLC d/b/a New Frontiers Solar Park ("New Frontiers Solar Park" or "New Frontiers"), a wholly owned subsidiary of EDP Renewables North America, is proposing to construct and operate the New Frontiers Solar Park (Project) near the western edge of the City of Hardinsburg, Breckinridge County, Kentucky. The Project location and vicinity is shown on Figure 1. The Project footprint encompasses approximately 890 acres within perimeter fencing, out of an approximately 1,100-acre Project area. The maximum generating capacity of the Project will be up to 100 megawatts (MW) alternating current (AC).

In addition to photovoltaic modules and single access trackers, the Project will include inverter stations, an electrical collection system, access roads, perimeter security fencing, a Project substation, and a generation tie-in transmission line. New Frontiers Solar Park retained the services of Stantec Consulting Services Inc. (Stantec) to conduct a pre-construction sound study assessing the potential sound due to construction activities and operation of the Project in accordance with the requirements of Kentucky Revised Statutes Section 278.708.

The solar arrays will be constructed on predominantly agricultural parcels. The electricity generated by the solar facility will be routed to an electrical substation located near the center of the Project area. The predominant land use of the area for the Project is agricultural or wooded land with surrounding residential, industrial, and commercial development.

The main sources of sound emissions from the Project operations will be the solar inverter stations and a substation transformer. Solar panels produce direct current (DC) voltage which must be converted to alternating current (AC) voltage through a series of inverters. Solar energy facilities operate by converting solar radiation into electricity, meaning the Project will only produce electricity between sunrise and sunset. After sunset, the site no longer receives solar radiation, and the inverters will shift into stand-by mode.

Thirty-five inverters will be installed in the Project area for the proposed 100-MW Project. The analysis assumed the sound power level of each inverter at full load is 94 decibels, A-weighted (dBA). One main power transformer will be installed in the Project substation. The analysis assumed the sound power level of the substation transformer is 105 dBA.

The loudest sound emissions during construction activities will be impact pile driving. The impact pile driving equipment used to install the solar array posts would generate maximum sound levels of approximately 101 dBA at 50 feet, depending on type and brand. Construction activities are expected to be limited to daytime hours.



### 2.0 Sound Terminology

Sound is caused by vibrations that generate waves of minute pressure fluctuations in the surrounding air. Sound levels are measured using a logarithmic decibel (dB) scale. Human hearing varies in sensitivity for different sound frequencies, and the frequency sensitivity changes based on the overall sound level. The ear is most sensitive to sound at frequencies between 800 and 8,000 hertz (Hz) and is least sensitive to sound at frequencies below 400 Hz or above 12,500 Hz. Consequently, several different frequency weighting schemes have been used to approximate the way the human ear responds to various frequencies at different sound levels. The A-weighted decibel, or dBA, scale is the most widely used for regulatory requirements, as it discriminates against low frequency noise similar to the response of the human ear at the low to moderate sound levels typical of environmental sources. The C-weighted decibel, or dBC, scale applies less attenuation to low frequency noise to approximate the response of the human ear at higher sound levels. Sound levels without a frequency weighting applied, referred to as unweighted or linear, are generally reported as dB or dBZ.

The sound power level (PWL or  $L_w$ ) of a noise source is the strength or intensity of noise that the source emits regardless of the environment in which it is placed. Sound power is a property of the source, and therefore is independent of distance. The radiating sound power then produces a sound pressure level (SPL or  $L_p$ ) at a point of which human beings can perceive as audible sound. The sound pressure level is dependent on the acoustical environment (e.g., indoor, outdoor, absorption, reflections) and the distance from the noise source. While both sound power and sound pressure are expressed in decibels, they are wholly different quantities. Decibel levels of sound power are referenced to a power of 1 pico-watt (pW), while decibel levels of sound pressure are referenced to a pressure of 20 micro-pascals ( $\mu\text{Pa}$ ). Unless otherwise stated, sound levels in this report are sound pressure levels.

Numerous metrics and indices have been developed to quantify the temporal characteristics (changes over time) of community noise. The equivalent continuous sound level,  $L_{eq}$ , metric is the level of a hypothetical steady sound that would have the same energy as the fluctuating sound level over a defined period of time. The  $L_{eq}$  represents the time average of the fluctuating sound pressure level. The maximum and minimum sound levels, or  $L_{max}$  and  $L_{min}$ , are the loudest and quietest instantaneous sound levels occurring during a period of time.

Sound is a naturally occurring phenomenon, while noise is generally defined as the threshold when sound becomes an annoyance. A change in sound levels of 3 decibels is generally considered to be the threshold of perception, whereas a change of 5 decibels is clearly perceptible, and a change of 10 decibels is perceived as a doubling or halving of loudness.

Examples of A-weighted sound levels in common environments are shown on Figure 2.

### **3.0 Regulatory Environment**

The proposed Project is located near the City of Hardinsburg, Breckinridge County, Kentucky. State and local regulations, including the Breckinridge County Solar Energy Systems Ordinance (June 2022), were reviewed; however, no current regulations applicable to noise from a solar energy facility were identified.

Kentucky Revised Statutes (KRS) Section 278.708 requires a site assessment report be completed for proposed electric generation facilities that includes "evaluation of noise levels expected to be produced by the facility" (KRS 278.708(3)(a)8) and "evaluation of anticipated peak and average noise levels associated with the facility's construction and operation at the property boundary" (KRS 278.708(3)(d)). Quantifiable noise limits are not provided in KRS 278.708. This sound study was completed to address the above requirements.

### **4.0 Existing Noise Conditions**

#### **4.1 NOISE SENSITIVE RECEPTORS**

In this analysis, noise sensitive receptors were considered to include non-participating residences, schools, churches, hospitals, parks, and cemeteries. Noise sensitive receptor locations were identified within 1,000 feet of the Project boundaries by reviewing high resolution aerial imagery and residential structure data provided by New Frontiers Solar Park. The receptor locations, named with the prefix "SR" and shown on Figures 3 and 4, include 316 residential dwellings and two churches (SR-042 and SR-072) for a total of 318 identified sensitive receptors. Seven additional residential dwellings are participating parcels in the Project and these locations are shown on the figures but not considered to be noise sensitive receptors in this analysis.

Fifty-five of the 316 residential receptors are located within four areas that meet the definition of "residential neighborhood" according to KRS 278.700, which include populated areas of five or more acres containing at least one residential structure per acre. All the residential neighborhoods are on the edges of Hardinsburg and the areas include Quail Run Lane (SR-052 – 055), Lakeside Drive (SR-060 – 066), Gilbert Heights (SR-081 – 104), and Lake Ridge (SR-105 – 115, 117 – 122).

Table 1 shows the nearest residential receptor locations to Project boundaries and equipment, both throughout the Project area and within each neighborhood. Receptor SR-316 is located approximately 816 feet southwest of the nearest inverter. Receptor SR-048 is located approximately 409 feet south of the Project substation. These two locations are the nearest receptors to an inverter and the Project substation.

## NEW FRONTIERS SOLAR PARK SOUND STUDY

**Table 1. Nearest Receptors to the Project**

Land use	Nearest Receptor to	Section of Study Area	Distance from Fence	Distance from Nearest Solar Panel	Distance from Nearest Inverter or Transformer
Residence (SR-316)	Inverter	South	545 ft	614 ft	816 ft (inverter)
Residence (SR-048)	Substation transformer	Central	2,452 ft	2,942 ft	409 ft (transformer)
Residence (SR-007)	Panel tracking system & Project fence	North	423 ft	464 ft	1,317 ft (inverter)
Residences – Gilbert Heights Neighborhood (SR-081 – 104)	N/A	East	3,641 ft	3,778 ft	4,341 ft (inverter)
Residences – Lake Ridge Neighborhood (SR-105 – 115, 117 – 122)	N/A	East	1,044 ft	1,122 ft	1,779 ft (inverter)
Residences – Lakeside Drive Neighborhood (SR-060 – 066)	N/A	East	3,186 ft	3,638 ft	2,340 ft (transformer)
Residences – Quail Run Lane Neighborhood (SR-052 – 055)	N/A	Central	2,650 ft	3,242 ft	1,052 ft (transformer)

### 4.2 EXISTING NOISE FROM ADJACENT PROPERTIES

The primary sources of noise from the surrounding area are likely to be vehicle traffic on rural roads and adjacent agricultural activities, including but not limited to, tractors, farm machinery, trucks, and all-terrain vehicles (ATVs). Traffic from US Route 60/Kentucky Highway 259 also contributes to noise in the vicinity of the Project area. A quarry is located on the eastern edge of the Project area which likely generates noise from materials excavation including periodic blasting and drilling as well as materials processing. Additionally, wildlife such as insects, birds and frogs also contribute to the existing noise environment.

### 4.3 EXISTING NOISE ON THE PROJECT SITE

Existing sound sources on the Project site are likely those typical of agricultural activities. These sources include livestock, tractors, trucks, and ATVs. Rural wildlife noises also contribute to the existing noise environment including birds, frogs, and insects. Typical sound levels in a variety of outdoor environments are shown on Figure 2.

## **5.0 Construction Sound Assessment**

### **5.1 SOUND SOURCES AND ASSESSMENT METHODOLOGY**

Construction activities related to the development of the Project will occur over a period of approximately 12-18 months. Construction will occur in phases, starting with site preparation activities, such as vegetation clearing and access road construction. Construction of the Project substation along with the trenching and installation of the underground electrical collection system will likely be occurring concurrently with the solar array installation activities. The construction process is progressive in nature; therefore, several locations may see activity during the same time period, with installation activities then progressing to other array sites.

Construction activities will be conducted during daylight hours (7:00 a.m. to 7:00 p.m. or dusk if sunset occurs after 7:00 p.m.). Heavy construction equipment including, but not limited to, backhoes, bulldozers, excavators, and haul trucks may be present and operational at different points during the first phase of the construction period. The second phase of construction at each array site will include impact pile drivers to install posts for the tracking system. This analysis assumes that approximately three pile drivers may be operating simultaneously within a solar array field.

