extensive experience in estimating sitework construction costs with the experience of our solar energy clients in the construction of all aspects of these facilities to develop quantifiable and defendable unit costs. Quantities for the racking system, solar modules, inverters, and transformers were provided to us by Pine Gate Renewables for this decommissioning cost estimate. Quantities for site-related items listed were estimated using the preliminary site plan for Morven Solar. Salvage values of the various metal components were estimated using current scrap metal prices for steel, copper, and aluminum obtained from iScrap App. This estimate was performed assuming decommissioning in Year 20. As you will see, the attached decommissioning cost estimate for Year 20 results in a positive net surplus. The benefit of the salvage value resulting in a positive net surplus is that the decommissioning of the solar farm will likely result in a "buy job." The owner of the solar farm will suce RFP's (Request for Proposals) to Recycling/Restoration companies to provide their bid to restore the site to its original conditions and sell the items of value to recyclers and dispose of items with no value in a landfill. The cost estimate shows that the net surplus is a positive value, (Salvage Value (\$4,891,794.15) – Decommissioning Cost (\$2,816,803.11) = Net Surplus	Logan Clark, P.E.
	DECOMMISSIONING E
amynta 👽	POWER OF ATTORNEY UNITED STATES FIRE INSURANCE COMPANY PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY
surety solutions	 KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint: Brenda Wong; Tenzer Cunningham; Martha Gonzales; Joaquin Perez; Mechelle Larkin; Kathy R. Mair; My Hua each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: One Hundred Twenty Five Million
November 16, 2022	Eight Hundred Thousand Dollars (\$125,800,000) This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to
Re: Morven Solar, LLC – Decommissioning Plan	bind United States Fire Insurance Company except in the manner and to the extent therein stated. This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 20.
	This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:
To Whom It May Concern:	Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
Morven Solar, LLC is a highly regarded and valued surety account of United States Fire Insurance Company. United States Fire Insurance Company is listed in the U.S. Department of the Treasury acceptance report with a Treasury Listing of \$169,690,000. The Surety has expressed its willingness to provide bonding support to Morven Solar, LLC to reasonably cover the cost of decommissioning under the Plan.	(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and docu whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, pow attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and a agreements;
Please note that the decision to issue said bond is a matter between Morven Solar, LLC and the Surety, and will be subject to review and approval of the contract terms and conditions, the bond form, confirmation of adequate project financing, and the application of such other underwriting criteria as may be pertinent at the time such bond is requested.	 (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal Corporation. Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guara undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporative may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or c or other numerous instruments similar to one another in form, may be signed by the facsimile signatures, lithographed or otherwise produced.
This letter is not an assumption of liability. It is issued as a bonding reference requested from us by Morven Solar, LLC.	of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation as continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.
Sincerely,	IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021. UNITED STATES FIRE INSURANCE COMPANY
United States Fire Insurance Company	(S) march
Apendauly	Matthew E. Lubin, President State of New Jersey}
Brenda Wong, Attomey-In-Fact	County of Morris } On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire
(Seal)	Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.
	Commission # 50125833 My Commission Explices 477/2025 Melissia # D'alissia
	Melissa H. D'Alessio (Notary Public) I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of w the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.
	IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 17th day of November 2022
	UNITED STATES FIRE INSURANCE COMPANY Mehad Colory
	Michael C. Fay, Senior Vice President

Kimley »Horn

Revised 10/13/2022

(\$2,074,991.04)) which would make the bid amounts positive. Additionally, with assumed inflation of 1.5% per year over the next 20 years, the net surplus would increase (Net Surplus with Inflation valued at \$719,721.03). This means the companies will be "buying" the right to perform the work and will be able to make a profit based off the salvage value of the recyclable items from the site. Please see the attached Decommissioning Cost and Salvage Value estimates.

Please contact me at (984) 900-2008 or <u>Luke.Lukas@Kimey-Horn.com</u> should you have any questions or concerns.

