

Tax Parcel No. 47-74

### PROFFERS

THESE PROFFERS are made this 1<sup>st</sup> day of October, \_\_\_\_ 2019 by HCE Reams Solar I, LLC together with its successors and assigns, (the "Owner").

### RECITALS

- A. Owner has development rights to tracts or parcels of land located in Dinwiddie County, Virginia, (the County) located on the south side of Old Vaughan Rd. Dinwiddie, Virginia and being Tax Parcel No. 47-74 containing approximately 64.10 acres, (the "Property"), as depicted in Attachment I, Reams Solar I Concept Plan.
- B. The Property is within the Rural Conservation Area on the County's Comprehensive Plan and is zoned Agricultural, General, A-2. An application has been made on behalf of HCE Reams Solar I, LLC to rezone approximately 38.00 acres of the Property to Industrial, General, M-2.
- C. The Owner desires to offer to the County certain conditions on the development of the Property not generally applicable to land zoned Industrial, General, M-2.

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.2-2298 of the Code of Virginia, 1950, as amended, and the County Zoning Ordinance, Owner agrees that it shall meet and comply with all of the following conditions in developing the Property. If the requested rezoning is not granted by the County, these proffers shall be null and void. The following proffered conditions are stated as follows:

## CONDITIONS

1. The uses on the Property will be limited to a utility generating facility, as defined in the Dinwiddie County Zoning Ordinance. More specifically, the type of generating facility will be limited to a solar energy generating facility, comprised of solar modules, racking, inverters, transformers, cabling and battery energy storage devices. The entire facility will be enclosed in a security fence. The area outside the fence may be used for agriculture, silviculture or animal grazing.
2. The Property shall be developed in accordance with the attached Concept Plan dated September 10, 2019. Minor changes for this site plan may be approved at the staff level as the project incorporates required Erosion Control and Stormwater Pollution Prevention measures.
3. To secure the availability of funds to decommission the facility in accordance with Virginia Code § 15.2-2241.2, HCE Reams Solar I, LLC shall either (a) provide a parent guarantee satisfactory to the County or (b) make annual deposits to a reserve fund to be held by Dinwiddie County or its designee, to serve as financial assurance. If the applicant fails to uphold its decommissioning obligation, the County shall have the authority to use these funds to decommission the facility. These funds shall remain the property of the county in the event they are not called upon to decommissioning the solar facility.  
  
Holocene Clean Energy, the applicant, has engaged a licensed engineer in the state of Virginia to determine the cost of decommissioning the facility. Holocene has sized the fund to exceed the decommissioning cost estimate excluding salvage

value. The full detail of that cost estimate is included in Ballentine Associate's Opinion of Probable Cost, Attachment II. Deposits shall be made in accordance with the following schedule upon commissioning of the project:

Year	Reams Solar I Payment
1	\$ 13,402
2	\$ 12,974
3	\$ 12,261
4	\$ 11,976
5	\$ 12,261
6	\$ 11,834
7	\$ 11,548
8	\$ 10,693
9	\$ 9,838
10	\$ 8,840
11	\$ 7,699
12	\$ 6,701
13	\$ 5,560
14	\$ 4,562
15	\$ 3,564
16	\$ 3,564
17	\$ 3,564
18	\$ 3,564
19	\$ 3,564
20	\$ 3,564
21	\$ 3,564
22	\$ 3,564
23	\$ 3,564

24	\$ 3,564
25	\$ 3,564
26	\$ 3,564
27	\$ 3,564
28	\$ 3,564
29	\$ 3,564
30	\$ 3,564
31	\$ 3,564
32	\$ 3,564
33	\$ 3,564
34	\$ 3,564
35	\$ 3,564
<b>Total</b>	<b>\$ 215,000</b>

The resulting fund will exceed the total estimated decommissioning cost.

WITNESS the following signature:

BY HCE Reams Solar I, LLC  
(Owner's Name)

*Stan Allison*  
(signature)

Name: Stan Allison  
(print)

Title: Manager

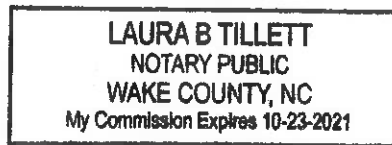
STATE OF NORTH CAROLINA

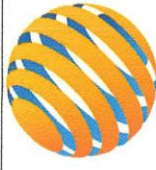
County of Wake, to-wit:

The foregoing was acknowledged this 1 day of October, 2019 by  
Laura B. Tillett

My commission expires: 10-23-2021.

