

NORTH CAROLINA

WAYNE COUNTY

The Wayne County Board of Commissioners met on Tuesday, July 19, 2022, at 9:00 a.m. in the Commissioners Meeting Room in the Wayne County Courthouse Annex, Goldsboro, North Carolina, after due notice thereof had been given.

Members present: Joe C. Daughtery, Chairman; George Wayne Aycock, Jr., Vice-Chairman; Barbara Aycock; Chris Gurley; Freeman Hardison, Jr.; and Antonio Williams.

Members absent: Bevan Foster

Briefing Session

During the scheduled briefing and prior to the regularly scheduled meeting, the Board of Commissioners held an advertised briefing session to discuss the items of business on the agenda.

The briefing began at 8:00 a.m. with County Manager Chip Crumpler reviewing the agenda. The agenda was adjusted by the following:

- Add Resolution #2022-27: A Resolution to Place a one-quarter of one-cent local option sales tax on the November 8, 2022, General Election Ballot in Wayne County, North Carolina.
- Remove Discussion of Action Plan to Implement Diversity amongst all Wayne County Boards and Commissions, as requested by Commissioner Bevan Foster.

Accounting and Budget Manager Janice Rice reviewed the Budget Amendments and answered questions from the board.

Staff Attorney Andrew Neal reviewed the Surplus Properties, 205 Dickinson Street and 405 S. Sycamore Street, Fremont, North Carolina.

Planning Director Berry Gray reviewed the Northwyck and Huerta Subdivision plats.

Human Resources Director Ginger Moore reviewed Resolution #2022-24: A Resolution Amending the Wayne County Personnel Policy (Article XI, Section 3).

Staff Attorney Andrew Neal reviewed Resolution #2022-26: A Resolution Authorizing the Donation of Obsolete Property to Samaritan's Purse.

Closed Session

At 8:27 a.m., upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously declared itself in closed session to consult with attorneys employed or retained by the public body in order to preserve the attorney-client privilege between the attorneys and the public body, which privilege is hereby acknowledged, and to discuss the acquisition of property.

At 8:44 a.m., upon motion of Vice-Chairman George Wayne Aycock, Jr., the Board of Commissioners unanimously declared itself in regular session.

Call to Order

Chairman Joe C. Daughtery called the meeting of the Wayne County Board of Commissioners to order.

Invocation

Commissioner Chris Gurley gave the invocation.

Pledge of Allegiance

Commissioner Antonio Williams led the Board of Commissioners in the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved the minutes of the regularly scheduled meetings of the Board of Commissioners on June 21 and July 12, 2022.

Discussion/Adjustment of Agenda

The agenda was adjusted by the following:

- Add Resolution #2022-27: A Resolution to Place a one-quarter of one-cent local option sales tax on the November 8, 2022, General Election Ballot in Wayne County, North Carolina.
- Remove Discussion of Action Plan to Implement Diversity amongst all Wayne County Boards and Commissions, as requested by Commissioner Bevan Foster.

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved and authorized the adjusted agenda.

Presentation on Quarter-Cent Sales Tax Proposal

Public Affairs Director Joel Gillie provided a presentation on the one-quarter of one-cent sales tax resolution that the Board has explored. This sales tax resolution would change the sales tax from 6.75% to 7% and would allow the Commissioners to lessen the burden on property owners through property taxes. This increase would exclude gas, prescription medication, and non-prepared foods or groceries.

The additional sales tax revenue will raise \$2.8 million per year for county service improvements. By comparison, a one-cent property tax increase only raises an additional \$900,000. Voters will decide on the local option sales tax this November during the general election.

Upon motion of Commissioner Chris Gurley, the Board of Commissioners unanimously approved Resolution #2022-27: A Resolution to place a one-quarter of one-cent local option sales tax on the November 8, 2022, General Election Ballot in Wayne County, North Carolina, attached hereto as Attachment A.

Update on Summer Intern Program

Human Resources Director Ginger Moore gave an update on the intern program and asked the interns to introduce themselves and share their assigned departments.

Commissioner Antonio Williams thanked Mrs. Ginger Moore, Mrs. Alicia Pierce, the staff, and the Board of Commissioners for doing a great job with the program.

Chairman Joe Daughtery commended Commissioner Antonio Williams for selling the board on the program and implementing it in just a few months.

Mrs. Alicia Pierce updated the board on the training the interns were receiving. Vice-Chairman George Wayne Aycock, Jr. thanked Mrs. Pierce for her work and stated young people are the future of Wayne County.

Consent Agenda

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved and authorized the following items under the consent agenda:

1. Applications for Elderly or Disabled Exclusion.
2. Application for Disabled Veteran Exclusion.

3. Budget Amendments
 - a. Literacy Connections - #603
 - b. Sheriff's Office- #615
 - c. Register of Deeds - #623
 - d. Sewer Fund - #624
 - e. Board of Commissioners - #629
 - f. Sheriff's Office - #640
 - g. 911 - #642
 - h. FEMA- #648
 - i. Fire Departments - #652-#681
 - j. Register of Deeds - #683
 - k. Street Lights - #689
 - l. Library - #691
 - m. Sheriff's Office - #692
 - n. Services on Aging - #3
 - o. Literacy Connections - #4
 - p. Mapping - #5
 - q. WAGES - #9
 - r. JCPC - #10
 - s. Health Dept. - #18
 - t. Health Dept. - #19
 - u. Detention Center - #20
 - v. DSS - #22
4. Motion to Appoint Voting Delegates for the NCACC Annual Conference and NCACC Legislative Goals Conference, attached hereto as Attachment B.
5. Motion to Approve the Sale of Surplus Properties, 205 Dickinson Street and 405 S. Sycamore Street, Fremont, North Carolina, jointly owned by the Town of Fremont and the County of Wayne, as requested by the Town of Fremont, attached hereto as Attachment C.
6. Motion to Approve the Northwyck Subdivision Preliminary Plat, as recommended by the Wayne County Planning Board, attached hereto as Attachment D.
7. Motion to Approve the Final Subdivision Plat for Hose Antonio Huerta Subdivision, as recommended by the Wayne County Planning Board, attached hereto as Attachment E.
8. Motion to Adopt Resolution #2022-24: A Resolution Amending the Wayne County Personnel Policy (Article XI, Section 3), as requested by Human Resources Director Ginger Moore, attached hereto as Attachment F.
9. Motion to Adopt Resolution #2022-26: A Resolution Authorizing the Donation of Obsolete Property to Samaritan's Purse, attached hereto as Attachment G.

Recess the Board of Commissioner Meeting

At 9:30 a.m., Chairman Joe C. Daughtery recessed the meeting of the Wayne County Board of Commissioners.

Convene the Board of Adjustment Meeting

At 9:30 a.m., Chairman Joe C. Daughtery convened the meeting of the Wayne County Board of Adjustment. The members had previously been administered the oath of office.

Public Hearing to Receive Public Comments on a Special Use Permit for Oxbow Solar LLC Solar Energy Facility located in Indian Springs Township in the vicinity of Emmaus Church Road, Arrington Bridge Road, and Sleepy Creek Road

Deputy Clerk to the Board of Commissioners, Kayla Whitley, administered the oath to Planning Director Berry Gray.

Planning Director Berry Gray gave a presentation on the special use permit for Oxbow Solar LLC Solar Energy Facility.

Deputy Clerk to the Board of Commissioners, Kayla Whitley, administered oaths to the following: Jean Bynum, Katie J. Walker, Tarla Foster, Nick Kirkland, Reynolds Neely, Tommy Cleveland, Jennifer Lester, Brandon Miller, David McGlothlin, and Bryan Jake-Schoffman. Minutes attached hereto as Attachment H.

At 10:41 a.m., Chairman Joe C. Daughtery closed the public hearing.

Upon motion of Commissioner Chris Gurley, the Board of Adjustment approved the request 5-1 with Commissioner Barbara Aycock voting against the motion for a Special Use Permit for Oxbow Solar LLC Solar Energy Facility, attached hereto as Attachment I.

Adjournment of the Board of Adjustment

At 10:42 a.m., Chairman Joe C. Daughtery adjourned the Board of Adjustment Meeting.

County Manager's Report

County Manager Chip Crumpler thanked the Board of Commissioners for their support and looks forward to working with them. He said he believed the Summer Intern Program was important for Wayne County and its youth and shared his positive experience in a similar program when he was younger.

Board of Commissioners Committee Reports

Commissioner Antonio Williams commented on the Summer Youth Intern Program. He thanked the department heads for giving them an opportunity.

Commissioner Barbara Aycock stated she would love to see if the interns had a career change after attending the program.

Commissioner Freeman Hardison, Jr. applauded Commissioner Williams for a job well done and thanked the board for supporting it. He stated COVID-19 is on the rise again and reminded the community to continue to social distance and be safe.

Commissioner Chris Gurley commented on the economic impact that the solar farm project will bring to Wayne County.

Vice Chairman George Wayne Aycock, Jr. commented on the recent groundbreaking at the Maxwell Center for the hotel. He attended the Friends of Seymour meeting. He also stated he attended a community leader's funeral, Jack Howell, and attended Mr. Woodrow Anderson's 102nd birthday.

Chairman Joe C. Daughtery stated he hoped the County would get behind the quarter-cent sales tax. He also stated in his 10 years of being a commissioner, that it is unfair to task the property owners when raising taxes every time. He hopes the community will support it on the ballot in November.

Recessed

At 10:57 a.m., Chairman Joe C. Daughtery recessed the meeting of the Wayne County Board of Commissioners.

Reconvened

At 11:30 a.m., Chairman Joe C. Daughtery reconvened the meeting of the Wayne County Board of Commissioners.

Recessed

At 12:25 p.m., Chairman Joe C. Daughtery recessed the meeting of the Wayne County Board of Commissioners.

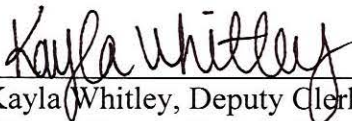
Reconvened

At 3:00 p.m., Chairman Joe C. Daughtery reconvened the meeting of the Wayne County Board of Commissioners.

Tour of New Johnston County Jail Facility

Adjournment

At 4:36 p.m., Chairman Joe C. Daughtery adjourned the meeting of the Wayne County Board of Commissioners.



Kayla Whitley, Deputy Clerk to the Board
Wayne County Board of Commissioners

**NORTH CAROLINA
WAYNE COUNTY**

**RESOLUTION #2022-27: A RESOLUTION TO PLACE A ONE-QUARTER OF ONE CENT LOCAL OPTION
SALES TAX ON THE NOVEMBER 8, 2022 GENERAL ELECTION BALLOT IN WAYNE COUNTY, NORTH
CAROLINA**

WHEREAS, the North Carolina General Assembly has authorized County Boards of Commissioners across the State of North Carolina to levy a one-quarter of one cent (.25% of one penny) county sales and use tax, contingent on an advisory referendum in which the majority of those casting ballots in the County vote for the levy of the tax; and

WHEREAS, the Wayne County Board of Commissioners believes in providing its citizens the best possible services; and

WHEREAS, the Wayne County Board of Commissioners recognizes the local option sales tax does not burden the property owners as is done when increasing the local property tax rate; and

WHEREAS, the Wayne County Board of Commissioners will use the funds for mandated services and possibly to lower the local property tax rate; and

WHEREAS, .one cent of local property tax equates to approximately \$900,000 per year, versus \$2.8 million in revenue from one-fourth of a penny in sales tax revenue; and

WHEREAS, the implementation of a one-quarter cent local option sales tax (excluding gas, prescription medication, and non-prepared foods or groceries) is anticipated to generate approximately \$2.8 million in revenue per year in Wayne County.

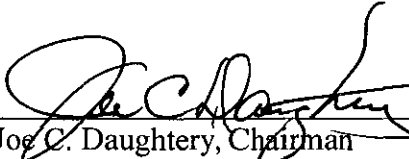
NOW, THEREFORE, the Wayne County Board of Commissioners hereby directs the Wayne County Board of Elections as follows:

1. Conduct an advisory referendum on the question of whether to levy a local sales and use tax in the county as provided in N.C. General Statute §105-535 *et seq.*
2. The election shall be held on the November 8, 2022 General Election and shall be held in accordance with the procedures of N.C. General Statute §163-287.
3. The form of the question to be presented on a ballot for the election concerning the levy of the tax is established by the NC General Statutes as:

{ } FOR { } AGAINST

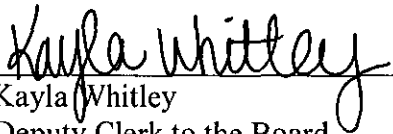
Local sales and use tax at the rate of one-quarter percent (0.25%)
In addition to all other State and local sales and use taxes.

Adopted this the 19th day of July, 2022.



Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:



Kayla Whitley
Deputy Clerk to the Board

From: Alisa Cobb <alisa.cobb@ncacc.org>
Sent: Tuesday, June 21, 2022 1:14 PM
To: County Managers; County Clerks
Subject: [External] - Voting Delegate Designation for NCACC 115th Annual Conference and NCACC Legislative Goals Conference

Good Afternoon County Managers and Clerks to the Board,

In order to capture voting delegate designations for both the upcoming NCACC Annual Conference in August and NCACC Legislative Goals Conference in November, we are implementing a new process and asking your county to submit your voting delegate designation via [this link](#). You will have the option to select one person to serve as the voting delegate for both conferences, if that is your preference. **Click [here](#) to indicate who will serve as your voting delegates for NCACC Annual Conference and NCACC Legislative Goals Conference.**

Conference Details:

NCACC Annual Conference: The NCACC's 115th Annual Conference Business Session will be held in Cabarrus County on Saturday, August 13, at 2 pm, with each county entitled to one vote on items that come before the membership, including the election of the NCACC Second Vice President.

NCACC Legislative Goals Conference: The NCACC's Legislative Goals Conference will be held over two days, November 16-17, in Wake County. Delegates will vote on the slate of goal proposals that have been thoroughly vetted with the final slate of proposals to be brought before the Association's membership in November.

NCACC Constitution, Article VI:

"On all questions, including the election of officers, each county represented shall be entitled to one vote, which shall be the majority expression of the delegates of that county. The vote of any county in good standing may be cast by any one of its County Commissioners who is present at the time the vote is taken; provided, if no commissioner be present, such vote may be cast by another county official, elected or appointed, who holds elective office or an appointed position in the county whose vote is being cast and who is formally designated by the Board of County Commissioners. These provisions shall likewise govern district meetings of the Association. A county in good standing is defined as one which has paid the current year's dues."

Please submit your voting delegate designations by Friday, August 5, close of business. Should you have any questions, please contact Alisa Cobb at alisa.cobb@ncacc.org.

Thank you,

Carol Bowden

From: Shannon Daly
Sent: Monday, June 20, 2022 11:09 AM
To: Carol Bowden
Cc: dahowell@fremontnc.gov
Subject: [External] - Town and County Properties
Attachments: Town and County Properties.pdf

Hello Carol,

The Town of Fremont has two properties that are owned jointly with the County. These properties are 205 Dickinson Street and 405 S. Sycamore Street. I have attached the GIS map with all of the information on the properties We have received bids on both properties and I have advertised for upset bids. The final bids that needs approval from the County Commissioners are \$2,500 for 205 Dickinson and \$4,500 for 405 S. Sycamore.

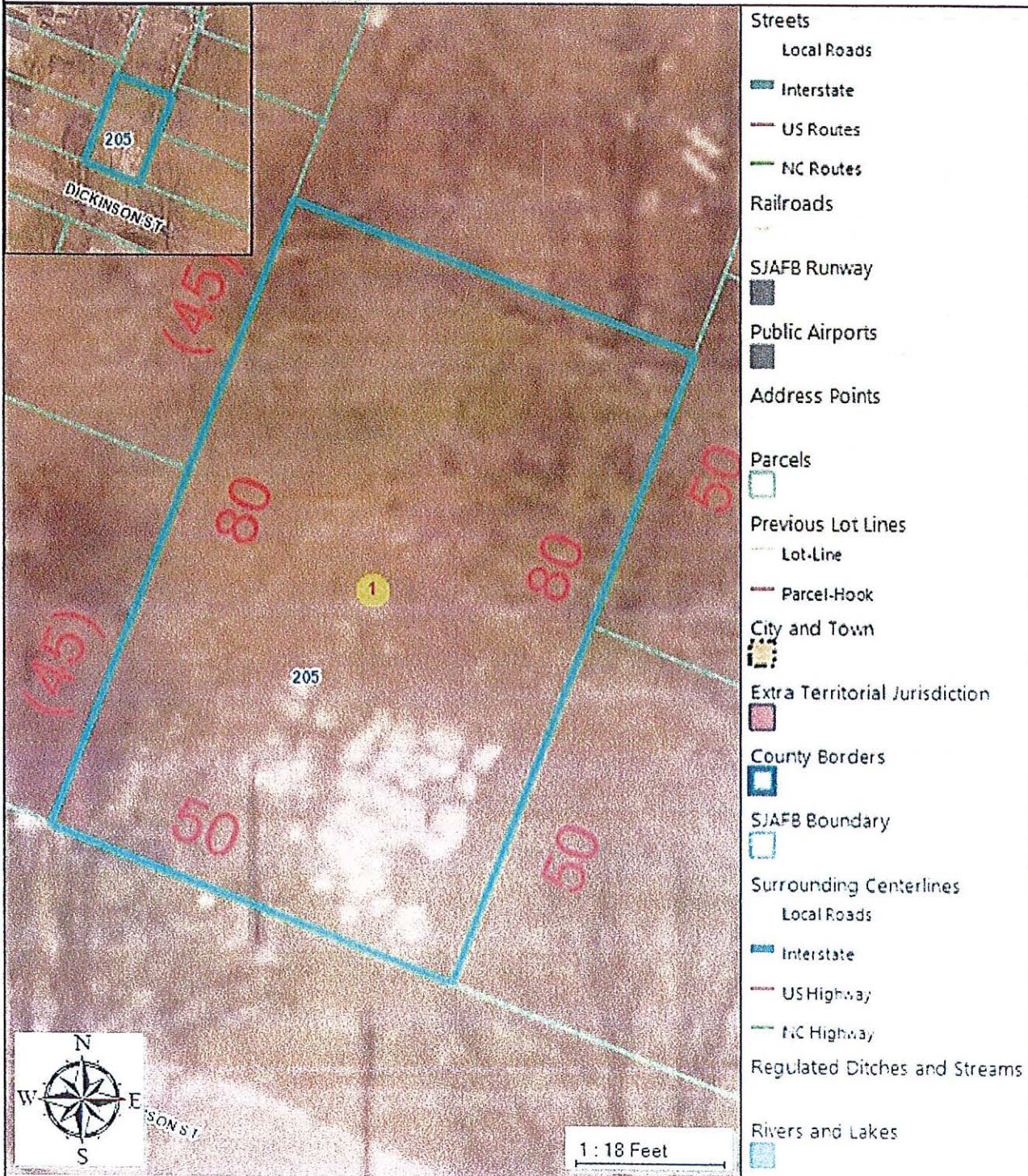
Please let me know what date this can be added to the agenda.

Thank you,

Shannon
CAUTION

This email originated outside the County of Wayne's network.

Do not open any attachments or click on links unless you trust the sender or expecting this email.



#7

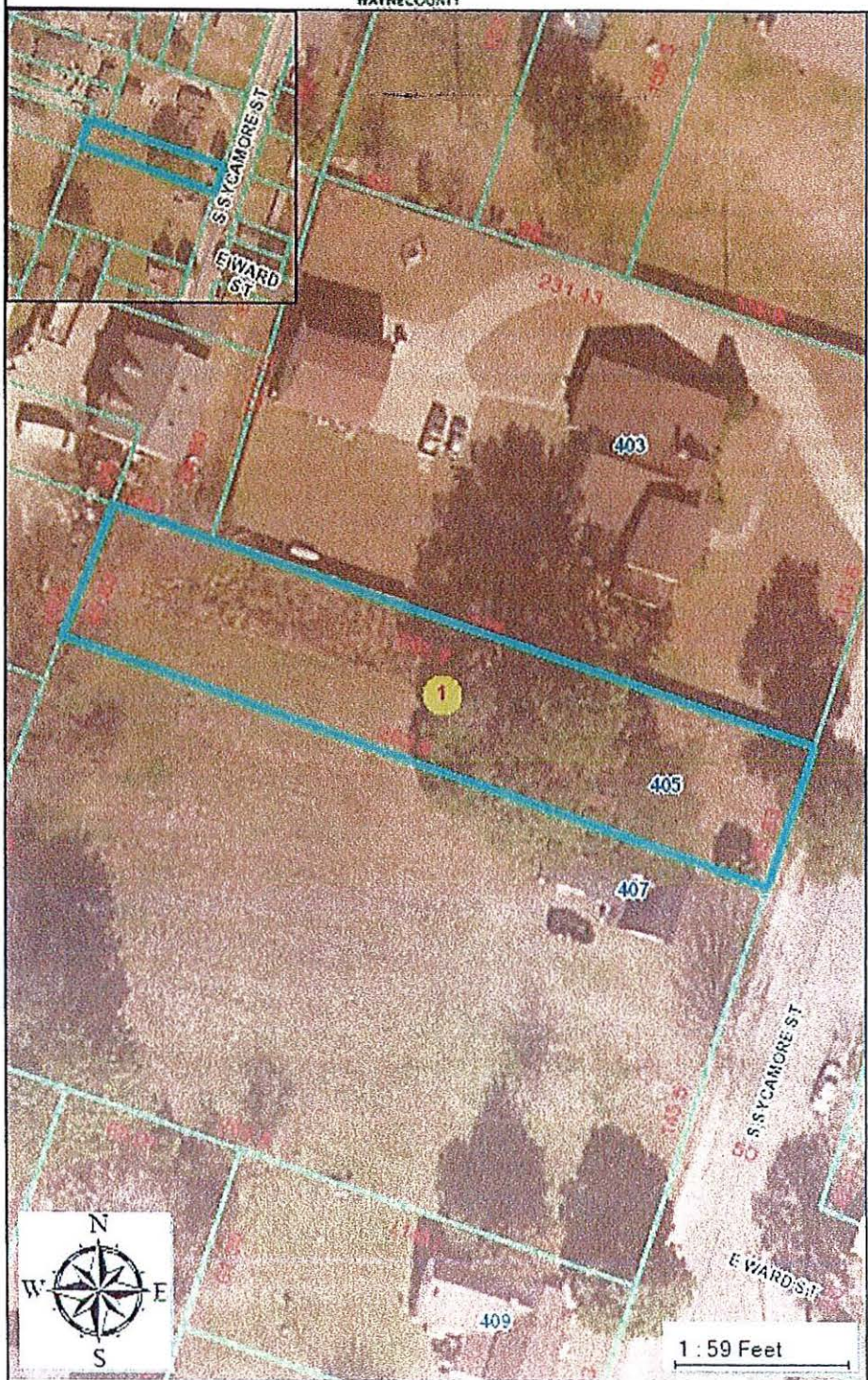
Parcel # 3605415742
 205 Dickinson St

R-6

(Wayne Co + Fremont own)

0.09

Users of the GIS information/data contained in this web mapping application are hereby notified that the information was compiled from recorded deeds, plats and other public records and data. Users are notified that the aforementioned public primary information sources should be consulted for verification of the data contained in this information. The County of Wayne and the mapping companies or other entities assume no legal responsibility for the information contained herein. By accepting this disclaimer you agree and understand the disclaimer.



- Streets
 - Local Roads
 - Interstate
 - US Routes
 - NC Routes
- Railroads
- SJAFB Runway
- Public Airports
- Address Points
- Parcels
- Previous Lot Lines
 - Lot-Line
 - Parcel-Hook
- City and Town
- Extra Territorial Jurisdiction
- County Borders
- SJAFB Boundary
- Surrounding Centerlines
 - Local Roads
 - Interstate
 - US Highway
 - NC Highway
- Regulated Ditches and Streams
- Rivers and Lakes

#1

Parcel # 3605425736
405. S. Sycamore

R-6

(Wayne Co & Fremont own)

OBJECTID ent C Page 5
28966

Co-Owner Name
TOWN OF FREMONT

Owner Address 3

Owner Zip
27533-0000

REID
0043231

Sale Month
5

Previous Deed Book
03154

Previous Sales Year
2015

Record Source
Owner

Acres
1

Township Code
11

Land Value
3610

Vacant Or Improved
V

PIN
3605425736

Owner Address 1
PO BOX 227

Owner City
GOLDSBORO

Unit or Apt

Deed Book
3158

Sale Year
2015

Previous Deed Page
0176

Previous Sale Price
0

Property Address
405 S SYCAMORE ST

Neighborhood
11001

Building Value
0

Total Market Value
3610

Vacant or Improved 2
V

Owner Name
WAYNE COUNTY
Owner Address 2

Owner State
NC

Deed Date
5/27/2015 12:00:00 AM

Deed Page
112

Sale Price
0

Previous Sale Month
5

Property Use
01 - SINGLE FAMILY RESIDENTIAL

Legal Description
S SYCAMORE ST

Account Number
75337020

Outbuilding Value
0

Total Assessed Value
3610

Calculated Acres
0.29

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Carol Bowden

From: Berry Gray
Sent: Wednesday, June 15, 2022 9:54 AM
To: Carol Bowden
Cc: Kayla Whitley
Subject: Item for July 19th meeting; Northwyck Preliminary Plat
Attachments: Northwyck Preliminary Report.pdf; Northwyck Preliminary Plat.pdf

Here is another one for the July 19th agenda; Northwyck Preliminary Plat.

Attached is a copy of the report and plat.

This should be the last for that agenda.

Thank you,

Berry Gray
Planning Director
Wayne County, North Carolina
134 N John Street
PO Box 227
Goldsboro, NC 27533-0227

Phone: 919-731-1650

Email: berry.gray@waynegov.com

MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: June 15, 2022

Re: Subdivision Preliminary Plat Approval

Item: Northwyck, Preliminary
Owner/Developer: Wemi Farms LLC
Surveyor/Engineer: W. Hillman Ray Jr.
Pikeville Township, Antioch Road (SR 1535)
Lots 10 – 36 (27 lots)

Discussion: Sec 70-74 of the Wayne County Subdivision Ordinance requires that for every major subdivision within its territorial jurisdiction which does not qualify for the abbreviated minor subdivision procedure, the developer shall submit a preliminary plat which shall be reviewed and approved by the Board of Commissioners before any construction or installation of improvements may begin.

The Northwyck preliminary consists of 27 residential building lots. The plat shows one through street with a stubout and two cul de sac streets. Northwyck will be built on 15.78 acres on Antioch Road, just east of its intersection with NC Hwy 111 N. No mapped flood zones are present. The property is not located within a zoning area.

The average lot size is 21,300 sf or 0.49 acres. There are 1,952 linear feet (0.37 miles) of street required to be installed per the NC Dept. Of Transportation subdivision street requirements. Building lots will utilize public water and onsite sewer. The subdivision must meet the requirements for stormwater.

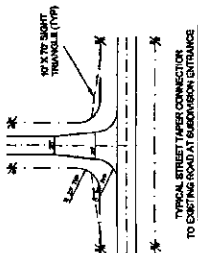
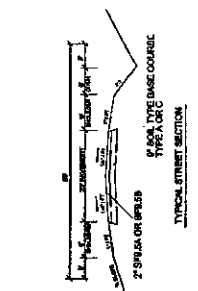
The property is shown within the Rural area in the Wayne County Comprehensive Land Use Plan.

Rural Areas provide for agriculture, forestry, and other allied activities traditionally found in a rural setting. Very low intensity residential development with on-site waste disposal (i.e. septic systems) may be appropriate in Rural Areas where site conditions are good. Premature conversion of Rural Areas to urban level development and the resulting loss of valuable farmland and open space is to be discouraged. Generally, public funds should not be used for planning, programming or installing urban services in these areas that would promote more intensive development. While development densities as high as 2 units per acre may be permitted in these areas, much lower densities and larger lots are preferred.

The property is located within the following service areas:

Schools – Charles B Aycock HS, Norwayne Middle, Northeast Elem
Water – Belfast-Patetown Sanitary District
Fire – Patetown Fire Department
EMS – Station 10
Transportation – RPO
Water Supply Watershed – No
Voluntary Agriculture District – No
Wetlands – Yes
Board of Commissioners District – 5

Recommendation: The Wayne County Planning Board recommends that the preliminary be approved.

[illegible]

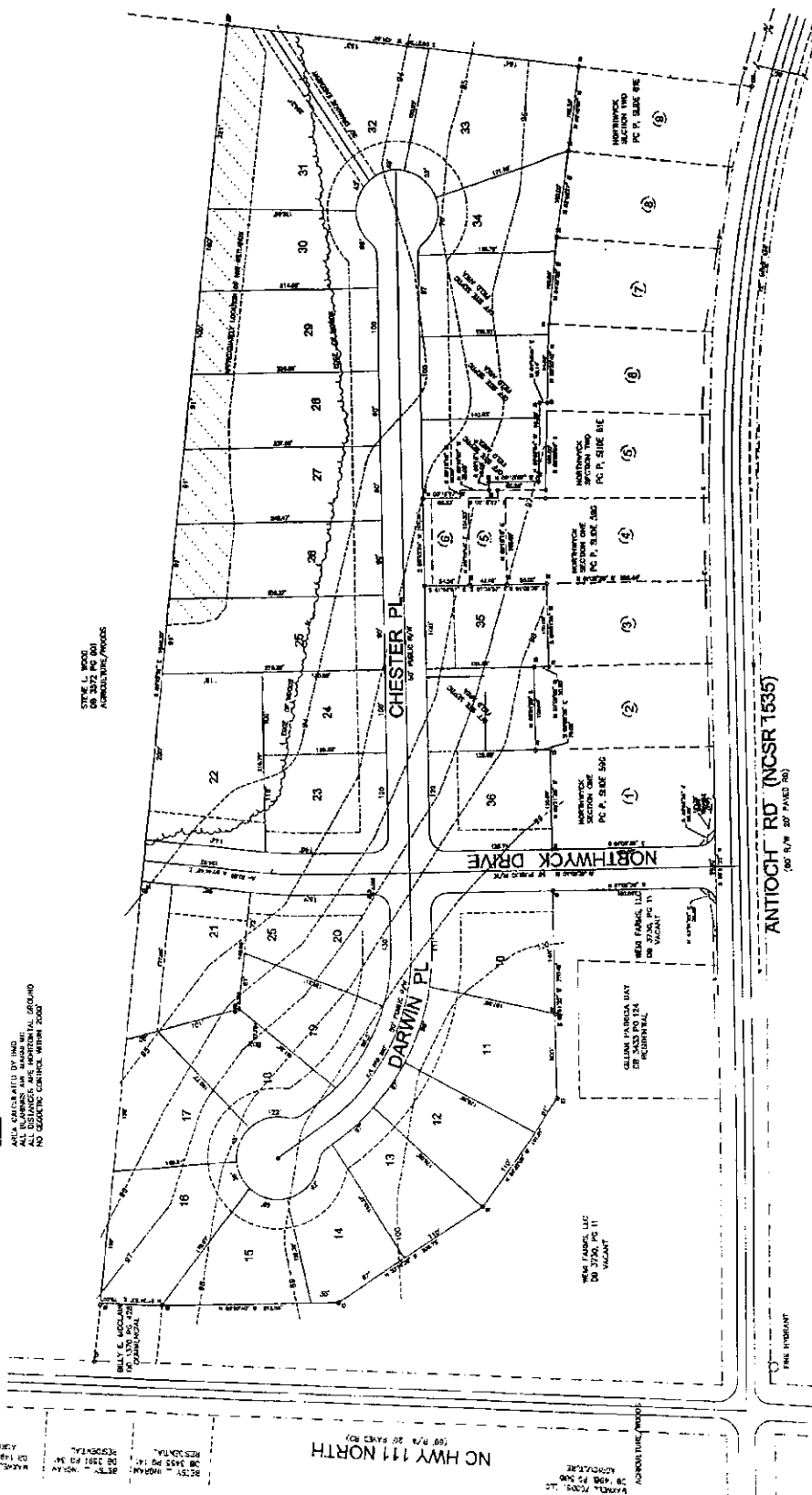
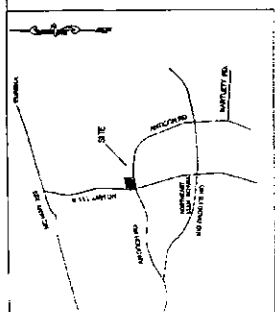
MULTI-RATE CALCULATIONS	
INTERPOLATED AREA	AREA
ENTRAPPED PORE GAS AREA	ENTRAPPED PORE GAS
THE LETTER IS SAME AS	LETTER
TRUCK, AIRFRAME	TRUCK
TOTAL PERIODS / INFORMATION	TOTAL PERIODS

CASHES HOLDING IN - 100 - 10/20/2019 2018		TOTAL COST =	
10/18	—	10/18	10/18
10/19	1/2	10/19	10/19
10/20	1/2	10/20	10/20
10/21	1/2	10/21	10/21
10/22	1/2	10/22	10/22
10/23	1/2	10/23	10/23
10/24	1/2	10/24	10/24
10/25	1/2	10/25	10/25
10/26	1/2	10/26	10/26
10/27	1/2	10/27	10/27
10/28	1/2	10/28	10/28
10/29	1/2	10/29	10/29
10/30	1/2	10/30	10/30
10/31	1/2	10/31	10/31
10/32	1/2	10/32	10/32
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10/40	1/2	10/40	10/40
10/41	1/2	10/41	10/41
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10/96	1/2	10/96	10/96
10/97	1/2	10/97	10/97
10/98	1/2	10/98	10/98
10/99	1/2	10/99	10/99
10/			

U N C E N T

LP - EASTING FROM PIPE
 10 - IRON STAKE FOUND
 IRON STAKES SET ON ALL CORNERS
 UNDER PINNACLE
 PACE - 1/4" = 1' HORIZONTAL
 A/E - JACK HALL, ST
 A/E - ACCESS & UTILITY EASEMENT
 A/E - EXISTING FIRE HYDRANT
 A/E FOR LOT NUMBER

APRIL CALCULATED BY DMG
 ALL DIMENSIONS ARE MEASURED W/2
 ALL DISTANCES ARE HORIZONTAL GROUND
 NO GEODETIC CONTROL WITHIN 2000'



PRELIMINARY MAP FOR

NORTHWYCK

PIKEVILLE TOWNSHIP
WAYNE COUNTY, N.C.

