

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is made this 21st day of Nov, 2019, by HF Preservation, LLC, a Kentucky limited liability company, having an address of 710 W. Main Street, Third Floor, Louisville Kentucky 40202 ("Grantor"), in favor of LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT, having an address at 527 W. Jefferson Street, Louisville, Kentucky 40202 by and through the LOUISVILLE/JEFFERSON COUNTY ENVIRONMENTAL TRUST having an address at 444 S. 5th Street, Suite 400, Louisville, Kentucky 40202 ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the sole owner in fee simple of certain real property with all improvements thereon in Oldham County, Kentucky, more particularly described in the legal description attached as Exhibit A hereto, and shown on the drawing attached as Exhibit B hereto, both of which are incorporated herein by this reference (the "Property");

WHEREAS, for the avoidance of any doubt. Grantor and Grantee understand and agree:

- (1) the conservation easement hereby granted to Grantee covers 313.28 acres described on Exhibit A and shown on Exhibit B, including Building Envelopes A and B;
- (2) Building Envelopes A and B are included for limited development purposes as described below; and
- (3) for simplicity the entire 313.28 acre conservation easement will be hereinafter referred to as the "Property";

WHEREAS, the Property possesses conservation values of importance to Grantor, the people of Jefferson and Oldham Counties, and the people of the Commonwealth of Kentucky, which, if preserved, will yield significant public benefits, including protection of natural plant and wildlife habitat, preservation of historic structures and land, preservation of open space, agricultural and forestland for the scenic enjoyment and environmental benefit of the general public (collectively, "Conservation Values");

WHEREAS, Grantee is a political subdivision of the Commonwealth of Kentucky and a qualified organization under Sections 170(h) of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Internal Revenue Code");

WHEREAS, Grantee is authorized to accept conservation easements as required to retain and protect natural, scenic, historic or open-space values of real property, assuring its availability for agricultural, forest or open-space use, protecting natural resources, and to preserve the historical, architectural, archaeological, or cultural aspects of real property in Kentucky and is qualified to accept such easements under Section 170(h) of the Internal Revenue Code;

WHEREAS, the grant of a conservation easement by Grantor to Grantee on the Property will assist in preserving and maintaining the Property and the Conservation Values and significance of the Property;

WHEREAS, the grant of a conservation easement on the Property by Grantor to Grantee shall assure, in particular, protection of outstanding natural resources including riparian areas along Taylor Creek and its tributaries which flow into the Ohio River upstream from Jefferson

County, wildlife habitat, highly productive agricultural land, prominently visible views of the land that provide scenic enjoyment to the general public, and any historically significant structures and land areas that are listed on or eligible for the National Register;

WHEREAS, the grant of a conservation easement on the Property will serve the clearly delineated governmental policies of Kentucky Revised Statutes 382.800 *et seq.* to retain or protect “natural, scenic or open space values of real property, assuring its availability for agricultural, forest, recreational or open space use” and for “protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archeological, or cultural aspects of real property”;

WHEREAS, the preservation of the Conservation Values of the Property will assist in the accomplishment of Plan 2040, the Louisville Metro Government Comprehensive Plan, adopted and approved by Louisville Metro Planning Commission and Louisville Metro Council, effective January 1, 2019 , all of which are of great importance to Grantor, Grantee, and the people of Jefferson County, Kentucky and the people of the Commonwealth of Kentucky in that it will, assist in the following goals, objectives and policies of Plan 2040:

Community Form 4.1

Goal 3. Enhance neighborhoods by protecting and integrating open space, watersheds and other natural areas.

Objective b. Environmentally sensitive areas are preserved and/or enhanced.

Policy 8. Conserve, restore and protect vital natural resource systems such as mature trees, steep slopes, streams and wetlands. Open spaces should be integrated with other design decisions to shape the pattern of development. Encourage the use of greenways as a way to connect neighborhoods. Encourage use of conservation subdivisions, conservation easements, transfer of development rights and other innovative methods to permanently protect open space.

Policy 13. Provide for the continuing maintenance of common open space. Provisions may include joint ownership by all residents in a homeowners association, donation of open space or conservation easements to a land trust or government entity or other measures.

Goal 4. Promote and preserve the historic and archaeological resources that contribute to our authenticity.

Objectives a. Historic resources are inventoried and evaluated. b. Revitalization is supported within historic neighborhoods. c. Adaptive reuse of historic structures is promoted and incentivized.

Policy 1. Preserve buildings, sites, districts and landscapes that are recognized as having historic or architectural value and ensure that new land uses are compatible in height, massing, scale, architecture style and placement when located within the impact area of such resources.

Policy 2. Encourage preservation of distinctive cultural features including landscapes, natural elements and built features.

Policy 3. Encourage preservation and/or adaptive reuse of historic sites listed on or eligible for the National Register of Historic Places and/or recognized by the Louisville Metro Landmarks Commission or other national, state or local government historic preservation agencies.

Livability 4.5

Goal 1. Protect and enhance the natural environment and integrate it with the built environment as development occurs.

Objective b. Existing waterways are conserved, protected or improved to enhance water quality.

Policy 3. Investigate the use of conservation easements to protect critical forest areas, wildlife habitat, water quality, agricultural land, scenic views, historic sites, and recreational land.

Policy 6. Encourage the natural process of landscape succession by adding to and connecting a system of natural corridors that can provide habitat areas and allow for migration.

Policy 8. Enhance the quality of both water and stream banks to protect and preserve drinking water.

Policy 11. Protect solid blueline streams, defined by the current floodplain management ordinance, from channelization, stripping, relocation or other alterations. Ensure a vegetative buffer on the banks of blue line streams to protect the functional integrity of the channel.

Policy 12. Minimize impervious surface area and take advantage of soil saturation capacities.

Policy 14. Include greenways as integral components of a comprehensive water quality program (consistent with the Multi-Objective Stream Corridor/Greenways Plan).

Policy 19. Establish buffer areas around lakes and streams to protect the riparian zone as a critical wildlife habitat and/or as a filter to catch waterborne pollutants from site construction activities, on-lot sewage disposal and storm water runoff.

Goal 4. Integrate sustainability and resilience in community planning processes.

Objective b. Clean air, water and soil promote a healthy environment.

