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Tab 12 Exhibits

Exhibit A: Project Site Map (2 pages)

Exhibit B: Property Value Impact Study (187 pages)

Exhibit C: Legal Description (2 pages)

Exhibit D: Noise Assessment Report (22 pages)

Exhibit E: Visual Impact Illustrations (7 pages)

Exhibit F: Landscape Plan (2 pages)

Exhibit G: Glare Analysis Study (38 pages)

Exhibit H: Traffic Impact Study (55 pages)

Exhibit I: Decommissioning Plan (12 pages)

LIST OF ATTACHMENTS

Attachment A: Map of Proposed Project Site (2 pages)..... Tab 2

Attachment B: Evidence of Public Notice (7 pages) Tab 3

Attachment C: Cumulative Environmental Assessment (8 pages) Tab 5

Attachment D: Website Screenshots (17 pages) Tab 6

Attachment E: August 2025 Public Information Meeting Materials (26 pages)..... Tab 6

Attachment F: Transmittal Letter (2 pages) Tab 8

Attachment G: PJM Phase 1 Study Report (50 pages) Tab 9

Attachment H: Estimated Economic Impact (21 pages)..... Tab 10

Executive Summary

Crab Run Solar Project, LLC (the Applicant or Crab Run Solar), a wholly owned subsidiary of Savion, LLC (Savion), is proposing to construct and operate the Crab Run Solar Project, which includes a solar photovoltaic (PV) facility (the Project or the Facility) in Marion County, Kentucky, with a generation capacity of up to 45 megawatts (MW) of electricity. In the United States, Savion is an industry-leading solar and energy storage organization. Savion is currently one of the country's largest and most technologically advanced utility-scale solar and energy storage project development companies with 4,603 megawatts (MW) of solar and energy storage in operation, under construction, or contracted, with 29 projects in 16 states. In addition, Savion has 17,333 MW of solar in development, with 71 projects in 25 states and 14,636 MW of energy storage in development, with 56 projects in 23 states.

The Project Area will encompass approximately 412 acres of predominantly agricultural land. All components and infrastructure necessary for the Project Area will occupy approximately 245 acres of active or recently cultivated cropland, with scattered tree lines, fencerows and rural road frontage. The Project is located approximately 1.80 miles southeast of the town of Loretto on two Marion County parcels. Access to the Project is available from Arthur Mattingly Road in the south and an entrance from the crossing of Ben Daugherty Road and Frogtown Road in the west. The overall land use of the area creates a unique opportunity to site a solar electric generating project where there is existing electrical grid infrastructure, as well as high demand for energy generation from the commercial sector.

As shown in detail throughout the narrative and the reports included as exhibits to this

Application, the Applicant is dedicated to numerous commitments that ensure the Project has minimum adverse impacts to the community, including, but not limited to, the following:

- A chain link fence that will not exceed 7 feet in height around the solar array;
- A Storm Water Pollution Prevention Plan (SWPPP) during construction and best management practices to reduce erosion and sedimentation; and
- A robust community outreach program through which the Project has engaged with neighbors, public officials, and community organizations to gain input and improve the Project.

A request for deviation from the state setback requirement for the Project is being filed concurrently with this Application.

In addition, the Project will have a positive economic impact statewide and on Marion County through job creation and resulting induced impacts, supply chain impacts, lease payments to private landowners, and potential payment-in-lieu-of-taxes (PILOT) payments to local taxing jurisdictions. The Project will not impose significant additional burdens on local services and thus will not increase costs to the communities in the region. Other positive impacts to the Commonwealth of Kentucky include employment opportunities for Marion County and Kentucky, with the value of payroll during the approximate 8-month construction phase totaling an estimated \$5.1 million dollars, with expectation of 122 direct construction jobs. During the operational phase, one to three jobs are estimated with annual payroll expected to total an estimated occupational tax revenue of \$4,880.76 annually.

Finally, the Applicant is proud of its ongoing community outreach efforts and thorough engagement with a variety of stakeholders during the development of the Project. The Applicant

first introduced the Project to County officials in August 2022, and its representatives have met with the Marion County Judge/Executive and Magistrate. The Applicant has addressed the County and public through a public information meeting and publication notification as well as the Project website. The Applicant is confident it can build and operate the Project to be both a good neighbor and a valuable asset to the local community.