PLAINS SOLAR, LLC
5 MW COMMUNITY SOLAR ENERGY FACILITY

Prepared by: Plains Solar, LLC
Montgomery County Solar Farm Permit Application
May 6, 2024

EXECUTIVE SUMMARY

Plains Solar, LLC is a limited liability company owned by Cypress Creek Renewables, LLC (CCR). Plains Solar, LLC, the Applicant, has prepared this application for a 5-megawatt (MW) Community Solar Energy Facility in Montgomery County. This 5 MW Community Solar Energy Facility may be referred to herein as "Plains Solar" or "the Project." This Application was prepared according to the requirements detailed in Ordinance No. 2023-23: Ordinance for Solar Energy Farm and Solar Garden Installations in Unincorporated Montgomery County, Illinois, amended June, 13, 2023. Plains Solar, LLC respectfully submits information, exhibits, and materials which are hereby incorporated into and made part of the Application below to comply with Montgomery County's Solar Farm standards.

PROJECT SUMMARY

Plains Solar, LLC proposes to develop a 5 MW Community Solar Energy Facility planned on approximately sixty (60) acres (the "Project Site") of an 84.97-acre tract of land owned by Jack E. Tosetti (the "Property"). The Project Site is located south of Witt Ave and east of E 14th Rd, within the bounds of parcel 12-04-100-001.

The Project will contain rows of Photovoltaic (PV) cell modules mounted on posts set in the ground. These rows of modules are referred to as "solar arrays." CCR typically mounts the solar arrays in one of two ways: on a fixed tilt or on a tracking system, which allows them to follow the sun throughout the day. In the tracking configuration, the modules face east in the morning, are horizontal at midday, and face west in the afternoon. Once site specifics and design components are more fully developed for the Project, CCR will determine which system is more appropriate for the Project Site. Solar components will comply with the current edition of the National Electric Code and will have an anti-reflective coating. All solar modules will be sourced from Tier 1 manufacturers as rated on the Bloomberg New Energy Finance PV Module Maker Tiering System.[1]

The anticipated power output of the Project is approximately 11 million kilowatt-hours (kWh) annually, enough to power over 1,000 single-family homes. As part of the Illinois Community Solar Block Program, the power generated from the community solar energy facility will serve Illinois residents and nearby community or industrial subscribers at or below market rates.

Allowing the property to develop as a community solar energy facility provides many benefits, including: an opportunity for locally generated, clean energy resources in Montgomery County; income generation for the landowner; and economic investment and increased local tax revenue. The Project will also help Montgomery County and the State of Illinois advance the renewable energy and energy efficiency goals established by the Climate and Equitable

[1] Bloomberg New Energy Finance, July 2020. BloombergNEF PV Module Tier 1 List Methodology. < https://data.bloomberglp.com/professional/sites/24/BNEF-PV-Module-Tier-1-List-Methodology.pdf > Accessed on August 1, 2023.

Jobs Act. Plains Solar, LLC expects to invest approximately $11,000,000 into the Project. Through this investment, Montgomery County can expect: spending of over $4,000,000 in the local economy; 21 local jobs during construction; and over $670,000 in tax revenue over the lifetime of the Project. CCR is a proud partner of each community that we work with, and CCR looks forward to a continued relationship with Montgomery County.

The Project will be a low-impact development requiring little to no local municipal services. The following Application illustrates that the Project will not negatively impact public safety or general welfare, nor will it affect the comfort and convenience of the public in Montgomery County or of the immediate neighborhood.

Additionally, CCR has contracted environmental consultants to perform field investigations, literature reviews, and agency consultations to identify and assess existing environmental conditions at the Project Site. Information derived from the environmental diligence is used by CCR to avoid and minimize effects to environmental resources during the design process. Full compliance with federal, state, and local regulations will ensure the Project will not result in adverse impacts to environmental resources.

The following application and supporting documents address Montgomery County's Solar Farm standards. Please don't hesitate to reach out to the contact listed below should any questions arise concerning submittal or other considerations related to this application.

Leticia Lew
312-210-9301
leticia.lew@ccrenew.com
Cypress Creek Renewables

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MONTGOMERY COUNTY SOLAR FARM DEVELOPMENT PERMIT APPLICATION

Plains Solar – 5 MW Community Solar Energy Facility
Submitted by Plains Solar, LLC
3402 Pico Blvd., Santa Monica, CA 90405

LETTER OF INTENT

Plains Solar, LLC is a limited liability company owned by Cypress Creek Renewables, LLC (CCR). Plains Solar, LLC respectfully requests approval of a Solar Farm Development Permit to construct, operate, and maintain a 5-megawatt (MW) Community Solar Energy Facility. The 5 MW Community Solar Energy Facility may be referred to herein as "Plains Solar" or "the Project." We submit this request on behalf of the property owner, Jack E. Tosetti. Cypress Creek Renewables, LLC, indirect owner of Plains Solar, LLC, will provide the financial backing and technical expertise to ensure the success of the Project. The Project Site is located south of Witt Ave and east of E 14th Rd, within the bounds of parcel 12-04-100-001. The Project includes roughly sixty (60) acres and is currently zoned 0021 Rural Unimproved.

As proposed, the Project Site will be used for the location of a community solar energy facility. The Project Site location has been carefully selected with specific evaluation criteria, including topographic data, hydrology screenings, and an in-depth understanding of the local distribution grid operated by Ameren. We are excited by the opportunity to provide Montgomery County with a long-term source of clean, sustainable energy.

Allowing the Property to develop as a community solar energy facility provides an opportunity for locally generated energy resources in Montgomery County, creates income for the landowner, and enhances the local tax base. The Project will also help Montgomery County play a key role in helping the State of Illinois to reach its clean energy goals as set forth by the Climate and Equitable Jobs Act.

We thank you for your consideration and look forward to working together to bring the benefits of a community solar energy facility to the area. Please let me know if I can provide additional information or assistance.

With kind regards,
Leticia Lew
312-210-9301
leticia.lew@ccrenew.com
Cypress Creek Renewables

MONTGOMERY COUNTY SOLAR FARM DEVELOPMENT PERMIT APPROVAL CRITERIA

With this Application, the Applicant is petitioning for a Solar Farm Development Permit to construct and operate a 5 MW community solar energy facility in the 0021 Rural Unimproved district.

In order to be granted this request, this Application demonstrates satisfaction of the criteria for evaluation of Ordinance No. 2023-23: Ordinance for Solar Energy Farm and Solar Garden Installations in Unincorporated Montgomery County, Illinois, in order to be granted the Solar Farm Development Permit.

A. Solar Farm Standards – Ordinance No. 2023-23.(F).(2)

Solar Farms: Ground-mount solar energy, designed for providing energy to off-site uses or export to the wholesale market, are permitted under the following standards:

(a) Ground Cover and Buffer Areas. Ground-mount systems shall be maintained. Top soils shall not be removed during development, unless part of a remediation effort. Soils shall be planted to and maintained in perennial vegetation to prevent erosion, manage run off and build soil, subject to the Illinois Noxious Weed Law (505 ILCS 100). Due to potential county liability under the Illinois Endangered Species Protection Act (520 ILCS IO/II(b)) it is required that any crops planted be in compliance with all federal and state laws protecting endangered species. This will also include pollinators such as bees. Foundations, gravel or compacted soils are considered impervious. Ground-mount systems shall be exempt from impervious surface calculations if the soil under the collector is not compacted and maintained in vegetation, including any access or service roads. A managed vegetative buffer shall be present and maintained at all times around the perimeter of the exterior of the fencing and gate(s) which are required around the perimeter of all Solar Farm(s) and the setback area.
The Project will comply with these ground cover and buffer area requirements.

(b) Foundations. A qualified engineer shall certify that the foundation and design of the solar panels racking and support is within accepted professional standards, given local soil and climate conditions.
The Project will comply with this requirement.

(c) Other Standards and Codes. All solar farms shall be in compliance with all applicable local, state and federal regulatory codes, including the International Building Code, as amended; and the National Electric Code, as amended.
The Project will comply with the International Building Code, as amended; and the National Electric Code, as amended.

(d) Power and Communication Lines. Power and communication lines running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground according to the National Electric Code. Exemptions may be granted by Montgomery County in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines, or distance makes undergrounding infeasible, at the discretion of the County Board or designated representative.

Power and communication lines running between banks of solar panels shall be buried underground. The power lines will be aboveground on utility poles at the point of interconnection with the utility, as per Ameren's requirements.

(e) Site Plan Required. A detailed site plan for both existing and proposed conditions must be submitted, showing location of all solar arrays, other structures, property lines, rights-of-way, service roads, floodplains, wetlands and other protected natural resources, topography, electric equipment, and all other characteristics requested by Montgomery County.

Please see Exhibit G – Site Plan.

(f) Setbacks. Projects including multiple, adjoining properties as part of the project plan, need not adhere to this setback at point of connection between the adjoining properties. Solar panels will be kept at least one hundred and fifty (150') feet from a residence. Owners may sign a waiver stating they have agreed to allow the land owner and developer to set closer setbacks than this section. This waver must specifically state terms of the agreement and the County must receive a certified copy from the residence owner.

- **(i) Every Solar Farm shall be setback at least fifty (50') feet from all property lines of the parcel land upon which the Solar Farm is located or to be located.**
  The Project will comply with the fifty (50) foot property line setback requirement.
- **(ii) Every Solar Farm shall be setback at least fifty (50') feet from the right-of-way of any public road.**
  The Project will comply with the fifty (50) foot right-of-way setback requirement.
- **(iii) Every Solar Farm shall be setback at least one hundred and fifty (150') from the nearest point of the outside wall of any occupied community building or dwelling.**
  The Project will comply with the one hundred and fifty (150) foot occupied building setback requirement.
- **(iv) All setbacks set forth herein shall be measured from the exterior of the fencing and gates which are required around the perimeter of all Solar Farms.**
  The Project setbacks will comply with this requirement.

(g) Aviation Protection. For solar farms located within five hundred (500') feet of an airport or within approach zones of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.
The Project is not within five hundred (500) feet of an airport or within approach zones of an airport.

(h) Glare: All solar energy systems shall minimize glare from affecting adjacent or nearby properties. Measures to minimize glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.
Solar panels are designed to absorb light from the visible spectrum, not reflect it, although some upward reflection does occur. To assist light absorption, each PV panel is treated with an anti-reflective coating. Additionally, all solar farms are required to be approved by the FAA as potential glare hazards for aviators. To date, no PV array has been deemed a glare hazard.

(i) Safety Fencing.

- **(i) All Solar Farms shall be fenced around the exterior of the Solar Farm with a fence at least six (6') feet in height but less than twenty-five (25') feet.**
  The Project will have a 6-foot chainlink fence with 3-strands of barbed wire to comply with NEC requirements.
- **(ii) All fencing shall be constructed so as to substantially lessen the likelihood of entry into a Solar Farm by unauthorized individuals.**
  The Project's fencing will be constructed to comply with this requirement.
- **(iii) The fencing shall be maintained in serviceable condition. Failure to maintain the fencing required hereunder shall constitute a violation of this ordinance.**
  The Project's fencing will be maintained to comply with this requirement.
- **(iv) The fencing requirements specified hereunder shall continue notwithstanding the fact that a Solar Farm is no longer operational and/or falls into disuse unless and until the solar farm is properly decommissioned.**
  The Project acknowledges this fencing requirement.

(j) Gates and Locks.

- **(i) All gates to the fences of all Solar Farms shall be at least six (6') feet in height.**
  The Project's gate will be at least six (6) feet in height.

(ii) All gates to the fences of all Solar Farms shall be equipped with locks and shall be remained locked at all times except for those times when the owner and/or operator, or their respective agents is/are using the gate for ingress and/or egress or is/are otherwise present and monitoring the Solar Farm.
The Project's gate will be locked at all times when not in use.

(iii) All gates to the fences of all Solar Farms shall be constructed so as to substantially lessen the likelihood of entry into a Solar Farm by unauthorized individuals.
The Project's gate will comply will be constructed to comply with this requirement.

(iv) The gates required hereunder shall be maintained in serviceable condition. Failure to maintain the gates required hereunder shall constitute a violation of this ordinance.
The Project's gate will be maintained to comply with this requirement.

(v) The gate and lock requirements specified hereunder shall continue notwithstanding the fact that a Solar Farm is no longer operational and/or falls into disuse unless and until such Solar Farm is properly decommissioned.
The Project acknowledges this gate and lock requirement.

1. APPLICANT INFORMATION

1.1 Applicant Address and Contact

Company

Cypress Creek Renewables
3402 Pico Blvd
Santa Monica, CA 90405

Contact:

Leticia Lew
Phone: 312-210-9301
Email: leticia.lew@ccrenew.com

1.2 Background on Cypress Creek Renewables, LLC and Plains Solar, LLC

Cypress Creek Renewables believes solar energy makes the world safer, cleaner, and better. Our team solves problems to successfully develop, build, and operate solar facilities across the United States. With more than 11 gigawatts of solar energy developed across more than 800 projects across 20 states and an operating fleet of 2.2 gigawatts, CCR is one of the country's leading solar companies. For more information about CCR, visit https://ccrenew.com.

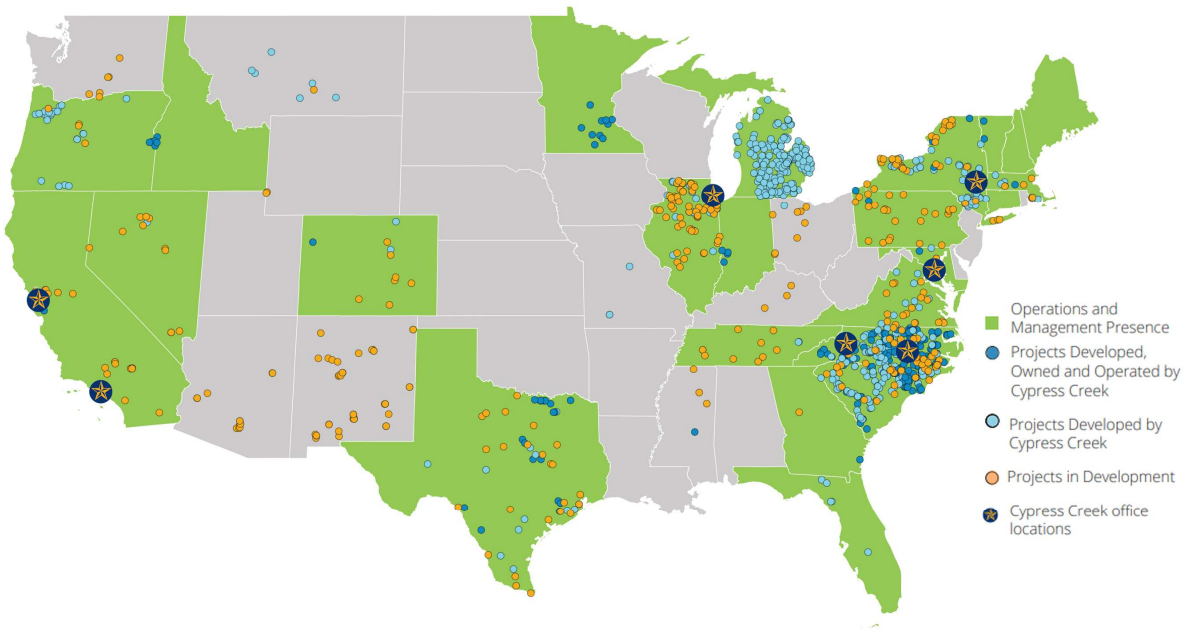

Figure 1-1 Cypress Creek Renewables Portfolio Overview

CCR has almost 400 team members and is led by an executive team that holds over 25 years of engineering, procurement, and construction experience in the solar industry. CCR has

invested over $2.4 billion into solar energy production since 2014. We are recognized nationwide as a leader in solar energy development and operation, and are committed to strong partnerships with utility companies, financial institutions, and the communities that host our solar energy facilities.

Please see Exhibit B – CCR Company Overview.

1.3 Project Finances

1.3.1 Project Costs and Financing Structure

Plains Solar, LLC expects to invest approximately $10,000,000 into the Project. These costs are based on build cost assumptions and include all construction, material, labor, and professional service-related expenditures. CCR operating capital, in combination with tax equity and debt partners, will provide the financial backing for the Project.

1.3.2 Economic Development

The solar industry is one of the fastest growing and most robust emerging industries nationwide. The solar industry was the largest employer in Electrical Power Generation in the U.S. in 2022, with 346,143 jobs.[2] Specifically, the construction sector of the solar industry added 2,109 new jobs in 2022. An increased demand for labor is an important example of how solar energy has contributed to local economies across the country.

Based on estimates by the National Renewable Energy Laboratory's Jobs and Economic Development Impact (JEDI) model, the construction and installation period for the Project will result in the creation of approximately 10 local jobs during construction, provided that qualified, local labor is available, and over $4,000,000 of direct spending into the local economy. This spending includes expenditures on parts and labor, goods and services, fuel and lodging, dining, and other consumer resources. During the ongoing operational life of the Project, local investment is expected to exceed $40,000 annually. CCR hires and works with qualified, local subcontractors wherever possible. Local contractors are most familiar with local practices and local authorities, which streamlines work on our projects.

The Project will also generate additional property tax revenue for local districts over the course of its 40-year life, as assessed under Illinois Property Tax Code.

[2] U.S. Department of Energy, June 2023. United States Energy & Employment Report 2023. < https://www.energy.gov/sites/default/files/2023-06/2023%20USEER%20REPORT-v2.pdf > Accessed on August 1, 2023.

2. PROJECT DESCRIPTION AND ANALYSIS

2.1 Project Purpose and Need

Solar energy is essential and desirable to the public convenience and welfare. Demand for electricity has increased in recent years and our society is currently dependent upon conventional sources of power such as coal, gas, and nuclear energy. Conventional sources of electricity are expensive, finite resources that require significant environmental disruption and public safety risk to maintain or extract. Solar energy is a clean, cheap, and unlimited resource with little environmental impact.

The costs of solar technologies have fallen dramatically in recent years, and these decreases have made places like Illinois attractive for solar development for the first time. Further, Illinois has identified the advancement of renewable energy and energy efficiency as a state-wide goal by way of the Climate and Equitable Jobs Act (CEJA), passed in September 2021. This bill requires electric utilities to value different energy sources (nuclear, wind, solar, efficiency) according to their benefits to our electric system. This law makes solar more economical in Illinois and outlines a roadmap for the Illinois Renewable Portfolio Standard to stipulate that renewable energy will account for 50% of Illinois' eligible retail electricity sales by 2040. In summary, the landscape for solar development in Illinois is greatly improved due to increasing energy efficiency, decreasing technology costs, and the passing of the CEJA bill.

This Project and similar solar energy facilities are essential to achieving the sustainability goals of the State of Illinois. Each 5 MW solar facility that can be placed in service in Illinois can offset an estimated over 7,000 tons of carbon dioxide annually, the equivalent of over 1,500 cars off the road.[3] Solar energy facilities such as this Project also demonstrate a commitment to renewable energy by Montgomery County and the State of Illinois.

2.2 Project Overview

Plains Solar, LLC is proposing a 5 MW Community Solar Energy Facility in Montgomery County. The Project includes roughly sixty (60) acres and will be located south of Witt Ave and east of E 14th Rd, within the bounds of parcel 12-04-100-001. The Project will have access from Witt Ave. The property is classified 0021 Rural Unimproved.

[3] U.S. Environmental Protection Agency, 2023. Greenhouse Gas Equivalencies Calculator. <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator> Accessed on August 1, 2023.