WHEREAS, the preservation of the Conservation Values of the Property will assist in the accomplishment of the Oldham County Outlook 2020 Comprehensive Plan, which was updated, adopted and approved by the Oldham County Fiscal Court in February 2014 which is of great importance to the Grantor, Grantee, the people of Oldham County, Kentucky and the people of the Commonwealth of Kentucky in that it will, assist in the following goals of Outlook 2020:

1. Manage development in areas of environmental concern or limited development potential associated with soil and slope conditions;
2. Provide a system of public parks, diverse recreation facilities, open spaces and greenways that supports the preservation of the county's natural and scenic resources, wildlife habitats, and serves neighborhoods and communities;
3. Support voluntary public and private efforts to preserve lands for future use or protection through conservation easements, fee simple dedication programs, or deed restrictions;
4. Protect the character of historic or culturally important structures and neighborhoods through the use of historic districts that utilize site and architectural design standards;
5. Identify and designate scenic and culturally important transportation corridors and resources;
6. Encourage the continued use of land for 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, thus assisting in the preservation of Oldham County's rural character.
7. Protect and enhance the Ohio River Corridor, and its tributaries, as a valuable county natural resource.
8. Identify greenways and utilize volunteer conservation or resource protection zoning techniques to protect such areas from adverse development.

WHEREAS, the specific Conservation Values of the Property are documented in an inventory of relevant features of the Property, of even date herewith, a complete copy of which is on file at the offices of Louisville Metro Public Works, and a duplicate copy is located in the Louisville Metro Office of Records Management and Archives, consisting of reports, maps, photographs, and other documentation (the "Baseline Documentation"), a summary of which is attached as Exhibit C to this Easement, that the parties agree provide, collectively, an accurate representation of the Property at the time of this grant and which is intended to serve as an objective, though nonexclusive, information baseline for monitoring compliance with the terms of this grant, all of which is incorporated herein by this reference;

WHEREAS, Grantor intends the Conservation Values of the Property to be preserved and maintained by this Easement, in perpetuity, and that the continuation of land use patterns, existing at the time of this Easement and so identified in the Baseline Documentation shall not be permitted to impair or interfere with those values;

WHEREAS, Grantor desires to grant to Grantee, and Grantee desires to accept from Grantor, a conservation easement on the Property, pursuant to the Kentucky Revised Statutes Sections 382.800 through 382.860 and the terms of this Easement;

WHEREAS, Grantee agrees by accepting this Easement, that Grantee shall endeavor to honor the intentions of Grantor stated herein and endeavor to preserve and protect in perpetuity the Conservation Values of the Property;

WHEREAS, Grantor further intends as owner of the Property, to convey to Grantee the right to preserve and protect the Conservation Values of the Property in perpetuity; and

WHEREAS, because the Property is located within the Louisville Metropolitan Statistical Area as defined by the Office of Management and Budget and therefore meets the requirements of Section 2031(c) of the Internal Revenue Code (specifically, Subsection 2031(c)(8)(A)(i)(1) thereof), the Property qualifies for the benefits of said Section 2031(c) as of the effective date of this grant;

NOW, THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to Section 170(h) of the Internal Revenue Code and the laws of the Commonwealth of Kentucky, and in particular KRS 382.800 et seq., Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property, granting hereby a real property interest immediately vested in Grantee, together with all unreserved development rights associated with the Property, of the nature and character and to the extent hereinafter set forth ("Easement").

1. Purpose. It is the purpose of this Easement to assure that the Property will be retained forever predominantly in its existing condition as documented in the Baseline Documentation of the Property on file in the office of Grantee, and to prevent any use of the Property that will impair or interfere with the Conservation Values of the Property. Grantor intends that this Easement will confine the use of the Property to such activities as are not inconsistent with the purpose of this Easement.

2. Rights of Grantee. To accomplish the purpose of this Easement the following rights are conveyed to Grantee by this Easement:

- (a) To preserve and protect the Conservation Values of Property;
- (b) To enter upon the Property at reasonable times, at least once per year, in order to monitor compliance with and otherwise enforce the terms of this Easement; provided that, except in cases where Grantee determines that immediate entry is required to prevent, terminate, or mitigate a violation of this Easement, such entry shall be upon prior reasonable notice to Grantor, and Grantee shall not in any case unreasonably interfere with Grantor's use and quiet enjoyment of the Property;
- (c) To prevent any activity on or use of the Property that is inconsistent with the purpose of this Easement and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

3. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited. Except as reserved under Section 4, without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- (a) Any further legal or *defacto* division, subdivision or portioning of the Property, except as permitted under Section 4;
- (b) The use, exercise, or transfer of development rights on or to the Property. For the purposes of this subparagraph, "development rights" include, without limitation, any and all rights, however designated, now or hereafter associated with the Property or any other property that may be used, pursuant to applicable zoning laws or other governmental laws or regulations, to compute permitted size, height, bulk or number of structures, development density, lot yield, or any similar development variable on or pertaining to the Property or any other property;
- (c) Any commercial or industrial use of or activity on the Property other than those relating to agricultural, educational or recreational uses as permitted under Section 4 of this Easement;
- (d) Construction of any new residences except as permitted in Section 4;
- (e) The placement, construction, enlargement or maintenance of any buildings, structures, camping accommodations or mobile homes or other improvements of any kind including, without limitation, fences, roads, parking lots, radio towers, towers for cellular telecommunications, and utility transmission lines and related facilities, above or below the ground, except as expressly permitted in Section 4 of this Easement;
- (f) Any alteration of the surface or subsurface of the land, including, without limitation, filling, the excavation or removal of organic or mineral substances including soil, sand, gravel, rock, natural gas, oil, fuel, or sod without the prior written approval of Grantee and except as expressly permitted in Section 4 of this Easement;

- (g) Any use or activity that causes or is likely to cause significant soil degradation or erosion or significant depletion or pollution of any surface or subsurface waters, except as expressly permitted in Section 4 of this Easement;
- (h) The draining, filling, dredging, or diking of any area of the Property or the cultivation or other disturbance of the soil, except for repair of damage caused by erosion and except as expressly permitted in Section 4 of this Easement;
- (i) The alteration or manipulation of ponds, water courses, wetlands and wells located on the Property, or the creation of new water impoundments, water courses, or wells, for any purpose other than permitted residential, equine, agricultural and other permitted uses of the Property;
- (j) The harvesting, destruction or removal of trees and other natural growth on the Property, except as expressly permitted in Section 4 of this Easement;
- (k) The installation of underground storage tanks, or the processing, storage, dumping, or the disposal of wastes, trash, rubbish, vehicle bodies or parts, refuse, and debris on the Property, with the exception of water purification systems and drywells;
- (l) The placement of any signs or billboards on the Property, except that signs whose placement, number, and design do not significantly diminish the scenic character of the Property may be displayed to state the name and address of the Property and the names of persons living on the Property, to advertise the Property for sale or rent, and to post the Property to control unauthorized entry or use;
- (m) The construction of new roads, or trails, except as expressly permitted in Section 4 of this Easement or with prior written approval of Grantee;
- (n) The establishment, maintenance, or operation of any commercial feedlot, except as expressly permitted in Section 4 of this Easement. As used herein, "commercial feedlot" is defined as a confined area or facility which is used to receive and feed for market one hundred (100) or more head of livestock within which land is not grazed or cropped at least annually;
- (o) The construction or installation of a golf course or driving range, or other commercial or non-profit recreational facility on the Property;
- (p) The use of motorized recreational vehicles on the Property, including but not limited to snowmobiles, all-terrain vehicles, dirt bikes, and motorcycles except for use of such vehicles for agricultural operations, hunting, yard maintenance, road improvements and other uses permitted on the property; and
- (q) Any unanticipated activity or use of the Property which is inconsistent with the conservation purposes of this Easement which would impair significant Conservation Values is prohibited unless such use or activity is necessary for the protection of the Conservation Values that are the subject of this Easement, in which case such use or