HIDEBY DORTY THAT THE PRELIMINARY SUBDIVISION PLAT FOR SHORN MEADOW HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WAYNE COUNTY, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF WAYNE COUNTY TO AUTHORIZE THE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AS NOTED.

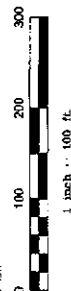
STANLEY, WATIL CUBITY BOARD OF CHAMPNOGESS DAYE

NAME: MURPHY CORTNEY. THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE JURISDICTION OF WAYNE COUNTY, MICHIGAN. THAT I (WE) FULLY ADMIT THIS PLAN OF SUBDIVISION WITH THIS SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH MY (OUR) INTENT TO INSTALL AND CONSTRUCT ALL IMPROVEMENTS IN THIS SUBDIVISION AS IS THE COUNTY'S MAHIMAM

11-11-1962



SHIPPED MARCH 1, 2022
MR WILLIAM RAY, JR PLS
301 COTMAN DRIVE
PINEVILLE NC 27803
919-344-1517



NOT FOR RECORDATION, CONVEYANCE, OR SALES

Carol Bowden

From: Berry Gray
Sent: Wednesday, June 15, 2022 9:48 AM
To: Carol Bowden
Cc: Kayla Whitley
Subject: Item for July 19th meeting: Jose Antonio Huerta Final Plat
Attachments: Jose Antonio Huerta Final Report.pdf; Jose Antonio Huerta Final Plat.pdf

Hey Carol,

Will you place the final plat for Jose Antonio Huerta on the July 19th agenda?

Attached is a copy of the report and plat.

Thank you,

Berry Gray
Planning Director
Wayne County, North Carolina
134 N John Street
PO Box 227
Goldsboro, NC 27533-0227

Phone: 919-731-1650

Email: berry.gray@waynegov.com

MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: June 15, 2022

Re: Final Subdivision Plat Approval

Item: Jose Antonio Huerta Subdivision, Final
Owner/Developer: Jose Antonio Huerta
Surveyor/Engineer: Kornegay
Brogden Township, O'Berry Road (SR 1120)
Lots 1 - 7 (7 lots)

Discussion: Jose Antonio Huerta Subdivision consists of 7 lots on 7.08 acres. This subdivision proposes only road front lots on O'Berry Road (SR 1120), at the intersection with Herring Road. The property is not within a zoning district and the average lot size at 43,996 sf. Building lots will utilize public water and onsite septic. The property is shown within the Rural area on the Wayne County Growth Strategies Map.

The property is located within the following service areas:

- Schools – Southern Wayne HS, Mt. Olive Middle, Carver Elementary
- Water – Southeastern Wayne Sanitary District
- Fire – Dudley Fire Department
- EMS – Station 8
- Transportation – RPO
- Water Supply Watershed – Yes
- Voluntary Agriculture District – No
- Wetlands – No
- Board of Commissioners District – 4

Recommendation: The Wayne County Planning Board recommends approval of the final plat.

[illegible][illegible]

100 200

100 200

Café Bar

PARK ALLEY No. 1234

MAIL FOUNDRY MED. ST.

3

JOHN RUSSELL BEAMAN, ET. AL
ARRESTED APR 25-50 PAGE 20
PLAT. COURT. P. 206. U-1. BIRTH NO. 2

APPROVED BY THE WAIVER
PROCESSING IN THE OFFICE OF THE
COUNTY:

WITNESS BY HAND AND SEAL THIS 5TH DAY OF MAY, 2022.

MAJ WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS
AMENDED.

RECEIVED
COUNTY CLERK
COUNTY OF WAKE
MAY 10 2022

WAYNE COUNTY HEALTH DEPARTMENT
DATE _____
ELAMON, DONALD, BROGDEN TOWNSHIP 159-210466 MINOR-0216728
LICENSE NUMBER 1-1054
S/

Memorandum

To: Wayne County Board of Commissioners
From: Chip Crumpler, County Manager
Date: 7/14/2022
Re: Personnel Policy Update – 07/19/2022 Meeting

Attached to this memo is a resolution to amend Article XI, Section 3, of the Wayne County Personnel Policy which addresses Retirement Benefits.

Article XI, Section 3 currently outlines which pay types the county bases employee and employer retirement contributions. Local Government Employees Retirement Systems (LGERS) may change or update the contribution requirements. Therefore, the recommendation is to update the policy to reflect contributions will be based on gross salary as defined by LGERS.

NORTH CAROLINA

WAYNE COUNTY

RESOLUTION #2022-24: A RESOLUTION AMENDING THE WAYNE COUNTY PERSONNEL POLICY

WHEREAS, the Wayne County Board of Commissioners is authorized by North Carolina General Statutes(NCGS) 153A-94 to establish personnel policies that promote the hiring and retention of capable, diligent, and honest career employees; and

WHEREAS, the County Manager has recommended amending one article in the Personnel Policies previously adopted by Resolution of the Board of Commissioners; and

WHEREAS, after careful consideration of those changes the Board of Commissioners had determined that it wishes to adopt said changes by Resolution;

NOW, THEREFORE BE IT RESOLVED that the document entitled "WAYNE COUNTY PERSONNEL POLICY" previously adopted as the personnel policies for Wayne County Government, is hereby amended as follows:

Article XI, Section 3, change the item from

SECTION 3

Retirement Benefits

Each permanent, full-time and regular part-time employee, as a condition of employment, must join the Local Governments Employee's Retirement System. Employees must contribute, through payroll deduction, the predetermined percentage of gross salary each month to the system. The County contributes an actuarially determined percentage of the gross payroll each month to the system.

As of July 1, 2019, employee and employer contributions will be based on total gross salary which includes the following pay types:

- Base Salary (includes sick and vacation pay)
- Holiday Pay
- Overtime
- Straight Time
- Fluctuating Overtime
- Retro Pay
- Sheriff's Special Officers' Pay
- Hospitalization Opt-Out
- Longevity
- Bonus

To: SECTION 3

Retirement Benefits

Each permanent, full-time and regular part-time employee, as a condition of employment, must join the Local Governments Employee's Retirement System. Employees must contribute, through payroll deduction, the predetermined percentage of gross salary each month to the system. The County contributes an actuarially determined percentage of the gross payroll each month to the system.

As of July 1, 2022, employee and employer contributions will be based on total gross salary as defined by Local Government Employees Retirement System (LGERS).

"The Wayne County Board of Commissioners has adopted these Personnel Policies by Resolution in order to establish a personnel system which will recruit, select, develop, and maintain an effective and responsible work force. These Personnel Policies can only be amended by subsequent Resolution adopted by the Board of Commissioners."

This the 19th day of July 2022.



Joe Daugherty, Chairman
Wayne County Board of Commissioners



~~Carol Bowden, Clerk to the Board~~
Kayla Whitley,
Deputy Clerk to the Board

**NORTH CAROLINA
WAYNE COUNTY**

**RESOLUTION #2022-26: A RESOLUTION AUTHORIZING THE DONATION OF
OBSOLETE PROPERTY TO SAMARITAN'S PURSE**

WHEREAS, the Sheriff of Wayne County, along with other Sheriffs of the State of North Carolina, support a humanitarian effort to collect and distribute obsolete ballistic body armor that is no longer being utilized to benefit the people of war-ravaged Ukraine; and

WHEREAS, the Wayne County Sheriff's Office has twenty (20) units of obsolete ballistic body armor that could be of benefit to the Ukrainian people; and

WHEREAS, the Samaritan's Purse is a registered non-profit corporation in North Carolina which has initiated a program whereby obsolete body armor from local law enforcement agencies are collected and delivered Ukrainian citizens; and

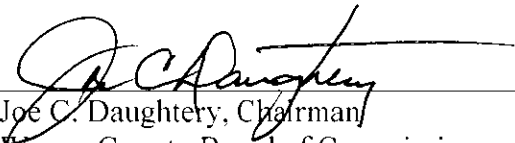
WHEREAS, the North Carolina Sheriff's Association has encouraged Sheriffs of the State of North Carolina to participate in the ballistic body armor donation program; and

WHEREAS, under North Carolina General Statute § 160A-280, obsolete property may be conveyed without monetary consideration to a non-profit, after due notice; and

WHEREAS, the Wayne County Commissioners join in supporting this humanitarian effort by donating the obsolete ballistic body armor to Samaritan's Purse for distribution to aid the Ukrainian citizens involved in fighting the Russian forces for their freedom.

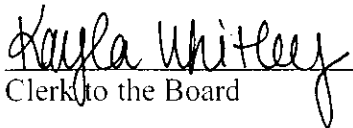
NOW, THEREFORE, BE IT RESOLVED by the Wayne County Board of Commissioners, that the County of Wayne convey twenty (20) units of obsolete ballistic body armors to Samaritan's Purse for use in their Ukrainian ballistic body armor program.

This the 19th day of July, 2022.



Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:

Deputy  _____
Clerk to the Board

PUBLIC NOTICE
DISPOSAL OF OBSOLETE COUNTY PROPERTY

The Wayne County Board of Commissioners intends to donate twenty (20) units of obsolete ballistic body armor to Samaritan's Purse, a North Carolina non-profit corporation, pursuant to the provisions of NCGS §160A-280. All persons interested in the donation of this property are invited to attend the meeting of the Wayne County Board of Commissioners to be held on Tuesday, July 19, 2022 at 9:00 a.m. in the Commissioners Meeting Room in the Wayne County Courthouse Annex, 224 E. Walnut St., Goldsboro, NC. At that time, the board intends to authorize the donation of the property described above.

Noelle Woods
Wayne County Purchasing Manager

Run Date: July 13, 2022

ORDER GRANTING A SPECIAL USE PERMIT
Oxbow Solar, LLC
Case S-22-01

The Wayne County Board of Commissioners, convening as the Wayne County Board of Adjustment (Board) met in regular session on July 19, 2022, to consider an application for a Special Use Permit for a Solar Facility filed by Oxbow Solar, LLC (Applicant) pursuant to the Wayne County Zoning Ordinance, Article 5, Section 54 (Special Uses).

Having reviewed the application, the report of the Planning Director Berry Gray, and having heard all the evidence and arguments by the Applicant and those in attendance, the Board makes the following Findings of Fact by a vote of 5-1 based upon substantial evidence presented:

FINDINGS OF FACT

1. The application was duly filed and complete.
2. Notice of the application by posting of the property, notification in a newspaper of general circulation, and notice to surrounding owners was properly accomplished as required by statute and the Zoning Ordinance of Wayne County.
3. The application is for the construction of a 160-megawatt solar farm on approximately 1,171 acres of an approximately 1700-acres owned by Greensboro Milling Company, G and L AG Properties, Joseph W. Caveness and Wife Judy M. Caveness, Gregory K. Herring and Wife Michelle B. Herring, Patrick M. Herring III and Wife Amy J. Wise, and Paul B. Herring and Wife Jackie D. Herring, described as PINs; 3506520900, 3506425521, 3506335003, 3506537310, 3505995620, 3505983469, 3505887187, 3505877438, 3506510004, 3506305177, 3506318196, 3506401448, 3505294105, 3505475624, 3505858668, 3505669028, 3505170154, 3505075899, 3505163456, 3505045993, 3505350929, 3505441762, 3505133610, 3505038504, 3505236615, 3506448466, 3506616709, 3506811631, 3506801774, 3505685984, 3505789649, 3505594924, 3505253538, 3505331506, 3505347214, 2595865683, 3506608172, 3506330487, 3506338744, 2595968192, and 3505230622.
4. All witnesses were under oath and all parties were given opportunities without time limit to present evidence and to cross-examine witnesses.
5. The underlying tract is zoned RA-20 (Residential-Agricultural), a zoning district that allows solar facilities subject to an applicant meeting the standards of a special use permit.

6. The Applicant presented the following competent, material and substantial evidence in its application, other written materials, and through witness testimony, that it meets the standards in the Wayne County Zoning Ordinance precedent to the issuance of a special use permit, as follows:

A. The proposed use does not affect adversely the general plans for the physical development of the county and will not be contrary to the purposes stated in these regulations.

1. Solar facilities are listed as allowed uses in this zoning district, subject to issuance of special use permits. Such listing establishes a legal presumption that the use is legislatively presumed to be consistent with the general plans for development.

2. The Solar Energy Ordinance establishes numerous operational and developmental requirements for solar facilities. Meeting these requirements establishes further legal presumptions that the proposed solar facility is consistent with general plans for the development of the county.

3. The Applicant submitted a 20-page report by R. Reynolds Neely, found by the board to be an expert in land use planning, that explained in detail how this facility will not adversely affect the general plans for the physical development of the county and will be consistent with the purposes stated in County regulations.

B. The proposed use will not adversely affect the health and safety of the county residents and will not be detrimental to the use of development of adjacent properties or other neighborhood uses.

1. The Applicant presented a 20-page report by Thomas Cleveland, consulting engineer, and testimony by Mr. Cleveland himself regarding the aspects of solar technology, which explained in detail why solar facilities will not adversely affect health and safety. Among the facts presented by Cleveland are:

a. The materials used are primarily steel, glass, and products found in most household electronic appliances.

b. Photovoltaic electricity is emission free, and produces no emissions for absorption into the air, ground, or water.

c. If battery storage is used, the batteries have demonstrated over time and wide use to be safe.

d. Electromagnetic fields (EMF) exist anywhere there is electricity, and the EMF from a solar farm is lower than from cell phones and wireless internet. At the

perimeter of a facility, EMF is so low that it cannot be distinguished from background EMF

e. All equipment will meet or exceed the standards of the National Electric Code, and all equipment is listed with and will contain the stamp of Underwriters Laboratories, a safety consulting and certification company that specializes in the public adoption and drafting of safety standards for electrical devices and components.

f. The facility will be surrounded by a fence to protect both the public and the facility from unauthorized access.

2. Oxbow Solar also produced the following substantial evidence that this facility will not be “detrimental to the use of development of adjacent properties or other neighborhood uses:

a. Solar facilities do not create environmental noise that would disturb the emotional health of residents. In most circumstances, someone standing at the closest point off-site is not able to hear the slight and barely audible hum generated by inverters in the interior of the facility.

b. Water that hits the panels is absorbed into the ground and is not diverted from groundwater collection in aquifers. There are no products or by-products that can leach from the panels to harm groundwater.

c. Once construction has been completed, there will only be two to three visits per month for routine maintenance. Most days will have no vehicle trips. Accordingly, traffic does not present a danger to public safety.

d. Solar facilities are dark at night.

e. This facility will be concealed by existing or planted vegetation. Therefore, it won't be easily seen, and it won't be heard, have lights, or generate perceptible traffic.

3. The Applicant also produced a 78-page Market Impact Study by Richard Kirkland, MAI appraiser, and testimony by Nick Kirkland, who used paired-sales analyses consistent with the standards of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice. His study demonstrated that there will be no harm to the market value of adjoining properties caused by this facility. Among other things, the market impact study demonstrated that a land use that has a negative effect on nearby property values is called an “external obsolescence.” Common factors that make a land use an external obsolescence are noise, unreasonable traffic generation, dust,

lights, odor, and threats to public health, and there is nothing about a solar facility's quiet, odorless, dust free, low traffic characteristics that would make it an external obsolescence. His studies using paired sales analyses demonstrated that there would be no effect on values of adjoining properties.

C. The proposed use will not be adversely affected by existing uses and will be placed on a lot of sufficient size to satisfy the space requirements of said use.

The Applicant presented evidence in the form of the application itself and site plan produced by Kimley-Horn that existing uses would not adversely affect the solar facility and that the site was of sufficient size to accommodate the proposed facility.

D. The proposed use will not constitute a nuisance or hazard because of the number of persons who will use such a facility, the vehicular movement or the noise or fume generation.

1. Solar facilities produce no audible noise or fumes, and they are quieter than many agricultural operations.

2. This facility will have maintenance teams visit the property approximately twice a month during growing season and less often during colder months, and otherwise be an unmanned facility. By ordinance, a 30-foot easement to public right of way shall be provided.

3. No aspects of a solar facility generates fumes.

E. The proposed use shall be subject to the minimum dimensional requirements of the district in which it is to be located and shall conform to the off-street parking and loading regulations.

1. Oxbow Solar has produced a site plan sealed by engineers at Kimley-Horn that demonstrates compliance with all dimensional requirements of this district and the Solar Energy Ordinance, including height and setback requirements of 60 feet from a public road and 25 feet from a fence line, and adequate distances from residences and churches.

2. No off-street parking is required.

F. Opposing Testimony

Although there were opposing viewpoints expressed by neighbors, they did not present competent, material, and substantial evidence presented that the applicant failed to meet any of the SUP standards.

ADDED CONDITIONS

The Board requires the Applicant must meet the following three conditions and hereby imposes them and incorporates them into this SUP. The first two conditions must be addressed prior to issuance of building permits:

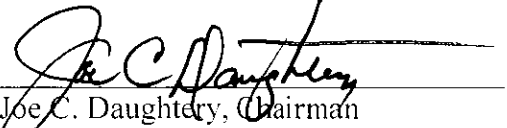
1. The project owner should partner with the U.S. Department of Agriculture (USDA) representative at Seymour Johnson AFB to allow USDA access to the project to observe/collect real-time data and provide mitigation strategies to reduce bird attractants.
2. The project owner should implement long-term bird mitigation efforts on-site as part of the development plan.
3. The project owner should implement and share an accompanying scientific study to capture pre-construction bird/wildlife data for applicability to the larger USAF/DoD and FAA discussion. Post-construction bird/wildlife data will be provided after the building permits are issued and project is operational.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Board makes the following Conclusions of Law by vote of 5-1:

1. All local and state notice requirements were met.
2. The rights of the Applicant and witnesses to participate fully in the proceeding were met and protected.
3. Oxbow Solar, LLC presented competent, material, and substantial evidence that it complies with all standards in the Wayne County Zoning Ordinance precedent to the issuance of a Special Use Permit.
4. Oxbow Solar, LLC is entitled to a special use permit as a matter of law, and it shall be required to meet all special conditions imposed by this permit.

Ordered this 19th day of July, 2022 and signed and filed with the Clerk to the Board this 2nd day of August, 2022.



Joe C. Daughtery, Chairman
Wayne County Board of Commissioners and Board
of Adjustment



Wayne County Citizens
Public Hearing Notice

The Wayne County Board of Adjustment will conduct a public hearing Tuesday, July 19, 2022 to consider a Special Use Permit Request. The hearing will be held at or after 9:30 am in the Wayne County Commissioners Meeting Room, Wayne County Courthouse Annex, 224 East Walnut Street, Goldsboro, NC. The item to be discussed:

S-22-01 – Oxbow Solar LLC Solar Energy Facility. Based on Section 5B of the Wayne County Ordinance Regulating the Operation and Maintenance of Solar Energy Facilities, Pine Gate Renewables LLC has requested a Special Use Permit for a solar energy facility in the airspace control surface area of Seymour Johnson AFB. The property is located in Indian Springs Township in the vicinity of Emmaus Church Road, Arrington Bridge Road, and Sleepy Creek Road and is listed in the Wayne County Tax Office as Parcel Number 3505887187, 3506448466, 3506401448, 3506338744, 3506801774, 3506520900, 3506616709, 3506608172, 3505789649, 3506537310, 3505331506, 3505347214, 3505441762, 3505236615, 3505230622, 3505045993, 3506811631, 3505594924, 3505294105, 3506335003, 3506510004, 3506318196, 2595865683, 3505253538, 3505075899, 3506330487, 3506425521, 3506305177, 3505877438, 3505045993, 2595968192, 350517015, 3505669028, 3505350929, 3505163456, 3505685984, 3505995620, 3505983469, 3505858668, 3505133610, 3505038504, 3505475624.

The public is invited to attend and speak at this hearing and/or submit any comments. Written comments before the meeting may be submitted to the Wayne County Planning Department, PO Box 227, Goldsboro, NC 27533 or berry.gray@waynegov.com. Questions may be directed to the Planning Department by calling 919-731-1650.

Carol Bowden
Clerk to the Board

MEMORANDUM

To: Wayne County Board of Adjustment

From: Berry Gray, Planning Director

Date: May 12, 2022

Re: Special Use Permit for Proposed Solar Energy Facility Located in the Airspace Control Surface Area for Seymour Johnson AFB

Item: Oxbow Solar, LLC

Parcel ID#: 3505887187, 3506448466, 3506401448, 3506338744, 3506801774, 3506520900, 3506616709, 3506608172, 3505789649, 3506537310, 3505331506, 3505347214, 3505441762, 3505236615, 3505230622, 3505045993, 3506811631, 3505594924, 3505294105, 3506335003, 3506510004, 3506318196, 2595865683, 3505253538, 3505075899, 3506330487, 3506425521, 3506305177, 3505877438, 3505045993, 2595968192, 350517015, 3505669028, 3505350929, 3505163456, 3505685984, 3505995620, 3505983469, 3505858668, 3505133610, 3505038504, 3505475624

Property Owner: Sleepy Creek Farms, Inc, G&L Ag Properties, LLC, Helen Caveness Heirs, Ann Herring Heirs

Developer: Pine Gate Renewables, LLC

Surveyor/Engineer: Kimley Horn

Indian Springs Township

Emmaus Church Road, Arrington Bridge Road, Sleepy Creek Road

Background: The Wayne County Planning Board approved the site plan for Oxbow LLC Solar Energy Facility at its May 10, 2022 meeting. The site plan was reviewed by staff and has been determined to meet the minimum requirements of the Wayne County Ordinance Regulating the Operation and Maintenance of Solar Energy Facilities.

Discussion: The proposed solar energy facility is a 145.00 MWac facility that will be located on 1,711 acres. The site is currently agricultural and wooded. It is located in the vicinity of Emmaus Church Road, Arrington Bridge Road, and Sleepy Creek Road. The property is zoned Outer Horizontal Overlay District (OH). The site is located within the airspace control surface area for Seymour Johnson Air Force Base which requires Special Use approval by the Board of Adjustment. Surrounding land uses include a residential lots, agriculture, vacant and wooded. The site plan meets the requirements as outlined in the Wayne County Ordinance Regulating Solar Energy Facilities for setbacks and fencing.

Seymour Johnson Air Force Base has reviewed the request and does have concerns that the project may create a hazard with aircraft bird strikes. If approved, SJAFB recommends the conditions outlined in the following Recommendation.

The property is within the following service areas:

Zoning – OH (Outer Horizontal Overlay District)
Fire – Arrington, Indian Springs, Dudley
EMS – Station 8
Water Supply Watershed – No
Voluntary Agriculture District – No
Wetlands – Yes
Board of Commissioners District – 6

Section 5B of the Ordinance Regulating the Operation and Maintenance of Solar Energy Facilities in Wayne County, NC requires that solar facilities within the Airspace Control Surface Area be considered by the Wayne County Board of Adjustment as a Special Use.

Sections 54.1 and 54.2 of the Wayne County Zoning Ordinance, as it relates to special uses, states that permission may be granted for the establishment of special uses as shown in the district regulations if the Board of Adjustment finds from the evidence produced after a study of the complete records that:

- A. The proposed use does not affect adversely the general plans for physical development of the county and will not be contrary to the purposes stated in these regulations;
- B. The proposed use will not adversely affect the health and safety of the county residents and will not be detrimental to the use or development of adjacent properties or other neighborhood uses;
- C. The proposed use will not be affected adversely by existing uses, and will be placed on a lot of sufficient size to satisfy the space requirements of said use;
- D. The proposed use will not constitute a nuisance or hazard because of the number of persons who will use such a facility, the vehicular movement or the noise or fume generation; and
- E. The proposed use shall be subject to the minimum dimensional requirements of the district in which it is to be located, and shall conform to the off-street parking and loading regulations.

Additional Restrictions.

- A. The Board of Adjustment may issue a special use permit if its findings are favorable. As an additional safeguard, the board may impose or require as conditions such additional restrictions and standards as may be necessary to protect the health and safety of the community, and to protect the value and use of property in the general neighborhood.

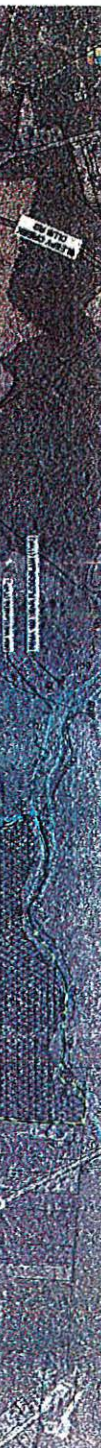
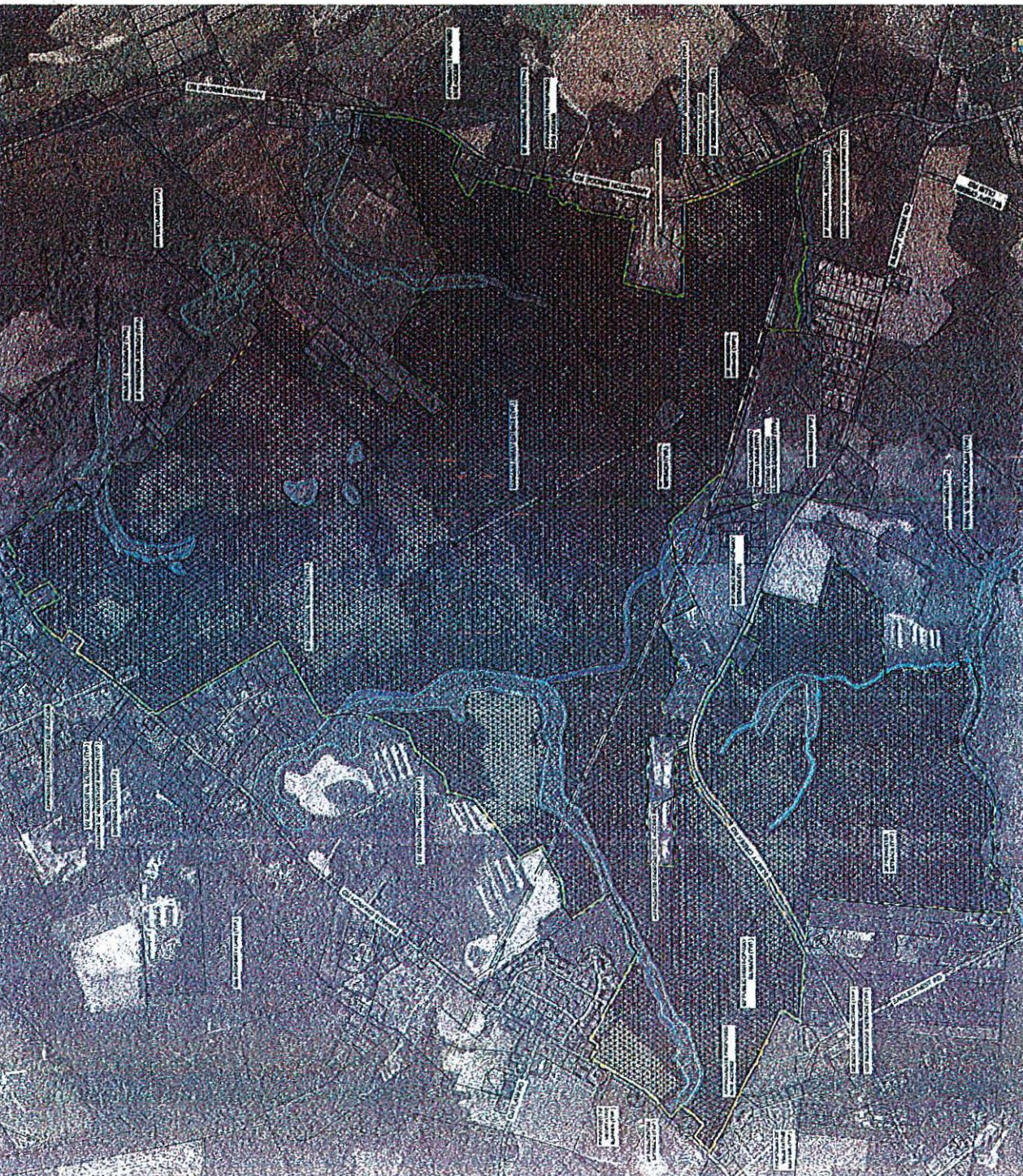
Recommendation: The Wayne County Board of Adjustment should consider a Public Hearing to receive comments on the proposed Special Use Permit Request and then consider taking action on

the Special Use request. Staff recommends the following conditions of approval to address comments received from the Seymour Johnson Air Force Base, 4th Fighter Wing:

- 1) The project owner should partner with the United States Department of Agriculture (USDA) representatives at Seymour Johnson AFB to allow USDA access to the project to observe/collect real-time data and provide mitigation strategies to reduce bird attractants;
- 2) The project owner should implement long term bird mitigation efforts on-site as part of the development plan; and
- 3) The project owner should implement and share an accompanying scientific study to capture pre- and post-construction bird/wildlife data for applicability to the larger USAF/DoD and FAA discussion.