Major components of the solar facility include solar modules, a module tracking system, inverters, and a Project substation. Assembly will occur within the Project site several hundred to thousands of feet from the nearest receptors. Assembly will take place during daytime hours and will be of limited duration at any given location within the Project.

Traffic noise is expected to increase temporarily during construction due to the mobilization of labor and materials, equipment and staff moving between sections of the Project, and construction and equipment vehicles entering and leaving the site.

Noise levels from construction equipment will vary by type, age of equipment, and overall condition. Typical construction equipment sound emission levels from the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM)<sup>1</sup> database are presented in Table 2. These sound levels are representative of typical infrastructure construction equipment and were used for this assessment; however, the types of pile drivers used for solar array post installation generate less noise than pile drivers used for heavy infrastructure construction. Pile driving was modeled assuming an  $L_{max}$  sound level of 84 dBA at 50 feet based on typical impact pile drivers used for solar energy projects. Sound levels associated with the types of equipment expected to be used will vary from approximately 74 to 85 dBA at 50 feet. For comparison, typical sound levels generated by common sources are shown on Figure 2.

The FHWA RCNM model was used to assess sound levels during construction at the nearest receptor to solar panel arrays (SR-007) where pile driving would occur. RCNM accounts for the attenuation of sound with distance from equipment and estimates both  $L_{max}$  and  $L_{eq}$  sound levels.

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<sup>1</sup> Federal Highway Administration Roadway Construction Noise Model User's Guide. January 2006.

## NEW FRONTIERS SOLAR PARK SOUND STUDY

Equipment included in the RCNM model predictions included three pile drivers, one crane, one pickup truck, and one front end loader.

**Table 2. Typical Construction Equipment Sound Emission Levels**

Equipment Description	Acoustical Use Factor, %	Sound Level at 50 feet, dBA	
		L <sub>max</sub>	L <sub>eq</sub>
Backhoe	40	78	74
Compactor (ground)	20	83	76
Compressor (air)	40	78	74
Crane	16	81	73
Dozer	40	82	78
Dump Truck	40	76	72
Excavator	40	81	77
Flat Bed Truck	40	74	70
Front End Loader	40	79	75
Generator	50	81	78
Impact Pile Driver	20	101	94
Paver	50	77	74
Pickup Truck	40	75	71
Pneumatic Tools	50	85	82
Pumps	50	81	78
Roller	20	80	73
Tractor	40	84	80
Vibratory Pile Driver	20	101	94
Welder/Torch	40	74	70

Source: FHWA Roadway Construction Noise Model User's Guide.

### 5.2 CONSTRUCTION SOUND ASSESSMENT RESULTS

Table 3 shows the results of the construction sound modeling at the nearest receptor to Project construction activities (SR-007). The table shows the expected loudest instantaneous sound level (L<sub>max</sub>) as well as the average sound level (L<sub>eq</sub>) due to multiple pieces of equipment operating simultaneously in a solar field. Because pile drivers will only be used during solar panel post installations, results have been presented both with and without pile drivers in use.

**Table 3. Estimated Sound Levels at Nearest Receptor Due to Construction (Sunrise to Sunset)**

Condition	Distance to Solar Array (ft)	Estimated L <sub>max</sub> Sound Level (dBA)	Estimated L <sub>eq</sub> Sound Level (dBA)
With pile driver	464	82	80
Without pile driver		61	59

## NEW FRONTIERS SOLAR PARK SOUND STUDY

The estimated sound levels of 59 to 82 dBA during construction at the nearest sensitive receptor are comparable to sound levels of a typical commercial area or an aircraft takeoff at two miles (Figure 2), and construction sound levels are expected to be lower at other receptors.

### 6.0 Operational Sound Assessment

#### 6.1 SOUND SOURCES AND ASSESSMENT METHODOLOGY

The Project, as currently proposed, includes 35 inverters within the solar generation arrays and one substation transformer, as shown in Figures 3 and 4. These are the primary operational sound sources associated with the Project. Solar panels produce DC voltage which must be converted to AC voltage through a series of inverters. Solar energy facilities operate by converting solar radiation into electricity, meaning the Project will only produce electricity between sunrise and sunset. After sunset, the site no longer receives solar radiation, and the inverters will shift into stand-by mode. During nighttime hours, the substation transformer will be energized; however, it will produce minimal sound. Thus, operational sound levels generated by the Project will be highest during daytime hours.

The solar arrays associated with the Project include single axis tracking panels. Tracking systems involve the panels being driven by small, 24-volt brushless DC motors to track the arc of the sun to maximize each panel's potential for solar absorption. Panels would turn no more than five (5) degrees every 15 minutes and would operate no more than one (1) minute out of every 15-minute period during daylight hours. The tracking motors are a potential source of intermittent (occasional) mechanical noise.

This assessment assumed a sound power level of 94 dBA for each inverter based on manufacturer data for a Gamesa Electric PV 3X series solar inverter. Project substation transformer specifications were not available; however, a representative sound power level for the substation transformer was estimated to be 105 dBA, which corresponds to a NEMA noise rating<sup>2</sup> of 85 dBA for a 110 MVA transformer using calculation methods in the Edison Electric Institute Electric Power Plant Environmental Noise Guide<sup>3</sup>. When panel tracking motors are running, the analysis assumed that the maximum sound level is 70 dBA at 1 meter (3.28 feet) based on manufacturer data for a NEXTracker Horizon Single Access Tracker.

Sound attenuates between a source and receptor location due to a variety of factors, including but not limited to, distance between source and receptor, atmospheric absorption, ground type, topography, shielding from solid structures, vegetation, and meteorological conditions. Operational sound levels from the proposed Project equipment were estimated using the CadnaA model by Datakustik, which utilizes the ISO 9613-2 standard<sup>4</sup> algorithms for outdoor sound propagation.

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<sup>2</sup> National Electrical Manufacturers Association (NEMA) Standards Publication TR 1-2013 (R2019). Transformers, Step Voltage Regulators and Reactors.

<sup>3</sup> Edison Electric Institute. Electric Power Plant Environmental Noise Guide. Volume 1 2<sup>nd</sup> Edition.

<sup>4</sup> ISO 9613-2: 1996. Acoustics – Attenuation of sound during propagation outdoors. Part 2: General method of calculation.

## NEW FRONTIERS SOLAR PARK SOUND STUDY

A CadnaA base model was first developed by importing topographic data from the U.S. Geological Survey National Elevation Dataset and aerial imagery. The inverter and substation transformer noise sources were then modeled as point sources within CadnaA based on the current Project layout provided by New Frontiers Solar Park. Receptor points were added for the identified sensitive receptor locations. Additional conservative assumptions that were used to estimate worst-case daytime operational sound levels included the following:

- All inverter and substation transformer sources operate simultaneously.
- Ground attenuation factor of  $G=0.5$  (on a scale of 0.0 representing hard ground to 1.0 representing porous ground).
- No sound attenuation from vegetation (foliage) to simulate a worst-case condition when leaves have fallen off trees.
- Meteorological conditions are conducive to sound propagation with all receptors located downwind of all noise sources.

### 6.2 OPERATIONAL SOUND ASSESSMENT RESULTS

Operational sound levels estimated using the CadnaA model for the 318 sensitive receptors identified in the vicinity of the Project area are provided in tabular format in Appendix A. The estimated sound levels represent daytime sound levels from the Project inverters and the substation transformer. The table in Appendix A also shows the distance from each receptor to the nearest inverter, substation transformer, and panel tracking system.

Sound level contours for daytime operation with all Project inverters and the substation transformer operating at full load are displayed on Figure 4. The figure displays the overall expected sound levels in the vicinity of the Project area and illustrates how sound is expected to propagate in the area. Table 4 provides a summary of the expected sound levels at receptors within 2,000 feet of the Project boundaries during daytime hours.

## NEW FRONTIERS SOLAR PARK SOUND STUDY

**Table 4. Summary of Estimated Daytime Operational Sound Levels at Sensitive Receptors**

Expected Sound Level	Number of Receptors
35 dBA or less	309
35 to 40 dBA	5
40 to 45 dBA	2
Greater than 45 dBA	2

The results of the operational sound modeling demonstrate that the highest expected daytime sound level at nearby sensitive receptors is 51 dBA at receptor SR-048, which is the nearest receptor to the Project substation. At the nearest residence to Project inverters (SR-316) the expected daytime sound level is 36 dBA. Nighttime operation will result in lower sound emissions, as power will not be generated and therefore the solar inverters and substation transformer will be operating in stand-by mode. A sound level of 35 dBA is comparable to a quiet suburban nighttime environment and 50 dBA is comparable to outdoor daytime sound levels in rural to quiet urban environments (Figure 2.)

The nearest sensitive receptor to solar arrays with tracking motors (SR-007) is expected to be approximately 464 feet away from the edge of the nearest solar array. The sound level from the tracking system is expected to be less than 19 dBA at 464 feet. During the approximately four minutes per hour that tracker motors are operating, the sound generated by the motors is likely to be masked by existing daytime ambient sound sources and inaudible at this distance.

## 7.0 Summary

A sound study was completed for the New Frontiers Solar Park project in accordance with the requirements of Kentucky Revised Statutes Section 278.708. The operational sound assessment considered 35 solar inverters and one substation transformer in full operation. The highest daytime sound level expected at a residence due to operation of the Project is estimated to be 51 dBA. The solar facility will generate power during daylight hours only. Sound from the inverters and substation will be minimal during the nighttime hours, due to equipment operating in an energized stand-by mode.