activity shall be subject to the prior approval of Grantee as provided in Section 6.2 herein.

4. Reserved Rights. Grantor reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in, or permit or invite others to engage in, all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Easement. Without limiting the generality of the foregoing, and subject to the terms of paragraph 3, the following rights are expressly reserved:

- (a) The right to maintain, construct, repair, remodel, expand, remove and replace the existing residence located on the Property (Residence 1 is located in the most northerly corner of the Property), together with necessary driveways, utilities and appurtenant structures or improvements normally associated with residential dwellings. Any expansion or replacement of Residence 1 shall be constructed substantially within or adjacent to the existing footprint of the current residence and shall require prior written notification of the Grantee pursuant to Section 6 hereof. Upon completion of any expansion or replacement of Residence 1 and any associated improvements, Grantor shall notify Grantee so Grantee may update the Baseline Documentation Report;
- (b) Any existing buildings, structures, roads, drives, paths, fences and similar improvements on the Property may be replaced, repaired and maintained;
- (c) The right to construct one new residential dwelling each within Building Envelopes A and B together with necessary driveways, utilities and accessory structures or improvements normally associated with residential dwellings including garages, tool sheds, tennis courts, swimming pools, and satellite-receiving or similar structures. Satellite-receiving structures shall be placed inconspicuously or appropriately screened with natural vegetation. Upon completion of any new residence or associated improvements, Grantor shall notify Grantee so Grantee may update the Baseline Documentation Report;
- (d) New construction within Building Envelope B shall be located a minimum of thirty (30) feet from the existing fence surrounding the cemetery which is within Building Envelope B;
- (e) The right to engage in commercial agricultural and wildlife conservation uses of the Property including the right to construct new buildings and other structures and improvements to be used solely for agricultural and/or agri-tourism purposes. For the purposes of this Easement, "agricultural uses" shall be defined as: planting, raising, breeding, harvesting, and/or producing agricultural, horticultural, and forestry crops, livestock, fish and products of every nature and description; and the primary processing, storage, and sale, including direct retail sale to the public, of crops, livestock and products harvested and produced principally on the Property, in accordance with applicable federal, state, and local laws and regulations. In addition, "agricultural uses" shall include the right to raise livestock for processing or sale which right shall also include the right of temporary access to Taylor Creek and its tributaries for watering the livestock;

- (f) The right to conduct equine activities on the Property including pasturing, stabling, boarding, breeding, raising, caring for, training and riding horses including temporary access to Taylor Creek and its tributaries for watering horses, providing riding instruction and training of equine science students, and constructing, repairing and maintaining pens, corrals, gallops, tracks, fences, barns, sheds and related structures on the Property, provided any new permanent structures (other than bridges) are outside the designated Riparian Zone along Taylor Creek and its tributaries as shown on Exhibit B and on land which is not on a slope in excess of twelve (12) percent;
- (g) The right to engage in educational activities related to environmental education, wildlife conservation, agriculture, agri-tourism and equine studies on the Property, including the right to construct improvements on the Property for overnight housing of no more than sixty (60) persons, meeting rooms, dining rooms and educational facilities and other accommodations for the purpose of promoting the education, understanding and enjoyment of the sustainable relationship between agriculture and the environment ("Ag-Tourism Improvements"). The construction of the Ag-Tourism Improvements shall require prior written notification of the Grantee pursuant to Section 6 hereof. Upon completion of the Ag-Tourism Improvements, Grantor shall notify Grantee so Grantee may update the Baseline Documentation Report. Outdoor activities may include, but are not limited to, wild-flower, wildlife, bird, and geological formation observation; nature hikes, horseback riding, canoeing, bicycling, fishing, boating and hunting. Visitors would be exposed to the current farming activities which may include animal husbandry and seasonal activities relating to the planting and harvesting of fruits, nuts, vegetables and flowers;
- (h) The right to conduct agricultural, conservation, and equine activities including the use of chemical fertilizers, herbicides, pesticides, fungicides, and natural controls provided such use is in compliance with all applicable federal, state and local statutes and regulations;
- (i) The right to engage in a home occupation in accordance with applicable laws and regulations, or any business that is conducted by a person residing on the Property or that involves the provision of goods or services incidental to and occupies structures used principally for the permitted agricultural and equine uses of the Property;
- (j) The right to engage in and permit others to engage in outdoor recreational activities and uses of the Property, including, but not limited to horseback riding, hunting, fishing, shooting and hiking that are in compliance with all federal, state and local statutes and regulations and that require or result in no surface alteration, with the exception of excavation for additional ponds or food plots to support wildlife;
- (k) The right to drill for water and make available springs, wells and septic systems for any permitted structures and uses on the Property and to construct or replace a waterline, sewer and drainage facilities, and utilities to serve any of the permitted residences and structures on the Property';
- (l) The right to repair and replace all of the existing fences on the Property and to construct new fences anywhere on the Property, for purposes of reasonable and

customary management of livestock and wildlife, without any further permission of Grantee;