Supporting documents attached as evidence:

- Approved Site Plan
- Special Use Permit Application
- Interconnection Application
- Decommissioning Plan
- Property Owner Consent
- Property Impact Study
- Solar Glare Study
- Comments from Seymour Johnson AFB



Oxbow Solar S-22-01

RA-20

IH

PARADISE LN
STAGECOACH LN

TURNAGE LN

OH

Sleepy Creek Rd

CATTLE RANCH DR

ELKIN RD

Armington Bridge Rd

Areas in green denote solar facility location.

FERRY HINES LN

Wayne County, North Carolina

Petition for Special Use Permit

Date 4/12/2022

Applicant Name: Oxbow Solar, LLC

Telephone 352-284-3712

Address: 130 Roberts Street, Asheville, NC 28801

Property Owner Name: Please see Exhibit A

Telephone: _____

Address: _____

1. Property address or location: Please see zoning site plan / Exhibit A Legal Descriptions

2. Zoning classification: O HOuter Horizontal

3. Requested special use permit: Solar Energy Facility

4. Property legal description (metes and bounds, or if subdivided, lot, block, subdivision plat book and page number): Please see Exhibit A

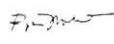
5. Owner's intended use of the property in question if it is reclassified: Solar Energy Facility

6. Explain in detail why you think this petition should be approved: Oxbow Solar, LLC, has met the requirements outlined by the Ordinance Regulating the Operation and Maintenance of Solar Energy Facilities in Wayne County, NC.

7. Name and addresses of owners whose property abuts the property in question: Please see Exhibit A

I certify that I, the applicant, have the consent of the owner and act on his behalf in applying for a Special Use Permit.

Date: 4/12/2022

Signature: 

, Authorized Representative

Applicant

Report of the Zoning Enforcement Officer on the property in question: _____

Fee Paid \$ _____ Date _____

Date Public Hearing Scheduled _____ Time _____

Dates Public Hearing Advertised _____

Petition: Approved _____
Denied _____

Petition No. _____

Exhibit A

Property Owner's

- 1) Goldsboro Milling Company, Inc./ G & L AG Properties, LLC-

Tammy Hare: (919)-778-3130 / PO Box 1009, Goldsboro, NC 27532

- 2) Helen Caveness Heirs, C/O Joseph Caveness-

Joseph Caveness: (919)-658-2122 / 112 East John St., Mount Olive, NC 28365

- 3) Ann Herring Heirs, C/O Greg Herring-

Greg Herring: (336)-215-7217 / 622 Beckwith Dr., Greensboro, NC 27410

Exhibit A Continued
Property Legal Description

Tract One

Parcel: 2595-96-8192

Lying and being situate in Wayne County, North Carolina, and being more particularly described as follows:

Being a Portion of the following:

BEGINNING at a stake, John Lewis' line and runs North 76° East 45 poles; thence North 62½° East 45 poles; thence North 55° East 36 poles to a stake on road; thence North 18° West 40 poles to a stake; thence West 104 poles to a stake, Carroway's and others' corner; thence South 03° East 92 poles to the beginning. Containing 48 acres, more or less.

lying and being situate in Wayne County, North Carolina, and being more particularly described as follows:

Being a Portion of the following:

A. PARCEL 3505-33-1506

Being known and designated as the tract of land consisting of 36.77 acres, more or less, as shown and described on the plat entitled "Riegel Paper Corp. Mintz - Wheeler Tr.," as recorded in Plat Cabinet E, Slide 15, in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

B. PARCEL 3506-61-6709

Being known and designated as the tract of land consisting of 73.2 acres, more or less, as shown and described on the plat entitled "Cape Fear Wood Corp. 'Mills Tract'," as recorded in Plat Cabinet E, Slide 319, in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

C. PARCEL 3505-25-3538

All that certain tract or parcel of land lying and being situate in Indian Springs Township, Wayne County, North Carolina, more particularly described as follows: Beginning at the point of intersection of the northern boundary of the new road to Dudley with the southern boundary of the old New Bern road, and running S. 28° E. 17 chains to an iron stake (formerly a dead pine corner); thence N. 68° 30' E. 33.55 chains to a stake (formerly two pines); thence S. 04° 45' W. 17.87 chains to a stake in an old road; thence N. 70° W. 11.51 chains to a stake; thence N. 55° 30' W. 8.2 chains to a stake in an old road; thence S. 58° W. 6.85 chains to a point; thence S. 01° W. 14.42 chains to a black gum on an old road; thence N. 84° 45' W. 11.6 chains to a stake in an old road; thence N. 06° 30' E. 7 chains to a stake between two branches; thence S. 83° W. 22 chains to a stake near the head of a drain; thence N. 69° 15' W. 24.4 chains to a stake in an old road; thence along the centerline of the old New Bern Road the following three courses and distances: N. 70° 45' E. 12 chains to a stake; thence N. 60° 30' E. 24.9 chains to a stake; thence S. 88° 30' E. 8.17 chains to the point of beginning; containing 118 acres, more or less.

D. PARCEL 3505-34-7214

All that certain tract or parcel of land lying and being situate in Indian Springs Township, Wayne County, North Carolina, more particularly described as follows: Beginning at a point at or near a black gum on an old road and running S. 84° 45' E. 9 1/2 chains to a stake; thence S. 04° 45' W. 12.45 chains to a stake in a drain; thence N. 87° 30' W. 7.62 chains to a stake at or near the run of Long Branch; thence up the run of Long Branch the following five courses and distances: N. 35° 30' W. 3.73 chains; N. 04° 15' E. 2 chains; N. 61° 30' E. 1.7 chains; N. 18° E. 3.45 chains; N. 17° W. 4 chains to the point of beginning; containing 11 3/8 acres.

E. PARCELS 3505685984; 3505789649; & 3506801774

Being known and designated as Tracts 1, 2, and 3, as shown and described on the plat entitled "Property of Dr. Howard A. Baucom," as recorded in Plat Cabinet G, Slide 138, in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

F. PARCEL 3505-59-4924

Containing 66 acres, more or less, and being the land designated as "Second Tract" in that certain deed to William P. Kemp and wife, Elizabeth A. Kemp, by James N. Smith, Paul B. Edmundson, Jr., and John S. Peacock, Commissioners, dated January 15, 1963, recorded in Book 582, at Page 347, Wayne County Registry, to which reference is hereby made. Reference is also hereby made to deed recorded in Book 189, at Page 240, Wayne County Registry. And being the property described in the deed dated April 6, 1971 and recorded in Book 786, at Page 339, Wayne County Registry.

G. PARCEL 3506-44-8466

BEGINNING at a pine stump, F. T. Newcomb's corner, head of Peach Orchard Branch, runs thence North 76° West 396 feet to a post oak; thence North 33° West 2,311 feet to a post oak on Spring Bank Road; thence with Road northwesterly 1940 feet to a point formerly a holly tree and

W. J. Roberts' corner; thence with Roberts' line South 39° East 1,534 feet to the mouth of Peach Orchard Branch; thence up the run of the Branch to the beginning, containing 70 1/2 acres, more or less. EXCEPTING from this deed one (1) acre where church is located, Roberts' corner on Spring Bank Road; and being the same land conveyed to J. A. Wolf, being the same person as J. A. Wolfe, by deed from Lillie Richardson et al., which deed is dated March 3, 1950 and recorded in Book 355, Page 573, Wayne County Registry. And being the same land devised to Peggy W. Mebane by the last Will and Testament of J. A. Wolfe, which Will is recorded in the Office of the Clerk of Superior Court, Wayne County, in Estate File No. 68 E 283.

There is excepted from the above described land the following four (4) conveyances made by J. A. Wolfe and wife: (1) Deed to Horace Worrell and wife for one acre, more or less, which deed is dated December 3, 1951 and recorded in Book 392, Page 303, Wayne County Registry; (2) Deed to Lem J. Johnson and wife for one acre, more or less, which deed is dated July 21, 1959 and recorded in Book 510, Page 452, Wayne County Registry; (3) Deed to J. P. Barnes and wife for one acre, more or less, which deed is dated February 6, 1962 and recorded in Book 564, Page 597, Wayne County Registry; and (4) Deed to J. P. Barnes and wife for one acre, more or less, which deed is dated May 10, 1966 and recorded in Book 686, Page 590, Wayne County Registry.

H. PARCEL 3506-81-1631

Being known and designated as the tract of land consisting of 40.0 acres, more or less, as shown and described on the plat entitled "J. L. Maxwell, Jr. and H. G. Maxwell, III," as recorded in Plat Cabinet K, Slide 50-, in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

I. PARCEL 3506-60-8172

BEING all that tract or parcel of land designated as 3.00 acres as shown on that map prepared by Benton and Associates and dated August 18, 2003 and recorded in Plat Cabinet M Slide 15-H of the Wayne County Registry.

J. PARCEL 2595-86-5683

Being Tract No. 2 containing 73.248 acres, more or less, including road right-of-way or 71.714 acres, more or less, excluding road right-of-way, as shown on that plat entitled "Survey for L + R Strickland Rentals, LLC, Brogden Township and Indian Springs Township, Wayne County, N.C.," recorded in Plat Cabinet N at Slide 24-A of the Wayne County Registry.

LESS AND EXCEPTED from this conveyance are Tract No. 1 and Tract No. 2 as said tracts are shown on that plat entitled "Survey for L + R Strickland Rentals, LLC, Brogden Township and Indian Springs Township, Wayne County, N.C.," recorded in Plat Cabinet N at Slide 24-B of the Wayne County Registry.

Lying and being situate in Wayne County, North Carolina, and being more particularly described as follows:

Being a Portion of the following:

A. PARCEL 3506-52-0900

BEGINNING at a pine stump at the head of Peach Orchard Branch, A. C. Pelt's corner and runs thence with his line North 76° West 396 feet to a post oak; thence North 33° West 694 feet to a large pine; thence North 49° East 548 feet to a black gum on the run of Peach Orchard Branch; thence up the run of said branch to the beginning, containing 9 ½ acres, more or less.

B. PARCEL 3505-13-3610

Beginning at an iron stake located at the northeast corner of a 34-acre tract (PIN 3505038504) described in deed to Sleepy Creek Farms, Inc. recorded in Book 1977, Page 285, Wayne County Registry, said iron stake being South 81° 40' 37" East 1,270.12 feet from a p.k. nail set in the centerline of N.C.S.R. No. 1120 (Sleepy Creek Road), and runs thence South 81° 40' 37" East 396.00 feet to an iron stake; thence South 08° 42' 45" West 2,344.87 feet to an iron stake on the north bank of Sleepy Creek; thence a traverse call of North 83° 52' 12" West 396.39 feet (the run of Sleepy Creek is the property line) to an iron stake on the north bank of Sleepy Creek; and thence North 08° 42' 45" East 2,354.04 feet to the iron stake that is the point of beginning, containing 21.38 acres, more or less, according to survey by A. E. Little, R.S. dated May 7, 1980.

C. PARCEL 3505-16-3456

Being the property shown as 11.56 Ac. Total, 0.19 Ac. R/W, for a net of 11.37 Ac. (Deed Book 929, Page 456) on the map dated February 23, 2017, prepared by R. Daneel Butler, Professional Land Surveyor, entitled "Survey For Sleepy Creek Farms, Inc." and recorded in Plat Cabinet O, Slide 59-G, of the Wayne County Registry.

D. PARCEL 3505-04-5993

Beginning at a nail in the center of N.C.S.R. 1120 where the center of said road intersects with the northernmost boundary of the Levi Winn Division; thence leaving the point of beginning and running North 81° 40' 37" West 957.38 feet to a concrete monument; thence running North 36° 23' 47" East 292.81 feet to a concrete post in an old road; thence running with the old road South 58° 13' 13" East 72.60 feet to a concrete monument in the old road; thence running North 81° 47' 38" East 534.17 feet to a concrete monument in the old road; thence leaving the old road and running South 69° 46' 46" East 1,605.10 feet to a concrete monument; thence running North 82° 15' 16" East 1,449.91 feet to a concrete monument; thence running South 05° 56' 23" West 452.25 feet to a concrete monument; thence running North 81° 40' 37" West 2,741.72 feet to the center of State Road 1120, the point of beginning, and consisting of 20.29 acres, more or less, including the road right-of-way. And being more particularly described according to a plat by A. E. Little, Registered Surveyor, dated May 18, 1976, which said plat is expressly incorporated herein by reference for a more perfect description. For reference, see the Judgment in that certain action entitled "Charity Green et al v. Rudolph Smith, et al" which will be found duly recorded in the Office of the Clerk of Superior Court of Wayne County.

E. PARCEL 3505-17-0154

Consisting of 57.54 acres, more or less, as shown on a plat of Bobby Rex Kornegay, Registered Surveyor, said plat being dated August 10, 1982, and being duly recorded in Plat Cabinet H, Slide 73, in the Office of the Register of Deeds of Wayne County, North Carolina, which said plat is expressly incorporated herein by reference. And being the same property conveyed to Rudolph Smith by deed recorded in Book 379, Page 330, in the Office of the Register of Deeds of Wayne County, North Carolina. See also deed recorded in Book 1029, Page 126, Wayne County Registry.

F. PARCEL 3505-03-8504

BOUNDED on the north by Walker Sneed; on the east by Levi Winn; on the south by Sleepy Creek and on the west by Martha Baker and beginning at a bay tree on the run of Sleepy Creek, Levi Winn's corner and runs thence North 04° East 140 poles to a stake; thence North 82° West 36 poles to a stake; thence South 04° West 157 poles to a stake; thence South 86° East 11 poles to a point on the run of Sleepy Creek; thence with the run of Sleepy Creek North 66° East 27

poles to the beginning. And being the same property conveyed to P.H. McArthur by deed dated December 17, 1966, from Margaret S. McArthur (widow) and recorded in Book 677, Page 596 of the Wayne County Registry.

G. PARCEL 3505-66-9028

BEGINNING at an iron stake at the intersection of the centerline of the C.P. & L. Powerline (90' R/W) with the Joe Loftin (Plat Book 5, Page 192, Wayne County Registry) and Philip S. Kemp (Deed Book 646, Page 599, Wayne County Registry) property line and runs thence with the Loftin-Kemp line North 17° 52' East 87.38 feet to an iron stake, a common corner between the lands of Joe Loftin and Philip S. Kemp; thence continued with the Loftin-Kemp line North 38° 26' West 898.85 feet to an iron stake, a common corner between the lands of Joe Loftin, Philip S. Kemp and Diamond Poultry Farms, Inc. (Plat Cabinet A, Slide 103-AB, Wayne County Registry); thence with the Diamond Poultry Farms, Inc.-Kemp line South 80° 42' East 2,375.56 feet to a concrete monument; thence continued South 84° 06' 08" East 405.6 feet to a concrete monument, a common corner between the lands of Diamond Poultry Farms, Inc. (Deed Book 966, Page 414, Wayne County Registry) and Philip S. Kemp; thence with the Diamond Poultry Farms, Inc.-Kemp line South 16° 34' 25" West 1,182.38 feet to an iron stake in the centerline of the aforementioned C.P. & L. Powerline; thence with the centerline of Powerline North 68° 59' 50" West 1,792.03 feet to an iron stake; thence continued with the centerline of the Powerline North 57° 58' 20" West 242.38 feet to the point of BEGINNING, containing 49.18 acres, more or less, according to a survey made by Robert Gary Fields, R.S., entitled "Map for Description for Philip S. Kemp & Wife, Ruth N. Kemp, Indian Springs Twp., Wayne Co., N.C.", dated April 22, 1986. And being that portion of the property conveyed to Philip S. Kemp and wife, Ruth N. Kemp, from William P. Kemp, Sr., by deed dated August 4, 1965 and recorded in Book 646, Page 599, Wayne County Registry, that lies north of the centerline of the herein mentioned C.P. & L. Powerline.

H. PARCEL 3505-85-8668

Being known and designated as Tract 18 as shown and described on the plat recorded in Plat Cabinet G, Slide 321 in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

I. PARCEL 3505-29-4105

Being known and designated as the tract of land consisting of 173.90 acres, more or less, as shown and described on the plat recorded in Plat Cabinet A, Slide 197-AB, in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

SAVE AND EXCEPT that portion of the above-described tract shown and described on the plat recorded in Plat Cabinet N, Slide 53G, in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

J. PARCEL 3505-07-5899

Beginning at a nail in the centerline of N. C. Secondary Road No. 1932, said nail being located N. 30° 10' 35" E. 450.57 feet, N. 30° 33' 35" E. 113.33 feet, N. 35° 14' 35" E. 198.55 feet, N. 37° 03' 35" E. 276.67 feet from a nail at the centerline intersection of N. C. Secondary Road No. 1932 and N. C. Secondary Road No. 1930, and said beginning point being the most northeastern corner of the Pauline S. Lancaster property as shown by deed recorded in Deed Book 322, Page 404, in the Wayne County Registry; thence from the beginning with the centerline of N. C. Secondary Road No. 1932, N. 37° 03' 47" E. 590.10 feet to a nail in said road center; thence with said road center, N. 37° 14' 47" E. 68.75 feet to a point in said road center; thence with said road center, N. 37° 16' 47" E. 31.26 feet to a nail in said road center; thence with the centerline of N. C. Secondary Road No. 1932, N. 37° 11' 02" E. 206.81 feet to a nail in the centerline of N. C. Secondary Road No. 1932, James L. Bottomlee's most southwestern property corner as shown by deed recorded in Deed Book 823, Page 334, in the Wayne County Registry; thence leaving the centerline of N. C. Secondary Road No. 1932 with James L. Bottomlee's line, S. 51° 52' 23" E. 30.00 feet to an iron stake on the eastern right of way of N. C. Secondary Road No. 1932; thence leaving said road right of way with James L. Bottomlee's line, S. 51° 52' 23" E. 7.38 feet to an iron stake; thence continuing and with said line, S. 51° 52' 23" E. 196.95 feet to an iron stake, James L. Bottomlee's most southeastern property corner; thence with Carroll J. Williams' line, S. 52° 55' 30" E. 414.10 feet to an iron stake; thence continuing S. 52° 55' 30" E. 1,167.61

feet to an iron stake; thence S. 22° 46' 56" E. 882.59 feet to a concrete monument; thence S. 25° 01' 27" E. 10.00 feet to a point in the center of the run of Carraway Creek, the most southwestern corner of the Diamond Poultry Farms, Inc. property as shown by deed recorded in Deed Book 929, Page 374, in the Wayne County Registry, and the most northwestern corner of the property of Rudolph Smith as shown by map recorded in Plat Cabinet H, Slide 73, in the Wayne County Registry; thence with the center of the run of Carraway Creek (the line) the following bearings and distances: S. 41° 04' 45" W. 11.63 feet, S. 24° 54' 36" W. 66.50 feet, S. 63° 52' 22" W. 18.84 feet, N. 58° 10' 51" W. 8.50 feet, S. 34° 24' 37" W. 66.36 feet, S. 56° 17' 31" W. 16.42 feet, S. 15° 15' 13" W. 19.29 feet; S. 41° 07' 52" W. 45.73 feet; S. 32° 32' 30" W. 23.79 feet; S. 83° 46' 00" W. 24.74 feet; S. 26° 54' 41" W. 36.84 feet, S. 79° 47' 55" W. 30.65 feet, S. 50° 40' 03" W. 23.01 feet; N. 66° 47' 26" W. 20.91 feet; S. 61° 55' 28" W. 30.52 feet; S. 39° 00' 59" W. 23.25 feet; N. 80° 11' 31" W. 26.40 feet; S. 18° 27' 21" E. 11.80 feet; S. 75° 00' 34" W. 71.14 feet; S. 52° 16' 19" W. 15.15 feet; S. 18° 27' 21" E. 16.50 feet; S. 59° 25' 21" W. 11.91 feet; N. 86° 18' 54" W. 34.49 feet; S. 59° 31' 46" W. 35.55 feet; S. 42° 03' 36" W. 47.95 feet; S. 76° 13' 09" W. 55.21 feet; S. 69° 27' 11" W. 41.11 feet; S. 58° 17' 30" W. 43.62 feet; S. 37° 02' 38" W. 28.25 feet; N. 60° 13' 48" W. 41.97 feet; S. 63° 56' 51" W. 40.09 feet; S. 89° 09' 15" W. 34.05 feet; S. 36° 43' 46" W. 46.07 feet; S. 85° 15' 04" W. 26.17 feet; N. 68° 47' 10" W. 23.61 feet; S. 77° 32' 30" W. 31.21 feet; N. 68° 02' 05" W. 15.64 feet; S. 34° 59' 07" W. 32.77 feet; S. 83° 49' 57" W. 8.60 feet; S. 53° 05' 49" W. 53.21 feet; S. 70° 02' 02" W. 44.00 feet; S. 38° 27' 51" W. 25.25 feet; N. 58° 40' 06" W. 18.52 feet; S. 53° 09' 17" W. 36.77 feet; N. 35° 17' 13" W. 8.50 feet; S. 69° 09' 10" W. 29.13 feet to a point in the center of the run of Carraway Creek, Pauline S. Lancaster's most northeastern property corner; thence leaving the center of the run of Carraway Creek with Pauline S. Lancaster's line, N. 34° 22' 39" W. 5.24 feet to a lightwood stake found; thence continuing and with Pauline S. Lancaster's line, N. 34° 22' 39" W. 240.26 feet to an iron stake; thence continuing and with said line, N. 34° 22' 39" W. 789.95 feet to an iron stake; thence continuing and with Pauline S. Lancaster's line N. 34° 22' 39" W. 1,133.85 feet to an iron stake on the eastern edge of N. C. Secondary Road No. 1932; thence continuing and with said line, N. 34° 22' 39" W. 29.78 feet to a nail in the centerline of N. C. Secondary Road No. 1932, Pauline S. Lancaster's most northeastern property corner as shown by deed recorded in Deed Book 322, Page 404, in the Wayne County Registry, the point of beginning containing 69.06 acres, more or less, including the right of way of N. C. Secondary Road No. 1932, or 68.44 acres, more or less, excluding the right of way of N. C. Secondary Road No. 1932. And being the same land conveyed to Benjamin W. Britt by Howard A. Baucom and wife, Nancy P. Baucom, by deed dated November 28, 1973, and recorded in the Wayne County Registry in Book 839, at Page 400, said land having been devised by Benjamin W. Britt to his wife, Annette H. Britt (now Annette H. Britt Watson) and being described herein according to a survey prepared by Bobby Rex Komegay, Registered Surveyor.

There is EXCEPTED from said land that portion thereof conveyed by J. Norman Price to Robert Brock and wife by deed dated December 23, 1957, and recorded in the Wayne County Registry in Book 474, at Page 148, and also that portion thereof conveyed by Howard A. Baucom and wife to Marbel, Inc., by deed dated March 17, 1971, and recorded in Book 786, Page 43, and except the existing cemetery.

K. PARCELS 3505-47-5624 & 3505-99-5620

A certain tract or parcel of land in Indian Springs Township, containing approximately 249.51 acres, known as the H. Weil & Bros. Massey Hatch Farm, and being a part of the land which was conveyed to H. Weil & Bros. by Lila Mae Hatch and by Levi H. Massey and wife by deeds which are recorded in the office of the Register of Deeds for Wayne County in Book 103, Page 465 and Book 90, Page 291 respectively, reference to said deeds is hereby made for an accurate description of said land and said deeds and the descriptions therein contained are hereby incorporated into and made a part of this Instrument. And being the same land conveyed to Louis Weil and George F. Seymour, Trustees under a Trust Agreement dated December 10, 1974 and recorded in Book 863, Page 500, Wayne County Registry by deed from Weil-Creech Oil Company dated August 4, 1975 and recorded in Book 878, Page 468, Wayne County Registry.

SAVING, RESERVING AND EXCEPTING from this tract, however, all portions of the same which have heretofore been sold and conveyed by Abram Weil and David Weil, Trustees under a Trust Agreement dated December 10, 1968 and recorded in Book 728, Page 332, Wayne County Registry to William N. Davis wherein 10.29 acres were conveyed by deed dated October 16, 1972 and recorded in Book 819, Page 540, Wayne County Registry (Tract 3).

And being the same land described as PARCEL FOUR in a deed from Louis Weil and George F. Seymour, Trustees, to Alan Weil, Executor of the Estate of ' Abram Weil, Deceased, which

deed is dated as of the 1st day of January, 1977, and recorded in Book 926, Page 328 in the Wayne County Registry.

L. PARCEL 3505-35-0929

BEGINNING at a nail in the centerline of NCSR No. 1120 where the centerline of said road intersects the line of Halifax Paper Company, and runs thence with the centerline of NCSR No. 1120 South 78-38-03 East 446.98 feet to a nail; thence continuing with the centerline of NCSR No. 1120 South 59-28-48 East 648.28 feet to a nail; thence continuing with the centerline of NCSR No. 1120 South 53-01-54 East 224.3 feet to a nail in the center of NCSR No. 1120 and in the line of Halifax Paper Company; thence with the line of Halifax Paper Company South 68-30 West 785.22 feet to an iron stake; thence continuing with the line of Halifax Paper Company North 27-56-44 West 950.59 feet to the beginning, containing 10.29 acres, more or less, including the highway right of way, and being described according to a survey and map prepared by A. E. Little, R.S., dated July 18, 1972, a copy of said plat is marked Exhibit B and attached to and made a part of a deed recorded in Book 819, Page 540 of the Wayne County Registry. And being the Third Tract in a deed from Abram Weil and David Weil, Trustees, et al., to William AN. Davis, dated October 16, 1972, and recorded in Book 819, Page 540 of the Wayne County Registry.

M. PARCEL 3505-23-6615

COMMENCING at a nail in the centerline of NCSR No. 1120 where Rudolph Smith's line intersects said road and runs thence with Rudolph Smith line S. 81° 40' 37" E. 1270.12 feet to a stake; thence continue S. 81° 40' 37" E. 396.00 feet to a stake; thence S. 81° 40' 37" E. 1,056.27 feet to an iron stake, the beginning corner, and the northeastern corner of Mrs. Joseph J. Whitehurst tract as described in Deed Book 274 at Page 249 and runs thence S. 81° 40' 37" E. 19.33 feet to a concrete monument, the corner of J. L. Maxwell, Jr. and H. G. Maxwell, III, which tract is described in Deed Book 970 at Page 225; thence with the Maxwell line S. 81° 40' 37" E. 140.00 feet to a concrete monument, the northwestern corner of a tract of land belonging to J. L. Maxwell, Jr. and H. G. Maxwell, III, which tract is described in Deed Book 978 at Page 647; thence with said Maxwell line S. 07° 34' 50" W. 1,944.50 feet to a concrete monument found on the bank of the run of Sleepy Creek; thence continue S. 7° 34' 50" W. 6.0 feet to the run of Sleepy Creek; thence with the run of Sleepy Creek as it meanders to the southeastern corner of Mrs. J. J. Whitehurst; thence with said line N. 08° 42' 45" E. 7.5 feet to an iron stake; thence continue with said line N. 08° 42' 45" E. 546.02 feet to an iron stake; thence N. 08° 42' 45" E. 543.51 feet to an iron stake; thence N. 08° 42' 45" E. 470.42 feet to an iron stake; thence N. 08° 42' 45" E. 395.33 feet to the beginning, containing 8.02 acres, more or less.

And being the same property described on a plat entitled "Property of Alonzo Edward Little, Indian Springs Township, Wayne Co., N.C.", prepared by A. E. Little, R.S., dated May 7, 1980 and recorded in Plat Cabinet G, Slide 369, Wayne County Registry. And being the same land conveyed to A. Ed Little by deed dated December 12, 1980 and recorded in Book 999, Page 11, Wayne County Registry.

N. PARCEL 3506-53-7310

Being known and designated as the tract of land consisting of 53.140 acres, more or less, as shown and described on the plat entitled, "Property of Sarah Frances Lancaster Herndon," recorded in Plat Cabinet A, Slide 137-AB, in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

O. PARCEL 3505-44-1762

FIRST TRACT: Beginning at a stake on the run of Sleepy Creek, and runs N. 144 poles to a stake, Mike King's corner; thence E. 54 poles to a stake; thence N. 40 3/4 poles to a stake, William Wiggs' corner; thence E. about 70 poles with Wiggs' line till it strikes the Hill line, a stake corner; thence S. 13 1/2° W. 107 poles to a stake in the head of a branch; then down the branch to a stake at the bend of said branch; then S. 27° W. 29 poles to a small black gum on the run of Sleepy Creek; thence up the run of Sleepy Creek to the beginning, containing 99 1/4 acres, be the same more or less. And being the same land conveyed to Henry L. Greenfield by deed from Diggs Bryant and wife, Chloe Bryant, which deed is dated May 28, 1915 and duly recorded in Book 122, Page 508 in the Wayne County Registry.

SECOND TRACT: It being a portion of the land covered by R. G. Fields to W. C. King the part lying East of Long Branch containing ten (10) acres, more or less, and being the same as deed by M. C. King to the said D. Bryant and recorded in Book 48, Page 574, Wayne County Registry. And being the same land conveyed to Henry Greenfield by deed from D. Bryant and wife, Cloe Bryant, which deed is dated December 10, 1917 and recorded in Book 132, Page 249, Wayne County Registry.

THIRD TRACT: Beginning at a black gum on the run of a small branch, near a read, R. H. Edwards' corner, and runs thence North 952 feet to a stake, then N. 57° E. 437 feet to a post oak on the old Newbern Road; then with said road S. 56½° E. 550 feet; then S. 71° E. 760 feet to a stake in the road; then S. 03° W. 735 feet to a stake, H. L. Greenfield's corner, then N. 85° W. 1,520 feet to the beginning, containing 34 1/2 acres. And being the same land conveyed to Henry L. Greenfield by deed from D. C. Humphrey, Commissioner, dated May 29, 1920 and recorded in Book 153, Page 269, Wayne County Registry.

EXCEPTING HOWEVER, from the Third Tract described above, the following described land:

Beginning at a stake in Coor's line, a new corner and runs thence with Coor's line N. 57° E. 269 feet to a stake in a Post Oak stump hole on the Old New Bern Road; thence with said road S. 56° E. 325 feet to a stake; thence with Greenfield's line, it being a new line, S. 29° 30' W. 250 feet to a stake; thence N. 55° 45' W. 453 feet to the beginning, containing 2 2/10 acres, more or less, and being a part of the tract or parcel of land conveyed to Henry L. Greenfield by D. C. Humphrey, Commissioner, via deed duly registered in Book 153, Page 269, Wayne County Registry. And being the same land conveyed to Vance N. Greenfield and wife, Dorothy Greenfield, by deed from Henry L. Greenfield and wife, Minnie Greenfield, which deed is dated November 2, 1953 and recorded in Book 406, Page 9, Wayne County Registry.

P. PARCEL 3505-87-7438

BEGINNING at a nail in the center line of the Sleepy Creek Road, John L. Johnson's S. E. corner, and runs with said road S. 15° 22' W. 810.70 feet to a nail; thence S. 13° 17' W. 452.8 feet to a nail in the edge of the pavement; thence in a westerly direction from the road, N. 86° 08' W. 1,791.05 feet to a concrete monument, Weil's Corner; thence with Weil's line N. 00° 12' W. 1,247 feet to a stake in Peter's Branch; thence with Peter's Branch, N. 60° 34' E. 218.43 feet; N. 66° 11' E. 137.75 feet; N. 39° 45' E. 203.7 feet; N. 17° 47' E. 86.4 feet; N. 35° 36' E. 251.0 feet; thence continuing with said branch N. 05° 55' E. 167.53 feet to a stake in Weil's line; thence with said line, N. 63° 53' E. 273.5 feet to a concrete monument, Johnson's line; thence with Johnson's line, S. 03° 06' W. 1,023 feet to a concrete monument; thence continuing with Johnson's line S. 89° 04' E. 1,146.4 feet to the point of beginning, containing 63.84 acres, more or less.

SAVE AND EXCEPT that portion of the above-described tract shown and described on the plat recorded in Plat Cabinet N, Slide 54-C, Wayne County Registry.