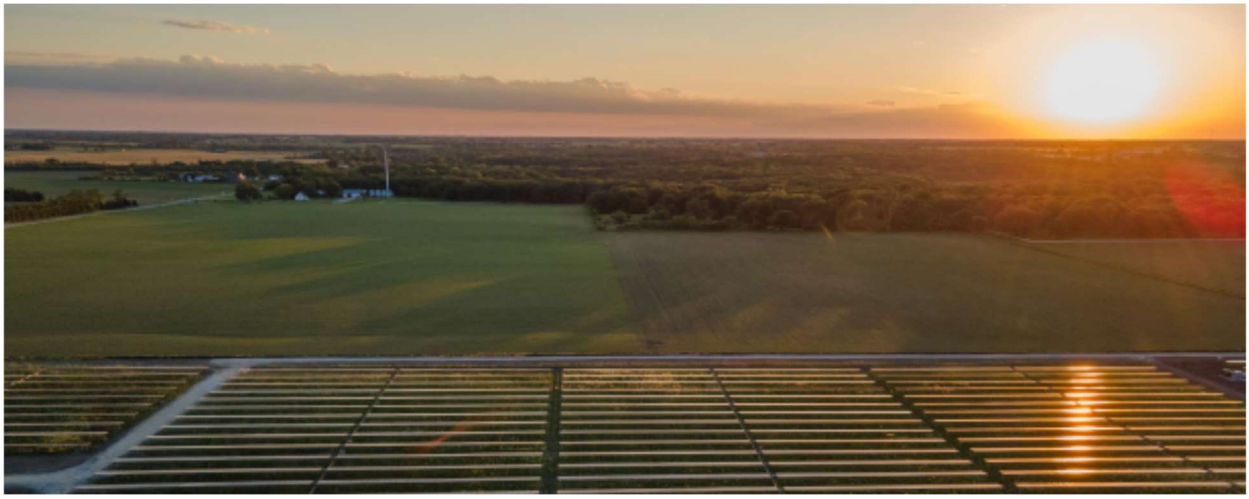

Figure 2-1 Solar Energy Facility in Will County, IL Developed by Cypress Creek

The Project will take approximately twelve to sixteen (12-16) weeks to construct. The Project will not require manned labor on-site, nor will it require sewer, water, or other services. The Project will be completely enclosed by a six-foot tall chain-link fence with three strands of barbed wire as per the National Electrical Code (NEC) standards.

The Project will not negatively impact the public health, safety, and general welfare, nor the comfort or convenience of the public or of the immediate neighborhood. In fact, the Project will be a benefit to Montgomery County both in economic development as well as helping achieve sustainability goals.

Please see Exhibit C – CCR Technical Memo for further information on module materials, audibility, glare, soil protection, dust and weed control, and wildlife protection.

2.3 Solar Energy Overview

The conversion of sunlight into electric energy is not a new concept; solar technologies have been around since the 1970s. In recent years, module and equipment technologies have improved greatly while costs have fallen significantly. This market development has led to an industry boom in utility-scale solar and roof-top solar development. CCR is focused on utility-scale developments.

The basic components of any solar energy facility include: PV modules, inverters, combiner boxes, transformers, wires and conductor cables, structural racking system for PV modules, and perimeter fencing. Solar electricity production includes the following five components:

1) *Electrical Power Generation*. Sunlight strikes the PV module cells, which convert photons of light into electrons, producing low-voltage, Direct Current (DC) electricity.

2) *Combination Box*. The low-voltage, DC electricity is fed through cables from each PV module to a combiner box.
3) *Inverter*. The low-voltage, DC electricity is fed through cables from the combiner box to an inverter, where it is converted to low-voltage, Alternating Current (AC) electricity.
4) *Transformer*. The transformer steps up the low-voltage, AC electricity to the appropriate voltage so that it can be fed into the electrical transmission system.
5) *Utility Transmission*. Electricity is sent through the electrical sub-transmission lines to utility distribution systems for delivery to ratepayers.

2.4 Montgomery County Project Site Description and Siting

2.4.1 Site Selection Process

Exhibit G – Site Plan illustrates the Project Site location. CCR uses a geographical and data-driven approach to select potential community solar energy facility sites. When deciding whether to execute a lease or purchase option to allow for solar development, CCR evaluates land based on the following criteria, among others:

- → Proximity to relevant infrastructure, including electrical substations, existing three phase lines, and access roads
- → Likelihood of wetlands and other protected landforms
- → Slope of land and direction of this slope
- → Potential presence of threatened or endangered species

If a site meets the criteria above and terms can be reached with the landowner, a lease is generally executed.

The Project Site was one of a number of sites we identified that fit our criteria in Montgomery County. CCR was able to engage the landowner in their interest in solar development and execute a lease. During the initial development stages, we further analyzed the Project Site against several diligence criteria, which verified that the screening process had been effective in selecting an ideal site for a community solar energy facility.

2.4.2 Surrounding Terrain

The Project Site is an ideal site for a community solar energy facility, considering its access to the existing utility grid, lack of environmental constraints, and harmonious surrounding land uses. The Project will be located on parcels currently used for agriculture. The land use in the Project vicinity is primarily agricultural and residential.

2.5 Project Features

2.5.1 Solar Photovoltaic Equipment

CCR uses several solar PV module technologies: Crystalline Silicone (C-Si) and Thin Film (TF). Each type of technology uses slightly different materials, work identically, and are of similar

construction. The solar PV modules function as a solid state, inert crystal, most similar to a pane of solid glass. The modules do not erode and do not produce any emissions. The sealed PV modules do not leach metals into the environment and are recycled at the end of their lifecycle.

Please see Exhibit C – Technical Memo for further information on module materials.

2.5.2 Solar Energy Facility Equipment

Solar facilities are simple constructions that employ the following basic equipment:

- Solar PV modules
- Inverters
- Transformers
- Wires and conductor cables
- Structural racking system for PV modules
- Perimeter fencing

Most sites require minimal grading and an entire facility can often be installed with minimal soil disturbance. Structural frames, also referred to as racks, are driven into the ground with steel beams on which PV modules are mounted. The inverters and transformers, which receive the power from the solar modules, are mounted on top of small concrete pads.

2.5.3 Site Access

Solar energy facilities are low-impact developments that can often utilize existing right-of-way infrastructure for site access, minimizing the need for disturbance for the construction and maintenance of the Project.

2.6 Construction Activities

2.6.1 Construction Sequence

While each site is unique, the Project will use standard construction and operation procedures used for our other solar energy facilities in the United States. The construction of the Project is expected to take approximately 12-16 weeks.

The utility's engineering, procurement, and construction of the interconnection facilities will take 6-18 months total and will be complete just before the construction of the solar energy facility itself. After the construction sequences, detailed above, are completed, the Project will go through 2-3 weeks of commissioning before reaching commercial operation.

2.6.2 Hazardous Materials

The PV modules, composed of either Crystalline Silicon or Thin Film, do not erode and do not produce any emissions. There are no chemicals, fluids, or materials that are capable of entering the environment from the PV modules.

The Project strives to limit the use of hazardous materials on site for construction-related activities. Additionally, Plains Solar, LLC enters into an agreement with each subcontractor prior to beginning work, stipulating the following: (1) the subcontractor shall provide the company with written notice of all substances and materials, including hazardous materials, the subcontractor will use in the performance of the work, as required by Federal, State, and/or local regulations; (2) the subcontractor will provide the company copies of all material safety data sheets covering all hazardous materials to be furnished, used, applied, or stored by the subcontractor at the site in connection with the work prior to entry at the site; and (3) the subcontractor will be obligated, at their own expense, to remove, transport, and dispose of any hazardous materials. Plains Solar, LLC and its subcontractors are committed to following proper procedures in regards to safety of hazardous materials.

2.6.3 Clean Up and Storage

Plains Solar, LLC and its subcontractors shall maintain the site in a clean, neat, and safe condition. As the work progresses, materials, tools, waste materials, rubbish, and debris will be removed accordingly. Plains Solar, LLC and its subcontractors will incur all costs of clean-up.

2.7 Operation and Maintenance

2.7.1 Equipment Maintenance

Once constructed, the Project will require very little maintenance. There will be no need to build travel infrastructure or complete public improvements in order to accommodate traffic. Electrical engineers will service electrical equipment, primarily the inverters and transformers, on average once per month. Solar PV modules have a very low failure rate (approximately 1 in 10,000 per year) and are warrantied for at least 25 years. The Project will conduct an annual performance audit and inspection to assess the quality of equipment. Some years, we will expect to identify areas within the array area in need of replacement or repair. Module replacement rarely occurs outside of these annual performance inspections and we would expect to perform module replacement less than 10 times over the initial 25-year term. Solar modules are easily replaced from inventory stores and financing to change-out the array at warranty's end has been built into our cost models. Maintenance will likely create 5-9 visits to the site on average per year. The Project does not anticipate the need for further equipment maintenance than the above.

Please see Exhibit D – Operations and Maintenance Schedule for an outline of the maintenance schedule that CCR utilizes on all solar energy facilities that we maintain.

2.7.2 Vegetation Maintenance

The Project is committed to landscaping best practices that stabilize the soil to add strength and durability for the long-term success of the Project and the health of the land.

We will work to employ best practices and techniques that are most appropriate for the local environment based on the following factors:

- Preventing runoff
- Carbon sequestration
- Pollination and other insect services
- Air quality concerns
- Invasive species resistance
- Viable wildflower areas
- Rate of fescue growth

The landscape manager for the Project will make it a priority to minimize the use of mechanical mowing and herbicides. The Project can employ a number of practices to achieve this, such as utilizing local vegetation with slow growth cycles. CCR anticipates mowing will occur at the Project Site at maximum 6 times a year.

In rare circumstances where herbicides are deemed necessary, an effort will be made to minimize use and only apply bio-degradable, EPA-registered, organic solutions that are non-toxic to pets and wildlife. Sustainable, long-term management practices and the promotion of healthy biodiversity within local ecosystems is a priority for the Project. The Project will not use pesticides.

In addition to vegetative measures that are intended to maintain and improve the health of soil conditions, the Project is committed to maintaining the integrity of existing field tile conditions. Should any field tile be damaged during the construction and operations of the Project, field tile will be replaced accordingly.

Please see Exhibit E – Vegetation Maintenance Memo.

2.7.3 Decommissioning of Site

Plains Solar, LLC guarantees that the Project shall be removed, at the expense of the operator, in the unlikely event that the system ceases power production or the land lease expires or is terminated.

Furthermore, Plains Solar, LLC has an executed Agricultural Impact Mitigation Agreement (AIMA). The AIMA ensures that the land affected by solar energy facility projects is restored to its pre-construction capabilities by defining construction and deconstruction standards and policies.

Please see Exhibit H – AIMA.

2.8 Solar Energy Facility Safety

The Project will be a safe facility that will not impact the well-being of local residents or Montgomery County in general. Solar energy facilities are very safe, with simple and proven technologies. Further, CCR sources modules from Tier 1 rated manufacturers, the highest rating in the Bloomberg New Energy Finance PV Module Maker Tiering System.[4]

The Project will be constructed according to all required building and electrical codes and safety measures. Site plans will be approved by all applicable local authorities, and regularly visited throughout construction as required by Montgomery County's or by the State of Illinois' building codes. Energized system components, such as inverters, will be commissioned by the manufacturers' technicians. The Project will employ required lock-out measures and safety warnings. A perimeter security fence will prevent trespassing and vandalism. The active area of the Project will be enclosed by a fence and gated for security purposes. Access codes to the gate will be provided to the Police Department, Fire Department, and emergency service providers. Vehicular access to the site is adequate for the use proposed and for emergency services, as indicated in *Exhibit G – Site Plan.*

The regular vegetation control methods prevent buildup of debris that could otherwise pose risk of fire material; thus, the Project will pose no increased risk of fires to the surrounding areas.

2.9 Traffic Safety

With no more than one to three vehicle visits per quarter on average, the Project will not be a significant traffic generator and will not cause undue harms to the surrounding road networks, to local responders, or to the Illinois Department of Transportation. By contrast, American households generate an average of ~6 vehicle trips per day (over 500 per quarter).[5]

A temporary rise in vehicle traffic during the 12 to 16-week construction period is anticipated. However, there will be a limited number of vehicles visiting the site over the construction period, approximately 2-15 personal cars and 1-10 trucks will visit the site per day.

Upon completion of the facility installation, no more than four (4) vehicles are anticipated to visit the site on a quarterly basis. In sum, no significant traffic impacts are anticipated.

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[4] Bloomberg New Energy Finance, July 2020. BloombergNEF PV Module Tier 1 List Methodology. < https://data.bloomberglp.com/professional/sites/24/BNEF-PV-Module-Tier-1-List-Methodology.pdf > Accessed on August 1, 2023.

[5] U.S. Department of Transportation. Summary of Travel Trends; 2009 National Household Travel Survey. 2009 <http://nhts.ornl.gov/2009/pub/stt.pdf>.

2.10 Agency Coordination

Plains Solar, LLC will continue to coordinate with all necessary Federal, State, and County agencies and other entities throughout the planning process for the Project. Plains Solar, LLC has consulted with the Illinois Department of Natural Resources and is prepared to work with the local Soil and Water Conservation District to complete the appropriate environmental assessments pertinent to this development.

2.11 Cost-Benefit Analysis

The Project presents many benefits to Montgomery County, the State of Illinois, and Ameren customers. There are few, if any, community costs associated with the Project. Benefits and costs are summarized below.

Potential benefits include:

- Direct local investment of over $4,000,000
- Increased tax revenue for Montgomery County
- Contributes to fulfillment of the State of Illinois' Renewable Portfolio Standard and Climate and Equitable Jobs Act
- Lease payments to the landowner, providing additional income
- Local spending for construction materials and other goods and services
- Economic growth for Montgomery County and the State of Illinois from local spending for project construction and other goods and services
- Generating renewable, sustainable energy for the State of Illinois
- Diversified electrical mix in the grid

Potential costs include:

- Minor visual impact due to solar array structures
- Minimal community and local governmental service demands, including minor impacts to emergency, fire, and safety services

3. EXHIBITS

Exhibit A. Solar Farm Permit Application Form

Exhibit B. CCR Company Overview

Exhibit C. CCR Technical Memo

Exhibit D. Operations and Maintenance Schedule

Exhibit E. Vegetation Maintenance Memo

Exhibit F. Property Value Impact Study

Exhibit G. Site Plan

Exhibit H. AIMA

Exhibit I. Decommissioning Plan

Exhibit J. EcoCAT

Exhibit K. List of Properties within 250 Ft

CYPRESS CREEK RENEWABLES

EXHIBIT A
Solar Farm Permit Application Form

Montgomery County, State of Illinois
#1 Courthouse Square, Hillsboro, IL 62049
217-532-9530
http://montgomeryco.com/

APPENDIX A

PETITION / APPLICATION / REQUEST FOR A Solar Farm or Solar Garden Construction Permit. (Revised and effective 6-13-2023)

It is the responsibility of petitioners or requesters of actions placed before the Montgomery County Board to provide specific information and supporting data regarding proposed actions/projects in sufficient detail that will allow a decision to be made or a final course of action chosen. The Board shall not accept a petition or request as properly filed that is not sufficiently detailed, is missing information required by Ordinance, or does not provide sufficient sealed and signed professional studies, reports, and construction documents to support the request or petition based on the reasoned judgment of the Board. The Board is not responsible to make corrections or revise requests/petitions. Incomplete Applications will be returned.

Certain requests, such as a petition / application for a Solar Farm or Solar Garden Construction Permit requires, the Board to conduct a Public Hearing on the matter. No Hearings will be scheduled until such time that petitions/requests have been "Accepted as Properly Filed" by the Board. Similarly, Petitions/Requests shall not be placed on a Board meeting agenda until such time that the petition/request has been "Accepted as Properly Filed" by the Board.

The Date on which the Petition / Application / Request is "Accepted as Properly Filed" constitutes the Legal Beginning Date of any such Construction for all purposes of defining whether a project has been initiated or was is progress in Montgomery County, Illinois.

This petition/application/request for a Solar Farm or Solar Garden Construction Permit shall be completed in its entirety and submitted to the Montgomery County Board, #1 Courthouse Square, Hillsboro, IL, 62049. Once the petition / application for a Solar Farm or Solar Garden Construction Permit is Accepted as Properly Filed by the Board. The application for a Solar Garden or Solar Farm will be reviewed by an independent engineer, appointed by the County at the Petitioners expense, to determine the impact of the use on public utilities, traffic volume and circulation, impact on near-by properties, compliance with Ordinances and laws, and other lawful factors as may be determined reasonable by the Board based on the individual Petition/Application. The Board, following a Public Hearing, prepares its Findings of Facts and may then take action regarding issuance of a Construction Permit.

Notice of the Public Hearing.
The County Board shall hold a Public hearing within sixty (60) days of receiving reviewed information from the independent engineer. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, place, and the nature of the proposed Solar Farm or Solar Garden Construction Application, shall be given, according to Para. D2. of the Ordinance, before the hearing by:

1. First class mail to the applicant, and to all parties whose property would be directly affected by the proposed use; and
2. Publication in a newspaper of general circulation within this County; and
3. Publication on a state-wide web site.

The Petitioner / Applicant / Requestor is responsible to mail the notices to the last known property tax bill address by PIN number, and submit a Post Office certificate of mailing record to the County but only after receiving the approved text of the Notice from the County. This is at the Petitioner's /Applicant's / Requestor's sole expense.

Properly completed Applications for a Solar Farm or Solar Garden Construction, complete with supporting documentation, are to be submitted to the County Board with sufficient lead time for review based on the complexity of the individual request.

All petitioners, or their representative, must attend the County Board meeting(s) considering their request. If there is no representation the application may be removed from the agenda and rescheduled.

The Montgomery County Board shall make a decision within sixty (60) days of the Public Hearing.

If you have any questions, please contact the Montgomery County Coordinating office at 217-532-9577.

SECTION BELOW TO BE FILLED OUT BY COUNTY OFFICIAL:

Date first Received by the Office of The Montgomery County Board: _____

Date(s) County Board Date Returned application for more information (if applicable):

_____ _____

Date County Board requested revisions were received (if applicable): _____

Date accepted by County Board as properly filed: _____

Filing fee of $2,500.00 Date paid: _____ Check number: _____

Date County acceptance letter is sent to Petitioner: _____

Date of required Public Hearing Notice sent to Petitioner: _____

Date(s) published and where published:

_____

_____

Date notices sent: _____ Public hearing date: _____

County Board determination: _____

_____

APPLICANT & PROPERTY OWNER INFORMATION (Print or Type):

Applicant/Petitioner information: Plains Solar, LLC

Company Name: _____

Contact Name and Title: Steve Kiesling; Sr. Director, Development

Phone number: 312-324-7402

Mailing address for all official correspondence unless a Legal Representative is designated in which case all correspondence and contact will be made with that Legal Representative:

3402 Pico Blvd., Santa Monica, CA Zip: 90405

Property Owner Name(s): Jack E. Tosetti

Phone number: 217-563-8641

Mailing address: 18358 N 20th Ave, Nokomis, IL Zip: 62075

Designated Legal Representative *(licensed to practice law in the State of IL)* of Applicant *(if any)*

Name: _____ Phone: _____

Address: _____ Zip: _____

Designated Contact Person *(if different from Applicant),* to whom all phone calls, requests for information, clarifications, and coordinator for all actions regarding this Petition, who has the authority to act on behalf of the Petitioner in regard to this Petition/Application/Request. *This does not apply if a Legal Representative has been designated in which case all contact will be made through that Legal Representative.*

Name: Leticia Lew Phone: 312-210-9301

Address: 3402 Pico Blvd., Santa Monica, CA Zip: 90405

PROPERTY INFORMATION:

Note: If additional space is needed, please attach additional sheets to the application and reference attachment description in application.

1. Location of the proposed use or structure, and its relationship to existing adjacent uses or structures:

   Please see attached.

2. Legal Description and Acreage:

   Please see attached.

3. Area and dimensions of the site for the proposed structure(s) or uses.

   Please see attached.

4. Present Use of property:

   Agricultural

5. Present Land Classification: 0021 Rural Unimproved

6. Proposed Land Use Activity / Nature of the Proposed Use, including type of activity, manner of operation, number of occupants or employees, and similar matters:

Please see attached.

7. Height, setbacks, and property lines of the proposed uses and/or structure(s).

Please see attached.

8. Location and number of proposed parking/loading spaces by type of vehicles, to include Weight Classifications and size of access drives/ways.
Please see attached.

9. Existing and proposed screening, lighting (including intensity) landscaping, erosion control, and drainage) features on the site, including the parking areas.

Please see attached.

10. Disclosure of any potential environmental issues and methods for dealing with them.

Please see attached.

11. Disclosure of any activities requiring outside agency permits and the names, addresses, and phone numbers of the agency points of contact and how those requirements are being met.

Please see attached.

12. Indicate the suitability of the property in question for Construction:

Please see attached.

13. ADJACENT LAND USE:

A. North: Please see attached.

B. South: Please see attached.

C. East: Please see attached.

D. West: Please see attached.

15. Should this Use be valid only for a specific time period? Yes X No_____

If Yes, what length of time? 40 years

16. Does the proposed Permit meet the following standards? Yes X No_____ *(If not, attach a separate sheet explaining why.)*

A. Will the proposed design, location and manner of operation of the proposed Solar Garden or Solar Farm adequately protect the public health, safety and welfare, and the physical environment?