- (m) The right to all manner of residential use and enjoyment of the buildings and grounds of the Property, including but not limited to the maintenance, repair, and restoration of permitted fences, driveways, and paths, the right to cut and remove grass or other vegetation, and the right to perform routine maintenance, landscaping, horticultural activities, and upkeep consistent with the purpose of this Easement;
- (n) The right to maintain trees, shrubs and lawns on the Property in good condition and appearance. Grantee specifically agrees that Grantor may without the approval of Grantee, (i) build vegetable and flower gardens and orchards on the Property and (ii) undertake such landscaping of the Property as is compatible with the improvements located on the Property which may involve removal or alteration of present landscaping, including trees, shrubs, or other vegetation, except within the "Riparian Area" delineated on Exhibit B hereto;
- (o) The right to mow fields on the Property. The right to selectively prune, burn, cut, and clear trees or vegetation and clear existing fields on the Property, including within the "Riparian Area" delineated on Exhibit B hereto, as recommended in a Forest Stewardship Plan prepared by the Kentucky Division of Forestry (or successor agency) and/or as necessary for fire prevention, thinning, elimination of diseased growth, control of invasive, non-native species, control insects and disease, enhancing and protecting habitat, providing firewood and lumber for other domestic uses such as permitted buildings and fences on the Property, preserving scenic vistas, maintaining unpaved trail and road maintenance, preventing personal injury or property damage, or otherwise preserving the Conservation Values of the Property in accordance with best management practices recommended by the Kentucky Division of Forestry or successor agency. Trees may be cut to clear land for cultivation or use of livestock, but only if done in accordance with a Forest Stewardship Plan. The right to commercial timber harvesting on the Property so long as the harvesting is conducted on a sustainable yield basis and in substantial accordance with a forest management plan prepared by a competent professional forester;
- (p) As permitted by law and in compliance with all applicable governmental regulations, the right to compost, burn or store vegetative waste generated by permitted activities and uses and the right to store for removal at reasonable intervals normal and customary waste generated on the Property by permitted activities and uses;
- (q) The right to create a new farm road (paved or gravel) as shown on Exhibit B hereto or new trails or footpaths using permeable materials (such as sand, gravel, or crushed stone); provided, however, any existing gravel farm road as shown on Exhibit B may be paved in the future;
- (r) The right to maintain or expand existing ponds or lakes and subject to prior written approval of the Grantee to construct new ponds or lakes, provided no prior written approval is required for new ponds or lakes so long as the construction of any new pond or lake is for an agricultural purpose;

- (s) The right to post all or a portion of the Property against trespassing and hunting;
- (t) The right to privacy, the right to exclude any member of the public from trespassing on the Property and the right to sell, lease, devise or otherwise transfer the Property or grant other less-than-fee interests in all or a portion of the Property for any use permitted to the Grantor under this Easement, provided that such lease or other interest is consistent with and subject to the terms of this Easement;
- (u) The right to erect temporary structures required for the maintenance or rehabilitation of the Property, such as construction trailers, tents or similar temporary structures erected for social, charitable, historical, educational or similar purposes. These structures shall be removed within thirty (30) days after the construction or event has ended;
- (v) Unless otherwise specified, Grantee shall not be required to take any action to restore the condition of the property after any act of God or other event over which Grantee has no control;
- (w) The right to grant rights-of-way through the Property for agricultural uses or in the support of permitted structures. The rights-of-way include the right for the installation of, transportation of, or use of, lines for water, sewage, electric, telephone, gas, oil or oil products and roads (paved or covered with concrete, asphalt, gravel or other paving material) and walkways for vehicular and pedestrian ingress and egress. The term "granting of rights-of-way" includes the right to construct or install the lines. The foregoing shall expressly include the right to grant rights-of-way for the use and benefit of the present and any future owners of the Property;
- (x) The right to engage in all acts or uses that are not prohibited by governmental statute or regulation, not expressly prohibited herein, and not inconsistent with the Purpose of this Conservation Easement; and
- (y) The right to legally subdivide the Property into no more than two (2) parcels (each a "Separate Parcel") with each Separate Parcel containing at least one hundred (100) acres with the approximate location of the new subdivided property line shown on Exhibit B hereto. Grantor has the right to transfer, grant or convey each Separate Parcel together with all necessary right-of-way, but no further subdivision of a Separate Parcel is permitted unless approved by Grantee. Subdivision of, and the instruments of conveyance for, each Separate Parcel may provide for reasonable necessary vehicular and pedestrian ingress, egress and access and utility easements over the Property to serve each Separate Parcel.

5. Existing Easements. Anything to the contrary herein notwithstanding, the Property is subject to all existing easements of record prior to the date this Easement is recorded, and this Conservation Easement does not affect the rights or obligations of any such easements.

6. Notice and Approval.

6.1 Notice of Intention to Undertake Certain Permitted Actions. The purpose of requiring Grantor to notify Grantee prior to undertaking certain permitted activities is to afford

Grantee an adequate opportunity to monitor the activities in question to ensure that they are designed and carried out in a manner that is not inconsistent with the purpose of this Easement. Whenever notice is required Grantor shall notify Grantee in writing not less than forty-five (45) days prior to the date Grantor intends to undertake the activity in question. The notice shall describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit Grantee to make an informed judgment as to its consistency with the purpose of this Easement.

6.2 Grantee's Approval. Where Grantee's approval is required under the terms of this Easement, the Louisville/Jefferson County Environmental Trust Board, or successor organization, may act on behalf of Grantee. Approval shall be granted or withheld in writing within forty-five (45) days of receipt of Grantor's written request therefor. Approval may be withheld only upon a reasonable determination by Grantee or the Louisville/Jefferson County Environmental Trust Board that the action as proposed would be inconsistent with the purpose of this Easement. If the Grantee fails to respond to such a request for approval within forty-five (45) days of the request, then the Grantee shall be deemed to have provided the requested permission.

7. Grantee's Remedies.

7.1 Notice of Violation; Corrective Action. If Grantee determines that a violation of the terms of this Easement has occurred or is threatened, Grantee shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Property resulting from any use or activity inconsistent with the purpose of this Easement, to restore the portion of the Property so injured to its prior condition in accordance with a plan approved by Grantee.

7.2 Injunctive Relief. If Grantor fails to cure the violation within forty-five (45) days after receipt of notice thereof from Grantee, or under circumstances where the violation cannot reasonably be cured within a forty-five (45) day period, fails to begin curing such violation within the forty-five (45) day period, or fails to continue diligently to cure such violation until finally cured, Grantee may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Easement, to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, and to require the restoration of the Property to the condition that existed prior to any such injury.

7.3 Damages. Grantee shall be entitled to recover damages for violation of the terms of this Easement or injury to any Conservation Values protected by this Easement, including, without limitation, damages for the loss of scenic, aesthetic, or environmental values. Without limiting Grantor's liability therefore, Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property.

7.4 Emergency Enforcement. If Grantee, in good faith, determines that circumstances require immediate action to prevent or mitigate significant damage to the Conservation Values of the Property, Grantee may pursue its remedies under this Section 7 without prior notice to Grantor or without waiting for the period provided for cure to expire.