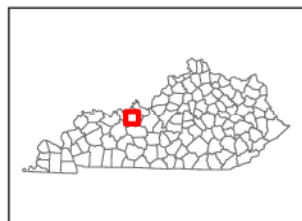
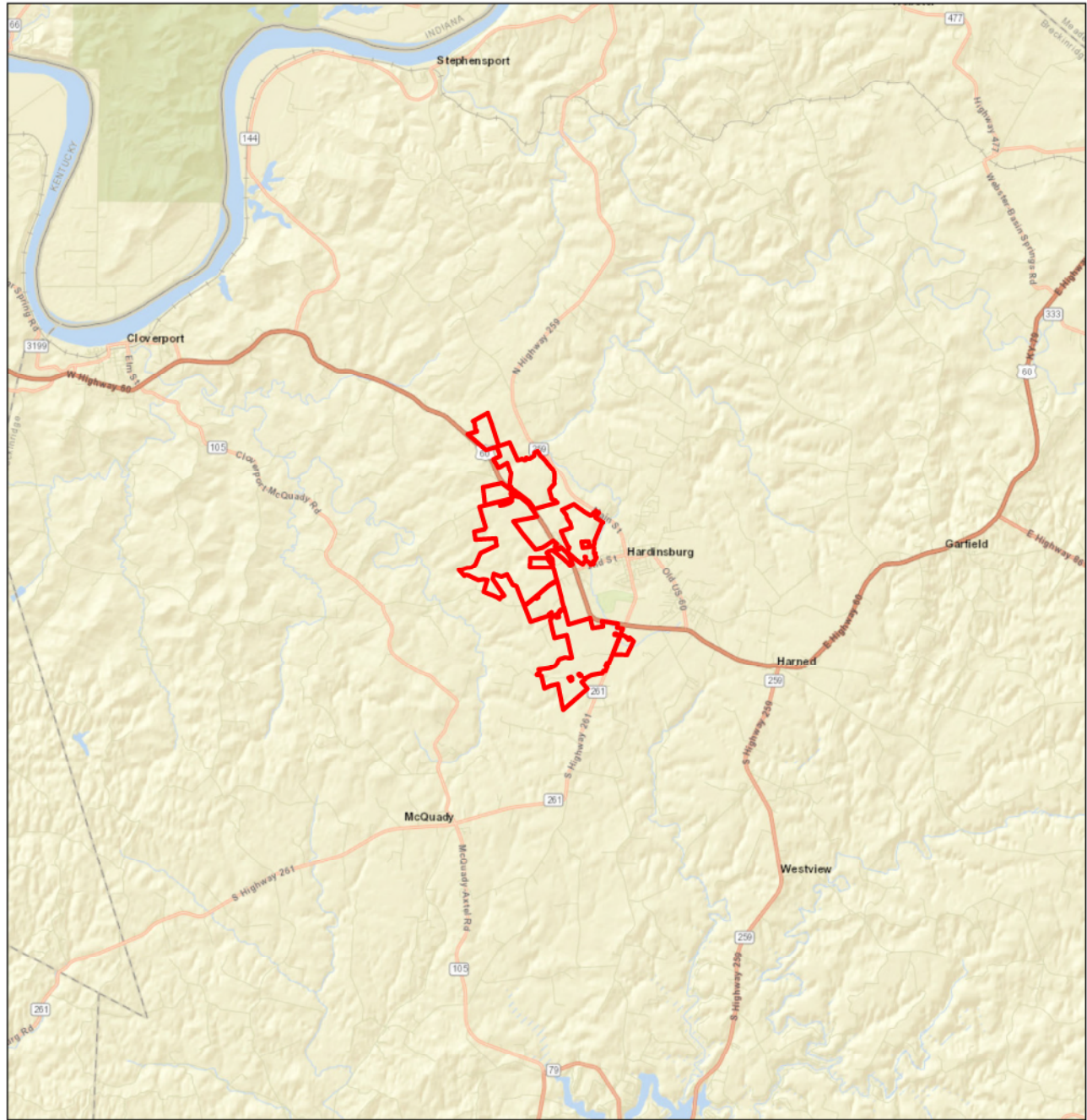
A construction sound analysis was completed considering impact pile driving and other typical construction equipment. Worst-case construction sound levels at the nearest residence are expected to range from 59 to 82 dBA with multiple pieces of equipment operating simultaneously. Construction related activity is expected to occur mainly during daylight hours (7:00 a.m. to 7:00 p.m. or dusk if sunset occurs after 7:00 p.m.) At times, construction activities will be audible to nearby residences or other sensitive receptors; however, not all equipment will be operating at the same time, and activities will be temporary in duration and spread throughout the Project area.



FIGURES

**Figure 1**  
**Vicinity Map**

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**Legend**  
[Red Square] Project Study Area

0 7,000 14,000 Feet  
(At original document size of 11x17)  
1:18,215,109



*Project Location* Prepared by GRG on 2024-10-10  
Breckinridge County, Kentucky TR by MGS on 2024-10-10  
*Client/Project* IR by JP on 2024-10-10  
235300918

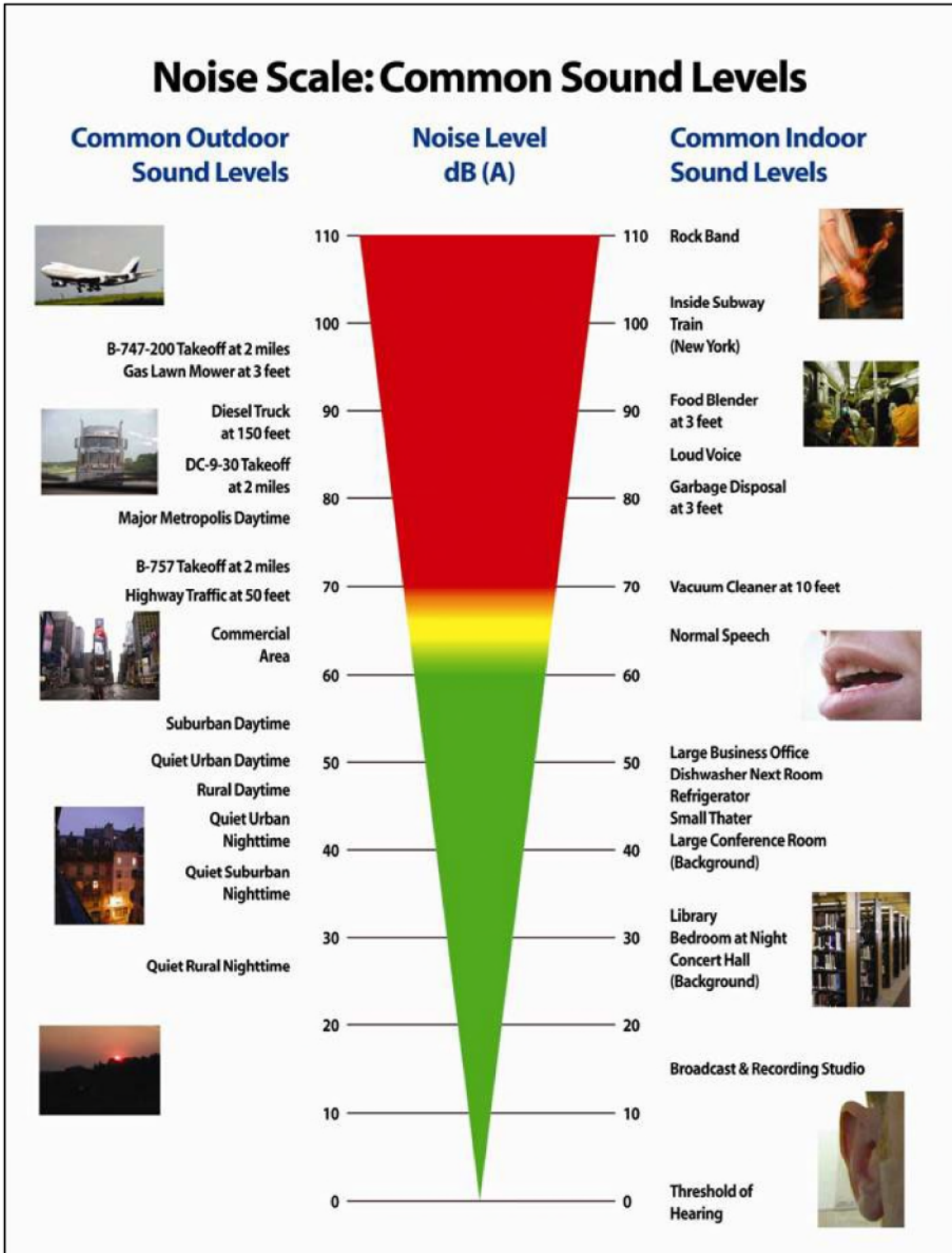
**Notes**  
1. Coordinate System: NAD 1983 StatePlane  
Kentucky South FIPS 1602 Feet  
2. Data Sources: ESRI, EDP Renewables, Stantec,  
Clover Creek Solar  
3. Background: ESRI