Please see attached.

B. Will the proposed Solar Garden or Solar Farm have a negative impact on the value of neighboring property?

Please see attached.

C. Will the proposed Solar Garden or Solar Farm have a negative impact on public utilities and on traffic circulation?

Please see attached.

D. Will the proposed Solar Garden or Solar Farm have an impact on the facilities near the proposed Solar Garden or Solar Farm, such as schools or hospitals or airports that require special protection?

Please see attached.

ATTACHMENTS REQUIRED:

1. At the time the application is filed, a non-refundable fee is to be paid by the applicant. The application fee for a Solar Garden is $2,500.00 and the application fee for a Solar Farm Permit is $2,500.00.

2. For entities governed by governing boards, a copy of the Board Resolution or Board Meeting Minutes authorizing the governing board's approval to carry out the requested project and to authorize the submission to Montgomery County by a designated entity officer of the required specific requests / applications / petitions is required to be submitted.

3. An area map and site plan from a certified Illinois licensed Engineer.

4. List of the names, current property tax addresses and property tax PIN numbers of property owners located within two-hundred feet and fifty (250') of the property.

5. A Decommissioning plan including:
   A. Process details and cost estimate of decommission.
   B. Anticipated life expectancy of the Solar Farm.
   C. Method of insuring funds will be available for decommissioning and restoration of the project site to its original, natural condition prior to the solar farm construction.
      1. This includes a proposed schedule of payments to be deposited into an escrow account, on a minimum of a yearly basis, held by Montgomery County as assurance for available decommissioning funds.
   D. The cost estimate of decommissioning will be reviewed every five (5) years, by the County's chosen Independent Engineer, and revised if necessary, at the Developers expense. The review and revised plan shall be sent to the Montgomery County Coordinating Office for Board review. If necessary, provisions will be made to the escrow account balance for the decommissioning of the Solar Garden or Solar Farm.

CERTIFICATION OF A SOLAR GARDEN OR SOLAR FARM PERMIT PETITION / APPLICATION / REQUEST

I/We the undersigned, agree that the information herein and attached is true. I/We, the undersigned, do hereby permit officials and/or consultants of Montgomery County, to enter the property described herein to complete a thorough review of this application.

Address: E 14th Rd, Irving, IL 62051

Parcel ID # 12-04-100-001

Applicant's Printed/Typed Name: Steve Kiesling

Signature: DocuSigned by: Steve Kiesling 0F91E1EAB739409... Date: 5/6/2024

Property Owner's Printed/Typed Name: Jack E. Tosetti

Signature: DocuSigned by: Jack Tosetti 5E6AF953D26A471... Date: 5/6/2024

Applicant's Legal or other Representative's Printed/Typed Name (*if applicable)*:

Signature: _____ Date: _____

STATEMENT OF CONFORMANCE:

I/We, the undersigned, in making a Petition/ Application / Request to Montgomery County for approval of a Solar Farm or Solar Garden Construction Permit described in this application have reviewed the laws and regulations of Montgomery County to the extent that they are applicable to this proposal and understand that: I/We, the undersigned have no reasonable expectation of approval of this request until such time that a Solar Farm or Solar Garden Construction Permit is actually issued by the Montgomery County and have been so notified of issuance in writing. I/We hereby acknowledge, attest to, and accept the following as conditions of obtaining a Solar Farm or Solar Garden Construction Permit in Montgomery County, Illinois.

- **NO** building, construction, alteration, or use may be started prior to the issuance of a Solar Farm or Solar Garden Construction Permit.
- **All** building construction and all site construction must conform to the plans and specifications approved by the Montgomery County Board. No deviation from or revision to an approved plan may take place without the prior written approval of the Montgomery County Board.
- Any Permit, once issued, is non-transferrable to any other legal entity without the express prior written approval of the Montgomery County Board.
- That **ALL** actions associated with this Permit process shall be taken, processed, and interpreted under the Laws of the State of Illinois and Montgomery County and any legal remedies sought by any party in connection with this Solar Farm or Solar Garden Construction Permit shall be brought forth in the Courts of Montgomery County, Illinois for adjudication.
- That if the applicant is an Agent representing the actual owners of multiple properties, or is a lessor, that the Agent has in their possession signed documentation that the actual property owners are aware of their legal responsibilities to be personally liable for the costs associated with Decommissioning if said lessor or Agent fails for any reason to meet this requirement of the Solar Farm or Solar Garden Construction Permit.

Applicant's Printed/Typed Name: Steve Kiesling

Signature: DocuSigned by: Steve Kiesling 0F91E1EAB739409... Date: 5/6/2024

Applicant's Legal Representative Printed/Typed Name Signature and Date *(If applicable)*:

Signature: _____ Date: _____

NOTE: It is the responsibility of the Applicant to notify the Montgomery County Coordinating Office at each stage of work completed once the Permit is issued.

Email: cbadmins@montgomerycountyil.gov Phone: 217-532-9577

Address: Montgomery County Coordinator
#1 Courthouse Square – Room 202
Hillsboro, IL 62049

PLAINS SOLAR FARM PERMIT APPLICATION – Additional Information

PROPERTY INFORMATION:

1. Location of the proposed use or structure, and its relationship to existing adjacent uses or structures:

The location of the proposed use is located south of Witt Ave and east of E 14th Rd, within the bounds of parcel 12-04-100-001. The primary use of property in the immediate vicinity is for agricultural, industrial, and low-density residential uses. The proposed use will not impact the use and enjoyment of those properties.

2. Legal Description and Acreage:

Legal Description: THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, ILLINOIS.
Acreage: The total acreage of parcel 12-04-100-001 is 84.97 acres. The proposed use is only planned for up to sixty (60) acres of the parcel.

3. Area and dimensions of the site for the proposed structures(s) or uses.

The proposed use is only planned for up to sixty (60) acres of the parcel.

6. Proposed Land Use Activity/Nature of the Proposed Use, including type of activity, manner of operation, number of occupants or employees, and similar matters:

The proposed use is a community solar energy facility. Solar facilities, often referred to as "solar farms," passively capture naturally occurring sunlight and convert it to clean, renewable energy on a scale large enough to supply electricity for daily living in our homes, businesses, and schools. Each solar farm is a collection of solar panels arranged to gather maximum amounts of sunlight during the day. The panels are linked to inverters and transformers that convert the sunlight into useable electricity, which is then transferred to the existing electrical grid. Once in operation, there will be no on-site occupants or employees; the solar facility will have 24/7 remote monitoring. Regular maintenance of equipment and vegetation will be completed on a scheduled and as-needed basis.

7. Height, setbacks, and property lines of the proposed uses and/or structure(s).

When completed, systems, equipment, and structures will be ground-mounted and will not exceed fifteen (15) feet in height, excluding utility poles and electric transmission lines.

The Project will comply with the fifty (50) foot property line setback requirement, fifty (50) foot right-of-way setback requirement, and one hundred and fifty (150) foot occupied building setback requirement. These setbacks are measured from the exterior of the fencing and gates.

The location of the proposed use is located south of Witt Ave and east of E 14th Rd, within the bounds of parcel 12-04-100-001.

8. Location and number of proposed parking/loading spaces by type of vehicles, to include Weight Classifications and size of access drives/ways.

The proposed use will not include parking. The Project will have access from Witt Ave.

9. Existing and proposed screening, lighting (including intensity) landscaping, erosion control, and drainage features on the site, including the parking areas.

The entire parcel property is currently surrounded by trees; the Project does not include any additional screening. There currently is no lighting; the Project does not include lighting. The property is currently being used for agricultural purposes; the Project will develop a detailed landscaping/vegetation maintenance plan to comply with the Illinois Pollinator Friendly Scorecard Program (525 ILCS 55/), the Illinois Noxious Weeds Law (500 ILC 100/), and the Illinois Exotic Weed Act (525 ILCS 10/). The Project will comply with the requirements of Section 10 of the AIMA regarding Prevention of Soil Erosion. The Project will comply with the requirements of Section 6 of the AIMA regarding Agricultural Drainage Tiles, including obtaining a drain tile survey to confirm the current subsurface drainage system.

10. Disclosure of any potential environmental issues and methods for dealing with them.

A Phase I Environmental Site Assessment (ESA) was completed for the property and no potential environmental issues have been identified.

11. Disclosure of any activities requiring outside agency permits and the names, addresses, and phone numbers of the agency points of contact and how those requirements are being met.

Plains Solar, LLC will continue to coordinate with all necessary Federal, State, and County agencies and other entities throughout the planning process for the Project. Plains Solar, LLC has consulted with the Illinois Department of Natural Resources and is prepared to work with the local Soil and Water Conservation District to complete the appropriate environmental assessments pertinent to this development.

12. Indicate the suitability of the property in question for Construction:

The property has been carefully selected with specific evaluation criteria, including topographic data, hydrology screenings, and an in-depth understanding of the local distribution grid operated by Ameren, to ensure that it is suitable for construction.

13. ADJACENT LAND USE:

A. North:
Parcel No. 07-33-300-002: 0021 Rural Unimproved - Agricultural

B. South:
Parcel No. 12-04-300-008: 0021 Rural Unimproved - Agricultural

C. East:
Parcel No. 12-04-100-008: 0021 Rural Unimproved – Agricultural

D. West:
Parcel No. 12-05-200-003: 0060 Commercial Business – Gas Facility
Parcel No. 12-05-200-012: 0021 Rural Unimproved – Agricultural
Parcel No. 12-05-200-009: 0011 Rural Land Improved – Residential
Parcel No. 12-05-200-010: 0040 Residential Improved – Residential
Parcel No. 12-05-200-011: 0021 Rural Unimproved – Agricultural

16. Does the proposed Permit meet the following standards? *Yes.*

A. Will the proposed design, location and manner of operation of the proposed Solar Garden or Solar Farm adequately protect the public health, safety and welfare, and the physical environment?
Yes. By engaging in good design and engineering practices, the proposed design, location, and manner of operation of the proposed community solar energy facility will adequately protect the public health, safety, and welfare of persons residing or working in the vicinity. Solar energy facilities are safe, low-impact uses. Further, the Project will be operated such that the physical environment will be protected, while providing Montgomery County with a clean energy resource for the electricity used by its residents every day.

B. Will the proposed Solar Garden or Solar Farm have a negative impact on the value of neighboring property?
No. The primary use of property in the immediate vicinity is for agricultural, industrial, and low-density residential uses. The Project being developed under the Solar Farm Development Permit will not impact the use and enjoyment of those properties. By adhering to the required site constraints and acknowledging the minimal impact

associated with community solar energy facilities, there will be no material adverse economic or other impact on neighboring properties. As a result of providing economic support for annualized income to farm owners not dependent on agricultural markets, while at the same time increasing the tax base available to support schools, local governments, and other taxing bodies which service those neighborhoods, the Project works to benefit the surrounding community and its property values.

C. Will the proposed Solar Garden or Solar Farm have a negative impact on public utilities and on traffic circulation?

No. Community solar energy facilities are a low impact use, requiring no utilities, minimal access roads and minimal other facilities. By following the outlined site constraints and developing a site plan, the Project will ensure all physical structures and surrounding environmental requirements are met. This Project will require minimal traffic; the anticipated number of vehicles during construction will be approximately 2-15 personal cars and 1-10 trucks per day, while no more than 3 vehicles are anticipated to visit the Project Site on a quarterly basis post construction. Given the limited number of vehicles visiting the Project Site over the construction period, traffic patterns are not anticipated to be impacted. Additionally, there will be no significant increase to traffic post construction period, resulting in no significant impacts being anticipated for this Project.

D. Will the proposed Solar Garden or Solar Farm have an impact on the facilities near the proposed Solar Garden or Solar Farm, such as schools or hospitals or airports that require special protection?

No. Due to the minimal overall impact of community solar energy facilities, facilities near the Project that require special protection will not be impacted. The nearest schools and hospitals are in the communities of Hillsboro, Nokomis, and Raymond, and these facilities are located approximately eight (8) or more miles away from the Project. The Federal Aviation Administration (FAA) Notice Criteria Tool has been used to confirm that there will be no impact to nearby airports. Additionally, the Project will be located in a parcel surrounded by agricultural, industrial, and low-density residential development, effectively blending into the nearby land uses.

EXHIBIT B
CCR Company Overview

CYPRESS CREEK RENEWABLES

A leading solar and storage energy company that develops, owns and operates projects across the United States

OUR MISSION

Powering a Sustainable Future, One Project at a Time

OUR BUSINESS

A Mission-Driven Integrated Renewable IPP Platform

Founded
2014

Team Members
400+

Business Units
3

EQT Infrastructure acquired Cypress Creek, becoming the sole owner, in October 2021.

Our values are the guideposts as we work across hundreds of individual projects

Care
We take care to be safe. We care for the well-being of our team, our communities and the environment and we carefully deploy our resources.

Courage
We take smart risks; we speak up and we make decisions. We learn and constantly improve.

Creativity
We innovate to create valuable projects. We embrace new ideas and find solutions to hard problems.

Conviction
We are committed to making the world cleaner and healthier. We do the right thing when our values are challenged.

Collaboration
We come from different backgrounds to do our work together as one team.

SOLAR AND STORAGE GROWTH

Our projects make the energy transition possible

Shoe Creek, 92MW project In North Carolina

Birdie, a Solar + Storage Project in North Carolina.

Solar is the most cost-effective form of new generation, with the levelized cost decreasing by about 90% since 2009[1]

Solar accounted for 50% of all new electricity-generating capacity added in the US in 2022, the fourth year in a row that solar has made up the largest share of new capacity[2]

Battery storage technology costs have decreased 80% from 2010 to 2020.[3]

Battery storage is growing rapidly in the US, with utility-scale battery storage to more than double in 2023 to 11.6GW of installed battery power with a projected additional 59.1GW installed from 2023-2026.[4]

1 Lazard's Levelized Cost of Energy Analysis, Oct. 2021
2 SEIA
3 McKinsey Power Solutions
4 WoodMac Q4 2022 full report

SPOTLIGHT

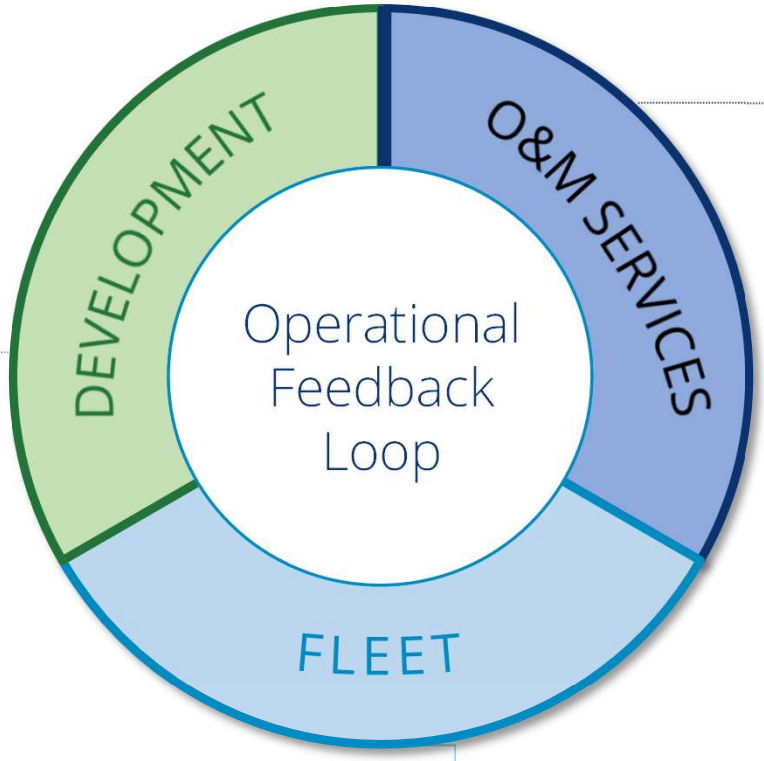
Our Approach to Community Engagement

- We strive to go above and beyond to support communities where we live, develop and operate solar and storage projects
- In permitting our Palmetto Plains project in Orangeburg, SC, Cypress Creek worked alongside development partners to hold community meetings to garner community feedback and support
- Based on conversations with community members, we supported organizations including the County Engagement Fund and Orangeburg Tech, the community college near the project
- We also made contributions to improve the youth baseball field and to purchase electronic signage for Main Street

CORE COMPETENCIES

We are a fully integrated platform, from development to operations

Holistic Approach to Health, Safety, Security and Environment



DEVELOPMENT

- Includes Project Development, Structured Finance and Project Execution
- **12GW of solar** energy projects and **195.5MW/341.3MWh of storage projects developed** to date
- **25GW+ pipeline** of solar and battery storage across the country
- Selective market entry based on **policy-driven strategy**
- **Diversified experience** with both transmission and community solar as well as storage
- **Award-winning** Structured Finance team
- Innovative pre-construction design and third-party EPC contracting

O&M SERVICES

- Services for internal fleet and third-party customers
- **4.7GW** of projects under contract
- State-of-the-art NERC-registered Control Center with **24 / 7 / 365 operations**
- Business services, including warranty administration and compliance
- Industry-leading **drone program** to provide best-in-class asset oversight
- **TRIR: 0.11** (2019-2023)

FLEET

- **2.2GW** portfolio spanning 217 projects, 14 states
- Enough energy produced in 2022 to **offset 1.65 million metric tons of carbon dioxide**
- **Fleet optimization** via **optimized performance** to create **stable** and **recurring** operating **cash flows**
- Long-term owner mindset

DEVELOPMENT EXPERIENCE

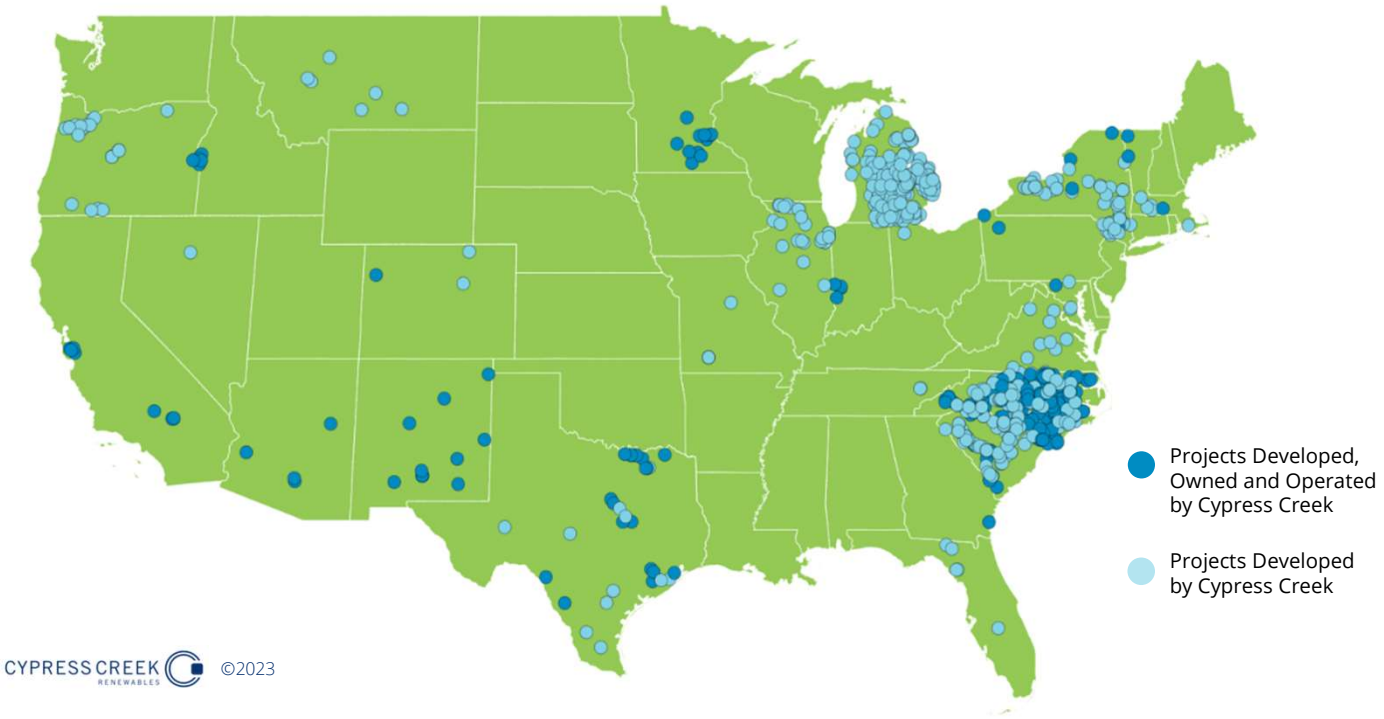
Our capabilities have been refined through years of successful development

12GW Solar Energy Developed to Date

850 Projects in **22** States

Transmission-Scale and Community Solar Projects

Standalone and co-located storage



SPOTLIGHT

Corporations Push to Decarbonize the Grid

Corporations are a major driver of solar energy growth. Cypress Creek and Starbucks have teamed up on two solar projects in Texas that are now producing enough energy to power 360 Starbucks stores annually.

