May 2, 2025

Montgomery County Board
County Board Room, 2nd Floor, Historic Courthouse
#1 Courthouse Square, Hillsboro, IL 62049

Re: Project RDC IL N24th Avenue LLC "Solar Farm" Siting Application – Proposed 4.95 Megawatt (MW) Alternating Current (AC) Commercial Solar Energy Facility ("CSEF").

Applicant: RDC IL N24th Avenue LLC
Project Name: RDC IL N24th Avenue also referred to as "Project" or "CSEF".
Location Latitude and Longitude: 39.3502383232267, -89.5328144533459
Parcel Identification Number: 04-33-476-005

Dear Members of the Montgomery County Board,

On behalf of RDC IL N24th Avenue LLC, please find within this Siting Application package:

1. Project Narrative:
    - Size and Location
    - Reactivate Background
    - CSEF Detail Summary
    - Consistency with the Montgomery County Standards for Solar Farms
2. Siting Application Attachments:
    - Attachment A: Montgomery County Petition for a Solar Farm Completed Form
    - Attachment B: Proposed Site Plan Set
    - Attachment C: Structural Engineer Certificate Memo
    - Attachment D: Preliminary Stormwater Prevention and Pollution Plan (SWPPP)
    - Attachment E: Proposed Decommissioning Plan
    - Attachment F: Drainage Probability Study
    - Attachment G: Executed Illinois Department of Agriculture (IDOA) Agricultural Impact Mitigation Agreement (AIMA)
    - Attachment H: Illinois Department of Natural Resources (IDNR) Ecological Compliance and Assessment Tool (EcoCAT)
    - Attachment I: Surrounding Properties Within 250 Feet
3. Application Fee (Provided Under Separate Cover)

Project Narrative

Project Size and Location

Reactivate is requesting approval for this siting application to allow for the development of a 4.95 MW AC ground-mount distributed generation CSEF located directly northwest of the intersection of N 24th Avenue and N 000 East Road in Montgomery County, IL. The CSEF will be installed over existing farmland and enclosed with a fenced area for safety and security measures.

The site is proposed on one parcel, encompassing 38.85 acres. The array area is proposed at 19.4 acres, with a total fenced or disturbed area up to 27.2 acres.

Reactivate Background

The project is being developed by RDC IL N24th Avenue LLC (the "Applicant"), which is a wholly owned subsidiary of Reactivate Illinois Development LLC ("Reactivate"). Reactivate is a mission-driven renewable energy company that develops, owns, and operates renewable energy projects to improve the lives of working-class and energy transition communities across the country. Reactivate seeks to create positive social and environmental impact by delivering renewable energy electricity options, environmental benefits, job opportunities, energy cost savings, and opportunities for locally owned businesses. Reactivate is headquartered in Illinois.

CSEF Detail Summary

1. **Project Components**:
   - 4.95 MW AC size system with an estimated 10.0-Gigawatt hours of annual production. This is enough clean energy to power about 1,026 homes annually.
   - There are approximately 11,000 modules proposed to be installed on a single axis tracker system. A potential manufacturer of the modules is JA solar.
     - A potential module type is a 550W Bifacial Mono Cell Module. The total number of modules and exact model type is subject to change based on final design.
   - At full tilt, the height of the solar array will be less than 30 feet in height.
   - There are approximately 33 inverters proposed to be installed. A potential manufacturer of the inverters is SMA Solar Technology AG.
     - A potential inverter type is the Sunny Highpower Peak 3 150-US or similar inverters designed for ground mount applications. The total number of inverters and exact module type is subject to change based on final design.
   - The total number of main power transformers proposed is one. The total number of main power transformers is subject to change based on final design.
   - The total number of substations and or/grid interconnection stations is one.
   - A 6 to 8-foot height fence will be erected around the solar project's perimeter area.
   - The location of proposed structures will follow all setback requirements.
   - Existing drainage patterns will be maintained throughout the site to the maximum extent possible and in accordance with the attached executed Agricultural Impact Mitigation Agreement (AIMA).
   - A limited area of gravel driveway will be installed for site access and maintenance.

- To the extent possible, disturbed areas will be re-vegetated with a pollinator friendly seed mix.

2. **Construction Employment**:
   - Reactivate will employ a combination of full-time staff and specialized contractors for this solar installation project.
   - Reactivate's workforce will consist of skilled technicians, electricians, project managers, and support personnel.
   - The exact number of on-site workers will vary depending on the project phase and specific tasks required. Our staffing approach ensures we have the right expertise on-site while maintaining efficiency throughout the project lifecycle.

3. **Development Schedule**:
   - Anticipated construction start is as early as fall 2025, depending on several factors.
   - Reactivate can anticipate the start of construction more precisely after final permit approval from local AHJ's and final interconnection approval from the utility.
   - The construction period is typically 9-12 months.
   - The operation lifetime of the project is 35 years to 45 years.

4. **Traffic:**
   - Anticipated traffic on the site using the access points during the construction phase would consist of standard size semi-tractor and trailers and standard size trucks (box and flatbed), with an estimated 20 total deliveries over the entire construction period and a maximum passenger/personal vehicle count average of 20 per working day.

5. **Maintenance**:
   - No employees will be permanently located on-site.
   - The site will be remotely monitored.

Ordinance Requirements Affirmation

Reactivate affirms the standards and requirements cited in the Ordinance for Solar Energy Farm and Solar Garden Installations of Montgomery County, Illinois, Section F.2., will be adhered to. Unless indicated as a component of siting approval for the proposed CSEF, further information regarding these items will be provided prior to final building permit.

Consistency with the Montgomery County Standards for Solar Farms

Reactivate aims to support sustainable growth by enhancing local infrastructure, promoting economic development, and fostering a resilient community through renewable energy initiatives and believes the proposed Project meets the standards required by the Montgomery County Petition for Solar Farms.

1. **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?**

   The proposed project contains equipment that has been tested for toxicity and impacts to public health and safety, as well as the physical environment. The modules proposed for this project do not pose a material risk of toxicity. The entire solar array will be secured with a fence to provide safety and prevent unintended access to the project area. Of all the components, the inverter generates the most noise, which is comparable to household appliances. Additionally, the solar array is set back from nearby properties according to the County ordinance. There will be no lighting, odors, fumes, dust, or vibration generated from the operation of the solar facility.

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

   The proposed CSEF will be a passive and quiet development that will not generate substantial noise, traffic, or activity. Once operational, the project is not anticipated to require additional development or construction. For these reasons, the establishment of this CSEF will not present any adverse impacts to the other neighboring properties.

   Additionally, there is research indicating that solar farms do not negatively impact property values of surrounding residences. In fact, a recent study examining dozens of solar projects across the Midwest found that such projects increase property values by as much as 2%. Smaller solar projects (under 20 MW) were shown to have even greater positive impacts on home values in comparison to larger installations. These findings suggest that the proposed Solar Farm is unlikely to negatively impact neighboring property values.[1]

   This facility will contribute to the tax base in the area and aims to reduce electricity bills for local community subscribers. We believe this provides a significant valuable gain to the local public. Meanwhile, there is no hardship imposed on the property owner who will also gain a stable form of income for decades to come.

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

   Once operational, the proposed CSEF will not generate traffic or activity aside from a few maintenance trips per year. The proposed access point will be designed and constructed as required by the local road authority to minimize traffic impacts on public streets. During construction, impacts to roads will be minimal as oversized truck loads will not be necessary.

4. **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?**

   The proposed Solar Farm is not within the general vicinity of any public facilities, including schools, hospitals, or airports. The site is over two miles from the nearest facility of this type, which is Lincolnwood Jr./Sr. Highschool, located to the southeast. Furthermore, the proposed Solar Farm is orderly arranged with the County's current land use patterns in mind.

[1] Hao, Simeng, and Gilbert Michaud. "Assessing Property Value Impacts near Utility-Scale Solar in the Midwestern United States." Science Direct, Solar Compass, 7 Sept. 2024, www.sciencedirect.com/science/article/pii/S2772940024000249.

On behalf of RDC IL N24th Avenue LLC, Reactivate would like to thank you for your consideration of our request for approval. We look forward to participating in the Committee's formal review and hearing process. Until then, please feel free to contact us with any questions regarding our submittal or if any additional information is needed.

Sincerely,

Gabriel Araiza

Gabriel Araiza
Development Manager
P:708-887-3927
E: araiza@reactivate.com

Attachment A
Montgomery County Petition for a Solar Farm
Completed Form

APPENDIX A

MONTGOMERY COUNTY PETITION / APPLICATION / REQUEST
For a Solar Farm or Solar Garden Construction Permit

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, require 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." 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. D3 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 30 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: _____ Date paid: _____ Check number: _____

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: RDC IL N24th Avenue LLC

Company Name: Reactivate

Contact Name and Title: Gabriel Araiza, Development Manager

Phone number: (708) 887-3927

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:

2045 W Grand Ave Ste. B, PMB 52340, Chicago IL, Zip: 60612

Property Owner Name(s): Robert E. Bloome

Phone number: (217) 825-9903

Mailing address: 9525 Candor Oaks Dr, Raleigh, NC Zip: 27615

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: _____ Phone: _____

Address: _____ Zip: _____

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 reference Attachment B: Proposed Site Plan Set.

2. Legal Description and Acreage: Approximately 38.85 acres with legal description as follows:

   The West Half of the Southeast Quarter of the Southeast Quarter of Section 33, Township 11 North, Range 4 West of the 3rd PM.; and also all of Block 5 of the Village of Harvel, except that portion belonging to the Wabash Railroad Co., and also excepting a small triangular piece of land described as follows: Commencing at the Northwest corner of the West Half of the Southeast Quarter of the Southeast Quarter of Section 33, Township 11 North, Range 4 West of the 3rd P.M., running East 67 feet, thence running in a Southwesterly direction parallel to the Wabash Railroad Co.'s tracks 91 feet, thence North 74 feet to the place of beginning, containing 20 acres, more or less; and also the East Half of the Southeast Quarter of the Southeast Quarter of Section 33, Township 11 North, Range 4 West of the 3rd P.M., likewise containing 20 acres, more or less, all situated in Harvel Twp. Montgomery County, I11.

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

Please reference Attachment B: Proposed Site Plan Set.

4. Present Use of property:

Cropland Agriculture.

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 reference the attached Project Narrative.

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

Please reference Attachment B: Proposed Site Plan Set.

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

Please reference Attachment B: Proposed Site Plan Set.

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

Please reference Attachment B: Proposed Site Plan Set, Attachment D: Preliminary SWPPP, and Attachment F: Drainage Probability Study.

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

Please reference Attachment H: IDNR EcoCAT, which found no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves within the vicinity of the project. Furthermore, the Applicant intends to complete a Phase I ESA, Wetland Delineation, and Habitat Assessment prior to building permit to identify and mitigate any unforeseen environmental impact.

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.

The applicant has consulted with all applicable agencies for the purpose of siting the proposed CSEF, including the IDNR, as well as the IDOA. The applicant will continue to correspond with the appropriate County, State, and Federal entities as necessary.

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

The proposed project location has been strategically assessed based on criteria surrounding topography, hydrology, land use, and interconnection viability.

13. Adjacent Land Use:

A. North: Cropland Agriculture

B. South: Cropland Agriculture

C. East: Cropland Agriculture

D. West: Cropland Agriculture

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

If Yes, what length of time? 35-45 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?

Yes, see attached Project Narrative.

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

No, see attached Project Narrative.

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

No, see attached Project Narrative.

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, see attached Project Narrative.

ATTACHMENTS REQUIRED:

1. At the time the application is filed, a non-refundable fee is to be paid by the applicant. The application fee $2,500 per megawatt (MW) of proposed nameplate capacity, up to a maximum fee of $250,000.

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: Directly northwest of the intersection of N 24th Ave and N 000 E Rd, Harvel, IL 62538

Parcel ID # 04-33-476-005

Applicant's Printed/Typed Name: RDC IL N24th Avenue LLC

Signature: Doc/Signed by/ Utopia Hill C5EEE48C1F87480... Date: 5/2/2025

Property Owner's Printed/Typed Name: Robert E. Bloome

Signature: Signed by: 64C134720E0E4DF... Date: 4/6/2025

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: RDC IL N24th Avenue LLC

Signature: DocuSigned by: Utopia Hill C5EEE48C1F87480... Date: 5/2/2025

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

Reactivate
An Inwenergy Company

Attachment B
Proposed Site Plan Set

SOLAR FARM DEVELOPMENT PERMIT PLANS FOR

RDC IL N24TH AVENUE LLC

LOCATED AT THE INTERSECTION OF STATE ROUTE 48 AND N 24TH AVE, MONTGOMERY COUNTY IL, 62538

PROJECT TEAM

APPLICANT/OWNER
RDC IL N24TH LLC

DEVELOPER
REACTIVATE
1 S WACKER, CHICAGO IL 60606
CONTACT: GABRIEL ARAIZA
PHONE: (708) 887-3927
EMAIL: ARAIZA@REACTIVATE.COM

AUTHORITY HAVING JURISDICTION
MONTGOMERY COUNTY
#1 COURTHOUSE SQUARE
HILSBORO, IL 62049
COUNTY CLERK: SANDY LEITHEISER
PHONE: (217) 532-9530

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W JACKSON BLVD STE 1320
CHICAGO, IL 60604
CONTACT: RYAN AMS, P.E.
PHONE: (331) 300-3295
EMAIL: RYAN.AMS@KIMLEY-HORN.COM

APPLICABLE CODES

- MONTGOMERY COUNTY ORDINACE NO. 2023-23, AMENDED 08/13/2024
- PUBLIC ACT 102-1123

FLOOD ZONE NOTE:

PER FEMA THE PROJECT AREA IS LOCATED IN FIRM UNMAPPED_17X150. THE SURROUNDING AREA IS DESIGNATED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD.

SITE INFORMATION

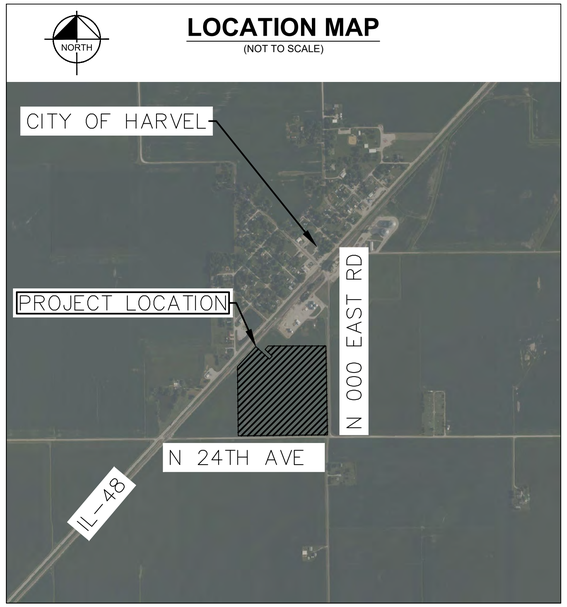
PARCEL INFORMATION
PIN: 04-33-476-005
OWNER: BLOOME, ROBERT E
AREA: 38.85 AC
PROJECT DESCRIPTION
UP TO 4.95 MWAC SINGLE AXIS TRACKER SOLAR ARRAY PROJECT

SETBACK TABLE*	
BOUNDARY LINES OF NON-PARTICIPATING PROPERTY	50.0' TO THE NEAREST POINT ON THE PROPERTY LINE OF THE NON PARTICIPATING PROPERTY
BOUNDARY LINES OF PARTICIPATING PROPERTY	NONE
OCCUPIED COMMUNITY BUILDINGS AND DWELLINGS ON NON-PARTICIPATING PROPERTIES	150.0' TO THE NEAREST POINT ON THE PROPERTY LINE OF THE NON-PARTICIPATING PROPERTY
RIGHT-OF-WAY (R.O.W.)	50.0' TO ANY PUBLIC RIGHT-OF-WAY

*SETBACKS PER MONTGOMERY COUNTY SOLAR FARM ORDINANCE F.2.F, UPDATED 08/13/2024.

LOCATION MAP

(NOT TO SCALE)



STATE COUNTY MAP

(NOT TO SCALE)

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-100	COVER SHEET
C-200	EXISTING CONDITIONS
C-300	EROSION CONTROL PLAN
C-400	SITE PLAN
C-500	CONSTRUCTION DETAILS
C-501	CONSTRUCTION DETAILS
C-502	CONSTRUCTION DETAILS

LEGAL DESCRIPTION

PERMANENT TAX NUMBER: 04-33-476-005: SE SE LYG SE SE LINE RR ROW (EX WEST ST & BENNETT ST ROWS) S33 T11 R4

PRELIMINARY - NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE
1	PLAN COMMENTS	04/18/2025

Kimley»Horn

111 W JACKSON BLVD STE 1320
CHICAGO, IL 60604 (312) 726-9445
WWW.KIMLEY-HORN.COM

PRELIMINARY- NOT FOR CONSTRUCTION

KHA PROJECT 268198022
DATE 02/14/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY RJA
CHECKED BY

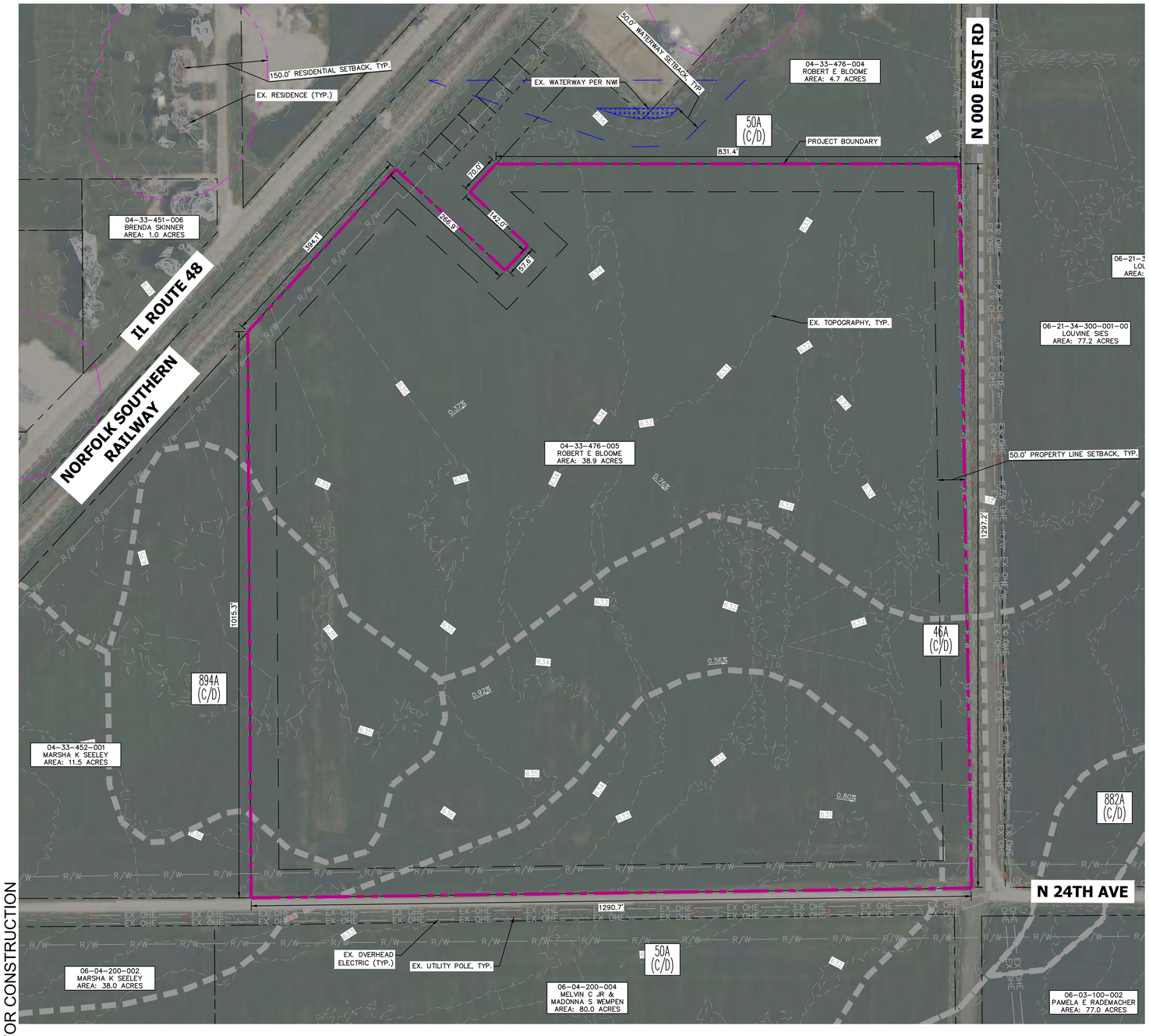
COVER SHEET

RDC IL N24TH AVENUE LLC
MONTGOMERY COUNTY, IL

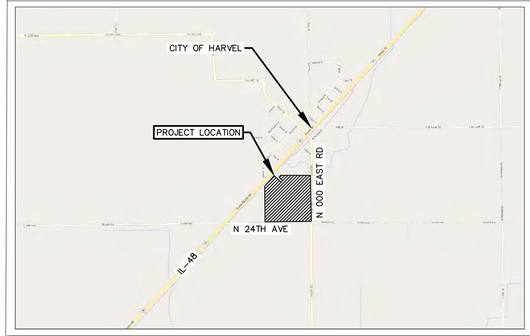
SHEET NUMBER
C-100

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH



VICINITY MAP



SCALE 1" = 2000'

