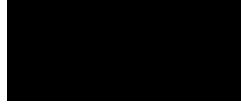


RECEIVED

FEB 20 2025

PUBLIC SERVICE
COMMISSION

Roger & Janelle Nicolai
2663 Blue Bird Rd.
Falls of Rough, Kentucky 40119



February 21, 2025

Kentucky Public Service Commission
Executive Director
211 Sower Boulevard, P.O. Box 615
Frankfort, Kentucky 40602
Re: Docket #2024-00284

To Whom It May Concern,

This communication is in response to the requests for information submitted by the Applicants in Docket No. 2024-00284, and filed on 02/12/2025.

1 . Please provide copies of any documents indicating either of you have any credentials, degree, license or certification in the appraisal and/or valuation of real property.

We, the interveners, do not possess any credentials, degrees, licenses, or certifications in the appraisal or valuation of real property. Therefore, we undertook a comprehensive investigation and discovered **existing studies** regarding economic impact on properties in close proximity to cell towers. We engaged professionals and experts with the necessary qualifications and education. These studies and research were conducted **prior** to the proposal for a cell tower at 2589 Blue Bird Rd, Falls of Rough, KY 40119. Therefore, the experts consulted were not commissioned to produce findings that aligned with a particular agenda; rather, we relied on existing unbiased research from highly credentialed individuals.

The authors cited in both studies are recognized experts in their respective fields. Dr. Stephen Locke holds a PhD in Economics, is a licensed real estate agent, and serves as the Program Director for the Actuarial Science Concentration in Mathematical Economics at Western Kentucky University. Dr. Glenn Blomquist is a Professor of Economics and Public Policy Emeritus at the University of Kentucky. Dr. Ermano Affuso is a Professor of Economics and Finance at the University of South Alabama, possessing a PhD in Applied Economics and a Master of Science in Civil Environmental Engineering. Dr. J. Reid Cummings holds a PhD in Business Administration (Finance) and is the Interim Assistant Dean for Financial Affairs, in addition to being a Professor of Finance and Real Estate and the Executive Director of SABRE (South Alabama Center for Business Analytics, Real Estate, and Economic Development). Dr. Huubinh Le, who holds a PhD in Economics, is an Associate Professor of Economics and Finance at the University of South Alabama.

Dr. Locke, Dr. Cummings, and Dr. Affuso provided statements (in verified form) regarding our property and the close proximity to the proposed tower in Docket # 2021-00398, all concluding that a decline in property value was likely. Similarly, Dr. Locke and Dr. Cummings provided statements (in verified form) regarding our property and the proposed tower in Docket # 2024-00284, and they both agreed that a reduction in property value was likely.

Our lack of credentials in this field of expertise underscored the necessity to seek credible studies conducted by individuals with significant expertise in these relevant fields.

2. Please provide copies of any documents indicating either of you have any credentials, degree, license or certification in radio frequency engineering.

We, the interveners, do not possess any credentials, degrees, licensing or certifications in radio frequency engineering.

3. Please provide copies of any documents indicating you have water service from a public entity or utility to your property in Grayson County?

We, the interveners, believe that this information request is irrelevant and arbitrary. The existence of alternative water sources provided by a public utility does not impact our legal rights to the spring water that we possess. Further, our home's sole water source was from the spring located on Terry and Kimberly Newton's parcel until Summer 2016. During the home inspection and purchase process in late summer 2016, it was discovered that there was infrastructure damage from the spring to our home. Because of this, the seller agreed to install county water lines prior to the closing on our home. Please refer to Exhibit A.

Please refer to Exhibit B for proof of our county water supply. Our access to county water is not relevant to our legal rights concerning the spring water that was transferred to us with the purchase of the home and land.

4. Please provide copies of any easement, contract, plat or other document, whether or not recorded with the Grayson County Clerk, which relates to whether you have any rights as to water flow or usage from the property now owned by Terry and Kimberly Newton.

Please refer to Exhibit C for plat maps showing the "water line easement leading from spring to house and barn."

Please refer to Exhibit D for a "Legal Description" of the Newton's property, Parcel 5. This is found on page 202 of the Applicant's CPCN.

Please refer to Exhibit E for the deeds to the Nicolai property, Parcels 1, 2, and 6.

5. Please provide copies of any correspondence of any kind including emails with any current or former owner of property adjoining your property which relates to potential water rights or water access for your Grayson County property.

No such correspondence exists.

6. Please provide copies of any surveys or government documents in your possession which describe, depict, or address water flow between the property of Terry and Kimberly Newton and your property in Grayson County.

Please refer to Exhibit F. Our concern, along with the professionals, is that a water vein could be struck when drilling that could cause either a collapse of a water vein or entirely change the flow of water to and from that spring. The potential exists to cut off our spring's water supply entirely.