Q. PARCEL 3505-88-7187

BEGINNING at a concrete monument, Diamond Poultry Farm corner (William Johnson Tract) in H. Weil and Brothers line and runs thence with said H. Weil and Brothers line North 64° 29' East 418.41 feet to an iron stake, Zeddie Johnson's corner; thence with said Johnson's line South 09° 11' East 503.37 feet to an iron stake; thence continued with said Johnson's line South 00° 26' East 709.69 feet to an iron stake in Diamond Poultry Farm line; thence with said line North 89° 04' West 408.35 feet to a concrete monument; thence continued with said Diamond Poultry Farm line North 03° 06' East 1,023.00 feet to the point of BEGINNING, containing 10.8 acres more or less.

R. PARCEL 3505-98-3469

BEGINNING at an iron stake, said iron stake being in the line of the property of Diamond Poultry Farms, Inc. and said iron stake being Arlester Davis's most southwestern property corner as shown by deed recorded in Deed Book 726, Page 333 in the Wayne County Registry, and said beginning iron stake being located N. 88° 07' 57" W. 327.65 feet from an iron stake in the centerline of NCSR No. 1915, Arlester Davis's most southeastern property corner and the most northeastern corner of the property of Diamond Poultry Farms, Inc. as shown by deed recorded in Deed Book 525, Page 236, First Tract, in the Wayne County Registry; thence from the beginning with the line of the property of Diamond Poultry Farms, Inc., N. 88° 07' 57" W. 410.55

feet to a concrete monument; thence with the line of the property of Diamond Poultry Farms, Inc., N. 00° 29' 15" E. 709.92 feet to a concrete monument; thence with the line of the property of Diamond Poultry Farms, Inc., N. 08° 14' 47" W. 503.53 feet to a concrete monument; thence with the line of the property of Diamond Poultry Farms, Inc., N. 65° 00' 42" E. 900.01 feet to an iron stake, Benjamin Joyner's most southwestern property corner as shown by deed recorded in Deed Book 899, Page 296 in the Wayne County Registry, thence leaving the line of the property of Diamond Poultry Farms, Inc., with Benjamin Joyner's line, S. 56° 39' 06" E. 244.37 feet to an iron stake, Benjamin Joyner's most southeastern property corner in Ziffie J. Edwards' line; thence with Ziffie J. Edwards' line, S. 34° 38' 54" W. 89.50 feet to a stake; thence with the line of the Edwards property, S. 56° 36' 30" E. 246.22 feet to a stake on the Western right of way of NCSR No. 1915; thence with said right of way, S. 34° 38' 54" W. 6.13 feet to an iron stake on the western right of way of NCSR No. 1915 at Willie J. Outlaw's most northeastern property corner as shown by deed recorded in Deed Book 807, Page 246 in the Wayne County Registry; thence leaving the western right of way of NCSR No. 1915 with Willie J. Outlaw's line, N. 56° 36' 30" W. 200.00 feet to an iron stake, Willie J. Outlaw's most northwestern property corner; thence with Willie J. Outlaw's line, S. 26° 06' 54" W. 141.25 feet to an iron stake, Willie J. Outlaw's most southwestern property corner and Benjamin L. Joyner's most Northwestern property corner as shown by deed recorded in Deed Book 807, Page 244 in the Wayne County Registry; thence with Benjamin L. Joyner's line, S. 20° 59' 49" W. 115.38 feet to an iron stake, Benjamin L. Joyner's most southwestern property corner and Vernetie J. Batts' most northwestern property corner as shown by deed recorded in Deed Book 820, Page 61 in the Wayne County Registry; thence with Vernetie J. Batts' line, S. 17° 42' W. 109.06 feet to an iron stake, Vernetie J. Batts' most southwestern property corner and Benjamin L. Joyner's most northwestern property corner as shown by deed recorded in Deed Book 846, Page 577 in the Wayne County Registry; thence with Benjamin L. Joyner's line, S. 16° 27' 39" W. 203.06 feet to an iron stake, Benjamin L. Joyner's most southwestern property corner; thence with Benjamin Joyner's line, S. 73° 44' 30" E. 200.00 feet to an iron stake on the western right of way of NCSR No. 1915; thence continuing S. 73° 44' 30" E. 30.00 feet to a nail in the centerline of NCSR No. 1915; thence with said road center, S. 16° 15' 30" W. 300.00 feet to a nail in said road center; thence leaving the centerline of NCSR No. 1915, N. 73° 44' 30" W. 30.00 feet to an iron stake on the western right of way of said NCSR No. 1915; thence leaving said road right of way with Leonard Bruce Bynum's line, N. 73° 44' 30" W. 200.00 feet to an iron stake, Leonard Bruce Bynum's most northwestern property corner as shown by deed recorded in Deed Book 856, Page 60 in the Wayne County Registry; thence with Leonard Bruce Bynum's line, S. 16° 15' 30" W. 100.00 feet to an iron stake, Leonard Bruce Bynum's most southwestern property corner and Ziffie Edwards' most northwestern property corner as shown by deed recorded in Deed Book 927, Page 206 in the Wayne County Registry; thence with Ziffie Edwards' line, S. 55° 16' 05" W. 95.15 feet to a stake on the northern edge of a 15 foot right of way; thence continuing S. 55° 16' 05" W. 15.84 feet to an iron stake, Ziffie Edwards' most southwestern property corner; thence with Ziffie Edwards' line and along the southern edge of a 15 foot right of way, S. 53° 25' 55" E. 50.98 feet to an iron stake, Ernest Lee McCullen's most northwestern property corner as shown by deed recorded in Deed Book 785, Page 311 in the Wayne County Registry; thence leaving the southern edge of the said 15 foot right of way with Ernest Lee McCullen's line, S. 18° 46' 46" W. 171.79 feet to an iron stake, Ernest Lee McCullen's most southwestern property corner in Arlester Davis's line; thence with Arlester Davis's line, N. 87° 58' 35" W. 59.93 feet to an iron stake, Arlester Davis's most northwestern property corner; thence with Arlester Davis's line, S. 16° 14' 35" W. 200.00 feet to an iron stake, Arlester Davis's most southwestern property corner as shown by deed recorded in Deed Book 726, Page 333 in the Wayne County Registry, the point of beginning, containing 24.94 acres, more or less, excluding the right of way of NCSR No. 1915, according to a survey by Bobby Rex Komegay, R.S., a plat of said survey entitled "Property of Diamond Poultry Farms, Inc." dated the 13th day of September, 1979 is recorded in Plat Cabinet A, Slide 190-AA, Wayne County Registry. And being a part of the land deeded to Zeddie Johnson and wife, Rosie Johnson, by deed recorded in Book 323, Page 294, Wayne County Registry, the said Rosie Johnson having predeceased the said Zeddie Johnson who died testate on February 3, 1978. The above described property having been devised to Selma Banks Grady and Samuel H. Johnson by the last Will and Testament of Zeddie Johnson, which Will is recorded in the Office of the Clerk of Superior Court, Wayne County in Estate File No. 78 E 97.

S. PARCEL 3506-31-8196

BEGINNING at an iron stake in a path in the line of Ed Mzingo, the northeast corner of the lands described in a deed to Diamond Poultry Farms, Inc. recorded in Book 842, Page 206 of the Wayne County Registry (the 13.76 acre tract devised to Leslie Howard Ham by J. T. Ham) and runs thence along said path N. 26° W. 835 feet to a concrete monument; thence S. 63° W. 680 feet to an iron stake; thence S. 28° 50' E. 630 feet to a stake; thence S. 56° W. 262 feet to a stake;

thence S. 23° 40' E. 155 feet to an iron stake, the northwest corner of the lands described in a deed to Diamond Poultry Farms, Inc. recorded in Book 842, Page 206 Wayne County Registry; thence N. 64° E. 908.35 feet to the point of BEGINNING, containing 13.74 acres, more or less. This property was devised to Winnie Ham Butler in Item 5 of the Will of J. T. Ham, said Will having been probated in the Office of the Clerk of Superior Court of Wayne County, See plat recorded in Map Book 7, Page 28, Wayne County Registry. And being a part of the lands conveyed to J. T. Ham by deeds in Book 337 at Page 244 and Book 337 at Page 247, Wayne County Registry.

T. PARCEL 3506-40-1448

Beginning at a stake in a path the Ed Mozingo corner or his line, and runs thence along said path N. 26° W. 302 feet to an iron stake, the southeastern corner of the Second Tract of land devised to Winnie Ham Butler in Paragraph 5 of the Will of J. T. Ham, and runs thence with the line of Winnie Ham Butler S. 64° W. 908.35 feet to an iron stake, the southwestern corner of the Second Tract of land devised to Winnie Ham Butler, corner with Smithfield Lumber Company, Inc.; thence with the line of Smithfield Lumber Company, Inc. S. 23° 40' E. 524 feet to a stake; thence continuing with the line of Smithfield Lumber Company, Inc. S. 80° 10' E. 128 feet to a stake; thence continuing with the line of Smithfield Lumber Company, Inc. N. 73° 20' E. 581 feet to a stake; thence continuing with the line of Smithfield Lumber Company, Inc. S. 06° 25' E. 296 feet to a stake; thence continuing with the line of Smithfield Lumber Company, Inc. N. 87° 30' E. 77 feet to a stake; thence continuing with the line of Smithfield Lumber Company, Inc. N. 05° W. 762 feet to the point of beginning, containing 13.76 acres, more or less. This property was devised to Leslie Howard Ham in Item 7 of the Will of J. T. Ham, said Will having been probated in the Office of the Clerk of Superior Court of Wayne County. See Plat recorded in Map Book 7, Page 26, Wayne County Registry, and being a part of the lands conveyed to J. T. Ham by deeds recorded in Book 337, at Page 244 and Book 337, at Page 247 of the Wayne County Registry.

U. PARCEL 3506-33-0487

Beginning at an iron stake 30 feet from the center of the Emmaus Church Road, R. M. Pelt's northwest corner; and runs thence with the right of way or the road, North 44° 47' East 210 feet to an iron stake; thence South 45° 13' East 210 feet to an iron stake; thence South 44° 47' West 283.2 feet to an iron stake in R. M. Pelt's line; thence with Pelt's line North 26° W. 222.4 feet to the beginning, containing 1.18 acres, more or less. And being the same property described in a deed dated the 19th day of January, 1962 from Diamond Poultry Farms, Inc. to Gurman Franklin Henderson, Sr. and wife, Mary R. Brown Henderson, which deed is recorded in the Office of the Register of Deeds for Wayne County in Book 565, page 431.

V. PARCEL 3506-42-5521

Being known and designated as Tract 3 as shown and described on the plat recorded in Plat Cabinet G, Slide 321 in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

W. PARCEL 3506-30-5177

Being known and designated as Tract 6 as shown and described on the plat recorded in Plat Cabinet G, Slide 321 in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

X. PARCEL 3506-51-0004

Being known and designated as Tract 4 as shown and described on the plat recorded in Plat Cabinet G, Slide 321 in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

Y. PARCEL 3506-33-8744

Being known and designated as Tract 2 as shown and described on the plat recorded in Plat Cabinet G, Slide 321 in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

Z. PARCEL 3506-33-5003

Being known and designated as Tract 1 as shown and described on the plat recorded in Plat Cabinet G, Slide 321 in the Office of the Register of Deeds of Wayne County, North Carolina, reference to which plat is hereby made for a more particular description.

SAVE AND EXCEPT the following tract:

Beginning at an iron stake 30 feet from the center of the Emmaus Church Road, R. M. Pelt's northwest corner; and runs thence with the right of way or the road, North 44° 47' East 210 feet to an iron stake; thence South 45° 13' East 210 feet to an iron stake; thence South 44° 47' West 283.2 feet to an iron stake in R. M. Pelt's line; thence with Pelt's line North 26° W. 222.4 feet to the beginning, containing 1.18 acres, more or less. And being the same property described in a deed dated the 19th day of January, 1962 from Diamond Poultry Farms, Inc. to Gurnan Franklin Henderson, Sr. and wife, Mary R. Brown Henderson, which deed is recorded in the Office of the Register of Deeds for Wayne County in Book 565, page 431.

NORTH CAROLINA Parcel:3505-23-0622

WAYNE COUNTY

I, Ellen G. Johnson, a Notary Public in and for the County and State aforesaid, do hereby certify that Herman Weil and wife, Elisabeth B. Weil personally appeared before me this day and acknowledged the due execution of the foregoing and annexed deed; and the said Elisabeth B. Weil being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband, or any other person, and that she doth still voluntarily assent thereto.

WITNESS my hand and Notarial Seal this the 17th day of November, 1941.

Ellen G. Johnson
NOTARY PUBLIC

MY Commission Expires:

(N.P. Seal)

Oct. 8, 1942

NORTH CAROLINA-WAYNE COUNTY.

The foregoing instrument has been duly proven, as appears from the foregoing seals and certificates, which are adjudged to be in due form and according to law.

Let the same, with said certificates, be registered.

Witness my hand and official seal, this 3 day of Dec. 1941.

Clara Gardner, Dep.
Clerk Superior Court.

Received Dec. 3, 1941; 11:00 A.M.

Recorded Dec. 5, 1941

W. E. Ormond, Register of Deeds.

NORTH CAROLINA

WAYNE COUNTY

THIS DEED, made this the 1st day of December, 1941 by and between Wayne County, party of the first part, and Joseph J. Whitehurst, party of the second part.

W I T N E S S E T H:

That the party of the first part, for and in consideration of Eighty Dollars and Eighty-three Cts. (\$80.83) and other valuable considerations in accordance with, and pursuant to a resolution duly adopted by the Board of Commissioners of said Wayne County at a meeting thereof held on even date herewith, has bargained and sold, and by these presents does hereby bargain, sell and convey unto the party of the second part, his heirs and assigns, a certain lot of land situated in Wayne County, North Carolina, described as follows:

Beginning at a black gum on the run of the West prong of Sleepy Creek at the Winn corner, and runs with the Winn line W. 2 1/2 E. 143 poles to a stake near a small drain, thence S. 86 E. 64 poles to the Ed Foust corner, thence with said Foust line 61 1/2 W. 120 poles to the run of Sleepy Creek, thence up the run of Sleepy Creek to the beginning, containing (49) forty-nine acres, more or less, same being known as the Reed place and conveyed to Joseph J. Whitehurst by deed dated Nov. 7, 1918 and conveyed to J. C. Crawford by deed from A. C. Davis and recorded in book 132 page 275 office of Register of Deeds, Wayne County.

TO HAVE AND TO HOLD together with all the appurtenances thereto belonging or in anywise thereunto appertaining, the above released premises unto the said Joseph J. Whitehurst, party of the second part, his heirs and assigns, to his only proper use and behoof forever.

IN WITNESS WHEREOF, the party of the first part has caused this deed to be executed by the Chairman of, and attested by the Clerk to the Board of Commissioners of said Wayne County, and its official seal hereto affixed, this the day and year first above written.

ATTEST:

John H. Hawley, Jr.
Clerk to Board

WAYNE COUNTY

BY M. E. Robinson
Chairman Board of County
Commissioners

(WAYNE COUNTY SEAL)

NORTH CAROLINA

WAYNE COUNTY

This 1st day of December 1941, A. D., personally came before me John H. Hawley, Jr., who being by me duly sworn, says that he knows the Common seal of Wayne County and is acquainted with M. E. Robinson, who is Chairman of said Board of County Commissioners of Wayne County, and that he, the said John H. Hawley, Jr. is the Secretary of the said Board, and saw the Chairman sign the foregoing instrument and, saw the said Common seal of said Wayne County affixed to said instrument by said Chairman, and that he, the said John H. Hawley, Jr., signed his name in attestation of the execution of said instrument in the presence of said Chairman of said Board. Let the instrument with the certificate be registered.

Witness my hand and official seal, this the 3 day of December 1941.

Alma Bizzell Dep.
Clerk Superior Court

Received Dec. 3, 1941; 11:55 A.M.

Recorded Dec. 5, 1941

W. E. Ormond, Register of Deeds.

NORTH CAROLINA

WAYNE COUNTY

THIS DEED, made this 28th day of November, 1941, by Robert Crawford and wife, Eloise Jones Crawford, of Onslow County, State of North Carolina, of the first part, to J. L. Crawford, of Wayne County, State aforesaid, of the second part;

W I T N E S S E T H, that said parties of the first part, in consideration of One Hundred Dollars and other valuable considerations to them paid by said party of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said party of the second part, and his heirs and assigns, all their right, title and interest (it being an undivided one-half interest) in and to a certain lot or parcel of land, and all improvements thereon, lying and being situate in the Town of Pikeville, State of North Carolina, described and identified as follows, viz:

Lying on Washington Street, in said Town, and being Lot No. Twenty One (21) of the lots formerly owned by E. D. Ham, a plat of which said property, as made by I. Williams, Surveyor, is recorded in Book 108, at Page 600, office of the Register of Deeds of Wayne County. It being that certain land referred to in a deed of

Exhibit A Continued
Abutting Property Owners

APN/PIN	Primary Owner	Street Address (Mailing Address)	City (Mailing Address)	State (Mailing Address)	Zip (Mailing Address)
3506239333	Timothy Rogers	721 EMMAUS CHURCH RD	DUDLEY	NC	28333-6215
2595975504	Carolyn A Edwards	302 JANICE DR	DUDLEY	NC	28333-0000
2595973548	Maria Caceres	2369 LAKE ARTESIA RD	FAISON	NC	28341-5661
3506346656	Hardy Worrell	%CAROLYN WORRELL KING	GARNER	NC	27529-3977
2595767408	Kenneth P Brewer	1385 EMMAUS CHURCH RD	DUDLEY	NC	28333-6227
3505968701	Katie Walker	PO BOX 358	ROPER	NC	27970-0358
2595913184	Maxwell Foods LLC	PO BOX 10009	GOLDSBORO	NC	27532-0009
2595752926	Betty E Jones	1062 SLEEPY CREEK RD	DUDLEY	NC	28333-6436
3506452380	Hardy Worrell	%CAROLYN WORRELL KING	GARNER	NC	27529-3977
2595666247	Edward Aguilar	1458 EMMAUS CHURCH RD	DUDLEY	NC	28333-6228
3506348597	James Barnes	607 EMMAUS CHURCH RD	DUDLEY	NC	28333-6213
3506321950	Carlton A Williams	150 STAGECOACH LN	DUDLEY	NC	28333-6348
3506704471	Jay M Mitchell	4400 QUEENSTOWN COURT	RALEIGH	NC	27612-6364
3505999022	Linda H McBride	2626 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6132
3506550458	Ch Holly Green Church	UNKNOWN			00000-0000
3506330181	Timothy W Rogers Sr	130 STAGECOACH LN	DUDLEY	NC	28333-6348
3506717150	Robin D Mitchell	205 E LANDING DR	EMERALD ISLE	NC	28594-3414
2595754516	Eduardo Gomez	103 BRANDY DR	DUDLEY	NC	28333-6417
3506919677	Zeb Mitchell	2402 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6128
3506450180	Arrington Volunteer Fire Dept	UNKNOWN			00000-0000
3505219850	G L Ag Properties LLC	PO BOX 10009	GOLDSBORO	NC	27532-0009
2595936771	Sleepy Creek Farms Inc	PO BOX 10009	GOLDSBORO	NC	27532-0009
2595971687	Pedro Martinez	206 JANICE DR	DUDLEY	NC	28333-6282
3505653280	Thomas Kemp	1834 SLEEPY CREEK RD	DUDLEY	NC	28333-6378
3515053391	Victor Valencia	2927 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6139
3515090368	Lorraine Roberts	2592 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6130
2595932412	Bernardine Clark	%TRUCCELL SMALLS	RALEIGH	NC	27606
3506316835	Charles E Stevens Jr	232 STAGE COACH LANE	DUDLEY	NC	28333-6350
2595876984	Charles Davis	1247 EMMAUS CHURCH RD	DUDLEY	NC	28333-6225
2595773105	Pravin N Patel	44 PHEASANT RUN	WAYNESBORO	VA	22980-7445
3505562170	Nelson Parks I	2865 NC HIGHWAY 55 E	SEVEN SPRINGS	NC	28578-8903
3506906481	Danny Strickland Jr	2352 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6127
3505846767	J N Developers LLC	588 NEUSE RIVER PKWY	CLAYTON	NC	27527-5289
3505959792	Marcos Vega	2858 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6136
3515054032	Shirley T Grady	% LORICE GRADY SMITH	GOLDSBORO	NC	27534
3506238061	Timothy Rogers	731 EMMAUS CHURCH RD	DUDLEY	NC	28333-6215
2595949370	Aaron Byrd	1210 SLEEPY CRK RD	DUDLEY	NC	28333-6366
3505253538	G L Ag Properties LLC	PO BOX 10009	GOLDSBORO	NC	27532-0009
3515060032	Boyzell Johnson	501 DIXIE TRAIL	GOLDSBORO	NC	27530-7220
3506249297	Louvenia A Mitchell	936 MITCHELL RD	DUDLEY	NC	28333-6316
3516019123	Roger P Casey	605 HANDLEY ACRES DR	GOLDSBORO	NC	27534-1703
3506704722	Jay Mitchell	4400 QUEENSTOWN CT	RALEIGH	NC	27612-6364
2595970707	Rosaura Castaneda	3958 INDIAN SPRINGS RD	SEVEN SPRINGS	NC	28578-8700
3506310487	Delmus J Cox	241 MCCULLEN LN	DUDLEY	NC	28333-6279
3505987231	Goldie Kornegay	2686 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6132
2595879815	Sophia H Thomas	129 POWELL RD	GOLDSBORO	NC	27534-7816
3505976802	Michael Davis	2714 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6134
3506342058	Louvenia A Mitchell	936 MITCHELL RD	DUDLEY	NC	28333-6316
3505976958	Angel Castaneda	2706 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6134
3515045856	Danny King	2965 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6139
3506902760	Martha Mitchell	2353 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6127
3505959844	Marcos Garcia	2858 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6136
2595878974	Winter J Mcneill	102 JANICE DR	DUDLEY	NC	28333-6286
2595763034	Efrain Hernandez	1425 EMMAUS CHURCH RD	DUDLEY	NC	28333-6229
3506238523	Emmaus Baptist Church Trustees	714 EMMAUS CHURCH RD	DUDLEY	NC	28333-6214
3505790986	Khristopher S Mitchell	798 OLIVIA WAY	SELMA	NC	27576-7658
3506322745	Clayton Williams	154 STAGECOACH LN	DUDLEY	NC	28333-6348
3505988991	Phillip McClain	2634 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6132
3505998312	Frederick A Bynum	2602 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6132
3505357659	Laverne L Greenfield	1562 SLEEPY CREEK RD	DUDLEY	NC	28333-6372
3505999188	Efrain Celerino	2620 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6132
3505987100	Angel Castaneda	2706 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6134
3515042559	Inonda G King	2956 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6140
3506454305	Carolyn W King	109 CROOKED BRANCH CT	GARNER	NC	27529
3505969164	Jose Juarez	2875 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6137
3506454170	Betty Barnes	537A EMMAUS CHURCH RD	DUDLEY	NC	28333-6211
3505988860	Vernettie J Batts	5418 SANDSTONE DR	FAYETTEVILLE	NC	28311-1293
3506920698	Susan Wooten	PO BOX 10907	GOLDSBORO	NC	27532-0907
3505032410	Arthur C West	273 EAGLES NEST RD	DUDLEY	NC	28333-6165

3505841735 J N Developers LLC	588 NEUSE RIVER PKWY	CLAYTON	NC	27527-5289
2595873972 Ervin Cabrera	1264 EMMAUS CHURCH RD	DUDLEY	NC	28333-6224
3505441762 Sleepy Creek Farms Inc	PO BOX 10009	GOLDSBORO	NC	27532-0009
3505978208 Ch Trustees Of Johnson Chapel	UNITED HOLINESS CH OF AM	DUDLEY	NC	28333-0471
3506323549 Clayton E Williams	154 STAGECOACH LN	DUDLEY	NC	28333-6348
3505028206 Maxwell Foods LLC	PO BOX 10009	GOLDSBORO	NC	27532-0009
3505869887 Butterball LLC	1 BUTTERBALL LN	GARNER	NC	27529-5971
2595913184 Maxwell Foods LLC	PO BOX 10009	GOLDSBORO	NC	27532-0009
2595970792 Domingo Gomez	204 JANICE DR	DUDLEY	NC	28333-6282
3505071715 Jose Flores	1453 ZION CHURCH RD	MOUNT OLIVE	NC	28365-9044
3506906228 Martha Mitchell	2353 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6127
3506918171 Donna Mitchell	2388 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6126
3506701431 Elizabeth Anderson	105 JAYS PL	SEVEN SPRINGS	NC	28578-8593
3506653275 Allen Maxwell	340 DOLLARD TOWN RD	GOLDSBORO	NC	27534-0000
3506709901 Robin D Mitchell	205 E LANDING DR	EMERALD ISLE	NC	28594-3414
3506444997 Ricky D Barnes	5378 EMMAUS CHURCH RD	DUDLEY	NC	28333-6211
3505366208 Butterball LLC	1 BUTTERBALL LN	GARNER	NC	27529-5971
3515192518 Roger P Casey	605 HANDLEY ACRES DR	GOLDSBORO	NC	27534-1703
3505075899 Sleepy Creek Farms Inc	PO BOX 10009	GOLDSBORO	NC	27532-0009
3506678271 Johnnie Casey	600 HANDLEY ACRES DR	GOLDSBORO	NC	27534-1704
2595940637 Jimmy Smith	1117 SLEEPY CREEK RD	DUDLEY	NC	28333-6439
3505978009 Katie Walker	PO BOX 358	ROPER	NC	27970-0358
3506325217 Ralph W Mckeel	206 STAGECOACH LANE	DUDLEY	NC	28333-6350
2595876833 Bravo Escobar	1253 EMMAUS CHURCH RD	DUDLEY	NC	28333-6225
3515053512 Martin Baltazar	2915 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6139
2595931527 Arnette Gambrell	%TRUCCELL SMALLS	RALEIGH	NC	27606
3506330941 Joseph Mitchell	792 EMMAUS CH RD	DUDLEY	NC	28333-6214
3515053166 Ricky T Kornegay	756 W NC 403 HIGHWAY	MOUNT OLIVE	NC	28365-6565
3506323453 Delton Smith	183 MCCULLEN LN	DUDLEY	NC	28333-6277
3506325033 Berry S James	216 STAGECOACH LN	DUDLEY	NC	28333-6350
3506321909 Clayton Williams	154 STAGECOACH LN	DUDLEY	NC	28333-6348
3505168843 Butterball LLC	1 BUTTERBALL LN	GARNER	NC	27529-5971
3516006958 Segundo Martin	2456 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6129
3515055693 Luis Torres	2907 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6139
3516002826 Timothy W Johnson	2458 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-0000
3505935906 Landmark Legacy LLC	2522 E ASH ST	GOLDSBORO	NC	27534-4562
3505968434 Odessa Buckrham	150-84 116TH DRIVE	JAMAICA	NY	11434-1512
3515050651 Audon Vega	2889 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6137
2595856225 Lucien Blanchette	1107 SLEEPY CREEK RD	DUDLEY	NC	28333-6439
3506102233 Butterball LLC	1 BUTTERBALL LN	GARNER	NC	27529-5971
3506458318 Malcom C Finlay Jr	513 EMMAUS CH RD	DUDLEY	NC	28333-6211
3506716322 Martha Mitchell	2353 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6127
3515192518 Roger P Casey	605 HANDLEY ACRES DR	GOLDSBORO	NC	27534-1703
3515274609 Maxwell Foods LLC	PO BOX 10009	GOLDSBORO	NC	27532-0009
3505968258 Odessa Buckrham	150-84 116TH DRIVE	JAMAICA	NY	11434-1512
3505434598 Butterball LLC	1 BUTTERBALL LN	GARNER	NC	27529-5971
3506927210 Martha Mitchell	2353 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6127
3505033490 Arthur West Jr	273 EAGLES NEST RD	DUDLEY	NC	28333-6165
3505988635 Jean Bynum	2646 ARRINGTON BRIDGE RD	DUDLEY	NC	28333-6132
2595872777 Benisha Ward	1280 EMMAUS CHURCH RD	DUDLEY	NC	28333-6224



Pre-Application

Progress

Display

Incomplete Current Page Complete

COMPLETION STATUS : SUBMITTED

Display Edit View

CLICKING 'DISPLAY EDIT VIEW' WILL SHOW THE FORM IN A SEGMENTED ORDER, ALLOWING YOU TO EASILY ANSWER QUESTIONS.

Pre-Application

New Pre-Application: Interconnection Portal Pre-Application

Information

Instructions

To submit a new Pre-Application, you will need to provide Interconnecting Customer Name, Proposed Facility Address, Energy Source Type, Size in kW AC, Type of Generator and Generator Configuration for your proposed facility. Required fields are indicated with *.

To help us process your request faster, please provide your check information in the Payment Information section below.

After you submit your Pre-Application, you may upload a site map or other attachments from the Additional Details tab.

Contact Information

*(REQUIRED) INTERCONNECTING CUSTOMER NAME

Oxbow Solar, LLC

CONTACT MAILING ADDRESS

130 Roberts St.

PHONE NUMBER (DAY)

828-820-2811

CONTACT MAILING CITY

Asheville

CONTACT EMAIL ADDRESS

utility@pgrenewables.com

CONTACT MAILING STATE

NC

CONTACT MAILING ZIP

28801

Alternate Contact Information

ALTERNATE CONTACT INFORMATION(NAME)

Pine Gate Renewables, LLC

ALTERNATE CONTACT MAILING ADDRESS

130 Roberts St

ALTERNATE CONTACT ROLE

Owner of Oxbow Solar, LLC

ALTERNATE CONTACT CITY

Asheville

ALTERNATE CONTACT PERSON

Bryan Jake-Schoffman

ALTERNATE CONTACT STATE

NC

ALTERNATE CONTACT TELEPHONE (DAYTIME)

352-284-3712

ALTERNATE CONTACT ZIP CODE

28801

PROJECT MAIL ADDRESS
bjakeschoffman@pgrenewables.com

Facility Location

* (REQUIRED) PROPOSED FACILITY ADDRESS :

Near 1453 Sleepy Creek Rd

POLE OR TOWER NUMBER IF AVAILABLE

* (REQUIRED) PROPOSED FACILITY CITY

Dudley

* (REQUIRED) PROJECT TYPE

NC/SC Transmission

* (REQUIRED) PROPOSED FACILITY STATE

NC

* (REQUIRED) OPCO

DEP

* (REQUIRED) PROPOSED FACILITY ZIP

28333

Facility Coordinates

GUIDELINES ON COORDINATES

If providing Proposed Facility Coordinates, please enter coordinates in decimal degrees. Latitude values must be between -90 and 90 and longitude values must be between -180 and 180. Please note you are not required to provide coordinates.

PROPOSED FACILITY COORDINATES

* (REQUIRED) LATITUDE

35.274675

* (REQUIRED) LONGITUDE

-77.985966

Energy Source, Prime Mover & Generator Information

* (REQUIRED) PRIMARY ENERGY SOURCE

Renewable

PRIME MOVER

Photovoltaic (PV)

* (REQUIRED) ENERGY SOURCE TYPE

Solar - Photovoltaic

PRIME MOVER (OTHER)

ENERGY SOURCE (OTHER)

* (REQUIRED) TYPE OF GENERATOR

Inverter Based Machine

* (REQUIRED) SIZE KW AC

160000

* (REQUIRED) GENERATOR CONFIGURATION

Three Phase

Interconnection Configuration Information

* (REQUIRED) INTERCONNECTION CONFIGURATION

New Generation

INTERCONNECTION CONFIGURATION GENERATIONTYPE

-- None --

Existing Generation Information (if applicable)

CUSTOMER'S ELECTRIC UTILITY ACCOUNT #

TYPE OF EXISTING GENERATION

CUSTOMER'S ELECTRIC METER NUMBER

SIZE OF EXISTING GENERATION

IS CUSTOMER'S KW LOAD GOING TO INCREASE

-- None --

Additional Comments

ADDITIONAL COMMENTS

Attachments

Attach your
attachments

Attachments

A41

Oxbow Solar Site Map

Browse

Payment

There is a \$500 Non-Refundable fee for NC/SC Distribution and Transmission Pre-Applications.