**Clover Creek Solar Facility  
Noise Assessment Report**  
*Figure No.*  
**1**  
*Title*  
**Vicinity Map**

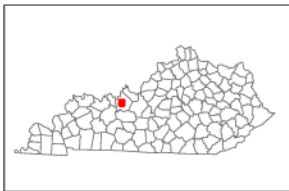
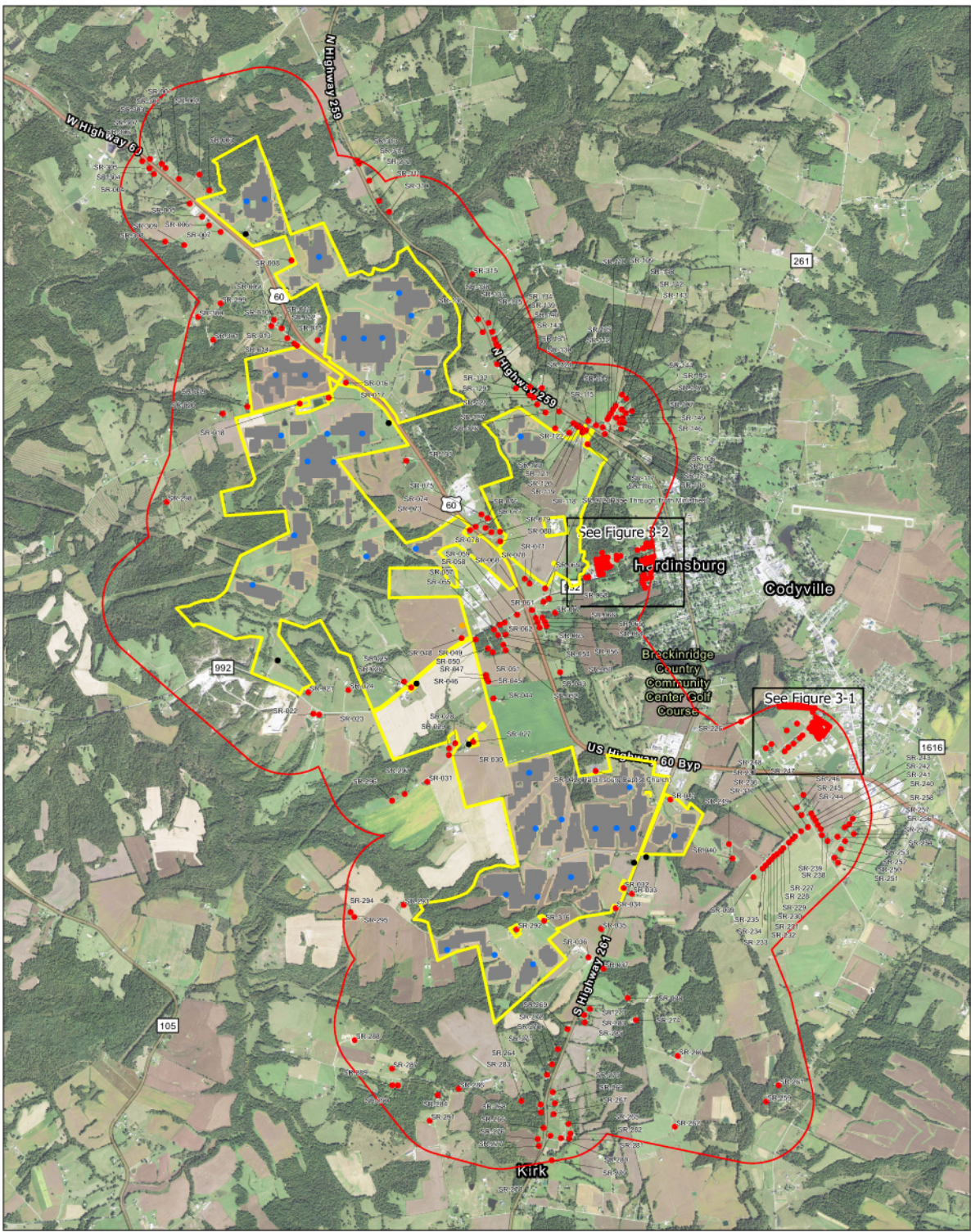
Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec 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 2**  
**Common Sound Levels**

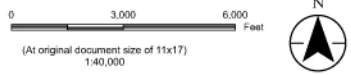
Figure 2. Common Sound Levels



**Figure 3**  
**Noise Sensitive Receptor Locations**



- Legend**
- Project Parcels
  - 2000-Foot Noise Assessment Area
  - Potential Fence Line
  - Potential PV Layout
  - Participating Structures
  - Noise Sensitive Receptors
  - Potential Substation Location
  - Potential Inverter Locations



Project Location: Breckinridge County, Kentucky  
 Prepared by GRG on 2024-10-10  
 TR by MGS on 2024-10-10  
 IR by JP on 2024-10-10

Client/Project: 226309118

Clover Creek Solar Facility  
 Noise Assessment Report

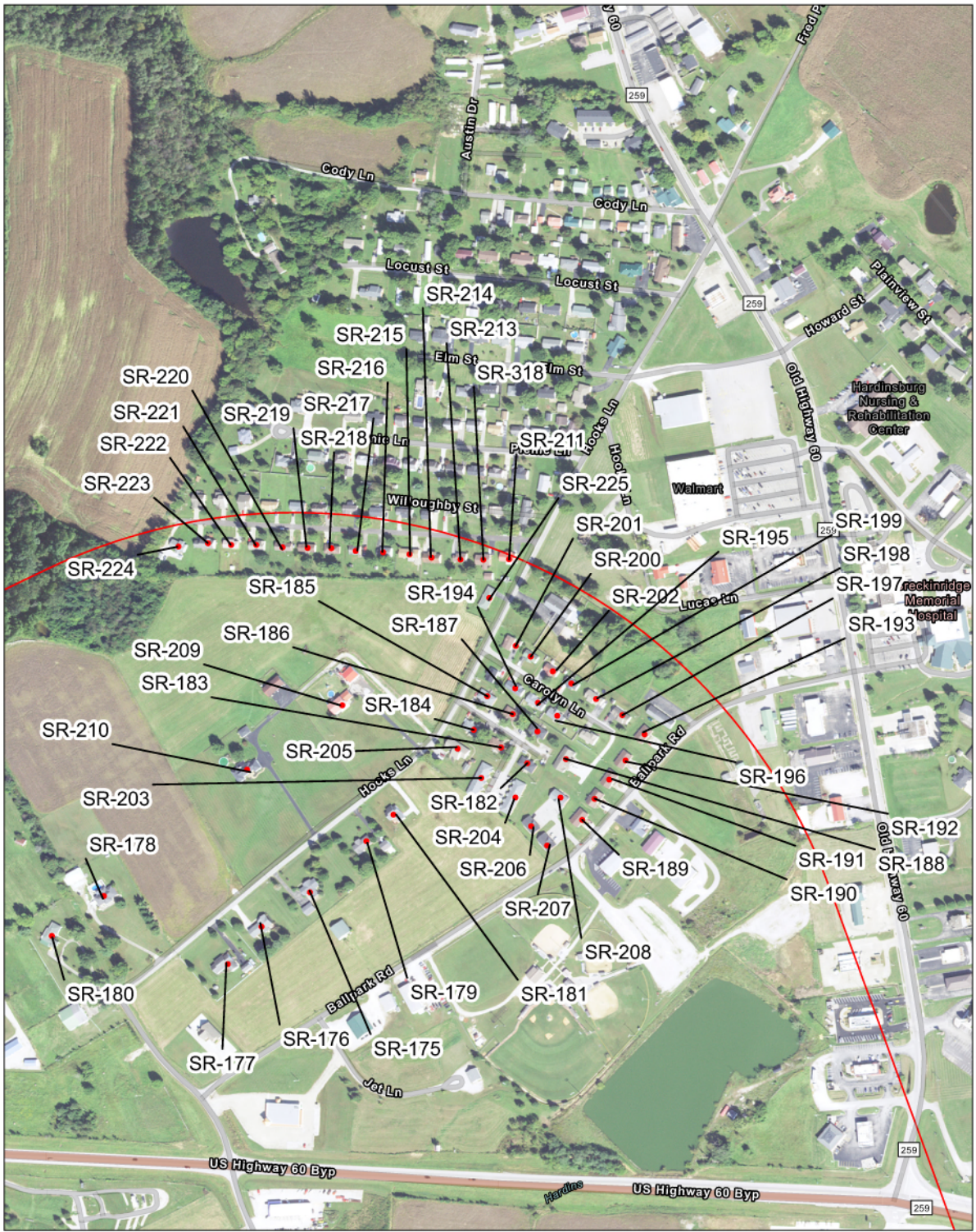
Figure No.: 3

Title: Noise Sensitive Receptors

**Notes**

1. Coordinate System: NAD 1983 StatePlane Kentucky North FIPS 1601 Feet
2. Data Source: ESRI, Stantec, Clover Creek Solar
3. Background: Kentucky Transportation Cabinet (KYTC) Ky\_Imagery\_2018\_2FT\_WGS84WVA

World Imagery: Earthstar Geographics  
 Hybrid Reference Layer: Esri, Swisstopo, Garmin, SafeGraph,  
 GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS



- Legend**
- Project Parcels
  - 2000-Foot Noise Assessment Area
  - Potential Fence Line
  - Potential PV Layout
  - Participating Structures
  - Noise Sensitive Receptors
  - Potential Substation Location
  - Potential Inverter Locations



Project Location: Hardinsburg County, Kentucky  
 Prepared by GRS on 2024-10-10  
 TR by MGS on 2024-10-10  
 IR by JP on 2024-10-10  
 Client/Project: 205300918