We do not possess any such documents, but neither do the Joint Applicants. In the CPCN the Applicants filed, a geotechnical survey is included. This survey, from Delta Oaks group, indicates that encountering subsurface water remains a possibility. Recognizing this possibility throughout their survey, the Delta Oaks Group states in the last sentence on page 165, "If subsurface water is encountered during excavation dewatering methods such as sump pumps or well points may be required." It is noted then that The Joint Applicants, themselves, have not eliminated the risk of damaging our water source or proven that damage in not a possibility.

7. Please provide any documents of any kind in your possession indicating whether you have utilized water from a stream on the property of Terry and Kimberly Newton to serve a residence or other structure on your property.

No such documents exist.

8. Please provide copies of any document or correspondence indicating whether any author of a report, study, or article cited in your testimony in this proceeding has visited your Grayson County property in person since 2021.

No such documentation exists.

9. Please provide copies of any correspondence including e-mail which you have sent to any third parties (other than legal counsel representing you) making them aware of this proceeding or Public Service Commission Case No. 2021-0398 and/or requesting or suggesting they file public comments in this proceeding or case No. 2021-0398.

This request for all communications is overly broad and would necessitate the disclosure of confidential and protected communications. The communications were intended solely for the recipients. We can, in good faith, affirm that the public comments made on our behalf were made based upon the public information available from the KY PSC website and the respective docket numbers. We can, in good faith, also affirm there has been no exchange of money, goods, or services related to the public comments made on our behalf.

10. Please provide copies of any report, study, or correspondence in your possession from an engineer or scientist which discusses water flow or hydrology on your property in Grayson County or the adjoining property of Terry and Kimberly Newton.

Please refer to Exhibit F. Our concern, along with the professionals, is that a water vein could be struck when drilling that could cause either a collapse of a water vein or entirely change the flow of water to and from that spring. The potential exists to cut off our spring's water supply entirely.

We do not possess any such documents, but neither do the Joint Applicants. In the CPCN the Applicants filed, a geotechnical survey is included. This survey, from Delta Oaks group, indicates that encountering subsurface water remains a possibility. Recognizing this possibility throughout their survey, the Delta Oaks Group states in the last sentence on page 165, "If subsurface water is encountered during excavation dewatering methods such as sump pumps or well points may be required." It is noted then that The Joint Applicants, themselves, have not eliminated the risk of damaging our water source or proven that damage is not a possibility.

11. Please provide copies of any governmental documents of any kind indicating your property has been deemed or granted any special designation of any kind which would differentiate it from surrounding properties or generally from other property in Grayson County.

No such documents exist.

12. Please provide copies of any option agreement (including any amendment), purchase agreement (including any amendment), seller's disclosure, or buyer's waiver, acknowledgement, indemnification or stipulation associated with the purchase of any of your real property in Grayson County in the vicinity of the property of Terry and Kimberly Newton, with any social security numbers or personal financial information redacted.

Please refer to Exhibit A.

13. Has there been any period since purchase of your property in Grayson County during which you have not used water from a spring on the property of Terry and Kimberly Newton for service to a residence on your property?

We, the interveners, believe that this information request is irrelevant. Whether or not we have used the spring water is not pertinent to this case. Our legal rights remain.

However, to answer your question, we have not used water from the spring since we purchased the property in the summer of 2016. This is not due to a lack of desire, as the availability of spring water was a significant factor in our decision to buy this farm and be as self-sufficient as possible.

When we purchased this home and land in 2016, the property was in serious disrepair. Extensive renovations were necessary to make it habitable for both humans and animals. As first-generation farmers, we've had to gradually acquire our farming equipment and build our infrastructure—such as fences, shelters, and feeding areas—as time and funds allowed. The infrastructure we have developed for the farm has cost tens of thousands of dollars, and we have similarly invested in renovations and repairs to ensure that the home is a safe living environment. Unfortunately, we have not yet had the extra funds needed to tap into the spring. In the meantime, we have relied on the county water connection that the seller provided in the closing of the sale; we have also utilized rainwater collection. We fully intend to access the spring as soon as we have the necessary funds for the project.

The potential disruption, rerouting, or collapse of water flow and veins is a significant concern, especially given the karst topography of the area. The geotechnical survey conducted by Delta Oaks Group Project did not eliminate the risk of jeopardizing our water rights.