Payment Amount for this application: \$500.00

Save As Draft

Previous

Next



DECOMMISSIONING PLAN

Oxbow Solar

April 2022

Pine Gate Renewables, LLC
130 Roberts St.
Asheville NC 28801
P: 704-376-2767
www.pinegaterenewables.com



PINE GATE RENEWABLES BACKGROUND

Pine Gate Renewables, LLC ("PGR") originates, develops, finances, engineers, constructs, owns, and operates utility-scale solar projects that generate clean renewable power for the communities in which they are located. Founded in 2014 and headquartered in Asheville, North Carolina, PGR consists of approximately 500 employees with offices in Jacksonville Beach, Florida, Midland, Michigan, and Charlotte, North Carolina.

PGR's focus is on ground mounted utility-scale projects located in the United States ranging from 1 to 300 MW in capacity. PGR positions our projects near existing utility infrastructure, and thoroughly evaluates the natural surroundings to ensure minimal environmental impact. We work closely with landowners to develop agreements that are based on trust, open communication, and financial benefit.

The company has extensive experience executing utility-scale solar projects utilizing every available technology, in a myriad of locations and conditions, to maximize the efficiency and economics of the available solar resource.

PGR QUALIFICATIONS

PGR currently owns and operates over 1 GW of solar generation across the United States and has an over 10 GW development pipeline.

PGR's team of industry leading solar professionals facilitate each stage in a solar project's lifecycle, from early-stage development through operations. Team members draw on their deep well of experience working at prominent renewable energy companies, including First Solar, Cypress Creek Renewables, FLS Energy, Duke Energy, NextEra, Nexamp, and Trina Solar. We are licensed general contractors, have in-house licensed PE, licensed PMP, a Licensed Professional Geologist, and NABCEP-certified designers and technicians available to solve even the most challenging operations and maintenance issues that may arise.

PGR has worked extensively within the utility-scale sector, providing comprehensive solar services to customers across 15 states including North Carolina, South Carolina, Oregon, Minnesota, and Rhode Island. With over 1 GW of installed capacity, and construction and operation experience in all sectors of the industry, PGR's team has solidified their status as experts in the solar industry. With our wealth of experience owning and operating projects built with a wide array of equipment and technologies (fixed tilt, trackers, central and string inverters, etc.), we have developed strong equipment vendor and service provider relationships, which facilitate our ability to connect the ideal product with the prescribed application and to facilitate operations.

PGR strives to safely outperform our customers' expectations in every project we own and operate. Fully licensed and insured, Pine Gate Renewable's Engineering, Procurement and Construction ("EPC") and Operations and Maintenance ("O&M") teams design, construct, operate and maintain utility-scale solar projects at a level that exceeds industry standards, and that maximizes our customers' return-on-investment.



PROJECT DESCRIPTION

Oxbow Solar, LLC, is a proposed 160 MWAC solar project located in Wayne County, North Carolina (the "Project"). The Project will consist of approximately 462,625 485-watt photovoltaic solar modules that will track the sun throughout the day. PGR is responsible for the decommissioning of the Project as detailed herein.

The proposed Oxbow Solar project sits on the following Wayne County Parcel IDs: 3506520900, 3506425521, 3506335003, 3506537310, 3505995620, 3505983469, 3505887187, 3505877438, 3506510004, 3506305177, 3506318196, 3506401448, 3505294105, 3505475624, 3505858668, 3505669028, 3505170154, 3505075899, 3505163456, 3505045993, 3505350929, 3505441762, 3505133610, 3505038504, 3505236615, 3506448466, 3506616709, 3506811631, 3506801774, 3505685984, 3505789649, 3505594924, 3505253538, 3505331506, 3505347214, 2595865683, 3506608172, 3505230622, and 2595968192. Current land use primarily consist of wooded timber land.

The Project will be designed and engineered to have a minimum operating life of at least 40 years. It is feasible that the Project could potentially continue to operate past the design life assuming the economics remain viable and routine maintenance is conducted on the equipment. In addition, it is expected that during the Project's operating life technological advances will continue to be made that will make it more efficient and cost-effective to operate the Project rather than decommissioning.

The decommissioning plan described below will help to ensure there are sufficient funds available and a process is in place to remove the equipment and restore the site at the end of the Project's useful life.

DECOMMISSIONING - GENERAL

Decommissioning includes the removal of modules, batteries, support columns, buildings, cabling, electrical components, and any other associated facilities (i.e., foundations, conduit) plus the necessary grading, restoration of soil and reseeded. Any additional conditions are also applicable which may be defined or established by Richmond County upon which decommissioning will be initiated (i.e., end of lease, condition of potential public safety hazard, etc.).

The timeframe for completion of removal and decommissioning activities is to be from six to twelve months unless otherwise extended by the local zoning/building authority.

All equipment and imported materials will be removed from the site such that it is returned to its original state prior to construction, unless otherwise directed. PGR will perform the decommissioning of the Project in accordance with all governing authorities, applicable local, state and federal requirements and industry standards. Any required permits will be obtained, and environmental considerations will be adhered to prior to de-energizing and decommissioning the Project. Similar to the construction of the Project, the necessary erosion control measures and best practices will be in place during decommissioning. PGR does not anticipate any environmental impacts as a result of the decommissioning process.

The Project's components will be recycled, reused, salvaged, or discarded and will be transported to the appropriate facilities upon removal. Based on current salvage practices and industry standards PGR anticipates that most of the Project's materials will be able to be recycled or reused upon decommissioning.



DECOMMISSIONING PROCESS

In the extremely unlikely event the Project is required to be decommissioned during the construction phase, the decommissioning process would be similar to that during operations, as described in more detail below.

PGR's decommissioning process includes the following:

Equipment:

Similar to the Project's construction phase, various pieces of equipment will likely be utilized during the decommissioning process including (among others): trucks, cranes, backhoes, skid-steers, graders and scissor lifts. PGR estimates several subcontractors will be performing work, including civil, electrical and general labor. Decommissioning the Project is estimated to take approximately three months.

Lay Down Area:

A lay down area will be established that will provide a space for organizing and storing disassembled equipment that allows for truck access to haul the equipment off site. Construction of a lay down area may require minimal civil work and disturbance to existing soil before ultimately being graded and reseeded along with the other disturbed earth.

Civil and Site Work:

Disturbed earth (roads, driveways, culverts, etc.) will be graded and reseeded with a native mix to prevent erosion and ensure suitable vegetation is established unless the landowner requests in writing that access roads or other land surface areas are not to be restored.

Solar Arrays:

Solar array equipment (modules, racking, combiner boxes, inverter, transformers, etc.) will be removed and recycled or salvaged, if possible. PGR anticipates that the majority of the Project's materials will be able to be recycled or reused upon decommissioning. When entire components are not able to be reused the materials (steel, aluminum, glass, copper, etc.) will be examined and recycled whenever possible. Specific solar array components are discussed further below:

Modules:

Solar modules are comprised of silicon, glass and aluminum which can be recycled. The modules that will be installed at the Project are not considered a hazardous material. The modules will be removed and packaged per manufacturer's recommendations and shipped to the appropriate recycling facility.

Foundations:

Following dismantling and removal of equipment, any foundations will be removed, and the earthwork graded (as necessary) and restored to its natural condition. Pads will be excavated to remove all conduit,



cable, rebar, concrete, etc. and the areas backfilled with material similar to the site conditions and topsoil restored. Concrete that is removed will be recycled or repurposed.

Electrical - Cable:

Electrical cable will be removed from inverters, combiner boxes, and pulled from conduit before disassembly. Aluminum and copper cable will be recycled. Overhead lines and poles will be dismantled and recycled or disposed of, as necessary.

Electrical – Components:

The electrical components (inverters, combiner boxes, etc.) will be dismantled and reused in their entirety, recycled or disposed of accordingly. Removal of the equipment will be conducted in accordance with manufacturer specifications.

Frames:

Frames (racking), including driven piles will be removed and recycled.

Fencing:

Fencing will be dismantled and recycled.

Decommissioning Closeout:

Following decommissioning, the site will be inspected, and all construction-related material and equipment removed. All waste generated by the decommissioning process, which is expected to be minimal, will be disposed of accordingly and recycled when possible.

DECOMMISSIONING - COST ESTIMATE

The cost estimates for decommissioning of the Project are premised on a 160 MW_{AC} system and current equipment costs. Obviously, it is extremely difficult to precisely determine future decommissioning costs; however, the below is based on the best information currently available. In addition, we expect a significant portion of these costs to be offset by recycling and salvaging material from the Project (steel, aluminum, copper, etc.).

The Net Decommissioning Costs for the Project are expected to be approximately \$460,283.00. For additional detail please reference the attached cost estimate at the end of this document.



Projected Cost of Decommissioning Plan		
Labor Costs		
Item	Task	Estimated Labor Cost (\$)
1	Remove PV Modules	\$2,202,095.00
2	Remove Inverter	\$21,500.00
3	Remove Transformer	\$15,050.00
4	Remove and Dispose of Batteries	\$25,800.00
5	Remove Battery Inverters	\$21,500.00
6	Remove Battery Transformers	\$15,050.00
7	Dismantle and Remove Racking Frames	\$347,820.00
8	Dismantle and Remove Racking Posts	\$628,320.00
9	Remove Wiring and Equipment	\$998,580.00
10	Remove Fence	\$576,000.00
11	Remove Concrete	\$12,900.00
12	Remove Gravel	\$704,000.00
13	Remove GSU	\$200,000.00
14	Dismantle Substation	\$350,000.00
15	Re-seed and Re-grade Site	\$1,280,000.00
16	Transportation Costs	\$1,250.00
Total Cost:		\$7,399,865.00
Salvageable Parts and Materials		
Item	Parts/Materials	Estimated Labor Cost (\$)
1	Modules	\$4,016,760.00
2	Inverter(s)	\$100,980.00
3	Transformer	\$34,782.00
4	Battery Inverters	\$85,140.00
5	Battery Transformers	\$86,000.00
6	Racking Frames	\$90,000.00
7	Racking Posts	\$24,000.00
8	Wiring (Copper and Aluminum)	\$1,525,920.00
9	Chain Link Fence	\$256,000.00
10	Gravel	\$320,000.00
11	GSU	\$300,000.00
12	Substation Steel	\$100,000.00
Total Salvage Value:		\$6,939,582.00
Net Decommissioning Cost:		\$460,283.00



PGR CONTACTS

Please contact the following PGR employees with any questions or concerns regarding the decommissioning plan:

Brandon Miller
Development – Associate Project Manager, Oxbow Solar
E: bmiller@pgrenewables.com

Bryan Jake-Schoffman
Development – Project Manager, Oxbow Solar
E: bjakeschoffman@pgrenewables.com



Solar Glare and Glint Analysis Report

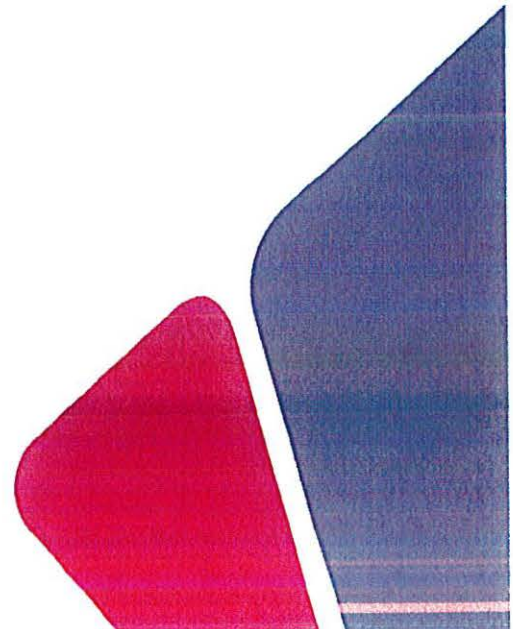
for

Oxbow Solar
Wayne County, NC

February 2022

KHA Project # 013632015
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Kimley»Horn



Introduction

The Oxbow Solar project consists of approximately 1,600 acres in Wayne County, North Carolina located approximately 2.7 miles south of Seymour Johnson Airforce Base (GSB) and 3.4 miles northeast of Mt. Olive Municipal Airport (OMA). The site is situated with Emmaus Church Road to the west, Arrington Bridge Road to the east, and Eagles Nest Road to the south. See Figure 1.

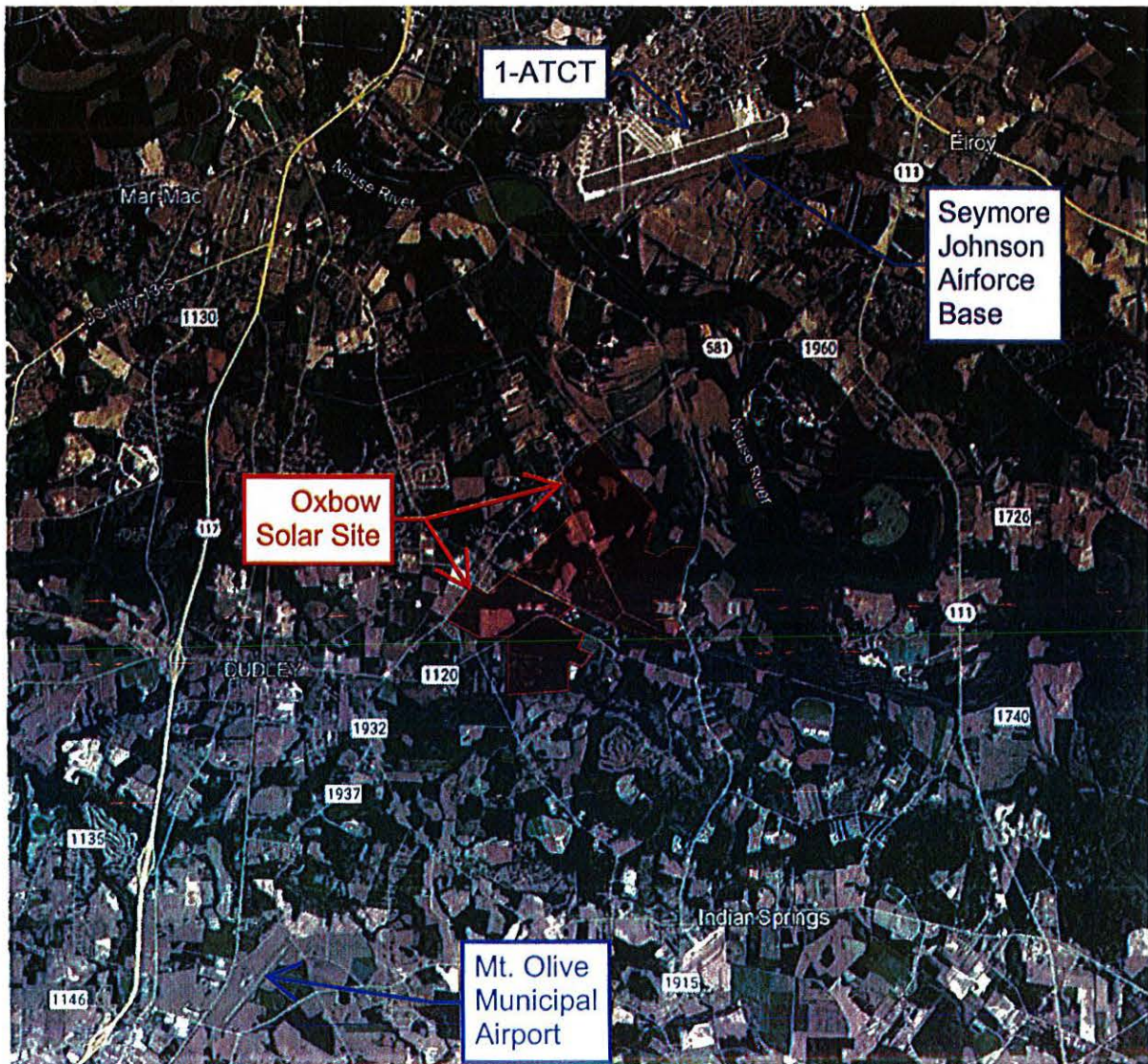


Figure 1: Project location relative to Mt. Olive Municipal Airport and Seymour Johnson Airforce Base

Glare Prediction & Methodology

Kimely Horn included as part of the analysis two flight paths for airplane landing approaches at GSB and OMA each and an air traffic control tower (ATCT) receptor at GSB. The analysis is based on the current GSB and OMA airport configurations as of February 2022 and the Oxbow Solar Zoning Site Plan layout dated 10/14/21. All PV arrays were modelled at their respective low point to provide a conservative analysis identifying all possible glare. Standard flight landing paths were modelled

using standard FAA evaluation parameters and all PV arrays were modelled using finish grade slopes below ten percent in any direction. See Appendix A for detailed parameters. Flight approaches and Receptors used in the analysis are described in Table 1 below.

Flight Approach/Receptor	Location	Description
Runway 05	Mt. Olive Municipal Airport	Northeast-bound descent at runway 05, 2-mile approach from 610 feet down to 50 feet at the runway threshold.
Runway 23	Mt. Olive Municipal Airport	Southwest-bound descent at runway 23, 2-mile approach from 585 feet down to 50 feet at the runway threshold.
Runway 08	Seymore Johnson Airforce Base	Northeast-bound descent at runway 08, 2-mile approach from 610 feet down to 50 feet at the runway threshold.
Runway 26	Seymore Johnson Airforce Base	Southwest-bound descent at runway 26, 2-mile approach from 600 feet down to 50 feet at the runway threshold.
1-ATCT	Seymore Johnson Airforce Base	Receptor at 120 feet above ground elevation.

Table 1: Flight Approach and Receptor Descriptions

Kimley Horn performed the glare analysis using the ForgeSolar GlareGauge software tool. If glare is found for an observation point, the retinal irradiance (brightness) and subtended angle (size divided by distance) of the glare source are calculated. If glare is found for a flight path, the annual predicted glare occurrence and the daily duration of the glare are calculated. Using retinal irradiance and subtended angle, ocular hazards ranging from temporary after-image to retinal burn can be predicted. "Green" grade glare indicates a low potential for after-image, "yellow" grade glare indicates the potential for after-image exists, and "red" grade glare indicates the potential for retinal damage. Glare that is beyond 50 degrees from a driver's or pilot's line-of-sight is not considered a safety hazard.

The amount of light reflected by a surface increases as the sunlight's angle of incidence at the surface increases as illustrated in Figure 2. The red angle of incidence yields 50% light reflected while the blue angle of incidence yields only 2% of light reflected.

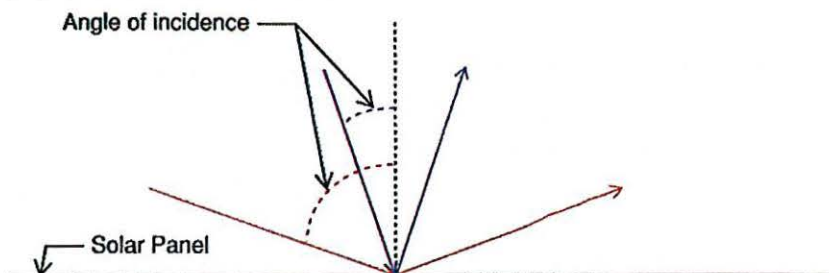


Figure 2: Reflected Light and Angle of Incidence (illustration only) on a panel

Analysis Results & Conclusion

The project is not anticipated to produce red-grade, yellow-grade glare, or green-grade glare along the evaluated flight paths and at the ATCT viewpoint. See Table 2 for a summary of results including all PV arrays and level of glare for each flight path. Glare is reflected in minutes per year assuming clear skies. Time of day is provided in standard time year-round. No flight approach runways or single ATCT receptor are expected to experience glare from the Project. These results are based on the worst-case assumptions that skies are clear year-round.

Flight Approach	Hazard Level	Minutes (per year)
Runway 05 (OMA)	Green	0
	Yellow	0
	Red	0
Runway 23 (OMA)	Green	0
	Yellow	0
	Red	0
Runway 08 (GSB)	Green	0
	Yellow	0
	Red	0
Runway 26 (GSB)	Green	0
	Yellow	0
	Red	0
1-ATCT (GSB)	Green	0
	Yellow	0
	Red	0
Total		0

Table 2: Total Yearly Glare Hazard per Flight Approach

In Summary, there are no impacts expected for the flights paths or receptors at Mt. Olive Municipal Airport and Seymour Johnson Airforce Base based on the results of the ForgeSolar analysis.

ATTACHMENT A

ForgeSolar Glare Analysis Report



FORGESOLAR GLARE ANALYSIS

Project: **Oxbow Solar Farm**

Proposed 200 MW solar farm in Brogden, NC near Seymour Johnson Airforce Base and Mt. Olive Municipal Airport

Site configuration: **Oxbow Low Point**

Analysis conducted by Patrick Butler (patrick.butler@kimley-horn.com) at 23:02 on 18 Feb, 2022.

U.S. FAA 2013 Policy Adherence

The following table summarizes the policy adherence of the glare analysis based on the 2013 U.S. Federal Aviation Administration Interim Policy 78 FR 63276. This policy requires the following criteria be met for solar energy systems on airport property:

- No "yellow" glare (potential for after-image) for any flight path from threshold to 2 miles
- No glare of any kind for Air Traffic Control Tower(s) ("ATCT") at cab height.
- Default analysis and observer characteristics (see list below)

ForgeSolar does not represent or speak officially for the FAA and cannot approve or deny projects. Results are informational only.

COMPONENT	STATUS	DESCRIPTION
Analysis parameters	PASS	Analysis time interval and eye characteristics used are acceptable
2-mile flight path(s)	PASS	Flight path receptor(s) do not receive yellow glare
ATCT(s)	PASS	Receptor(s) marked as ATCT do not receive glare

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

FAA Policy 78 FR 63276 can be read at <https://www.federalregister.gov/d/2013-24729>

SITE CONFIGURATION

Analysis Parameters

DNI: peaks at 1,000.0 W/m²
Time interval: 1 min
Ocular transmission
coefficient: 0.5
Pupil diameter: 0.002 m
Eye focal length: 0.017 m
Sun subtended angle: 9.3
mrad
Site Config ID: 58542.10439
Methodology: V2



PV Array(s)**Name:** PV array 1**Axis tracking:** Single-axis rotation**Backtracking:** Shade**Tracking axis orientation:** 180.0°**Max tracking angle:** 60.0°**Resting angle:** 0.0°**Ground Coverage Ratio:** 0.5**Rated power:** -**Panel material:** Smooth glass without AR coating**Reflectivity:** Vary with sun**Slope error:** correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	35.294051	-77.984743	69.65	0.00	69.65
2	35.297992	-77.980945	69.65	0.00	69.65
3	35.299865	-77.977426	69.65	0.00	69.65
4	35.296669	-77.974379	69.65	0.00	69.65
5	35.296275	-77.975098	69.65	0.00	69.65
6	35.295242	-77.973606	69.65	0.00	69.65
7	35.294489	-77.973338	69.65	0.00	69.65
8	35.290102	-77.967942	69.65	0.00	69.65
9	35.290338	-77.967706	69.65	0.00	69.65
10	35.289497	-77.966697	69.65	0.00	69.65
11	35.288070	-77.968070	69.65	0.00	69.65
12	35.288595	-77.968886	69.65	0.00	69.65
13	35.287851	-77.969723	69.65	0.00	69.65
14	35.287334	-77.969047	69.65	0.00	69.65
15	35.285206	-77.971246	69.65	0.00	69.65
16	35.284917	-77.970871	69.65	0.00	69.65
17	35.283927	-77.971997	69.65	0.00	69.65

Name: PV array 2

Axis tracking: Single-axis rotation

Backtracking: Shade

Tracking axis orientation: 180.0°

Max tracking angle: 60.0°

Resting angle: 0.0°

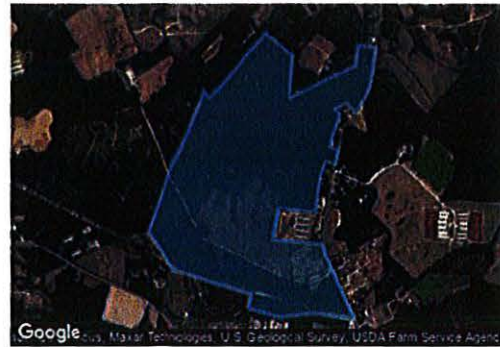
Ground Coverage Ratio: 0.5

Rated power: -

Panel material: Smooth glass without AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	35.283948	-77.972012	65.38	0.00	65.38
2	35.283502	-77.971529	65.38	0.00	65.38
3	35.287478	-77.967291	65.38	0.00	65.38
4	35.286094	-77.965103	65.38	0.00	65.38
5	35.283502	-77.965317	65.38	0.00	65.38
6	35.285437	-77.960339	65.38	0.00	65.38
7	35.286707	-77.960071	65.38	0.00	65.38
8	35.286611	-77.958655	65.39	0.00	65.39
9	35.285052	-77.958923	65.38	0.00	65.38
10	35.284141	-77.959105	65.38	0.00	65.38
11	35.283432	-77.959491	65.38	0.00	65.38
12	35.282591	-77.960285	65.38	0.00	65.38
13	35.283099	-77.960993	65.38	0.00	65.38
14	35.282784	-77.961852	65.38	0.00	65.38
15	35.282468	-77.961455	65.38	0.00	65.38
16	35.280454	-77.962238	65.38	0.00	65.38
17	35.280305	-77.961562	65.38	0.00	65.38
18	35.279429	-77.961766	65.38	0.00	65.38
19	35.279561	-77.962538	65.38	0.00	65.38
20	35.278535	-77.963034	65.38	0.00	65.38
21	35.276433	-77.963388	65.38	0.00	65.38
22	35.276661	-77.966242	65.38	0.00	65.38
23	35.274777	-77.966714	65.38	0.00	65.38
24	35.274453	-77.962766	65.38	0.00	65.38
25	35.273770	-77.962508	65.38	0.00	65.38
26	35.269921	-77.960361	65.38	0.00	65.38
27	35.270227	-77.963634	65.38	0.00	65.38
28	35.269973	-77.966155	65.38	0.00	65.38
29	35.270543	-77.968526	65.38	0.00	65.38
30	35.271383	-77.968311	65.38	0.00	65.38
31	35.272855	-77.974341	65.38	0.00	65.38
32	35.275237	-77.976680	65.38	0.00	65.38

Name: PV array 3

Axis tracking: Single-axis rotation

Backtracking: Shade

Tracking axis orientation: 180.0°

Max tracking angle: 60.0°

Resting angle: 0.0°

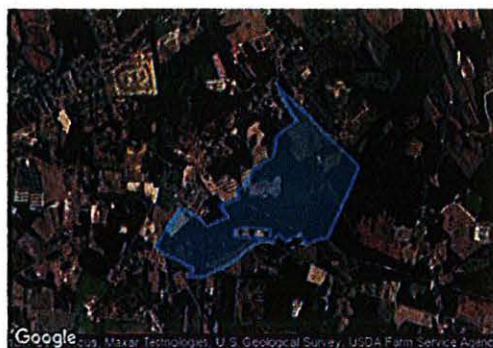
Ground Coverage Ratio: 0.5

Rated power: -

Panel material: Smooth glass without AR coating

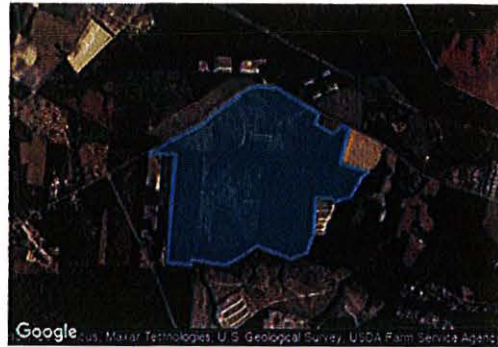
Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	35.294054	-77.984738	109.91	0.00	109.91
2	35.283942	-77.972019	109.91	0.00	109.91
3	35.275234	-77.976696	109.91	0.00	109.91
4	35.274994	-77.978289	109.91	0.00	109.91
5	35.274328	-77.980178	109.91	0.00	109.91
6	35.275602	-77.981052	109.91	0.00	109.91
7	35.274803	-77.983251	109.91	0.00	109.91
8	35.275530	-77.984382	109.91	0.00	109.91
9	35.275162	-77.985048	109.91	0.00	109.91
10	35.274571	-77.985310	109.91	0.00	109.91
11	35.274749	-77.985960	109.91	0.00	109.91
12	35.276207	-77.985815	109.91	0.00	109.91
13	35.276410	-77.989864	109.91	0.00	109.91
14	35.276077	-77.991361	109.91	0.00	109.91
15	35.275354	-77.991441	109.91	0.00	109.91
16	35.275171	-77.986517	109.91	0.00	109.91
17	35.274728	-77.986232	109.91	0.00	109.91
18	35.274680	-77.987107	109.91	0.00	109.91
19	35.274264	-77.988233	109.91	0.00	109.91
20	35.273353	-77.989580	109.91	0.00	109.91
21	35.272523	-77.990897	109.91	0.00	109.91
22	35.271755	-77.992450	109.91	0.00	109.91
23	35.270351	-77.995773	109.91	0.00	109.91
24	35.270384	-77.998346	109.91	0.00	109.91
25	35.271365	-77.997809	109.91	0.00	109.91
26	35.274071	-78.003946	109.91	0.00	109.91
27	35.276154	-78.001663	109.91	0.00	109.91
28	35.276688	-78.001127	109.91	0.00	109.91
29	35.278720	-77.999732	109.91	0.00	109.91
30	35.278440	-77.999185	109.91	0.00	109.91
31	35.278650	-77.998959	109.91	0.00	109.91
32	35.277407	-77.996374	109.91	0.00	109.91
33	35.276610	-77.995317	109.91	0.00	109.91
34	35.277302	-77.993584	109.91	0.00	109.91
35	35.277669	-77.992350	109.91	0.00	109.91
36	35.279141	-77.993520	109.91	0.00	109.91
37	35.280122	-77.990494	109.91	0.00	109.91
38	35.281033	-77.991052	109.91	0.00	109.91
39	35.281427	-77.989894	109.91	0.00	109.91
40	35.282662	-77.988670	109.91	0.00	109.91
41	35.283721	-77.988198	109.91	0.00	109.91
42	35.283826	-77.987426	109.91	0.00	109.91
43	35.284054	-77.987426	109.91	0.00	109.91
44	35.284746	-77.986342	109.91	0.00	109.91
45	35.284930	-77.985677	109.91	0.00	109.91
46	35.285744	-77.985227	109.91	0.00	109.91
47	35.286638	-77.984990	109.91	0.00	109.91
48	35.287478	-77.985033	109.90	0.00	109.90
49	35.289536	-77.981665	109.91	0.00	109.91