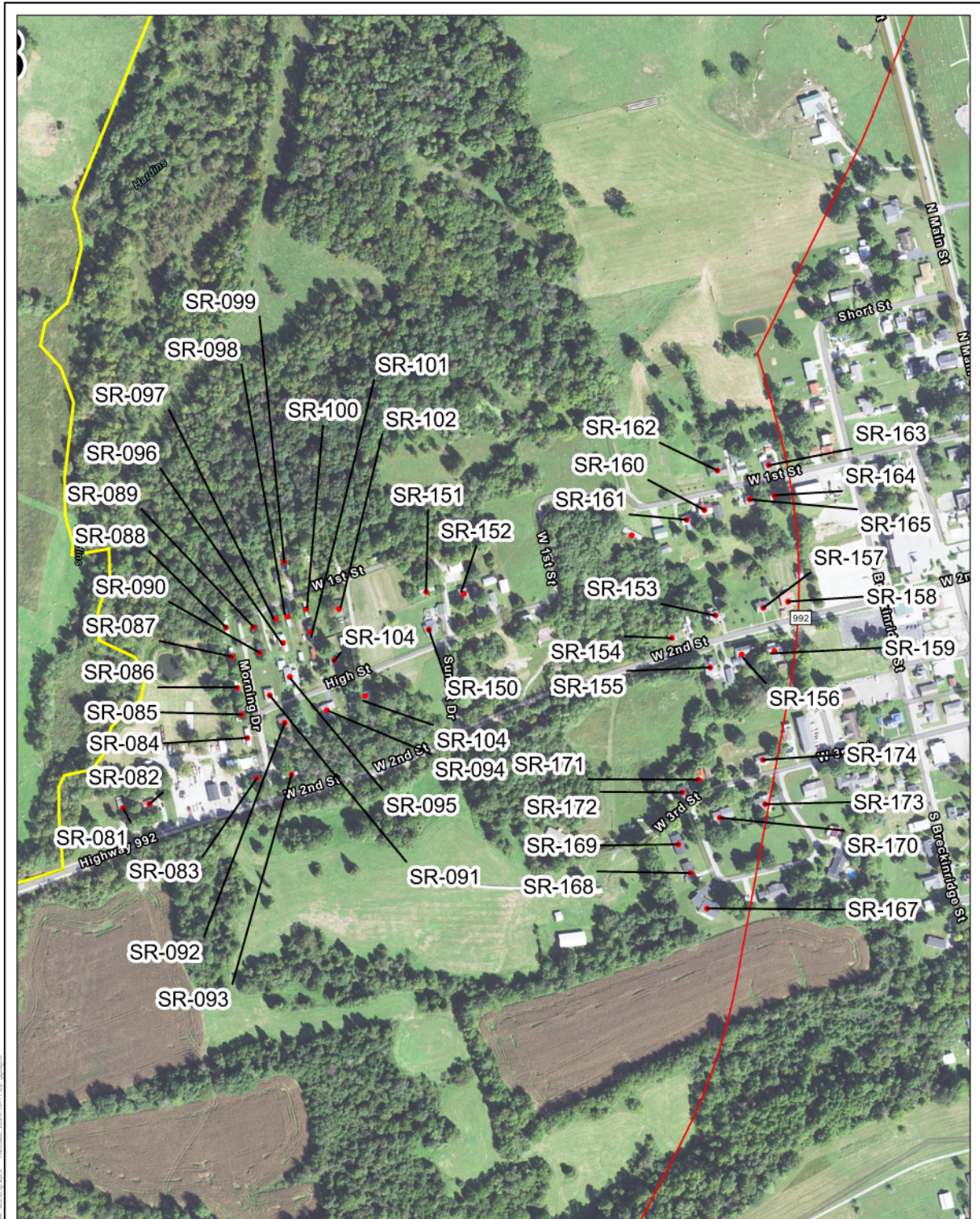
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**Notes**

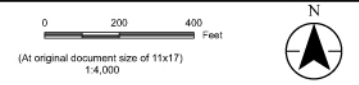
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3. Background: Kentucky Transportation Cabinet (KYTC), Ky. Imagery, 2018, 2FT, WGS84M, World Street Map: Esri, HERE, Garmin, NGA, USGS, NPS Hybrid Reference Layer: Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS World Imagery: Maxar

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- Legend**
- █ Project Parcels
  - █ 2000-Foot Noise Assessment Area
  - Potential Fence Line
  - Potential PV Layout
  - Participating Structures
  - Noise Sensitive Receptors
  - Potential Substation Location
  - Potential Inverter Locations



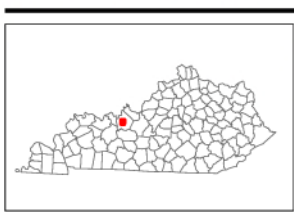
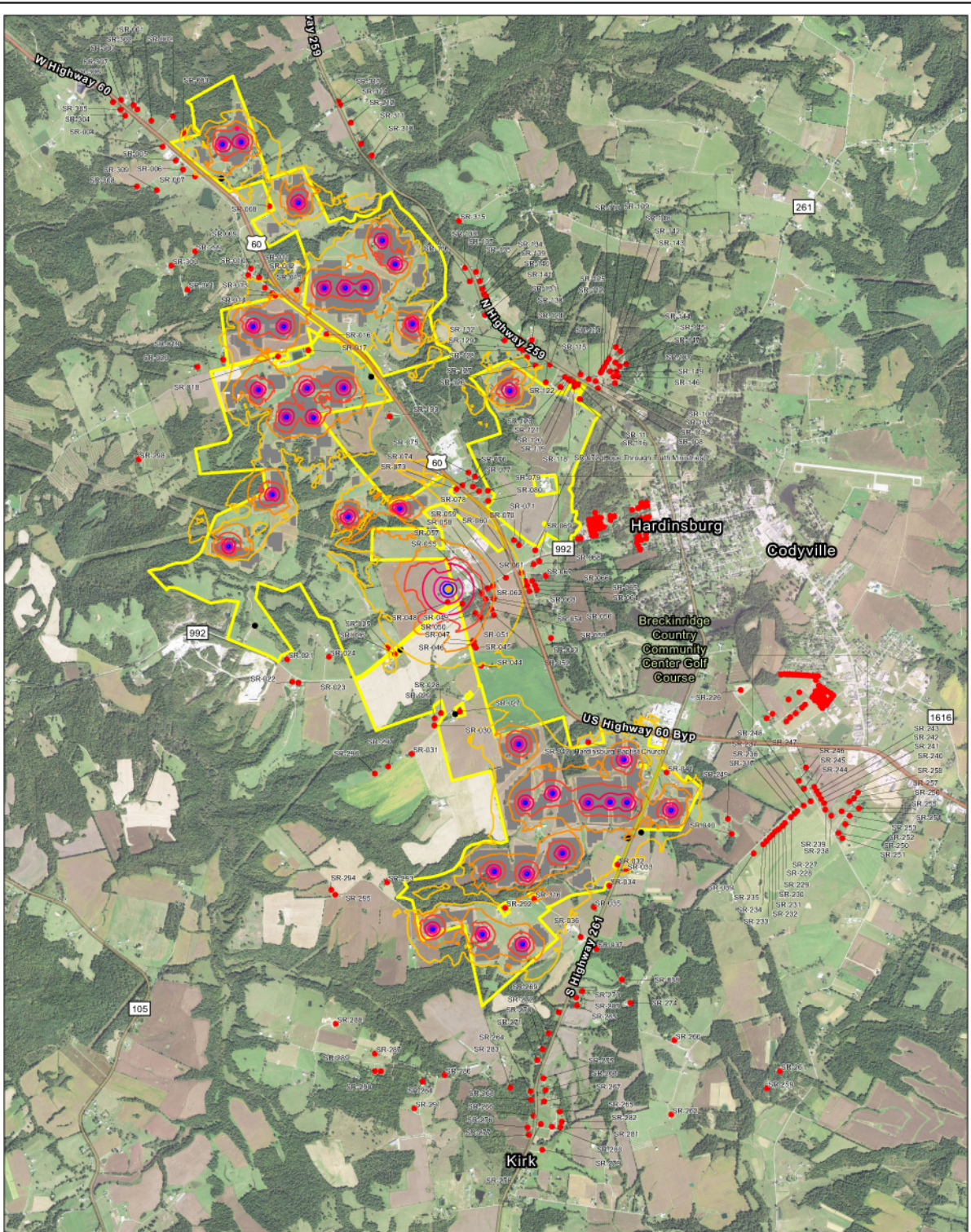
Project Location: Breckinridge County, KY  
 Prepared by GRS on 2024-10-10  
 Technical Review by MGS on 2024-10-10  
 Independent Review by JP on 2024-10-10  
 Client/Project: 205300918

Figure No. 3-2  
 Title: Noise Sensitive Receptors Inset

**Notes**

1. Coordinate System: NAD 1983 StatePlane Kentucky South FIPS 1602 Feet
2. Data Sources: ESRI, Stantec, Clover Creek Solar
3. Background: Kentucky Transportation Cabinet (KYTC)
4. Imagery: 2018\_2FT\_WGS84M
5. World Street Map: Esri, HERE, Garmin, NGA, USGS, NPS
6. Hybrid Reference Layer: Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
7. World Imagery: Maxar

**Figure 4**  
**Operational Sound Modeling Results**



- Legend**
- Project Parcels
  - Potential Fence Line
  - Potential PV Layout
  - Participating Structures
  - Noise Sensitive Receptors
  - Potential Substation Location
  - Potential Inverter Locations
- Operational Daytime Noise Contours**
- 30 dBA
  - 35 dBA
  - 40 dBA
  - 45 dBA
  - 50 dBA
  - 55 dBA
  - 60 dBA



Project Location: Breckinridge County, Kentucky  
 Client/Project: Clover Creek Solar Facility Sound Study

Figure No. 4  
 Title: Estimated Operational Sound Level Contours

**Notes**

1. Coordinate System: NAD 1983 StatePlane Kentucky North FIPS 1601 Feet
2. Data Sources: ESRI, Stantec, Clover Creek Solar
3. Background: Kentucky Transportation Cabinet (KYTC), Ky. Imagery 2018, 2FT, WGS84M, World Imagery, Esri, TomTom, Garmin, SafeGraph, Hybrid Reference Layer, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