Thank you,

Roger & Janelle Nicolai

The Farm at Rough River, LLC

Exhibit A

Tom Baxter Real Estate and Auction
113 S. Main Street
Leitchfield, Ky 42754
Phone: 270-259-6555

Addendum to Real Estate Purchase Contract and Deposit Agreement

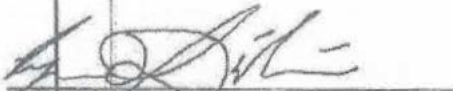
Change to purchase agreement signed and accepted on July 29, 2016 by and
seller(s) Harold Escove & Wilda Escove and buyer(s) Roger Nicolai and Lucille Nicolai
for the real property being purchased at 2600 Bluebird Road, Falls of Rough, KY 40119.

The undersigned parties hereby agree as follows:

Sellers to pay for the initial termite treatment in the amount of ~~XXXXXX~~ with treatment to be completed prior to closing.

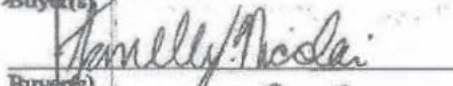
Sellers to purchase a county water meter and connect the home to the county water system with a functional connection.

I fully understand all terms and conditions as stated in this addendum and hereby acknowledge this statement and affirmation with my signature below.


Buyer(s)

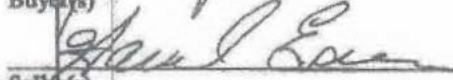
08/13/2016
Date

4:26 AM/PM


Buyer(s)

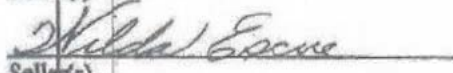
8/13/2016
Date

4:26 AM/PM


Seller(s)

8/13/2016
Date

7:30 AM/PM


Seller(s)

8/13/2016
Date

7:30 AM/PM

Exhibit B



21 Shull White Road
Leitchfield, KY 42754-9107

Phone: (270) 259-2917
Fax: (270) 200-4302

Email:

Office Hours:

Report Outage:

Pay by Phone:

Pay Online:

Email: gcwd@graysonwater.com

Mon- Fri 7:30-4:30

Local(270) 259-2917

Toll Free (844) 517-9740

www.graysonwater.com

| | |
|----------------|------------|
| Account number | [REDACTED] |
| Statement Date | 1/15/2025 |

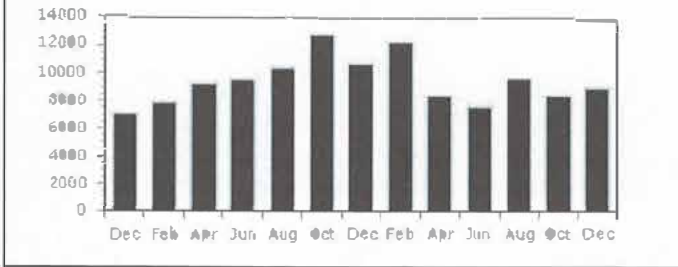
| | |
|--------------------|------------|
| Balance Forward | \$0.00 |
| Total Amount Due | [REDACTED] |
| Due Date | 1/30/2025 |
| After Due Date Pay | [REDACTED] |

Due Date Does Not Apply to Past Due Balances

Service Address: 2663 BLUE BIRD RD

| Meter No. | From | To | Days | End Read | Start Read | Gallon Usage |
|------------|------------|------------|------|------------|------------|--------------|
| [REDACTED] | 11-25-2024 | 12-26-2024 | | 970,360.00 | 961,470.00 | 8,890.00 |

Monthly Usage



Detail of Charges

| | |
|--------------------|------------|
| SERVICE/WATER | [REDACTED] |
| SERVICE/SALES TAX | \$0.00 |
| SERVICE/SCHOOL TAX | [REDACTED] |

Total Current Charges [REDACTED]

Balance Forward \$0.00

TOTAL DUE FOR THIS LOCATION [REDACTED]

Please Return This portion with your payment



21 Shull White Road
Leitchfield, KY 42754-9107

Return Service Requested

Phone: (270) 259-2917
Email: gcwd@graysonwater.com

ROGER NICOLA!
2663 BLUE BIRD RD
FALLS OF ROUGH KY 40119

| | |
|--------------------|------------|
| Account number | [REDACTED] |
| Due Date | 1/30/2025 |
| Amount Due | [REDACTED] |
| After Due Date Pay | [REDACTED] |

Grayson County Water District
21 Shull White Road
Leitchfield, KY 42754-9107

Exhibit C

PARCEL 5
22.555 Acres

PARCEL 2
4.011 Acres

NEWTON

PARCEL 1
3.965 Acres

NICOLAI

PARC
11.529

S 00°20'21" W 1057.55'



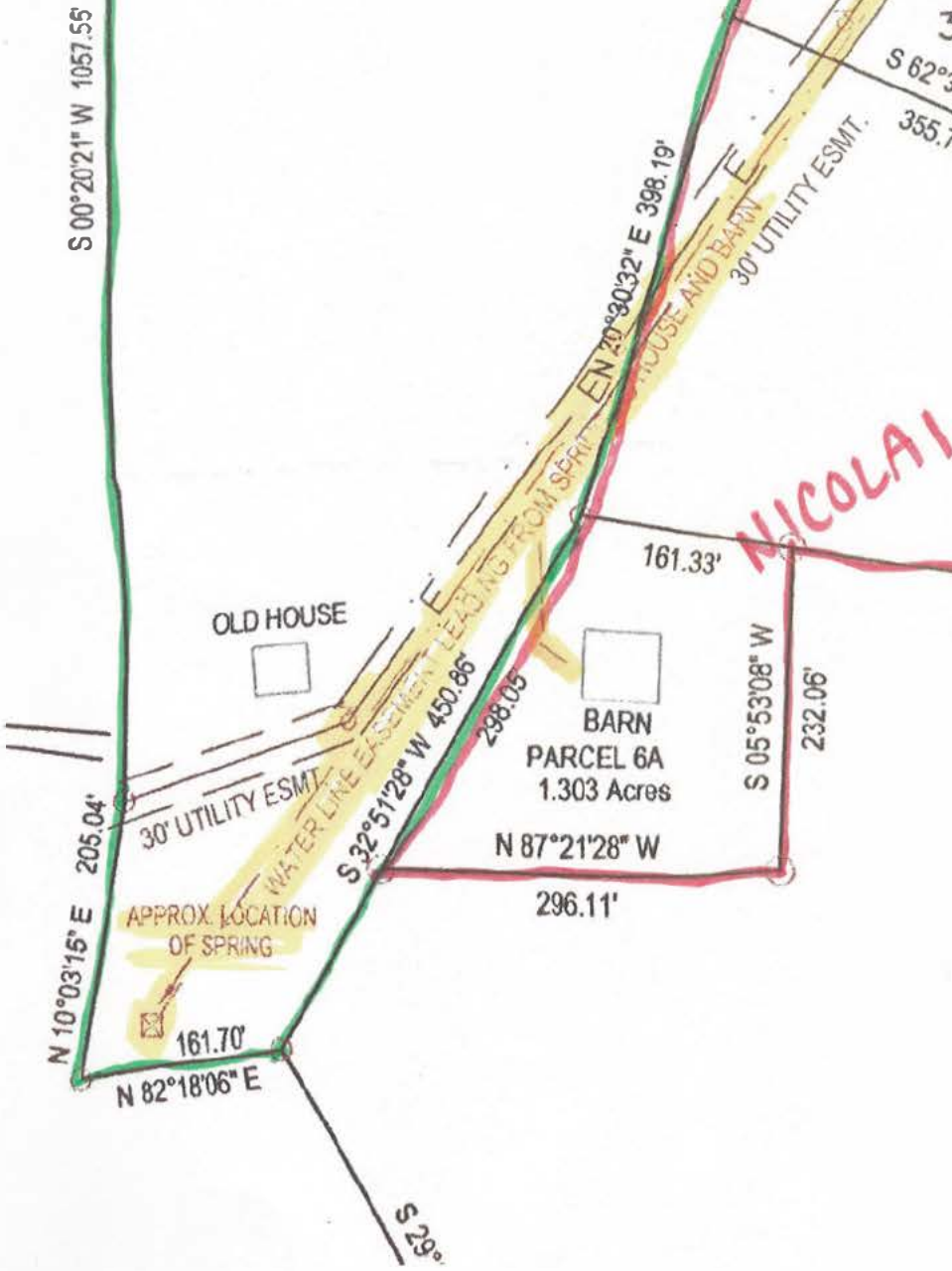
NICOLAI

OLD HOUSE

BARN
PARCEL 6A
1.303 Acres

S 78°07'53" E 1043.48'

PARCEL 6
15.240 Acres ORIGINAL
13.937 Acres BALANCE



N 10°03'15" E 205.04'
N 82°18'06" E 161.70'

S 29°

DAVID FENTRESS
DB. 374, PG. 38

NEWTON

PARCEL 5
22.555 Acres

PARCEL 2
4.011 Acres

PARCEL 3
7.488 Acres

PARCEL 1
3.965 Acres
HOUSE

NICOLAI

PARCEL 4
11.529 Acres

NICOLAI

PARCEL 6
15.240 Acres ORIGINAL
13.937 Acres BALANCE

PARCEL 6A
1.303 Acres
BARN

OLD HOUSE

APPROX LOCATION OF SPRING

CLIFF

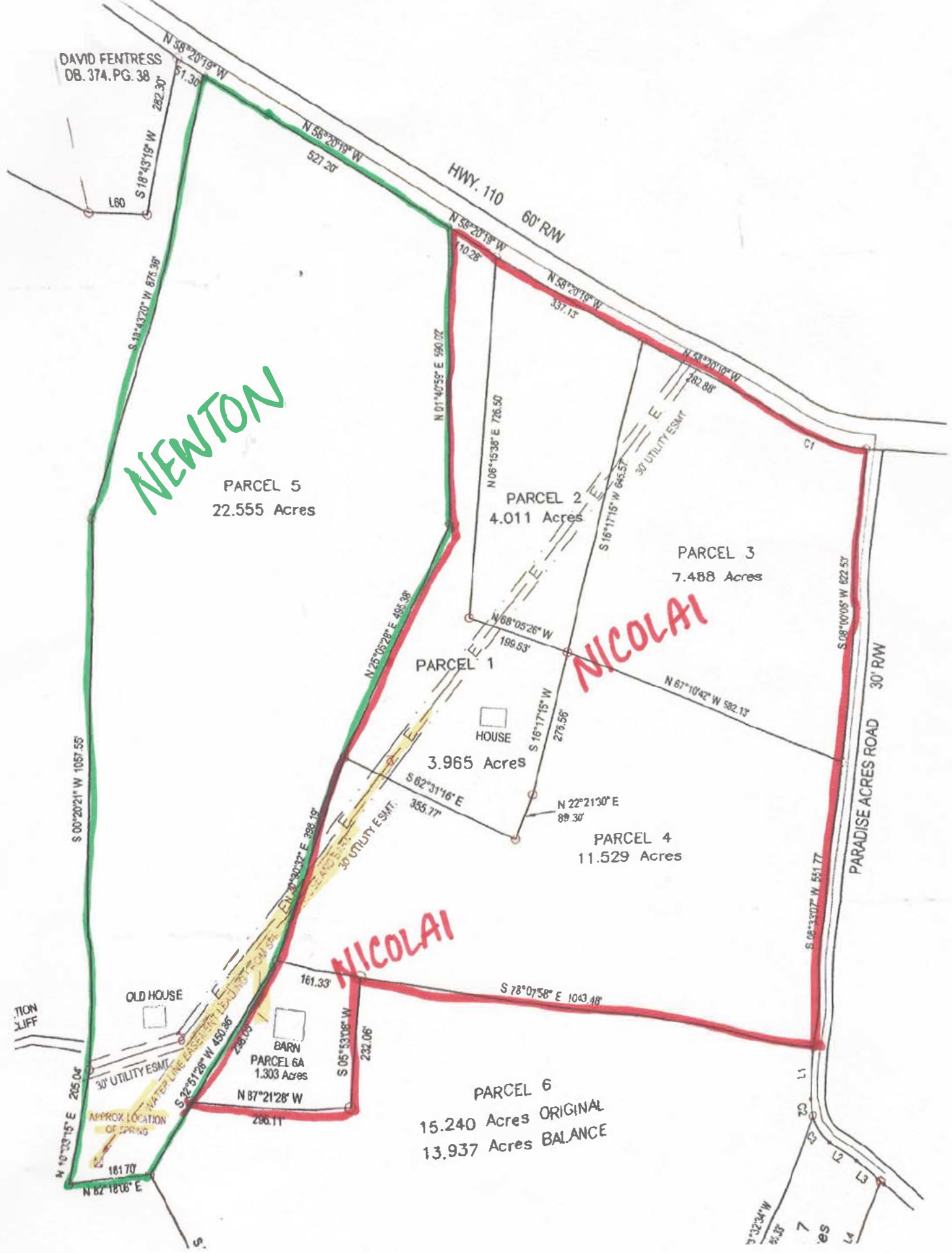


Exhibit D

Exhibit 1
Page 1 of 2

Legal Description of the Property

The Property is legally described as follows:

Certain tract or parcel of land lying on or being near the waters of Rough Creek, in Grayson County, Kentucky, and being more fully described as follows:

Being PARCEL NUMBER 5 (22.555 acres) of THE KENNETH AND MYRNA FENTRESS FARM DIVISION, as shown by plat completed September 28, 2015, appearing of record in Plat Cabinet 2, Slide 600, records of the Grayson County Clerk's Office.

BEING SUBJECT TO AN EASEMENT granted to the owners of Parcels # 1, #2 and #6 for the use water from the spring located subject property together with the 30' utility easement designated on Plat appearing in Plat Cabinet 2, Slide 600, as "water line easement leading from spring to house and barn".

Being a new survey description of a portion of that property conveyed to Frances Edwards and Beverly Razor by deed from Myrna Frances Fentress, a widow and single person, dated April 29, 2008, appearing in Deed Book 382, Page 440, records of the Grayson County Clerk.

Being the same property conveyed to Terry L. Newton and Kimberly D. Newton, his wife from Frances Edwards and Joseph Eugene Edwards, her husband by deed dated December 11, 2015 and recorded on December 23, 2015, in Deed Book 444, Page 461.

The Premises is described as follows:

All that tract or parcel of land lying and being in Grayson County, Kentucky, and being a portion of the lands of Terry L. Newton and Kimberly D. Newton, as recorded in Deed Book 444, Page 461, being Parcel 5 of the Kenneth and Myrna Fentress Farm Division as recorded in Plat Cabinet 2, Slide 600, Grayson County records, and being more particularly described as follows:

To find the point of beginning, COMMENCE, at a capped rebar found at the southwest corner of Parcel 4 of said Fentress Farm Division, said rebar having a Kentucky Grid North, NAD 83, Single Zone value of N:3741592.1307 E:4706927.3185, and found bearing South 20°30'32" West, 398.19' feet from a capped rebar, said rebar having a Kentucky Grid North, NAD83, Single Zone value of N:3741965.1674 E:4707066.8804; thence running along a tie line, South 64°15'15" West, 252.60 feet to a point and the true POINT OF BEGINNING; Thence, South 73°19'13" West, 50.00 feet to a point; Thence, North 16°40'47" West, 50.00 feet to a point; Thence, North 73°19'13" East, 50.00 feet to a point; Thence, South 16°40'47" East, 50.00 feet to a point and the POINT OF BEGINNING.

Bearings based on Kentucky Grid North, NAD 83, Single Zone.

Said tract contains 0.0574 acres (2,500 square feet), more or less, as shown in a survey prepared for Tillman Infrastructure, LLC by POINT TO POINT LAND SURVEYORS, INC. dated October 4, 2023, and last revised on April 3, 2024.

PAGE 202 OF CPON FOR #2024-00284

Exhibit E

mailed
to Collier
title

452/205

107.00 Rec'd 17.00
Ex. Pg. 90.00
Tax 9.00
Date 9-15-2014

Harvel Escue and Wilda Escue
DEED TO
Roger Nicolai and Janelle Nicolai
MAP I.D. # 034-00-00-013.0D
FMVOR SALE PRICE: [REDACTED]
PROPERTY ADDRESS: 2663 Blue Bird Road, Falls Of Rough, KY 40119
BRIEF LEGAL: Parcels 1 & 2 of the Kenneth and Myrna Fentress Farm Division
The data given above is for information purposes only.

THIS DEED made and entered into this 13th day of September, 2016, by and between Harvel Escue and Wilda Escue, husband and wife, of [REDACTED] parties of the first part, and Roger Nicolai and Janelle Nicolai, husband and wife, of [REDACTED] which is also the in-care-of address to which the property tax bill for the year in which the property is transferred may be sent, parties of the second part.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of [REDACTED] the receipt of which is hereby acknowledged, the first parties have sold and do hereby convey to second parties, to be held by second parties as hereinafter set out, real estate located in Grayson County, Kentucky, described as follows:

Certain tract or parcel of land lying on or being near the waters of Rough Creek, in Grayson County, Kentucky, and being more fully described as follows:

Being PARCEL NUMBERS 1 & 2 of THE KENNETH AND MYRNA FENTRESS FARM DIVISION, as shown by plat completed September 28, 2015, appearing of record in Plat Cabinet 2, Slide 600, records of the Grayson County Clerk's Office.



ALSO HEREIN CONVEYED is the right to use water from the spring located on Parcel 5 together with the 30' utility easement designated on Plat appearing in Plat Cabinet 2, Slide 600, as "water line easement leading from spring to house and barn".

Title derived by Harvel Escue and Wilda Escue, husband and wife, by Deed from Frances Edwards and Joseph Eugene Edwards, her husband, and Beverly Razor and Ricky Razor, her husband, of record in Deed Book 443, Page 477, dated November 13, 2015, in the office of the Grayson County Clerk.


TO HAVE AND TO HOLD the same with all the appurtenances thereunto belonging unto the second parties, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple. The first parties warrant the title to said land generally, except as against all recorded restrictions, easements and limitations as to use, and except as against all existing zoning regulations, and this conveyance is made subject thereto.

The 2016 property taxes will be prorated. All subsequent property taxes will be paid by the second parties.


