

Tax Parcel No. 47-74

PROFFERS

THESE PROFFERS are made this 12th day of February, 2020 by HCE Reams Solar I, Rose K. Smith, William G. Smith, Jr., and Benjamin N. Smith, IV, together with their successors, heirs and assigns, (together, 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 64.869 acres, (the "Property"), as depicted in Attachment I, Rezoning Plat.
- 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 38.854 acres of the Property as depicted in Attachment I, Rezoning Plat (the "Solar Project Property") to Industrial, General, M-2.
- C. The Owner desires to offer to the County certain conditions on the development of the Solar Project 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 Solar Project 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 Solar Project Property will be limited to a utility generating facility. More specifically, the type of generating facility will be limited to a solar energy generating facility, comprised of solar modules, racking, inverters, transformers and cabling. The entire facility will be enclosed in a security fence. The area outside the fence may be used for agriculture, silviculture or animal grazing.

WITNESS the following signature:

BY HCE Reams Solar I, LLC
(Project 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 12th day of February, 2020 by

Laura B. Tillett

My commission expires: 10-23-2021.

Laura B. Tillett (SEAL)
Notary Public