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## **Appendix A**

### **Receptor Locations (UTM 16 Coordinates) and Operational Sound Model Results**

## NEW FRONTIERS SOLAR PARK SOUND STUDY

Table A.1. Receptor Locations and Operational Sound Model Results

Receptor ID	Sound Level (dBA Leq)	Distance to inverter (ft)	Distance to substation (ft)	Distance to panel tracking system (ft)	Distance to fence (ft)	X, UTM 16 (m)	Y, UTM 16 (m)	Z, UTM 16 (m)
SR-001	24	2,333	17,315	1,592	1,445	542,469	4,185,419	184
SR-002	27	1,776	17,088	1,193	1,144	542,673	4,185,462	184
SR-003	30	1,271	16,473	580	543	542,772	4,185,302	184
SR-004	23	1,870	16,444	1,009	754	542,575	4,185,171	184
SR-005	25	1,542	15,856	617	437	542,701	4,185,039	186
SR-006	25	1,459	15,502	565	501	542,770	4,184,955	185
SR-007	27	1,317	15,118	464	423	542,886	4,184,889	194
SR-008	31	912	13,196	543	518	543,592	4,184,605	194
SR-009	27	1,807	11,752	1,167	1,044	543,417	4,184,012	194
SR-010	29	1,614	11,630	995	978	543,391	4,183,951	196
SR-011	28	1,541	11,383	899	882	543,495	4,183,927	198
SR-012	33	1,264	11,013	590	572	543,551	4,183,829	198
SR-013	35	1,094	10,746	538	518	543,620	4,183,776	196
SR-014	36	1,001	10,640	548	524	543,648	4,183,755	195
SR-015	34	860	10,470	559	537	543,853	4,183,808	192
SR-016	30	1,359	8,817	547	582	544,135	4,183,386	182
SR-017	33	1,070	8,644	544	517	543,963	4,183,235	189
SR-018	34	948	9,005	553	516	543,675	4,183,176	192
SR-019	29	1,394	10,043	559	530	543,151	4,183,146	188
SR-020	26	2,041	10,466	896	808	542,907	4,183,076	188
SR-021	23	3,969	5,488	3,051	2,860	543,762	4,180,294	192
SR-022	22	4,675	5,668	3,771	3,586	543,811	4,180,079	192
SR-023	22	4,783	5,521	3,864	3,657	543,868	4,180,070	194
SR-024	25	4,411	4,281	3,635	3,304	544,161	4,180,318	194
SR-025	33	4,276	2,642	4,120	3,986	544,716	4,180,403	204
SR-026	29	4,533	2,627	4,326	4,089	544,787	4,180,343	203
SR-027	27	2,100	3,841	1,648	1,386	545,405	4,179,796	202
SR-028	26	2,613	3,877	2,121	1,875	545,225	4,179,782	202
SR-029	26	2,742	4,061	2,231	1,999	545,166	4,179,731	200
SR-030	26	2,694	4,282	2,170	1,953	545,163	4,179,663	200
SR-031	24	3,345	5,264	2,709	2,605	544,949	4,179,395	198
SR-032	32	1,759	10,111	879	857	546,907	4,178,335	206
SR-033	31	2,067	10,414	1,121	1,072	546,990	4,178,277	207
SR-034	27	1,781	10,552	578	481	546,828	4,178,134	202
SR-035	28	1,964	10,950	649	609	546,683	4,177,926	204
SR-036	27	1,828	11,646	1,033	870	546,556	4,177,643	204

**NEW FRONTIERS SOLAR PARK SOUND STUDY**

Receptor ID	Sound Level (dBA Leq)	Distance to inverter (ft)	Distance to substation (ft)	Distance to panel tracking system (ft)	Distance to fence (ft)	X, UTM 16 (m)	Y, UTM 16 (m)	Z, UTM 16 (m)
SR-037	26	2,316	12,172	1,542	1,400	546,707	4,177,531	204
SR-038	23	3,292	13,367	2,595	2,503	546,948	4,177,237	226
SR-039	20	2,923	12,621	2,504	2,481	548,203	4,178,442	217
SR-040	25	2,041	11,700	1,619	1,596	547,993	4,178,629	214
SR-041	32	1,190	8,901	622	544	547,374	4,179,217	202
SR-042	31	1,234	6,479	501	476	546,628	4,179,504	206
SR-043	27	3,463	3,553	2,894	2,730	546,273	4,180,495	205
SR-044	30	2,715	2,602	2,300	2,281	545,608	4,180,232	206
SR-045	32	3,292	2,024	2,882	2,865	545,557	4,180,403	206
SR-046	33	3,400	1,916	2,989	2,970	545,541	4,180,432	206
SR-047	35	3,517	1,800	3,106	3,089	545,533	4,180,467	206
SR-048	51	3,286	409	2,942	2,452	545,290	4,180,837	204
SR-049	47	3,561	635	3,180	2,638	545,430	4,180,823	204
SR-050	42	4,027	1,126	3,633	3,070	545,553	4,180,734	205
SR-051	39	4,142	1,329	3,759	3,258	545,600	4,180,695	206
SR-052	34	4,104	1,636	3,699	3,422	545,729	4,180,714	204
SR-053	35	4,251	1,484	3,820	3,226	545,706	4,180,772	205
SR-054	38	3,901	1,209	3,460	2,868	545,652	4,180,867	206
SR-055	41	3,685	1,052	3,242	2,650	545,614	4,180,922	206
SR-056	35	4,068	1,449	3,590	3,013	545,728	4,180,871	206
SR-057	37	3,711	1,234	3,218	2,646	545,672	4,180,970	206
SR-058	35	3,782	1,394	3,257	2,701	545,719	4,180,992	205
SR-059	32	3,960	1,834	3,355	2,851	545,844	4,181,070	204
SR-060	30	4,302	2,340	3,638	3,186	545,992	4,181,116	202
SR-061	30	4,531	2,419	3,887	3,416	546,029	4,181,039	202
SR-062	30	4,657	2,470	4,024	3,543	546,048	4,180,995	203
SR-063	29	4,790	2,531	4,182	3,691	546,067	4,180,942	204
SR-064	29	4,861	2,763	4,333	3,860	546,138	4,180,957	202
SR-065	29	4,863	2,711	4,214	3,748	546,121	4,180,996	202
SR-066	29	4,715	2,632	4,057	3,599	546,094	4,181,040	201
SR-067	27	5,022	3,073	4,325	3,908	546,224	4,181,090	200
SR-068	28	4,532	2,777	3,819	3,421	546,108	4,181,199	204
SR-069	28	4,656	2,971	3,926	3,550	546,161	4,181,229	204
SR-070	29	3,702	2,556	2,939	2,621	545,920	4,181,428	204
SR-071	29	3,896	2,598	3,144	2,806	545,968	4,181,380	204
SR-072	28	4,428	2,973	3,673	3,336	546,123	4,181,332	203
SR-073	28	1,874	3,130	974	867	545,373	4,181,912	200

**NEW FRONTIERS SOLAR PARK SOUND STUDY**

Receptor ID	Sound Level (dBA Leq)	Distance to inverter (ft)	Distance to substation (ft)	Distance to panel tracking system (ft)	Distance to fence (ft)	X, UTM 16 (m)	Y, UTM 16 (m)	Z, UTM 16 (m)
SR-074	28	2,088	3,267	1,184	1,079	545,430	4,181,948	197
SR-075	27	2,424	3,693	1,523	1,425	545,487	4,182,071	198
SR-076	27	2,553	3,612	1,647	1,545	545,549	4,182,033	196
SR-077	28	2,383	3,288	1,487	1,379	545,528	4,181,936	195
SR-078	28	2,534	3,202	1,655	1,546	545,587	4,181,893	196
SR-079	27	2,813	3,311	1,936	1,828	545,673	4,181,898	196
SR-080	28	2,773	3,022	1,930	1,806	545,675	4,181,801	198
SR-081	24	5,094	4,341	4,300	4,147	546,530	4,181,439	185
SR-082	24	5,119	4,428	4,316	4,165	546,557	4,181,443	186
SR-083	23	5,208	4,792	4,372	4,227	546,665	4,181,469	192
SR-084	23	5,077	4,811	4,238	4,094	546,656	4,181,510	195
SR-085	23	5,001	4,824	4,160	4,016	546,650	4,181,534	194
SR-086	23	4,917	4,845	4,074	3,930	546,645	4,181,561	193
SR-087	23	4,819	4,872	3,973	3,830	546,640	4,181,592	194
SR-088	23	4,726	4,896	3,877	3,734	546,634	4,181,622	194
SR-089	23	4,774	4,979	3,918	3,777	546,662	4,181,622	197
SR-090	23	4,856	4,961	4,002	3,861	546,668	4,181,596	198
SR-091	23	4,994	4,934	4,144	4,001	546,678	4,181,553	198
SR-092	23	5,098	4,945	4,248	4,105	546,694	4,181,525	200
SR-093	23	5,257	4,905	4,411	4,268	546,701	4,181,473	194
SR-094	23	5,138	5,090	4,276	4,137	546,736	4,181,538	206
SR-095	23	4,977	5,020	4,120	3,979	546,699	4,181,572	201
SR-096	23	4,871	5,045	4,010	3,871	546,692	4,181,606	201
SR-097	23	4,791	5,058	3,929	3,790	546,685	4,181,630	200
SR-098	23	4,806	5,095	3,941	3,803	546,696	4,181,633	201
SR-099	22	4,650	5,167	3,778	3,641	546,693	4,181,688	200
SR-100	22	4,821	5,162	3,950	3,813	546,715	4,181,640	203
SR-101	22	4,892	5,144	4,024	3,886	546,720	4,181,617	204
SR-102	22	4,882	5,262	4,005	3,871	546,749	4,181,641	206
SR-103	22	5,013	5,178	4,143	4,006	546,744	4,181,589	207
SR-104	22	5,169	5,227	4,298	4,162	546,775	4,181,553	209
SR-105	19	3,296	8,277	2,528	2,413	546,881	4,182,924	210
SR-106	19	3,273	8,405	2,528	2,418	546,868	4,182,985	210
SR-107	18	3,201	8,475	2,480	2,375	546,837	4,183,034	205
SR-108	19	2,754	7,817	1,974	1,857	546,719	4,182,873	198
SR-109	19	3,153	8,630	2,478	2,383	546,802	4,183,118	211
SR-110	18	3,050	8,483	2,359	2,261	546,780	4,183,079	206

