Dear Mr. Hiland & Mr. Anderson,

Heliofidem Renewable Energy LLC is developing community solar projects in conjunction with the State of Illinois Climate & Equitable Jobs Act (CEJA) and the Adjustable Block Program. Heliofidem Renewable Energy LLC is proposing to develop a 7.4 MW-dc / 4.98 MW-ac solar project located at 2533 Governor Beveridge Highway in DeKalb County.

Zoning
The property is in the A-1, Agricultural Zoning District. Solar farms are listed as a Special Use in the A-1 district. A solar farm is a commercial facility of unlimited size within the Solar Energy Systems (SES) regulations. The performance standards for a solar farm use are listed in Chapter 53 of the DeKalb County Zoning ordinance including:

1. Setbacks. The solar array and all components of the solar collector system in a Solar Farm shall be kept at least one hundred (100) feet from a property line or right-of-way. However, this requirement may be waived, provided the solar farm’s owner/lessee obtains, and records with the DeKalb County Recorder, signed and notarized affidavits, agreeing that the required minimum setback be waived, from all property owners and affected road authorities adjoining the zoning lot on which the solar farm is to be located (as determined by DeKalb County Community Development Department). However, in no instance shall any part of a solar farm, be located within fifty (50) feet of any of the aforementioned items.
   The solar array is setback 100+ feet from Governor Beveridge Highway and other property lines.

2. Fencing. No fencing is required however if installed on the property the fencing shall have a maximum height of eight (8) feet. The fence shall contain appropriate warning signage that is posted such that is clearly visible on the site.
   A seven (7) foot high agricultural fence will be installed around the entire solar array.

3. Proof an Agriculture Impact Mitigations Agreement (AIMA) has been executed with the Illinois Department of Agriculture as needed.
   An AIMA will be provided with the building permit application. The AIMA form was submitted to the Illinois Department of Agriculture.
4. Endangered Species and Wetlands. Applicant shall seek natural resource consultation with the Illinois Department of Natural Resources (IDNR). The applicant shall submit with the special use application the results of the IDNR Eco CAT consultation. The cost of the EcoCAT consultation shall be paid by the applicant.

*An EcoCAT report is provided in Appendix F: Attachment 1*

5. Weed control. Applicant must present an acceptable weed control plan for property inside and outside fenced area for entire property. The operating company during the operation of the Solar Farm must maintain the fence and adhere to the weed control plan.

*In June of 2018, the State of Illinois enacted into law (Bill SB 3214) that set standards for formally designating a solar facility as a pollinator friendly environment and requiring solar operators to provide a vegetation management plan to include native grasses for the control of weeds and pollinator friendly plantings.*

Please find attached to this Special Use Permit request the Application for Zoning Actions and the Special Use Requests form along with the items below for the Whiskey Acres B Community Solar Project submitted on behalf of Heliofidem Renewable Energy LLC.

Appendix A: Project Description

Appendix B: Application for Zoning Actions

Appendix C: Special Use Requests Form

Appendix D: Site Plan

Appendix E: Legal Description

Appendix F: Natural Resources Desktop Assessment
   - Attachment 1: EcoCAT
   - Attachment 2: NWI Map
   - Attachment 3: Soil Survey Map
   - Attachment 4: FEMA Flood Map
   - Attachment 5: Special Waste Map
   - Attachment 6: Project Location Map

Appendix G: Decommissioning Plan

Should you have any questions about this application, please contact Chad Chahbazi at (714) 727-8000.

Thank you.

Best regards,

Rongche Chen

Authorized Signatory

HelioFidem Renewable Energy LLC
Appendix A: Project Description
Heliofidem Renewable Energy LLC ("Developer") requests a special use permit from DeKalb County for a 7.4 megawatt ("MW") direct current ("DC")/ 4.98 MW alternative current ("AC") photovoltaic ("PV") ground mounted community solar project ("Site B") located in the southeastern corner of the intersection of Pine Road and Governor Beveridge Highway in Section 20, Township 37 North, Range 5 East in DeKalb County, Illinois ("Project Site"). The project site will compromise roughly 29.7 acres of land. See Site Plan as Appendix D. The parcel number of the Project Site is 18-20-200-002 and is designated as an “A-1 Agricultural Zoning District” by DeKalb County. The Project Site is currently owned by Roy E. Plote.