*Laura B. Tillett* (SEAL)  
Notary Public





**Holocone**  
CLEAN ENERGY

**HOLOCONE DESIGN BUILD, LLC**  
4325 LAKE BOONE TRAIL  
SUITE 220  
RALEIGH, NC 27607  
UNITED STATES

**REAMS SOLAR I**  
24461 STATE ROUTE 605  
DINWIDDIE, VA 23841

**PRELIMINARY DRAWING**  
**NOT FOR CONSTRUCTION**

DATE REVISION 10/19  
DRAWN BY: TMM  
DESIGNED BY: H&H

SHEET NAME

SHEET NUMBER

01

**REAMS SOLAR I**

**NOTES:**

General  
Rose Smith  
Dinwiddie County  
10' Contour Interval  
17.5' Racking Pitch

Zoning  
Existing Zoning: A-2  
Proposed Zoning: M-2

Proposed Setbacks  
Front: 105'  
Side: 35'  
Rear: 75'

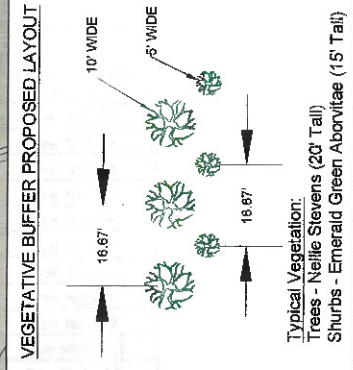
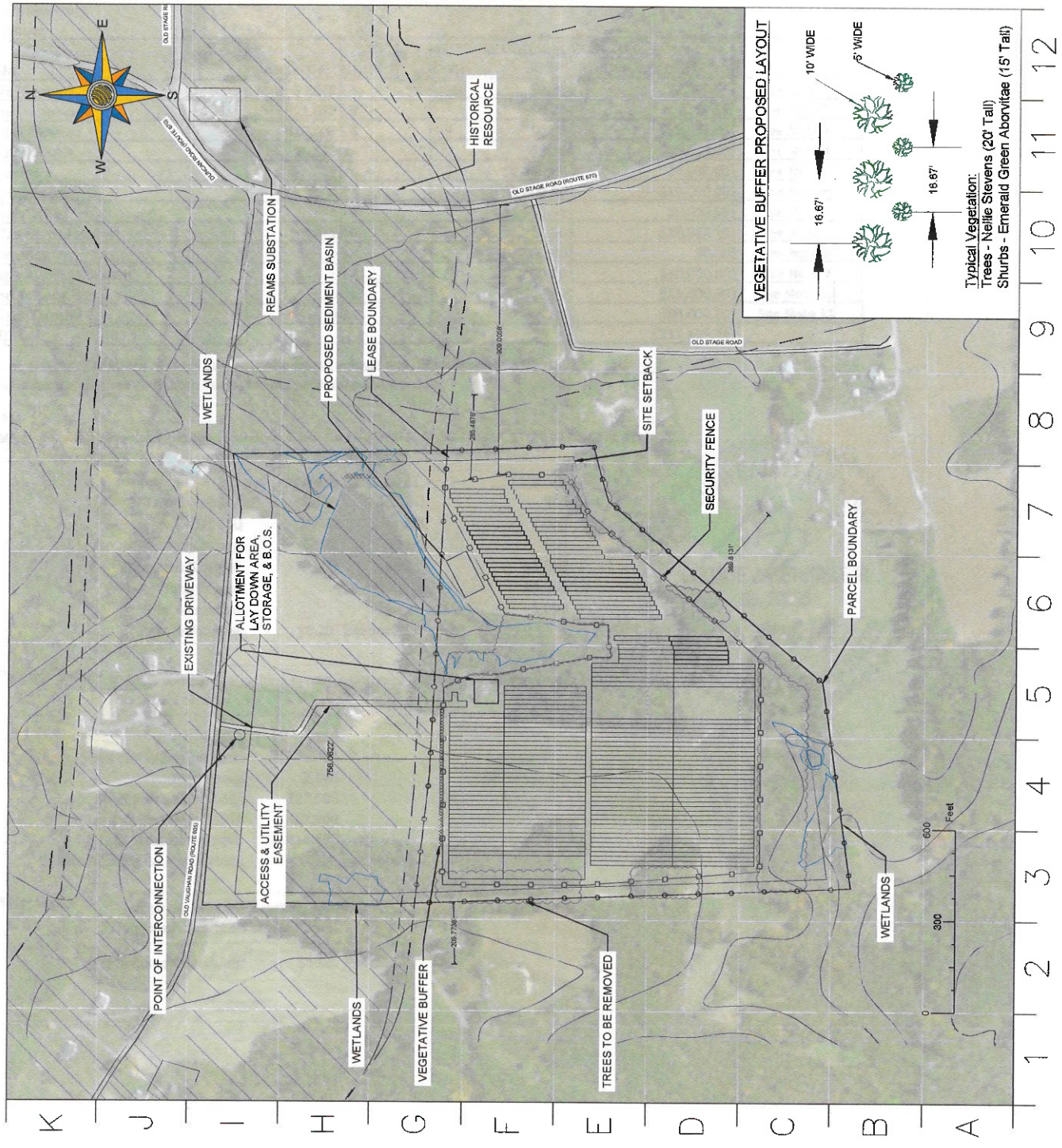
System  
5.0 MW AC  
6,497 MW DC  
1.3 DC/AC Ratio

Equipment  
Jinko 350W Module (or equal)  
SMA 2500kW Inverter (or equal)  
Single Axis N-S Tracker (or equal)

Civil Takeoffs  
Parcel Acreage: 62.60  
Lease Acreage: 37.8  
Fence Acreage: 25.2  
Acreage to Clear: 8  
Retained Tree Cover: 12%  
Fence [LF]: 5300  
Silt Fence [LF]: 5325  
Vegetative Buffer: 500  
Access Road [LF]: 775  
Cut/Fill [CY]: 5,000  
Building Demolition: 0

Storm Water and Erosion & Control will be design at a later date to meet county regulations.

\*Locations are approximate. Subject to change based on environmental and electrical studies, permitting, civil work, surveying, county requirements, and final equipment selection.



**4. Inverters**

Removal by crane onto flatbed with no disassembly. Haul to recycle center.		
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Number of Inverters:	2	<u>Total LBS</u>
Weight Per Inverter (LBS):	4123	8,246
% Steel:	20%	1,649
% Aluminum:	20%	1,649
% Copper:	10%	825
Total:		<b>8,246</b>
Cost to Remove Inverters	\$2,250	Each

**5. Transformers**

Removal by crane onto flatbed with no disassembly. Haul to recycle center. Oil removal performed by recycle center.		
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Total Transformers:	2
Transformer:	2,500 KVA
Total kVA:	5,000
Salvage Value:	\$5/kVA
Cost to Remove Transformer:	\$5,000

**6. Concrete Pad**

Assumed (1) 100 SF precast pad per transformer and battery system. Remove precast concrete pad via excavator onto flatbed. Haul to recycle center. Assumed \$45 fee per load at recycle center.		
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Cost to remove pad:	\$1,500 EA
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**7. Chain Link Fencing**

Assumed 1 post per 10 LF. Assumed post weight of 3 lbs. Machine roll fence fabric, remove posts via post-puller. Transport removed fencing materials to recycle center.		
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Fencing:		Post weight =	1702.5 lbs
Total LF on Project:	5,675	Fence Weight =	22700 lbs
<b>Total Weight:</b>	<b>24,403</b> lbs		
Cost to remove fencing:	\$3.50	LF	

**8. Substation & Substation Equipment**

Remove equipment via crane onto flatbed. Haul to recycle center. Remove substation fencing via fence-roller and remove posts via post-puller. Haul to recycle center.		
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Gravel Pad:	\$10,000
Associated Equipment:	\$75,000
Total Cost to Remove:	\$85,000

**9. Battery Storage System**

Assumed 40' containerized system. Load battery system onto flat-bed via crane. Haul to recycle center.		
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Cost to Remove:	\$15,000 EA
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**10. Land Restoration**

Includes: removal of gravel access drives via skid-steer and haul off site; Re-seeding of disturbed areas via atv drill-seeder at 5lbs per acre, stabilized with straw.		
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Cost to Restore:	\$500 Acre
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**11. Erosion Control**

Install perimeter erosion control measures (assumes sediment basins will not be required) before decommissioning begins and remove erosion control measures following decommissioning. Includes erosion control permitting.		
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Cost:	\$ 2,000 Acre
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# NON-FERROUS

<a href="#">Trading summary</a>	<a href="#">Current year summary</a>	<a href="#">Price graph</a>	<a href="#">Average prices</a>	<a href="#">Useful links</a>
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Data valid for 12 August 2019

## LME OFFICIAL PRICES, US\$ PER TONNE

CONTRACT	ALUMINIUM ALLOY	ALUMINIUM	COPPER
Cash Buyer	1210.00	1742.50	5724.00

## LME ALUMINIUM

<a href="#">Trading summary</a>	<a href="#">Current year summary</a>	<a href="#">Price graph</a>	<a href="#">Average prices</a>	<a href="#">Contract specs</a>	<a href="#">Useful links</a>	▼
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### LME ALUMINIUM HISTORICAL PRICE GRAPH



#### SHOW HISTORICAL DATA FOR

Date From:  Date To:

## LME COPPER

<a href="#">Trading summary</a>	<a href="#">Current year summary</a>	<a href="#">Price graph</a>	<a href="#">Average prices</a>	<a href="#">Contract specs</a>	<a href="#">Useful links</a>	▼
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### LME COPPER HISTORICAL PRICE GRAPH



#### SHOW HISTORICAL DATA FOR

Date From:  Date To:

## LME STEEL SCRAP

<a href="#">Trading summary</a>	<a href="#">Current year summary</a>	<a href="#">Price graph</a>	<a href="#">Average prices</a>	<a href="#">Contract specs</a>	<a href="#">Monthly overview</a>
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Data valid for 12 August 2019

## LME CLOSING PRICES, US\$ PER TONNE

CONTRACT	PRICE
Month 1	290.00

## LME STEEL SCRAP

<a href="#">Trading summary</a>	<a href="#">Current year summary</a>	<a href="#">Price graph</a>	<a href="#">Average prices</a>	<a href="#">Contract specs</a>	<a href="#">Monthly overview</a>
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### HISTORICAL PRICE GRAPH



Date From:  Date To:

1 Tonne = 2204.62 LBS

Price Conversion:

Metal	\$/LB
Aluminium:	0.79
Copper:	2.60
Steel:	0.13