**NEW FRONTIERS SOLAR PARK SOUND STUDY**

Receptor ID	Sound Level (dBA Leq)	Distance to inverter (ft)	Distance to substation (ft)	Distance to panel tracking system (ft)	Distance to fence (ft)	X, UTM 16 (m)	Y, UTM 16 (m)	Z, UTM 16 (m)
SR-111	18	2,955	8,346	2,249	2,148	546,759	4,183,043	204
SR-112	18	2,898	8,263	2,183	2,080	546,746	4,183,021	204
SR-113	19	2,702	7,953	1,952	1,842	546,698	4,182,939	203
SR-114	21	2,494	7,884	1,762	1,657	546,632	4,182,959	212
SR-115	22	2,270	7,869	1,581	1,489	546,554	4,183,004	210
SR-116	22	2,205	7,216	1,391	1,267	546,547	4,182,771	210
SR-117	23	2,141	7,561	1,391	1,284	546,529	4,182,908	211
SR-118	23	2,025	7,447	1,267	1,158	546,495	4,182,889	210
SR-119	23	2,028	7,548	1,296	1,195	546,493	4,182,926	210
SR-120	23	1,917	7,535	1,207	1,113	546,456	4,182,944	209
SR-121	23	1,869	7,550	1,178	1,090	546,438	4,182,959	208
SR-122	23	1,779	7,556	1,122	1,044	546,406	4,182,980	207
SR-123	24	1,588	7,218	849	752	546,362	4,182,886	207
SR-124	27	1,160	7,138	571	543	546,224	4,182,929	203
SR-125	25	1,499	7,691	1,049	810	546,263	4,183,097	204
SR-126	27	1,129	7,490	722	469	546,127	4,183,088	198
SR-127	27	1,181	7,646	573	530	546,045	4,183,168	198
SR-128	26	1,341	7,822	667	642	546,007	4,183,237	200
SR-129	26	1,377	7,855	686	632	545,971	4,183,259	200
SR-130	24	1,731	8,204	1,077	1,056	546,091	4,183,333	198
SR-131	24	1,654	8,127	959	877	545,973	4,183,344	200
SR-132	26	1,580	7,960	886	742	545,831	4,183,328	202
SR-133	28	1,693	5,696	1,344	1,066	544,736	4,182,605	184
SR-134	25	2,444	9,434	1,680	1,649	545,619	4,183,819	186
SR-135	24	2,497	9,666	1,592	1,560	545,596	4,183,893	186
SR-136	25	2,234	9,629	1,280	1,248	545,501	4,183,889	182
SR-137	24	2,538	9,944	1,477	1,445	545,560	4,183,981	184
SR-138	27	2,184	10,044	1,146	1,113	545,454	4,184,019	186
SR-139	25	2,428	9,278	1,763	1,734	545,637	4,183,769	188
SR-140	25	2,468	9,219	1,847	1,818	545,658	4,183,748	188
SR-141	26	2,282	8,633	1,771	1,684	545,644	4,183,570	194
SR-142	19	3,591	9,195	2,970	2,885	546,891	4,183,266	212
SR-143	18	3,673	9,168	3,024	2,933	546,934	4,183,226	208
SR-144	18	3,416	8,790	2,726	2,628	546,885	4,183,118	210
SR-145	19	3,520	8,779	2,809	2,706	546,927	4,183,083	214
SR-146	19	3,404	8,489	2,656	2,545	546,908	4,182,985	212
SR-147	18	3,736	8,957	3,026	2,922	546,990	4,183,103	212



**NEW FRONTIERS SOLAR PARK SOUND STUDY**

Receptor ID	Sound Level (dBA Leq)	Distance to inverter (ft)	Distance to substation (ft)	Distance to panel tracking system (ft)	Distance to fence (ft)	X, UTM 16 (m)	Y, UTM 16 (m)	Z, UTM 16 (m)
SR-148	18	3,267	8,775	2,605	2,513	546,827	4,183,154	211
SR-149	19	3,392	8,587	2,663	2,556	546,897	4,183,032	212
SR-150	22	5,117	5,506	4,227	4,097	546,840	4,181,620	211
SR-151	22	5,013	5,548	4,119	3,991	546,837	4,181,658	212
SR-152	22	5,097	5,660	4,198	4,072	546,875	4,181,656	211
SR-153	20	5,719	6,409	4,798	4,687	547,130	4,181,634	213
SR-154	20	5,670	6,247	4,753	4,638	547,086	4,181,611	209
SR-155	24	5,829	6,335	4,911	4,797	547,124	4,181,581	215
SR-156	23	5,872	6,448	4,952	4,840	547,156	4,181,595	216
SR-157	20	5,817	6,567	4,893	4,786	547,178	4,181,642	214
SR-158	20	5,864	6,652	4,939	4,833	547,203	4,181,648	214
SR-159	21	5,943	6,555	5,021	4,911	547,190	4,181,598	216
SR-160	23	5,454	6,504	4,528	4,423	547,119	4,181,741	214
SR-161	20	5,432	6,437	4,507	4,400	547,101	4,181,731	214
SR-162	23	5,400	6,596	4,472	4,371	547,132	4,181,781	215
SR-163	20	5,520	6,759	4,590	4,492	547,184	4,181,786	216
SR-164	22	5,598	6,737	4,669	4,570	547,190	4,181,756	215
SR-165	22	5,544	6,657	4,616	4,514	547,165	4,181,752	214
SR-166	21	5,334	6,249	4,414	4,302	547,045	4,181,715	214
SR-167	24	6,420	6,114	5,522	5,396	547,121	4,181,336	214
SR-168	24	6,294	6,086	5,394	5,269	547,105	4,181,373	214
SR-169	24	6,195	6,069	5,294	5,169	547,092	4,181,402	214
SR-170	24	6,217	6,224	5,310	5,188	547,134	4,181,429	215
SR-171	21	6,075	6,188	5,166	5,046	547,113	4,181,468	213
SR-172	21	6,071	6,125	5,166	5,043	547,096	4,181,455	213
SR-173	22	6,284	6,381	5,372	5,253	547,180	4,181,443	216
SR-174	23	6,172	6,412	5,257	5,140	547,178	4,181,488	216
SR-175	19	4,934	11,522	4,003	3,889	548,603	4,179,779	216
SR-176	19	4,725	11,404	3,794	3,680	548,551	4,179,742	215
SR-177	19	4,551	11,340	3,621	3,506	548,514	4,179,702	214
SR-178	19	4,375	10,848	3,434	3,333	548,382	4,179,775	214
SR-179	18	5,202	11,651	4,270	4,157	548,663	4,179,834	218
SR-180	19	4,146	10,729	3,205	3,104	548,326	4,179,732	214
SR-181	17	5,334	11,711	4,402	4,289	548,692	4,179,862	218
SR-182	17	5,818	12,108	4,890	4,774	548,835	4,179,918	219
SR-183	17	5,778	12,004	4,847	4,733	548,807	4,179,935	219
SR-184	17	5,741	11,894	4,807	4,696	548,778	4,179,954	218

**NEW FRONTIERS SOLAR PARK SOUND STUDY**

Receptor ID	Sound Level (dBA Leq)	Distance to inverter (ft)	Distance to substation (ft)	Distance to panel tracking system (ft)	Distance to fence (ft)	X, UTM 16 (m)	Y, UTM 16 (m)	Z, UTM 16 (m)
SR-185	17	5,853	11,907	4,918	4,807	548,793	4,179,990	219
SR-186	17	5,883	12,010	4,950	4,838	548,820	4,179,970	219
SR-187	17	5,914	12,111	4,984	4,870	548,846	4,179,952	219
SR-188	16	5,936	12,234	5,010	4,893	548,877	4,179,922	220
SR-189	17	5,860	12,350	4,940	4,820	548,894	4,179,857	219
SR-190	16	5,938	12,370	5,017	4,898	548,908	4,179,880	220
SR-191	16	6,019	12,400	5,097	4,978	548,923	4,179,900	220
SR-192	16	6,104	12,437	5,181	5,063	548,941	4,179,921	220
SR-193	16	6,212	12,476	5,288	5,170	548,961	4,179,949	220
SR-194	17	5,946	11,995	5,012	4,901	548,822	4,179,998	219
SR-195	16	5,978	12,085	5,045	4,932	548,847	4,179,983	220
SR-196	17	6,003	12,163	5,072	4,958	548,867	4,179,969	220
SR-197	16	6,187	12,383	5,260	5,144	548,937	4,179,969	220
SR-198	17	6,147	12,279	5,218	5,103	548,909	4,179,987	220
SR-199	17	6,112	12,181	5,180	5,067	548,883	4,180,003	220
SR-200	16	6,059	12,019	5,124	5,014	548,839	4,180,032	220
SR-201	16	6,043	11,958	5,106	4,998	548,823	4,180,044	220
SR-202	16	6,087	12,107	5,153	5,042	548,863	4,180,016	220
SR-203	16	5,658	11,967	4,728	4,613	548,786	4,179,902	218
SR-204	17	5,713	12,102	4,787	4,670	548,823	4,179,881	219
SR-205	16	5,656	11,858	4,722	4,610	548,761	4,179,933	218
SR-206	17	5,699	12,185	4,777	4,658	548,840	4,179,850	219
SR-207	16	5,707	12,259	4,788	4,668	548,857	4,179,829	218
SR-208	17	5,842	12,254	4,919	4,800	548,871	4,179,881	219
SR-209	17	5,447	11,426	4,507	4,403	548,637	4,179,980	218
SR-210	18	5,048	11,173	4,107	4,005	548,535	4,179,911	216
SR-211	16	6,226	11,862	5,286	5,182	548,816	4,180,136	220
SR-212	23	2,991	14,879	2,237	2,165	544,368	4,185,401	170
SR-213	16	6,100	11,696	5,160	5,058	548,764	4,180,136	219
SR-214	16	6,032	11,596	5,090	4,990	548,733	4,180,138	218
SR-215	16	5,984	11,517	5,043	4,944	548,709	4,180,142	218
SR-216	16	5,924	11,426	4,983	4,885	548,681	4,180,144	218
SR-217	16	5,860	11,331	4,919	4,823	548,651	4,180,145	218
SR-218	16	5,808	11,245	4,867	4,773	548,625	4,180,148	218
SR-219	16	5,752	11,164	4,811	4,719	548,600	4,180,148	218
SR-220	16	5,694	11,078	4,754	4,663	548,573	4,180,149	218