LEGEND

ROAD LABEL	N 24TH ST
PROJECT BOUNDARY	
PROPERTY LINE (PER COUNTY GIS, ACCESSED 01/17/2025)	
PROPERTY LINE SETBACKS (PER MONTGOMERY COUNTY ORDINANCE NO. 2023-23, DATED 08/13/2024)	
EX. ROAD CENTERLINE (TRACED PER AERIAL)	
EX. RIGHT-OF-WAY (TRACED PER AERIAL)	R/W
EX. OVERHEAD ELECTRIC (TRACED PER AERIAL)	EX OHE
EX. UTILITY POLE (TRACED PER AERIAL)	
EX. OCCUPIED COMMUNITY BUILDING/DWELLING (TRACED PER AERIAL)	
EX. SLOPE	XX%
EX. CONTOURS	XXX
EX. WATERWAY	
50' WATERWAY SETBACK	
150' RESIDENTIAL SETBACK	
SOIL BOUNDARY	

NOTES

1. SETBACKS FOR COMMERCIAL SOLAR ENERGY FACILITIES (PER MONTGOMERY COUNTY ORDINANCES NO. 2023-23, ORDINANCE FOR SOLAR ENERGY FARMS AND SOLAR GARDEN INSTALLATIONS IN UNINCORPORATED MONTGOMERY COUNTY, ILLINOIS) ARE AS FOLLOWS:
   - 1.1. NON-PARTICIPATING PROPERTY LINE SETBACK: 50 FT
   - 1.2. ROAD/STREET/HIGHWAY RIGHT-OF-WAY SETBACK: 50 FT
   - 1.3. EX. RESIDENCE SETBACK: 150 FT
2. USACE SETBACK FOR STREAM: 50 FT
3. ALL EXISTING PARCEL INFORMATION AND TAX PARCEL BOUNDARIES ARE PROVIDED BY MONTGOMERY COUNTY GIS ON 01/17/2025.
4. PER THE UNIVERSITY OF ILLINOIS WATER GIS MAP (ACCESSED 01/17/2025) NO WATER WELLS EXIST WITHIN THE SUBJECT PARCEL.
5. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THERE ARE NO FLOODPLAINS WITHIN THE SUBJECT PARCEL. THE SITE RESIDES ON FEMA PANEL (UNMAPPED_17X150).
6. WATERWAYS/WETLANDS WERE OBTAINED FROM THE NATIONAL WETLAND INVENTORY (NWI) WETLANDS MAPPER (ACCESSED ON 01/17/2025).

SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
46A	HERRICK SILT LOAM, 0 TO 2 PERCENT SLOPE	C/D
50A	VIRDEN SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPE	C/D
127B	HARRISON SILT LOAM, 2 TO 5 PERCENT SLOPES	C
385A	MASCOUTAH SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
882A	OCONEE-DARMSTADT-COULTERVILLE SILT LOAMS, 0 TO 2 PERCENT SLOPES	C/D
894A	HERRICK-BIDDLE-PIASA SILT LOAMS, 0 TO 2 PERCENT SLOPES	C/D
W	WATER	

SITE DATA TABLE

PIN #	04-33-476-005
APPLICANT	RDC IL N24TH AVENUE LLC
PROPERTY OWNER	ROBERT E BLOOME
SITE ADDRESS	NE OF INTERSECTION OF IL STATE ROUTE 48 AND N 24TH AVE, MONTGOMERY COUNTY IL, 62538
LEGAL DESCRIPTION	PERMANENT TAX NUMBER: 04-33-476-005: SE SE LYG SE SE LINE RR ROW (EX WEST ST & BENNETT ST ROWS) S33 T11 R4
ZONING JURISDICTION	MONTGOMERY COUNTY
CURRENT LAND USE	CROPLAND
PROPOSED AREA	SOLAR FARM
TOTAL PARCEL AREA	38.85 ± AC
RIGHT-OF-WAY SETBACK	50.0'
PROPERTY LINE SETBACK	50.0'
RESIDENTIAL SETBACK	150.0'

No.	REVISIONS	DATE
1	PLAN COMMENTS	04/18/2025

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111 W JACKSON BLVD STE 1320
CHICAGO, IL 60604 (312) 726-9445
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PRELIMINARY- NOT FOR CONSTRUCTION

KHA PROJECT 268198022
DATE 02/14/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY RJA

EXISTING CONDITIONS

RDC IL N24TH AVENUE LLC

MONTGOMERY COUNTY, IL

SHEET NUMBER
C-200

PRELIMINARY - NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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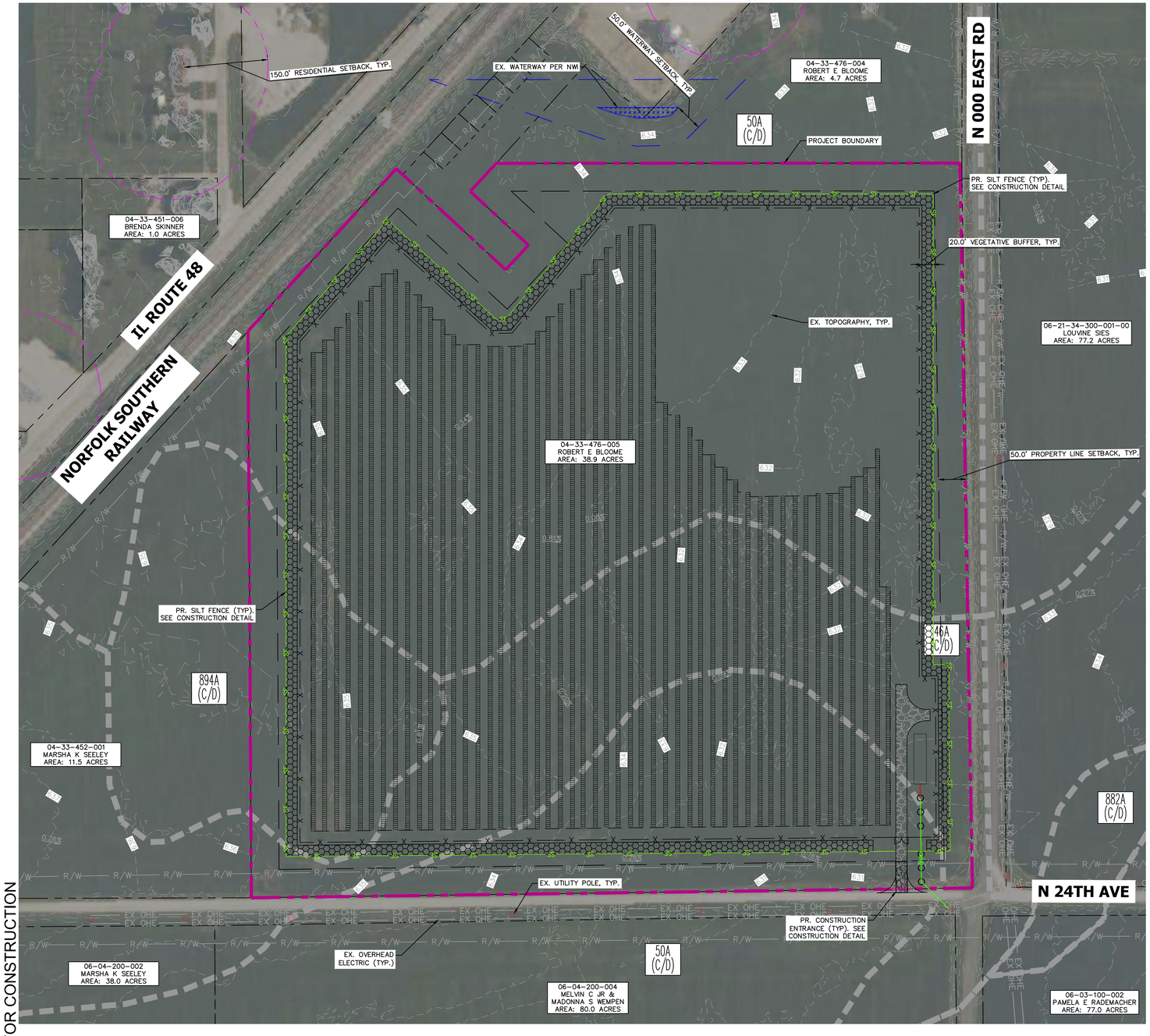
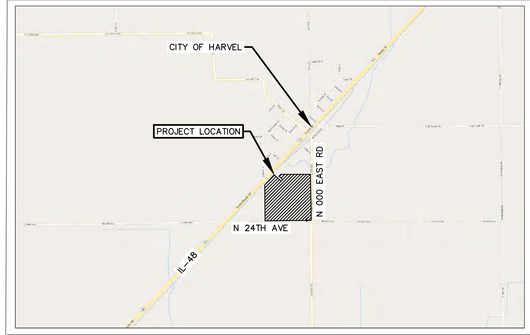
GRAPHIC SCALE IN FEET
0 50 100 200

NORTH



VICINITY MAP



SCALE 1" = 2000'

LEGEND

ROAD LABEL	N 24TH ST
PROJECT BOUNDARY	
PROPERTY LINE (PER COUNTY GIS, ACCESSED 01/17/2025)	
PROPERTY LINE SETBACKS (PER MONTGOMERY COUNTY ORDINANCE NO. 2023-23, DATED 08/13/2024)	
EX. ROAD CENTERLINE (TRACED PER AERIAL)	
EX. ROAD RIGHT-OF-WAY (TRACED PER AERIAL)	R/W
EX. OVERHEAD ELECTRIC (TRACED PER AERIAL)	EX OHE
EX. UTILITY POLE (TRACED PER AERIAL)	
EX. OCCUPIED COMMUNITY BUILDING/DWELLING (TRACED PER AERIAL)	
EX. SLOPE	XX%
EX. CONTOURS	XXX
EX. WATERWAY	
50' WATERWAY SETBACK	
150' RESIDENTIAL SETBACK	
SOIL BOUNDARY	
PR. SILT FENCE	SF SF
PR. CONSTRUCTION ENTRANCE	
PR. SECURITY FENCE	X X
PR. UTILITY POLE	
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	
PR. PANEL EXTENTS	
PR. OVERHEAD ELECTRIC	OHW
PR. UNDERGROUND ELECTRIC	UGE
PR. GRAVEL ACCESS ROAD	

EROSION CONTROL BMPS

DESCRIPTION	QUANTITY
SILT FENCE	4,735 LF
CONSTRUCTION ENTRANCE	1 (EACH)

NOTES

1. THE PURPOSE OF THIS PLAN IS FOR SOLAR FARM PERMIT REVIEW AND APPROVAL BY MONTGOMERY COUNTY TO CONSTRUCT A SOLAR FARM.
2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING MONTGOMERY COUNTY, GOOGLE EARTH, NATIONAL WETLANDS INVENTORY (NW), FEMA, NRCS SOIL INFORMATION, AND USGS TOPOGRAPHIC INFORMATION.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL UNMAPPED 17X150) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING, REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
5. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: AGGREGATE ACCESS ROAD, FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
6. SETBACKS SHOWN ON THIS PLAN ARE BASED ON THE MONTGOMERY COUNTY ORDINANCE FOR SOLAR ENERGY FARM AND SOLAR GARDEN INSTALLATIONS.
7. SILT FENCE HAS BEEN PLACED AT DOWNSTREAM EXTERNAL BOUNDARIES.
8. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.

SITE DATA TABLE

PIN #	04-33-476-005
APPLICANT	RDC IL N24TH LLC
PROPERTY OWNER	ROBERT E BLOOME
SITE ADDRESS	NE OF INTERSECTION OF IL STATE ROUTE 48 AND N 24TH AVE, MONTGOMERY COUNTY IL, 62538
LEGAL DESCRIPTION	PERMANENT TAX NUMBER: 04-33-476-005: SE SE LYG SE SE LINE RR ROW (EX WEST ST & BENNETT ST ROWS) S33 T11 R4
ZONING JURISDICTION	MONTGOMERY COUNTY
CURRENT LAND USE	CROPLAND
PROPOSED AREA	SOLAR FARM
TOTAL PARCEL AREA	38.85 ± AC
PRELIMINARY DISTURBED AREA	27.2 ± AC (AREA WITHIN FENCE)
PRELIMINARY SOLAR AREA	19.4 ± AC
RIGHT-OF-WAY SETBACK	50.0'
PROPERTY LINE SETBACK	50.0'
RESIDENTIAL SETBACK	150.0'
TOTAL MODULES	10,943
TOTAL POWER OUTPUT (AC)	UP TO 4.95 MWac
GROUND COVER RATIO (GCR)	35%

No.	REVISIONS	DATE
	PLAN COMMENTS	04/18/2025

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KHA PROJECT 266198022
DATE 02/14/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY RJA
CHECKED BY

EROSION CONTROL PLAN

RDC IL N24TH AVENUE LLC

MONTGOMERY COUNTY, IL

SHEET NUMBER
C-300

PRELIMINARY - NOT FOR CONSTRUCTION

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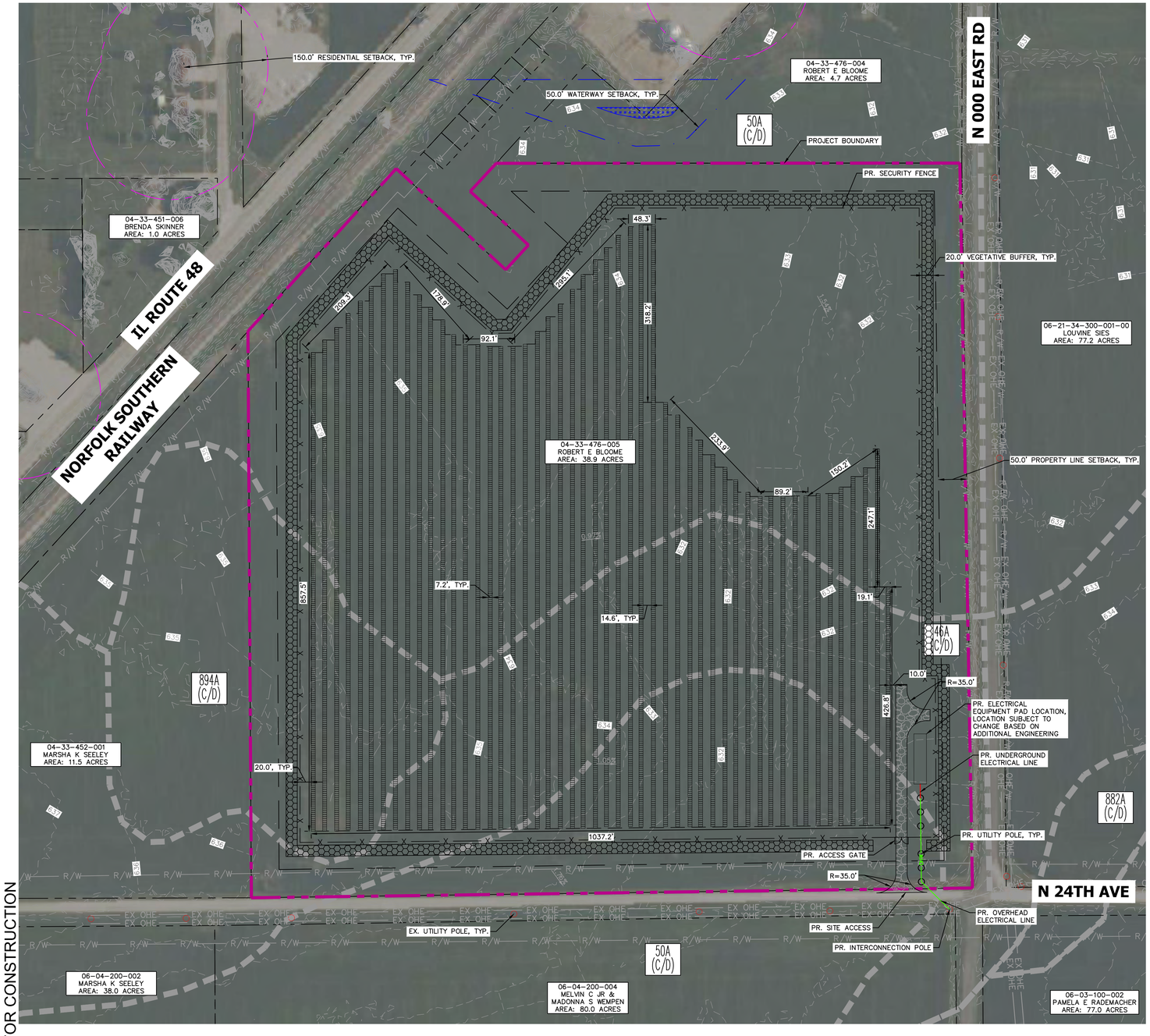
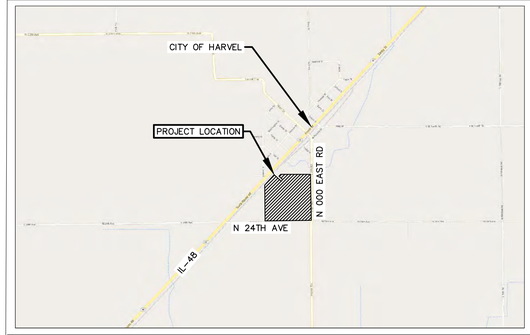
JULIE
1-800-892-0123

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH



VICINITY MAP



SCALE 1" = 2000'

LEGEND

ROAD LABEL	N 24TH ST
PROJECT BOUNDARY	
PROPERTY LINE (PER COUNTY GIS, ACCESSED 01/17/2025)	
PROPERTY LINE SETBACKS (PER MONTGOMERY COUNTY ORDINANCE NO. 2023-23, DATED 08/13/2024)	
EX. ROAD CENTERLINE (TRACED PER AERIAL)	
EX. ROAD RIGHT-OF-WAY (TRACED PER AERIAL)	R/W
EX. OVERHEAD ELECTRIC (TRACED PER AERIAL)	EX OHE
EX. UTILITY POLE (TRACED PER AERIAL)	
EX. OCCUPIED COMMUNITY BUILDING/DWELLING (TRACED PER AERIAL)	
EX. SLOPE	XX%
EX. CONTOURS	XXX
EX. WATERWAY	
50' WATERWAY SETBACK	
150' RESIDENTIAL SETBACK	
SOIL BOUNDARY	
PR. SECURITY FENCE	X X
PR. UTILITY POLE	
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	
PR. PANEL EXTENTS	
PR. OVERHEAD ELECTRIC	OHW
PR. UNDERGROUND ELECTRIC	UGE
PR. GRAVEL ACCESS ROAD	

NOTES

1. SETBACKS FOR COMMERCIAL SOLAR ENERGY FACILITIES (PER MONTGOMERY COUNTY ORDINANCES NO. 2023-23, ORDINANCE FOR SOLAR ENERGY FARMS AND SOLAR GARDEN INSTALLATIONS IN UNINCORPORATED MONTGOMERY COUNTY, ILLINOIS, ACCESSED 01/16/2025) ARE AS FOLLOWS:
   - 1.1. NON-PARTICIPATING PROPERTY LINE SETBACK: 50 FT
   - 1.2. ROAD/STREET/HIGHWAY RIGHT-OF-WAY SETBACK: 50 FT
   - 1.3. EX. RESIDENCE SETBACK: 150 FT
2. USACE STREAM SETBACK: 50 FT
3. ALL EXISTING PARCEL INFORMATION AND TAX PARCEL BOUNDARIES ARE PROVIDED BY MONTGOMERY COUNTY GIS ON 01/17/2025.
4. PER THE UNIVERSITY OF ILLINOIS WATER GIS MAP (ACCESSED 01/16/2025) NO WATER WELLS EXIST WITHIN THE SUBJECT PARCEL.
6. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE PROJECT AREA IS LOCATED IN FIRM UNMAPPED_17X150. THE SURROUNDING AREA IS DESIGNATED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD.
7. WATERWAYS/WETLANDS WERE OBTAINED FROM THE NATIONAL WETLAND INVENTORY WETLANDS MAPPER (ACCESSED ON 01/16/2025).