The solar array location has been setback 100+ feet from other parcels in accordance with DeKalb County’s Solar Ordinance. The Project Site is flat and is not in an area with wetlands or a floodplain. Developer believes the solar projects will not negatively impact stormwater runoff. A desktop natural resource analysis was conducted for the site and is also provided. The Illinois Department of Natural Resources (IDNR) contains no record of state-listed threatened or endangered species in the vicinity of the project location.

Our standard solar system has a maximum height from grade level of approximately nine (9) feet. The panels will slowly move from east to west throughout the day tracking the sun. Spacing between the rows of solar modules will be between 14-20 feet. The solar systems will not be operational nor move at night. There is minimal noise impact of the solar system. The projects will also be fenced in with a perimeter agricultural fence that will have a height of seven (7) feet. The fence will contain code compliant safety and high voltage warning signs on all sides. We will not be installing any lighting. Any signage will comply with the signage regulations as outlined in Section 53-G of the County Code.

Based on our initial site survey, the Projects will not require any significant grading. After we clear the land in preparation for construction, the Projects will only disturb the land within the fenced area with: (i) pile-driven posts to support the Projects’ racking system and solar modules, (ii) three or four utility poles that will rise up to approximately 30 feet high and interconnect to a nearby utility line pursuant to our interconnection request for new generation service with the local utility (as indicated on the site plan at Appendix D), (iii) a concrete equipment pad, (iv) an access gate at the northeast corner of the fence to serve as an access point for fire access and site maintenance, (v) a 20 foot wide access road will run west from Governor Beveridge Highway to the Project Site.

Applicant requests a waiver of Article 6 of the Zoning Ordinance in regards to the access road. Due to the nominal vehicular traffic anticipated, we request for a waiver of the requirements of which would otherwise require that all areas for driving be paved, curbed, and landscaped. The waiver of Article 6 would further the goals and stated conditions for the projects to have minimal impact on the agricultural nature of the subject property.

There is expected to be minimal erosion and sediment during construction as well as minimal impact to the site’s natural storm water runoff post construction. The solar modules are pervious and the Developer intends to provide a hydroseed, pollinator friendly native mix to allow for stormwater to absorb into the soil and prevent further sediment erosion. A decommissioning plan is attached as Appendix G.
Developer will employ standard solar PV modules (approximately 4 feet x 7.5 feet). Such modules will be placed on a galvanized steel racking system with bolts and screws. The solar modules are fastened to a racking system at a minimum clearance height of 2-3’ above grade and the arrays are porous between each solar module and array. No welding or material cutting of equipment will be done at the Project Site. The projects will utilize smart string inverters that will be installed on a concrete equipment pad. These inverters are used to convert DC power from the modules to AC power to the utility transformer.

The solar power generation from the projects will be sold by Developer to local entities within Commonwealth Edison electric service territory on a virtual basis (i.e. school districts, water districts, businesses, residents) through the Illinois Adjustable Block (Community Solar) administered by the state of Illinois and Commonwealth Edison.
Appendix B: Application for Zoning Actions
APPLICATION FOR ZONING ACTIONS

MAP AMENDMENTS, SPECIAL USES AND VARIATIONS

Name of Applicant: Heliofidem Renewable Energy LLC, representative: Chad Chahbazi

Address: 1300 Valley Vista Dr. STE 207
City: Diamond Bar State: CA Zip: 91765
Phone: 7147278000

Attorney: 
Address: 
City: State: Zip: 
Phone: 

Owner of Property: Roy Plote
Address: 2368 Leland Rd,
City: Leland State: IL Zip: 60531
Phone: 8154741679

Address and Legal description of property: (May be attached)
Please see attached Legal Description

MAP AMENDMENTS OR SPECIAL USES

Existing Zoning District: A-1 Farmland
Existing Use: Farmland / Row Crops
Proposed Map Amendment:

OR

Proposed Special Use:
Community Solar Farm Development
Zoning District: N/A

Existing Use: N/A

Requested Use: N/A

OR

Required Setback: N/A

Requested Setback: N/A

OR

Existing Requirements (Please Specify): N/A

Requested Requirements (Please Specify): N/A

The undersigned grants the DeKalb County Community Development Director or his/her designee and the Hearing Officer permission to enter upon the property described on this application for the purpose of inspection.