**NEW FRONTIERS SOLAR PARK SOUND STUDY**

Receptor ID	Sound Level (dBA Leq)	Distance to inverter (ft)	Distance to substation (ft)	Distance to panel tracking system (ft)	Distance to fence (ft)	X, UTM 16 (m)	Y, UTM 16 (m)	Z, UTM 16 (m)
SR-221	17	5,640	10,986	4,700	4,611	548,545	4,180,152	218
SR-222	17	5,582	10,901	4,644	4,556	548,518	4,180,152	218
SR-223	18	5,534	10,820	4,597	4,509	548,493	4,180,153	218
SR-224	18	5,459	10,723	4,523	4,436	548,462	4,180,150	217
SR-225	17	6,083	11,826	5,144	5,039	548,795	4,180,095	219
SR-226	21	4,245	9,661	3,435	3,345	548,079	4,180,000	216
SR-227	19	3,756	12,858	3,149	3,075	548,557	4,178,788	214
SR-228	19	3,586	12,806	3,011	2,958	548,500	4,178,733	213
SR-229	19	3,518	12,795	2,961	2,920	548,476	4,178,704	214
SR-230	19	3,418	12,760	2,884	2,857	548,440	4,178,672	214
SR-231	19	3,325	12,714	2,809	2,789	548,406	4,178,651	214
SR-232	19	3,262	12,704	2,770	2,753	548,380	4,178,620	215
SR-233	19	3,202	12,691	2,734	2,715	548,354	4,178,593	216
SR-234	20	3,138	12,681	2,701	2,672	548,323	4,178,559	216
SR-235	20	3,081	12,668	2,656	2,629	548,294	4,178,529	216
SR-236	20	3,949	12,916	3,313	3,218	548,618	4,178,849	214
SR-237	20	4,148	12,995	3,492	3,381	548,678	4,178,900	214
SR-238	17	5,016	13,902	4,388	4,290	548,942	4,178,803	218
SR-239	18	4,824	13,641	4,178	4,070	548,885	4,178,862	216
SR-240	18	4,792	13,511	4,128	4,007	548,874	4,178,923	216
SR-241	17	4,703	13,358	4,026	3,897	548,844	4,178,964	216
SR-242	18	4,644	13,226	3,955	3,816	548,822	4,179,008	215
SR-243	18	4,587	13,112	3,886	3,742	548,800	4,179,041	215
SR-244	17	4,536	12,991	3,817	3,672	548,779	4,179,079	215
SR-245	17	4,214	12,739	3,499	3,354	548,682	4,179,062	214
SR-246	19	4,105	12,479	3,349	3,204	548,633	4,179,138	216
SR-247	18	4,425	12,482	3,619	3,478	548,700	4,179,264	216
SR-248	19	4,376	13,116	3,705	3,583	548,745	4,178,942	214
SR-249	25	1,803	11,306	1,310	1,288	547,957	4,178,773	212
SR-250	15	5,283	14,374	4,707	4,640	549,010	4,178,637	216
SR-251	15	5,424	14,561	4,862	4,803	549,045	4,178,587	214
SR-252	15	5,464	14,410	4,857	4,771	549,074	4,178,723	216
SR-253	15	5,584	14,395	4,952	4,850	549,115	4,178,803	218
SR-254	16	5,335	14,110	4,692	4,583	549,040	4,178,846	218
SR-255	14	5,873	14,536	5,220	5,103	549,204	4,178,875	220
SR-256	15	5,580	14,173	4,911	4,784	549,113	4,178,939	220

**NEW FRONTIERS SOLAR PARK SOUND STUDY**

Receptor ID	Sound Level (dBA Leq)	Distance to inverter (ft)	Distance to substation (ft)	Distance to panel tracking system (ft)	Distance to fence (ft)	X, UTM 16 (m)	Y, UTM 16 (m)	Z, UTM 16 (m)
SR-257	15	5,733	14,255	5,057	4,924	549,158	4,178,972	220
SR-258	14	5,865	14,279	5,176	5,034	549,194	4,179,026	218
SR-259	11	8,859	18,512	8,229	8,154	548,329	4,176,204	206
SR-260	16	5,611	15,782	5,006	4,945	547,448	4,176,660	214
SR-261	11	8,850	18,289	8,248	8,176	548,452	4,176,367	207
SR-262	12	7,062	17,847	6,605	6,561	547,418	4,175,953	204
SR-263	18	4,609	15,956	3,822	3,780	546,221	4,176,187	222
SR-264	19	4,600	15,913	3,750	3,696	546,078	4,176,175	220
SR-265	16	5,357	16,708	4,606	4,569	546,356	4,175,981	222
SR-266	15	5,372	16,686	4,522	4,468	546,109	4,175,941	220
SR-267	16	4,955	16,297	4,152	4,107	546,209	4,176,079	222
SR-268	17	4,861	16,172	4,008	3,953	546,081	4,176,095	221
SR-269	25	2,407	13,679	1,922	1,897	546,347	4,176,927	194
SR-270	21	3,338	14,689	2,596	2,565	546,193	4,176,575	206
SR-271	20	3,652	14,994	2,859	2,818	546,143	4,176,471	218
SR-272	22	2,897	14,241	2,246	2,216	546,250	4,176,727	200
SR-273	25	2,367	13,252	1,849	1,826	546,570	4,177,129	204
SR-274	21	3,834	14,138	3,205	3,142	547,030	4,177,017	224
SR-275	19	4,238	15,585	3,454	3,414	546,201	4,176,298	218
SR-276	16	5,726	17,016	4,854	4,795	546,050	4,175,830	222
SR-277	14	5,959	17,250	5,088	5,029	546,061	4,175,760	222
SR-278	15	5,647	16,977	4,818	4,766	546,177	4,175,863	223
SR-279	13	6,451	17,776	5,614	5,560	546,190	4,175,618	224
SR-280	15	5,769	17,116	4,975	4,930	546,281	4,175,839	224
SR-281	16	5,833	17,184	5,069	5,028	546,363	4,175,834	225
SR-282	17	5,678	17,029	4,924	4,886	546,376	4,175,885	224
SR-283	25	4,493	15,708	3,573	3,505	546,514	4,177,067	200
SR-284	18	2,365	13,390	1,910	1,856	545,887	4,176,210	200
SR-285	19	4,765	15,422	4,129	4,055	545,051	4,176,267	192
SR-286	23	2,553	13,627	2,127	2,055	546,519	4,176,992	198
SR-287	17	4,538	15,191	3,693	3,618	545,261	4,176,332	184
SR-288	19	4,281	14,708	4,080	3,995	544,597	4,176,533	196
SR-289	18	4,226	14,043	3,972	3,910	544,224	4,176,818	186
SR-290	16	4,779	15,247	4,587	4,501	544,598	4,176,367	193
SR-291	17	4,718	15,226	4,534	4,446	544,655	4,176,365	194
SR-292	16	5,620	16,272	4,999	4,924	544,972	4,176,013	218

**NEW FRONTIERS SOLAR PARK SOUND STUDY**

Receptor ID	Sound Level (dBA Leq)	Distance to inverter (ft)	Distance to substation (ft)	Distance to panel tracking system (ft)	Distance to fence (ft)	X, UTM 16 (m)	Y, UTM 16 (m)	Z, UTM 16 (m)
SR-293	33	1,101	10,130	705	647	545,838	4,177,922	194
SR-294	26	2,048	9,370	1,660	1,563	544,713	4,178,166	190
SR-295	20	3,398	10,096	3,049	2,937	544,182	4,178,093	190
SR-296	21	3,226	10,199	2,882	2,771	544,220	4,178,045	190
SR-297	22	4,580	6,201	3,816	3,709	544,597	4,179,206	193
SR-298	23	4,135	5,850	3,405	3,299	544,722	4,179,273	195
SR-299	21	3,906	10,485	3,201	3,165	542,347	4,182,195	186
SR-300	23	2,958	13,180	2,355	2,124	542,886	4,184,176	207
SR-301	25	3,178	13,298	2,683	2,548	542,660	4,184,041	213
SR-302	25	2,349	12,405	1,920	1,764	542,813	4,183,813	186
SR-303	22	2,870	17,852	2,155	2,011	542,335	4,185,527	184
SR-304	22	3,035	18,034	2,332	2,192	542,298	4,185,569	184
SR-305	19	3,161	17,896	2,390	2,207	542,220	4,185,467	181
SR-306	20	3,355	18,133	2,601	2,428	542,176	4,185,524	184
SR-307	20	3,660	18,462	2,923	2,757	542,103	4,185,596	188
SR-308	20	3,453	18,377	2,741	2,593	542,180	4,185,617	185
SR-309	20	2,976	15,891	2,049	1,890	542,332	4,184,793	182
SR-310	22	2,495	15,427	1,598	1,515	542,522	4,184,759	184
SR-311	24	2,677	13,751	2,181	2,125	544,567	4,185,089	168
SR-312	23	2,691	14,168	2,087	2,054	544,467	4,185,200	165
SR-313	22	3,290	15,599	2,558	2,459	544,251	4,185,600	178
SR-314	22	3,305	15,495	2,499	2,403	544,267	4,185,571	177
SR-315	26	2,411	11,505	1,624	1,584	545,398	4,184,467	176
SR-316	36	816	10,056	614	545	546,114	4,178,008	198
SR-317	20	3,866	12,892	3,242	3,156	548,592	4,178,823	214
SR-318	16	6,159	11,775	5,218	5,115	548,788	4,180,136	219