"At Starbucks, we are proud of our 30-year legacy in environmental leadership as we know the planet is our most important partner. Our long-standing commitment to renewable energy supports our greener retail initiative and demonstrates our aspiration to sustainable coffee, served sustainably. Now, we are investing in new, renewable energy projects in our store communities, which we know is something our partners and customers can appreciate for their local economy and for the environment."

Rebecca Zimmer, Director of Global Environmental Impact, Starbucks

PROJECTS DEVELOPED

We develop solar and storage projects of all shapes and sizes

▲ **Bullock**, North Carolina, 75MW

▲ **Vale Air**, Oregon, 13MW

▲ **Double Eagle Solar and Storage**, North Carolina, 0.7MW with a 500kW/1000kWh Battery Energy Storage System (BESS)

▲ **Innovative Solar 46**, North Carolina, 100MW

▲ **Shakes**, Texas, 270MW

▲ Community

▲ Transmission

Select projects developed

Renewable Supply & Portfolio Optimization

Commercial Capabilities – Cypress Creek Renewables has built a commercial team to address the growing customer needs in the renewables space. We engage with our projects at nearly every stage of their life from inception, through development, and beyond COD.

Long Term Offtake

- **Corporate PPAs** – Cypress Creek Renewables supports the climate goals of corporate energy buyers by offering long-term PPAs in nearly every major power market nationwide
- **Utility PPAs** – In regulated markets we work with utility partners to supply reliable renewable energy to their customers
- **Structured Hedges** – We utilize partnerships with other wholesale commodity market participants to structure hedge solutions that effectively manage risk and revenue profiles

Offtake Partners

Portfolio Optimization

- **Commodity Risk Management** – The Revenue Team manages commodity risk in critical energy markets: Power, RECs, Capacity, and Ancillary Services. We partner with the Fleet team to ensure reliable operations and risk management, while optimizing revenue opportunities.
- **REC Supply** – Our portfolio generates RECs, some of which are uncontracted and sold in bilateral REC markets with dozens of market participants and end-users
- **Re-contracting** - Negotiate offtake and supply agreements from our fleet of existing assets

REC and Power venues

Customer Solutions

- **Structured Products –** We strive to be on the cutting edge of product offerings for all our customers in rapidly evolving markets. Utilizing our storage portfolio to offer firm products to pair with renewable supply
- **Regulated and State Programs** – Cypress is active in many state run renewable procurements
- **DG/Community Solar**– we structure creative revenue streams to support the deployment of DG projects and provide greater access to renewables in challenged areas
- **Storage** - Battery storage is a critical piece of our portfolio. We intend to offer products to customers that balance intermittent renewables with firm supply

O&M SOLUTIONS

We offer best-in-class services for our own fleet and third-party owners

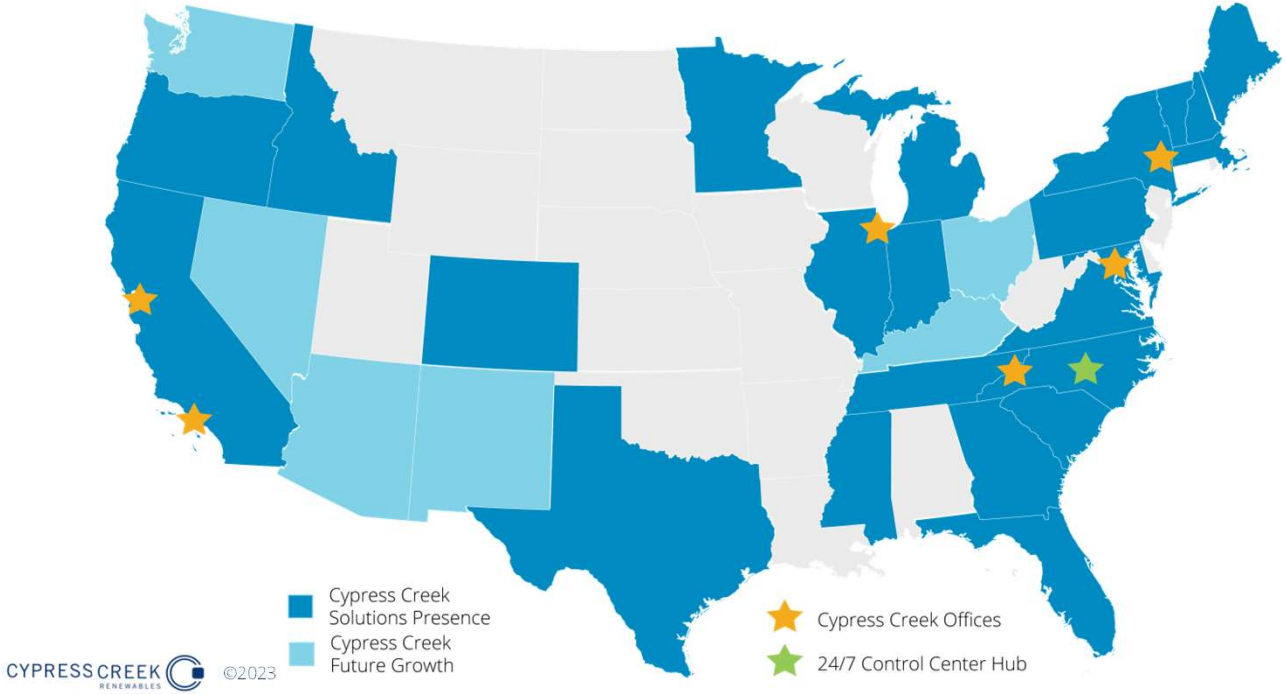
500+
Operating Projects

4.7GW+
Solar + Storage Under Contract

150+
Team Members

>99%
O&M Contract Availability

24/7/365
Control Center/ NERC Generator Operator



Health Safety Security and Environment
Our holistic approach to operations includes regular audits and trainings with a focus on continuous improvement

Customer-focus
We operate your projects like we own them, offering you the best value at competitive prices

Quality and Productivity
Integration of field technicians with 24/7/365 Control Center and experienced operations engineers results in maximum production

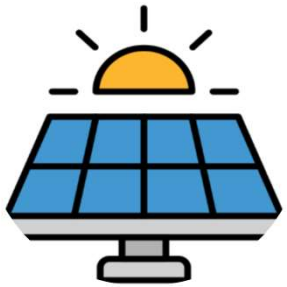
O&M SOLUTIONS

Innovative Solutions Powering Tomorrow

"Outsourcing solar O&M is not just about technology and techniques, it's about partnering with someone having a holistic perspective of the best practices."

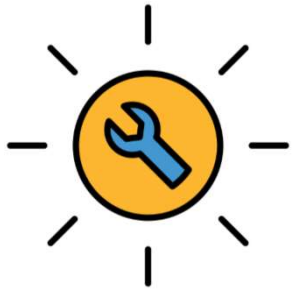
-Solar Power World

Data-Driven, Owner's Mindset to Maximize Efficiency and Reduce Costs for the Long-term



Owner's Mindset & Long-Term Perspective

- Utilize years of O&M experience as owners to develop and execute bespoke, long-term operational and business plans
- Proactive planning and processes for all aspects of site health and operations, from commencement to decommissioning



Data-Driven, Proactive O&M

- Real-time and historical proprietary data analysis to optimize performance and asset health
- Continuous proactive monitoring from state-of-the-art 24/7 control center
- Driven by a national team of skilled, certified, experienced, and empowered in-house technicians, engineers, and drone pilots.

Customer & Innovation Focused

- Customer and safety focused operating and business processes
- Increase production using emerging technologies including drones, aerial thermography, robotic module washing, and other innovations
- Full life cycle planning, including maximizing efficiency during post warranty periods

EXPERIENCE DRIVEN SOLUTIONS

FLEET

217 internal projects generate ongoing benefits for communities

Highlights

2.2GW

Operated across 14 states, 200 ground mount and 17 rooftops

8.1 Years avg. PPA

24 off-takers, 2 fixed shape hedges, 1 as-generated hedge

45 Partnerships

Tax equity, sale-leaseback and joint ventures across 13 counterparties

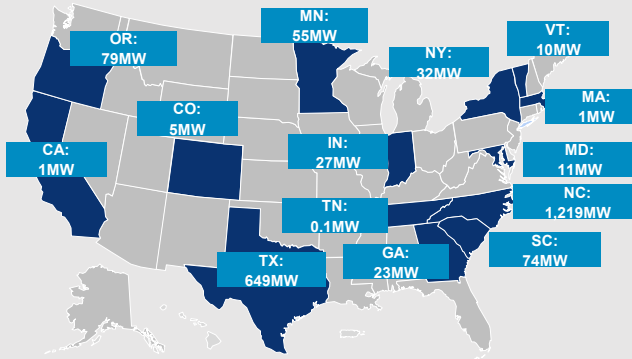
$930M Project Level Debt

37 Tranches of debt across 13 lenders

IS16 is a 3MW solar facility in Henderson County, NC. In 2021, this solar facility produced enough energy to offset the carbon dioxide emissions of almost 600 cars on the road

Contracted Profile (MW)

- 2.2GW portfolio of operating projects across 14 states in the U.S
  - All projects have offtake agreements in place
  - Weighted average offtaker credit rating of A2
- Projects operated with a long-term owner mentality
- Upside potential from storage deployment, re-contracting, and repowering post-PPA
- No asset represents more than 14% of total portfolio's capacity



Operational Fleet Business Model

Life Cycle – New projects are financed with a combination of tax equity and debt in connection with construction. CCR operates the projects as the owner/manager. Typically, after 5-6 years, tax equity is bought out leaving CCR as the sole owner.

Onboarding and Operation

- **Development** – Support project development, contract optimization, and commercial planning
- **Onboarding** – Collaborate with Accounting, Performance Engineering, Tax, Treasury, Structured Finance, Development and Legal to fully integrate the project into our portfolio
- **Operations** – Facilitate internal and external stakeholder management, oversee operations, compliance, reporting, and cash management

Shoe Creek 91MW in Scotland County, NC

Mid-Cycle Value Creation

- **Planning** – Create budgets and forecasts to manage cash planning, valuations, and P/L oversight
- **Repowering** – Partner with Development to identify and pursue opportunities to replace aging components and extend the life of the plant
- **Re-contracting** - Negotiate new long-term power and energy credit agreements
- **Refinancing** – Engage with Structured Finance to restructure debt, buyout partnerships, and optimize cost of capital

Charlie 6MW in Guilford County, NC

End of Life

- **Project Sales –** Portfolio management, to sell projects to positive NPV and/or limit decommissioning obligations
- **Decommissioning** – Supervise the decommissioning and removal of projects that have reached the end of their useful life
- **Project Entity Retirement** – Organize the retirement of legal entities by working with tax, accounting and legal

Decommissioning at Camp Lejeune – Jacksonville, NC

SELECT PARTNERS

Deep relationships provide optionality for offtake, financing, construction and O&M services

> “We look forward to expanding our support of community-based projects, particularly those that include a storage component, and companies like Cypress Creek, as we work collaboratively to realize the state’s climate and clean energy goals.”

Andrew Kessler,
Acting President | NY Green Bank

NEW YORK STATE OF OPPORTUNITY. | NY Green Bank A Division of NYSERDA

BNP PARIBAS · CanadianSolar · CarVal · Clearway · Cubico Sustainable Investments

Dominion Energy · Duke Energy · GenerateCapital · Investec · maxeon

New Energy Solar · nextracker · NORD/LB · nrg · PCL Construction

Power Factors · Rabobank · Raptor Maps · res power for good · Signal Energy Constructors

SMA · SOLSYSTEMS · US Bank · Xcel Energy

AC0

Benefiting Communities

We strive to support communities where we live, develop and operate

Our impact through end of year 2022:

9M METRIC TONS of carbon dioxide offset by our internal fleet since inception[1]

$79.5M invested in communities including annual property tax payments and annual land lease payments

We seek to establish sustainable relationships with our community partners. We focus our community engagement efforts on four focus areas:

- Environmental Sustainability
- STEM Education and Workforce Development
- Economic Development and Community Investment
- Veterans Initiatives

"Creating paths to well-paying jobs is a priority. Solar energy will be a bigger part of Illinois' energy mix, and through our partnership with Cypress Creek, KCC graduates will go to work doing what they love. It's a point of pride that we've prepared them for a bright future."

Dr. John Avendano,
Kankakee Community College President

"The long-term lease will help ensure that the property will stay in my family for my children and grandchildren while helping to provide for my retirement. I am also pleased that having this solar farm on my property will greatly increase the tax base and provide much needed revenue that can be used to improve the infrastructure and services for this small rural town in which I grew up. I can think of no better use for this property and no better company with whom to work."

Wannelle Witt Lefkowitz, Landowner

"Your donations and match will pay for over 1,300 bags of food for the elementary children in the Orangeburg School District... We rely totally on the donations of caring people like you and your employees to fund our mission. We are proud to say 100% of all funds donated are used to purchase food. All administrative costs are donated by our very committed board."

Melissa Cain, Executive Director, Into the Mouth of Babes

1 Calculated using the U.S. EPA Greenhouse Gas Equivalencies Calculator

Slide 14

AC0 Added 1.65M metric tons and 13M in property taxes to existing numbers - need to confirm

Angeli Chandler, 2023-04-05T19:04:42.381

EXECUTIVE TEAM

Our highly-experienced team leverages our unparalleled scale using industry-proven best practices

Sarah Slusser
Chief Executive Officer & Member of the Board

Becky Cranna
Chief Operating Officer

Sam Hockaday
EVP, Human Resources

Jeff Meigel
Chief Investment Officer

Jeremy Wodakow
Chief Revenue Officer

Jerome O'Brien
Chief Administration Officer and General Counsel

Tres Petmecky
Chief Financial Officer

Peter Toomey
Chief Development Officer

HIGHLIGHTS

- Outstanding track record in development and finance
- Extensive experience at energy, technology, financial and industrials companies
- More than 400 team members
- Corporate offices in North Carolina, California, New York and Washington D.C.

EXPERIENCE

aes, TerraPower TerraForm, Edison International, pwc, AVANGRID, TPG, RISE Light & Power, Point Reyes Energy Partners, SUNPOWER, SunEdison, noble americas, Evolution Markets, GGE Geoglobal Energy LLC, Brookfield Renewable U.S., Jones Day, Southern California Edison An Edison International Company, axpo, Goldman Sachs


Thank you.
CYPRESS CREEK
RENEWABLES

EXHIBIT C
CCR Technical Memo

Solar Farm Development & Operation

Technical Overview

Solar photovoltaic technology has been in use for well over 50 years. While PV materials and technology have improved over time to be more efficient and cost effective, installation and operation have remained unchanged.

"Photovoltaic," commonly abbreviated as PV, is simply the technical term for converting the sun's light into useable electric current.

Solar facilities, often referred to as "solar farms," passively capture naturally occurring sunlight and convert it to clean, renewable energy on a scale large enough to supply electricity for daily living in our homes, businesses and schools. Each solar farm is a collection of solar panels arranged to gather maximum amounts of sunlight during the day. The panels are linked to inverters and transformers that convert the sunlight into useable electricity, which is then transferred to the existing electrical grid.

Equipment and Construction

Solar facilities are simple constructions that employ the following basic equipment:

- Solar PV panels
- Inverters
- Transformers
- Wires and conductor cables
- Structural racking system for PV modules
- Perimeter fencing

Most sites require minimal grading, and an entire facility can often be installed with minimal soil disturbance. Structural frames (called racks) are driven into the ground with steel beams (called piles), on which PV panels are mounted. The inverters and transformers, which receive the power from the solar panels, are mounted on top of concrete pads.

The electricity-making process starts with sunlight striking the solar panels. The energy from this action is converted into low-voltage DC electricity. This low-voltage DC electricity is fed into the inverters where it is converted into low- voltage AC electricity, which is then fed into the transformers where the electricity is converted into medium-voltage AC electricity. The medium-voltage electricity is connected to the grid through underground cables.

Solar Panel Technology

Cypress Creek Renewables uses several solar PV panel technologies: Crystalline Silicon (C-Si) and Thin Film (TF). Each type of technology uses slightly different materials, work identically, and are of similar construction.

Crystalline Silicon modules are produced by sourcing extremely high quality, pure silicon or quartz. The silicon is heated until it melts, after which a crystal is grown from a source ingot. The silicon crystal is sliced into thin wafers, mounted onto a durable backing material and encapsulated by tempered glass and an aluminum frame. Thin-film solar modules are made by depositing thin film photovoltaic materials into crystalline layers that are bonded to tempered glass, after which the module is encapsulated by the aluminum frame.

Once finished, the solar PV panels function as a solid-state inert crystal, most similar to a pane of solid glass. The solar panels are expected to work upwards of 40 years before they are recycled to recover the valuable materials contained inside. Encapsulation of the modules prevents penetration of air and moisture from entering the cell and conversely prevents the release of materials out of the module and into the environment.

Source: N.C. Clean Energy Technology Center. Health and Safety Impacts of Solar Photovoltaics. Raleigh: N.C. State University, 2017. https:// nccleantech. ncsu.edu/wp-content/uploads/Health-and-Safety-Impacts- of-Solar-Photovoltaics-2017_white-paper.pdf

Sound

The facility's inverters and transformers produce a sound when operating during the hours of peak power production, typically between 10am-2pm. At 150 feet, this sound is inaudible above natural ambient noise in rural areas. The sound created by the inverter during peak power production is typically in the low-range of 65 decibels at a distance of 30 feet—the equivalent of the sound created during normal conversation. The rest of the facility's equipment does not produce any audible sound and no sound is produced at night.

Source: Peter H. Guldberg. Study of Acoustic and EMF Levels from Solar Photovoltaic Projects. Boston: Massachusetts Clean Energy Center, 2012. http://files.masscec.com/research/ StudyAcousticEMFLevelsSolarPhotovoltaicProjects.pdf.

Reflection

Solar panels are designed to absorb light from the visible spectrum, not to reflect it, although some upward reflection does occur. To assist light absorption, each PV panel is treated with an anti-reflective coating. Naturally occurring ponds and streams, snow, and even certain kinds of soil and vegetation are similarly reflective. In fact, the sunlight that is reflected away from solar panels produces the same amount of glare as a flat pond or lake.

Additionally, solar panels are mounted at an angle that allows for maximum light to be absorbed throughout the year, which results in the panels facing the sky at shallow angles (typically less than 25 degrees). As a result, what little light is reflected is not visible to ground-level observers.

All solar farms are required to be approved by the FAA as potential glare hazards for aviators. To date, no PV array has been deemed a glare hazard. In fact, there are a significant number of PV power plants built next to highways and around airports.

Source: Evan Riley and Scott Olson. "A Study of the Hazardous Glare Potential to Aviators from Utility-Scale Flat-Plate Photovoltaic Systems." ISRN Renewable Energy (2011), https://doi.org/10.5402/2011/651857.

Electro-Magnetic Fields (EMF)

The International Commission on Non-Ionizing Radiation Protection has established 833 milli-Gauss (mG) as the limit for prolonged exposure to electro-magnetic fields. The inverter is the strongest source of magnetic fields in the solar facility with levels varying from 150–500 mG within one to two feet. As an unmanned facility, prolonged exposure is never an issue. The level of EMFs noticed 1–2 feet away from our equipment pad is similar to standing next to your television. At 150 feet, the inverter's magnetic field levels drop below 0.5 mG or less, often falling to the background level of earth's magnetic field of 0.2 mG.

No other solar PV component emits EMFs that are measurable above the earth's magnetic field. There are no EMFs emitted at night.