SITE DATA TABLE

PIN #	04-33-476-005
APPLICANT	RDC IL N24TH LLC
PROPERTY OWNER	ROBERT E BLOOME
SITE ADDRESS	NE OF INTERSECTION OF IL STATE ROUTE 48 AND N 24TH AVE, MONTGOMERY COUNTY IL, 62538
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PRELIMINARY DISTURBED AREA	27.2 ± AC (AREA WITHIN FENCE)
PRELIMINARY SOLAR AREA	19.4 ± AC
PROPERTY LINE SETBACK	50'
RIGHT-OF-WAY SETBACK	50'
BUILDING SETBACK	150'
TOTAL MODULES	10,943
TOTAL POWER OUTPUT (AC)	4.95 MW
GROUND COVER RATIO (GCR)	35%

No.	REVISIONS	DATE
	PLAN COMMENTS	04/18/2025

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PRELIMINARY- NOT FOR CONSTRUCTION

KHA PROJECT 268195022
DATE 02/14/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY RJA
CHECKED BY

SITE PLAN

RDC IL N24TH AVENUE LLC

MONTGOMERY COUNTY, IL

SHEET NUMBER
C-400

PRELIMINARY - NOT FOR CONSTRUCTION

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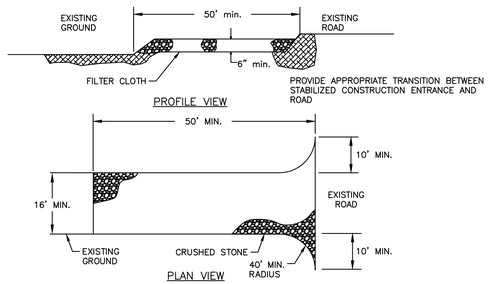
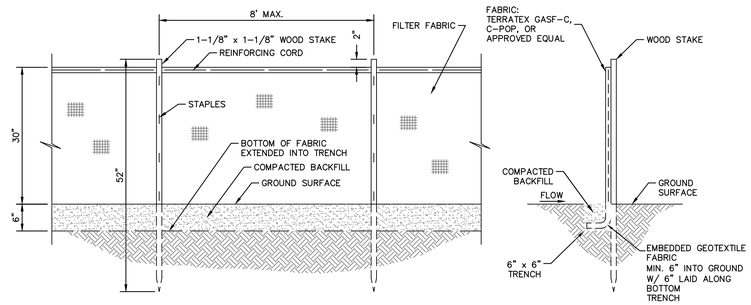


1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE PROPOSED ENTRANCE.
5. GEOTEXTILE FILTER CLOTH (MIRAFI HP370 OR APPROVED EQUIVALENT) SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE SURFACE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING ROAD. THIS MANY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO EXISTING ROAD SHALL BE REMOVED IMMEDIATELY.

1 C-500 TEMPORARY STABILIZED CONSTRUCTION ENTRANCE DETAIL

FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING



1. AASHTO M288 05 SILT FENCE OR APPROVED EQUIVALENT TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF AASHTO M288 05 SILT FENCE OR APPROVED EQUIVALENT ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

2 C-500 STANDARD SILT FENCE

FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING

PRELIMINARY - NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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No.	REVISIONS	DATE
1	PLAN COMMENTS	04/18/2025

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PRELIMINARY- NOT FOR CONSTRUCTION

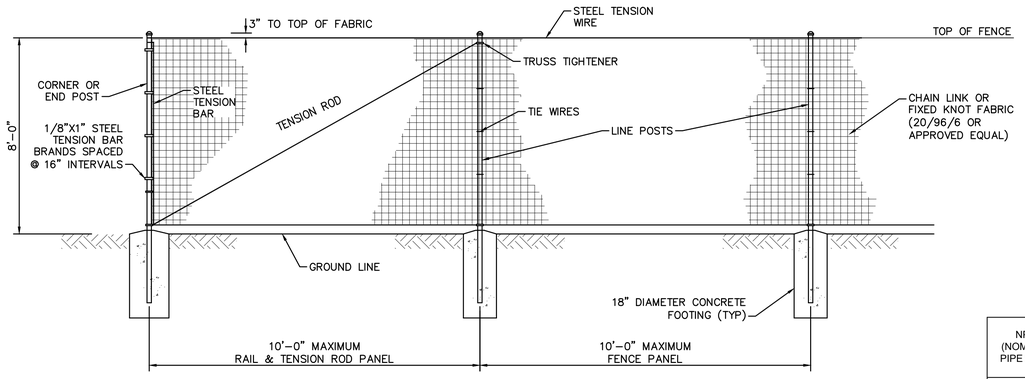
KHA PROJECT 068198022
DATE 02/14/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY RJA
CHECKED BY

CONSTRUCTION DETAILS

RDC IL N24TH AVENUE LLC

MONTGOMERY COUNTY, IL

SHEET NUMBER C-500



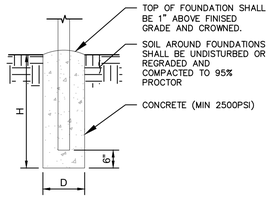
NPS (NOMINAL PIPE SIZE)	OUTSIDE DIAMETER	PIPE WALL THICKNESS	
		ASTM F1083 SCHEDULE 40 F_y= 30 KSI	ASTM F1043 GROUP 1C F_y= 50 KSI
1-¼"	1-⅝"	0.140"	0.111"
1-½"	1-⅞"	0.145"	0.120"
2"	2-⅜"	0.154"	0.130"
2-½"	2-⅞"	0.203"	0.160"
3"	3-½"	0.216"	0.160"
3-½"	4"	0.226"	0.160"
4"	4-½"	0.237"	N/A

FENCE POST SCHEDULE				
FENCE POST	NOMINAL PIPE SIZE (NPS) (1)	FOUNDATION DIMENSIONS (2)		
		CONCRETE		DRIVEN POST
		H	D	H
LINE POST	2"	3'-6"	0'-10"	4'-0"
TERMINAL POST	2-1/2"	3'-6"	1'-0"	4'-0"
GATE POST - VEHICLE	3-1/2"	4'-0"	1'-4"	5'-0"
GATE POST - PEDESTRIAN	2-1/2"	3'-6"	1'-0"	4'-0"
BRACE RAIL	1-1/4"	-	-	-
WELDED GATE FRAME	1-1/2"	-	-	-

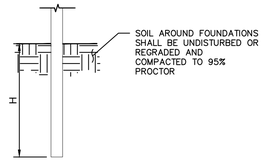
(1) FENCE POST DIMENSIONS ARE LISTED BELOW AND ALL POSTS SHALL BE IN ACCORDANCE WITH ASTM F1083, SCHEDULE 40 OR ASTM F1043, GROUP C:

(2) FOUNDATIONS SHALL BE CONCRETE OR DRIVEN DIRECTLY INTO GRADE (LINE POST ONLY) AS SHOWN BELOW. DEPTH SHALL BE A MINIMUM OF 6" BELOW FROST DEPTH OR AS LISTED IN THE FENCE POST SCHEDULE, WHICHEVER IS DEEPER.

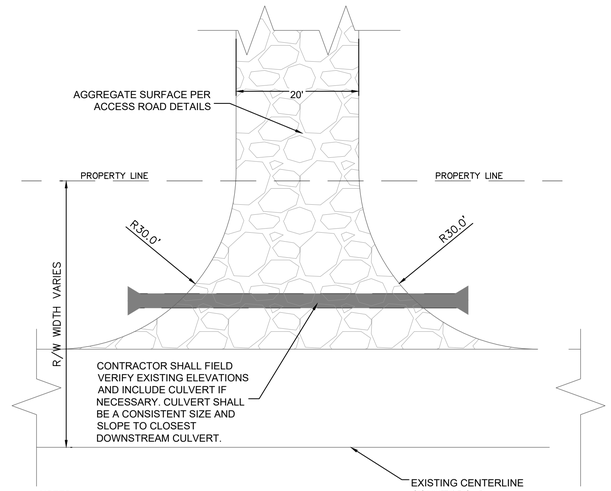
CONCRETE:



DRIVEN (LINE POST ONLY):

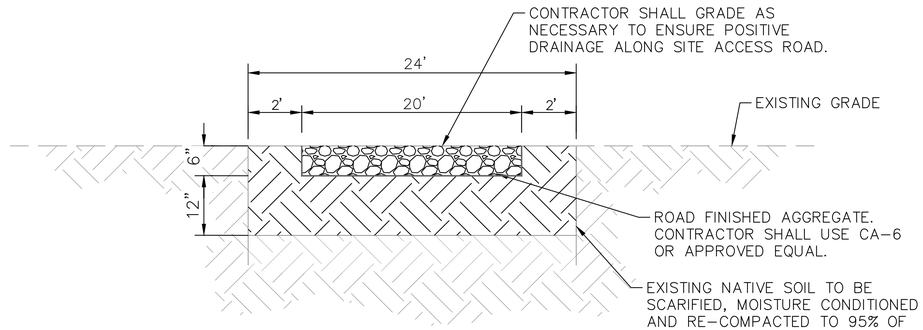


5 C-501 STANDARD FENCE (FABRIC OR CHAIN LINK) WITH STEEL POSTS
FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING



NOTES:
1. SEED DISTURBED AREA WITH FESCUE BLEND OR APPROVED EQUIVALENT.
2. CULVERT MATERIAL MUST BE CORRUGATED METAL PIPE (C.M.P) OR REINFORCED CONCRETE PIPE (R.C.P). ANY MATERIALS USED MUST BE ON APPROVED IDOT MATERIALS LIST.
3. CULVERT LENGTH MUST BE 30 FEET MINIMUM.
4. CONTRACTOR SHALL GRADE AS NECESSARY TO ENSURE MAXIMUM SLOPE OF 8% ALONG ENTRANCE AND ENSURE POSITIVE DRAINAGE.

6 C-501 TYPICAL ROAD ENTRANCE DETAIL
FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING



NOTES:
1. REMOVE ALL GRASSES AND ORGANICS WITHIN ACCESS ROAD AREA.
2. SCARIFY, MOISTURE CONDITION, AND RE-COMPACT EXISTING NATIVE SOILS (THICKNESS PER DETAIL) TO 95% OF THE MATERIAL'S ASTM D-1557 MAXIMUM DRY DENSITY.
3. COMPACTION SHALL BE VERIFIED BY TESTING BY THE GEOTECHNICAL CONSULTANT.

7 C-501 TYPICAL ACCESS ROAD DETAIL
FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING
SCALE: NTS

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE
	PLAN COMMENTS	04/18/2025

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PRELIMINARY- NOT FOR CONSTRUCTION

KHA PROJECT 268198022
DATE 02/14/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY RJA
CHECKED BY

NOT FOR CONSTRUCTION

CONSTRUCTION DETAILS

RDC IL N24TH AVENUE LLC
MONTGOMERY COUNTY, IL

SHEET NUMBER
C-501

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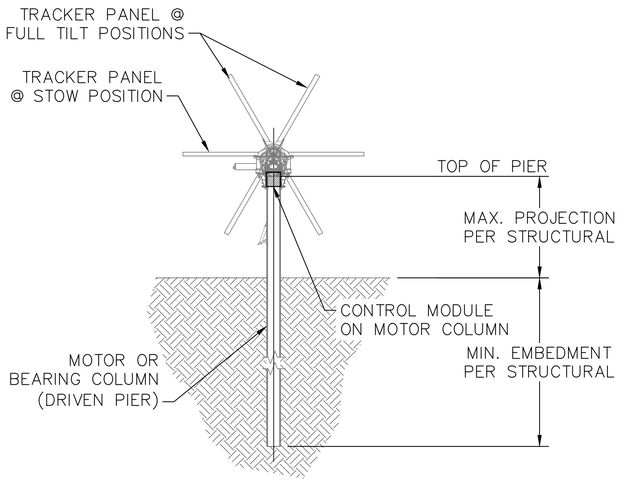
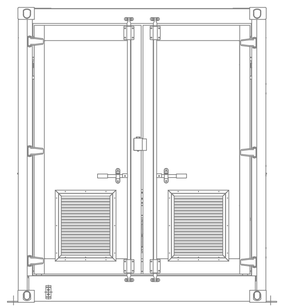


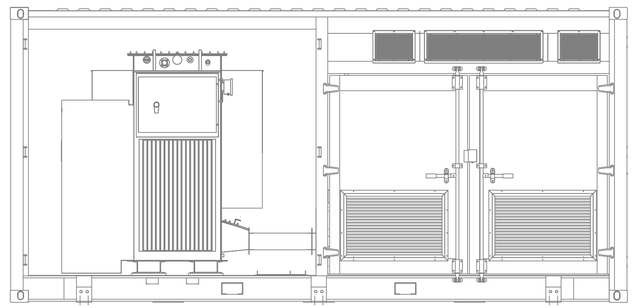
8 C-502 EXAMPLE SINGLE-AXIS TRACKER SIDE ELEVATION

FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING

SCALE: NTS



INVERTER SKID
SIDE ELEVATION

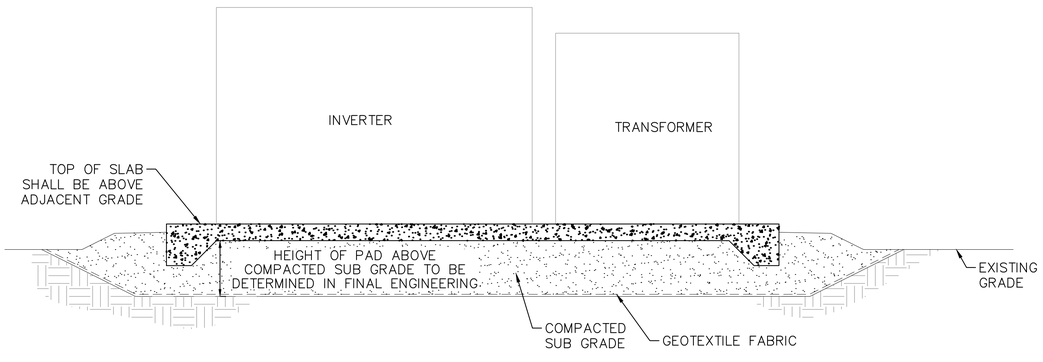


INVERTER SKID FRONT ELEVATION

9 C-502 EXAMPLE INVERTER SKID FRONT & SIDE ELEVATION

FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING

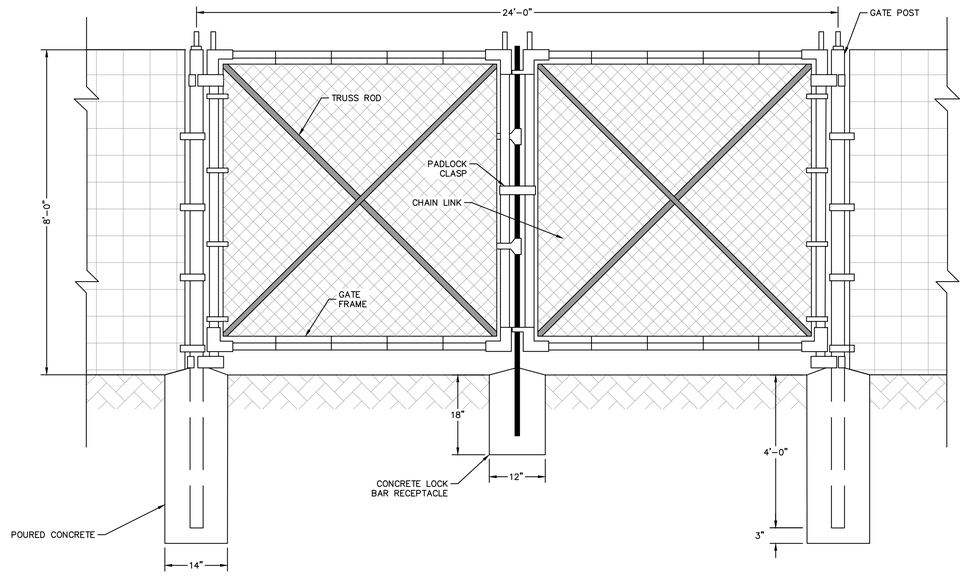
SCALE: NTS



10 C-502 EXAMPLE EQUIPMENT PAD ELEVATION DETAIL

FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING

SCALE: NTS



11 C-502 DOUBLE SWING GATE DETAIL

FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING

SCALE: NTS

PRELIMINARY - NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE
1	PLAN COMMENTS	04/18/2025

Kimley»Horn

111 W JACKSON BLVD STE 1320
CHICAGO, IL 60604 (312) 726-9445
WWW.KIMLEY-HORN.COM

PRELIMINARY- NOT FOR CONSTRUCTION

KHA PROJECT	268198022
DATE	02/14/2025
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	RJA
CHECKED BY	

CONSTRUCTION DETAILS

RDC IL N24TH AVENUE LLC

MONTGOMERY COUNTY, IL

SHEET NUMBER

C-502

Call Before You Dig
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1-800-892-0123

Attachment C
Structural Engineer Certificate Memo

Kimley»Horn

February 18th, 2025

Montgomery County, IL
120 North Main Street
Hillsboro, IL 62049

Re: Solar Farm Development Permit
RDC IL N24th Avenue, LLC
Structural Engineer's Certificate

To Whom it May Concern,

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Reactivate. Reactivate is seeking a Solar Farm Development Permit to build a commercial solar energy facility in Montgomery County, Illinois. The Project, RDC IL N24th Avenue, LLC., is sited at the intersection of IL State Route 48 and N 24th Ave in Harvel Township. The Project is a proposed 4.95 MWAC commercial solar energy facility.

As required by the local ordinance, a structural engineer registered in the State of Illinois must certify that the soils and subsurface conditions at the site can support the apparatus, given local soil, subsurface and climate conditions. We are writing today to state that it is our professional opinion that the soil conditions at the site are satisfactory for development and construction of a typical ground-mount solar facility. The soils fall into the NRCS unified soil classifications of 46A, 50A, 894A, and 882A, which are mostly comprised of silt loam.

The foundations at a solar facility are most often driven steel piles and concrete slabs. The piles are used to support the solar racking and solar modules, and the slabs are used to support larger equipment such as inverters, transformers and other electrical equipment as required. The foundations will be designed per a site-specific geotechnical report that contains foundation requirements. For weaker soils, the piles are often larger and driven deeper than for strong soils. The slabs will be designed to avoid settlement and often require subgrade preparation such as replacement of soils near the surface, placing structural fill/gravel, and compaction. The subgrade recommendations will also be provided in the final geotechnical report.

Kimley-Horn has provided engineering on over 1,500 solar projects across the country. Our experience from these projects suggests that the soils at the proposed solar site are satisfactory for construction of a solar facility. The final details of the foundations will be decided after the geotechnical investigation and after final engineering design.

If you have any questions based on the notes above, please let us know.

Sincerely,

Kimley-Horn and Associates, Inc.

David Franklin, IL SE
Structural Engineer
David.Franklin@kimley-horn.com

Attachment D
Preliminary Stormwater Prevention and Pollution Plan (SWPPP)

PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN

RDC IL N24th Avenue LLC

Intersection of State Route 48 and N 24TH Ave

Montgomery County, IL 62538

Prepared by:
Kimley-Horn and Associates, Inc.
111 W Jackson Blvd, Suite 1320
Chicago, IL 60604
Contact: Ryan Ams, P.E.
Phone: 331-300-3295

Prepared on: February 14th, 2025
Reissued: April 18th, 2025

Kimley»Horn

TABLE OF CONTENTS

ATTACHMENTS

1. STORMWATER POLLUTION PREVENTION PLAN

The responsible party for the implementation, maintenance and inspection of all measures described in this Storm Water Pollution Prevention Plan is:

(Contractor Operator and/or Responsible Authority) **(Date)**

(Contractor Company Name)

(Contractor Address) **(Telephone)**

Project Name and location information:	*RDC IL N24th Avenue LLC* *Intersection of State Route 48 and N 24TH Ave* *Montgomery County, IL 62538*

2. SITE DESCRIPTION

2.1. Project Description

The proposed project is approximately 40 acres and is located north of N 24th Ave and south of State Route 48 in Montgomery County, IL 62538. The project site will include solar panels, inverters, transformers, and other mechanical equipment as well as perimeter security fencing, gates, and an access road.

2.2. Existing Soils

NRCS classifies the site soils as Herrick silt loam; 0 to 2 percent slopes (46A), Virden silty clay loam; 0 to 2 percent slopes (50A), Harrison silt loam; 2 to 5 percent slopes (127B), Mascoutah silty clay loam; 0 to 2 percent slopes (385A), Oconee-Darmstadt-Coulterville silt loams; 0 to 2 percent slopes (882A), Herrick-Biddle-Piasa silt loams; 0 to 2 percent slopes (894A). The hydrological soil groups are C/D, C/D, C, B/D, C/D, and C/D, respectively. Refer to **Attachment 7** for the NRCS Soil Report.

2.3. Existing Site Description

The existing site is currently used for agricultural purposes.

2.4. Adjacent Areas

The site is bound to the east, west, and south by agricultural fields, and to the north by residential buildings and businesses.

2.6. Project Name and Location:

RDC IL N24th Avenue LLC

Intersection of State Route 48 and N 24TH Ave

Montgomery County, IL 62538

2.7. Owner Name and Location:

RDC IL N24th Avenue LLC

1 S Wacker Dr Suite 1800

Chicago, 60606

2.8. Applicable Stormwater Regulations

This SWPPP shall abide by all regulations sent forth by the Illinois Environmental Protection Agency (IEPA). There is no additional stormwater regulations for Montgomery County. Should Montgomery County implant stormwater regulations stricter than the IEPA, then this SWPP will be updated to be in compliance.

3. GENERAL SOIL DISTURBING ACTIVITIES

Clearing and grubbing will occur first. Additional excavation and backfill for site access roads and electrical foundation pads, minor grading and topsoil spreading will be necessary.

4. CONSTRUCTION SEQUENCE

1. Install stabilized construction entrance.
2. Prepare temporary parking and storage areas, upon implementation and installation of the following areas: trailer, parking, lay down, porta-potty, wheel wash, concrete washout, fuel and material storage containers, solid waste containers, etc. Denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
3. Install silt fence or approved equivalent erosion control BMP's.
4. Clear/grub the site as necessary. Temporarily seed disturbed areas, throughout construction, that will be inactive for seven (7) days or more or as required by the general permit.
5. Stabilization of all exposed soil areas must be initiated immediately to limit soil erosion but in no case completed later than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased.
6. Begin grading and constructing access roads, pile driving, racking installations, solar module placement, fencing, utility pole and overhead wires, and utility trenching.
7. Provide permanent seeding/stabilization per the landscape plan.
8. All stockpiles should be re-graded as part of the permanent stabilization of the site. No topsoil should leave the site during construction.
9. Remove all temporary erosion and sediment control devices (only after site is fully stabilized and/or is in compliance with Illinois Environmental Protection Agency (IEPA) requirements).

Note: The sequence of construction shown above is a general overview and is intended to convey the general concepts of the erosion control design and should not be relied upon for construction purposes. The contractor is solely responsible for detailed phasing and construction sequencing necessary to construct the proposed improvements included in these plans. The contractor shall notify engineer in writing immediately, prior to and/or during construction if any additional information on the construction sequence is necessary. Contractor is solely responsible for complying with requirements of the Authority Having Jurisdiction and all other applicable laws.

5. CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES

During the construction phase, the General Contractor shall implement the following measures:

1. Silt fence will be installed at the perimeter of the site to prevent soil runoff onto surrounding properties, as needed.

2. Stormwater sediment controls will be implemented at the inlets and outlets for the proposed stormwater conveyance system.
3. Appropriate sediment control measures will be implemented for construction vehicle traffic, including a stabilized construction entrance and concrete washout.
4. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from adequate sedimentation controls. Fast-germinating temporary seed shall be installed in areas where there will be no construction for longer than 14 days. This includes any temporary soil stockpiles. Materials removed to an off-site location shall be protected with appropriate controls and properly permitted.
5. The general contractor shall designate areas for equipment cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm.
6. Use of detergents for large scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.).
7. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in weatherproof containers. Except during application, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected removed from the site, treated, and disposed at an approved solid waste or chemical disposal facility.

6. SOIL STABILIZATION

The purpose of soil stabilization is to prevent soil from leaving the site. In the natural condition, soil is stabilized intermittently by agricultural crops. The primary technique to be used at this project for stabilizing site soil will be to provide a protective cover of native grasses and pollinators per the landscaping plan or gravel access road.

1. Temporary Seeding – Within 7 days after construction activity ceases on any particular area, all disturbed ground where there will be construction longer than 14 days must be seeded with fast-germinating temporary seed or protected with mulch.
2. Permanent Seeding – All areas at final grade must be seeded within 14 days after completion of the major construction activity. Except for small level spots, seeded areas should generally be protected with mulch, hydromulch, or an approved equal.

7. EROSION AND SEDIMENT CONTROLS

1. *Silt Fence* – Silt fence is a synthetic permeable mesh fabric typically incorporating wooden support stakes at intervals sufficient to support the fence and water and sediment retained by the fence. Silt fence is also available with a wire mesh backing. The fence is designed to retain sediment-laden water to allow settlement of suspended soils before filtering through the mesh fabric for discharge downstream. Silt fence shall be located to capture overland, low-velocity sheet flow. It shall be installed at the downstream location of all site runoff. Silt fence has the capacity to handle 0.25 acre per 100 feet of silt fence length.

2. *Construction Entrance/Exit* – All access points from the public street into the construction site shall include a construction entrance/exit composed of coarse stone to the dimensions shown on the Construction Drawings. The rough texture of the stone helps to remove clumps of soil adhering to construction vehicle tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.
3. *Concrete Washout Area* – The concrete washout area is used to contain concrete and liquids when the concrete mixers and trucks are rinsed out after delivery. It is an onsite designated cleaning area. The washout facility consolidates solids for easier disposal and prevents runoff of liquids. *Concrete washout waters will be treated in a sediment basin or alternative control, for instance a sediment bag, that provides equivalent or better treatment prior to discharge.*

8. WASTE DISPOSAL

8.1. Erosion and Sediment Materials

Soils that build up in silt fencing and silt dikes shall be spread on site and allowed to dry. The paved streets adjacent to the site entrance shall be swept as needed to remove mud, dirt, or rock tracked from the site. Dump trucks hauling material from the site shall be covered with a tarpaulin.

8.2. Construction Waste Materials

All construction waste materials shall be collected and stored in a securely lidded metal dumpster rented from a licensed solid waste management company. The dumpster shall meet county and state solid waste management regulations. The dumpster shall be emptied as often as necessary in a lawful manner. The Owner shall instruct all personnel on the correct procedures for disposing of waste. Notices stating the policy shall be posted on site. No solid materials are allowed to be discharged from the site via stormwater.

8.3. Hazardous Waste

All hazardous waste materials shall be disposed of in the manner specified by local and state regulations or by the manufacturer. The Owner shall instruct site personnel on these practices and the policy shall be posted on site.

8.4. Sanitary Waste

All personnel involved with construction activities must comply with state and local sanitary or septic system regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial operator.

9. MAINTENANCE PLAN

These inspection and maintenance practices shall be used to maintain erosion and sediment controls:

1. All control measures shall be inspected at least once per week and within 24 hours following a rainfall event of 0.25 inches or greater.
2. If measures are in need of repair, appropriate remedies shall be initiated immediately.
3. Silt fences shall be inspected for sediment build up, break through, and to see if they are functional.
4. Sediment shall be removed from the devices when the sediment has reached 1/2 the height of each.
5. Stabilized construction entrances/exits shall be checked for sediment clogging the rock at the entrance/exit.
6. Streets shall be checked for sediment tracking due to vehicles.
7. Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas.
8. Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with access gravel road or have stand of grass with at least 70 percent density. Areas must be watered, fertilized, and reseeded as needed to achieve this requirement.
9. All discharge points must be inspected to determine whether erosion control measures are effective in preventing significant impacts to receiving waters.

10. MATERIALS MANAGEMENT PRACTICES

10.1. Guidelines

The following are the material management practices that shall be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.

The following good housekeeping practices shall be followed onsite during the construction project:

1. An effort shall be made to store only enough products to do the job.
2. All materials stored onsite shall be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
3. Products shall be kept in their original containers with the original manufacturer's label.

4. Substances shall not be mixed with one another unless recommended by the manufacturer.

5. Whenever possible, all of a product shall be used up before disposing of the container.

6. Manufacturers' recommendations for proper use and disposal shall be followed.\

7. The site superintendent shall inspect daily to ensure proper use and disposal of materials onsite.

These practices are used to reduce the risks associated with the products described below.

10.2. Petroleum Products and Fuels

All onsite vehicles shall be monitored for leaks and receive regular preventative maintenance. Petroleum products shall be stored in sealed containers according to local and state regulations.

10.3. Paints

All containers shall be tightly sealed and stored when not in use. Excess paint shall not be discharged to the stormwater drainage but shall comply with local and state regulations.

10.4. Fertilizers

If needed, fertilizers shall be applied in the minimum amounts required. Storage shall be in a closed shed or trailer. Partially opened bags shall be stored in sealable plastic bins.

10.5. Concrete Trucks

Concrete trucks shall not be allowed to wash out or discharge surplus concrete or drain wash water on the site.

These practices are used to reduce the risks associated with spill management:

1. Manufacturers' recommended methods for spill cleanup shall be clearly posted and site personnel shall be made aware of the procedures and the location of the information and cleanup supplies.

2. Materials and equipment necessary for spill cleanup shall be kept in the material storage area onsite. Equipment and materials may include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, and plastic and metal trash containers specifically for this purpose.

3. All spills shall be cleaned up immediately after discovery.

4. The spill area shall be kept well-ventilated and personnel shall wear appropriate protective clothing to prevent injury from contact with hazardous substance.

5. Spills of toxic or hazardous materials shall be reported to the appropriate authorities.

6. The spill prevention plan shall be adjusted to include measures to prevent the spill from reoccurring.

7. Site personnel shall be designated by the site superintendent to be responsible for spill cleanup. These personnel shall receive training specific to the responsibility.

11. INSPECTIONS

Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm that is 0.25 inches or greater or equivalent snowfall*. If an area of the site is inaccessible due to flooding or other conditions deemed unsafe, the area will be inspected within 72 hours of being accessible.* Qualified personnel means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a licensed professional engineer or other knowledgeable person who possesses the skills to assess conditions at the construction site that could impact stormwater quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of stormwater discharges from the construction activities. *When construction activities are ceased due to frozen conditions, inspection can be reduced to one per month. Inspections once every seven calendar day will recommence once construction activities are resumed, if there is 0.5 inches or greater rain event, or a discharge event due to snowmelt occurs.*

Disturbed areas, areas used for storage of materials that are exposed to precipitation, and areas *where stormwater typically flows* shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit shall be inspected for evidence of off-site sediment tracking. Stabilization measures that have been implemented will be observed to ensure stabilization is still intact.

Based on the results of the inspection, the description of potential pollutant sources identified in this plan and pollution prevention measures identified shall be revised as appropriate as soon as practicable after such inspection.

An inspection report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the stormwater pollution prevention plan, flooding or unsafe conditions, and the actions taken shall be made and retained as part of the stormwater pollution prevention plan for at least three years from the date that the permit coverage expires or is terminated*. Inspection reports will be retained on the construction site and signed in accordance with Part VI.G of the NPDES Permit No. ILR10. Any flooding or other unsafe conditions that delay inspections must be documented in the inspection report.*

The permittee shall complete and submit within *24 hours* an “Incidence of Noncompliance” (ION) report for any violation of the stormwater pollution prevention plan observed during an inspection conducted, including those not required by the plan. Corrective action will be undertaken

immediately to address the identified non-compliance issue(s). Submission shall be on forms provided by the Agency and include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. *All reports of the noncompliance shall be signed by a responsible authority, as defined in section VI.G of the NPDES permit No. ILR10, and sent to the appropriate Agency Field Operations Section office by email at epa.swnoncomp@illinois.gov, telephone, or fax (See Attachment A of the General NPDES Stormwater Permit for Construction Activities).*

Corrective action must be taken when the following conditions are identified: A stormwater control needs repair or replacement; A stormwater control necessary to comply with the requirements of this permit was never installed or was installed incorrectly; Discharges are causing an exceedance of applicable water quality standards; and A prohibited discharge has occurred. Corrective actions must be completed as soon as possible and documented within 7 days in an Inspection Report or report of noncompliance. If it is infeasible to complete the installation or repair within 7 calendar days, it must be documented why it is infeasible to complete the installation or repair within the 7-day timeframe and document the schedule for installing the stormwater control(s) and making it operational as soon as feasible after the 7-day timeframe. If maintenance is required for the same stormwater control at the same location three or more times, the control must be repaired in a manner that prevents continued failure to the extent feasible, and the condition and how it was repaired must be documented. Alternatively, it must be documented why the specific reoccurrence of this same issue should continue to be addressed as a routine maintenance fix.

12. FINAL MAINTENANCE

The contractor shall maintain the erosion and sediment control measures identified on this plan until the site is stabilized to assure continued performance of their intended function.

All temporary erosion and sediment control BMPs will be removed within 30 days after final site stabilization is achieved or after the temporary BMPS are no longer needed. Trapped sediment will be removed and stabilized onsite. Disturbed soil areas resulting from removal of BMPs or vegetation will be permanently stabilized as soon as possible.

When a site has been finally stabilized and all stormwater discharges from construction sites that are authorized by this permit are eliminated, the permittee shall submit a completed “Notice of Termination” (NOT). For the purposes of this plan, elimination of stormwater discharges associated with construction activity means that all disturbed soils at the site have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time, or that all stormwater discharges associated with construction activity from the site that are authorized by a NPDES general permit have otherwise been eliminated. The NOT shall be signed by a responsible authority and mailed to the Agency at the address provided on the form.

Attachment 1 – SWPPP Preparation Certification Form

SWPPP Preparer's Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature Date

Name:	Ryan Ams, P.E.
Title:	Project Manager
Company Name:	Kimley-Horn and Associates, Inc.
Address:	111 W Jackson Blvd Suite 1320
City, State:	Chicago, IL 60604
Phone Number:	331-300-3295

Attachment 2 – Owner's Certification Form

Owner's Certification

(to be duplicated and signed by the owner)

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature Date

Name: _____

Title: _____

Company Name: _____

Address: _____

City, State: _____

Phone Number: _____

Attachment 3 – Contractor's Certification Form

Contractor's Certification

(to be duplicated and signed by each contractor or subcontractor)

This SWPPP must clearly identify, for each measure identified within the SWPPP, the contractor(s) or subcontractor(s) that will implement each measure. All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature Date

Name: _____

Title: _____

Company Name: _____

Address: _____

City, State: _____

Phone Number: _____

Attachment 4 – Aerial Map

Docusign Envelope ID: 124BAB49-0F2B-46BA-8036-DED3727AD40D

NORTH

GRAPHIC SCALE IN FEET
0 500 1000 2000

Kimley»Horn

570 LAKE COOK ROAD, SUITE 200, DEERFIELD, IL 60015
WWW.KIMLEY-HORN.COM

RDC IL N24th LLC - AERIAL MAP

INTERSECTION OF STATE ROUTE 48 AND N 24TH AVE
MONTGOMERY COUNTY, IL 62538

EX-4

Attachment 5 – Location Map

NORTH

GRAPHIC SCALE IN FEET
0 500 1000 2000

Kimley»Horn

570 LAKE COOK ROAD, SUITE 200, DEERFIELD, IL 60015
WWW.KIMLEY-HORN.COM

RDC IL N24th LLC - LOCATION MAP

INTERSECTION OF STATE ROUTE 48 AND N 24TH AVE
MONTGOMERY COUNTY, IL 62538

EX-5

Attachment 6 – USGS Map

USGS science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

RAYMOND QUADRANGLE
ILLINOIS
7.5-MINUTE SERIES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 16S

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, July 2019 - July 2019
Roads..... U.S. Census Bureau, 2016 - 2017
Names.....GNIS, 1980 - 2023
Hydrography.....National Hydrography Dataset, 2004 - 2022
Contours.....National Elevation Dataset, 2018
Boundaries.....Multiple sources; see metadata file 2021 - 2022
Public Land Survey System.....BLM, 2020
Wetlands.....FWS National Wetlands Inventory Not Available

MN
GN
2°23'
42 MILS
1°37'
29 MILS
UTM GRID AND 2023 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
BJ
Grid Zone Designation
16S

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

ILLINOIS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Farmersville
2 Raymond NE
3 Morrisonville
4 Atwater
5 Nokomis SW
6 Litchfield
7 Butler
8 Hillsboro

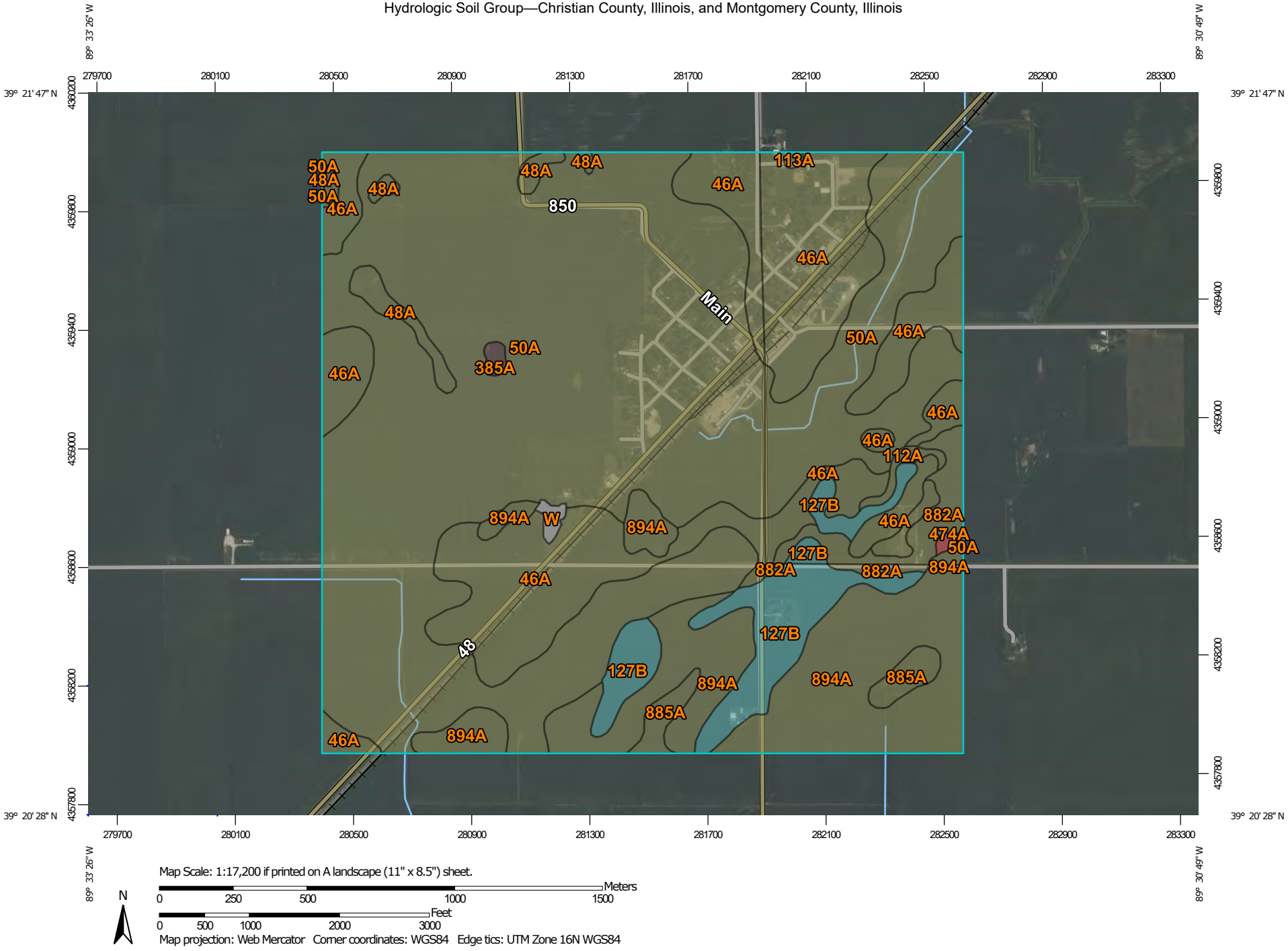
ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

RAYMOND, IL
2024

NSN 7643016365712
NGA REF NO.USGSX24K 372 08

Attachment 7 – NRCS Soil Report

Hydrologic Soil Group—Christian County, Illinois, and Montgomery County, Illinois



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Christian County, Illinois
Survey Area Data: Version 18, Aug 21, 2024

Soil Survey Area: Montgomery County, Illinois
Survey Area Data: Version 21, Aug 21, 2024

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 10, 2023—Sep 10, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
46A	Herrick silt loam, 0 to 2 percent slopes	C/D	109.5	10.0%
50A	Virden silty clay loam, 0 to 2 percent slopes	C/D	87.0	8.0%
112A	Cowden silt loam, 0 to 2 percent slopes	C/D	3.2	0.3%
113A	Oconee silt loam, 0 to 2 percent slopes	C/D	0.7	0.1%
113B	Oconee silt loam, 2 to 5 percent slopes	C/D	4.0	0.4%
127B	Harrison silt loam, 2 to 5 percent slopes	C	9.1	0.8%
474A	Piasa silt loam, 0 to 2 percent slopes	D	1.3	0.1%
882A	Oconee-Darmstadt-Coulterville silt loams, 0 to 2 percent slopes	C/D	17.3	1.6%
894A	Herrick-Biddle-Piasa silt loams, 0 to 2 percent slopes	C/D	1.2	0.1%
Subtotals for Soil Survey Area			**233.2**	**21.4%**
Totals for Area of Interest			**1,091.9**	**100.0%**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
46A	Herrick silt loam, 0 to 2 percent slopes	C/D	115.0	10.5%
48A	Ebbert silt loam, 0 to 2 percent slopes	C/D	13.6	1.2%
50A	Virden silty clay loam, 0 to 2 percent slopes	C/D	525.6	48.1%
127B	Harrison silt loam, 2 to 5 percent slopes	C	46.5	4.3%
385A	Mascoutah silty clay loam, 0 to 2 percent slopes	B/D	1.8	0.2%
882A	Oconee-Darmstadt-Coulterville silt loams, 0 to 2 percent slopes	C/D	2.8	0.3%
885A	Virden-Fosterburg silt loams, 0 to 2 percent slopes	C/D	12.6	1.2%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
894A	Herrick-Biddle-Piasa silt loams, 0 to 2 percent slopes	C/D	138.7	12.7%
W	Water		2.0	0.2%
Subtotals for Soil Survey Area			**858.7**	**78.6%**
Totals for Area of Interest			**1,091.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

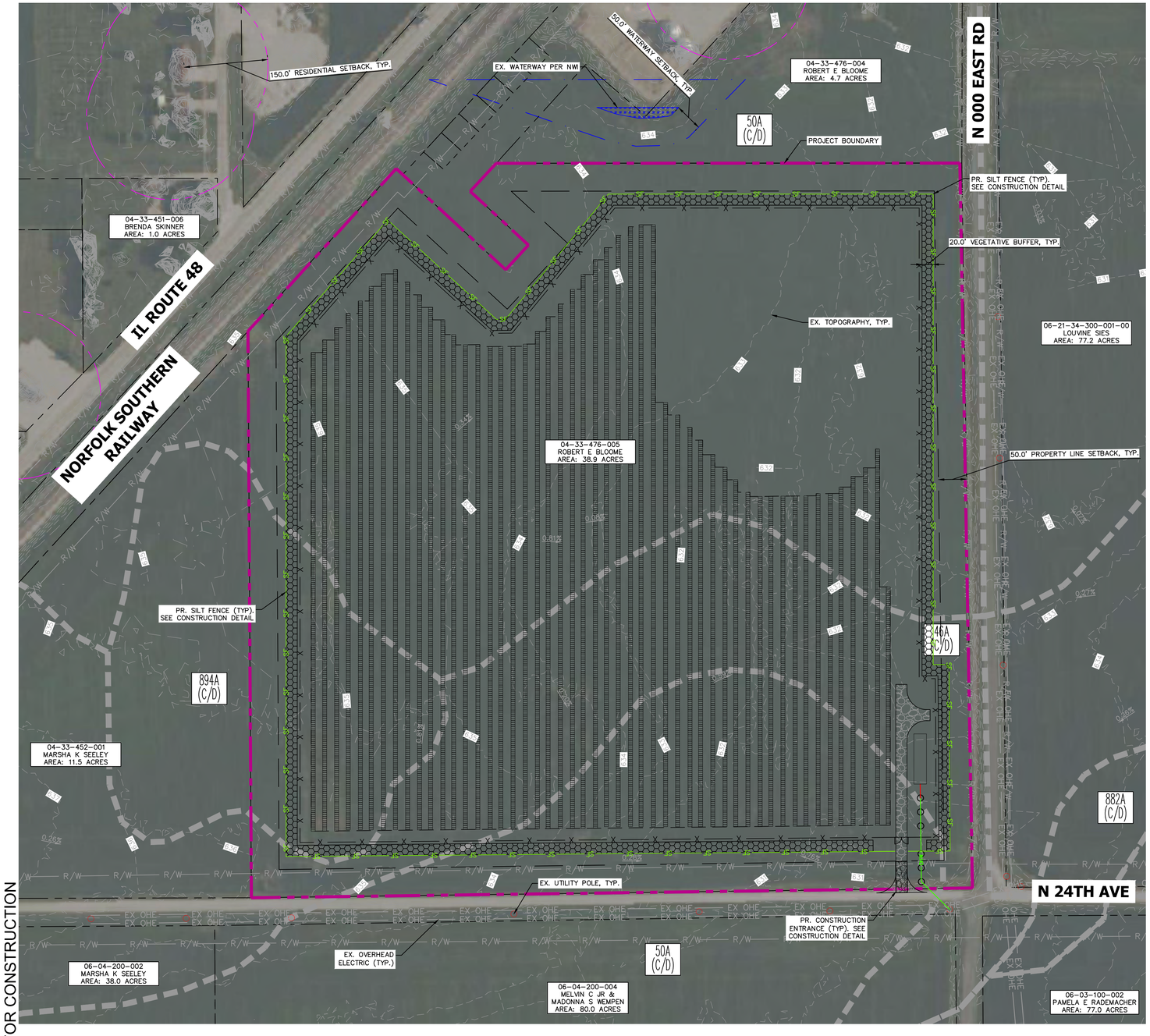
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

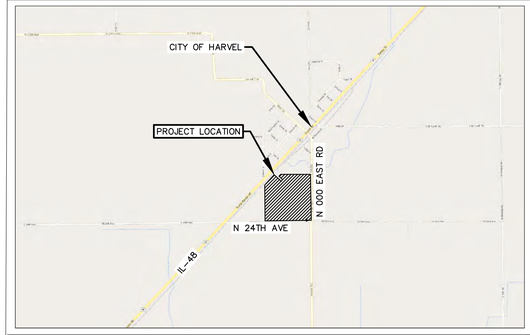
Attachment 8 – C-300 Erosion Control Plan & C-500-C-502 Construction Details

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH



VICINITY MAP



SCALE 1" = 2000'

LEGEND

ROAD LABEL	N 24TH ST
PROJECT BOUNDARY	
PROPERTY LINE (PER COUNTY GIS, ACCESSED 01/17/2025)	
PROPERTY LINE SETBACKS (PER MONTGOMERY COUNTY ORDINANCE NO. 2023-23, DATED 08/13/2024)	
EX. ROAD CENTERLINE (TRACED PER AERIAL)	
EX. ROAD RIGHT-OF-WAY (TRACED PER AERIAL)	R/W
EX. OVERHEAD ELECTRIC (TRACED PER AERIAL)	EX OHE
EX. UTILITY POLE (TRACED PER AERIAL)	
EX. OCCUPIED COMMUNITY BUILDING/DWELLING (TRACED PER AERIAL)	
EX. SLOPE	XX%
EX. CONTOURS	XXX
EX. WATERWAY	
50' WATERWAY SETBACK	
150' RESIDENTIAL SETBACK	
SOIL BOUNDARY	
PR. SILT FENCE	SF SF
PR. CONSTRUCTION ENTRANCE	
PR. SECURITY FENCE	X X
PR. UTILITY POLE	
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	
PR. PANEL EXTENTS	
PR. OVERHEAD ELECTRIC	OHW
PR. UNDERGROUND ELECTRIC	UGE
PR. GRAVEL ACCESS ROAD	

EROSION CONTROL BMPS

DESCRIPTION	QUANTITY
SILT FENCE	4,735 LF
CONSTRUCTION ENTRANCE	1 (EACH)

NOTES

1. THE PURPOSE OF THIS PLAN IS FOR SOLAR FARM PERMIT REVIEW AND APPROVAL BY MONTGOMERY COUNTY TO CONSTRUCT A SOLAR FARM.
2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING MONTGOMERY COUNTY, GOOGLE EARTH, NATIONAL WETLANDS INVENTORY (NW), FEMA, NRCS SOIL INFORMATION, AND USGS TOPOGRAPHIC INFORMATION.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL UNMAPPED 17X150) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING, REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
5. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: AGGREGATE ACCESS ROAD, FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
6. SETBACKS SHOWN ON THIS PLAN ARE BASED ON THE MONTGOMERY COUNTY ORDINANCE FOR SOLAR ENERGY FARM AND SOLAR GARDEN INSTALLATIONS.
7. SILT FENCE HAS BEEN PLACED AT DOWNSTREAM EXTERNAL BOUNDARIES.
8. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.

SITE DATA TABLE

PIN #	04-33-476-005
APPLICANT	RDC IL N24TH LLC
PROPERTY OWNER	ROBERT E BLOOME
SITE ADDRESS	NE OF INTERSECTION OF IL STATE ROUTE 48 AND N 24TH AVE, MONTGOMERY COUNTY IL, 62538
LEGAL DESCRIPTION	PERMANENT TAX NUMBER: 04-33-476-005: SE SE LYG SE SE LINE RR ROW (EX WEST ST & BENNETT ST ROWS) S33 T11 R4
ZONING JURISDICTION	MONTGOMERY COUNTY
CURRENT LAND USE	CROPLAND
PROPOSED AREA	SOLAR FARM
TOTAL PARCEL AREA	38.85 ± AC
PRELIMINARY DISTURBED AREA	27.2 ± AC (AREA WITHIN FENCE)
PRELIMINARY SOLAR AREA	19.4 ± AC
RIGHT-OF-WAY SETBACK	50.0'
PROPERTY LINE SETBACK	50.0'
RESIDENTIAL SETBACK	150.0'
TOTAL MODULES	10,943
TOTAL POWER OUTPUT (AC)	UP TO 4.95 MWac
GROUND COVER RATIO (GCR)	35%

No.	REVISIONS	DATE
	PLAN COMMENTS	04/18/2025

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KHA PROJECT 266198022
DATE 02/14/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY RJA
CHECKED BY

EROSION CONTROL PLAN

RDC IL N24TH AVENUE LLC

MONTGOMERY COUNTY, IL

SHEET NUMBER
C-300

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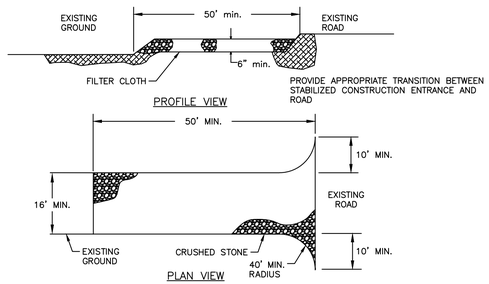
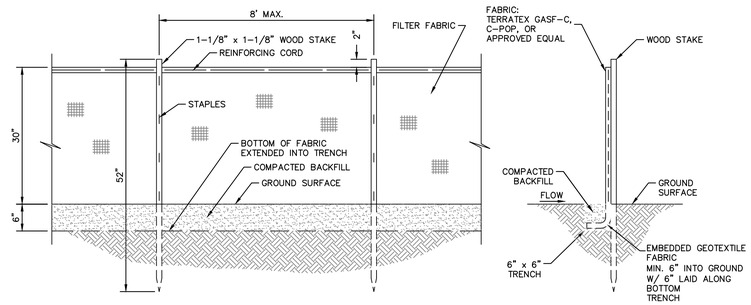


1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE PROPOSED ENTRANCE.
5. GEOTEXTILE FILTER CLOTH (MIRAFI HP370 OR APPROVED EQUIVALENT) SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE SURFACE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING ROAD. THIS MANY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO EXISTING ROAD SHALL BE REMOVED IMMEDIATELY.

1 C-500 TEMPORARY STABILIZED CONSTRUCTION ENTRANCE DETAIL

FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING



1. AASHTO M288 05 SILT FENCE OR APPROVED EQUIVALENT TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF AASHTO M288 05 SILT FENCE OR APPROVED EQUIVALENT ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

2 C-500 STANDARD SILT FENCE

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DATE 02/14/2025
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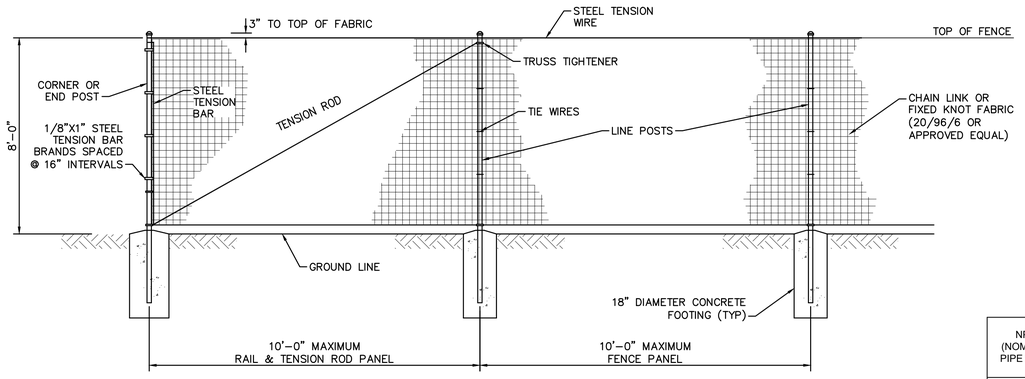
DESIGNED BY
DRAWN BY RJA
CHECKED BY

CONSTRUCTION DETAILS

RDC IL N24TH AVENUE LLC

MONTGOMERY COUNTY, IL

SHEET NUMBER C-500



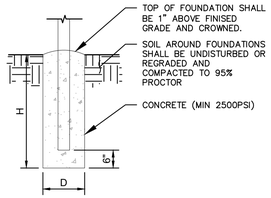
NPS (NOMINAL PIPE SIZE)	OUTSIDE DIAMETER	PIPE WALL THICKNESS	
		ASTM F1083 SCHEDULE 40 F_y= 30 KSI	ASTM F1043 GROUP 1C F_y= 50 KSI
1-¼"	1-⅝"	0.140"	0.111"
1-½"	1-⅞"	0.145"	0.120"
2"	2-⅜"	0.154"	0.130"
2-½"	2-⅞"	0.203"	0.160"
3"	3-½"	0.216"	0.160"
3-½"	4"	0.226"	0.160"
4"	4-½"	0.237"	N/A

FENCE POST SCHEDULE				
FENCE POST	NOMINAL PIPE SIZE (NPS) (1)	FOUNDATION DIMENSIONS (2)		
		CONCRETE		DRIVEN POST
		H	D	H
LINE POST	2"	3'-6"	0'-10"	4'-0"
TERMINAL POST	2-1/2"	3'-6"	1'-0"	4'-0"
GATE POST - VEHICLE	3-1/2"	4'-0"	1'-4"	5'-0"
GATE POST - PEDESTRIAN	2-1/2"	3'-6"	1'-0"	4'-0"
BRACE RAIL	1-1/4"	-	-	-
WELDED GATE FRAME	1-1/2"	-	-	-

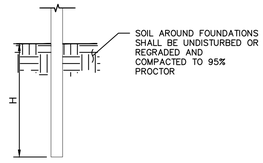
(1) FENCE POST DIMENSIONS ARE LISTED BELOW AND ALL POSTS SHALL BE IN ACCORDANCE WITH ASTM F1083, SCHEDULE 40 OR ASTM F1043, GROUP C:

(2) FOUNDATIONS SHALL BE CONCRETE OR DRIVEN DIRECTLY INTO GRADE (LINE POST ONLY) AS SHOWN BELOW. DEPTH SHALL BE A MINIMUM OF 6" BELOW FROST DEPTH OR AS LISTED IN THE FENCE POST SCHEDULE, WHICHEVER IS DEEPER.

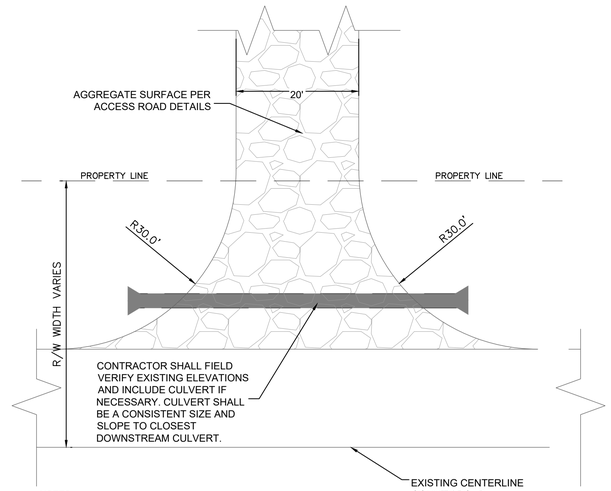
CONCRETE:



DRIVEN (LINE POST ONLY):

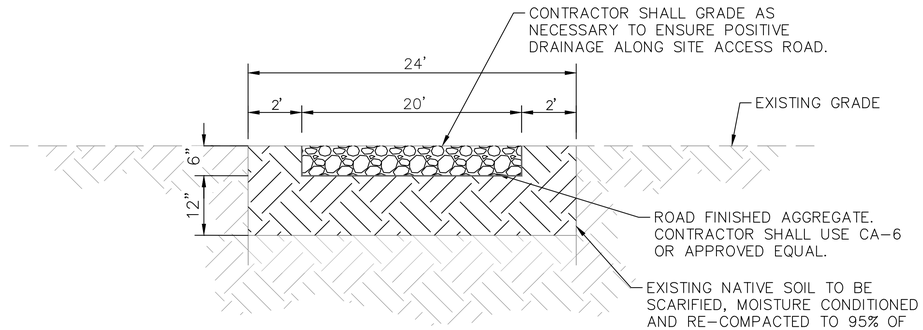


5 C-501 STANDARD FENCE (FABRIC OR CHAIN LINK) WITH STEEL POSTS
FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING



NOTES:
1. SEED DISTURBED AREA WITH FESCUE BLEND OR APPROVED EQUIVALENT.
2. CULVERT MATERIAL MUST BE CORRUGATED METAL PIPE (C.M.P) OR REINFORCED CONCRETE PIPE (R.C.P). ANY MATERIALS USED MUST BE ON APPROVED IDOT MATERIALS LIST.
3. CULVERT LENGTH MUST BE 30 FEET MINIMUM.
4. CONTRACTOR SHALL GRADE AS NECESSARY TO ENSURE MAXIMUM SLOPE OF 8% ALONG ENTRANCE AND ENSURE POSITIVE DRAINAGE.

6 C-501 TYPICAL ROAD ENTRANCE DETAIL
FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING



NOTES:
1. REMOVE ALL GRASSES AND ORGANICS WITHIN ACCESS ROAD AREA.
2. SCARIFY, MOISTURE CONDITION, AND RE-COMPACT EXISTING NATIVE SOILS (THICKNESS PER DETAIL) TO 95% OF THE MATERIAL'S ASTM D-1557 MAXIMUM DRY DENSITY.
3. COMPACTION SHALL BE VERIFIED BY TESTING BY THE GEOTECHNICAL CONSULTANT.

7 C-501 TYPICAL ACCESS ROAD DETAIL
FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING
SCALE: NTS

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RDC IL N24TH AVENUE LLC
MONTGOMERY COUNTY, IL

SHEET NUMBER
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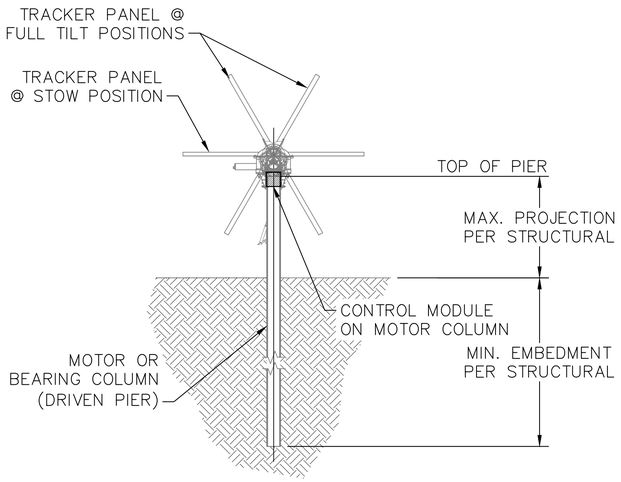
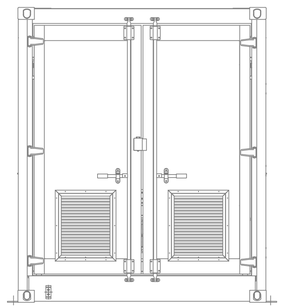


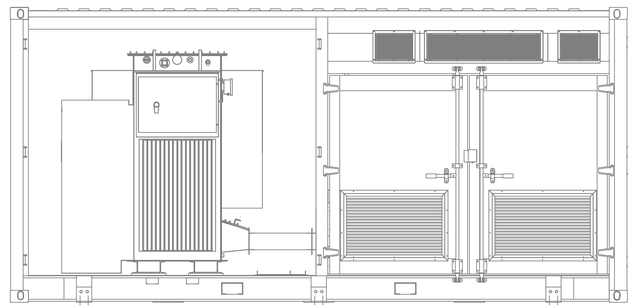
8 C-502 EXAMPLE SINGLE-AXIS TRACKER SIDE ELEVATION

FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING

SCALE: NTS



INVERTER SKID
SIDE ELEVATION

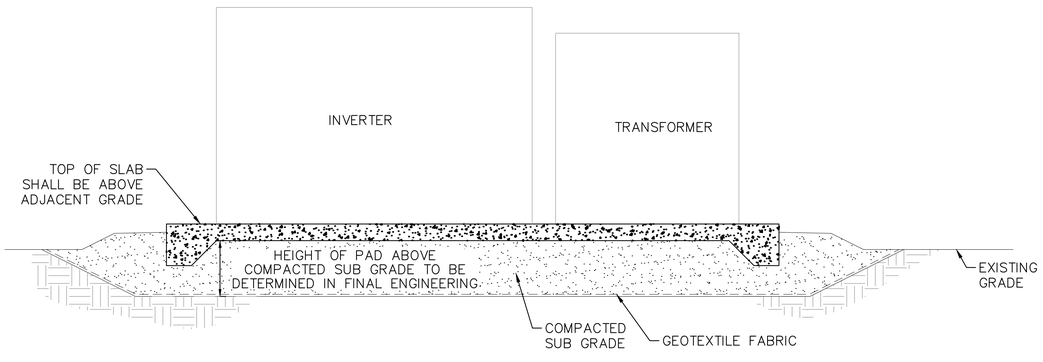


INVERTER SKID FRONT ELEVATION

9 C-502 EXAMPLE INVERTER SKID FRONT & SIDE ELEVATION

FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING

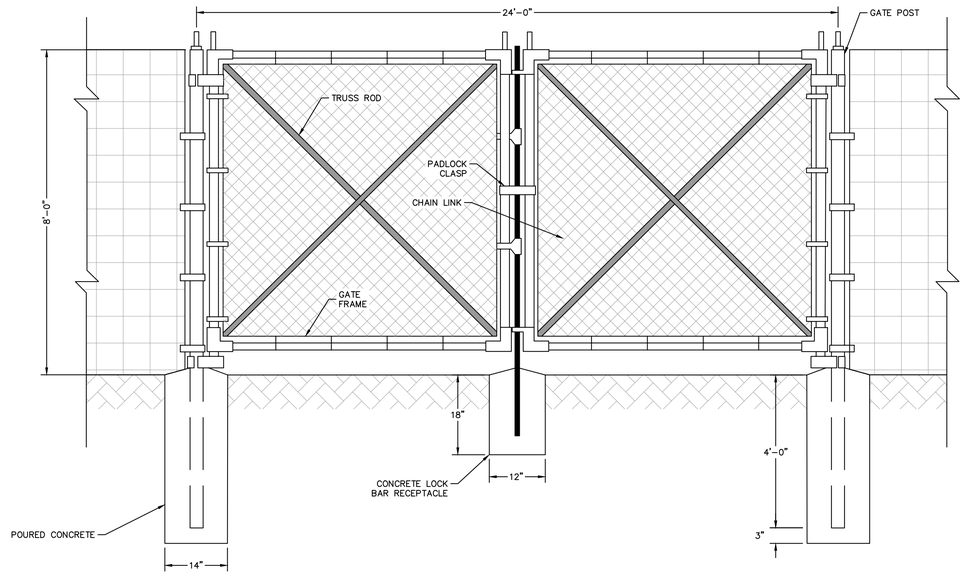
SCALE: NTS



10 C-502 EXAMPLE EQUIPMENT PAD ELEVATION DETAIL

FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING

SCALE: NTS



11 C-502 DOUBLE SWING GATE DETAIL

FOR REFERENCE ONLY = SUBJECT TO CHANGE PENDING FINAL ENGINEERING

SCALE: NTS

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DATE	02/14/2025
SCALE	AS SHOWN
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DRAWN BY	RJA
CHECKED BY	

CONSTRUCTION DETAILS

RDC IL N24TH AVENUE LLC

MONTGOMERY COUNTY, IL

SHEET NUMBER

C-502

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Attachment 9 – BMP Installation Log

BMP INSTALLATION LOG

Project: RDC IL N24th Avenue LLC

Location: Intersection of State Route 48 and N 24th Ave
Montgomery County, IL 62538

BMP Name	Date Installed	Description of BMP Installed	Responsible Party

Attachment 10 – Amendment Log

AMENDMENT LOG

Project: RDC IL N 24th Avenue LLC

Location: Intersection of State Route 48 and N 24th Ave
Montgomery County, IL 62538

Amendment No.	Date	Description of Amendment

Reactivate
An Inwenergy Company

Attachment E
Proposed Decommissioning Plan

RDC IL N24th AVENUE LLC SOLAR FACILITY DECOMMISSIONING PLAN

February 17th, 2025
Reissued: April 18th, 2025

Purpose

This decommissioning plan is provided by Reactivate (the "Project Company") and will detail the projected decommissioning demands associated with the proposed project.

The purpose of this decommissioning plan is to provide procedures and an opinion of probable construction cost for partial or full closure of the solar facility. Montgomery County Zoning Ordinance Number 2023-23 Section G requires a decommissioning plan and performance guarantees to supplement plans submitted as part of a Solar Farm Development Permit package. This decommissioning plan details provisions for facility deconstruction and site restoration, to satisfy the specific guidelines set forth in the Project's Solar Farm Development Permit. Accordingly, the Decommissioning Plan and Cost estimation will comply with 55 ILCS 5/5-12020 and comply with the Agricultural Impact Mitigation Agreement as required by 505 ILCS 147/15(a). This decommissioning plan shall take effect upon facility abandonment, discontinuation of operation, or expiration of the Solar Farm Development Permit as defined by Montgomery County Code.

Site Location

RDC IL N24th Avenue LLC Solar Facility proposes to build a photovoltaic (PV) solar facility ("Solar Facility") with a nameplate capacity of approximately 4.95 MW_{AC} ("Project"), in Montgomery County, Illinois. The Facility is located at intersection of IL State Route 48 and N 24th Ave in Harvel Township, and within a tax parcel with identification number 04-33-476-005 ("Property"). The Project Site is approximately 38.9 acres, currently being used as farmland. The Project will have a fenced area of approximately 27 acres that will contain approximately 19 acres of solar arrays.

Anticipated Service Life of the Project

Unless the system is purchased by Montgomery County or other entity, the facility shall be decommissioned in accordance with this Decommissioning Plan ("Plan"), restoring the site to as close to its agreed-upon post-decommissioned state as practicably possible upon expiration or termination of the Power Purchase Agreement. The Solar Facility will have an expected useful life of 45 years, consisting of an initial 35 years plus two optional 5-year extensions. Depending on market conditions and Project Viability the solar arrays may be retrofitted with updated components to extend the life of the Project.

Decommissioning responsibilities include the removal of:

- 6' Minimum Security Perimeter Fences surrounding the array
    - At the end of the Project's useful life all fencing material will be broken down and removed. The fencing material will be sent to an approved recycler or sold for salvage value.
- All Metal Structures (Mounting racks and trackers)
    - At the end of the Project's useful life all metal structures will be broken down and removed. The metal will be sent to an approved recycler or sold for salvage value.
- Steel Foundations
    - At the end of the Project's useful life all steel foundations will be removed and sent to an approved recycler or sold for salvage value.
- Electrical Equipment:
    - Including: Photovoltaic (PV) modules, Pipelines, Alternators, Generators, Aboveground and underground cables, transformers, fans, switch boxes, fixtures.
    - All electrical equipment will be dismantled and removed from site at the end of the Project's useful life. The equipment will then be decontaminated, disposed of, or recycled per the manufacturer's recommendations.
- String Inverters
    - Inverters shall be removed and replaced throughout the lifecycle of the Project according to manufacturer's specifications.
- 1 Concrete Pad for Electrical Equipment
    - Concrete slabs will be broken and removed at the end of the anticipated Project Life. The concrete will be appropriately disposed of in compliance with local and state regulations.
- Gravel Access Roads
    - At the end of the Project's useful life, the gravel from the Project's access roads will be removed and the soil below the access road shall be restored as noted as in the Restoration of Property section below.
- Utility Poles
    - At the end of the anticipated life of the Project, the overhead cabling with be removed from poles and the poles will be removed.
- Landscaping
    - All vegetative landscaping installed as part of the Project will be removed at the end of the Project's useful life.

And otherwise restoring the premises to its original position or mutually agreed upon state. Other Plan activities include the management of materials and waste, projected costs, and a decommissioning fund agreement overview.

Decommissioning Risk Over the Lifecycle of a Project

The probability of an event that would lead to abandonment or long-term interruption is extremely low during the first 15 to 20 years of the Project life. Accordingly, the risk of decommissioning the Project is extremely low during this time frame. The reasons why the risk to decommission the Project is extremely low in the early phases of the Project include, but are not limited to:

- Project owners have sophisticated financing structures that allow the lender or tax equity partner to step in and rectify the event that may lead to abandonment.
- Most critical solar components have original equipment manufacturer (OEM) warranties with terms exceeding five years that include labor and parts. A warranty is an agreement or guarantee outlined by a manufacturer to a customer that defines performance requirements for a product or service. Warranties give customers a form of insurance if the purchased product or service does not adhere to quality standards. These warranties assure the Project owner, financing parties, and other stakeholders, that equipment will perform as expected which minimizes the risk of a decommissioning event. Average warranty lengths for critical solar components range from 5 to 10 years, with production warranties on solar panels extending to 20 to 25 years.
- Solar projects consist of many networked components designed to convert solar radiation into electrical energy. The failure of any single component will not result in a substantial reduction of energy generation that could lead to a decommissioning event.
- Solar projects are required to maintain replacement value property damage insurance coverage and business interruption insurance coverage. Business interruption insurance covers the loss of income that a business suffers after a disaster or equipment failure. Typical solar business interruption insurance covers income loss for twelve months from the date of the event triggering the loss.
- The replacement costs of solar components will typically decline over time, and accordingly, costs to replace failed or damaged equipment after lapsed OEM warranties will not create large financial hurdles for the Project.
- In the early stages of the Project, the resale value of the equipment is significantly higher than the decommissioning costs, resulting in a net positive (revenue).

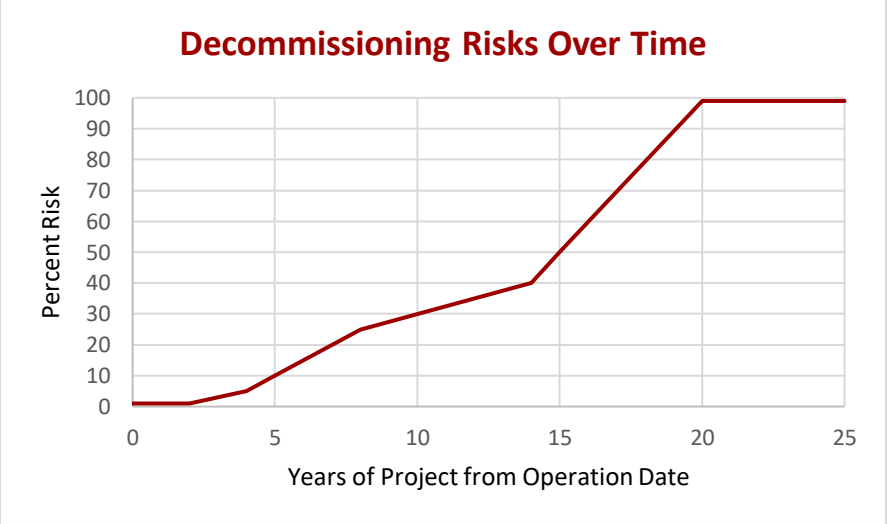
As previously noted, the probability of a decommissioning event that would lead to abandonment or long-term financial interruption is extremely low during the first 15 to 20 years of the Project life and accordingly, the financial risk to decommission the Project is also extremely low. A risk analysis approach is presented here for informational purposes only and has not been considered in the decommissioning cost estimates present in this Plan.

It is important to note that there are two aspects to consider when evaluating the risk for decommissioning the Project:

1. The risk of the need to decommission the Project as a whole (Project termination risk), and

2. The risk of failing to recuperate the cost of the decommissioning activities (decommissioning funding).

The most important concern for Montgomery County is the ability to recuperate the cost of decommissioning and restoration of the land to pre-Project conditions. The presence of a Power Purchase Agreement (PPA) in the first 20 years of the Project makes the likelihood of decommissioning very low during that time. The graph below summarizes the estimated decommissioning risk of cost recovery for the Project. The graph utilizes a “one percent” risk as the lowest risk; however, the financial value of the Project or equipment in the early years would far exceed the cost of the decommissioning and restoration activities and therefore, the graph is conservative.



The factors taken into consideration in estimating the risk include, but were not limited to:

- Years 1-5 – Minimal Project termination or financial risk due to presence of PPA with guarantee to purchase power, resale of value components, component warranties, value of facility.
- Years 5-10 – Similar consideration of previous period, except minimal increased financial risk due to the decrease in resale value of used components and rise in technological improvements of new equipment in market.
- Years 10-15 – Similar consideration of previous period, with slightly increased risk as warranties start to expire. Value of equipment is still substantial but decreasing.
- Years 15-20 – Similar consideration of previous period, warranties continue to expire; value of equipment diminishes with age and technological improvements in market.
- Years 20-25 – PPA expires, Project termination and funding risks increase, value of equipment diminishes, and technological improvements in market. A rise in salvage value of removed equipment due to diminishing natural resources and improvements in the efficiency of recycling/extraction technologies will offset the cost of decommissioning.

Commencement of Decommissioning

This Plan assumes that the Facility will be decommissioned under any of the following conditions:

1. The land lease (including the exercise of any extension options) ends and will either not be renewed, or a new lease will not be entered into for the Project.
2. The system does not produce power for sale for a consecutive duration, usually 12-month period, except in the instance of a force majeure event in which the Project is being repaired and/or restored.
3. The system is damaged and will not be repaired or replaced.

Removal of Nonutility Owned Equipment

To decommission the Solar Facility, the Project will include at a minimum:

- Disconnection from the utility power grid
- Removal of all Facility components: panels, inverters, wire, cable, combiner boxes, transformers, racks, trackers, tracker motors, weather monitoring, control system apparatus, etc.
- Removal of all non-utility owned equipment (at point of interconnection), conduits, structures, fencing, and foundations to a depth of at least three feet below grade.
- Restoration of property to a condition reasonably similar to its condition prior to Facility installation, or as initially agreed upon.
- Plant vegetation suitable for the location, native to the region, and which matches surrounding vegetation.

The owner of the leased property may request in writing for certain items to remain, e.g., access roads.

This decommissioning plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to necessary stakeholders prior to decommissioning.

The decommissioning process will maximize the recycling, reuse, and salvage of applicable facility components, which are outlined in the opinion of probable construction costs. Based on the extent of decommissioning, prior to beginning construction activities, the developer will submit applicable demolition and construction plans and permit applications which will outline the schedule and extents of demolition. Decommissioning activities will not begin prior to issuance of approved permits by local regulatory agencies with appropriate jurisdiction.

Restoration of Property

In order to adequately restore the site to its previous condition, documentation using pre-construction video and/or digital photography will be performed prior to construction activities. This information will be reviewed prior to preparation of decommissioning demolition documents and included in the submittal to the County. Pre-construction documentation will also consist of detailed descriptions of existing vegetative and soil conditions as well as existing topography and drainage patterns.

At the time of decommissioning, the Project Company will restore the Solar Facility to a meadow-like condition. All waste and excess materials will be disposed of in accordance with municipal, provincial and federal regulations. Waste that can be recycled under municipal programs will be recycled accordingly. Provided, however, the Project Company shall not be required to replace any structures that were removed to build the Solar Facility.

The Project site will be remediated pursuant to the terms of the Agricultural Impact Mitigation Agreement. The restoration will consist of de-compaction of the topsoil by disking or tilling and re-vegetation of the property. Mass grading is not anticipated since the initial project will not alter topography significantly. Reactivate will provide dust control during site restoration. At the end of the project the area will be seeded and fertilized with native vegetation as needed to return the site to as close as practicable to original or initially agreed-upon condition. The future use of the land will be determined at the time of decommissioning. Deciding factors will be influenced by Montgomery County land use and comprehensive plans and regulations at such time in the future.

The developer will coordinate with Montgomery County to monitor vegetation and drainage following restoration until permanent vegetation is established. Erosion and sediment control, re-seeding, soil stabilization, weed control and fertilization will be provided by the developer as needed until the site is stabilized and approved to be completed by Montgomery County.

Upon completion of the site restoration, a final report of activities will be submitted to Montgomery County documenting the process and results.

Time Period to Complete Decommissioning

The Project Company will have a duration, usually twelve (12) months from the date decommissioning commences to complete decommissioning. Provided, however, the Project Company shall be able to request an extension of an additional duration if it is in good faith diligently decommissioning and is delayed due to weather conditions or other items outside its control.

Party Responsible for Decommissioning

The Project Company is responsible for this decommissioning, provided however that the Project Company may contract with a third-party to perform the decommissioning on its behalf. Nothing in this plan relieves any obligation that the real estate property owner may have to remove the Facility as outlined in the Solar Farm Development Permit in the event the operator of the Facility does not fulfill this obligation.

Decommissioning Cost Estimate and Bonding

An engineer’s opinion of probable construction cost and analysis of material salvage value were prepared as part of this decommissioning plan. Exhibit A summarizes the probable costs and salvage values associated with decommissioning. Periodically, and as required by the Agricultural Impact Mitigation Agreement, the Owner must update the Decommissioning Plan, cost estimations and provide updated Financial Assurances to the benefit of the County.

Montgomery County Code requires Reactivate to provide a faithful performance bond as a financial guarantee for proper decommissioning. This bond is separate from, and in addition to, performance bonding submitted for permitting. Furthermore, Reactivate will be required to submit detailed engineering plans at the time of decommissioning, and obtain construction permits as required by appropriate authorities.

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report, current RSMeans data was used to estimate labor, material, and equipment expenses. Fluctuation of the labor costs were factored into the estimates.

Resale/Salvage Value Estimate

There is a robust secondary market for resale of solar PV panels worldwide and a network of facilities available for recycling panels. Solar PV panels are estimated to degrade less than 0.5% per year, meaning they're expected to operate at 90% of capacity after 20 years. Panel manufacturers will guarantee the performance for each individual module and replace defective modules per the terms of warranty. Panels can therefore be sold for a price higher than their scrap value.

In general, the highest component value would be expected at the time of construction with declining value over the life of the Project. Over most of the Project's life, components such as the solar panels could be sold in the wholesale market for reuse or refurbishment. As panel efficiency and power production decrease due to aging and/or weathering, the resale value will decline accordingly. Secondary markets for used solar components include other utility scale solar facilities with similar designs that may require replacement equipment due to damage or normal wear over time; other buyers (e.g., developers, consumers) that are willing to accept a slightly lower power output in return for a significantly lower price point when compared to new equipment. The solar facility's additional supporting components, such as inverters, transformers, racking and piles, can be dismantled and resold for scrap value. Inverters and transformers are comprised of salvageable materials such as copper, aluminum, and silver. Piles and other steel components can likewise be recovered and salvaged. Resale values at the end of Year 5 for equipment of significant value were calculated with straight-line depreciation after an instant depreciation of the original material cost.

A current sampling of reused solar panels indicates a wide range of pricing depending on age and condition ($0.10 to $0.50 per watt). Future pricing of solar panels is difficult to predict currently, due to the relatively young age of the market, changes to solar panel technology, and the ever-increasing product demand. A conservative estimation of the value of solar panels in Year 5 at $0.18 per watt would yield approximately $891,000. Increased costs of removal, for resale versus salvage, would be expected to preserve the integrity of the panels; however, the net revenue would still be substantially higher than the estimated salvage value.

The resale value of components such as trackers, may decline more quickly; however, the salvage value of the steel that makes up a larger portion of the tracker is expected to stay at or above the value used in this report.

The price used to value the steel in this report is $167.95 per ton. The price used to value copper in this report is $3.35 per lb.

Total probable cost of decommissioning in Year 35 is estimated to be **$6,404.**

EXHIBIT A

Project Name: RDC N24TH AVENUE LLC
Montgomery County
Decommissioning Estimate Pro Forma with Salvage

Kimley»Horn

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet, LB = Pound, AC = Acre.

Item	Quantity	Unit	Unit Price	Total Salvage	Total Price (incl. markups)	Total Price
Mobilization	1	LS		$ -	$14,060.00	$ (14,060.00)
Contractor's G&A	1	LS		$ -	$2,390.00	$ (2,390.00)
SWPPP, Erosion Control Measures	27	AC	$670.00	$ -	$18,090.00	$ (18,090.00)
Seeding	1.5	AC	$3,165.34	$ -	$4,748.01	$ (4,748.01)
Tilling 6" topsoil/scarifying access road and rough grading existing soil	1	AC	$30,282.53	$ -	$30,282.53	$ (30,282.53)
Remove and Recycle Chainlink Fence, 6' min. High	4,532	LF	$6.75	$ 2,284.13	$30,591.00	$ (28,306.87)
Remove Power Pole	6	EA	$1,056.49	$ -	$6,338.94	$ (6,338.94)
Remove and Recycle AC Cables	25	LF	$245.14	$ 4.19	$6,128.50	$ (6,124.31)
Remove and Recycle DC Cables	49,291	LF	$0.66	$ 8,256.31	$32,532.31	$ (24,276.00)
Backfill AC and DC trenches	8,343	LF	$2.53	$ -	$21,109.00	$ (21,109.00)
Remove and Recycle Inverters	33	EA	$360.43	$ 178,200.00	$11,894.19	$ 166,305.81
Remove and Recycle Photovoltaic Modules	11,000	EA	$7.12	$ 60,014.83	$78,320.00	$ (18,305.17)
Remove and Recycle Piles	1,833	EA	$11.95	$ 23,760.00	$21,908.33	$ 1,851.67
Remove and Recycle Support Assemblies	381,951	LB	$0.05	$ 34,375.58	$19,097.55	$ 15,278.04
Remove Vegetative Screening	2.10	AC	$1,428.57	$ -	$3,000.00	$ (3,000.00)
			Total:	**$ 306,895.03**	**$300,490.36**	**$6,404.67**

Notes:

1. Quantities were recorded on 04/18/2025.
2. Equipment rental rates and labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Springfield, IL.
4. PV Module Removal/Recycle labor and equipment costs are computed at present values.
5. The age at decommissioning of this estimate is 35 years.
6. This estimate assumes 77,162 LB of support assemblies per 1 MW output.
7. Material salvage values were based off of current US salvage exchange rates.
8. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year).
9. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @$3.35/LF (AC and DC Cables) and Steel @ $0.50/LF of fence, @$0.81/pile, and @$0.09/LB.
10. Inverter resale value is dependent on the assumption that all inverters will be decommissioned and resold half way through their useful life (every 5 years).

Attachment F
Drainage Probability Study

EXISTING AGRICULTURAL DRAIN TILE INVESTIGATION
PROBABILITY MAPPING

RDC IL N24TH AVE
PREPARED FOR REACTIVATE

Section no. 33, Harvel Twp., Montgomery Co., IL

EXISTING SUBSURFACE AGRICULTURAL DRAIN TILE INVESTIGATION REPORT

RDC IL N24TH AVE
REACTIVATE

RDC IL N24TH AVE / REACTIVATE , FIELD FILE NO. 75-7-33 , DATE: 7/20/2025 .
IN ACCORDANCE WITH LOCAL STORMWATER ORDINANCE STANDARD FOR AGRICULTURAL DRAIN TILE MAPPING

DESCRIPTION CHART NO. 1A : INVESTIGATION SLIT TRENCH LOCATIONS

ID NO.	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH GRD./INV.	FIELD NOTES:
NOTE: THIS DESCRIPTION CHART IS RESERVED FOR SITE INTENSIVE DRAIN TILE INVESTIGATION LOCATION, STAKING, GPS MAPPING AND EVALUATION IN ACCORDANCE WITH LOCAL STORMWATER ORDINANCE SPECIFICATIONS.						

DESCRIPTION CHART NO. 1B : SURVEY DATA POINT LOCATIONS

DATA POINT	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH HUB/INV.	FIELD NOTES:
NOTE: THIS DESCRIPTION CHART IS RESERVED FOR SITE INTENSIVE DRAIN TILE INVESTIGATION LOCATION, STAKING, GPS MAPPING AND EVALUATION IN ACCORDANCE WITH LOCAL STORMWATER ORDINANCE SPECIFICATIONS.						

SITE LOCATION
Section no. 33, Harvel Twp., Montgomery Co., IL

MAP LEGEND :

- <<<FLOW<<< — *EXISTING DRAIN TILE FLOW DIRECTION*
- *EX. POLYETHYLENE MAINLINE OR SYSTEM PART*
- *EX. CLAY DRAIN TILE MAINLINE OR SYSTEM PARTS*
- *EX. CONCRETE DRAIN TILE MAINLINE OR SYSTEM PART*
- *EXISTING DRAIN TILE CONTINUES TO UPLAND WATERSHED*
- *EXISTING DRAIN TILE OUTLETS TO SURFACE*
- 1 2 — *EXIST. DRAIN TILE (1) INSPECTION STRUCTURE / (2) CATCH BASIN*
- 1 2 — *EXIST. DRAIN TILE (1) LOCATED END / (2) ASSUMED END*
- *EXISTING DRAIN TILE CONTINUES TO OFF-SITE OUTLET SYSTEM*
- *EXISTING DRAIN TILE FAILURE /FLOW SURCHARGE TO SURFACE*
- *EXISTING DRAIN TILE MAPPED BY SPECULATION AND ASSUMPTION*
- *EXISTING DRAIN TILE ABANDONED (NOT FUNCTIONAL)*
- *EXISTING DRAIN TILE "BLOWOUT" OR FAILURE*
- *HAND PROBE OR ELECTRONIC SCAN FOR DRAIN TILE LOCATION*
- *INVESTIGATION SLIT TRENCH FOR INVESTIGATION*
- *SPECIFIC PIT EXCAVATION FOR INVESTIGATION*
- *SURVEY DATA POINTS*
- *REPORT IDENTIFICATION NUMBER*

REPORT LEGEND :

ID NO.	*POINT OF EXCAVATION FOR SPECIFIC DRAIN TILE INVESTIGATION.*
SZ. (SIZE)	*DRAIN TILE INTERNAL DIAMETER IN INCHES.*
MATERIAL / QUALITY	*TYPE OF TILE MATERIALS, PIPE QUALITY - GOOD, FAIR & POOR.*
FLOW %	*PERCENTAGE OF TILE DIAMETER OCCUPIED BY ACTIVE FLOW,*
(R)	*RESTRICTED OR BACKED UP FLOW, SURCHARGED CONDITION*
SILT %	*PERCENTAGE OF TILE DIAMETER OCCUPIED BY RESTRICTIVE SILT.*
(A)	*ABANDONED, FILLED WITH SILT BLOCKAGE, NO FLOW POTENTIAL*
DEPTH	*MEASUREMENT FROM EXISTING GROUND LEVEL TO PIPE INVERT.*

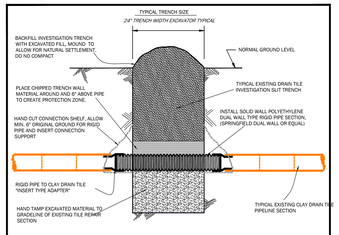
(GENERAL NOTES)

MAINLINE TILE	*TRUNK LINE OR MUTUAL DRAIN, COLLECTOR OF SUB-SYSTEMS.*
SUB-MAIN TILE	*SECONDARY TRUNK LINE OR RANDOM SYSTEM COLLECTOR.*
LATERAL TILE	*FEEDER LINE, SERVICE TILE OR SYSTEM SPUR.*
"BLOWOUT"	*EXISTING SYSTEM PIPE FAILURE OR RESTRICTION.*
DRAIN TILE ENDS	*MAINLINE, SUB-MAIN OR LATERAL PLANNED TERMINATION.*
SLIT TRENCH	*INVESTIGATION TRENCH, TYPICAL 2'- 0" WIDE x 6'- 0" DEPTH.*

SPECIAL NOTES :

- *ALL EXISTING AGRICULTURAL DRAIN TILES LOCATED DURING THIS INVESTIGATION SURVEY HAVE BEEN IDENTIFIED ON THIS PLAN AND FIELD STAKED AT < 50' INTERVALS, IN SOME OCCASIONS CERTAIN EXISTING LOCAL DRAIN TILE SECTIONS MAY BE SPECULATED AND CONSIDERED AS AN ASSUMED ROUTE WHICH SHALL BE DELINEATED ON THIS PLAN.*
- *ALL EXISTING DRAIN TILES DAMAGED DURING THE INVESTIGATION PROCESS SHALL BE REPAIRED TO THEIR ORIGINAL STATE IN ACCORDANCE WITH NATURAL RESOURCE CONSERVATION SERVICE STANDARDS FOR DRAIN TILE INSTALLATION AND REPAIR. (HUDDLESTON DRAINAGE (624) TYPICAL STANDARD 'A')*
- *ALL EXISTING DRAIN TILE LOCATION DIMENSIONS HAVE BEEN SURVEYED BY AGRICULTURAL GRADE GPS SURVEY SYSTEMS AND INCLUDE SUB METER ACCURACY, ALL LOCATIONS PERTINENT TO FINAL DESIGN SHALL BE VERIFIED BY THE PROJECT SURVEYOR.*
- *THIS DRAIN TILE INVESTIGATION REPORT IS INTENDED TO IDENTIFY EXISTING DRAIN TILE MAINLINE SYSTEMS ONLY WITH ADDITIONAL PRIORITY ON DRAIN TILES WHICH MAY SERVICE THE UPLAND PROPERTY OF OTHERS OR WITH MUTUAL DRAINAGE STATUS.*
- *THIS DRAIN TILE INVESTIGATION REPORT SHALL BE FILED WITH HUDDLESTON DRAINAGE LAND DRAINAGE CO., AND WILL BE REPRODUCED AND DISBURSED ONLY BY PERMISSION OF THE CONTRACT PRINCIPALS.*

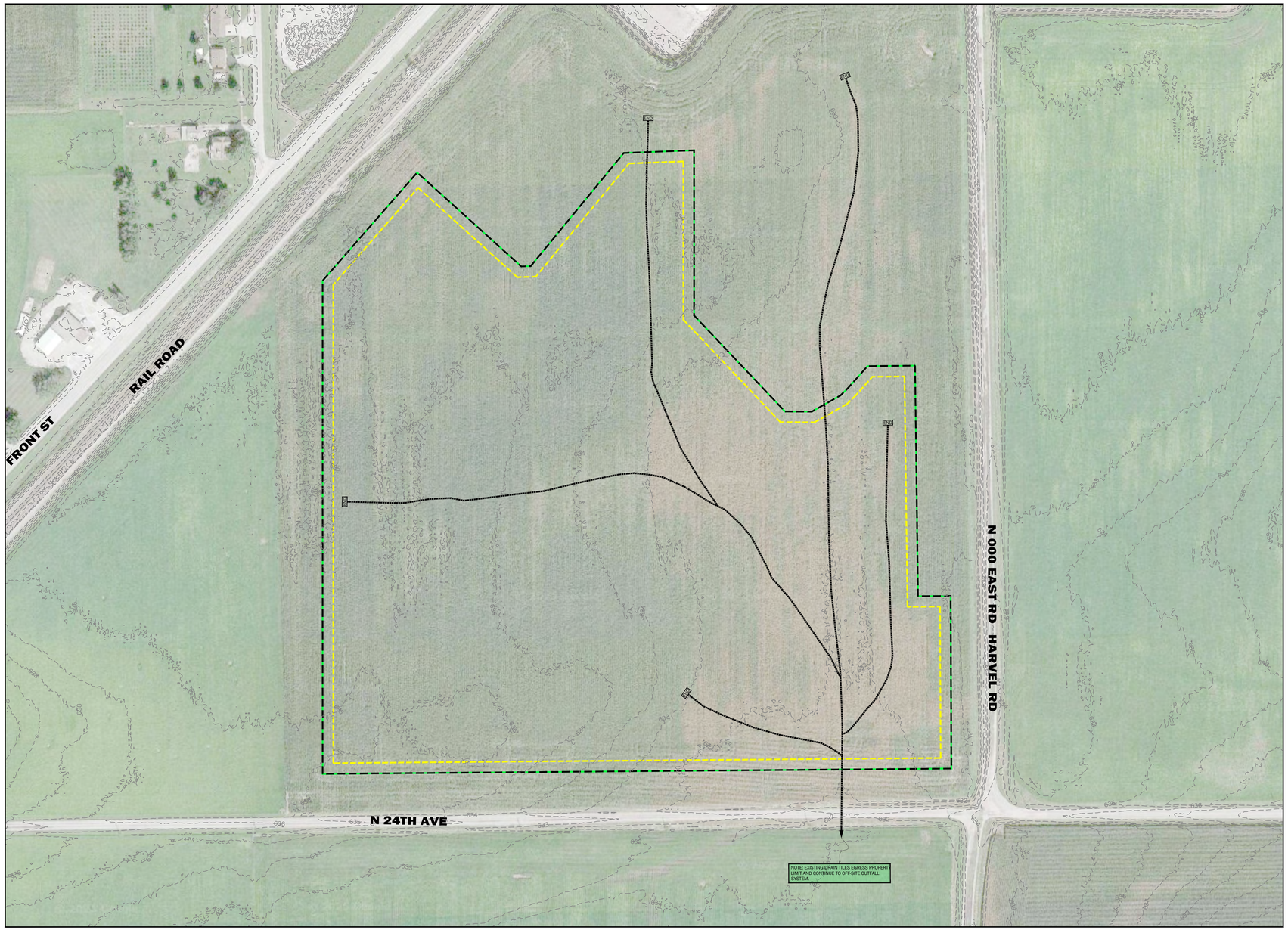
TOM HUDDLESTON, HUDDLESTON-McBRIDE DRAINAGE CO.



EXISTING CLAY DRAIN TILE REPAIR SECTION
FOR DRAINAGE INVESTIGATION PROJECTS
EXISTING CLAY AGRICULTURAL DRAIN TILE INVESTIGATION TRENCH STRIKE
TYPICAL REPAIR SECTION FOR DRAIN TILES DAMAGED BY SLIT TRENCHING
HUDDLESTON DRAINAGE TYPICAL SECTION NO. 624

TYPICAL CONSTRUCTION SECTION [A].

THESE SYMBOLS REPRESENT SURVEY DATA POINTS WHICH HAVE BEEN STAKED IN THE FIELD FOR THE SPECIFIC PURPOSE OF ELECTRONIC LOCATION AND ELEVATION DETERMINATION BY THE PROJECT SURVEYOR.
DP — THESE DATA POINTS CONSIST OF A 2" X 2" GROUND HUB AND A 3'-0" ON-LINE LOCATION STAKE WHICH INCLUDES DATA POINT IDENTIFICATION NUMBER, SEPARATION MEASUREMENT FROM HUB TO PIPE INVERT, AND PIPE SIZE. ALL EXISTING DRAIN TILE ROUTES HAVE BEEN FIELD STAKED WITH "EXISTING DRAIN TILE" PIN FLAGS AT 50' INTERVALS AND DOUBLE FLAGS AT INTERSECTIONS.



PROJECT CLIENT:
REACTIVATE
Andrew Jurewicz , Project Manager
2045 W. Grand Avenue, Chicago, IL 60612

APPROVED BY AND DATE: *RUDY P. DIXON, P.E., +6*	PROJECT DATE: *+6*
ACKNOWLEDGMENTS: *HUDDLESTON DRAINAGE MAP and ARCHIVE SYSTEMS*	FIELD FILE NO.: *75-7-33*
DRAWN BY AND DATE: *TOM HUDDLESTON +6*	DRAWING NO. *75-7-33*

REVISIONS — DATE: BY: DESCRIPTION:

WEATHER CONDITIONS:	DRAWING SCALE:	SHEET NO.
SUNNY/ COOL - +9	*1" TO 100'*	*ONE OF ONE*

RUDY P. DIXON 062.065333 ILLINOIS PROFESSIONAL ENGINEERING

1976 HUDDLESTON-McBRIDE 49th Anniversary OF SERVICE 2025

ILLINOIS FARM BUREAU MEMBER

811 Know what's below. Call before you dig. — DIG NUMBER

NORTH

RDC IL N24TH AVE
HUDDLESTON McBRIDE
PROFESSIONAL LAND DRAINAGE SERVICES
Women-Owned Small Business (WOSB)
9504 FOWLER RD., ROCHELLE, ILLINOIS PHONE 815-562-6007

COORDINATE SYSTEM: ILLINOIS STATE PLANE WEST NAD 83

Reactivate
An Invenergy Company

Attachment G
Executed Illinois Department of Agriculture (IDOA) Agricultural Impact Mitigation Agreement

Illinois Department of Agriculture

JB Pritzker, Governor
Jerry Costello II, Director

Bureau of Land and Water Resources
State Fairgrounds • P.O. Box 19281 • Springfield, IL 62794-9281 • 217/782-6297 • TDD 866/287-2999 • Fax 217/557-0993

March 6, 2025

Dear Landowner:

As the landowner across which the RDC IL N24th Avenue LLC is planning to construct a community scale solar farm and related ±4.9500000000000002 MW Commercial Solar Energy Facility, that will consist of solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers, the Illinois Department of Agriculture would like to inform you of the following matter.

Effective March 4, 2025, RDC IL N24th Avenue LLC and the Illinois Department of Agriculture (IDOA) entered into an Agricultural Impact Mitigation Agreement (AIMA) establishing standards and policies that RDC IL N24th Avenue LLC will follow as it constructs a ±4.9500000000000002 MW community scale commercial Solar Energy Facility over agricultural land in Montgomery County. The enclosed AIMA will provide a high level of protection to such land, but it may not address specific concerns that you may have. Such concerns must be addressed individually in your own easement contract to accomplish your specific goals.

As you review the AIMA, you may identify procedures that you would like to change. Your right to negotiate changes is preserved by Paragraph B. on page one of the AIMA. It states, "Except for Section 17B. 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." It is your decision as to whether you discuss the changes you desire with the right-of-way agent that is assigned to you. Of course, you also have the option to seek your own attorney to make sure your interests are protected.

As you consider your personal interests, you may want to include the owner indemnification clause in your individual easement agreement to protect yourself, your family and future heirs against future claims or expenses arising from the commercial solar energy facility's construction, repairs and maintenance. This item is covered in Section 16 of the AIMA. We feel it is best that such issues are left to landowners to address in their individual easement contracts if specific items are of concern.

Please note that although the IDOA has entered the AIMA with the RDC IL N24th Avenue LLC it does not constitute our endorsement of the project. The AIMA's sole purpose is to provide a high level of protection to landowners and agricultural land that will be impacted by the construction of the Solar Farm.

If you have questions, feel free to contact Jeffrey Evers of my staff at 217-785-5594, the address listed above or agr.aima@illinois.gov.

Sincerely,

Michelle Curby

Michelle Curby, Chief
Bureau of Land and Water Resources

Enclosure
MC:JE

cc: Jerry Costello II, IDOA Director
Clay Nordsiek, IDOA
Bill Bodine, Laura Harmon - IL Farm Bureau
Garrett W. Thalgott – IL Farm Bureau
Montgomery Co. Farm Bureau Manager
Montgomery Co. Soil and Water Conservation District (SWCD)
Regional Representatives

STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT
between
RDC IL N24th Avenue 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).

RDC IL N24th Avenue LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 4.95 MW AC Commercial Solar Energy Facility in Montgomery County [GPS Coordinates: 39.350238323227, -89.532814453346], which will consist of up to 41.46 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 RDC IL N24th Avenue 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

By: Jerry Costello II, Director

By Clay Nordsiek, Deputy General Counsel

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

3/4, 2025

RDC IL N24th Avenue LLC

DocuSigned by:
Utopia Hill
C5EEE48C1F87480...

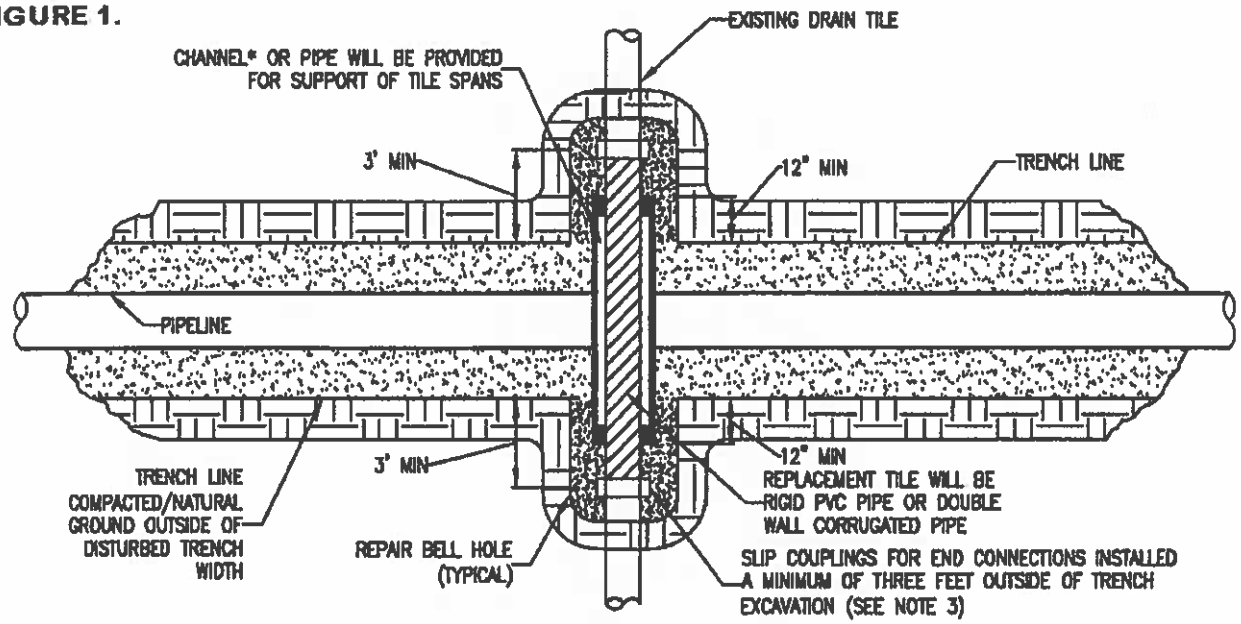
By Utopia Hill Manager

2045 W Grand Ave. Ste B, PMB 52340
Chicago, IL 60612

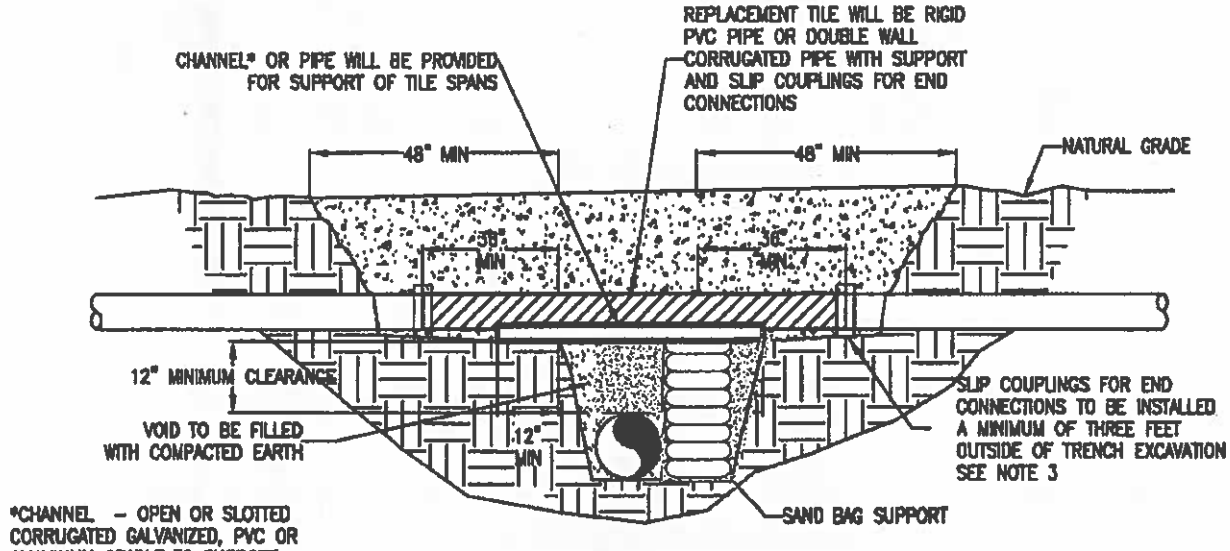
Address

1/27/2025, 20

FIGURE 1.



PLAN
N.T.S.



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

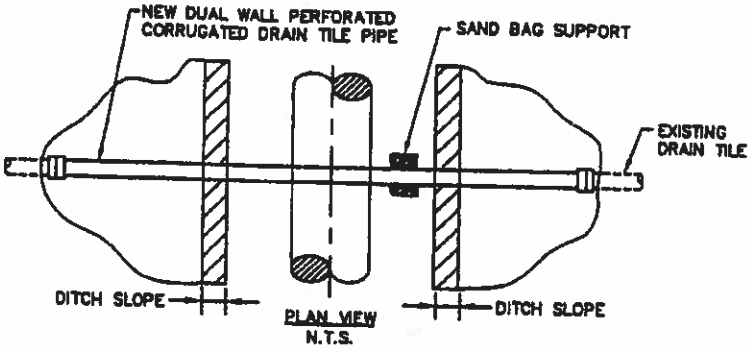
CROSS SECTION
N.T.S.

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.

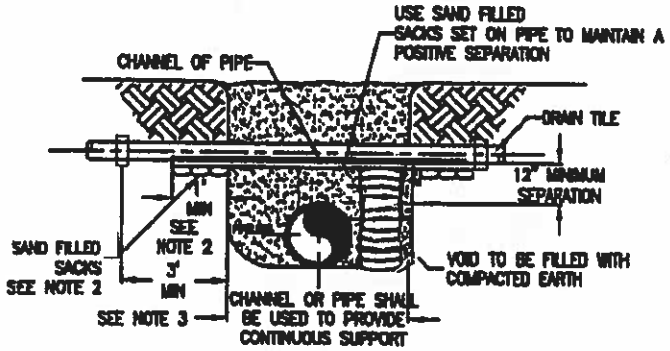
TEMPORARY DRAIN TILE REPAIR

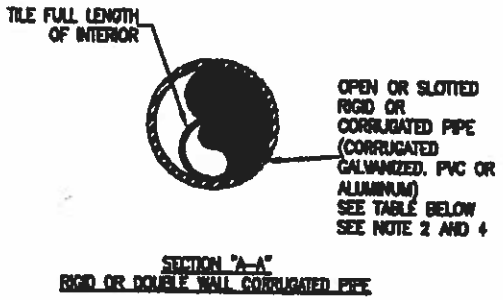
FIGURE 2.



PLAN VIEW
N.T.S.

PLAN VIEW





SECTION "A-A"
RIGID OR DOUBLE WALL CORRUGATED PIPE

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

Attachment H
Illinois Department of Natural Resources (IDNR) Ecological Compliance and Assessment Tool (EcoCAT)

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: RDC IL N24th LLC
Contact: Andrew Jurewicz
Address: 2045 W Grand Ave
Suite B; PMB 52340
Chicago, IL 60606

IDNR Project Number: 2507443
Date: 12/13/2024

Project: RDC IL N24th
Address: 39.3502383232267, -89.5328144533459, Harvel

Description: Commercial Solar Facility 4.95 MW AC in Size

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:
11N, 4W, 33

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

Government Jurisdiction
Montgomery County, IL
Mike Plunkett
1 Courthouse Square
Room 202
Hilsboro, Illinois 62049

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.

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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.

IDNR Project Number: 2507443

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

EcoCAT Receipt

Project Code 2507443

APPLICANT	DATE
RDC IL N24th LLC Andrew Jurewicz 2045 W Grand Ave Suite B; PMB 52340 Chicago, IL 60606	12/13/2024

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	$ 125.00	$ 2.81	$ 127.81

TOTAL PAID $ 127.81

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov

Attachment I
Surrounding Properties Within 250 Feet

RDC IL N24th Avenue Solar Farm – Properties Within 250′ Vicinity of Proposed Site		
Parcel PIN	**Owner**	**Tax Address**
06-04-200-002	Seeley Marsha K	9698 E Scott Av, Clovis, CA 93619
06-04-200-004	Wempen Melvin C Jr & Madonna S	23279 Harvel Rd, Harvel, IL 62538
06-03-100-002	Sies Louvine C/O Pamela E Rademacher	875 Harding Av, Gillespie, IL 62033
04-33-452-001	Seeley Marsha K	9698 E Scott Av, Clovis, CA 93619
04-33-503-001	Norfolk Western Ry System	110 Franklin Rd SE, Roanoke, VA 24042
04-33-451-005	National Investments LLC	810 E Market St, Taylorville, IL 62568
04-33-451-006	Skinner Brenda	604 Holmer St, Harvel, IL 62538
04-33-431-001	Harvel Township	S Monroe & Holmer, Harvel, IL 62538
04-33-436-001	Norfolk Western Ry System	110 Franklin Rd SE, Roanoke, VA 24042
04-33-436-002	Norfolk Western Ry System	110 Franklin Rd SE, Roanoke, VA 24042
04-33-436-003	Norfolk Western Ry System	110 Franklin Rd SE, Roanoke, VA 24042
04-33-436-004	Norfolk Western Ry System	110 Franklin Rd SE, Roanoke, VA 24042
04-33-436-005	Norfolk Western Ry System	110 Franklin Rd SE, Roanoke, VA 24042
04-33-436-006	Norfolk Western Ry System	110 Franklin Rd SE, Roanoke, VA 24042
04-33-476-004	Bloome Robert E	9525 Candor Oaks Dr, Raleigh, NC 27615
04-33-442-001	S & S Ag Management Inc	20486 Sassafras Road, Hoyleton, IL 62803
04-33-437-001	Norfolk Western Ry System	110 Franklin Rd SE, Roanoke, VA 24042
06-21-34-300-001-00	Sies Louvine	5858 Mt Olive Rd, Mt Olive, IL 62069