Roy E. Plote
Roy E. Plote (Sep 8, 2022 18:25 CDT)

Owner or Authorized Agent

Date

Received By
DISCLOSURE OF INTEREST
Pursuant to the requirements of State Statutes (55 ILCS 5/5-12009), please provide the names and addresses of all owners of the property for which the zoning action is requested. If ownership is by a corporation, provide the names and addresses of all officers and directors, and all stockholders owning any interest in excess of 20% of all outstanding stock of such corporation. If the petitioner for zoning action is a business or entity doing business under an assumed name, or if a partnership, joint venture, syndicate or an unincorporated voluntary association, provide the names and addresses of all true and actual owners of the business or entity, the partners, joint ventures, syndicate members or members of the unincorporated voluntary association.

Elmer C Plote Trust 103 has 100% ownership of the property.
Appendix C: Special Use Requests Form
SPECIAL USE REQUESTS

Please provide responses to the following statements:

1. The proposed Special Use complies with all applicable provisions of the applicable district regulations.
   The solar power generated from the Project does not produce pollution; rather it is a safe, clean, and reliable source of energy. Applicant has reviewed the zoning ordinance with County Staff and to the best of our knowledge complies with district regulations.

2. The proposed Special Use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large?
   The project will not negatively impact the property values of the neighborhood. Property valuation experts from CohnReznick have studied the value of properties that adjoin solar farms in Illinois and Indiana and concluded that the solar farms do not adversely affect the property values in either the short or long term.

3. The location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with the property, and the location of the site with respect to the street giving access to it are such that the Special Use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable Zoning District Regulations. In determining whether the Special Use will so dominate the immediate neighborhood, consideration shall be given to:

   a. What are the location, nature and height of buildings, structures, walls and fence on the site?
      Our standard solar system has a maximum height of 9 feet from grade level. Our standard fence is seven (7) feet high. We will use agricultural fencing.

   b. What is the nature and extent of proposed landscaping and screening on the proposed site?
      No landscaping or screening is being proposed for this site. 100+ foot setbacks exist from Governor Beveridge Highway.

4. Address off-street parking and loading area standards.
   With the exception of temporary parking for site workers at the Project Site during construction of the Project, there will be no permanent parking spaces.
5. Address drainage, utility and other such necessary facilities that have been or will be provided.

Developer does not believe that the solar project will negatively impact storm water runoff. There is expected to be minimal erosion and sediment during construction as well as minimal impact to the site's natural storm water runoff post construction. The solar modules are fastened to a racking system that tracks the sun at a minimum clearance height of 3' above grade and the arrays are porous between each solar module and array. Three to four 30' utility poles will be installed to comply with ComEd's interconnection protocol.

6. The proposed uses, where such developments and uses are deemed consistent with good planning practice or can be operated in a manner that is not detrimental to the permitted developments and uses in the district: can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conforms to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety and general welfare of DeKalb County.

The sole purpose of the Project is to produce clean electricity that benefits the local community. It does not present any aesthetic, space, noise or health concerns that would impede any contemplated development of the surrounding property.
Appendix D: Site Plan
HELOFIDEM RENEWABLE ENERGY LLC
PLOTE SOMONAUK 2
2533 GOVERNOR BEVERIDGE HIGHWAY, SOMONAUK 60552  GPS: 41.671621, -88.680659

SOLAR POWER SYSTEM SITE LAYOUT

MODULE: TRINA SOLAR, TSM 655/21C (209), 655Wp
QTY.: 11,310 EA.
TOTAL STRING: 390 (29 MODULES/STRING).
TOTAL RACK: 122 RACKS (87 MODULES/RACK).
INVERTER: YANASIDA ELECTRA SOLAR, 166/166 [600V], 166kW/166kVA.
QTY.: 30 EA.
RACKING SYSTEM: SINGLE AXIS TRACKING SYSTEM.
GROUND COVER RATIO: 35.6%
FENCE: PROPOSED 7' HIGH AGRICULTURAL FENCE.
TOTAL AREA: 29.7 ACRES (APPROX. INSIDE PERIMETER FENCE).
TOTAL CAPACITY: 7,408.0500 kW-DC (STC), 4,980.0000 kW (AC NAMEPLATE).
Appendix E: Legal Description
LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN. EXCEPT THE SOUTH 450.0 FEET OF THE EAST 484.0 FEET, CONTAINING 157.19 ACRES MORE OR LESS, ALL SITUATED IN SOMONAUK TOWNSHIP. DEKALB COUNTY, ILLINOIS, AND SUBJECT TO THE RIGHTS OF THE PUBLIC TO THAT PORTION BEING USED AS A PUBLIC HIGHWAY.
Appendix F: Natural Resources Desktop Assessment
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: DeKalb