Sources: Peter H. Guldberg. Study of Acoustic and EMF Levels from Solar Photovoltaic Projects. Boston: Massachusetts Clean Energy Center, 2012. http://files.masscec.com/research/StudyAcousticEMFLevelsSolarPhotovoltaicProjects.pdf

Soil Protection

Minimal ground disturbance only occurs during the construction period. Heavy equipment and traffic is restricted to perimeter roads, which comprise less than 0.03 percent of the site area during construction. To further protect against erosion, most roads on the site are re-seeded with vegetation after construction unless otherwise required by the soil conditions or indicated by the jurisdiction.

A detailed erosion and sedimentation control plan is developed for every project so that water-borne runoff is prevented from entering the surrounding environment. Control measures typically include straw bales, hay coil logs, run-off channels, silt fencing, and sediment basins or other state approved soil stabilization control measures. Once constructed, natural vegetative growth is encouraged within the facility to prevent erosion, and the areas where panels are located are not considered impervious.

Dust and Weed Control

During construction, dust levels are kept to a minimum by limiting heavy equipment and traffic to designated perimeter roads and points of site entry. During dry seasons, roads are regularly kept wet to reduce dust. Wet seasons naturally keep dust levels down.

To minimize the encroachment of weeds following construction native grass is planted across the site. The grounds are watered as needed, and weeds are removed during regular maintenance activities.

Source: Jordan Macknick, Brenda Beatty, and Graham Hill. Overview of Opportunities for Co-Location of Solar Energy Technologies and Vegetation. National Renewable Energy Laboratory, 2013. https://www. nrel.gov/docs/fy14osti/60240.pdf.

Wildlife Protection

Wildlife is protected by using perimeter fencing to prevent access for large mammals, such as deer. Large animals are excluded from the site because they can interfere with equipment, damage wiring, or injure themselves. In cases when barbed wire is not used, perimeter fence height is increased.

Smaller animals, such as squirrels and birds, can pass throughout the facility following construction. The environment in the solar facility is often conducive to a wildlife habitat because of its natural vegetation, significant amount of shade and relative lack of human disruption.

Wildlife access to electrical equipment is prevented with conduit protection for wires and foam sealing at all equipment entry points.

Source: Damon Turney and Vasilis Fthenakis. "Environmental impacts from the installation and operation of large-scale solar power plants." Renewable and Sustainable Energy Reviews (August 2011): 3261-3270.

Decommissioning

Cypress Creek is committed to responsibly decommissioning all of our projects at the end of their useful lives. Although the mechanism for doing so are market-specific based on local needs and regulations, every project is contractually obligated to decommission per our lease/purchase agreements with our landowner partners. Decommissioning and dismantling of the solar PV power plant is not expected to occur until approximately thirty years after the facility is constructed. The system's equipment, including wires, conductors, and racking, has significant salvage value since it is comprised of useful metals such as copper, aluminum and steel. The PV panels are valuable for their semiconductor materials and rare metals such as silver. At the end of the facility's lifetime, a solar reclamation firm will collect the modules for recycling, the inverters for refurbishing, and the hardware for salvage.

The land is then reseeded with a local seed mix and can be repurposed for agriculture or other uses.

Maintenance

Once constructed, solar farms require minimal maintenance. As such, there is no need to build travel infrastructure to accommodate traffic. Electrical engineers will service the inverters and transformers on average once per quarter. Solar PV panels have a very low failure rate (approximately 1 in 10,000 per year), and are easily replaced from inventory stores.

The panels require no on-site water or chemicals to keep clean. Natural weather conditions, such as snow and rain, occur with enough frequency and quantity to naturally keep the panels clean.

Grass is kept under control by mowing. To maintain weeds, application of weed control products is completed by a licensed herbicide applicator, in accordance with the manufacturer's requirements (incl. Safety Data Sheet); as well as local, State, and Federal regulations. In some regions, sheep grazing within the facility are used to control vegetation. Sites are maintained approximately 5–9 times per year during the growing season, depending on location.

Source: National Rural Electric Cooperative Association. Cooperative Utility PV Field Manual. Department of Energy, 2017. https://www.cooperative.com/programs-services/bts/documents/sunda/nreca-cooperative-utility-pv-field-manual-vol-ii-final.pdf.

Safety

Solar facilities do not generate more than one to three vehicle visits per quarter on average, making them insignificant traffic generators that do not create safety issues for the surrounding road networks. By contrast, the average American household generates ~6 vehicle trips per day.

Additionally, solar PV power plants are constructed according to all required building and electrical codes and safety measures. Site plans are approved by local authorities, and regularly visited throughout construction as required by local ordinance or state building code.

Interconnection agreements are carried out as specified by the local utility. Energized system components, such as inverters, are commissioned by the manufacturers' technicians. Solar facilities employ required lock-out measures and safety warnings. A perimeter security fence prevents trespassing and vandalism.

The regular vegetation control methods prevent buildup of debris that could otherwise pose risk of fire material. As such, solar PV facilities pose no increased risk of fires to the surrounding areas.

Vegetation mangement prevents buildup of debris that could otherwise pose risk of fire material. As such, solar PV facilities pose no increased risk of fires to the surrounding areas.

Sources: Jeff Court, "Photovoltaic Solar Safety Management for Utilities," Incident Prevention Magazine, October 16, 2014, https://incident- prevention.com/ip-articles/photovoltaic-solar-safety-management-for-utilities.

National Fire Protection Association, National Electrical Code, 690.1-91, 370.1-120, 376.1-120, 408.1-58, 450.1-48, 480, 490.1-74,705.1-135, 728, 750.

For more information, visit:
ccrenew.com

EXHIBIT D
Operations and Maintenance Schedule

1. Template Overview & Scope

1.1 Corporate Overview

Cypress Creek Solutions provides innovative operation & maintenance solutions for a variety of asset owners and a diverse portfolio of utility scale and distributed generation solar and storage projects. A wholly owned subsidiary of Cypress Creek Renewables, Cypress Creek Solutions conducts O&M for over 4GW of solar and storage assets across more than 500 sites with a presence in 24 states for third-party asset owners and the Cypress Creek Renewables fleet.

Cypress Creek Renewables is powering a sustainable future, one project at a time. Cypress Creek Renewables develops, finances, owns, and operates utility-scale and distributed solar facilities across the country. With more than 12 gigawatts of solar developed and 4.5 gigawatts under management, Cypress Creek is one of the country's leading solar + storage developers and O&M providers.

1.2 Cypress Creek Solutions Overview

Cypress Creek Solutions has the proven scope, scale, and experience to manage sites of all sizes across the U.S. Spanning 24 states, Cypress oversees over 500 sites up to 270MW for our own portfolio and third-party owners throughout the entire asset operating lifecycle. We maintain a NERC certified 24/7 control center that utilizes data driven tools to optimize performance and maintain industry leading cybersecurity protocols.

Using our experience and team of over 145, we have developed the full suite of O&M offerings below. Available as packages, addons, and standalone offerings, we provide best in class performance and service with an owner's mindset. For further information regarding availability, pricing, and details please see further exhibits in this document.

1.2.1 Full Suite of O&M Offerings

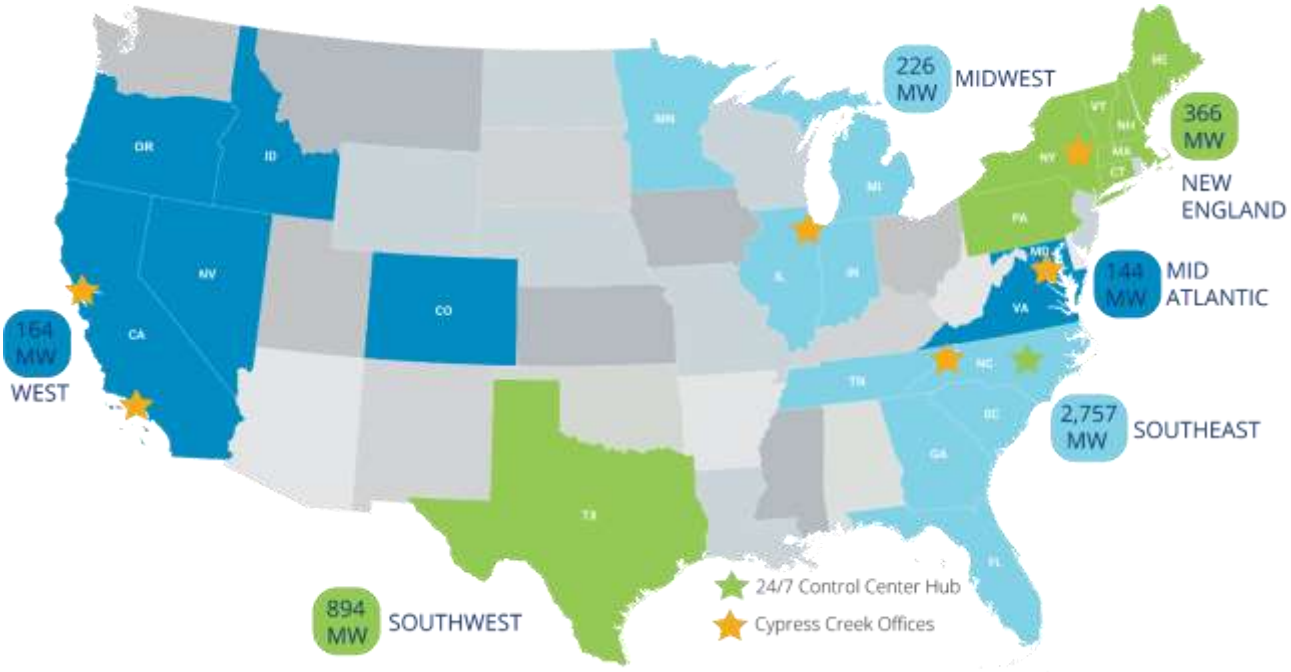
24/7/365 Operations & Monitoring	Preventative Maintenance	Warranty Administration
In Depth Reporting	Technical Support	Parts Procurement & Management
Aerial Thermal Scan (Drone)	Vegetation Management	Corrective Maintenance
Robotic Module Washing	NERC Compliance	Cybersecurity
High Voltage Work	Asset Health Evaluation	QA/QC & EPC Inspections
Health, Safety, Security, and Environmental Audits		End of EPC Warranty Inspection

1.3 Market Presence & Scale

With 4.5 GW under management across five ISO's, 24 states, and 500+ sites Cypress Creek Solutions has the scope and scale to maximize efficiencies and returns. Our 24/7 Control Center (C4) and hub of operations are in Durham, NC and Cypress Creek maintains offices in Asheville, NC, San Francisco, CA, Santa Monica, CA, Troy, NY, and Washington D.C. Using the experience and knowledge gained from operating our own portfolio, we have developed industry leading O&M best practices by region to optimize performance and returns.

An established network of directors, regional managers, technicians, and reliability engineers throughout the country allow us to perform most preventive and corrective maintenance in house. We maintain a technician within a regionally established radius from every site and man sites full-time over MW thresholds with Cypress Creek employees.

1.3.1 National Scope & Scale



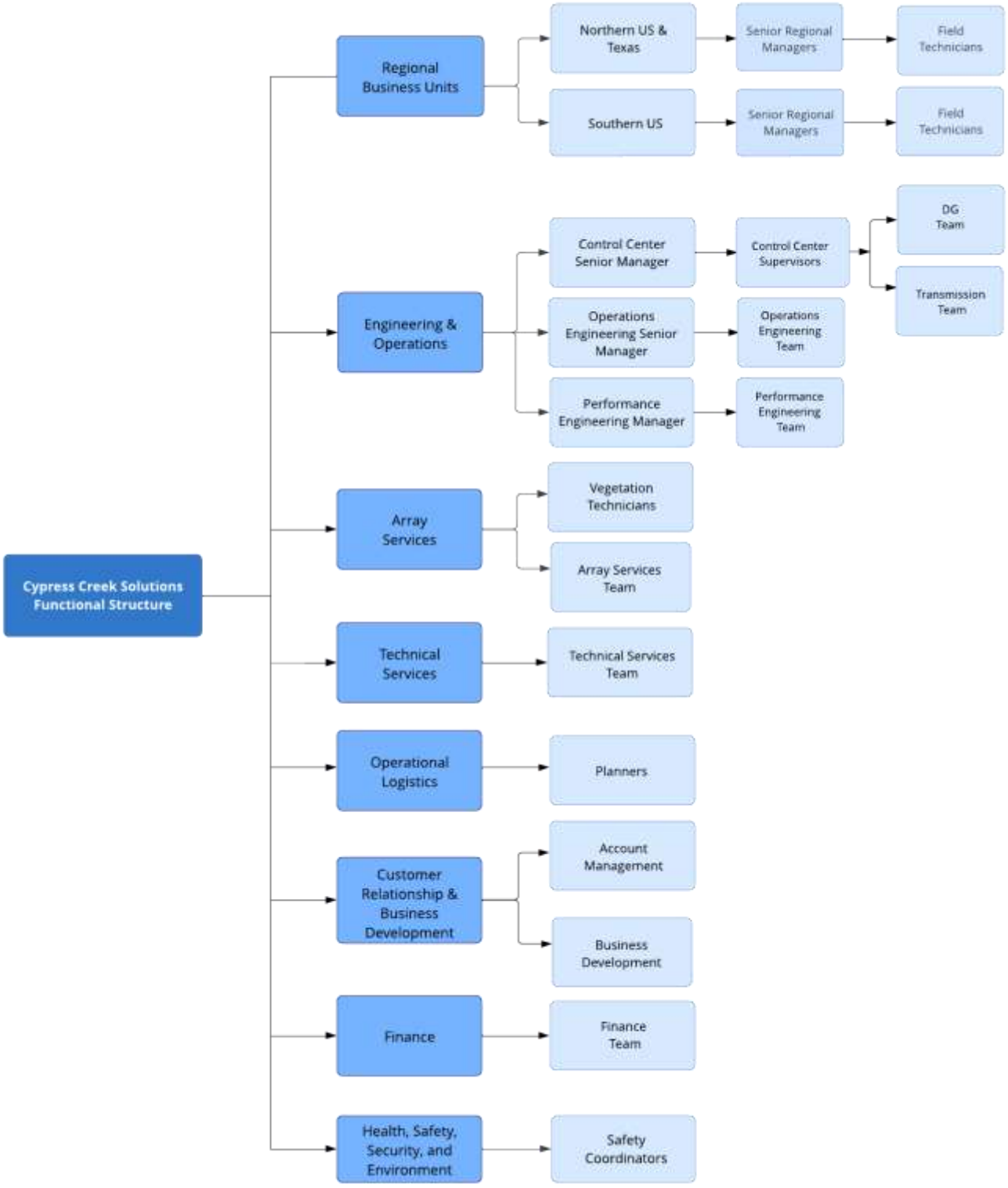
1.4 Teams & Structure

The heart of Cypress Creek Solutions is our team.

With over 95 field technicians, we leverage experience, training, and professional certifications to provide unparalleled service including inverters, substations, and instrumentation & control center. Our technicians hold electrical and UAS FAA Part 107 licenses, IR Certifications, advanced inverter training, substation certification, and undergo comprehensive O&M training. Though our in-depth operating model, we proactively address all aspects of O&M though the asset lifecycle utilizing technology and data. From site specific, environmentally focused vegetation management to robotic module washing and a comprehensive drone program, we have developed an end-to-end best in class practices for O&M.

Our experienced Account Management team of five is dedicated to day-to-day O&M management, reporting, warranty management, contacts, and compliance. Utilizing Power Factors for work orders, parts, and site management, we optimize processes for all aspects of maintenance, vegetation management, repairs, and warranty administration. Each site is assigned a dedicated Account Manager and Operations Engineer. This team ensures all aspects of the site are managed effectively, efficiently and within full compliance of all federal, state, and local regulations.

1.4.1 Cypress Creek Solutions Functional Structure



The Cypress Creek O&M leadership and management team has extensive experience not only in solar, but engineering, nuclear, and field service to improve and grow all aspects of O&M. Our team consists of highly experienced experts from many of the leading renewable companies including MaxGen Energy Services, Shell, Siemens, Black & Veatch, Strata Solar, Gehrlicher Solar, Recurrent, Duke Energy, RGS Energy, Clean Energy Collective, Baker Renewables, Heelstone Energy, TerraForm Power, Dominion Power, and Wells Fargo.

This collective experience brings together views from throughout the solar lifecycle and industry and other business sectors to create an innovative and data driven approach that drives industry leading O&M standards and practices.

1.5 Safety Overview

Cypress Creek Solutions is committed to a 360° culture of safety and responsibility that is permeated throughout the organization from the top down

Across Cypress Creek, ongoing safety training is required for all employees. We have a dedicated HSSE team that, from the director level down, is comprised of dedicated field technicians to ensure safety process development, compliance, and ongoing internal reviews. Commitment to safety is paramount throughout the organization; managers are responsible for their jobsites, supervisors are accountable their groups, and individuals are accountable for their own safety.

Ongoing training is delivered as a combination of online and in person training. Twice yearly, an in-depth, hands-on training is provided by the OE team in conjunction with subject matter experts to our entire field services team. Weekly safety meetings and topics on a wide variety of safety and skills topics are delivered through our online learning management system.

Standard Operating Procedures (SOPs) are created and maintained by the OE team with input from the field teams. Formal safety audits are conducted by the OE team using a comprehensive standardized checklist with managers, technicians, engineers, and field staff providing regular safety observations.

2. Template Scope of Services

The standard scope of services that Cypress Creek Solutions will provide can be found below as an indicator of the services that our team is qualified to support. The scope of services can be updated, reduced, and increased as required to meet your requirements. There are additional items that can be included such as NERC GOP registration so the below is not fully encompassing.

Item #	Service	Service Description
1.1	Active Site Monitoring	Monitor inverters, trackers, meter output, and other equipment that can be monitored remotely via the installed DAS or SCADA for issues and alarms. Trackers should be remotely realigned if required each day.
1.2	Annual Maintenance Plan	Provision of Annual Maintenance Plan, including baseline schedule for all maintenance services contemplated to occur in such year.
1.3	Inverter/Transformer Failure	Notify Project Owner of any inverter or transformer failure
1.4	Maintain Spare Parts	Store, maintain, and replenish spare parts inventory at Project Owner's expense. Inventory will be stored, at Provider's option either on-site in an O&M storage structure or off-site at a centralized storage facility or warehouse.
2.1	Vegetation Management	Maintain vegetation and debris removal/control and landscaping, for all property within the fence line and all property immediately surrounding fencing (within reason), specifically ensuring vegetation does not encroach on modules.
2.2	Perimeter and Fence Inspection	Inspect all fencing for signs of damage, intrusion, and overgrowth of vegetation. Inspect signage to ensure all originally installed signs are present and legible.
2.3	Roads	Inspect all roads for soil erosion concerns.
2.4	Site Security Systems	Inspect security systems (if installed) for proper operation according to original security plan and design. Inspect entire site for general vandalism or other signs of security related issues.

DC System				
	3.1	Racking Inspection	Inspect all racking, racking mounts and conduits on racking for damage, corrosion, settling and stability.	1 X per year
	3.2	Module Inspections	Visually inspect modules for soiling, breakage, delamination, discoloring and hot spots (only via aerial thermal audits). Inspections may be done either on the ground or via aerial visual analysis and aerial thermal imaging. If systemic issues are identified, notify Project Owner and propose a corrective action plan to be implemented as needed.	1 X per year
	3.3	Broken Module Replacement	Replace modules that have previously been identified as broken (not to exceed .1% annually), or identified as broken at the time of inspection. The cost of replacement modules (either for immediate use or to replenish spare parts) will be paid for by the Project Owner as needed. The procurement of replacement modules is conditional to Project Owner approval.	As Needed
	3.4	Wire Inspection	Visually inspect for proper wire management and any possible damage on exposed conductors.	1 X per year
	3.5	Combiner Box Inspections	Electrical/mechanical inspection of combiners & disconnects. Visually inspect bonding bushings and grounding, check for wire damage especially at entrance/exit locations, terminal corrosion, any discoloration, and inspect fuses for proper functionality. Remove insects/pest debris from all enclosures.	1 X per year
	3.6	Combiner Box Torque Inspections	Confirm and correct terminal torque settings for both sides of all fuse holders, grounded (negative) terminal bar, grounding bar, PV output circuit and DC Disconnects.	1 X per year

AC System				
	4.1	Inverters	Perform annual inverter preventative maintenance work for all inverters per manufacturer's recommendations and manufacturer's warranty requirements.	Per Manufacturer's Recommendations and Manufacturer's Warranty Requirements
	4.2	Inverter Air Filters and Transformer heat sinks	Inspect inverter air-filters and heat sinks, and clean or replace air filters if necessary.	2 X per year or Per Manufacturers Recommendations, whichever is more frequent.
	4.3	Transformers	Visually inspect and clean all transformers per manufacturer recommendations, including but not limited to oil level measurement and clearing heat sink of debris.	1 X per year
	4.4	AC Disconnect (if applicable)	Inspection of latches and seals on enclosure, verify proper operation of disconnect, visually inspect terminations and confirm and correct terminal torque settings. Check for signs of arcing.	1 X per year
DAS System				
	5.1	General DAS Inspection	Perform monitoring system maintenance per manufacturer's specifications; verify orientation and attachment of pyranometers and module temperature sensors and MET station and verify back up power supply functionality.	2 X per year
	5.2	Pyranometers	Clean pyranometer domes with a soft cloth.	2 X per year
	5.3	Pyranometer Calibration	Coordinate with Project Owner to cause calibration of pyranometers per manufacturer's specifications. Cost of spare POA or OEM calibration will be paid for by the Project Owner as needed.	Per manufacturer specifications
	5.4	Data/Instrument Accuracy and Communications Verification	Test MET station sensors (GHI and POA pyranometers, ambient temperature, back-of-module, anemometer, Revenue Grade Meter (including current transducers), and inverter direct.	1 X per year

Tracker (if applicable)				
	6.1	Visual Inspection	Inspect all tracker components for damage, corrosion, or improper alignment.	2 X per year
	6.2	Lubrication	Fill the lubricants of all drive units. Visually check bearings and lubricate if necessary. Lubrication tasks performed in accordance with OEM.	1 X per year
	6.3	Environmental Sensors	Inspect control enclosures for moisture, corrosion, and loose connections. Ensure proper calibration for the environmental sensors per manufacturer's recommendations.	1 X per year
	6.4	Testing	Test wind stow function by triggering wind sensor either locally or remotely.	1 X per year
Switchgear				
	7.1	Inspection	Perform preventative maintenance in accordance with the manufacturer's specification and operating guidelines.	2 X per year
	7.2	Protection system maintenance	Perform protection system maintenance and testing in accordance with the manufacture's specification and operating guidelines.	2 X per year
	7.3	Verify protection system	Trip protection device and verify electrical controls	1 X per year
Testing				
	8.1	Module Level Thermal Audits	100% Module Level Thermal Audits	1 X per year
	8.2	Thermal Imaging	Thermal imaging of all: accessible overcurrent protection devices (OCPD) and bolted electrical connections including terminations in combiners and all disconnects, inverters and transformers.	1 X per year
	8.3	Transformer Oil Testing	Conduct transformer oil sampling and testing per nationally and/or internationally recognized testing standards .	1 X per year
	8.4	Point-to-Point Testing	For 5% random sampling of combiner boxes, inspect grounding from modules & rack to combiners for wear, corrosion, and secure connections, and test the point-	1 X per year

			to- point resistance between modules, rack and EGC per NETA-ATS 2013 Section 7.13; document location, measure resistance and record results. Investigate point-to-point resistance readings that exceed 0.5 ohms. Notify Project Owner of any issues identified and propose a corrective action plan to be implemented as needed.	
	9.1	All other corrective maintenance	Corrective maintenance will be performed as a Non- Covered Service in accordance with Exhibit C conditional to Project Owner approval. All simple corrective maintenance that can be accomplished when on site for scheduled preventative maintenance work shall be included, provided that the performance of such corrective maintenance can be done within the same day that Contractor is on-site for such preventative maintenance visit.	As required
	9.2	Array Washing	Provider will monitor site performance and recommend washing as required. Array washing will be performed as a Non-Covered Service conditional to Project Owner approval.	As Required

EXHIBIT E
Vegetation Maintenance Memo

Cypress Creek Renewables Vegetation Maintenance Memo

Statement of Purpose

The purpose of this vegetation management plan is to identify best practices for vegetation management on our solar facilities. From a vegetation perspective, our goal is to stabilize and add strength and durability to the soil to ensure the long-term health of the land.

In some instances, there is a need to re-seed the portions of the property that have been impacted by large construction equipment. There is not a single solution that works for each climate throughout our national footprint, so we work to employ best practices and techniques that are most appropriate for each unique, local environment. Some of the factors that we evaluate when making these decisions are:

- Preventing runoff
- Carbon sequestration
- Pollination and other insect services
- Air quality concerns
- Invasive species resistance
- Viable wildflower areas
- Rate of fescue growth
- Human health and safety

Cypress Creek will maintain vegetation (including debris removal/control and other associated landscaping), for property within the fence line and property immediately surrounding fencing (within reason), specifically ensuring vegetation does not encroach on solar panels. Frequency of vegetation management visits is determined by both regional and seasonal factors.

One of the most important considerations for the vegetation plan is the maintenance requirements for the site, which will vary tremendously given the local terrain and microclimates. Our landscape managers' priority is to minimize mechanical mowing and reduce the use of herbicides. Bio-degradable, EPA registered and approved, solutions that are nontoxic to pets and wildlife, are used minimally and as part of a comprehensive pest management strategy.

Cypress Creek employs different strategies to minimize the use of mechanical and herbicidal treatments. Other strategies include the use of local vegetation with slow growth cycles and establishing native pollinator habitat to provide a long term, low maintenance, ecologically sound landscape that is adapted to the existing conditions of the site.

Cypress Creek understands the value of sustainable long-term management practices and will continue to develop solutions to enhance these techniques and promote healthy biodiversity within local ecosystems.

EXHIBIT F
Property Value Impact Study

CohnReznick
ADVISORY • ASSURANCE • TAX

PROPERTY VALUE IMPACT STUDY: SOLAR FARM PROXIMITY

June 2022

CohnReznick LLP

Patricia L. McGarr, MAI, CRE, FRICS, CRA

Principal & National Director
Valuation Advisory Services, CohnReznick LLP
Chicago, IL

312-508-5802 patricia.mcgarr@cohnreznick.com

Licenses and Accreditations

- Member of the Appraisal Institute (MAI)
- Counselors of Real Estate, designated (CRE)
- Fellow of Royal Institution of Chartered Surveyors (FRICS)
- Certified Review Appraiser (CRA)
- Certified General Real Estate Appraiser in the states of:

✓ Alabama	✓ Nevada
✓ California	✓ New Jersey
✓ Connecticut	✓ New York
✓ District of Columbia	✓ North Carolina
✓ Illinois	✓ Pennsylvania
✓ Indiana	✓ South Carolina
✓ Louisiana	✓ Tennessee
✓ Colorado	✓ Texas
✓ Maryland	✓ Virginia
✓ Massachusetts	✓ Wisconsin
✓ Michigan	

Professional Affiliations

- National Association of Realtors
- International Right Of Way Association
- CREW (Commercial Real Estate Women)

Appointments

- Appointed by the Governors in 2017 & 2021 to the State of Illinois the Department of Financial & Professional Regulation's Real Estate Appraisal Board
  - ✓ Vice-Chair - 2018
  - ✓ Chair - 2020 - Current

PROPERTY VALUE IMPACT STUDIES – SOLAR FACILITY PROXIMITY

- CohnReznick has studied more than 25 established solar facilities across the U.S. and performed paired sales analysis of homes and farm land adjacent to solar installations.
  - No measurable and consistent difference in property values for properties adjacent to solar farms when compared to similar properties locationally removed from their influence.
  - No difference in unit sale prices, conditions of sale, overall marketability, rate of appreciation.
  - Solar Facilities did not deter new development.
  - Performed “Before and After Construction” property value analysis which found that single-family homes adjacent to the solar projects exhibit a similar appreciation trend to sales locationally removed from solar farms both before and after the construction of the solar farm project. The adjacent property appreciation rates were consistent with the rate indicated by the Federal Housing Finance Agency’s House Price Index for the local regional area.

SOLAR PROXIMITY STUDIES – PUBLISHED ACADEMIC STUDIES

"**Property Value Impacts of Commercial-Scale Solar Energy**" (9/29/2020)

By: Department of Environmental and Natural Resource Economics, University of Rhode Island

Data: Study of 284 solar installations in RI and MA, including 71,337 housing transactions proximate to solar installations; compared to 347,921 sales within 1-3 miles of the facilities.

Conclusions: "Solar developments in rural areas have statistically insignificant effects on home prices", "effectively zero". The study tested to determine if the size of the installation impacted values, and found no evidence of differential property value impacts by the solar installation's size.

"Utility-Scale Solar Farms and Agricultural Land Values" (10/29/2020)

By: Health Economics and Analytics Lab, School of Economics, Georgia Institute of Technology

Data: Study of 299 solar installations in NC, including 1,676 farmland transactions in excess of 30 acres in size, within 5-miles of solar installations; adjusted for soil quality and productivity.

Conclusions: "Across many samples and specifications, we find no direct negative or positive spillover effect of a solar farm construction on nearby agricultural land values."

ASSESSOR INTERVIEWS – AREAS WITH EXISTING SOLAR FACILITIES

We have also interviewed market participants, including County and Township Assessors (with solar facilities in their districts), to give us additional insight as to how the market evaluates farmland and single-family homes located adjacent to solar farms. Local assessors have noted that there is no evidence of negative property value impacts due to proximity to a solar farm. Specifically in Illinois:

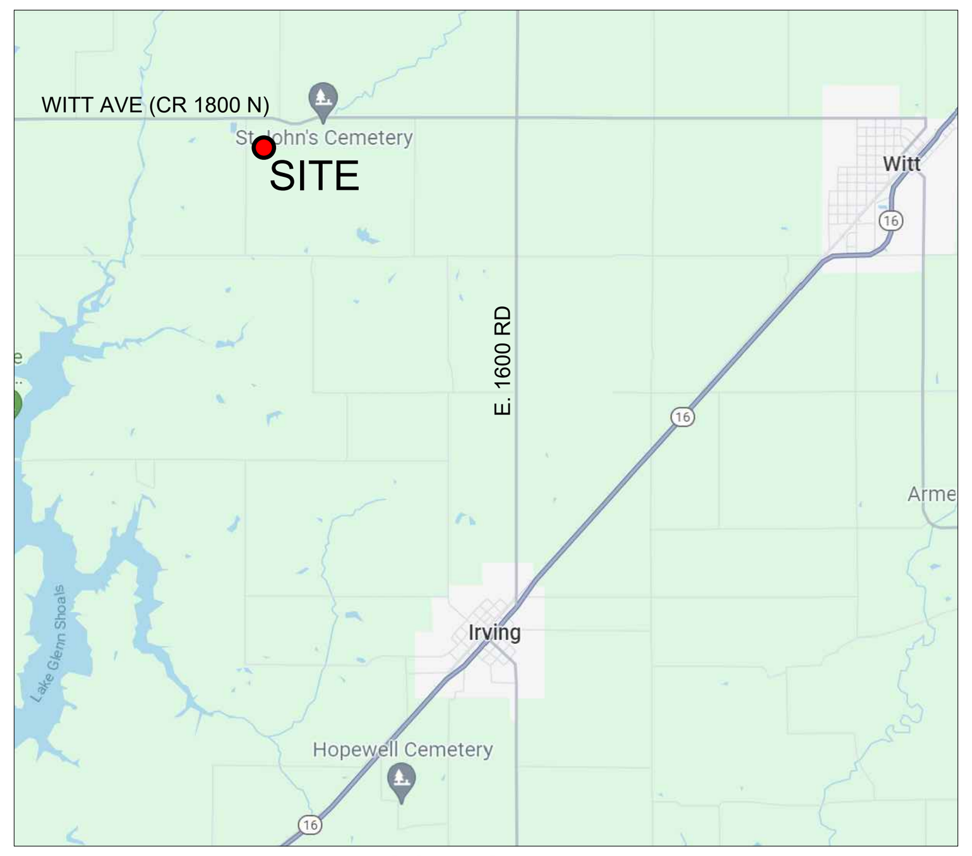
- In Otter Creek Township, in LaSalle County, Illinois, we spoke with Viki Crouch, the Township Assessor, who she said that there has been no impact on property values due to their proximity to the Grand Ridge Solar Farm.
- We spoke with Ken Crowley, Rockford Township Assessor in Winnebago County, Illinois, who stated that he has seen no impact on property values in his township as an effect of proximity to the Rockford Solar Farm.
- We spoke with James Weisiger, the Champaign Township Assessor in Champaign County, where the University of Illinois Solar Farm is located and he noted that no one has petitioned to have their property assessments lowered and there appears to have been no impact on property values as a result of proximity to the solar farm.
- The Chisago County (Minnesota) Assessor's Office conducted their own study on property prices adjacent to and in the close vicinity of the North Star solar farm in Chisago County, Minnesota. At the November 2017 Chisago County Board meeting, John Keefe, the Chisago County Assessor, presented data from his study. He concluded that the North Star solar farm had, "no adverse impact." His study encompassed 15 parcels that sold and were adjacent or in the close vicinity to the solar farm between January 2016 and October 2017. Almost all of the properties sold, were at a price above the assessed value. He further stated that, "It seems conclusive that valuation has not suffered." **This is a 100 MW Utility Size Solar Facility situated on more than 1,000 Acres.**

CONCLUSIONS:

- Based upon our examination, research, and analyses of the existing solar farm uses, the surrounding areas, and an extensive market database, we have concluded that **no consistent negative impact has occurred to adjacent property that could be attributed to proximity to the adjacent solar farm**, with regard to unit sale prices or other influential market indicators.
- This conclusion has been confirmed by numerous county assessors who have also investigated this use's potential impact on property values.
- This conclusion has been confirmed by academic studies utilizing large sales databases and regression analysis investigating this use's potential impact on property values.

EXHIBIT G
Site Plan

AERIAL MAP
NTS



LOCATION MAP
NTS

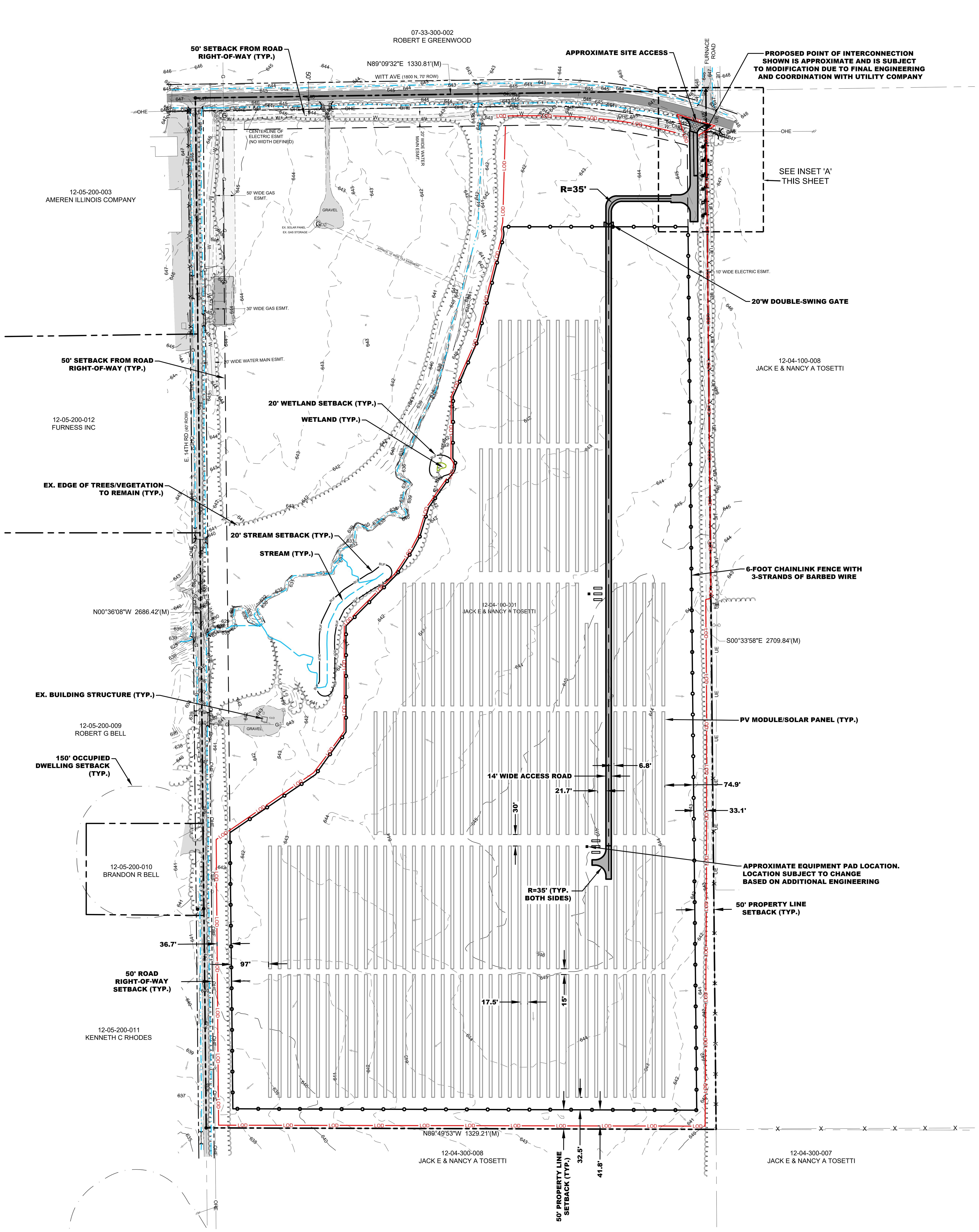
NOTES:

1. THIS SITE PLAN HAS BEEN DEVELOPED FOR PERMITTING ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
2. ALL EXISTING FEATURES SHOWN WERE DERIVED FROM AN ALTA AND TOPOGRAPHIC SURVEY PERFORMED BY ATWELL AND PROVIDED IN PDF FORMAT TITLED "23006927AS-01 - Plains Solar ALTA LT and Topographic Survey - Irving, IL - 2023-12-15.PDF". ANS GEO MAKES NO CLAIM TO THE ACCURACY OF ANY EXISTING FEATURES SHOWN.
3. THE PV ARRAY SHOWN IS REPRESENTATIVE AND TO BE FINALIZED PRIOR TO CONSTRUCTION.
4. A STORMWATER POLLUTION AND PREVENTION AND DECOMMISSIONING PLAN IS TYPICALLY COMPLETED PRIOR TO THE BUILDING PERMIT PROCESS AND WILL BE SUBMITTED DURING THE BUILDING PERMIT APPROVAL PROCESS.
5. ALL EXISTING ROAD LOCATIONS SHOWN ARE APPROXIMATE.
6. EXACT PROPOSED INTERIOR ACCESS ROAD LOCATIONS ARE REPRESENTATIVE, AND TO BE FINALIZED PRIOR TO CONSTRUCTION. ALL INTERIOR ACCESS ROADS ARE ANTICIPATED TO BE GRAVEL SURFACED.
7. PV ARRAY FENCE IS ASSUMED TO ROUTE THROUGH OVERHEAD ELECTRICAL LINE EASEMENT.
8. THE PHYSICAL LAYOUT REFLECTS A 10% OVERSIZE TO ACCOUNT FOR FUTURE CIVIL DESIGN. THE VALUES IN THE SUMMARY REFLECT NO OVERSIZE.
9. LOD= 55.2 ACRES

PROJECT SPECIFICATIONS DESIGN SUMMARY

UTILITY	AMR
POI VOLTAGE (kV)	34.50
AC SYSTEM SIZE (MW)	4.999
DC SYSTEM SIZE (MW)	6.50
DC/AC RATIO	1.30
INVERTER MAKE/MODEL	SIEMENS 155 TL3
INVERTER QTY	34
PV MODULE MAKE/MODEL	SPR-P6-550-UPP
PV MODULE QTY	11853
PV MODULE STC RATING (W)	550
MODULES PER STRING	27
3-STRING QTY	143
2-STRING QTY	5
RACKING FOUNDATIONS QTY	1904
DC SYSTEM MAX VOLTAGE (V)	1500
RACKING MAKE/MODEL	NEXTRACKER
RACK CONFIGURATION	SAT
MODULE ORIENTATION	1-PORTRAIT
TILT (°)	±60
GCR	0.3
CLEAR ROW SPACING (FT)	17.516
CENTER-CENTER ROW SPACING (FT)	25.023
AZIMUTH (°)	180
LATITUDE (°)	39.261
LONGITUDE (°)	-89.435

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM



LEGEND - EXISTING CONDITIONS:

