

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 United 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 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 defensible 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 issue RFPs (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

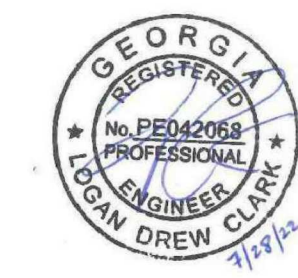
(\$2,074,991.04) which would make the bid amounts positive. Additionally, with assumed inflation of 1.5% per year over the next 20 years, the net surplus would increase (Net Surplus with Inflation valued at \$719,721.03). This means the companies will be "buying" the right to perform the work and will 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 Luke.Lukas@Kimley-Horn.com should you have any questions or concerns.

Sincerely,
KIMLEY-HORN

[Signature]

Luke Lukas, Project Manager



Logan Clark, P.E.

Table with 10 columns: Item, Quantity, Unit, Unit Price, Total Salvage, Total Price (incl. Inflation), Total Price. Includes items like Mobilization, Salvage, Temporary Facilities, Safety, Legal Expense, General Liability Insurance, Contractor's O&A, etc.

Table 1: Material Salvage Values. Table with 7 columns: Item, Quantity, Unit, Unit Price, Total Salvage, Total Price. Includes items like Copper Wire, Steel, Fence.

Table 2: Equipment Obsolete Values. Table with 7 columns: Item, Quantity, Unit, Unit Price, Total Salvage, Total Price. Includes items like Inverters.

DECOMMISSIONING ESTIMATE (4 PAGES)



November 16, 2022

Re: Morven Solar, LLC - Decommissioning Plan

To Whom It May Concern:

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.

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.

This letter is not an assumption of liability. It is issued as a bonding reference requested from us by Morven Solar, LLC.

Sincerely,

United States Fire Insurance Company

[Signature]

Brenda Wong, Attorney-In-Fact



(Seal)

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY
KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:
Brenda Wong, Tenzor Cunningham, Martha Gonzales, Joaquin Perez, Michelle Larin, Kathy R. Mair, My Hua each, in his true and lawful capacity as Attorney-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 States 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 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 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, 2023.
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:
Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
(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 of the Corporation.
Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, 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 may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.
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 hereto affixed this 28th day of September, 2021.
UNITED STATES FIRE INSURANCE COMPANY
Matthew E. Labin, President
State of New Jersey
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 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.
MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 80128263
My Commission Expires 07/2025
Melissa H. D'Alessio
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 which 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 hereto 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
Michael C. Fay, Senior Vice President
*For verification of the authenticity of the Power of Attorney, please contact Pat Taber at 860-956-3424 or email: SuretyInquiries@amynagroup.com

DECOMMISSIONING BOND COMMITMENT LETTER (2 PAGES)

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

PINEGATE RENEWABLES
130 ROBERTS STREET
ASHEVILLE, NC 28801

SHEET NAME:
APPENDIX -
DECOMMISSIONING
ESTIMATE AND BOND
COMMITMENT LETTER

SHEET NUMBER:
APP-102

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