7.5 Scope of Relief. Grantee's rights under this Section 7 apply equally in the event of either actual or threatened violations of the terms of this Easement. Grantor agrees that

Grantee's remedies at law for any violation of the terms of this Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in paragraph 7.2, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this Section 7 shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

7.6 Costs of Enforcement. All reasonable costs incurred by Grantee in enforcing the terms of this Easement against Grantor, including, without limitation, costs and expenses of suit and reasonable attorneys' fees, and any costs of restoration necessitated by Grantor's violation of the terms of this Easement shall be borne by Grantor; provided, however, that if Grantor ultimately prevails in a judicial enforcement action each party shall bear its own costs.

7.7 Forbearance. Forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

7.8 Waiver of Certain Defenses. Grantor hereby waives any defense of laches, estoppel, or prescription.

7.9 Acts Beyond Grantor's Control. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

7.10 Mediation. If a dispute arises between the parties concerning the consistency of any proposed use or activity with the purpose of this Easement, and Grantors agree not to proceed with the use or activity pending resolution of the dispute, either party may refer the dispute to non-binding mediation by request made in writing to the other party. Within thirty (30) days of the receipt of such a request, the parties shall select a single trained and impartial mediator. If the parties are unable to agree on the selection of a single mediator, then the parties shall, within forty-five (45) days of the initial request, jointly apply to a court of competent jurisdiction for the appointment of a trained and impartial mediator. Mediation shall then proceed in accordance with the following guidelines:

(a) Purpose. The purpose of this mediation is to promote discussion between the parties, assist the parties to develop and exchange pertinent information concerning the issues in dispute, and assist the parties to develop proposals which will enable them to arrive at a mutually acceptable resolution of the controversy. The mediation is not intended to result in any express or *de facto* modification or amendment of the terms, conditions or restrictions of this Easement.

(b) Participation. The mediator may meet with the parties and their counsel jointly or ex parte. The parties agree that they will participate in the mediation process in good faith and

expeditiously, attending all sessions scheduled by the mediator. Representatives of the parties with settlement authority will attend mediation sessions as requested by the mediator.

(c) **Confidentiality.** All information presented to the mediator shall be deemed confidential and shall be disclosed by the mediator only with the consent of the parties of their representative counsel. The mediator shall not be subject to subpoena by any party. No statements made or documents prepared for mediation sessions shall be disclosed in any subsequent proceeding or construed as an admission of a party.

(d) **Time Period.** Neither party shall be obligated to continue the mediation process beyond a period of one hundred eighty (180) days from the date of receipt of the initial request or if the mediator concludes that there is no reasonable likelihood that continuing mediation will result in a mutually agreeable resolution of the dispute.

(e) **Costs.** The costs of mediation shall be borne equally by the parties. The parties shall bear their own expenses, including attorneys' fees, individually.

8. Public Access. No right of access by the general public to any portion of the Property is conveyed by this Easement. Grantor may allow public access to the Property, for educational or other purposes. Nothing contained in this Easement grants, nor shall be interpreted to grant, to the public any unfettered right to enter on the Property.

9. Costs, Liabilities, Taxes, and Environmental Compliance.

9.1 Costs, Legal Requirements, and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of adequate liability insurance coverage. Grantor remains solely responsible for obtaining any applicable governmental permits and approvals for any construction or other activity or use permitted by this Easement, and all such construction or other activity or use shall be undertaken in accordance with all applicable federal, state, and local laws, regulations, and requirements. Grantor shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor.

9.2 Valuation. This Easement constitutes a real property interest immediately vested in Grantee, which, for the purposes of paragraph 9.1, the parties stipulate to have a fair market value determined by multiplying (1) the fair market value of the Property unencumbered by the Easement (minus any increase in value after the date of this grant attributable to improvements) by (2) the ratio of the value of the Easement at the time of this grant to the value of the Property, without deduction for the value of the Easement, at the time of this grant. The values at the time of this grant shall be those values used to calculate the deduction for federal income tax purposes allowable by reason of this grant, pursuant to Section 170(h) of the Internal Revenue Code. For the purposes of this paragraph, the ratio of the value of the Easement to the value of the Property unencumbered by the Easement shall remain constant.

9.3 Taxes. Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent

authority (collectively "taxes"), including any taxes imposed upon, or incurred as a result of, this Easement, and shall furnish Grantee with satisfactory evidence of payment upon request.

9.4 Representations and Warranties. Grantor represents and warrants that, after reasonable investigation and to the best of their knowledge:

- (a) Grantor and the Property are in compliance with all federal, state, and local laws, regulations, and requirements applicable to the Property and its use;
- (b) There is no pending or threatened litigation in any way affecting, involving, or relating to the Property; and
- (c) No civil or criminal proceedings or investigations have been instigated at any time or are now pending, and no notices, claims, demands, or orders have been received, arising out of any violation or alleged violation of, or failure to comply with, any federal, state, or local law, regulation, or requirement applicable to the Property or its use, nor do there exist any facts or circumstances that Grantor might reasonably expect to form the basis for any such proceedings, investigations, notices, claims, demands, or orders;
- (d) No substance defined, listed, or otherwise classified pursuant to any federal, state, or local law, regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to air, water, soil or that is in any way harmful or threatening to human health or the environment exists or has been released, generated, treated, stored, used, disposed of, deposited, abandoned or transported in, on, from or across the Property;
- (e) There are not now any underground storage tanks located on the Property, whether presently in service or closed, abandoned or decommissioned, and no underground storage tanks have been removed from the Property in a manner not in compliance with applicable federal, state and local laws, regulations and requirements.

9.5 Remediation. If, at any time, there occurs, or has occurred, a release in, on, or about the Property of any substance now or hereafter defined, listed, or otherwise classified pursuant to any federal, state, or local law, regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to the air, water, or soil, or in any way harmful or threatening to human health or the environment, Grantor agrees to take all steps necessary to assure its containment and remediation, including any cleanup that may be required, unless the release was caused by Grantee, in which case Grantee shall be responsible therefor.

9.6 Control. Nothing in this Easement shall be construed as giving rise, in the absence of a judicial decree, to any right or ability in Grantee to exercise physical or managerial control over the day-to-day operations of the Property, or any of Grantor's activities on the Property, or otherwise to become an operator with respect to the Property within the meaning of The Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended ("CERCLA"), and KRS 224.01-010 *et seq.*

9.7 Hold Harmless. Grantor hereby releases and agrees to hold harmless, indemnify, and defend Grantee and its members, directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively

“Indemnified Parties”) from and against any and all liabilities, penalties, fines, charges, costs, losses, damages, expenses, causes of action, claims, demands, orders, judgments, or administrative actions, including, without limitation, reasonable attorneys’ fees, arising from or in any way connected with: (1) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due solely to the negligence of any of the Indemnified Parties; (2) the violation or alleged violation of, or other failure to comply with, any state, federal, or local law, regulation, or requirement, including, without limitation, CERCLA and KRS 224.01-010 et seq., by any person other than any of the Indemnified Parties, in any way affecting, involving, or relating to the Property, at any time, or any substance now or hereafter defined, listed, or otherwise classified pursuant to any federal, state, or local law, regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to the air, water, or soil, or in any way harmful or threatening to human health or the environment, unless caused solely by any of the Indemnified Parties; and, (3) the obligations, covenants, representation, and warranties of paragraphs 9.1 through 9.5.

10. Extinguishment and Condemnation.

10.1 Extinguishment. Grantor and Grantee hereby recognize that an unexpected change in the conditions of the Property may make impossible the continued ownership or use of the Property for conservation purposes and necessitate a partial or full extinguishment of this Easement. Any such extinguishment must comply with the following requirements:

- (a) The extinguishment must be the result of a final judicial proceeding in a court of competent jurisdiction.
- (b) Grantee shall be entitled to share in the net proceeds resulting from the extinguishment in an amount equal to the percentage interest of the fair market value of Grantee’s interest in the Property created pursuant to this Easement, which percentage interest shall be determined by the ratio of the value of the Easement to the value of the Property, without deduction for the value of the Easement, as set forth in Section 9.2 herein.

10.2 Condemnation. If all or any part of the Property is taken by exercise of the power of eminent domain or acquired by purchase in lieu of condemnation, whether by public, corporate, or other authority, so as to terminate this Easement, in whole or in part, Grantor and Grantee shall act jointly to recover the full value of the interests in the Property subject to the taking or in lieu purchase and all direct or incidental damages resulting therefrom. All expenses reasonably incurred by Grantor and Grantee in connection with the taking or in lieu purchase shall be paid out of the amount recovered. Grantee’s share of the balance of the amount recovered shall be determined by multiplying that balance by the ratio set forth in Section 9.2 herein.

10.3. Change in Economic Conditions. The fact that any use of the Property that is expressly prohibited by the terms of this Easement may become more economically valuable than uses permitted by the terms of this Easement, or that neighboring properties may, in the future, be put entirely to uses that are not permitted by the terms of this Easement, has been considered by Grantor in granting this Easement. Grantor believes that any such changes in the use of neighboring properties will increase the benefit to the public of the continuation of this

Easement, and Grantor and Grantee intend that any such changes shall not be deemed to be circumstances justifying the termination or extinguishment of this Easement pursuant to Paragraph 10(a). In addition, the inability of Grantor, its successor or assigns, to conduct or implement any or all of the uses permitted under the terms of this Easement, or the unprofitability of doing so, shall not impair the validity of the Easement or be considered grounds for its termination or extinguishment pursuant to Paragraph 10.1.

10.4 Application of Proceeds. Grantee agrees to apply all of the portion of the net proceeds it receives from or following the extinguishment of the Easement to the conservation of other real property having cultural, natural, scenic, agricultural or open-space value and significance to the people of Jefferson County, Kentucky.

10.5 Net Proceeds. Net proceeds shall include, without limitation, insurance proceeds, condemnation proceeds or awards, proceeds from a sale in lieu of condemnation, and proceeds from the sale or exchange by Grantor of any portion of the Property after the extinguishment, but shall specifically exclude any preferential claim of a Mortgagee under Section 17 $\frac{1}{2}$ provided, however, notwithstanding Section 17, no mortgagee shall be entitled to receive any portion of the net proceeds to which Grantee is entitled under Section 10.2 .

11. Amendment. If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee are free to jointly amend this Easement in writing, without notice to any other party; provided that no amendment shall be allowed that will affect the qualification of this Easement or the status of Grantee under any applicable laws, including Section 170(h) of the Internal Revenue Code, and any amendment shall be consistent with the purpose of this Easement and shall not affect its perpetual duration. Any such amendment shall be consistent with the protection of the conservation and preservation values of the Property and the Purpose of this Easement; shall not affect its perpetual duration; shall not permit any private inurement to any person or entity; and shall not adversely affect the overall architectural, cultural, scenic, environmental and conservation values protected by this Easement. Any such amendment shall be recorded in the Office of the Clerk of Oldham County, Kentucky. Nothing in this paragraph shall require the Grantor or Grantee to agree to any amendment or to consult or negotiate regarding any amendment. Amendments to this Easement shall be approved only if consistent with and in furtherance of the Conservation Values outlined herein, and only to strengthen the protections offered by this Easement or to further preserve other purposes of this Easement and to meet changing conditions that may require an amendment or amendments consistent with this Easement.

12. Assignment. This Easement is transferable, but Grantee may assign all or any portion of its rights and obligations under this Easement only to an organization that is a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code (or any successor provision then applicable), and authorized to acquire and hold conservation easements under applicable laws of the Commonwealth of Kentucky or the laws of the United States. As a condition of such transfer, Grantee shall require that the conservation purpose that this grant is intended to advance continue to be carried out. Grantee agrees to give written notice to Grantor of an assignment at least thirty (30) days prior to the date of such assignment. The failure of Grantee to give such notice shall not affect the validity of such assignment nor shall it impair the validity of this Easement or limit its enforceability in any way.

13. Subsequent Transfers. Grantor agrees to incorporate the terms of this Easement by reference in any deed or other legal instrument by which they divest themselves of any interest in all or a portion of the Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to Grantee of the transfer of any interest at least thirty (30) days prior to the date of such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

14. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed as follows:

To Grantor: HF Preservation, LLC
710 West Main, Suite 300
Louisville, KY 40202

To Grantee: Director
Louisville Public Works
444 S. 5th Street
Louisville, KY 40202

With Copy to: Chair, Louisville/Jefferson County Environmental Trust
4233 Bardstown Road, Suite 100-A
Louisville, KY 40218

or to such other address as either party from time to time shall designate by written notice to the other. Mailed notices shall not be deemed given or served until three business days after the date of mailing thereof or if delivery is by nationwide commercial courier, service of notice shall be deemed given one business day after the date of delivery thereof to said courier. Rejection or refusal to accept, or inability to deliver because of changed addresses or because no notice of changed address was given, shall be deemed a receipt of such notice.