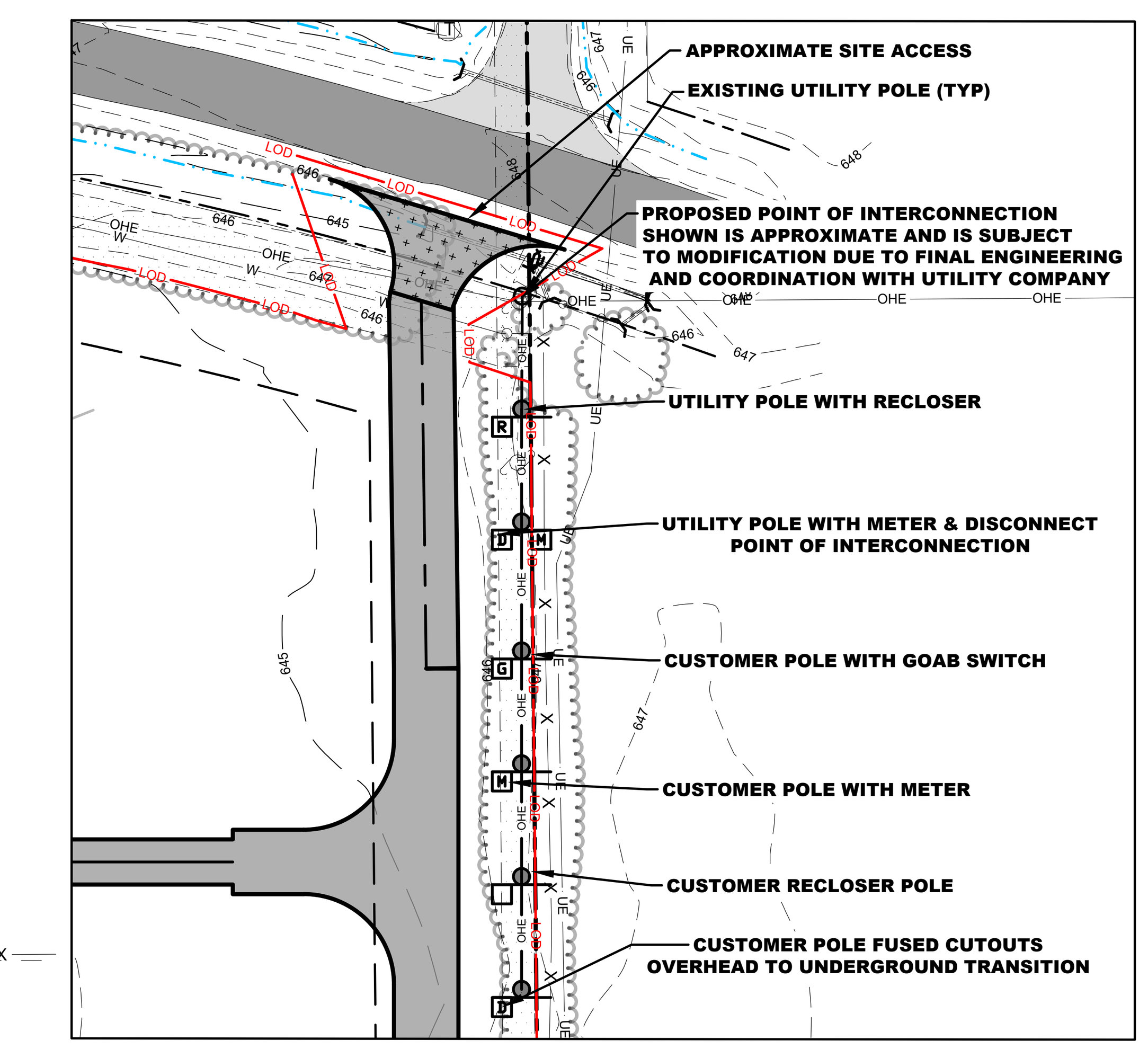
- BOUNDARY LINE
- PROPERTY SETBACK
- UTILITY EASEMENT
- CONCRETE R.O.W. MONUMENT
- MAG NAIL SET BY ATWELL
- WATER APPURTENANCE
- UTILITY POLE
- IRON ROD FOUND (IRF)
- TV — FIBER OPTIC LINE/PEDESTAL
- G — GAS LINE
- W — WATER MAIN (EJ WATER CORP.)
- ST — STORM PIPE
- OHE — OVERHEAD POWER LINE
- UE — UNDERGROUND ELECTRIC LINE (AMEREN)
- 150' NON-PARTICIPATING OCCUPIED RESIDENCE SETBACK
- WETLAND
- STREAM / RIVER / DITCH
- STRUCTURE
- EXISTING TREELINE
- PUBLIC ROAD
- FARM ROAD
- 140 CONTOUR MAJOR
- 139 CONTOUR MINOR
- DRAINAGE FLOW DIRECTION

LEGEND - PROPOSED CONDITIONS:

- SOLAR ARRAY
- MV — UNDERGROUND ELECTRIC
- ACCESS ROAD
- CHAIN-LINK FENCE
- OHE — OVERHEAD ELECTRIC TRANSMISSION LINE
- LOD — LIMITS OF DISTURBANCE

MONTGOMERY COUNTY ORDINANCE 2023-23: MINIMUM SETBACK REQUIREMENTS TO PV PERIMETER FENCING.

FEATURE	SETBACK DISTANCE
ADJACENT PROPERTY LINES	50'
PUBLIC ROAD RIGHT-OF-WAY	50'
NEAREST POINT OF THE OUTSIDE WALL OF ANY OCCUPIED COMMUNITY BUILDING OR DWELLING	150'



INSET 'A' - POI DETAIL
SCALE: 1" = 50'

"NOT FOR CONSTRUCTION, FOR PERMITTING ONLY"

Designed	Drawn	Checked	Approved	Rev
MU	KS / JG	MU	VS	0

Title

Plains Solar

PLAINS SOLAR, LLC
5 MW AC (PV) FACILITY
CIVIL - PERMITTING SITE PLANS
C.R. 1880N & E. 14TH ROAD
TOWNSHIP OF IRVING
MONTGOMERY COUNTY, ILLINOIS

Seal

LICENSED PROFESSIONAL ENGINEER VATSAL SHAH 062-073909 STATE OF ILLINOIS 5/3/2024

VATSAL SHAH
ILLINOIS PE No. 062-073909
EXPIRES 11/30/2025

Client

CYPRESS CREEK RENEWABLES
CYPRESS CREEK RENEWABLES
5310 Alston Avenue
Durham, NC 27713

REVISIONS

Date	Description	Approved
05-03-24	ISSUED FOR PERMIT	VS

ANS GEO
400 VESTAVIA PARKWAY, SUITE 406
VESTAVIA HILLS, AL 35216
PHONE: 908-754-8800

Dwg No. 1

EXHIBIT H
AIMA

STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT
between
Plains Solar, LLC

and the
ILLINOIS DEPARTMENT OF AGRICULTURE
Pertaining to the Construction of a Commercial Solar Energy Facility
in
Montgomery County, Illinois

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

Plains Solar, LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 5 MW Commercial Solar Energy Facility in Montgomery County [GPS Coordinates: 39.257403, -89.436511], which will consist of up to 81 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

Conditions of the AIMA

The mitigative actions specified in this AIMA shall be subject to the following conditions:

A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.

B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.

C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.

E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.

F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.

G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.

H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.

I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.

J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.

K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.

L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.

M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

Definitions

Abandonment	When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.

Aboveground Cable	Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter.
Agricultural Impact Mitigation Agreement (AIMA)	The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein.
Agricultural Land	Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above.
Best Efforts	Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation.
Commercial Operation Date	The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months.
Commercial Solar Energy Facility (Facility)	A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts.
Commercial Solar Energy Facility Owner deemed (Facility Owner)	A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act.
County	The County or Counties where the Commercial Solar Energy Facility is located.
Construction	The installation, preparation for installation and/or repair of a Facility.
Cropland	Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland.

Deconstruction	The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA.
Deconstruction Plan	A plan prepared by a Professional Engineer, at the Facility's expense, that includes: (1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things: i. the number of solar panels, racking, and related facilities involved; ii. the original Construction costs of the Facility; iii. the size and capacity, in megawatts of the Facility; iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs); v. the Construction method and techniques for the Facility and for other similar facilities; and (2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility.
Department	The Illinois Department of Agriculture (IDOA).
Financial Assurance	A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary.
Landowner	Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement.
Prime Farmland	Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management).
Professional Engineer	An engineer licensed to practice engineering in the State of Illinois.
Soil and Water Conservation District (SWCD)	A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources.
Tenant	Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement.
Topsoil	The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon.
Underlying Agreement	The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner.

Underground Cable	Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid.
USDA Natural Resources Conservation Service (NRCS)	An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation.

Construction and Deconstruction Standards and Policies

1. Support Structures

A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.

B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.

C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

2. Aboveground Facilities

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

3. Guy Wires and Anchors

Best Efforts shall be made to place guy wires and their anchors, if used, out of Cropland, pastureland and hayland, placing them instead along existing utilization lines and on land other than Cropland. Where this is not feasible, Best Efforts shall be made to minimize guy wire impact on Cropland. All guy wires shall be shielded with highly visible guards.

4. Underground Cabling Depth

A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:

1. a minimum of 5 feet of top cover where they cross Cropland.
2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.

4. a minimum of 3 feet of top cover where they cross wooded/brushy land.

B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:

1. Within the fenced perimeter of the Facility; or

2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.

C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.

5. Topsoil Removal and Replacement

A. Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such a manner that it will not become intermixed with subsoil materials.

B. Best Efforts shall be made to store all disturbed subsoil material near the excavation site and separate from the topsoil.

C. When backfilling an excavation site, Best Efforts shall be used to ensure the stockpiled subsoil material will be placed back into the excavation site before replacing the topsoil.

D. Refer to Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.

E. Refer to Section 8 for procedures pertaining to the repair of compaction and rutting of the topsoil.

F. Best Efforts shall be performed to place the topsoil in a manner so that after settling occurs, the topsoil's original depth and contour will be restored as close as reasonably practicable. The same shall apply where excavations are made for road, stream, drainage ditch, or other crossings. In no instance shall the topsoil materials be used for any other purpose unless agreed to explicitly and in writing by the Landowner.

G. Based on the mutual agreement of the landowner and Facility Owner, excess soil material resulting from solar facility excavation shall either be removed or stored on the Landowner's property and reseeded per the applicable National Pollution Discharge Elimination System (NPDES) permit/Stormwater Pollution Prevention Plan (SWPPP). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.

6. Rerouting and Permanent Repair of Agricultural Drainage Tiles

The following standards and policies shall apply to underground drainage tile line(s) directly or indirectly affected by Construction and/or Deconstruction:

A. Prior to Construction, the Facility Owner shall work with the Landowner to identify drainage tile lines traversing the property subject to the Underlying Agreement to the extent reasonably practicable. All drainage tile lines identified in this manner shall be shown on the Construction and Deconstruction Plans.

B. The location of all drainage tile lines located adjacent to or within the footprint of the Facility shall be recorded using Global Positioning Systems (GPS) technology. Within 60 days after Construction is complete, the Facility Owner shall provide the Landowner, the IDOA, and the respective County Soil and Water Conservation District (SWCD) with "as built" drawings (strip maps) showing the location of all drainage tile lines by survey station encountered in the Construction of the Facility, including any tile line repair location(s), and any underground cable installed as part of the Facility.

C. **Maintaining Surrounding Area Subsurface Drainage**

If drainage tile lines are damaged by the Facility, the Facility Owner shall repair the lines or install new drainage tile line(s) of comparable quality and cost to the original(s), and of sufficient size and appropriate slope in locations that limit direct impact from the Facility. If the damaged tile lines cause an unreasonable disruption to the drainage system, as determined by the Landowner, then such repairs shall be made promptly to ensure appropriate drainage. Any new line(s) may be located outside of, but adjacent to the perimeter of the Facility. Disrupted adjacent drainage tile lines shall be attached thereto to provide an adequate outlet for the disrupted adjacent tile lines.

D. **Re-establishing Subsurface Drainage Within Facility Footprint**

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.

G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.

7. Rock Removal

With any excavations, the following rock removal procedures pertain only to rocks found in the uppermost 42 inches of soil, the common freeze zone in Illinois, which emerged or were brought to the site as a result of Construction and/or Deconstruction.

A. Before replacing any topsoil, Best Efforts shall be taken to remove all rocks greater than 3 inches in any dimension from the surface of exposed subsoil which emerged or were brought to the site as a result of Construction and/or Deconstruction.

B. If trenching, blasting, or boring operations are required through rocky terrain, precautions shall be taken to minimize the potential for oversized rocks to become interspersed in adjacent soil material.

C. Rocks and soil containing rocks removed from the subsoil areas, topsoil, or from any excavations, shall be removed from the Landowner's premises or disposed of on the Landowner's premises at a location that is mutually acceptable to the Landowner and the Facility Owner.

8. Repair of Compaction and Rutting

A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping depth. The disturbed area shall then be disked.

B. All ripping and disking shall be done at a time when the soil is dry enough for normal tillage operations to occur on Cropland adjacent to the Facility.

C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.

D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

9. Construction During Wet Weather

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

A. Construction activities on prepared surfaces, surfaces where topsoil and subsoil have been removed, heavily compacted in preparation, or otherwise stabilized (e.g. through cement mixing) may occur at the discretion of the Facility Owner in wet weather conditions.

B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

10. Prevention of Soil Erosion

A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.

B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.

C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

11. Repair of Damaged Soil Conservation Practices

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

12. Compensation for Damages to Private Property

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

13. Clearing of Trees and Brush

A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.

B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

14. Access Roads

A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.

B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.

C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

15. Weed/Vegetation Control

A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.

B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.

C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.

D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

16. Indemnification of Landowners

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities

A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:

1. Solar panels, cells and modules;
2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
3. Solar panel foundations, if used (to depth of 5 feet);

4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
5. Overhead collection system components;
6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
9. Debris and litter generated by Deconstruction and Deconstruction crews.

B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.

C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.

D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.

E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.

F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

Concurrence of the Parties to this AIMA

The Illinois Department of Agriculture and Plains Solar, LLC concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in Montgomery County within the State of Illinois.

The effective date of this AIMA commences on the date of execution.

STATE OF ILLINOIS
DEPARTMENT OF AGRICULTURE

Jerry Costello II

By: Jerry Costello II, Director

Clay Nordsiek

By ~~Tess Feagans, General Counsel~~
Clay Nordsiek, Deputy General Counsel

801 E. Sangamon Avenue, 62702
State Fairgrounds, POB 19281 Springfield,
IL 62794-9281

2/1, 2024

Plains Solar, LLC

DocuSigned by:
Steve Kiesling
0F91E1EAB739409...

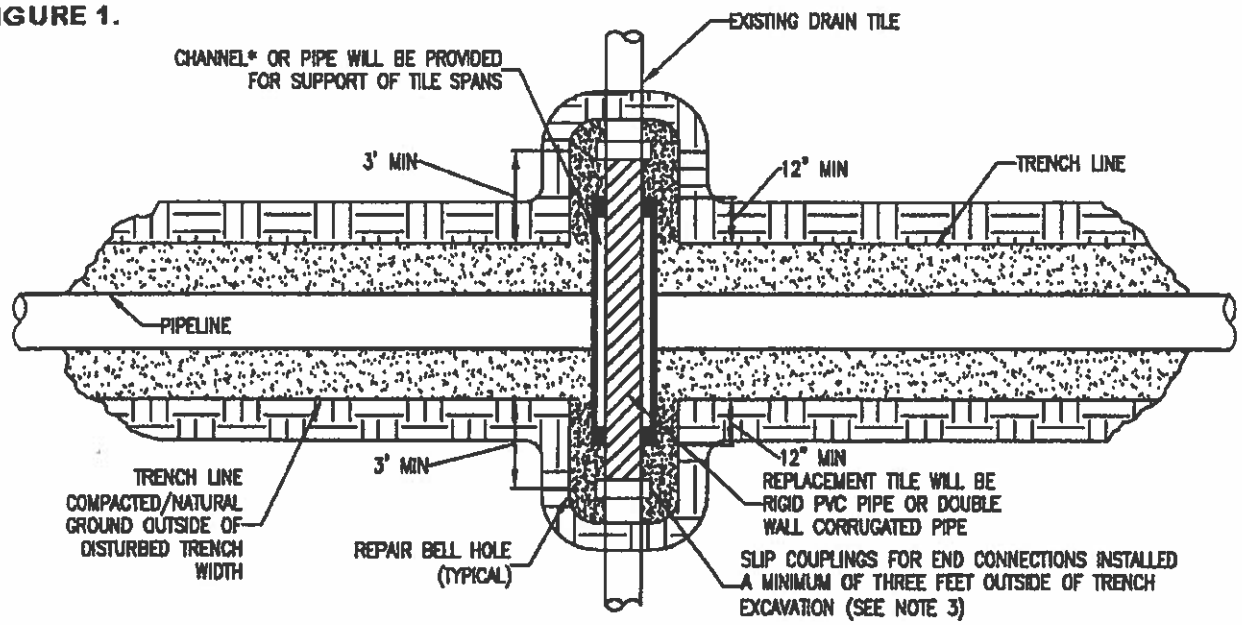
By Steve Kiesling, Authorized Signatory

3402 Pico Blvd.
Santa Monica, CA 90405

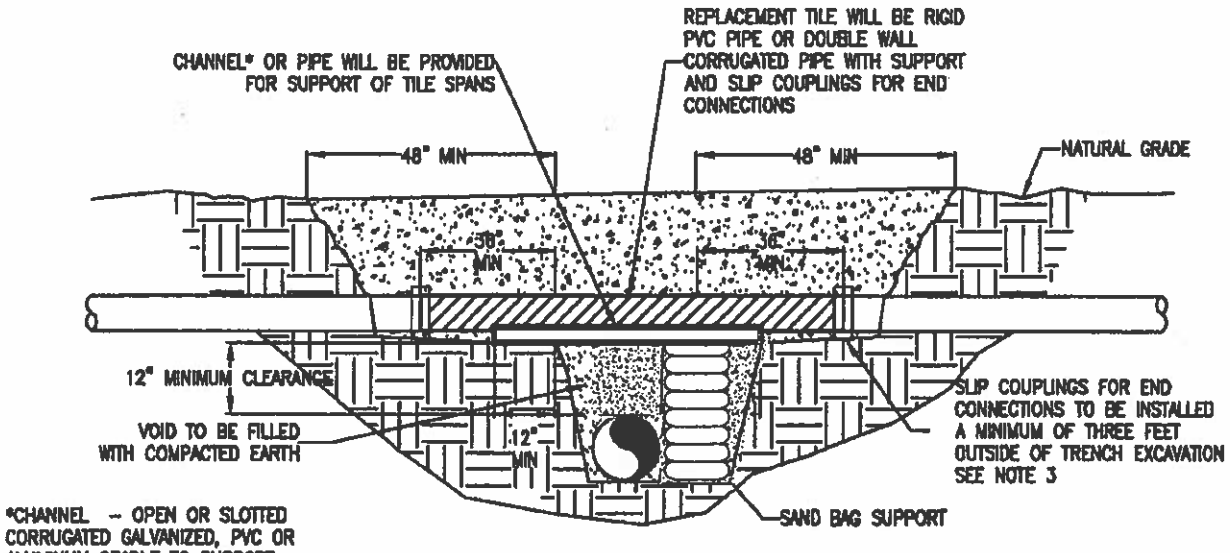
Address

January 4, 2024

FIGURE 1.



PLAN
N.T.S.



*CHANNEL – OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE TO SUPPORT DRAIN TILE.

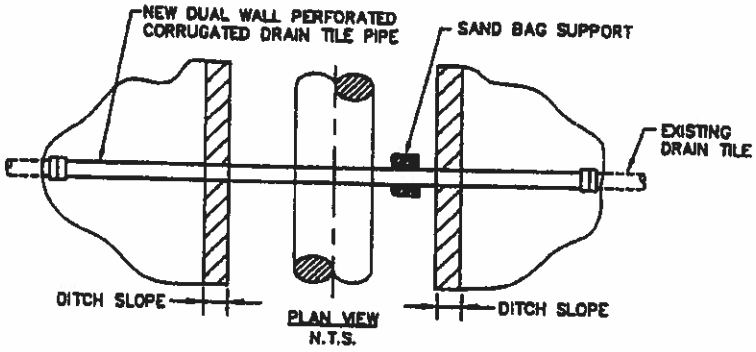
CROSS SECTION
N.T.S.

