



EXHIBIT C- Summary of Baseline Documentation Report



Louisville/Jefferson County Environmental Trust

C. Description, Current Uses, and Summary of Conservation Values

Site Name: **Holiday Farm**

Site address	3800 Shiloh Lane, Goshen, KY 40026
Landowner	J. Steve Wilson/Laura Lee Brown/HF Preservation, LLC
Landowner's address	710 W. Main Street, 2nd Floor, Louisville, KY 40202 Email: steve@21chotels.com
Landowner's phone numbers	(502) 582-6300 Farm Manager – Kristopher Kelley
Directions to property	Travel northwest on Shiloh Lane from U.S. Hwy 42 for 2.2 miles. Property is on the left on the southwest side of the road.
Latitude/Longitude	38.4333 38° 26' 0" North/-85.5605 -85° 33' 38" West (Source: Phase I Environmental Assessment, December 7, 2015)
Property Deed(s) Book and Page Number	Deed Book 1126, Page 378 Oldham County Office of the Clerk
Block and Lot/Parcel ID	08-00-00-2A&2B (Source: Oldham County PVA, August 7, 2018)
Oldham County District	Magisterial District 2
USGS Quad	Owen
Hydrological Unit Code	14 Digit HUC - 05140101170060
Distance to Louisville/Jefferson Co. line	4.64 miles
Date of initial meeting with landowner	January 15, 2019 - Steve Wilson and Kristopher Kelley met with Kurt Mason, Laura Mattingly and Lisa Hite at Frost Brown Todd, LLC Attorneys office with Mr. Wilson's attorneys Tim Martin and Tanner Nichols
Dates of site visit/who visited	February 13, 2019 – Brian Lewis, Erin Thompson, Erin Wagoner, John Swintosky, Lisa Hite, Kurt Mason March 11, 2019 – Brian Lewis, Noel Rueff, Kurt Mason, Erin Wagoner

LAND USE	
Current Agricultural use/products	Grasslands for livestock grazing (bison), hay, walnut grove
Total Acres	313.28 acres (Source: Conservation Easement Map prepared by Miller, Wihry Engineers, Surveyors and Planners on 10/25/2019)
Pasture	68.6% (includes areas that are available for grazing, consisting of cool season and warm season grasses, supported by livestock water sources and temporary or permanent containment fencing. Some of these areas may be occasionally harvested for hay.)
Woodland	28.4% (includes a walnut grove and areas of tree canopy including the woody riparian areas that border the stream. These areas are fenced to exclude livestock access and protect the integrity of the timber.)
Meadow	0.9% (includes areas that are unmanaged open spaces, not accessible to grazing animals or dedicated to woodland canopy. Most of these areas are grass/forb in nature and provide habitat for ground nesting birds and small mammals.)
Water/Wetlands	0.6% (includes a palustrine emergent wetland shallow ponded area surrounded by shrub vegetation, including open-faced water bodies)
Other Land Use	1.5% (Other Land Use includes areas utilized for agricultural buildings, unpaved roadways and travel access areas, an existing home site and lawn.) (Source of land use information: Kurt Mason, USDA Natural Resources Conservation Service, February 2019)
Zoning	<ul style="list-style-type: none"> • AG-1 Agricultural (1 D.U. per acre with or without sewers) • CO-1 Conservation/Residential District (current in 2019)
Comprehensive Plan conformance	The Oldham County Outlook 2020 Comprehensive Plan supports voluntary public and private efforts to preserve lands for future use or protection through conservation easements, fee simple dedication programs, or deed restrictions; 1) encourages the continued use of land for

