

Exhibit D

DATE: January 29, 2026

RE: 30-Year Title Exam
4172-4253 Hedger Lane

Map/Parcel/Account No. 94024050

Tract 1- +/- 446 Acres (North of Railroad Tracks)

Tract 2- 204.44 Acres (South of Railroad Tracks)

Total Acreage- +/-650.44 Acres

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The title to the aforementioned properties is subject to the following encumbrances:

1. Subject to a Notice (of waste disposal activity) dated May 3, 2016, of record in Deed Book 3394, Page 006, in the Fayette County Clerk's Office.
2. Subject to a Certificate of Land Use Restrictions for a conditional use permit, recorded October 9, 2001, of record in Land Use Restriction Book 10, Page 171, in the Fayette County Clerk's Office.
3. Subject to a Deed of Easement Agreement by and between Lexington-Fayette Urban County Government and Demolition Disposal Services, Inc., a Kentucky corporation, dated March 5, 1993, of record in Deed Book 1667, Page 580, in the Fayette County Clerk's Office.
4. Subject to a Deed of Easement by and between Lexington-Fayette Urban County Government and Demolition Disposal Services, Inc., a Kentucky corporation, dated April 21, 1993, of record in Deed Book 1672, Page 432, in the Fayette County Clerk's Office.
5. Subject to a Special Commissioner's Deed of Easement in favor of East Kentucky Power Cooperative, Inc., dated December 2, 1982, of record in Deed Book 1305, Page 484, in the Fayette County Clerk's Office.
6. Subject to a Distribution Line Agreement in favor of Kentucky Utilities Company, a Kentucky corporation, dated November

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25, 1977, of record in Deed Book 1187, Page 149, in the Fayette County Clerk's Office.

7. Subject to a Deed of Easement in favor of Lexington-Fayette Urban County Government, dated July 16, 1976, of record in Deed Book 1161, Page 605, in the Fayette County Clerk's Office.
8. Subject to a Deed of Easement in favor of Lexington-Fayette Urban County Government, dated July 27, 1976, of record in Deed Book 1161, Page 600, in the Fayette County Clerk's Office.
9. Subject to an unrecorded Lease Agreement (Contract 34486), by and between Creech Services, Inc. and Lexington-Fayette Urban County Government, dated January 25, 2001, subsequently amended by an Amendment to Lease Agreement, dated April 5, 2005.
10. The tobacco base reserved to the Grantor and having the option to be transferred to other land owned by the Grantor, dated April 12, 1977, of record in Deed Book 1167, Page 390, in the Fayette County Clerk's Office, was terminated by the Grantor's death on June 10, 1993.
11. No oil, gas or other mineral rights, in, on or under the property were found in the public records of the Fayette County Clerk's Office.

/s/ Evan P. Thompson
Evan P. Thompson, Attorney