NOTE:

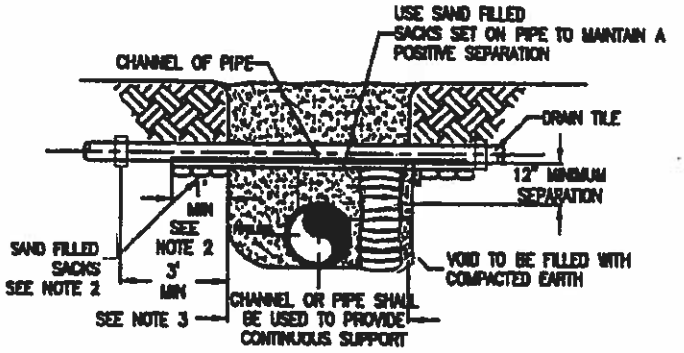
1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

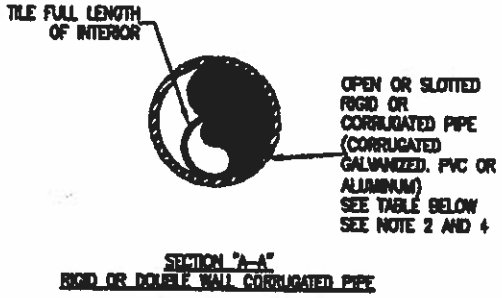
TEMPORARY DRAIN TILE REPAIR

FIGURE 2.



PLAN VIEW





END VIEWS

MINIMUM SUPPORT TABLE			
TILE SIZE	CHANNEL SIZE	PIPE SIZE	
3"	4" @ 5.4 #/ft	4"	STD. WT.
4"-5"	5" @ 6.7 #/ft	6"	STD. WT.
6"-9"	7" @ 9.8 #/ft	9"-10"	STD. WT.
10"	10" @ 15.3 #/ft	12"	STD. WT.

NOTE:

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.
2. 1'-0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).
3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.
4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.
5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20', TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.
6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.
7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE LATERALLY INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

PERMANENT DRAIN TILE REPAIR

CYPRESS CREEK RENEWABLES

EXHIBIT I
Decommissioning Plan

DECOMMISSIONING PLAN

for

Plains Solar, LLC
SE Corner of Witt Ave. and E 14th Rd.
Irving Township, Illinois

Prepared For:

Cypress Creek Renewables, LLC
3402 Pico Blvd, Suite 215
Santa Monica, CA 27713

Prepared By:

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
200 West Madison, Suite 1920
Chicago, IL 60643

February 23, 2024
Revised March 5, 2024

LANGAN

Project No.: 541040401

Table of Contents

1 Project Summary

The Applicant, Plains Solar, LLC, is proposing to develop a 56.8 acre agricultural property located at southeast corner of Witt Avenue and E 14th Road in Irving Township, Illinois. The property is bounded by Witt Avenue to the north, agricultural property to the east, agricultural property to the south, and agricultural property and homestead to the west. The property is currently agricultural and wooded.

The project, Plains Solar, is a 4.99MW large-scale solar energy system that consists of solar racks, access driveway, perimeter fencing and stormwater management practices. Access to the site is provided by a 20-foot wide driveway from Witt Ave.

2 Decommissioning

Decommissioning will occur as a result of any of the following conditions:

- The land lease expires or is terminated; or
- The solar energy system (SES) does not produce power for a period of 12 consecutive months.

The site activity impacts will be similar to the construction phase, but in reverse sequence. Decommissioning of electrical devices, equipment and wiring/cabling will be conducted in accordance with local, municipal, state, and federal standards and guidelines. Electrical decommissioning will include obtaining the required permits and following procedures before de-energizing, isolating, and disconnecting electrical devices, equipment and wiring/cabling.

The procedures will include the following:

- The creation of temporary work areas. In order to provide sufficient area for the laydown of the disassembled panels and racking and loading onto trucks, gravel will be placed on a clear, level area that is accessible.
- Equipment will include, at a minimum:
    - The use of cranes to remove the panels, racking, inverters, and transformers.
    - The use of trucks for removal of panels, racking, inverters, and transformers.
- Driveways will be removed unless the property owners want them left in place. The gravel will be removed and replaced with clean soil for reuse by the landowner for agricultural or other purposes.

Erosion and sediment control measures, similar to those used during construction will be implemented and maintained by the trained contractor.

2.1 Dismantling PV Modules, Racks and Supports

Modules will be disconnected, removed from the racks, packaged and transported to a designated location for resale, recycling or disposal. If the modules are not to be reused in a different location, the glass and silicon will be reclaimed and the aluminum frames will be recycled. Any disposal or recycling will be done in accordance with local by-laws and

requirements. The connecting underground cables and the junction boxes will be de-energized, disconnected and removed.

The steel lattice racks supporting the modules will be unbolted and disassembled using standard hand tools, possibly assisted by a small portable crane. The vertical steel posts supporting the racks and steel support posts (driven or screwed) will be completely removed by mechanical equipment and transported off-site for salvage (driven piles) or reuse (screw piles).

Any demolition debris that is not salvageable will be transported by truck to an approved offsite disposal area. Other salvageable equipment and/or material will be removed from the site for resale, scrap value or disposal depending on market conditions.

2.2 Dismantling Electrical Equipment and Foundations

Decommissioning of electrical devices, equipment, and wiring/cabling will be in accordance with local, municipal, provincial and federal agency standards and guidelines. Electrical decommissioning will include obtaining the required permits, and following before de-energizing, and disconnecting electrical devices, equipment and wiring/cabling.

Decommissioning will require dismantling and removal of the electrical equipment, including inverters, transformers, underground cables and overhead lines, the prefabricated inverter enclosures and substation electrical building. The equipment will be disconnected and transported off-site by truck. The concrete foundations and support pads will be broken up by mechanical equipment (backhoe-hydraulic hammer/shovel, jackhammer), loaded onto dump trucks and removed from the site; and smaller pre-cast concrete support pads will be removed intact by cranes and loaded onto trucks for reuse or be broken up and hauled away by dump trucks.

Prior to removal of the transformers, the oil will be pumped into a separate industry approved disposal container and sealed to prevent any spill during storage and/or transportation. Equipment and material may be salvaged for resale or scrap value depending on the market conditions.

2.3 Dismantling Driveways

The gravel may be removed or left in place at the property owner's request. If removed, the gravel will be placed in dump trucks to haul the aggregate to a recycling facility or approved disposal facility. The underlying subsoil, if exhibiting significant compaction will then be aerated using a tractor with disk attachment to restore the soil structure and aerate the soil. Clean topsoil would be replaced over this area, from where it may have been temporarily stored elsewhere on-site by dump truck, to match the surrounding grade. Depending upon the time of year and the planned use of the land, the area will be returned to its pre-construction condition.

2.4 Other Components

Unless retained for other purposes, and at the request of the property owners, removal of other facility components from the site will be completed, including but not limited to surface drains, culverts, and fencing. Anything deemed usable shall be recovered and reused. Other remaining

components will be considered as waste and managed according to federal, provincial and municipal requirements. For safety and security, the security fence will be the final component dismantled and removed from the site.

2.5 Department of Agriculture

The Illinois Department of Agriculture (IDOA) requires that above ground structures be removed if the use of the solar arrays is discontinued. Areas previously used for agricultural production, according to recommendations by the landowner, the Soil and Water Conservation District, and the Department of Agriculture and Markets be restored.

Concrete piers, footers or other supports must be removed to a depth of 5 feet below the soil surface. Underground electric lines will be removed. Access roads in agricultural areas must be removed, unless otherwise specified by the landowner.

3 Erosion and Sediment Control Plan

3.1 Erosion and Sediment Control Measures

Temporary erosion and sediment control measures to be used during decommissioning construction generally include the following:

- Stabilized construction access.
- Dust control.
- Temporary soil stockpiles.
- Silt fencing.
- Temporary seeding.

Once decommissioning is completed, disturbed areas shall be final seeded within 14 days after completion of the land disturbing activities. Final site stabilization is achieved when soil-disturbing activities have been completed and a uniform, perennial vegetative cover with a density of 80 percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on the disturbed unpaved areas and areas not covered by permanent structures.

3.2 Pollution Prevention Controls

Good housekeeping practices are designed to maintain a clean and orderly work environment. Good housekeeping measures shall be maintained throughout the construction process by those parties involved with the direct care and development of the site. The following measures shall be implemented to control the possible exposure of harmful substances and materials to stormwater runoff:

1. Soil stockpile locations shall be located away from storm drainage, water bodies or watercourses and surrounded with adequate erosion and sediment control measures. Soil stockpile locations shall be exposed no longer than 14 days before seeding.

2. Equipment maintenance areas shall be protected from stormwater flows and shall be supplied with appropriate waste receptacles for spent chemicals, solvents, oils, greases, gasoline, and any pollutants that might contaminate the surrounding habitat or water supply. Equipment wash-down zones shall be within areas draining to sediment control devices.

3. The use of detergents for large-scale (e.g., vehicles, buildings, pavement surfaces) washing is prohibited.

4. Material storage locations and facilities (e.g., covered storage areas, storage sheds) shall be on-site and shall be stored according to the manufacturer's standards in a dedicated staging area. Chemicals, paints, solvents, fertilizers, and other toxic material shall be stored in waterproof containers. Runoff containing such materials shall be collected, removed from the site, treated and disposed of at an approved solid waste or chemical disposal facility.

5. Portable sanitary waste facilities shall be provided on site for workers and shall be properly maintained.

6. Dumpsters or debris containers shall be on site and shall be of adequate size to manage respective materials. Regular collection and disposal of wastes must occur as required.

7. Non-stormwater components of site discharge shall be clean water. Water used for construction, which discharges from the site, must originate from a public water supply or approved private well. Water used for construction that does not originate from an approved public supply must not discharge from the site.

3.3 Inspections and Maintenance

3.3.1 Trained Contractor Requirements

The trained contractor must inspect the erosion and sediment control practices and pollution-prevention measures to verify that they are being maintained in effective operating condition. The inspections will be performed daily in the active work area. If deficiencies are identified, the contractor will begin implementing corrective actions within one business day and must complete the corrective actions by the end of the day.

3.3.2 Qualified Inspector Requirements

The owner/operator must have a Qualified Inspector conduct site inspections to verify the stability and effectiveness of protective measures and practices employed during construction. The site inspections will be conducted at least once every seven days.

Inspection reports must identify and document the maintenance of the erosion and sediment control measures. If deficiencies are identified, the contractor will begin implementing corrective actions within one business day and must complete the corrective actions by the end of the day.

4 Waste Disposal

As discussed above, the waste generated by the installation, operation and decommissioning of The Project is minimal, and there are no toxic residues. Any wastes generated will be disposed of according to standards of the day with the emphasis of recycling materials whenever possible.

5 Restoration of Land

5.1 General

The agricultural use of the areas will be restored by:
Site cleanup. Any excavation and/or trenching caused by the removal of building or equipment foundations, rack supports, and underground electrical cables will be backfilled with the appropriate material and leveled to match the ground surface.
Driveways will be removed completely, filled with suitable sub-grade material and leveled. Topsoil will be placed on these areas to restore agricultural capability.
Any compacted ground will be tilled, mixed with suitable sub-grade materials and leveled.

5.2 Department of Agriculture

The Illinois Department of Agriculture (IDOA) requires standards and policies under the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) to preserve the integrity of Agricultural Land affected by Commercial Solar Energy Facility decommission. These policies were developed in collaboration with agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to form the Agricultural Impact Mitigation Agreement (AIMA). Consult AIMA for the property to follow IDOA restoration procedures.

6 Emergency Response and Communications Plans

Prior to initiating any decommissioning activities, Plains Solar will notify the local authorities, the public, and relevant government agencies of their intent to decommission The Project. Copies of a detailed emergency response plan, developed in conjunction with the local emergency services, will be distributed to the local municipality prior to the commencement of operations. A plan specific to The Project will be developed during the construction phase of this project and will be applicable to both the operations and decommissioning phases of The Project.

During decommissioning, Plains Solar will coordinate with the local authority, the public and others as required to provide them with information about the ongoing activities. Besides regular direct/indirect communication, a sign will be posted at the gate of the facility which will include Plains Solar's contact information (telephone number, e-mail and mailing address) should the public have any questions, inquiries or complaints. Inquiries will be directed to Plains Solar's primary contact person who will respond to the inquiry accordingly. Inquiries will be logged electronically with the following information: date of question, inquiry or complaint, name, phone number, email address of the individual, response, date of response, and any follow-up issues.

7 Permit and Approvals

Decommissioning activities are expected to disturb more than one or more acres of land. Therefore, coverage under the Illinois Environmental Protection Agency (IEPA) General Permit for Stormwater Discharges from Construction Activity (General Permit) latest revision will be required prior to commencement of decommissioning. Coverage is obtained by filing a notice of intent with the IEPA.. Weekly erosion and sediment control inspections will be required to be performed by the qualified inspector while decommissioning activities are occurring. Once decommissioning activities have stopped, and vegetation growth has reached 70% of the ground cover a notice of termination can be filed with IEPA for review and approval.

It is anticipated that the decommissioning will require a Building or Demolition permit obtained from Montgomery County or Irving Township

LANGAN

ENGINEER'S ESTIMATE
OF DECOMMISSIONING COSTS
PLAINS SOLAR, LLC
Irving Township, IL 62051
Langan Project No. 541040401
February 22,2024
Revised March 5, 2024

	DESCRIPTION OF ITEM	QUANTITY	UNIT		UNIT COST		TOTAL COST
I.	**DISASSEMBLY & DISPOSAL**						
1.0	PV Modules (660 W)	11,637	EA.	$	2.70	$	31,419.90
2.0	Inverter(s)	34	EA.	$	224.00	$	7,616.00
3.0	Transformer(s)	2	EA.	$	280.00	$	560.00
4.0	Racking Frame (tracker)	431	EA.	$	20.70	$	8,921.70
5.0	Racking Posts	1,869	EA.	$	6.20	$	11,587.80
6.0	LV Wiring	11,819	LF	$	0.80	$	9,455.20
7.0	MV Wiring	11,444	LF	$	0.42	$	4,806.48
8.0	Fiber Optic Cable	2,200	LF	$	0.68	$	1,496.00
9.0	Fence	7,539	LF	$	1.96	$	14,776.44
10.0	Concrete	21	CY	$	103.00	$	2,163.00
11.0	Gravel	884	CY	$	19.00	$	16,790.84
12.0	General Conditions	6.5	MW	$	2,262.00	$	14,703.00
					SUBTOTAL	**$**	**124,296.36**
II.	**SITE RESTORATION**						
1.0	Re-Seeding (drives & array area)	38	AC	$	1,500.00	$	57,000.00
2.0	Re-Grading (drives only)	884	CY	$	4.10	$	3,623.29
					SUBTOTAL	**$**	**60,623.29**
III.	**SALVAGE**						
1.0	PV Modules (660 W)	11,637	EA.	$	10.30	$	119,860.00
2.0	Inverter(s)	34	EA.	$	576.00	$	19,580.00
3.0	Transformer(s)	2	EA.	$	850.00	$	1,700.00
4.0	Racking Frame (tracker)	268,944	LBS.	$	0.07	$	18,830.00
5.0	Racking Posts	308,385	LBS.	$	0.07	$	21,590.00
6.0	LV Wiring	14,656	LBS.	$	1.10	$	16,120.00
7.0	MV Wiring	14,191	LBS.	$	0.57	$	8,090.00
8.0	Fence	115,874	LBS.	$	0.07	$	8,111.18
					SUBTOTAL	**$**	**213,881.18**

IV. NET DECOMMISSIONING COSTS

Disassembly, Disposal & Site Restoration	*$*	*184,919.65*
Disassembly, Disposal & Site Restoration (40 years @ 2.67% inflation rate)	*$*	*530,549.04*
Salvage Value (40 years)	*$*	*213,881.18*
Net Decommissioning Costs	**$**	**316,667.86**

LANGAN

ENGINEER'S ESTIMATE
OF DECOMMISSIONING COSTS
PLAINS SOLAR, LLC
Irving Township, IL 62051
Langan Project No. 541040401
February 22,2024
Revised March 5, 2024

NOTES:

1. This Engineer's estimate is based on a set of plans titled "Plains Solar LLC", prepared by CCR.
2. This Engineer's estimate represents an opinion of the probable costs of construction, within a reasonable degree of certainty. It is based on our experience and qualifications as an engineer and shall be deemed to represent our opinion and judgment. This estimate does not guarantee the cost of labor, material, or equipment, nor the means, methods and procedures of the Contractor's work as determined by the Contractor and/or Owner, nor the competitive bidding submissions. This estimate cannot and does not guarantee that proposals, bids or actual costs will be the same as or within any specific percentage of this estimate of probable construction cost.

ASSUMPTIONS/EXCLUSIONS:

1. This estimate does not include permit/application fees or potential environmental remediation costs.
2. Quantities for Line Items #I.6.0, I.7.0, and I.8.0 are estimates. The electrical wiring design has not been completed.
3. Line item #I.9.0 includes removal of fence and all appurtenances, including but not limited to footings, posts and barbed wire.
4. Line item #II.1.0 includes re-seeding of the driveway area (after stone removal), concrete pads and reseeding of the array area if required as a result of decommissioning.
5. Line item #II.2.0 includes filling of the roadbed (after road stone removal).
6. The inflation rate was calculated using the average of the historical ten-year PPI for final demand.

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.

Andrew Uttan, PE
Associate Principal/VP

03/05/2024
Date

EXHIBIT J
EcoCAT

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Cypress Creek Renewables, LLC
Contact: Keller Leet-Otley
Address: 3402 Pico Blvd
Santa Monica, CA 90405

Project: Plains Solar, LLC
Address: County Road 1800 N, Irving

IDNR Project Number: 2404941
Date: 09/22/2023

Description: On behalf of Cypress Creek Renewables, LLC (CCR), Kimley-Horn is initiating consultation with the IDNR to determine potential impacts to INAI sites or state listed threatened and endangered species for a proposed commercial solar facility, referred to as Plains Solar, LLC, leased and constructed by CCR. The Study Area comprises approximately 65 total acres and primarily consists of cropland (corn/soybean). The solar facility will include access roads and associated utilities.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

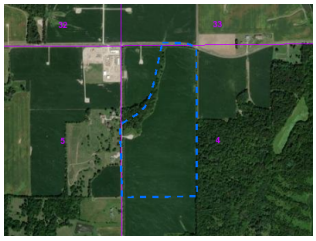
Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Montgomery

Township, Range, Section:
10N, 3W, 33
9N, 3W, 4
9N, 3W, 5



IL Department of Natural Resources Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Terri LeMasters
1020 North Grand Avenue East
Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

EXHIBIT K
List of Properties within 250 Ft

List of Properties within Two-Hundred and Fifty Feet (250') of the Property

PROPERTY TAX PIN #	PROPERTY TAX ADDRESS	PROPERTY OWNER NAME
12-05-200-003	13324 WITT AV IRVING, IL 62051	AMEREN ILLINOIS COMPANY
12-05-200-010	17271 E 14TH RD IRVING, IL 62051	BELL, R BRANDON
12-05-200-009	17315 E 14TH RD IRVING, IL 62051	BELL, ROBERT G
12-05-200-012	E 14TH RD IRVING , IL 62051	FURNESS INC
07-32-400-004	870 E 400 NORTH RD MORRISONVILLE, IL 62546	GREENWOOD, ROBERT E
07-33-300-002	870 E 400 NORTH RD MORRISONVILLE, IL 62546	GREENWOOD, ROBERT E
12-05-200-011	E 14TH RD IRVING , IL 62051	RHODES, KENNETH C
12-05-400-018	17187 E 14TH RD IRVING, IL 62051	RHODES, KENNETH C
12-04-100-011	WITT AV WITT, IL 62094	TESTER, DANIEL E
12-04-100-001	E 14TH RD Irving, IL 62051	TOSETTI, JACK E & NANCY A
12-04-100-008	E 14TH RD Irving, IL 62051	TOSETTI, JACK E & NANCY A
12-04-300-007	14099 N 17TH AV IRVING, IL 62051	TOSETTI, JACK E & NANCY A
12-04-300-008	E 14TH RD Irving, IL 62051	TOSETTI, JACK E & NANCY A
07-33-300-004	14171 WITT AV WITT, IL 62094	WYANT, TRAVIS & AMY FOLLMER
12-04-100-009	14171 WITT AV WITT, IL 62094	WYANT, TRAVIS & AMY FOLLMER