Sincerely, **KIMLEY-HORN**

Lal

Luke Lukas, Project Manager

Kimley » Horn

7/28/2022

Brooks County Development Services Attn. Zoning Department 1625 Johnson Short Rd Quitman, Georgia 31643

RE: Morven Solar – Decommissioning Cost Estimate Kimley-Horn #013632040

Dear Members of the Building & Zoning Department:

The purpose of this letter is to provide a brief summary of Kimley-Horn's experience with solar energy facilities, the preparation of decommissioning costs associated with these facilities, and an overview of our estimating methodology.

Kimley-Horn has experience providing consultation on more than 55 GW of solar energy development across the country, ranging in size from <1 MW to over 1 GW. Many of these solar facilities are in the southeast region of the Unites States.

There is little current data available regarding the actual costs to decommission a solar facility because there have been few (if any) decommissioned since the average expected life span of a solar facility is approximately 35 years. However, we have combined our

COMPLIES WITH SECTIONS 9-8.6 (G) & (K), SECTION 9-8.10 (E), AND SECTION 9-8.10 (C)(3) OF ORDINANCE

SIONING BOND COMMITMENT LETTER (2 PAGES)

Melissa H. D'Alessio (Notary Public) corporation, do hereby certify that the original Power of Attorney of which

of any person or persons who shall have been such officer or officers of the he time when such instruments shall be issued. these presents to be signed and attested by its appropriate officer and TED STATES FIRE INSURANCE COMPANY

of any officer authorized by the Corporation to sign any bonds, guarantees, of any powers of attorney and policies of insurance issued by the Corporation if and as authorized by the Board of Directors, dividend warrants or checks, by the facsimile signature or signatures, lithographed or otherwise produced, orized to sign such instruments on behalf of the Corporation. The Corporation

of insurance, deeds, leases, mortgages, releases, satisfactions and agency s mentioned in the preceding paragraph (a), including affixing the seal of the

y authorize by resolution, the Chairman of the Board, President, any Viceetary shall have power on behalf of the Corporation: edge, verify and deliver any contracts, obligations, instruments and documents foregoing, any bonds, guarantees, undertakings, recognizances, powers of

the ordinary course of surety business may require, and to bind United States or undertakings had been duly executed and acknowledged by the al office, in amounts or penalties: One Hundred Twenty Five Million dertakings specifically named therein, and they have no authority to

ce Company, a corporation duly organized and existing under the laws of the constitute and appoint: oaquin Perez; Mechelle Larkin; Kathy R. Mair; My Hua y conferred in its name, place and stead, to execute, acknowledge and

FORNEY INSURANCE COMPANY RISTOWN, NEW JERSEY

Page 2

ECOMMISSIONING ESTIMATE (4 PAGES)