Township, Range, Section:
37N, 5E, 20

IL Department of Natural Resources

Contact
Kyle Burkwald
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
DeKalb County
Marcellius Anderson
110 E Sycamore Street
Sycamore, Illinois 60178

Disclaimer

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

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

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

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

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

Security

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

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

Privacy

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

TO: Pat Burns, Cenergy Power
FROM: Conor McGarvey, Hampton, Lenzini and Renwick, Inc.
DATE: August 15, 2022
RE: Desktop Screening – Somonauk 2

HLR has conducted a desktop screening for the Somonauk 2 site. The following maps and documents were reviewed:

- National Wetlands Inventory Map
- U.S. Department of Agriculture Soil Survey Map
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate (FIRM) Map
- Special Waste Sites Map (IEPA Leaking Underground Storage Tank (LUST) Database and Source Water Assessment Program)

The NWI Map does not identify any wetlands or waterbodies within the site. Directly adjacent to the site is Buck Branch, a tributary of a nearby lake. The USDA Soil Survey Map identifies five hydric soils within the project area: Drummer silty clay loam – 0 to 2 percent slopes, Peotone silty clay loam – 0 to 2 percent slopes, Elpaso silty clay loam – 0 to 2 percent slopes, Danabrook silt loam – 2 to 5 percent slopes, and Flanagan silt loam – 0 to 2 percent slopes. This is not uncommon as many agricultural areas in the State of Illinois are composed of hydric soils. Some areas that contain hydric soils and wetland characteristics have been tiled to promote farming and agricultural practices. The FEMA FIRM map does not identify any flood hazard or floodway within or adjacent to the site.

We reviewed the IEPA LUST Database and Source Water Assessment Program for any special waste concerns. The Special Waste Sites Map does not identify any LUSTs, RCRA entries, potential contamination sites, landfills, brownfields, or any other special waste sites within 0.5 miles of the project area. No railroad lines exist within 0.5 miles of the project area. One oil and gas pipeline exists within 0.5 miles of the project area. Based on this desktop review, there do not appear to be any concerns regarding the presence of wetlands, floodplains, or special waste on-site. Attached are the maps that were reviewed for reference.
Figure 1

Plote Somonauk 2
National Wetlands Inventory Map
Scale: 1:10,000
Hampton, Lenzini and Renwick, Inc.
Civil & Structural Engineers • Land Surveyors • Environmental Specialists
ELGIN • CRYSTAL LAKE • SPRINGFIELD • MT. CARMEL
www.hlrengineering.com

1 inch = 833 feet

Project Area

Wetland Type
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

R4SBC: Riverine Intermittent Streambed Seasonally Flooded
R5UBH: Riverine Unknown Perennial Unconsolidated Bottom Permanently Flooded

N

National Wetlands Inventory (USFWS), USGS, US Census, IDOT
Figure 2
Plote
Somonauk 2
U.S. Department of Agriculture Soil Survey Map
Scale: 1:5,000

Project Area

Soil Ratings Polygons

- Hydric (100%)
- Hydric (66 - 99%)
- Hydric (33 - 65%)
- Hydric (1 - 32%)
- Not Hydric (0%)

Map Unit Soil Descriptions

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>152A</td>
<td>Drummer silty clay loam, 0 to 2 percent slopes</td>
</tr>
<tr>
<td>154A</td>
<td>Flanagan silt loam, 0 to 2 percent slopes</td>
</tr>
<tr>
<td>171B</td>
<td>Catlin silt loam, 2 to 5 percent slopes</td>
</tr>
<tr>
<td>221C2</td>
<td>Parr silt loam, 5 to 10 percent slopes, eroded</td>
</tr>
<tr>
<td>330A</td>
<td>Peotone silty clay loam, 0 to 2 percent slopes</td>
</tr>
<tr>
<td>356A</td>
<td>Elpaso silty clay loam, 0 to 2 percent slopes</td>
</tr>
<tr>
<td>512B</td>
<td>Danabrook silt loam, 2 to 5 percent slopes</td>
</tr>
<tr>
<td>67A</td>
<td>Harpster silty clay loam, 0 to 2 percent slopes</td>
</tr>
</tbody>
</table>