	<p>agriculture, farming, dairying, pasturage, horticulture, wildlife conservation, wildlife habitat, etc., by providing flexibility in zoning, subdivision and site plan review regulations that enable such activities to coexist with development, this assisting in the preservation of Oldham County's rural character;</p> <p>2) calls for protection and enhancement of the Ohio River Corridor and its tributaries as a valuable county natural resource.</p> <p>For additional information about Comprehensive Plan conformance see Section H. of this Report) <i>(Source; Oldham County Outlook 2020 Comprehensive Plan – adopted in 2002, updated and readopted by Oldham County Fiscal Court in October)</i></p>
NATURAL FEATURES	
Streams	<p>Taylor Creek, a blue-line stream, runs about 940' through the southwest side of the property. The minimum buffer zone is 25' along the edge of bank. There are approximately 5,000 linear feet of additional un-named intermittent streams on the property. These intermittent streams are fenced to exclude grazing animals.</p>
Lakes/ponds	<p>The property shares a pond with an adjacent property. The part of the pond is approximately .2 acre and somewhat less than ½ of that is on the Holiday Farm.</p>
Springs	<p>There is an undeveloped spring associated with the intermittent stream north of the barn.</p>
Geological features (rock outcroppings, sinkholes, caves, etc)	<p>Karst/sinkholes</p>
Geology and soil types	<p>Soils on 50.3% of the property consist of prime farmland soils (157.4 acres) and an additional 24.5% of the tract has soils of statewide importance (76.6 acres). <i>(Source: Kurt Mason, USDA –Natural Resources Conservation Service)</i></p>

IMPROVEMENTS	
Residences	A-frame (probably Mid-century Modern)
Accessory buildings and agricultural buildings	Utility Woodshed near A-frame and Barn near Building Envelope A
OTHER CONSERVATION FEATURES	
Endangered or Rare Wildlife Habitat or Plant Communities	<p>The Kentucky Natural Heritage Program lists 30 monitored plant and animal species that occur within 5 miles of the property:</p> <p>Birds – 8 Fish - 1 Insects - 1 Mammals – 1 Plants – 5 Shellfish and snails - 13 <i>(Source: Kentucky Natural Heritage Program, letter dated January 23, 2019)</i></p>
Road frontage/scenic views visible to the public	Some parts of the property are visible from Shiloh Lane and from North Buckeye Lane.
Any land accessible to the public?	Grantors expect to allow occasional public access for educational activities such as environmental education, wildlife conservation, agriculture, agri-tourism and equine studies.
Potential historic or known archeological sites	<p>A cemetery on the property contains gravesites of Commodore Richard Taylor and his wife Catherine Davis Taylor. There could be additional burials although no other burials are recorded on the site. There is a high likelihood that additional burials including those of enslaved people could be on the site. <i>(Source: Jay Stottman, Staff Archaeologist, Kentucky Archaeological Survey, correspondence May 22, 2019 and</i></p> <p>Richard Taylor was a Commodore in the Navy in the American Revolutionary War and captured several British ships. He received a 5,000 acre land grant for his service and the current Holiday Farm site was part of this grant. His cousin of the same name Richard Taylor was the father of President Zachary Taylor. The</p>

	<p>Commodore hosted the Marquis de Lafayette in 1825 not long before his death on his farm known as Woodlawn. <i>(Source: Nancy Theiss, Executive Director of the Oldham County Historical Society and numerous articles included in Section M. of this Report)</i></p> <p>Because the site was part of a farmstead, there is a high likelihood that archaeological deposits could be found around the residences, barns and outbuildings.</p> <p><i>(Source: Savannah Darr, Historic Preservation Specialist, Louisville Metro Government)</i></p>
Management Recommendations	<p>Although the conservation easement requires a 30-foot buffer around the cemetery's existing fence, it is likely that there are additional burials in the vicinity. Further investigation is recommended if development is proposed near the cemetery.</p> <p>Archaeologists can use a variety of methods to identify the true boundaries of the cemetery including ground-penetrating radar, soil resistivity analysis, soil coring and trenching. This work should be accompanied by archival research and should result in a report that would summarize the findings and make further recommendations.</p> <p><i>(Source: Jay Stottman, Staff Archaeologist, Kentucky Archaeology Survey, correspondence May 22, 2019)</i></p>

This Summary of Conservation Values and Description of Current Uses is part of the full Baseline Documentation Report that is on file at the following locations:

- 1) Louisville Metro Government (Public Works) 444 N.5th St., Louisville, KY 40202)
- 2) Louisville Metro Records Management and Archives (635 Industry Road, Louisville, KY 40208)
- 3) Oldham County Historical Society (106 N 2nd St, La Grange, KY 40031)