Name: PV array 4
Axis tracking: Single-axis rotation
Backtracking: Shade
Tracking axis orientation: 180.0°
Max tracking angle: 60.0°
Resting angle: 0.0°
Ground Coverage Ratio: 0.5
Rated power: -
Panel material: Smooth glass without AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	35.270346	-77.995319	108.94	0.00	108.94
2	35.271058	-77.993530	108.94	0.00	108.94
3	35.271768	-77.991899	108.94	0.00	108.94
4	35.272328	-77.990751	108.94	0.00	108.94
5	35.273020	-77.989688	108.94	0.00	108.94
6	35.273730	-77.988572	108.94	0.00	108.94
7	35.274150	-77.987842	108.94	0.00	108.94
8	35.274404	-77.987241	108.94	0.00	108.94
9	35.274518	-77.986705	108.94	0.00	108.94
10	35.274509	-77.986383	108.94	0.00	108.94
11	35.274474	-77.985900	108.94	0.00	108.94
12	35.274352	-77.985117	108.94	0.00	108.94
13	35.273800	-77.983937	108.94	0.00	108.94
14	35.272810	-77.981952	108.94	0.00	108.94
15	35.272258	-77.982295	108.94	0.00	108.94
16	35.271636	-77.980793	108.94	0.00	108.94
17	35.272092	-77.980117	108.94	0.00	108.94
18	35.271918	-77.979584	108.94	0.00	108.94
19	35.269798	-77.980270	108.94	0.00	108.94
20	35.269246	-77.977964	108.94	0.00	108.94
21	35.268940	-77.978554	108.94	0.00	108.94
22	35.267713	-77.979391	108.94	0.00	108.94
23	35.267451	-77.980571	108.94	0.00	108.94
24	35.267652	-77.980882	108.94	0.00	108.94
25	35.267652	-77.982191	108.94	0.00	108.94
26	35.265335	-77.982353	108.94	0.00	108.94
27	35.264248	-77.982793	108.93	0.00	108.93
28	35.263880	-77.984059	108.94	0.00	108.94
29	35.264669	-77.986644	108.94	0.00	108.94
30	35.263495	-77.989080	108.94	0.00	108.94
31	35.263802	-77.991762	108.94	0.00	108.94
32	35.263513	-77.991794	108.94	0.00	108.94
33	35.263640	-77.993597	108.94	0.00	108.94
34	35.270312	-77.992953	108.94	0.00	108.94

Flight Path Receptor(s)

Name: Mt Olive Municipal Runway 05

Description:

Threshold height: 50 ft

Direction: 40.0°

Glide slope: 3.0°

Pilot view restricted? Yes

Vertical view: 30.0°

Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	35.215948	-78.044332	161.23	50.00	211.23
Two-mile	35.193799	-78.067107	158.01	606.68	764.69

Name: Mt Olive Municipal Runway 23

Description:

Threshold height: 50 ft

Direction: 220.0°

Glide slope: 3.0°

Pilot view restricted? Yes

Vertical view: 30.0°

Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	35.226965	-78.032945	167.32	50.00	217.32
Two-mile	35.249114	-78.010168	187.68	583.10	770.78

Name: Seymour Johnson AFB Runway 08

Description:

Threshold height: 50 ft

Direction: 73.0°

Glide slope: 3.0°

Pilot view restricted? Yes

Vertical view: 30.0°

Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	35.334692	-77.979456	71.59	50.00	121.59
Two-mile	35.326239	-78.013388	65.08	609.97	675.05

Name: Seymore Johnson AFB Runway 26

Description:

Threshold height: 50 ft

Direction: 253.0°

Glide slope: 3.0°

Pilot view restricted? Yes

Vertical view: 30.0°

Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	35.344089	-77.941692	107.74	50.00	157.74
Two-mile	35.352542	-77.907755	109.71	601.49	711.20

Discrete Observation Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
1-ATCT	1	35.344961	-77.959961	87.08	120.01

Map image of 1-ATCT



GLARE ANALYSIS RESULTS

Summary of Glare

PV Array Name	Tilt	Orient	"Green" Glare	"Yellow" Glare	Energy
	(°)	(°)	min	min	kWh
PV array 1	SA tracking	SA tracking	0	0	-
PV array 2	SA tracking	SA tracking	0	0	-
PV array 3	SA tracking	SA tracking	0	0	-
PV array 4	SA tracking	SA tracking	0	0	-

Total annual glare received by each receptor

Receptor	Annual Green Glare (min)	Annual Yellow Glare (min)
Mt Olive Municipal Runway 05	0	0
Mt Olive Municipal Runway 23	0	0
Seymore Johnson AFB Runway 08	0	0
Seymore Johnson AFB Runway 26	0	0
1-ATCT	0	0

Results for: PV array 1

Receptor	Green Glare (min)	Yellow Glare (min)
Mt Olive Municipal Runway 05	0	0
Mt Olive Municipal Runway 23	0	0
Seymore Johnson AFB Runway 08	0	0
Seymore Johnson AFB Runway 26	0	0
1-ATCT	0	0

Flight Path: Mt Olive Municipal Runway 05

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Mt Olive Municipal Runway 23

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Seymore Johnson AFB Runway 08

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Seymore Johnson AFB Runway 26

0 minutes of yellow glare

0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare

0 minutes of green glare

Results for: PV array 2

Receptor	Green Glare (min)	Yellow Glare (min)
Mt Olive Municipal Runway 05	0	0
Mt Olive Municipal Runway 23	0	0
Seymore Johnson AFB Runway 08	0	0
Seymore Johnson AFB Runway 26	0	0
1-ATCT	0	0

Flight Path: Mt Olive Municipal Runway 05

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Mt Olive Municipal Runway 23

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Seymore Johnson AFB Runway 08

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Seymore Johnson AFB Runway 26

0 minutes of yellow glare

0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare

0 minutes of green glare

Results for: PV array 3

Receptor	Green Glare (min)	Yellow Glare (min)
Mt Olive Municipal Runway 05	0	0
Mt Olive Municipal Runway 23	0	0
Seymore Johnson AFB Runway 08	0	0
Seymore Johnson AFB Runway 26	0	0
1-ATCT	0	0

Flight Path: Mt Olive Municipal Runway 05

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Mt Olive Municipal Runway 23

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Seymore Johnson AFB Runway 08

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Seymore Johnson AFB Runway 26

0 minutes of yellow glare

0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare

0 minutes of green glare

Results for: PV array 4

Receptor	Green Glare (min)	Yellow Glare (min)
Mt Olive Municipal Runway 05	0	0
Mt Olive Municipal Runway 23	0	0
Seymore Johnson AFB Runway 08	0	0
Seymore Johnson AFB Runway 26	0	0
1-ATCT	0	0

Flight Path: Mt Olive Municipal Runway 05

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Mt Olive Municipal Runway 23

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Seymore Johnson AFB Runway 08

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Seymore Johnson AFB Runway 26

0 minutes of yellow glare

0 minutes of green glare

Point Receptor: 1-ATCT

0 minutes of yellow glare

0 minutes of green glare

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.

Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.

Several calculations utilize the PV array centroid, rather than the actual glare spot location, due to V1 algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.

The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size.

Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)

Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.

Glare vector plots are simplified representations of analysis data. Actual glare emanations and results may differ.

The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual results and glare occurrence may differ.

Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

Refer to the Help page at www.forgesolar.com/help/ for assumptions and limitations not listed here.



**DEPARTMENT OF THE AIR FORCE
4TH FIGHTER WING (ACC)
SEYMOUR JOHNSON AFB NC**



MAY 04 2022

Mr. Brian W. Joyner, P.E.
Deputy Base Engineer
1095 Peterson Avenue
Seymour Johnson AFB NC 27531-2468

Mr. Berry Gray, Planning Director
Wayne County Planning Department
134 North John Street
Goldsboro, NC 27530-3633

Dear Mr. Gray

On April 18, 2022, we received a request for comment regarding a Special Use Permit Application from Oxbow Solar, LLC, for a proposed solar project of approximately 1,711 acres on Sleepy Creek Road, Wayne County, North Carolina. Below is a summary of the three areas of concern as described in the Seymour Johnson AFB 2011 Air Installation Compatible Use Zone (AICUZ) report as related to the proposal.

A. Airspace Control Surfaces (Hazards to Aircraft Flight Zone): The subject property is within the Outer Horizontal Surface.

- (1) **Height** – Structures or vegetation on the property is limited in height to 599 feet above mean sea level. The proposal is **compatible** with this protocol.
- (2) **Visual** – The proposed development does not generate smoke, dust, steam or other visual interfering operations. The proposal is **compatible** with this protocol.
- (3) **Light Emissions** – Based on the proposed location and parameters provided by the proponent (attached), glare is not expected to impact our flying operations. The development is **compatible** with this protocol.
- (4) **Bird/Wildlife Aircraft Strike Hazard (BASH)** – Due to recent bird strikes in the vicinity of a different solar farm on one of our military training routes, there are concerns/discussions as to whether larger solar arrays attract smaller birds, and in-turn, draw in birds of prey such as raptors, vultures, etc. Once on location, these soaring birds, orbiting and sharing the same altitudes as our aircraft in the pattern, could generate an increased hazard/risk to our aircrews and the potential for a dangerous and costly bird strike. The size of this proposed solar project presents similar unknowns regarding the creation of a BASH concern. If it is determined that the proposed solar

project must be allowed on these properties, it is considered compatible with implementation (coordinated with USAF) of the following recommendations:

- a. The project owner partner with United States Department of Agriculture (USDA) representatives at Seymour Johnson AFB to allow USDA access to the project to observe/collect real-time data and provide mitigation strategies to reduce bird attractants,
- b. The project owner implement long term bird mitigation efforts on-site as part of the development plan,
- c. The project owner implement and share an accompanying scientific study to capture pre- and post-construction bird/wildlife data for applicability to the larger USAF/DoD and FAA discussion.

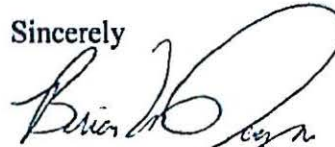
(5) Radio Frequency/Electromagnetic Interference (RF/EMI) – We do not anticipate the proposed development to create a RF/EMI concern with our aircraft operations. The proposal is compatible with this protocol.

B. Noise Due to Aircraft Operations: The subject property is not located in a Noise Zone and therefore is not applicable for this proposal.

C. Clear Zones and Accident Potential Zones: The subject property is not located in a Clear Zone or Accident Potential Zone and therefore is not applicable for this proposal.

We appreciate the opportunity to assess this request and comment on it. If additional information or clarification is required, please contact me at (919) 722-5142.

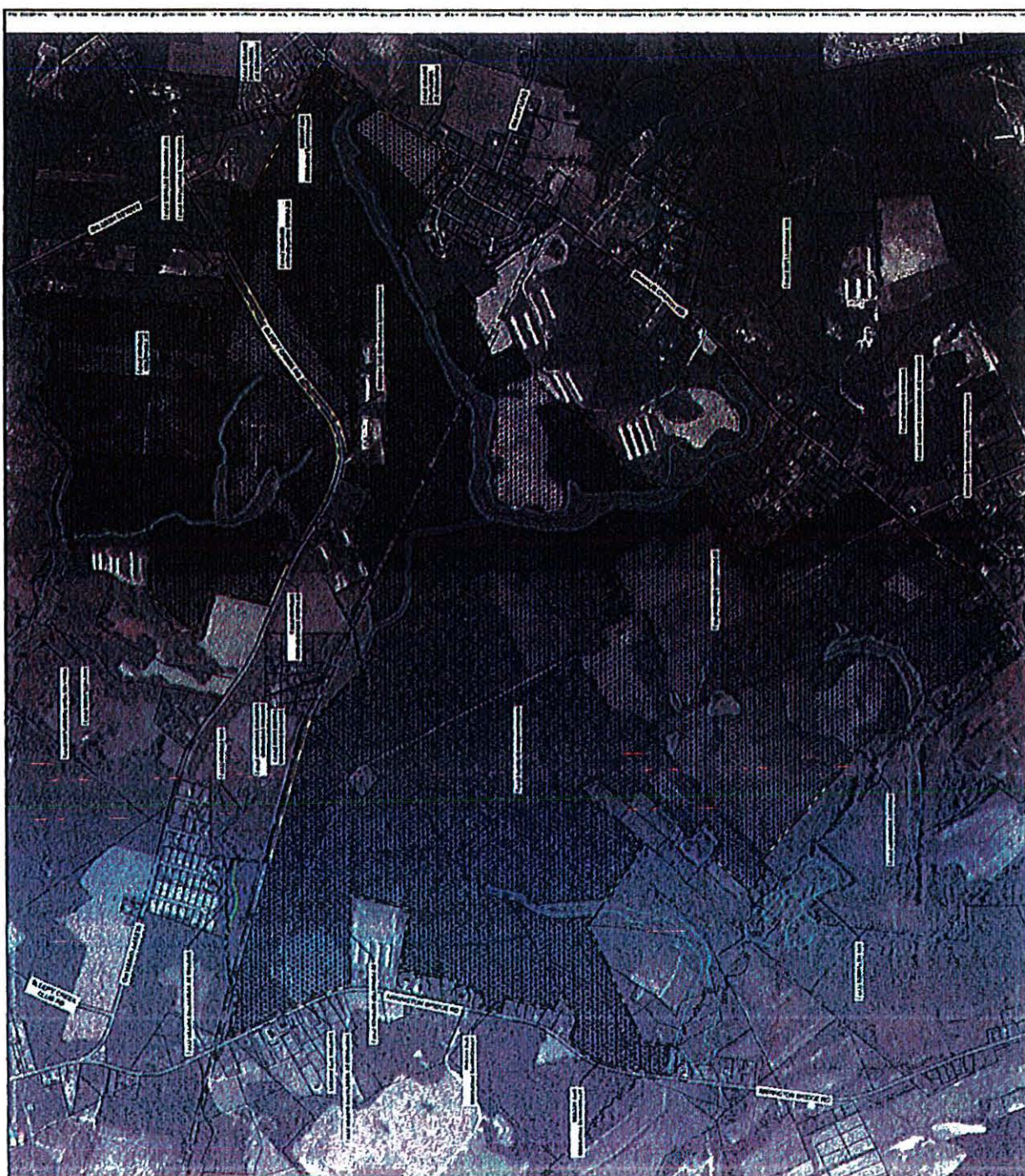
Sincerely

A handwritten signature in black ink, appearing to read "Brian W. Joyner", written over a horizontal line.

BRIAN W. JOYNER, P.E.

1 Attachment:

1. Map of Solar Farm Locations (1 page)



GENERAL NOTES

1. The project is located within the Oxbow Creek watershed.
2. The project is located within the Oxbow Creek watershed.
3. The project is located within the Oxbow Creek watershed.
4. The project is located within the Oxbow Creek watershed.
5. The project is located within the Oxbow Creek watershed.
6. The project is located within the Oxbow Creek watershed.
7. The project is located within the Oxbow Creek watershed.
8. The project is located within the Oxbow Creek watershed.
9. The project is located within the Oxbow Creek watershed.
10. The project is located within the Oxbow Creek watershed.

LEGEND

- Project Boundary
- Project Area
- Project Area
- Project Area
- Project Area
- Project Area
- Project Area
- Project Area
- Project Area
- Project Area

APPEAL DATA TABLE

Item	Description	Value
1	Project Area	100
2	Project Area	100
3	Project Area	100
4	Project Area	100
5	Project Area	100
6	Project Area	100
7	Project Area	100
8	Project Area	100
9	Project Area	100
10	Project Area	100



Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

March 5, 2022

Mr. Brandon Miller
Pine Gate Renewables
130 Roberts Street
Asheville, NC 28801

RE: Oxbow Solar, LLC, Brogden, Wayne County, NC

Mr. Miller

At your request, I have considered the impact of a solar farm proposed to be constructed on a portion of an assemblage of 1,716 acres located on Emmaus Church Road, Brogden, Wayne County, North Carolina. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will have any impact on adjoining property value and whether "the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located."

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in North Carolina, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is Pine Gate Renewables, represented to me by Ms. Dalia Jimenez. My findings support the conditional use application. The effective date of this consultation is February 27, 2022.

Conclusion

The matched pair analysis in the attached report shows no impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land where there are sufficient setbacks and buffering as identified in the analysis. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

I have focused on data in Wayne, Johnston, Wilson, Greene, Lenoir, Duplin, and Sampson counties, but I have supported that with additional data across North Carolina.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by N.C. Courts or overturned by N.C. Courts when a board found otherwise (see, for example *Dellinger v. Lincoln County*). Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments. Industrial uses rarely absorb negative impacts from adjoining uses. This same pattern of development has been identified

in this report showing that this is not a local phenomenon, but found in Virginia, North Carolina, Maryland, Tennessee, and Florida as representative of the Mid-Atlantic and Southeastern U.S.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting property and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic.

If you have any questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Nicholas D. Kirkland
State Certified General Appraiser



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I. Proposed Project and Adjoining Uses

Proposed Use Description

This 175 MW solar farm is proposed to be constructed on a portion of an assemblage of 1,716 acres located on Emmaus Church Road, Brogden, Wayne County, North Carolina. Adjoining land is a mix of residential and agricultural uses, which is very typical of solar farm sites. There is an adjoining fire station as well as adjoining religious facilities as well.

Adjoining Properties

I have considered adjoining uses and included a map to identify each parcel's location. The closest adjoining home is proposed to be 120 feet from the closest solar panel, the average distance is 524 feet.

I note there are a number of poultry farms surrounding the proposed solar farm. On the map with adjoining uses see the area around Parcels 30-49 for some poultry houses, which also appears to have a hog farm just to the east. There are additional poultry farms located near Parcels 57, 59, 60, 61, 107, and another west of 109-119,

The breakdown of those uses by acreage and number of parcels is summarized below.

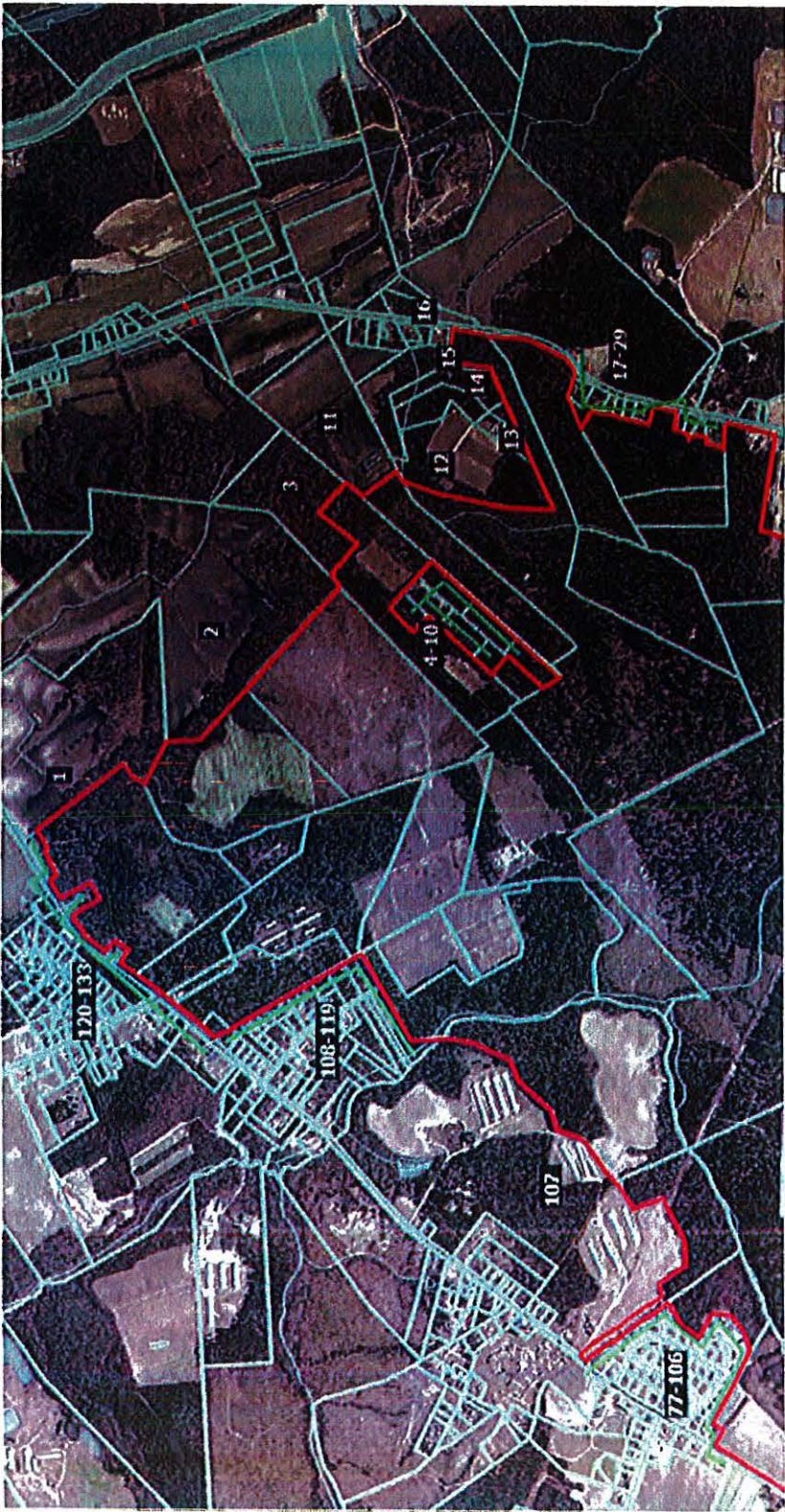
Adjoining Use Breakdown

	Acreage	Parcels
Residential	12.45%	80.45%
Agricultural	60.67%	12.78%
Religious	0.37%	1.50%
Agri/Res	26.47%	4.51%
Fire Dep	0.04%	0.75%
Total	100.00%	100.00%

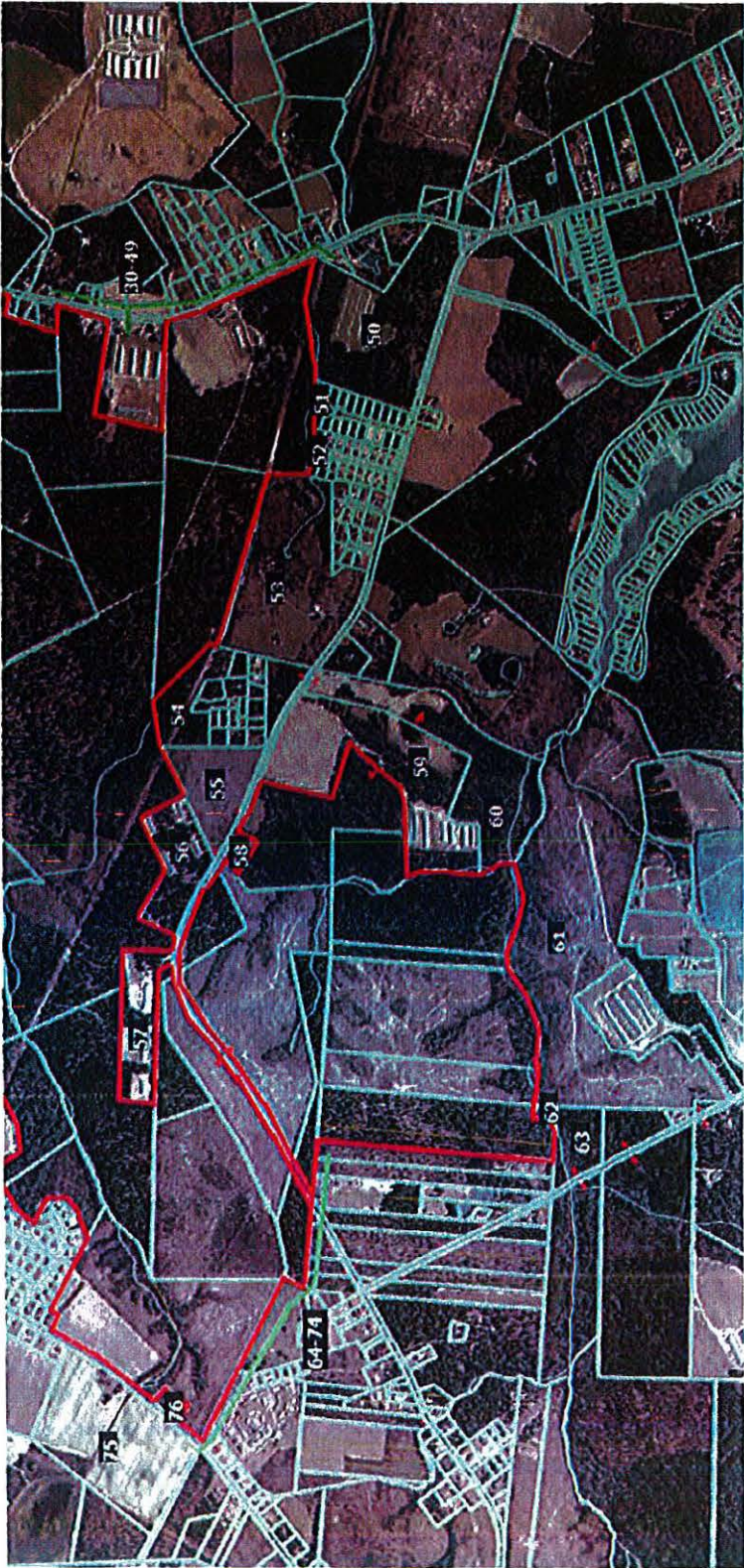
Overview Map



Map A (Northern Portion)

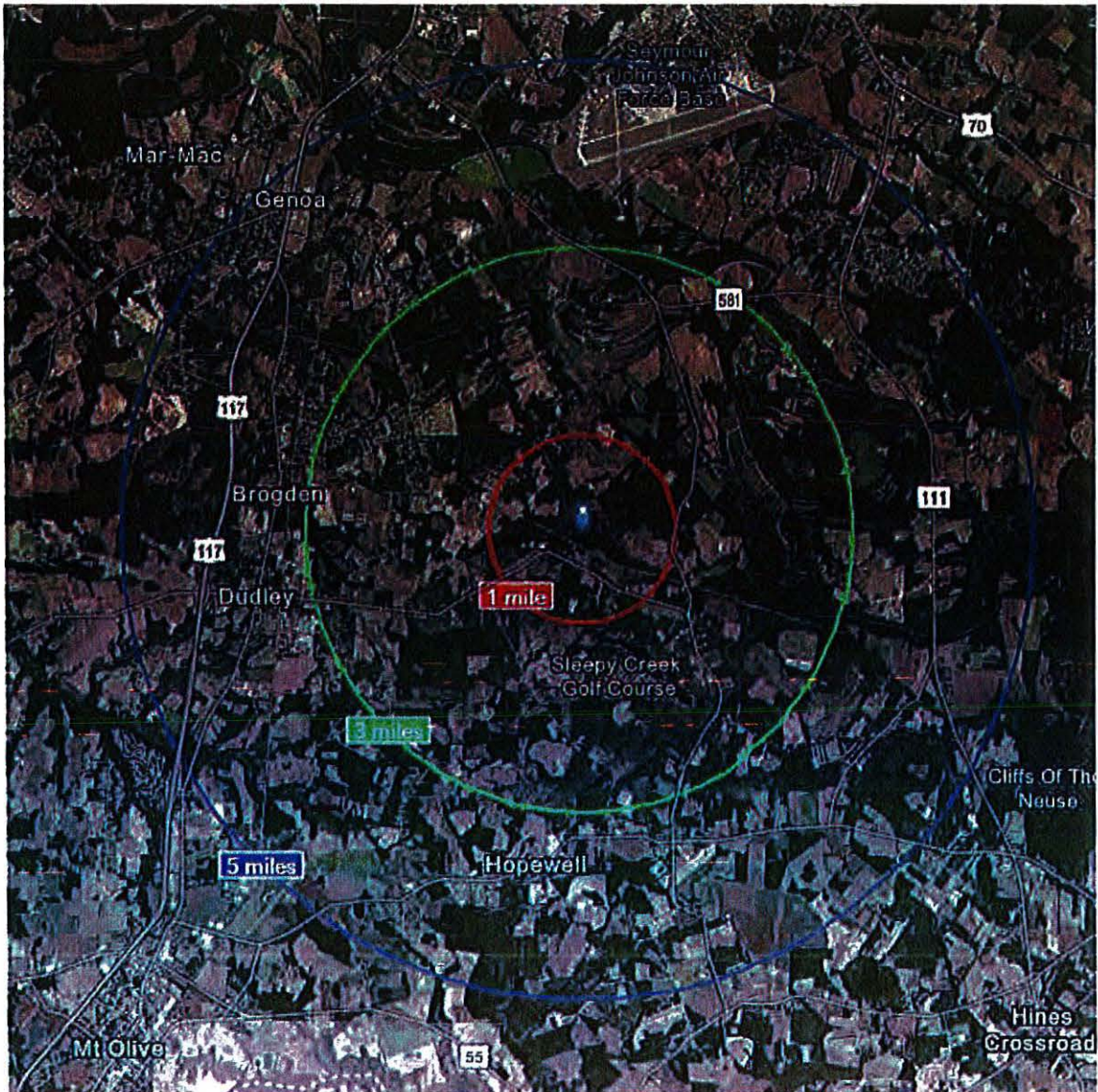


Map B (Southern Portion)



Demographics Around Subject Property

I have pulled demographic data around a 1-mile, 3-mile and 5-mile radius from the middle of the project as shown on the following pages.