CONSIDERATION CERTIFICATE. PURSUANT TO KRS CHAPTER 382, THE FIRST PARTIES AND SECOND PARTIES HERETO CERTIFY THAT THE CONSIDERATION REFLECTED IN THIS DEED IS THE TRUE, CORRECT, AND FULL CONSIDERATION PAID FOR THE PROPERTY HEREIN CONVEYED. FIRST PARTIES AND SECOND PARTIES FURTHER CERTIFY THEIR UNDERSTANDING THAT FALSIFICATION OF THE STATED CONSIDERATION OF THE PROPERTY IS A CLASS D FELONY, SUBJECT TO ONE TO FIVE YEARS IMPRISONMENT AND FINES UP TO \$10,000.00. THE SECOND PARTIES JOIN IN THIS DEED FOR THE SOLE PURPOSE OF CERTIFYING THE CONSIDERATION.

WITNESS the hands of the parties on the date first above stated.

First Parties:



Harvel Escue

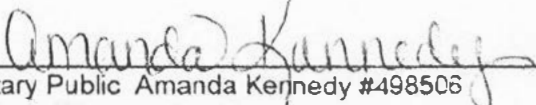


Wilda Escue

State of Kentucky

County of Hardin

The foregoing DEED and CONSIDERATION CERTIFICATE was subscribed, sworn to and acknowledged before me by **Harvel Escue and Wilda Escue, husband and wife**, First Parties herein, this 13th day of September, 2016.



Notary Public Amanda Kennedy #498506
If Out of State - Use Notary Seal
My Commission Expires: October 04, 2017

Second Parties:

[Signature]
Roger Nicolai

[Signature]
Janelle Nicolai

State of Kentucky

County of Hardin

The foregoing CONSIDERATION CERTIFICATE was subscribed, sworn to and acknowledged before me by **Roger Nicolai and Janelle Nicolai, husband and wife**, Second Parties herein, this 13th day of September, 2016.

[Signature]
Notary Public Amanda Kennedy #498506
If Out of State - Use Notary Seal
My Commission Expires: October 04, 2017

THIS INSTRUMENT WAS PREPARED BY:

[Signature]

Roger T. Rigney, Attorney
232 W. Poplar Street
Elizabethtown, KY 42701
(270) 763-6589
33048

State of Kentucky, County of Grayson...SCT
This instrument was filed for record on the
13th day of Sept. 2016
at 11:04 o'clock A M and duly recorded in
Deed Book 452 Page 305
of the records of this office.
Att. Sherry Weedman, Clerk
By [Signature] Deputy Clerk
[Signature]

Collier Title Services, Inc.
(270) 763-6569

John W. Armes

4/6/2018

Rec'd 17.00
Ex. Pg. 8
Tax 5.50
Date 1-10-2018

DEED

THIS DEED made and entered into this 10 day of January, 2018, by and between JOHNNY A. ARMES (aka JOHN A. ARMES) and MAURA W. ARMES, his wife, of [redacted] hereinafter called First Parties, and ROGER D. NICOLAI and JANELLE J. NICOLAI, his wife, of 2663 Blue Bird Road, Falls of Rough, Grayson County, Kentucky 40119, hereinafter called Second Parties.

The in-care-of tax mailing address for the current tax year is Roger D. and Janelle J. Nicolai, 2663 Blue Bird Rd, Falls of Rough, KY 40119.

WITNESSETH

For and in consideration of the sum of [redacted] and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First Parties hereby bargain and convey unto Second Parties, jointly for life with remainder in fee simple to the survivor of them, their heirs and assigns, the following described real property located in Grayson County, Kentucky:

BEING the tract containing 1.303 acres and a portion of Parcel 6 of the Kenneth & Myrna Fentress Farm Division, shown by plat of said division of record in Plat Cabinet 2, Slide 626D of the Grayson County Clerk's Office and being more fully described as follows:

A certain tract of land lying and being in the Falls of Rough community of Grayson County, Ky. near the intersection of Ky. Hwy. 110 and Paradise Acres road and being a northwest portion of parcel 6 of the Kenneth & Myrna Fentress Farm Division as recorded in Pl. Cab. 2, Sl. 600 of the Grayson County Clerk's office and being further described as follows;

All references to "a rebar (set)" being 1/2" X 18" steel rebar with plastic ID cap stamped "K. CLEMONS PLS 2811" or to a "reference rebar (set)" being 1/2" X 18" steel rebar with plastic ID cap stamped "WITNESS MONUMENT PLS 2811".

BEGINNING at a 1/2" steel rebar found with ID cap # 2811 at the northwest corner of parcel 6 and the southwest corner of parcel 4 of said farm division also being the east corner to parcel 5. THENCE with the with the original line of parcels 4 & 6, S 78°07'58" E a distance of 161.33' to a rebar (set) in said line, a new corner, THENCE severing the Parent Tract the following calls, S 05°53'08" W a distance of 232.06' to a rebar (set), and N 87°21'28" W a distance of 296.11' to a rebar (set) in the east line of parcel 5. THENCE with the east line of parcel 5, N 32°51'28" E a distance of 298.05' TO THE POINT OF BEGINNING CONTAINING: 1.303 acres more or less according to a survey completed by Clemons & Associates Land Surveying, Inc. on 12/13/2017. Kendall Clemons Ky. P.L.S. 2811. Subject to any and all rights-of-way, appurtenances, restrictions, and or easements in effect to date. Basis of Bearings: State Plane Ky. Single Zone (NAD 83).

Being a part of the same property conveyed by Frances Edwards and Joseph Eugene Edwards, her husband, and Beverly Razor and Ricky Razor, her husband, to John A. Armes, by Deed dated December 2, 2015, of record in Deed Book 444, page 62, records of the Grayson County Court Clerk's Office.


TO HAVE AND TO HOLD the above-described real property together with the rights, privileges, appurtenances and improvements thereunto belonging unto the Second Parties, jointly for life with remainder in fee simple to the survivor of them, their heirs and assigns, with Covenant of General Warranty, except for easements, restrictive covenants of record, and applicable regulations imposed by any Planning and Zoning Commission.

THE PARTIES HERETO state under oath that the consideration reflected in this Deed is the full consideration paid for the property. Second Parties join in this Deed for the sole purpose of certifying the amount of consideration pursuant to Kentucky Statutes.

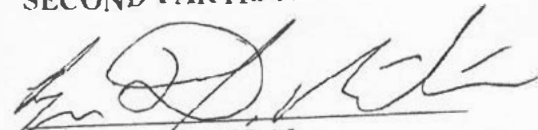
IN TESTIMONY WHEREOF, witness the signatures of the parties hereto the day and year aforesaid.

FIRST PARTIES:

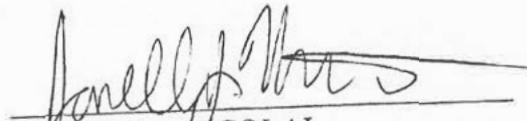

JOHNNY A. ARMES (aka JOHN A ARMES)


MAURA W. ARMES

SECOND PARTIES:



ROGER D. NICOLAI



JANELLE J. NICOLAI

COMMONWEALTH OF KENTUCKY

COUNTY OF GRAYSON

Subscribed and sworn to before me by JOHNNY A. ARMES (aka JOHN A. ARMES) and MAURA W. ARMES, his wife, the Grantors herein, to be their free and voluntary act and deed.

This the 10 day of January, 2018.



NOTARY PUBLIC
MY COMM. EXPIRES: 10-19-17

COMMONWEALTH OF KENTUCKY

COUNTY OF GRAYSON

Subscribed and sworn to before me by ROGER D. NICOLAI and JANELLE J. NICOLAI, his wife, the Grantees herein, to be their free and voluntary act and deed.

This the 10 day of January, 2018.



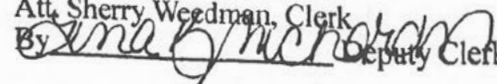
NOTARY PUBLIC
MY COMM. EXPIRES: 10-19-17

THIS INSTRUMENT PREPARED BY:

Goff & Goff, PSC
Attorneys at Law
53 Public Square
Leitchfield, KY 42754
(270) 259 9237

by: 

THOMAS H. GOFF

State of Kentucky, County of Grayson...SCT
This instrument was filed for record on the
10 day of January 2018
at 10:03 o'clock P M and duly recorded in
Deed Book 416 Page 202
of the records of this office.
Att. Sherry Weidman, Clerk
By 

Deputy Clerk

Exhibit F

January 16, 2025

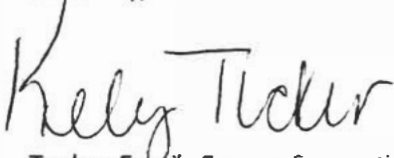
To Whom It May Concern,

The easement stated in the Nicolai's property plat maps lead to a spring at the back side of the joining property. The proposed AT&T tower will set just north of the where the spring flows out of the ground.

The Nicolai's are planning to pipe the spring to their property in the next few months. They are concerned with the construction that will take place when installing the proposed tower.

As a contractor, working in this line of work for years, changes to the land could result in redirection of the spring flow causing failure to provide water to the Nicolai's Farm. Any disruption of the ground with digging or drilling could potentially cost them additional money to fix the problem and leave them without water in the meantime.

Sincerely,



Tucker Family Farms: Excavating, Lawncare and Homescapes

Hudson Ky 40145

270-257-2639

Kelly Tucker, owner of Tucker Family Farms, personally appeared before me this 16th day of January, 2025.



JUANITA FAY BALLMAN, KYNP194

NOTARY PUBLIC

MY COMMISSION EXPIRES 01/18/2028

