

SECTION 5. DECOMMISSIONING PLAN

In accordance with Virginia Code Section §15.2-2241.2, Tall Pines Solar LLC ('Tall Pines' or the 'Project') have created the preliminary Decommissioning Plan and Decommission Cost Estimate that will be finalized for Charlotte County approval with the building permit.

5.1. Decommissioning after Ceasing Operations

Tall Pines anticipates that it will have an operational lifespan of approximately 35 years, with the potential for further use as a solar facility at that time. At the end of the Project's useful life, Tall Pines will first de-energize the system and isolate it from the electrical transmission system.

The Project includes the installation of approximately 605,070 solar PV modules mounted to a single-axis tracking system with one module in a portrait (1P) orientation. The tracking system primarily consists of galvanized steel and/or aluminum components. The tracking system is supported by steel piles, which are driven into the ground. The Project also consists of seventy-five (75) inverter skids, each housing an individual inverter and transformer. The inverter skids will be mounted on mat pads. The substation is 250' x 400' and includes electrical equipment such as medium voltage transformers, switchgear, and dead-end structures. Substation equipment is mounted on concrete pads, foundations, and piles. The remaining substation area is covered in crushed stone and is encompassed by chain-link fence. Other site alterations include installation of a six foot (6') tall chain-link fence with barbed top around the facility borders and interior site roads, which will be a mix of gravel and dirt roads. Ground cover under solar PV modules will consist of planted seed grass or similar low-lying vegetation species compatible with the local environment. Tall Pines will only conduct decommissioning operations within the permitted site boundaries. Tall Pines will be responsible for decommissioning up to the point of the interconnection to the utility's equipment.

During the decommissioning process, Tall Pines will first shut down the system and confirm that there is no power to relevant areas within the Project. Tall Pines will disconnect each solar PV module from the electrical system and unfasten them from the mounting rack. After collecting all the modules in a central location on site, the modules will be moved offsite for processing or further use. Tall Pines will also remove all racking system infrastructure from the Tall Pines site.

Tall Pines will remove all inverter skids, including any foundations, and ship them off-site for potential reuse, recycle, or disposal, as necessary. Tall Pines will also remove all above ground structures and electrical equipment including the main power transformer, circuit breakers, chain link fencing, and control buildings.

Materials and equipment both on the surface and the subsurface related to solar energy generation will be removed, leaving only what was previously there. The landowners can request, in writing to the county, that any improvements made by the Project remain on the site after decommissioning. These improvements can consist of fencing, roads, and/or materials. An itemized list of these exempt items will be included in decommissioning plans.

In the event that a piece of an underground component breaks off or is otherwise unrecoverable from the surface, Tall Pines will excavate to a depth of up to thirty-six (36) inches below the ground surface to remove the object and will use reasonable measures to remove any underground Tall Pines solar-related objects that are lodged below thirty-six (36) inches from the surface. Tall Pines will restore the soil grade following disturbance caused in the removal process.

In general, on site, Tall Pines will remove any concrete foundations to the depth originally installed to the greatest extent practicable. At this time, foundations are expected to be installed for electrical equipment including the inverter skids, and for some potential laydown areas (if required).

Tall Pines will recycle, re-use, or dispose of all components based on the industry standard practices at the time of decommissioning.

Tall Pines will remove all access roads including any granular and geotextile material beneath the roads and granular material to a depth of six (6) inches except in areas where the current or future landowner requests in writing to leave all or a portion of the facilities in place.

Where access roads are removed within areas that were previously used for agricultural purposes, Tall Pines will redistribute topsoil to provide substantially similar growing media to what was present prior to site disturbance by the Project.

Perimeter fencing will be removed and recycled or re-used. Where the current or future landowner prefers to retain the fencing, these portions of fence would be left in place.

During construction, there will be some amount of earth work to level portions of the site and manage stormwater. There will be no earth work during decommissioning to return the site to the original topography. Stormwater management features will be left in place for the landowner.

Tall Pines will complete the decommissioning of the Project as defined by standard industry practice within twelve months from the date the Project ceases operations and notifies Charlotte County.

Tall Pines will use and implement typical construction and operations measures and follow permitting obligations during the decommissioning phase of the Project. This includes erosion and sedimentary control measures and any requirements as laid out within the Project's Conditional Use Permit. All activities will fall within Good Engineering and Construction practices, industry standard practices, as well as State and local requirements at the time of decommissioning.

5.2. Site Rehabilitation and Restoration

As a part of the decommissioning process, Tall Pines will develop a Rehabilitation Plan designed to restore agricultural lands and wildlife habitat in areas disturbed by the Project.

The Rehabilitation Plan will include, but not be limited to the following:

- Restoration of agricultural and forested areas by redistributing topsoil to provide substantially similar growing media as was present within the areas prior to site disturbance by Tall Pines to accommodate the return of active agricultural or silvicultural operations on the site. Erosion and sediment control measures will be implemented for culverts and ditches and they will be retained in place until ground cover is fully established. A large portion of the Tall Pines site (approximately ninety-five percent (95%) of the total disturbed land area planned at this time) is composed of this ground cover.
- All access roads and other areas which may have become compacted during operation or decommissioning will be de-compacted to pre-existing conditions using industry standard methods such as chisel ploughing and/or subsoiling. Tall Pines may leave some of the access roads in place if requested by the landowner.

- Tall Pines will discuss any proposed decommissioning work within or near streams or waterbodies with the County and other pertinent agencies to determine whether any specific guidelines, permitting, site-specific mitigation, and/or remediation plans are required.

Tall Pines will submit a baseline report to the county that delineates the forested areas comprising the Property at the time of site control. This will be used during decommissioning to ensure that the Project site is returned to landowners in the same condition that it was received.

5.3. Cost

NOVI Energy ('NOVI') has prepared a decommissioning estimate for the Project, shown in Exhibit 1. NOVI has significant experience in the engineering, commissioning, and construction of renewable energy projects and has used this experience to estimate the costs of decommissioning.

Every five (5) years of operation the decommissioning costs will be reviewed by Tall Pines. If the recalculated decommissioning cost exceeds the previous estimate by ten percent (10%) or more, Tall Pines will increase their guarantee to meet the new costs within ninety (90) days. The County will be reimbursed reasonable costs, by Tall Pines, for an independent licensed engineer to review and analyze the initial and all subsequent estimated decommissioning cost.

As shown in the cost estimate, taking into account removal and disposal of the Project's components as well as restoration and reclamation of the property and neglecting any salvage value, NOVI estimates the total cost of decommissioning to be \$21,191,825.62.

5.4. Decommissioning Security

Prior to the approval of the building permit Tall Pines shall post or arrange for the posting of a Letter of Credit or surety equal to an updated estimate based on the final site plans prior to construction. This letter of credit or surety is to ensure decommissioning of the Project and removal of the improvements from the Property consistent with the Decommissioning Plan described above and standard industry practices. If subsequent recalculated decommissioning cost estimates as described above exceeds the original estimated decommissioning cost by then percent (10%) or more, Charlotte County may require that the Project increase the decommissioning security up to the revised cost estimate. If the recalculated decommissioning is less than ninety percent (90%) of the original decommissioning cost, the County may approve reducing the security guarantee.

5.5. Updating the Decommissioning Plan Prior to Building Permit

Prior to commencement of construction, Tall Pines will provide an updated, detailed Decommissioning Plan and Cost Estimate based on the final site plan submitted for the building permit.