Housing Profile

28333, Dudley, North Carolina
Ring: 1 mile radius

Prepared by Esri

March 05, 2022

Ring: 1 mile radius

Population		Households	
2010 Total Population	387	2021 Median Household Income	\$39,832
2021 Total Population	419	2026 Median Household Income	\$43,190
2026 Total Population	431	2021-2026 Annual Rate	1.63%
2021-2026 Annual Rate	0.57%		

	Census 2010		2021		2026	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	163	100.0%	175	100.0%	181	100.0%
Occupied	151	92.6%	162	92.6%	167	92.3%
Owner	101	62.0%	107	61.1%	113	62.4%
Renter	50	30.7%	55	31.4%	54	29.8%
Vacant	12	7.4%	13	7.4%	14	7.7%

	2021		2026	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	107	100.0%	112	100.0%
<\$50,000	31	29.0%	24	21.4%
\$50,000-\$99,999	24	22.4%	17	15.2%
\$100,000-\$149,999	15	14.0%	10	8.9%
\$150,000-\$199,999	14	13.1%	12	10.7%
\$200,000-\$249,999	7	6.5%	11	9.8%
\$250,000-\$299,999	3	2.8%	5	4.5%
\$300,000-\$399,999	12	11.2%	31	27.7%
\$400,000-\$499,999	1	0.9%	1	0.9%
\$500,000-\$749,999	0	0.0%	1	0.9%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$96,875		\$170,833	
Average Value	\$130,374		\$187,500	

Census 2010 Housing Units	Number	Percent
Total	163	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	0	0.0%
Rural Housing Units	163	100.0%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

March 05, 2022



Housing Profile

28333, Dudley, North Carolina
Ring: 3 mile radius

Prepared by Esri

March 05, 2022

Page 1 of 1

Population		Households	
2010 Total Population	5,341	2021 Median Household Income	\$39,200
2021 Total Population	5,475	2026 Median Household Income	\$41,459
2026 Total Population	5,539	2021-2026 Annual Rate	1.13%
2021-2026 Annual Rate	0.23%		

	Census 2010		2021		2026	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,188	100.0%	2,259	100.0%	2,303	100.0%
Occupied	1,945	88.9%	1,998	88.4%	2,023	87.8%
Owner	1,324	60.5%	1,346	59.6%	1,383	60.1%
Renter	621	28.4%	652	28.9%	640	27.8%
Vacant	243	11.1%	262	11.6%	280	12.2%

	2021		2026	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	1,343	100.0%	1,381	100.0%
<\$50,000	364	27.1%	314	22.7%
\$50,000-\$99,999	426	31.7%	335	24.3%
\$100,000-\$149,999	256	19.1%	215	15.6%
\$150,000-\$199,999	118	8.8%	134	9.7%
\$200,000-\$249,999	82	6.1%	154	11.2%
\$250,000-\$299,999	12	0.9%	23	1.7%
\$300,000-\$399,999	60	4.5%	150	10.9%
\$400,000-\$499,999	3	0.2%	8	0.6%
\$500,000-\$749,999	1	0.1%	3	0.2%
\$750,000-\$999,999	11	0.8%	27	2.0%
\$1,000,000-\$1,499,999	10	0.7%	18	1.3%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$86,092		\$109,651	
Average Value	\$119,546		\$165,369	

Census 2010 Housing Units	Number	Percent
Total	2,188	100.0%
In Urbanized Areas	1,017	46.5%
In Urban Clusters	0	0.0%
Rural Housing Units	1,171	53.5%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

March 05, 2022



Housing Profile

28333, Dudley, North Carolina
Ring: 5 mile radius

Prepared by Esri

Map Date: 03/01/2022

Ring Radius: 5.0 Miles

Population		Households	
2010 Total Population	17,667	2021 Median Household Income	\$40,174
2021 Total Population	17,830	2026 Median Household Income	\$42,732
2026 Total Population	17,953	2021-2026 Annual Rate	1.24%
2021-2026 Annual Rate	0.14%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	7,317	100.0%	7,477	100.0%	7,590	100.0%
Occupied	6,578	89.9%	6,662	89.1%	6,721	88.6%
Owner	4,358	59.6%	4,371	58.5%	4,462	58.8%
Renter	2,220	30.3%	2,291	30.6%	2,259	29.8%
Vacant	739	10.1%	814	10.9%	869	11.4%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	4,371	100.0%	4,461	100.0%
<\$50,000	1,061	24.3%	887	19.9%
\$50,000-\$99,999	1,467	33.6%	1,104	24.7%
\$100,000-\$149,999	776	17.8%	660	14.8%
\$150,000-\$199,999	335	7.7%	410	9.2%
\$200,000-\$249,999	268	6.1%	453	10.2%
\$250,000-\$299,999	109	2.5%	190	4.3%
\$300,000-\$399,999	171	3.9%	386	8.7%
\$400,000-\$499,999	67	1.5%	153	3.4%
\$500,000-\$749,999	29	0.7%	49	1.1%
\$750,000-\$999,999	41	0.9%	87	2.0%
\$1,000,000-\$1,499,999	44	1.0%	77	1.7%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	3	0.1%	5	0.1%

Median Value	\$88,327	\$118,144
Average Value	\$134,569	\$186,416

Census 2010 Housing Units	Number		Percent	
	Number	Percent	Number	Percent
Total	7,317	100.0%		
In Urbanized Areas	3,376	46.1%		
In Urban Clusters	26	0.4%		
Rural Housing Units	3,915	53.5%		

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

March 05, 2022

II. Methodology and Discussion of Issues

Standards and Methodology

I conducted this analysis using the standards and practices established by the Appraisal Institute and that conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are accepted by all major lending institutions, and they are used in Virginia and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties. These standards and practices have also been accepted by the courts at the trial and appellate levels and by federal courts throughout the country as adequate to reach conclusions about the likely impact a use will have on adjoining or abutting properties.

The aforementioned standards compare property uses in the same market and generally within the same calendar year so that fluctuating markets do not alter study results. Although these standards do not require a linear study that examines adjoining property values before and after a new use (e.g. a solar farm) is developed, some of these studies do in fact employ this type of analysis. Comparative studies, as used in this report, are considered an industry standard.

The type of analysis employed is a Matched Pair Analysis or Paired Sales Analysis. This methodology is outlined in **The Appraisal of Real Estate**, Twelfth Edition by the Appraisal Institute pages 438-439. It is further detailed in **Real Estate Damages**, Third Edition, pages 33-36 by Randall Bell PhD, MAI. Paired sales analysis is used to support adjustments in appraisal work for factors ranging from the impact of having a garage, golf course view, or additional bedrooms. It is an appropriate methodology for addressing the question of impact of an adjoining solar farm. The paired sales analysis is based on the theory that when two properties are in all other respects equivalent, a single difference can be measured to indicate the difference in price between them. Dr. Bell describes it as comparing a test area to control areas. In the example provided by Dr. Bell he shows five paired sales in the test area compared to 1 to 3 sales in the control areas to determine a difference. I have used 3 sales in the control areas in my analysis for each sale developed into a matched pair.

Determining what is an External Obsolescence

An external obsolescence is a use of property that, because of its characteristics, might have a negative impact on the value of adjacent or nearby properties because of identifiable impacts. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties. The presence of one or a combination of key factors does not mean the use will be an external obsolescence, but a combination of these factors tends to be present when market data reflects that a use is an external obsolescence.

External obsolescence is evaluated by appraisers based on several factors. These factors include but are not limited to:

- 1) Traffic. Solar Farms are not traffic generators.
- 2) Odor. Solar farms do not produce odor.
- 3) Noise. Solar farms generate no noise concerns and are silent at night.

- 4) Environmental. Solar farms do not produce toxic or hazardous waste. Grass is maintained underneath the panels so there is minimal impervious surface area.
- 5) Appearance/Viewshed. This is the one area that potentially applies to solar farms. However, solar farms are generally required to provide significant setbacks and landscaping buffers to address that concern. Furthermore, any consideration of appearance of viewshed impacts has to be considered in comparison with currently allowed uses on that site. For example if a residential subdivision is already an allowed use, the question becomes in what way does the appearance impact adjoining property owners above and beyond the appearance of that allowed subdivision or other similar allowed uses.
- 6) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbors from fully using their homes or farms or businesses for the use intended.

Relative Solar Farm Sizes

Solar farms have been increasing in size in recent years. Much of the data collected is from existing, older solar farms of smaller size, but there are numerous examples of sales adjoining 75 to 80 MW facilities that show a similar trend as the smaller solar farms. This is understandable given that the primary concern relative to a solar farm is the appearance or view of the solar farm, which is typically addressed through setbacks and landscaping buffers. The relevance of data from smaller solar farms to larger solar farms is due to the primary question being one of appearance. If the solar farm is properly screened, then little of the solar farm would be seen from adjoining property regardless of how many acres are involved.

Larger solar farms are often set up in sections where any adjoining owner would only be able to see a small section of the project even if there were no landscaping screen. Once a landscaping screen is in place, the primary view is effectively the same whether adjoining a 5 MW, 20 MW or 100 MW facility.

I have split out the data for the matched pairs adjoining larger solar farms only to illustrate the similarities later in this report.

Steps Involved in the Analysis

The paired sales analysis employed in this report follows the following process:

1. Identify sales of property adjoining existing solar farms.
2. Compare those sales to similar property that does not adjoin an existing solar farm.
3. Confirmation of sales are noted in the analysis write ups.
4. Distances from the homes to panels are included as a measure of the setbacks.
5. Topographic differences across the solar farms themselves are likewise noted along with demographic data for comparing similar areas.

There are a number of Sale/Resale comparables included in the write ups, but most of the data shown is for sales of homes after a solar farm has been announced (where noted) or after a solar farm has been constructed.

III. Research on Solar Farms

A. *Appraisal Market Studies*

I have also considered a number of impact studies completed by other appraisers as detailed below.

CohnReznick – Property Value Impact Study: Adjacent Property Values Solar Impact Study: A Study of Eight Existing Solar Facilities

Patricia McGarr, MAI, CRE, FRICS, CRA and Andrew R. Lines, MAI with CohnReznick completed an impact study for a proposed solar farm in Cheboygan County, Michigan completed on June 10, 2020. I am familiar with this study as well as a number of similar such studies completed by CohnReznick. I have not included all of these studies but I submit this one as representative of those studies.

This study addresses impacts on value from eight different solar farms in Michigan, Minnesota, Indiana, Illinois, Virginia and North Carolina. These solar farms are 19.6 MW, 100 MW, 11.9 MW, 23 MW, 71 MW, 61 MW, 40 MW, and 19 MW for a range from 11.9 MW to 100 MW with an average of 31 MW and a median of 31.5 MW. They analyzed a total of 24 adjoining property sales in the Test Area and 81 comparable sales in the Control Area over a five-year period.

The conclusion of this study is that there is no evidence of any negative impact on adjoining property values based on sales prices, conditions of sales, overall marketability, potential for new development or rate of appreciation.

Christian P. Kaila & Associates – Property Impact Analysis – Proposed Solar Power Plant Guthrie Road, Stuarts Draft, Augusta County, Virginia

Christian P. Kaila, MAI, SRA and George J. Finley, MAI developed an impact study as referenced above dated June 16, 2020. This was for a proposed 83 MW facility on 886 acres.

Mr. Kaila interviewed appraisers who had conducted studies and reviewed university studies and discussed the comparable impacts of other development that was allowed in the area for a comparative analysis of other impacts that could impact viewshed based on existing allowed uses for the site. He also discussed in detail the various other impacts that could cause a negative impact and how solar farms do not have such characteristics.

Mr. Kaila also interviewed county planners and real estate assessors in eight different Virginia counties with none of the assessor's identifying any negative impacts observed for existing solar projects.

Mr. Kaila concludes on a finding of no impact on property values adjoining the indicated solar farm.

Fred Beck, MAI, CCIM – Impact Analysis in Lincoln County 2013

Mr. Fred Beck, MAI, CCIM completed an impact analysis in 2013 for a proposed solar farm that concluded on a negative impact on value. That report relied on a single cancelled contract for an adjoining parcel where the contracted buyers indicated that the solar farm was the reason for the cancellation. It also relied on the activities of an assessment impact that was applied in a nearby county.

Mr. Beck was interviewed as part of the Christian Kalia study noted above. From that I quote "Mr. Beck concluded on no effect on moderate priced homes, and only a 5% change in his limited

research of higher priced homes. His one sale that fell through is hardly a reliable sample. It also was misleading on Mr. Beck's part to report the lower re-assessments since the primary cause of the re-assessments were based on the County Official, who lived adjacent to the solar farm, appeal to the assessor for reductions with his own home." In that Clay County Case study the noted lack of lot sales after announcement of the solar farm also coincided with the recession in 2008/2009 and lack of lot sales effectively defined that area during that time.

I further note, that I was present at the hearing where Mr. Beck presented these findings and the predominance of his argument before the Lincoln County Board of Commissioner's was based on the one cancelled sale as well as a matched pair analysis of high-end homes adjoining a four-story call center. He hypothesized that a similar impact from that example could be compared to being adjacent solar farm without explaining the significant difference in view, setbacks, landscaping, traffic, light, and noise. Furthermore, Mr. Beck did have matched pairs adjoining a solar farm in his study that he put in the back of his report and then ignored as they showed no impact on property value.

Also noted in the Christian Kalia interview notes is a response from Mr. Beck indicating that in his opinion "the homes were higher priced homes and had full view of the solar farm." Based on a description of screening so that "the solar farm would not be in full view to adjoining property owners. Mr. Beck said in that case, he would not see any drop in property value."

NorthStar Appraisal Company – Impact Analysis for Nichomus Run Solar, Pilesgrove, NJ, September 16, 2020

Mr. William J. Sapio, MAI with NorthStar Appraisal Company considered a matched pair analysis for the potential impact on adjoining property values to this proposed 150 MW solar farm. Mr. Sapio considered sales activity in a subdivision known as Point of Woods in South Brunswick Township and identified two recent new homes that were constructed and sold adjoining a 13 MW solar farm and compared them to similar homes in that subdivision that did not adjoin the solar farm. These homes sold in the \$1,290,450 to \$1,336,613 price range and these homes were roughly 200 feet from the closest solar panel.

Based on this analysis, he concluded that the adjoining solar farm had no impact on adjoining property value.

Conclusion of Impact Studies

Of the four studies noted two included actual sales data to derive an opinion of no impact on value. The only study to conclude on a negative impact was the Fred Beck study based on no actual sales data, and he has since indicated that with landscaping screens he would not conclude on a negative impact.

I have relied on these studies as additional support for the findings in this impact analysis.

B. Articles

I have also considered a number of articles on this subject as well as conclusions and analysis as noted below.

Farm Journal Guest Editor, March 22, 2021 – Solar's Impact on Rural Property Values

Andy Ames, ASFMRA (American Society of Farm Managers and Rural Appraisers) published this article that includes a discussion of his survey of appraisers and studies on the question of property value related to solar farms. He discusses the university studies that I have cited as well as Patricia McGarr, MAI.

He also discusses the findings of Donald A. Fisher, ARA, who served six years at the Chair of the ASFMRA's National Appraisal Review Committee. He is also the Executive Vice President of the CNY Pomeroy Appraiser and has conducted several market studies on solar farms and property impact. He is quoted in the article as saying, "Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact, or ironically, a positive impact, where values on properties after installation of solar farms went up higher than time trends."

Howard Halderman, AFM, President and CEO of Halderman Real Estate and Farm Management attended the ASFMRA solar talk hosted by the Indiana Chapter of the ASFMRA and he concludes that other rural properties would likely see no impact and farmers and landowners shown even consider possible benefits. "In some cases, farmers who rent land to a solar company will insure the viability of their farming operation for a longer time period. This makes them better long-term tenants or land buyers so one can argue that higher rents and land values will follow due to the positive impact the solar leases offer."

National Renewable Energy Laboratory – Top Five Large-Scale Solar Myths, February 3, 2016

Megan Day reports from NREL regarding a number of concerns neighbors often express. Myth #4 regarding property value impacts addresses specifically the numerous studies on wind farms that show no impact on property value and that solar farms have a significantly reduced visual impact from wind farms. She highlights that the appearance can be addressed through mitigation measures to reduce visual impacts of solar farms through vegetative screening. Such mitigations are not available to wind farms given the height of the windmills and again, those studies show no impact on value adjoining wind farms.

North Carolina State University: NC Clean Energy Technology Center White Paper: Balancing Agricultural Productivity with Ground-Based Solar Photovoltaic (PV) Development (Version 2), May 2019

Tommy Cleveland and David Sarkisian wrote a white paper for NCSU NC Clean Energy Technology Center regarding the potential impacts to agricultural productivity from a solar farm use. I have interviewed Tommy Cleveland on numerous occasions and I have also heard him speak on these issues at length as well. He addresses many of the common questions regarding how solar farms work and a detailed explanation of how solar farms do not cause significant impacts on the soils, erosion and other such concerns. This is a heavily researched paper with the references included.

North Carolina State University: NC Clean Energy Technology Center White Paper: Health and Safety Impacts of Solar Photovoltaics, May 2017

Tommy Cleveland wrote a white paper for NCSU NC Clean Energy Technology Center regarding the health and safety impacts to address common questions and concerns related to solar farms. This is a heavily researched white paper addressing questions ranging from EMFs, fire safety, as well as vegetation control and the breakdown of how a solar farm works.

C. *Broker Commentary*

In the process of working up the matched pairs used later in this report, I have collected comments from brokers who have actually sold homes adjoining solar farms indicating that the solar farm had no impact on the marketing, timing, or sales price for the adjoining homes. I have comments from 12 such brokers within this report including brokers from Kentucky, Virginia, Tennessee, and North Carolina.

I have additional commentary from other states including New Jersey and Michigan that provide the same conclusion.

IV. University Studies

I have also considered the following studies completed by four different universities related to solar farms and impacts on property values.

A. *University of Texas at Austin, May 2018*

An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations

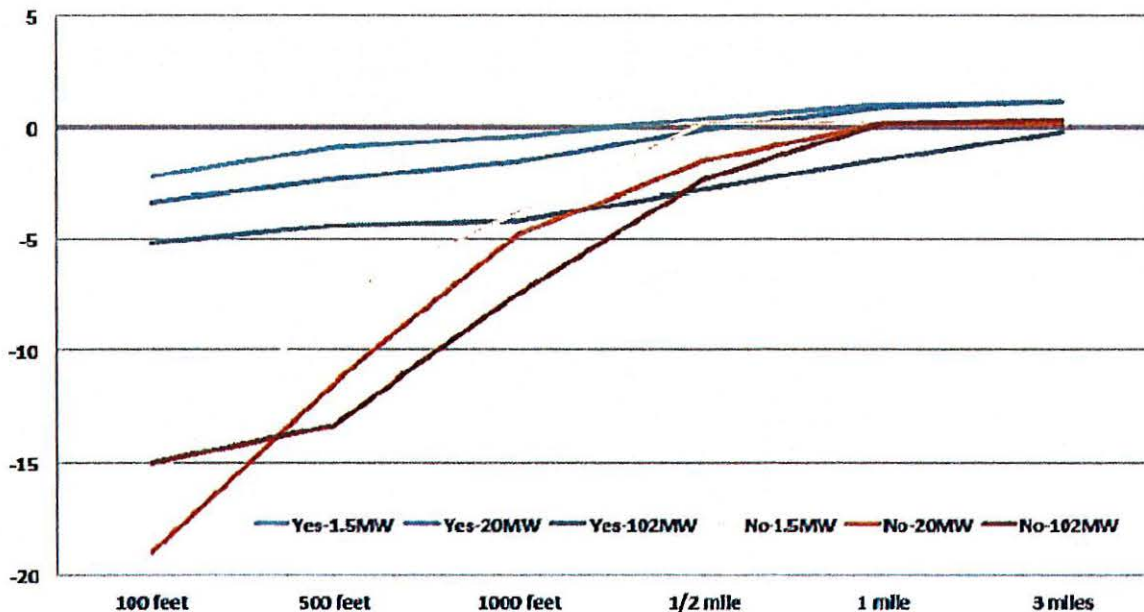
This study considers solar farms from two angles. First it looks at where solar farms are being located and concludes that they are being located primarily in low density residential areas where there are fewer homes than in urban or suburban areas.

The second part is more applicable in that they conducted a survey of appraisers/assessors on their opinions of the possible impacts of proximity to a solar farm. They consider the question in terms of size of the adjoining solar farm and how close the adjoining home is to the solar farm. I am very familiar with this part of the study as I was interviewed by the researchers multiple times as they were developing this. One very important question that they ask within the survey is very illustrative. They asked if the appraiser being surveyed had ever appraised a property next to a solar farm. There is a very noticeable divide in the answers provided by appraisers who have experience appraising property next to a solar farm versus appraisers who self-identify as having no experience or knowledge related to that use.

On Page 16 of that study they have a chart showing the responses from appraisers related to proximity to a facility and size of the facility, but they separate the answers as shown below with appraisers with experience in appraising properties next to a solar farm shown in blue and those inexperienced shown in brown. Even within 100 feet of a 102 MW facility the response from experienced appraisers were -5% at most on impact. While inexperienced appraisers came up with significantly higher impacts. This chart clearly shows that an uninformed response widely diverges from the sales data available on this subject.

**Chart B.2 - Estimates of Property Value Impacts (%) by Size of Facility,
Distance, & Respondent Type**

Have you assessed a home near a utility-scale solar installation?



Furthermore, the question cited above does not consider any mitigating factors such as landscaping buffers or screens which would presumably reduce the minor impacts noted by experienced appraisers on this subject.

The conclusion of the researchers is shown on Page 23 indicated that "Results from our survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values."

This analysis supports the conclusion of this report that the data supports no impact on adjoining property values.

B. University of Rhode Island, September 2020

Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island

The University of Rhode Island published a study entitled **Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island** on September 29, 2020 with lead researchers being Vasundhara Gaur and Corey Lang. I have read that study and interviewed Mr. Corey Lang related to that study. This study is often cited by opponents of solar farms but the findings of that study have some very specific caveats according to the report itself as well as Mr. Lang from the interview.

While that study does state in the Abstract that they found depreciation of homes within 1-mile of a solar farm, that impact is limited to non-rural locations. On Pages 16-18 of that study under Section 5.3 Heterogeneity in treatment effect they indicate that the impact that they found was limited to non-rural locations with the impact in rural locations effectively being zero. For the study they defined "rural" as a municipality/township with less than 850 population per square mile.

They further tested the robustness of that finding and even in areas up to 2,000 population per square mile they found no statistically significant data to suggest a negative impact. They have not specifically defined a point at which they found negative impacts to begin, as the sensitivity study stopped checking at the 2,000-population dataset.

Where they did find negative impacts was in high population density areas that was largely a factor of running the study in Massachusetts and Rhode Island which the study specifically cites as being the 2nd and 3rd most population dense states in the USA. Mr. Lang in conversation as well as in recorded presentations has indicated that the impact in these heavily populated areas may reflect a loss in value due to the scarce greenery in those areas and not specifically related to the solar farm itself. In other words, any development of that site might have a similar impact on property value.

Based on this study I have checked the population for the Indian Springs Township of Wayne County. Indian Springs Township has a population of 8,456 people for 2021 based on HomeTownLocator.com and a total area of 72.90 square miles for an indication population density of 116 people per square mile. This is well below the threshold indicated by the Rhode Island Study for a finding of no impact on property value.

I therefore conclude that the Rhode Island Study supports the indication of no impact on adjoining properties for the proposed solar farm project.

C. *Master's Thesis: ECU by Zachary Dickerson July 2018*

A Solar Farm in My Backyard? Resident Perspectives of Utility-Scale Solar in Eastern North Carolina

This study was completed as part of a Master of Science in Geography Master's Thesis by Zachary Dickerson in July 2018. This study sets out to address three questions:

1. Are there different aspects that affect resident satisfaction regarding solar farms?
2. Are there variations in satisfaction for residents among different geographic settings, e.g. neighborhoods adjacent to the solar farms or distances from the solar farms?
3. How can insight from both the utility and planning sectors, combined with knowledge gained from residents, fill gaps in communication and policy writing in regard to solar farms?

This was done through survey and interview with adjacent and nearby neighbors of existing solar farms. The positive to neutral comments regarding the solar farms were significantly higher than negative. The researcher specifically indicates on Page 46 "The results show that respondents generally do not believe the solar farms pose a threat to their property values."

The most negative comments regarding the solar farms were about the lack of information about the approval process and the solar farm project prior to construction.

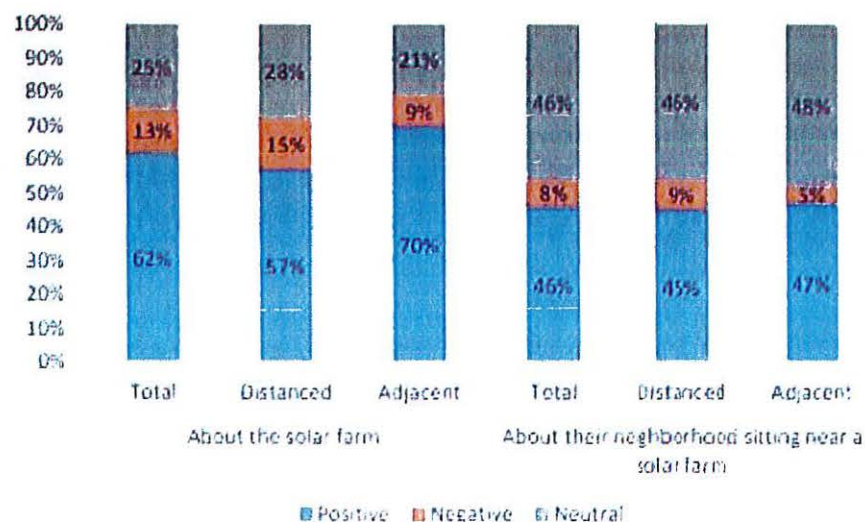


Figure 11: Residents' positive/negative word choices by geographic setting for both questions

D. Ernest Orlando Lawrence Berkeley National Laboratory, December, 2019

The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis

This study addresses wind farms and not solar farms but it is a reasonable consideration. The activity on a wind farm is significantly different in terms of the mechanics and more particularly on the appearance or viewshed as wind farms cannot be screened from adjoining property owners. This study was commissioned by the Department of Energy and not by any developer. This study examined 7,500 home sales between 1996 and 2007 in order to track sales prices both before and after a wind energy facility was announced or built. This study specifically looked into possible stigma, nuisance, and scenic vista.

On page 17 of that study they conclude "Although the analysis cannot dismiss the possibility that individual homes or small numbers of homes have been or could be negatively impacted, it finds that if these impacts do exist, they are either too small and/or too infrequent to result in any widespread, statistically observable impact."

Given that solar farms are a similar use, but with a lower profile and therefore a lower viewshed than the wind farms, it is reasonable to translate these findings of no impact to solar farms.

V. Market Analysis of the Impact on Value from Solar Farms

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Louisiana, and New Jersey.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property on the previous page. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Scope of Research section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 750 studies, I have found a striking repetition of that same typical adjoining use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

On the following pages I have considered matched pair data specific to North Carolina.

In the next section I have considered matched pair data throughout the Southeast of the United States as being the most similar states that would most readily compare to North Carolina. This includes data from Florida, Georgia, South Carolina, North Carolina, Tennessee, Virginia and Maryland. I focused on projects of 5 MW and larger though I have significant supplemental data on solar farms just smaller than that in North Carolina that show similar results. This data is available in my files.

I have additional supporting information from other states in my files that show a consistent pattern across the United States, but again, I have focused on the Southeast in this analysis.

A. Wayne and Nearby Counties

Solar #	Name	County	City	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
									Res	Agri	Ag/Res	Com
1	Goldsboro	Wayne	Goldsboro	6.65	38	38			35%	23%	0%	42%
23	Freemont	Wayne	Freemont	5	55.26	55.26			0%	100%	0%	0%
34	Elizabeth	Johnston	Smithfield	4	34.85	34.85			12%	81%	0%	7%
35	Nitro	Johnston	Smithfield	5	84.5	26.63			1%	82%	17%	0%
40	Sampson	Sampson	Roseboro	2	49.21	14.32			5%	95%	0%	0%
42	Bizzell 1	Johnston	Selma		82.38	55.06	549	159	8%	52%	40%	0%
43	Bizzell 2	Johnston	Selma		103.01	39.63	232	67	27%	71%	0%	2%
45	Candace	Johnston	Princeton		54	54	642	460	24%	76%	0%	0%
46	Happy	Johnston	Benson		44.344	44.344	1,194	1,130	1%	57%	42%	0%
47	Murdock	Johnston	Clayton		31.882	31.882	374	268	0%	46%	53%	1%
49	Princeton 2	Johnston	Princeton		53.539	32.149	493	139	25%	0%	75%	0%
51	Red Toad Cleveland	Johnston	Smithfield	1.99	161.23	15	123	80	1%	99%	0%	0%
53	Buffalo	Johnston	Selma		49.23	15	N/A	N/A	30%	0%	0%	70%
54	Landmark	Johnston	Willow Springs		24.71	24.71	293	176	6%	51%	43%	0%
59	Longleaf	Johnston	Smithfield		158		1,124	125	3%	70%	27%	0%
60	Piper	Johnston	Princeton		73		350	190	4%	89%	7%	0%
61	Sadie	Johnston	Princeton		109		536	250	1%	8%	91%	0%
62	Signature	Johnston	Princeton		69.038		580	580	7%	93%	0%	0%
63	Wellons	Johnston	Smithfield		99.26		3,150	3,150	1%	4%	95%	0%
64	Lynch	Johnston	Selma		125.39	15	2,626	165	8%	85%	7%	0%
65	Stevens Chapel	Johnston	Smithfield		54.009	15	1,421	110	5%	3%	92%	0%
66	5840 Buffalo	Johnston	Selma		40.47	15	637	220	1%	26%	73%	0%
67	Langdon	Johnston	Four Oaks		32.12		239	90	30%	70%	0%	0%
72	Vinson	Johnston	Clayton		44.46		566	148	12%	88%	0%	0%
73	7807 Buffalo	Johnston	Selma		750.9		273	266	2%	98%	0%	0%
101	Narenc	Johnston	Smithfield		241.74	34.85	1,875	380	20%	77%	3%	0%
106	Scarlett	Lenoir	La Grange		17.03	17.03	1,041	530	7%	93%	0%	0%
122	Church Rd	Johnston	Angier	4.998	43.37	26	724	240	48%	52%	0%	0%
123	Page South	Johnston	Willow Springs		19.373		394	200	57%	43%	0%	0%
144	Highwater II	Wayne	Goldsboro		48.3		N/A	N/A	23%	77%	0%	0%
149	Mule Farm	Johnston	Benson	2	20.48	19	152	55	89%	0%	0%	11%
150	Rosewood	Wayne	Goldsboro		27.53		418	100	10%	80%	10%	0%
152	Goldsboro Esa	Wayne	Goldsboro	4.996	42.99	32	321	180	24%	11%	0%	65%
162	Four Oaks	Johnston	Four Oaks	2	41.84		922	790	2%	71%	27%	0%
168	Wilfork	Wayne	Goldsboro	5	39.4		288	250	4%	96%	0%	0%
169	Icarus	Wayne	La Grange	3	27		293	225	2%	98%	0%	0%
170	Robin	Wayne	Dudley	5	112.89		1,120	445	13%	50%	37%	0%
188	Benson	Johnston	Benson	4.996	32.098		506	255	15%	85%	0%	0%
194	Mt. Olive I	Wayne	Mt. Olive	6.8	129.57		1,119	110	13%	72%	12%	2%
195	Mt. Olive II	Wayne	Mt. Olive	6.65	55.69		319	215	20%	60%	20%	0%
196	S Elm City	Wilson	Elm City		38.41	33.93	167	113	22%	78%	0%	0%
197	E Elm City	Wilson	Elm City		39.79	35.79	262	101	94%	0%	0%	6%
199	Mooring 2	Lenoir	La Grange	5	97.21	25.07	575	575	7%	93%	0%	0%
209	Canon	Johnston	Smithfield	5	101.64	27.37	1,146	215	4%	41%	55%	0%
213	Banner	Johnston	Benson		51.92		1,380	440	3%	51%	46%	0%
218	Wendell	Johnston	Wendell	5	75.06		593	215	19%	67%	14%	0%
230	Thanksgiving Fire	Johnston	Zebulon	1.999	20.3		354	175	19%	81%	0%	0%

Solar # Name	County	City	Output (MW)	Total	Used	Avg. Dist	Closest	Adjoining Use by Acre		
				Acres	Acres	to home	Home	Res	Agri	Ag/Res
256 Jordan & C	Sampson	Faison	1.5	95.05		319	185	1%	99%	0%
296 Lane	Wayne	Goldsboro		168.92	30	2,513	1,985	2%	95%	3%
340 Timothy	Sampson	Dunn	0.48	26.83		694	485	9%	90%	0%
344 Belafonte	Duplin	Calypso	3.4	122.55		1,285	1,285	0%	69%	30%
355 Cookstown	Wayne	Goldsboro	5	62.75	37.1	453	145	35%	44%	21%
368 Warsaw	Duplin	Warsaw	87.5	585.97	499	526	130	11%	66%	21%
376 Suncaster	Wayne	Pikeville	5	65.5	39	332	120	15%	85%	0%
377 Ransom	Sampson	Clinton	5	41.52	36	233	185	13%	78%	9%
387 Williams	Johnston	Newton Grove	5	29.33	29.33	393	335	13%	87%	0%
397 McCullen	Sampson	Clinton		53.1	51	225	105	40%	0%	60%
456 Eros	Duplin	Calypso		80.4	31.9	-	-	0%	100%	0%
485 McGrigor	Sampson	Clinton	5	40.99	32.49	315	150	38%	9%	0%
499 Summitt	Wayne	Mt Olive	3	59.67	16.79	761	270	8%	49%	44%
512 Harrison-Van Buren	Sampson	Roseboro	7	200	65.5	1,015	175	7%	84%	9%
515 Truman(NC)	Johnston	Wendell	5	123.27	40.64	1,122	915	19%	28%	53%
553 Overman	Wayne	Goldsboro		242.99	66.6	1,255	580	7%	76%	0%
554 Faraday	Sampson	Dunn	2	136.1	16.08	1,610	450	2%	79%	19%
578 Brick City	Duplin	Wallace	5	47.8	26.5	120	70	26%	21%	0%
587 Ramp	Wayne	Goldsboro	2	15.23	15.23	327	275	100%	0%	0%
588 Wedge	Wayne	Goldsboro	5	32.68	32.68	2,000	2,000	40%	36%	25%
614 HCE Johnston 1	Johnston	Willow Springs	2.6	31.54	13.29	485	335	15%	82%	0%
632 Solar Lee	Wayne	Mount Olive	5	38.06	27	250	88	28%	60%	12%
646 Grifton	Lenoir	Grifton	5	101.51	41.3	1,023	460	5%	59%	35%
647 Highland	Lenoir	Grifton	4.998	117.24	39.24	959	125	5%	25%	52%
648 Exum	Lenoir	Grifton	4.95	55.83	30.19	512	155	13%	87%	0%
652 Overhill	Sampson	Clinton	5	36.8	31.91	435	435	50%	42%	0%
662 South River H4	Sampson	Autryville	0.5	16.73	4.5	506	208	6%	92%	0%
663 Arba	Greene	Snow Hill	5	113.93	32.2	1,278	570	7%	47%	46%
790 Innovative Solar 54	Lenoir	Kinston	50	303.23	303.23	241	115	6%	95%	0%
847 Harding	Greene	Hookerton	3	72.84	72.84	1,719	730	20%	71%	9%
77										
Average			7.0	89.1	46.0	758	386	17%	61%	17%
Median			5.0	54.0	32.0	526	215	10%	71%	0%
High			87.5	750.9	499.0	3150	3150	100%	100%	95%
Low			0.5	15.2	4.5	120	55	0%	0%	0%

I have searched around each of these projects for recent sales data for analysis. I have identified 77 solar farms as shown above. Some of these are still proposed.