USDA-FSA-APFO Aerial Photography Field Office, NRCS, USGS, US Census, IDOT

Hampton, Lenzini and Renwick, Inc.
Civil & Structural Engineers • Land Surveyors • Environmental Specialists
LOGON • CRYSTAL LAKE • SPRINGFIELD • MT. CARMEL
www.hlrengineering.com
Figure 5
Plote Somonoauk 2
Project Location Map
Scale: 1:10,000

Hampton, Lenzini and Renwick, Inc.
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Imagery: 2021 National Agriculture Imagery Program
Road Type
- Interstates/Highways
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Road or Street

Project Description
- Project Area

Road Type:
- Interstates/Highways
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Road or Street

Scale: 1:10,000

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Appendix G: Decommissioning Plan
Proposed Decommissioning Surety Memorandum

Introduction

Heliofidem Renewable Energy LLC has prepared this Decommissioning Plan (“Plan”) for the Plote Somonauk 2 Photovoltaic Facility (“Facility”) to be constructed on undeveloped land owned by Roy E. Plote in the County of DeKalb, Illinois, located near 2533 Governor Beveridge Highway. This Plan was prepared to fulfill the requirements of the local bylaws and zoning ordinances and assumes that the Facility will be constructed in accordance with permits and conditions issued by the County of DeKalb, Illinois.

Facility Description

The proposed solar system Facility will consist of a new approximately 7.4 Megawatt MW (DC)/4.98 Megawatt MW (AC) capacity solar power-generating operation secured within a fence surrounding the solar panels and equipment and accessed via a locked gate. The Facility will include the following site features:

- An approximately 30-acre array of photovoltaic (PV) modules (panels) and mounting system;
- Screw driven piles supporting the photovoltaic modules;
- Up to (2) transformers;
- Underground conduit;
- A seven (7)-foot security fence;
- Underground conduit and wires;
- Up to six (6) aboveground wooden utility poles;
- Overhead wires; and,
- A gravel access road.

Decommissioning Plan

The Facility will be decommissioned by completing the following major steps: Dismantlement and Demolition, Disposal or Recycle, and Site Stabilization as further described below.

Dismantlement, Demolition, and Disposal or Recycle

A significant amount of the components of the photovoltaic system at the Facility will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their re-sale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed of.

Following coordination with the Commonwealth Edison power company (“ComEd”)
regarding timing and required procedures for disconnecting the Facility from the private utility, all electrical connections to the system will be disconnected and all connections will be tested locally to confirm that no electric current is running through them before proceeding. All electrical connections to the panels will be cut at the panel and then removed from their framework by cutting or dismantling the connections to the supports. Each panel will be individually lifted from its support (likely using a small crane and synthetic rigging straps), wrapped in sheet plastic and taped before being removed. They will then be stacked and cushioned on pallets, plastic wrapped, and transferred to a flat-bed truck for transfer to the purchaser or recycler. The exterior glass of the solar panels is commercial-grade and tempered, designed to significantly reduce a complete fracture. However, in the event of a total fracture, the interior materials are silicon-based and are not considered to be hazardous materials. Disposal of these materials at a landfill will be permissible.

The PV mounting system framework will be dismantled and recycled. The metal screw piles will be removed from their approximated depth of eight feet and recycled for salvage value.

Finally, all associated structures will be demolished and removed from the site for recycling or disposal as required by the County of DeKalb. This will include the site fence and gates, which will likely be reclaimed or recycled. Grade slabs will be broken and removed to a depth of one foot below grade, and clean concrete will be crushed and disposed of off-site or recycled (reused either on- or off-site).

Sanitary facilities will be provided on-site for the workers conducting the decommissioning of the Facility.

Aboveground utility poles owned by Heliofidem Renewable Energy LLC will be completely removed and disposed of off-site in accordance with utility best practices. Overhead wires will be removed from the area of the solar modules and terminated at the utility-owned utility poles. The access road will remain in place and ComEd will be responsible for dismantling those overhead wires and poles under its ownership. Coordination with ComEd personnel will be conducted to facilitate ComEd’s removal of their aboveground poles and overhead wires located on the site.

A final site walkthrough will be conducted to remove debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed.
Site Stabilization

Before decommissioning begins and dismantling commences, proper erosion and sediment control measures will be installed as necessary. Once the equipment has been removed, the project site will be restored to a similar state as its pre-construction condition. The land may be seeded with a low-growing species to stabilize soil conditions. The gravel access road from the property owner’s driveway, including the portion within the perimeter fence surrounding the photovoltaic modules, will remain intact and shall not be removed unless requested by the property owner.

Permitting Requirements

Given the size and location of the Facility, several approvals are required prior to initiation of ground-disturbing activity. Table 1 provides a summary of the expected approvals if the decommissioning were to take place in May, 2022. Noting, however, that because the decommissioning is expected to occur at a later date, the permitting requirements listed in the table below will be reviewed and updated based on current local, state, and federal regulations at the time.

Schedule and Cost

The decommissioning process is estimated to take approximately six to eight (6-8) weeks (but no longer than six (6) months) and is intended to occur outside of the winter season.

Table 1. Current Permitting Requirements for Decommissioning

<table>
<thead>
<tr>
<th>Permit</th>
<th>Agency</th>
<th>Threshold/Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges from Construction Activity if applicable</td>
<td>U.S. Environmental Protection Agency</td>
<td>Ground disturbance of greater than 1 acre with discharge to wetlands or water bodies. Requires preparation of a Stormwater Pollution Prevention Plan, including erosion and sedimentation controls.</td>
</tr>
<tr>
<td>Non-Ministerial Permit if applicable</td>
<td>County of DeKalb Planning and Zoning Board</td>
<td>Anticipated decommissioning requirements listed in the [Non-ministerial permit if applicable] conditions of approval.</td>
</tr>
</tbody>
</table>
Building Permit if applicable | County of DeKalb Building Departments | A building permit is required to construct the facility. A building permit must also be obtained for any construction, alteration, repair, demolition, or change to the use or occupancy of a building.

Permitting Requirement Assumptions:

1. The access road will remain in place throughout the Facility.
2. All ground disturbance, including temporary laydown areas will obtain the appropriate approval from the County of DeKalb and State of Illinois, if required.

Surety Proposal/ Decommissioning Cost Estimate

Consistent with the approach it has taken in surrounding communities, Heliofidem Renewable Energy LLC, or the parent company of Heliofidem Renewable Energy LLC, proposes to provide a decommissioning surety bond, to be posted prior to the beginning of operations (COD) and the final County of DeKalb Certificate of Compliance, in the amount of $105,000, for decommissioning in the unlikely event that Heliofidem Renewable Energy LLC is unable to meet its contractual obligations for solar project removal and restoration.

In developing the decommissioning surety bond, Heliofidem Renewable Energy LLC collected decommissioning cost data based on the assumption of recycling the solar modules, racking and associated project components as raw materials. In addition to the decommissioning cost, a 5% contingency and allowance for associated legal costs was included.

Below is a summary of the analysis:

<table>
<thead>
<tr>
<th>Project Size (Megawatts AC)</th>
<th>5 MW (AC)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Decommissioning Cost – No Salvage Value</strong></td>
<td></td>
</tr>
<tr>
<td>Decommissioning (AC)</td>
<td>$20,000 /MW</td>
</tr>
<tr>
<td>3% Contingency</td>
<td>$600 /MW</td>
</tr>
<tr>
<td>2% Legal Services Estimate</td>
<td>$400 /MW</td>
</tr>
<tr>
<td>Total Decommissioning Cost, No Salvage Value</td>
<td><strong>$21,000 /MW</strong></td>
</tr>
<tr>
<td>Proposed Total Decommissioning Cost for the approximately 5 MW AC Facility</td>
<td><strong>$105,000</strong></td>
</tr>
<tr>
<td>Proposed Decommissioning Bond Amount for the Plote Somonauk 2 Solar Project</td>
<td><strong>$105,000</strong></td>
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</table>