linen	Quantity	Unit	Unit Price	R	tal Salvaga	Total Price (Incl.	-	Total Price
Mobilization	1	LS		5		markupe) \$128,500.00	5	(128,500
Supervision	610	HR	\$91.00		-8	\$55,510.00		(55,510
Temporary Fectilities	1	LS		1		\$15,900.00		(15,900.
Salaty	1	LS			-	\$10,770.00		(10,770.
Legal Expenses	1	LS		\$	-	\$2,820,00	\$	(2,820,
General Liability insurance	1	L9		\$	-	\$11,540.00	5	(11,540.
Contractor's GBA	1	LS		\$	-	\$21,790.00	3	(21,790.
SWPPP, Erosion Control Measures (Disturbed Area)	599	Aq	\$670,00	:	-	\$401,830,00		(401,380.
Seading	20	Ac	\$2,440,53	5	-	\$47,956,49	5	(47,956,
Tilling 6" topsoi l/ecaritying access road and rough grading colating coll	20	Ac	\$2,265.82	3		\$44,523.36		(44,523.
Remove and Recyle Chainlink Fence, 6' High	45,604	LF	\$3.84	5	20,430.59	\$175,138.18	5	(154,705.
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	\$108,010.34	5	21,602.07	\$108,010.34	\$	(86,408.
Removal and Recycle AC Cables	47,273	LF	\$0.74		6,429.13	\$35,107.05	\$	(28,677.
Removel and Recycle DC Cables	2,481,673	LF	\$0.14	\$	334,787,45	\$335,658,11		(868.
Beokhill AC and DC tranches	47,273	LF	\$0.84	\$		\$39,741.34	\$	(39,741.
Remove and Recycle Inverture	25	EA	\$369.76		45,000.00	\$9,244.50	\$	35,755.
Removed and Recycle Photovoltaio Modules	184,074	EA	\$4.87	\$	3,698,643,94	\$598,440,38	*	2,802,103.
Remove and Recycle Piles (10' W8x7 piles @ 25' OC securred)	30,264	EA	\$9.12	5	271,185.44	\$276,007.68	5	(4,842
Remove and Recycle Support Accembles	8,172,944	LB	\$0.03	5	493,835.52	\$193,819.68	5	300,015.
Contaminated Solis Testing	1	L\$		1	-	\$2,000.00	\$	(2,000.
Reclamation Monitaring and Maintenance	1	L9		\$		\$5,000.00	\$	(5,000.
Notanic 1, A atta of almijar atta waa waad to 2, Liiliio productivity ind liink natea 3, Matorial culyago veluee woro ba 4, Brojoveluin Matata wart dek 5 Photoveluin Matata	were derived from F sed off of current U4 innined from local n	i selvago casine miai facilitica.	a Cityr Coat Index (CCI) for Vald nge raise.	a Brom Ioesta, I	annaijer eitee). Op	ation (1.8%/year): Totat: anifias wara datamina	\$	2,074,801, 718,721, 2,794,712 comparing

Pine Gate Re Turner Coun Decommissi	ty, GA oning Salv	age/R	esale Va
Table 1. Mate	and the second		
Line Item Copper Wire	Quantity	Unit	Quantit 250894
Steel			230034
Piles	30264	EA	4842
Racks	80	MW	012534018
Fence	45604	LF	456
Table 2. E quip	orment Resa	le Valu	ies
Line Item	Quantity	Unit	UnitPri
Modules	184074	ΕA	\$20.
	20	EA	180

ADDRESSEE(S) AND THE INFORMATION THEREIN IS CONSIDERED CONFIDENTIAL. RECIPIENT SHALL NOT COPY, DISCLOSE, OR PERMIT ANY OF ITS EMPLOYEES, AGENTS, OR INDEPENDENT CONTRACTORS TO) PARTIES WITHOUT PINE GATE RENEWABLES, LLC'S PRIOR WRITTEN CONSENT.
UD THE INFORM	'ITHOUT PINE GATE RE

n Solar sale Value	5						
Quantity	Unit	Unit Density (Lb/unit)	Weight (Lb)	Price/Lb	UnitPrice	T otal Price	
2508945.5	lf	0.05	125,447	\$ 2.72	\$ 0.14	\$ 341,216.59	
484224 45604		7 771 61.8 5.6	3,389,568 6,172,944 255,382	\$0.08 \$0.08 \$0.08	\$ 0.56 \$ 6,172.94 \$ 0.45	\$ 271,165.44 \$ 493,835.52 \$ 20,430.59	
s							
UnitPrice	Original Total Cost			Useful Life	Age of Component at Decommissioning	Resale Value	
\$20.09 18000	\$ 28,000,000.00 \$ 450,000.00	\$ 20,000,000.00	Salvage Value \$3,698,543.94 \$45,000.00	20 10	20	\$ 3,698,543.94 \$ 45,000.00	

r current steel and copper values Construction Cost Data, 29th Edition



130 ROBERTS STREET ASHEVILLE, NC 28801

SHEET NUMBER:

APP-102

APPENDIX -DECOMMISSIONING ESTIMATE AND BOND COMMITMENT LETTER

SHEET NAME: