

DEED OF EASEMENT

The undersigned, **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, of 200 East Main Street, Lexington, KY 40508, which is the in-care of tax mailing address and current mailing address for the current year ("Grantor"), does hereby grant and convey unto **KENTUCKY UTILITIES COMPANY**, a Kentucky corporation, with a mailing address of One Quality Street, Lexington, KY 40507, its successors and assigns ("Company"), the right, power, and privilege to construct, reconstruct, operate, and maintain an electric line or lines, communications systems, and all equipment and facilities related thereto, on, over, and under upon Grantor's property located at **1306 Versailles Road, Lexington, KY 40504 (PVA Parcel No. 25230900)** and in the area as further described below. The Company is further granted the right of ingress and egress over the lands of the Grantor to and from said facilities in the exercise of this easement. The Company is further granted the right to trim, remove, and otherwise control any and all trees and other vegetation located on said easement or located within 7.5 feet of the centerline of the Company's facilities; furthermore, the Company is granted the right to trim or remove any trees that, in the Company's judgment, are at risk of falling in a manner that could pose a risk to Company's facilities or might otherwise interfere with the operation and maintenance of said facilities.

Electric Line Easement

A portion of 1306 Versailles Road, Lexington, KY 40504

PVA Parcel No. 25230900

Beginning at the southwest property corner of 1306 Versailles Road, common to 1332 Nancy Hanks Road and 780 Red Mile Road, identified by survey marker Endris Engineering – Phillips PLS 3350; thence along southern property line of 1306 Versailles Road and 780 Red Mile Road, S 87° 00' 36" E, 215 feet, to a point; thence N 2° 59' 24" E, 15 feet to a point; thence N 87° 00' 36" W, 215 feet to a point; thence along western property line of 1306 Versailles Road and Nancy Hanks Road Right-of-Way, S 2° 59' 24" W, 15 feet to the point of beginning. Containing 3,225 square feet more or less and shown on the drawing titled "Exhibit A" with the easement being labeled as "15' KU Electric Easement" attached hereto and made a part hereof.

The Grantor, their successors, heirs or assigns, may use and enjoy the lands crossed by this easement, except, however, that such use shall not conflict with any of the rights and privileges herein granted. In particular, but by no way of limitation, Grantor shall not conduct any activities that restrict Company's access to its facilities or result in violations of applicable laws and regulations, such as structures or swimming pools that violate clearance requirements to electrical facilities.

Title to the property was acquired by the Grantor by Deed dated June 1, 2004, and recorded in Deed Book 2461, Page 366, in the County Clerk's Office of Fayette County, Kentucky which reference is hereby specifically made for the description therein contained.

It is further agreed that the Company will restore the property to substantially the same condition that the property was in prior to installation, maintenance, or repair of the electric facilities, except that the Company will not restore or be liable for any damage for trimming, removing, or otherwise controlling trees or vegetation as permitted by this easement.

This easement was authorized by Resolution 482 -2025, passed by the Lexington-Fayette Urban County Council on October 9, 2025. Pursuant to KRS 382.135(2)(a), this deed of easement, which pertains to a public utility, need not contain a statement of consideration.

IN WITNESS WHEREOF, the Parties have signed this Deed of Easement, this ____ day of _____, 2025.

KENTUCKY UTILITIES COMPANY

Jordan Kiser, Right of Way Agent
Name & Title

STATE OF Kentucky

COUNTY OF Fayette

I, Bryon Hughes (print), a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing instrument was acknowledged, subscribed, and sworn to before me this 6th day of October, 2025, by Jordan Kiser, as Right of Way Agent, of Kentucky Utilities Company, to be their free act and voluntary deed.

My commission expires August 7, 2026.

WITNESS MY HAND this 6th day of October, 2025.

Bryon Hughes
NOTARY PUBLIC

Notary Number: KYNP 55343

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

Linda Gorton
Linda Gorton, Mayor

STATE OF Kentucky

COUNTY OF Fayette

I, Mackenzie Stock (print), a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing instrument was acknowledged, subscribed, and sworn to before me this 14 day of October, 2025, by Linda Gorton, as Mayor of Lexington-Fayette Urban County Government, to be their free act and voluntary deed.

My commission expires 11/20/2027, 2027.

WITNESS MY HAND this 14th day of October, 2025.

Mackenzie Stock
NOTARY PUBLIC

Notary Number: KYNP82853

Prepared by:

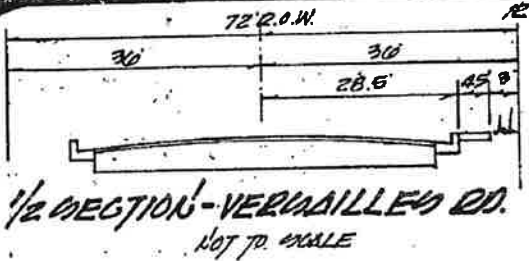
Joe Mandlehr

Work Request # 7740308

Joe Mandlehr, Corporate Attorney
PPL Services Corporation
2701 Eastpoint Parkway, Louisville, KY 40223

EXHIBIT A

VERMILION ROAD



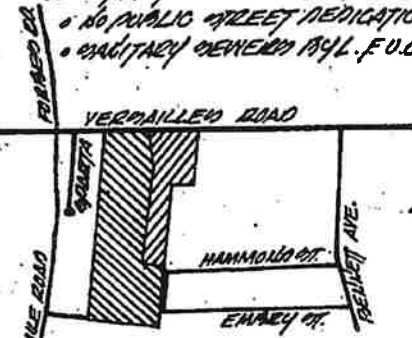
NOTE:

1. TRACT 1, AN UNKNOWN HEIGHT WAS CALCULATED FROM AN ACTUAL FIELD SURVEY. TRACT 2 UNKNOWN HEIGHT WAS CALCULATED FROM THE NEED OF THE TOTAL PROPERTY AND BY SUBTRACTING OUT TRACT 1 AND BY ADDING THE BEARING OF COMMON LINES BETWEEN TRACT 1 AND TRACT 2.

2. TRACT 1 SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.

SITE STATISTICS:

- TOTAL AREA OF SITE: 9.81 ACRES
- 2 TRACTS SIZED 15-4
- NO PUBLIC STREET DEDICATION
- EMULGARY OWNED BY L.F.U.C.O.



VICINITY MAP

NOT TO SCALE

TRACT 1

VERMILION HEIGHTS UNIT 1 AMENDED

TRACT 2

VERMILION HEIGHTS UNIT 2 AMENDED

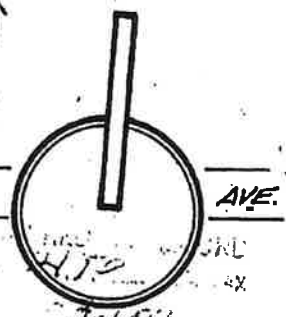
TRACT 1
7.29 ACRES

TRACT 2
2.52 ACRES

NOTE:

ALL RETENTION EASEMENTS ARE TO BE MAINTAINED FREE AND CLEAR OF ALL DEBRIS AND BY THE PROPERTY OWNER AND MAY NOT BE FENCED OR OTHERWISE ALTERED FROM THE APPROVED CONDT. LANS WITHOUT WRITTEN APPROVAL BY THE URBAN L.D. ENGINEER. THE OWNER SHALL MAINTAIN RETENTION AREAS AT ALL TIMES IN SUCH FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD. THE OWNER IS TO PERMIT NECESSARY ACCESS TO THE URBAN L.D. ENGINEER OR HIS REPRESENTATIVES FOR INSPECTION OF THE RETENTION SITE.

HAMMOND AVE.



15' KU Electric Easement

087° 00' 30" E 302.41'

RED MILE PROP.

EMULGARY ST.

AVE.