15. Recordation. Grantee shall record this instrument in timely fashion in the Office of the Clerk of Oldham County, Kentucky, and may re-record it at any time as may be required to preserve its rights in this Easement.

16. Existing Liens. Grantor warrants that to the best of their knowledge and belief there are no liens or mortgages on the Property. Grantor shall immediately cause to be satisfied or released any lien or claim of lien that may hereafter come to exist against the Property which would have priority over any of the rights, title or interest hereunder of Grantee, provided however, Grantor may contest in good faith the assertion of any tax lien, mechanics' lien or other lien on the Property through any administrative or judicial remedies available to Grantor, but Grantor shall promptly satisfy any such lien finally adjudged to be valid.

17. Subordination of Mortgages. Grantor has the right to use the Property as collateral to secure the repayment of debt, provided that the right of the Grantee to enforce the terms, restrictions and covenants created under this Easement shall not be extinguished upon foreclosure of any mortgage or any publicly or privately placed lien, regardless of date. Upon request, Grantee agrees to subordinate its rights under this Easement to the valid claims of any

future mortgage holders or beneficiaries of deed of trust to the proceeds of any sale, condemnation proceedings, or insurance involving the Property, or to the leases, rents, and profits thereof, and likewise to subordinate its rights under any lien that may be created by Grantee's exercise of any of its rights under this Easement after the date of such subordination; provided that any such mortgage or deed of trust shall remain subordinated and junior to the Easement to the extent necessary to permit Grantee to enforce the purposes of this Easement in perpetuity and to prevent any modification or extinguishment of this Easement by the exercise of any rights of such mortgage holder or trust deed beneficiary; and provided further that, in the unlikely event this Easement is terminated under the circumstances described in Section 10, Grantee shall be entitled to compensation in accordance with the terms of Section 10. Grantee agrees to execute any documents required to effect a subordination pursuant to this paragraph.

18. Leases. Grantor warrants that there are currently no lease agreements (whether written, oral, for a fixed term or month-to-month) in effect conveying any interest in the Property for use or occupation by any person.

19. Grantee's Interest. Grantor acknowledges that upon execution and recording of this Easement, Grantee shall be immediately vested with a real property interest in the Property.

20. Estoppel Certificates. Upon request by Grantor, Grantee shall within thirty (30) days execute and deliver to Grantor, or to any party requested by Grantor, any document, including an estoppel certificate, which certifies, to the best of Grantee's knowledge, Grantor's compliance with any of the obligations of Grantor contained in this Easement, or otherwise evinces the status of this Easement. Such certification shall be limited to the condition of the Property as of Grantee's most recent inspection. If Grantor requests more current documentation, Grantee shall conduct an inspection, at Grantor's expense, within thirty (30) days of Grantor's written request therefor.

20. General Provisions.

20.1 Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the Commonwealth of Kentucky.

20.2 Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the purpose of this Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid. The rule of construction resolving ambiguities against the drafting party shall not be employed in the interpretation of this Easement.

20.3 Severability. If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

20.4 Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein. No alteration or

variation of this instrument shall be valid or binding unless contained in an amendment that complies with paragraph 11.

20.5 No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

20.6 Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property. The terms "Grantor" and "Grantee," wherever used herein, and any pronouns used in place thereof, shall include, respectively, the above-named Grantors and their personal representatives, heirs, successors, and assigns, and the above-named Grantee and its successors and assigns.

20.7 Termination of Rights and Obligations. A party's rights and obligations under this Easement terminate upon transfer of the party's interest in the Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

20.8 Approval. Whenever in this Easement Grantee's approval or consent is required, said approval or consent shall not be unreasonably withheld, delayed or denied.

20.9 Enforceability. The invalidity of any applicable statute or any part thereof shall not affect the validity and enforceability of this Easement according to its terms, it being the intent of the parties to agree and to bind themselves, their respective successors, heirs and assigns in perpetuity to each term of this Easement whether this Easement be enforceable by reason of any statute, common law or private agreement either in existence now or at any time subsequent hereto. This Easement may be re-recorded at any time by any person if the effect of such re-recording is to make more certain the enforcement of this Easement or any part thereof. The invalidity or unenforceability of any provision of this Easement shall not affect the validity or enforceability of any other provision of this Easement or any ancillary or supplementary agreement relating to the subject matter hereof.

20.10 Joint Obligation. The obligations imposed by this Easement upon Grantor shall be joint and several.

20.11 Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument, and shall have no effect upon construction or interpretation.

20.12 Counterparts. The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the record counterpart shall be controlling.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF Grantor and Grantee have set their hands on the day and year first above written.

GRANTOR:

HF PRESERVATION, LLC

BY: 
James B. Seiler, Manager


Approved as to form:

MICHAEL J. O'CONNELL
Jefferson County Attorney

BY: 
Assistant County Attorney

GRANTEE:

LOUISVILLE/JEFFERSON COUNTY
METRO GOVERNMENT


BY: _____
Greg Fischer, Mayor

COMMONWEALTH OF KENTUCKY)
) SS.
COUNTY OF Jefferson)

Subscribed, sworn to, and acknowledged before me by James B. Seiler, Manager of HF Preservation, LLC, this 21 day of November, 2019

My commission expires: Nov. 7, 2020



Notary Public, State at Large
Kentucky

COMMONWEALTH OF KENTUCKY)
) SS.
COUNTY OF JEFFERSON)

Subscribed, sworn to, and acknowledged before me by Greg Fischer, Mayor of Louisville/Jefferson County Metro Government, this 22nd day of November, 2019

My commission expires: 9/28/2023

Notary Public, State at Large
Kentucky

This instrument prepared by:

Tom Nibel

Frost Brown Todd LLC
400 West Market, Suite 3200
Louisville, KY 40202
(502) 589-5400

SCHEDULE OF EXHIBITS

- A. Legal Description of Property Subject To Easement
- B. Conservation Easement Map showing Easement Boundaries, Building Envelopes, Riparian Area, New Farm Road and Subdivision Line
- C. Summary of Baseline Documentation Report

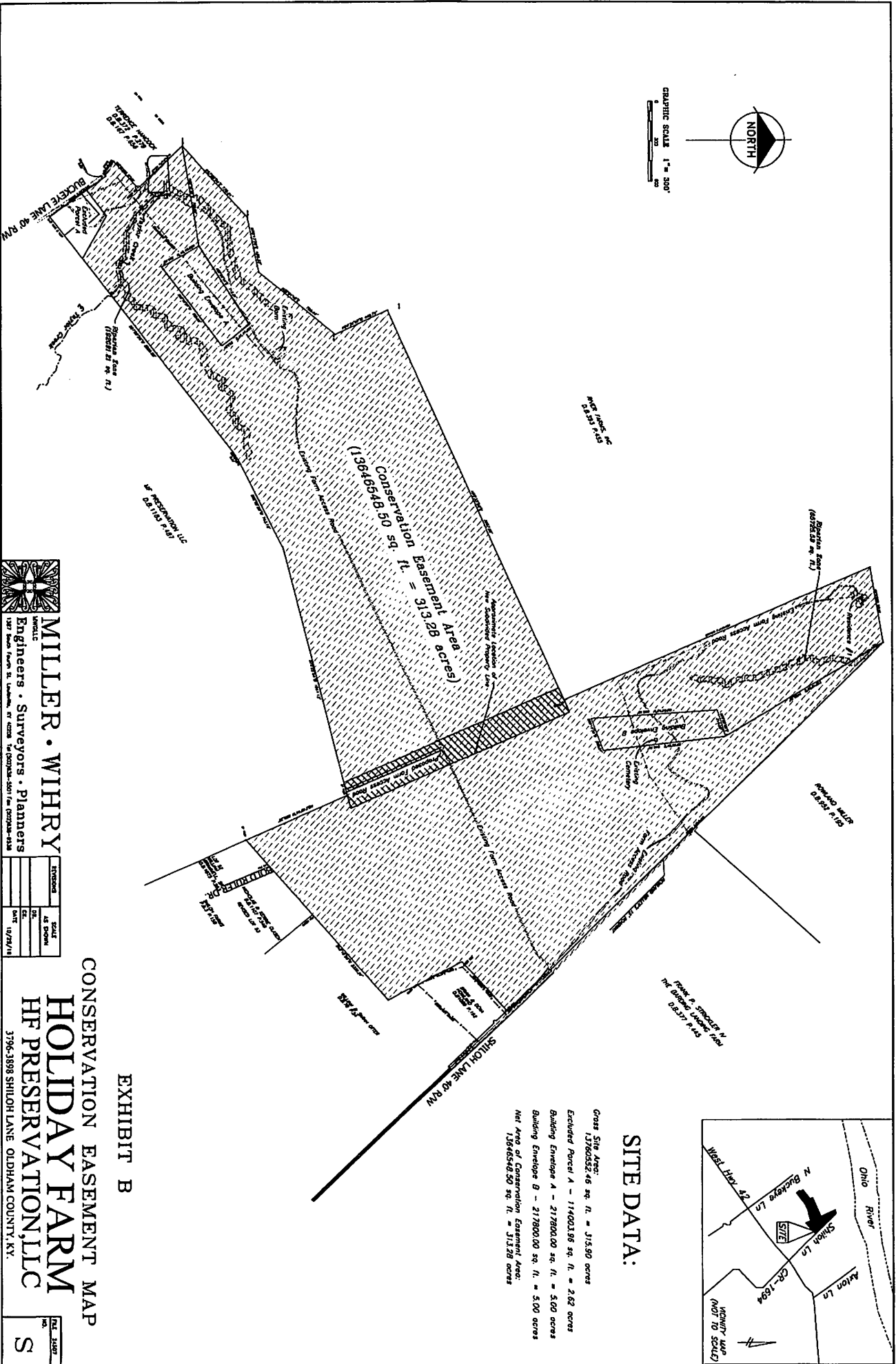
Exhibit A

Holiday Farm – HF Preservation LLC Conservation Easement Legal Description

(Entire Farm, minus Buckeye Lane Lot)

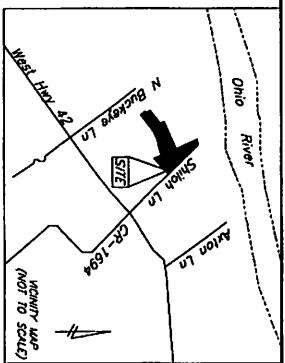
Beginning at the Northernmost corner of the property conveyed to HF Preservation LLC in Deed Book 1126, Page 378 in the Office of the Clerk of Oldham County, Kentucky; thence S 44°11'50" E - 4024.50' to a point in the Southwest right of way of Shiloh Lane; thence leaving said Southwest right of way, S 46°57'21" W - 515.98'; thence S 26°56'36" E - 633.92'; thence S 48°15'26" W - 1632.85'; thence N 23°40'44" W - 850.39'; thence S 75°25'04" W - 1941.13'; thence S 62°52'26" W - 743.16'; thence S 59°07'26" W - 81.18'; thence S 51°52'26" W - 1879.34'; thence N 60°04'23" W - 374.11'; thence S 51°52'26" W - 249.52'; thence N 35°07'20" W - 181.32'; thence S 54°50'40" W - 21.50'; thence N 53°01'01" W - 119.20'; thence N 47°02'43" E - 277.60'; thence N 42°57'17" W - 462.16'; thence N 47°06'04" E - 735.01'; thence N 78°17'26" E - 429.33'; thence N 39°01'48" E - 755.44'; thence N 24°34'47" W - 440.79'; thence N 65°33'56" E - 3257.96'; thence N 23°21'17" W - 2559.66'; thence N 80°11'23" E - 587.50' to the point of beginning, containing 313.28 acres (13646548.50 sq. ft.)

Exhibit B



SITE DATA:

Gross Site Area:
1,076,035.46 sq. ft. = 315.80 acres
Excluded Parcel A - 114,003.95 sq. ft. = 2.62 acres
Building Envelope A - 217,800.00 sq. ft. = 5.00 acres
Building Envelope B - 217,800.00 sq. ft. = 5.00 acres
Net Area of Conservation Easement Area:
1,046,556.50 sq. ft. = 313.28 acres



MILLER • WHIRY
Engineers • Surveyors • Planners

1387 South Fulton St., Louisville, KY 40203 Tel: (502) 454-5001 Fax: (502) 454-5111

PROJECT	DATE
AS SHOWN	12/7/14

CONSERVATION EASEMENT MAP
HOLIDAY FARM
HF PRESERVATION, LLC

3796-3898 SHILOH LANE, OLDHAM COUNTY, KY.

DATE	BY
12/7/14	S

Exhibit C

Summary of Baseline Documentation Report

0015030.0649867 4832-8309-5191v11



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	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.
Lakes/ponds	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.
Springs	There is an undeveloped spring associated with the intermittent stream north of the barn.
Geological features (rock outcroppings, sinkholes, caves, etc)	Karst/sinkholes
Geology and soil types	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>

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)