From these sales I have identified the following solar farm in Wayne County with adjoining sales for matched pair analysis.

1. Matched Pair – AM Best Solar Farm, Goldsboro, NC

This 5 MW solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.

Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.



The homes that were marketed at Spring Garden are shown below.

	Americana SqFt. 3,194 Bed / Bath 3 / 3.5	Price \$237,900 View Now »		Washington SqFt. 3,292 Bed / Bath 4 / 3.5	Price \$244,900 View Now »
	Presidential SqFt. 3,400 Bed / Bath 5 / 3.5	Price \$247,900 View Now »		Kennedy SqFt. 3,494 Bed / Bath 5 / 3	Price \$249,900 View Now »
	Virginia SqFt. 3,449 Bed / Bath 5 / 3	Price \$259,900 View Now »			

The homes adjoining the solar farm are considered to have a light landscaping screen as it is a narrow row of existing pine trees supplemented with evergreen plantings.

Matched Pairs

As of Date: 9/3/2014

Adjoining Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600195570	Helm	0.76	Sep-13	\$250,000	2013	3,292	\$75.94	2 Story
3600195361	Leak	1.49	Sep-13	\$260,000	2013	3,652	\$71.19	2 Story
3600199891	McBrayer	2.24	Jul-14	\$250,000	2014	3,292	\$75.94	2 Story
3600198632	Foresman	1.13	Aug-14	\$253,000	2014	3,400	\$74.41	2 Story
3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3,453	\$73.85	2 Story
	Average	1.27		\$253,600	2013.4	3,418	\$74.27	
	Median	1.13		\$253,000	2013	3,400	\$74.41	

Adjoining Sales After Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
0	Feddersen	1.56	Feb-13	\$247,000	2012	3,427	\$72.07	Ranch
0	Gentry	1.42	Apr-13	\$245,000	2013	3,400	\$72.06	2 Story
	Average	1.49		\$246,000	2012.5	3,414	\$72.07	
	Median	1.49		\$246,000	2012.5	3,414	\$72.07	

Adjoining Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
	Average	1.59		\$219,000	2012	2,940	\$74.95	
	Median	1.59		\$219,000	2012	2,940	\$74.95	

Nearby Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
3600198928	Beckman	0.93	Mar-14	\$250,000	2014	3,292	\$75.94	2 Story
3600196965	Hough	0.81	Jun-14	\$224,000	2014	2,434	\$92.03	2 Story
3600193914	Preskitt	0.67	Jun-14	\$242,000	2014	2,825	\$85.66	2 Story
3600194813	Bordner	0.91	Apr-14	\$258,000	2014	3,511	\$73.48	2 Story
3601104147	Shaffer	0.73	Apr-14	\$255,000	2014	3,453	\$73.85	2 Story
	Average	0.91		\$246,000	2013.625	3,189	\$77.85	
	Median	0.92		\$249,000	2014	3,346	\$74.46	

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
	Average	1.07		\$232,750	2012	3,374	\$69.01	
	Median	1.14		\$233,000	2012	3,349	\$69.13	

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$253,600	\$253,000	\$246,000	\$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price/SF	\$74.27	\$74.41	\$77.85	\$74.46

Percentage Differences

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

I note that 2308 Granville Drive sold again in November 2015 for \$267,500, or \$7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average size for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

I have also considered four more recent resales of homes in this community as shown on the following page. These comparable sales adjoin the solar farm at distances ranging from 315 to 400 feet. The matched pairs show a range from -9% to +6%. The range of the average difference is -2% to +1% with an average of 0% and a median of +0.5%. These comparable sales support a finding of no impact on property value.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	103 Granville Pl	1.42	7/27/2018	\$265,000	2013	3,292	\$80.50	4/3.5	2-Car	2-Story		385
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	
	Adjoins	103 Granville Pl								\$265,000		-2%	
	Not	2219 Granville	\$4,382		\$1,300	\$0				\$265,682	0%		
	Not	634 Friendly	-\$8,303		-\$6,675	\$16,721	-\$10,000			\$258,744	2%		
	Not	2403 Granville	-\$6,029		-\$1,325	\$31,356				\$289,001	-9%		

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	104 Erin	2.24	6/19/2017	\$280,000	2014	3,549	\$78.90	5/3.5	2-Car	2-Story		315
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	
	Adjoins	104 Erin								\$280,000		0%	
	Not	2219 Granville	-\$4,448		\$2,600	\$16,238				\$274,390	2%		
	Not	634 Friendly	-\$17,370		-\$5,340	\$34,702	-\$10,000			\$268,992	4%		
	Not	2403 Granville	-\$15,029		\$0	\$48,285				\$298,256	-7%		

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	2312 Granville	0.75	5/1/2018	\$284,900	2013	3,453	\$82.51	5/3.5	2-Car	2-Story		400
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	
	Adjoins	2312 Granville								\$284,900		1%	
	Not	2219 Granville	\$2,476		\$1,300	\$10,173				\$273,948	4%		
	Not	634 Friendly	-\$10,260		-\$6,675	\$27,986	-\$10,000			\$268,051	6%		
	Not	2403 Granville	-\$7,972		-\$1,325	\$47,956				\$303,659	-7%		

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	2310 Granville	0.76	5/14/2019	\$280,000	2013	3,292	\$85.05	5/3.5	2-Car	2-Story		400
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	
	Adjoins	2310 Granville								\$280,000		1%	
	Not	2219 Granville	\$10,758		\$1,300	\$0				\$272,058	3%		
	Not	634 Friendly	-\$1,755		-\$6,675	\$16,721	-\$10,000			\$265,291	5%		
	Not	2403 Granville	\$469		-\$1,325	\$31,356				\$295,500	-6%		

I have also considered the original sales prices in this subdivision relative to the recent resale values as shown in the chart below. This rate of appreciation is right at 2.5% over the last 6 years. Zillow indicates that the average home value within the 27530-zip code as of January 2014 was \$101,300 and as of January 2020 that average is \$118,100. This indicates an average increase in the market of 2.37%. I conclude that the appreciation of the homes adjoining the solar farm are not impacted by the presence of the solar farm based on this data.

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B. North Carolina Data

I have further considered matched pair data adjoining solar farms across NC. I have restated the Wayne County solar farm as shown below as well.

1. Matched Pair – AM Best Solar Farm, Goldsboro, NC

This 5 MW solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.

Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.



The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.

The homes that were marketed at Spring Garden are shown below.

	Americana SqFt 3,194 Bed / Bath 3 / 3.5	Price \$237,900 View Now »		Washington SqFt 3,292 Bed / Bath 4 / 3.5	Price \$244,900 View Now »
	Presidential SqFt 3,400 Bed / Bath 5 / 3.5	Price \$247,900 View Now »		Kennedy SqFt 3,494 Bed / Bath 5 / 3	Price \$249,900 View Now »
	Virginia SqFt 3,449 Bed / Bath 5 / 3	Price \$259,900 View Now »			

The homes adjoining the solar farm are considered to have a light landscaping screen as it is a narrow row of existing pine trees supplemented with evergreen plantings.

Matched Pairs

As of Date: 9/3/2014

Adjoining Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600195570	Helm	0.76	Sep-13	\$250,000	2013	3,292	\$75.94	2 Story
3600195361	Leak	1.49	Sep-13	\$260,000	2013	3,652	\$71.19	2 Story
3600199891	McBrayer	2.24	Jul-14	\$250,000	2014	3,292	\$75.94	2 Story
3600198632	Foresman	1.13	Aug-14	\$253,000	2014	3,400	\$74.41	2 Story
3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3,453	\$73.85	2 Story
	Average	1.27		\$253,600	2013.4	3,418	\$74.27	
	Median	1.13		\$253,000	2013	3,400	\$74.41	

Adjoining Sales After Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
0	Feddersen	1.56	Feb-13	\$247,000	2012	3,427	\$72.07	Ranch
0	Gentry	1.42	Apr-13	\$245,000	2013	3,400	\$72.06	2 Story
	Average	1.49		\$246,000	2012.5	3,414	\$72.07	
	Median	1.49		\$246,000	2012.5	3,414	\$72.07	

Adjoining Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
	Average	1.59		\$219,000	2012	2,940	\$74.95	
	Median	1.59		\$219,000	2012	2,940	\$74.95	

Nearby Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
3600198928	Beckman	0.93	Mar-14	\$250,000	2014	3,292	\$75.94	2 Story
3600196965	Hough	0.81	Jun-14	\$224,000	2014	2,434	\$92.03	2 Story
3600193914	Preskitt	0.67	Jun-14	\$242,000	2014	2,825	\$85.66	2 Story
3600194813	Bordner	0.91	Apr-14	\$258,000	2014	3,511	\$73.48	2 Story
3601104147	Shaffer	0.73	Apr-14	\$255,000	2014	3,453	\$73.85	2 Story
	Average	0.91		\$246,000	2013.625	3,189	\$77.85	
	Median	0.92		\$249,000	2014	3,346	\$74.46	

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
	Average	1.07		\$232,750	2012	3,374	\$69.01	
	Median	1.14		\$233,000	2012	3,349	\$69.13	

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$253,600	\$253,000	\$246,000	\$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price/SF	\$74.27	\$74.41	\$77.85	\$74.46

Percentage Differences

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

I note that 2308 Granville Drive sold again in November 2015 for \$267,500, or \$7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average size for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

I have also considered four more recent resales of homes in this community as shown on the following page. These comparable sales adjoin the solar farm at distances ranging from 315 to 400 feet. The matched pairs show a range from -9% to +6%. The range of the average difference is -2% to +1% with an average of 0% and a median of +0.5%. These comparable sales support a finding of no impact on property value.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	103 Granville Pl	1.42	7/27/2018	\$265,000	2013	3,292	\$80.50	4/3.5	2-Car	2-Story		385
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	
	Adjoins	103 Granville Pl								\$265,000		-2%	
	Not	2219 Granville	\$4,382		\$1,300	\$0				\$265,682	0%		
	Not	634 Friendly	-\$8,303		-\$6,675	\$16,721	-\$10,000			\$258,744	2%		
	Not	2403 Granville	-\$6,029		-\$1,325	\$31,356				\$289,001	-9%		

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	104 Erin	2.24	6/19/2017	\$280,000	2014	3,549	\$78.90	5/3.5	2-Car	2-Story		315
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	
	Adjoins	104 Erin								\$280,000		0%	
	Not	2219 Granville	-\$4,448		\$2,600	\$16,238				\$274,390	2%		
	Not	634 Friendly	-\$17,370		-\$5,340	\$34,702	-\$10,000			\$268,992	4%		
	Not	2403 Granville	-\$15,029		\$0	\$48,285				\$298,256	-7%		

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	2312 Granville	0.75	5/1/2018	\$284,900	2013	3,453	\$82.51	5/3.5	2-Car	2-Story		400
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	
	Adjoins	2312 Granville								\$284,900		1%	
	Not	2219 Granville	\$2,476		\$1,300	\$10,173				\$273,948	4%		
	Not	634 Friendly	-\$10,260		-\$6,675	\$27,986	-\$10,000			\$268,051	6%		
	Not	2403 Granville	-\$7,972		-\$1,325	\$47,956				\$303,659	-7%		

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	2310 Granville	0.76	5/14/2019	\$280,000	2013	3,292	\$85.05	5/3.5	2-Car	2-Story		400
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	
	Adjoins	2310 Granville								\$280,000		1%	
	Not	2219 Granville	\$10,758		\$1,300	\$0				\$272,058	3%		
	Not	634 Friendly	-\$1,755		-\$6,675	\$16,721	-\$10,000			\$265,291	5%		
	Not	2403 Granville	\$469		-\$1,325	\$31,356				\$295,500	-6%		

I have also considered the original sales prices in this subdivision relative to the recent resale values as shown in the chart below. This rate of appreciation is right at 2.5% over the last 6 years. Zillow indicates that the average home value within the 27530-zip code as of January 2014 was \$101,300 and as of January 2020 that average is \$118,100. This indicates an average increase in the market of 2.37%. I conclude that the appreciation of the homes adjoining the solar farm are not impacted by the presence of the solar farm based on this data.

[illegible]

2. Matched Pair – Gastonia SC Solar, Gastonia, NC



This 5 MW project is located on the south side of Neal Hawkins Road just outside of Gastonia. The property identified above as Parcel 4 was listed for sale while this solar farm project was going through the approval process. The property was put under contract during the permitting process with the permit being approved while the due diligence period was still ongoing. After the permit was approved the property closed with no concerns from the buyer. I spoke with Jennifer Bouvier, the broker listing the property and she indicated that the solar farm had no impact at all on the sales price. She considered some nearby sales to set the price and the closing price was very similar to the asking price within the typical range for the market. The buyer was aware that the solar farm was coming and they had no concerns.

This two-story brick dwelling was sold on March 20, 2017 for \$270,000 for a 3,437 square foot dwelling built in 1934 in average condition on 1.42 acres. The property has four bedrooms and two bathrooms. The landscaping screen is light for this adjoining home due to it being a new planted landscaping buffer.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	609 Neal Hawkins	1.42	3/20/2017	\$270,000	1934	3,427	\$78.79	4/2	Open	2-Brick	
Not	1418 N Modena	4.81	4/17/2018	\$225,000	1930	2,906	\$77.43	3/3	2-Crprt	2-Brick	
Not	363 Dallas Bess	2.90	11/29/2018	\$265,500	1968	2,964	\$89.57	3/3	Open	FinBsmt	
Not	1612 Dallas Chry	2.74	9/17/2018	\$245,000	1951	3,443	\$71.16	3/2	Open	2-Brick	Unfin bath

Adjoining Sales Adjusted

[illegible]

I also considered the newer adjoining home identified as Parcel 5 that sold later in 2017 and it likewise shows no negative impact on property value. This is also considered a light landscaping buffer.

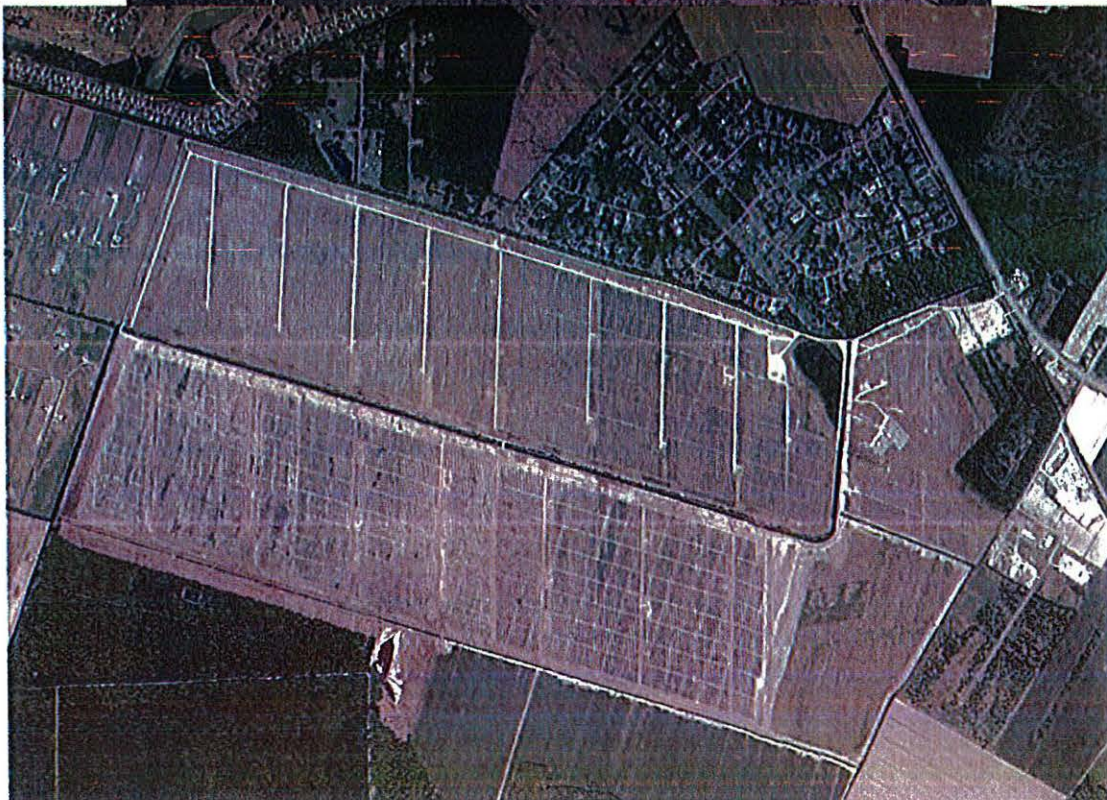
Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style
Adjoins	611 Neal Hawkins	0.78	7/6/2017	\$288,000	1991	2,256	\$127.66	5/3	2-Gar	1.5 Brick
Not	1211 Still Frst	0.51	7/30/2018	\$280,000	1989	2,249	\$124.50	3/3	2-Gar	Br Rnch
Not	2867 Colony Wds	0.52	8/14/2018	\$242,000	1990	2,006	\$120.64	3/3	2-Gar	Br Rnch
Not	1010 Strawberry	1.00	10/4/2018	\$315,000	2002	2,330	\$135.19	3/2.5	2-Gar	1.5 Brick

Adjoining Sales Adjusted

Adjoining Sales Adjusted										Avg	
Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
611 Neal Hawkins								\$288,000			145
1211 Still Frst	\$1,341		\$2,800	\$697				\$284,838	1%		
2867 Colony Wds	\$7,714		\$1,210	\$24,128				\$275,052	4%		
1010 Strawberry	-\$4,555		-\$17,325	-\$8,003	\$5,000			\$290,116	-1%		
										2% _o	

3. Matched Pair – Summit/Ranchlands Solar, Moyock, NC



This project is located at 1374 Caritoke Highway, Moyock, NC. This is an 80 MW facility on a parent tract of 2,034 acres. Parcels Number 48 and 53 as shown in the map above were sold in 2016. The project was under construction during the time period of the first of the matched pair sales and the permit was approved well prior to that in 2015.

I looked at multiple sales of adjoining and nearby homes and compared each to multiple comparables to show a range of impacts from -10% up to +11% with an average of +2% and a median of +3%. These ranges are well within typical real estate variation and supports an indication of no impact on property value.

Adjoining Residential Sales After Solar Farm Approved													
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
48	Adjoins	129 Pinto	4.29	4/15/2016	\$170,000	1985	1,559	\$109.04	3/2	Drive	MFG		1,060
	Not	102 Timber	1.30	4/1/2016	\$175,500	2009	1,352	\$129.81	3/2	Drive	MFG		
	Not	120 Ranchland	0.99	10/1/2014	\$170,000	2002	1,501	\$113.26	3/2	Drive	MFG		
												Avg	
Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff		
Adjoins	129 Pinto								\$170,000			-3%	
Not	102 Timber	\$276	\$10,000	-\$29,484	\$18,809				\$175,101	-3%			
Not	120 Ranchland	\$10,735	\$10,000	-\$20,230	\$4,598				\$175,103	-3%			
Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other		
Adjoins	105 Pinto	4.99	12/16/2016	\$206,000	1978	1,484	\$138.81	3/2	Det G	Ranch			
Not	111 Spur	1.15	2/1/2016	\$193,000	1985	2,013	\$95.88	4/2	Gar	Ranch			
Not	103 Marshall	1.07	3/29/2017	\$196,000	2003	1,620	\$120.99	3/2	Drive	Ranch			
Not	127 Ranchland	0.00	6/9/2015	\$219,900	1988	1,910	\$115.13	3/2	Gar/3Det	Ranch			
Adjoining Sales Adjusted												Avg	
Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance		
105 Pinto								\$206,000			980		
111 Spur	\$6,747	\$10,000	-\$6,755	-\$25,359				\$177,633	14%				
103 Marshall	-\$2,212	\$10,000	-\$24,500	-\$8,227		\$5,000		\$176,212	14%				
127 Ranchland	\$13,399	\$10,000	-\$10,995	-\$24,523		-\$10,000		\$197,781	4%				
										11%			
Adjoining Residential Sales After Solar Farm Built													
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
15	Adjoins	318 Green View	0.44	9/15/2019	\$357,000	2005	3,460	\$103.18	4/4	2-Car	1.5 Brick		570
	Not	195 St Andrews	0.55	6/17/2018	\$314,000	2002	3,561	\$88.18	5/3	2-Car	2.0 Brick		
	Not	336 Green View	0.64	1/13/2019	\$365,000	2006	3,790	\$96.31	6/4	3-Car	2.0 Brick		
	Not	275 Green View	0.36	8/15/2019	\$312,000	2003	3,100	\$100.65	5/3	2-Car	2.0 Brick		
Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Avg	
Adjoins	318 Green View								\$357,000			4%	
Not	195 St Andrews	\$12,040		\$4,710	-\$7,125	\$10,000			\$333,625	7%			
Not	336 Green View	\$7,536		-\$1,825	-\$25,425			-\$5,000	\$340,286	5%			
Not	275 Green View	\$815		\$3,120	\$28,986	\$10,000			\$354,921	1%			

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
29	Adjoins	164 Ranchland	1.01	4/30/2019	\$169,000	1999	2,052	\$82.36	4/2	Gar	MFG		440
	Not	150 Pinto	0.94	3/27/2018	\$168,000	2017	1,920	\$87.50	4/2	Drive	MFG		
	Not	105 Longhorn	1.90	10/10/2017	\$184,500	2002	1,944	\$94.91	3/2	Drive	MFG		
	Not	112 Pinto	1.00	7/27/2018	\$180,000	2002	1,836	\$98.04	3/2	Drive	MFG	Fenced	
Avg													
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	
	Adjoins	164 Ranchland								\$169,000		-10%	
	Not	150 Pinto	\$5,649		-\$21,168	\$8,085			\$5,000	\$165,566	2%		
	Not	105 Longhorn	\$8,816	-\$10,000	-\$3,875	\$7,175			\$5,000	\$191,616	-13%		
	Not	112 Pinto	\$4,202		-\$3,780	\$14,824			\$5,000	\$200,245	-18%		

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	358 Oxford	10.03	9/16/2019	\$478,000	2008	2,726	\$175.35	3/3	2 Gar	Ranch		635
	Not	276 Summit	10.01	12/20/2017	\$355,000	2006	1,985	\$178.84	3/2	2 Gar	Ranch		
	Not	176 Providence	6.19	5/6/2019	\$425,000	1990	2,549	\$166.73	3/3	4 Gar	Ranch	Brick	
	Not	1601 B Caratoke	12.20	9/26/2019	\$440,000	2016	3,100	\$141.94	4/3.5	5 Gar	Ranch	Pool	
Avg													
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	
	Adjoins	358 Oxford								\$478,000		5%	
	Not	276 Summit	\$18,996		\$3,550	\$106,017	\$10,000			\$493,564	-3%		
	Not	176 Providence	\$4,763		\$38,250	\$23,609		-\$10,000	-\$25,000	\$456,623	4%		
	Not	1601 B Caratoke	-\$371	\$50,000	-\$17,600	-\$42,467	-\$5,000	-\$10,000		\$414,562	13%		

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Nearby	343 Oxford	10.01	3/9/2017	\$490,000	2016	3,753	\$130.56	3/3	2 Gar	1.5 Story	Pool	970
	Not	287 Oxford	10.01	9/4/2017	\$600,000	2013	4,341	\$138.22	5/4.5	8-Gar	1.5 Story	Pool	
	Not	301 Oxford	10.00	4/23/2018	\$434,000	2013	3,393	\$127.91	5/3	2 Gar	1.5 Story		
	Not	218 Oxford	10.01	4/4/2017	\$525,000	2006	4,215	\$124.56	4/3	4 Gar	1.5 Story	VG Barn	
Avg													
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	
	Adjoins	343 Oxford								\$490,000		3%	
	Not	287 Oxford	-\$9,051		\$9,000	-\$65,017	-\$15,000	-\$25,000		\$494,932	-1%		
	Not	301 Oxford	-\$14,995	-\$10,000	\$6,510	\$36,838				\$452,353	8%		
	Not	218 Oxford	-\$1,150		\$26,250	-\$46,036		-\$10,000	-\$10,000	\$484,064	1%		

This project is located in rural Nash County on Winters Road with a 5 MW facility that was built in 2016 on 50 acres. A local builder acquired parcels 9 and 10 following construction as shown below at rates comparable to other tracts in the area. They then built a custom home for an owner and sold that at a price similar to other nearby homes as shown in the matched pair data below. The retained woods provide a heavy landscaped buffer for this homesite.

Adjoining Land Sales After Solar Farm Completed

#	Solar Farm	TAX ID	Grantor	Grantee	Address	Acres	Date Sold	Sales Price	\$/AC	Other
9 & 10	Adjoins	316003	Cozart	Kingsmill	9162 Winters	13.22	7/21/2016	\$70,000	\$5,295	
		& 316004								
	Not	6056	Billingsly		427 Young	41	10/21/2016	\$164,000	\$4,000	
	Not	33211	Fulcher	Weikel	10533 Cone	23.46	7/18/2017	\$137,000	\$5,840	Doublewide, structures
	Not	106807	Perry	Gardner	Claude Lewis	11.22	8/10/2017	\$79,000	\$7,041	Gravel drive for sub, cleared
	Not	3437	Vaughan	N/A	11354 Old Lewis Sch	18.73	Listing	\$79,900	\$4,266	Small cemetery, wooded

Adjoining Sales Adjusted

Time	Acres	Location	Other	Adj \$/Ac	% Diff
				\$5,295	
\$0	\$400	\$0	\$0	\$4,400	17%
-\$292	\$292	\$0	-\$500	\$5,340	-1%
-\$352	\$0	\$0	-\$1,000	\$5,689	-7%
-\$213	\$0	\$0	\$213	\$4,266	19%
Average					7%

Adjoining Residential Sales After Solar Farm Completed

#	Solar Farm	n	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style	Other
9 & 10	Adjoins	g	9162 Winters	13.22	1/5/2017	\$255,000	2016	1,616	\$157.80	3/2	Ranch	1296 sf wrkshp
	Not	iv	7352 Red Fox	0.93	6/30/2016	\$176,000	2010	1,529	\$115.11	3/2	2-story	

Adjoining Sales Adjusted

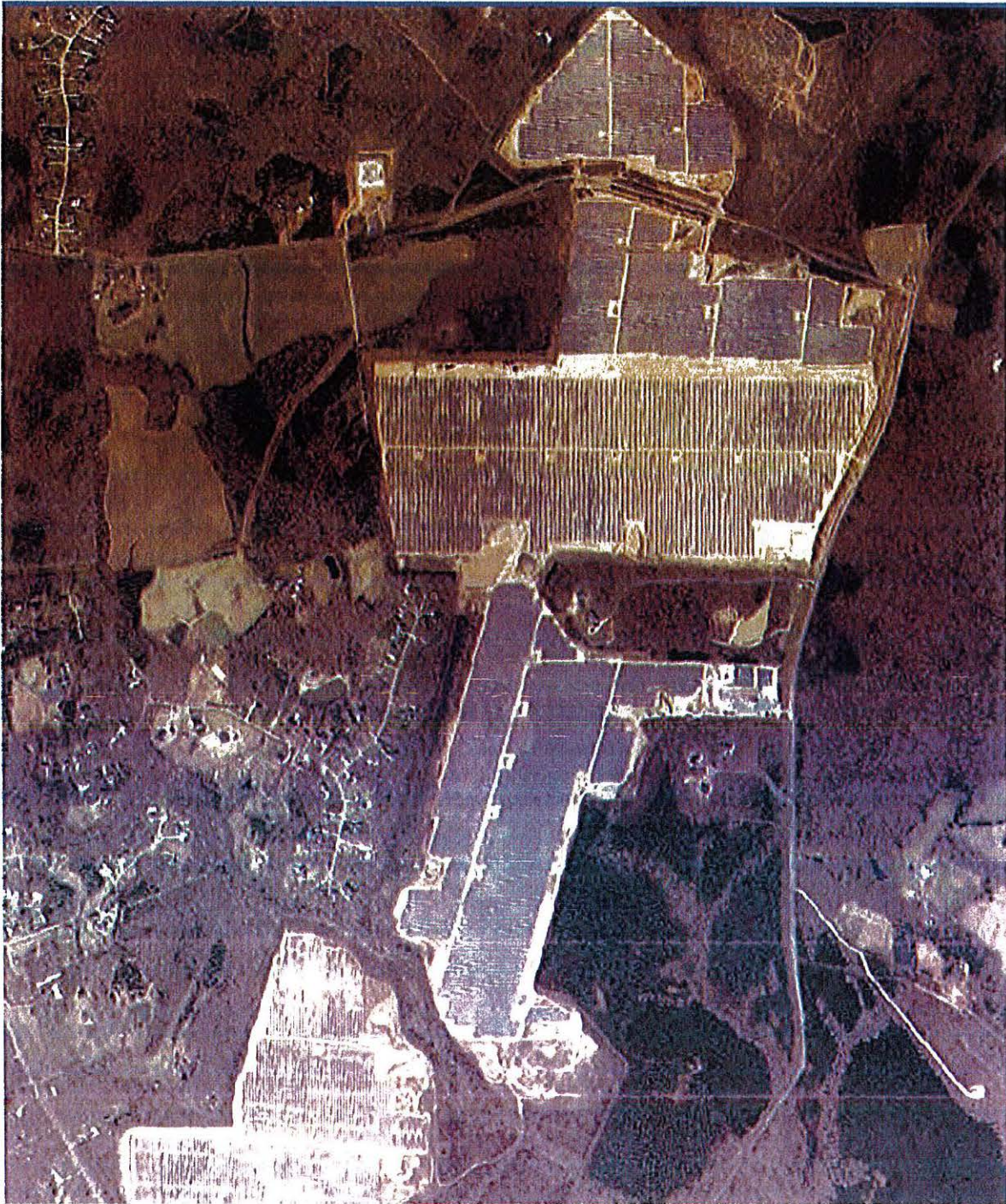
Time	Acres	YB	GLA	Style	Other	Total	% Diff
						\$255,000	
\$0	\$44,000	\$7,392	\$5,007	\$5,000	\$15,000	\$252,399	1%

The comparables for the land show either a significant positive relationship or a mild negative relationship to having and adjoining solar farm, but when averaged together they show no negative impact. The wild divergence is due to the difficulty in comping out this tract of land and the wide variety of comparables used. The two comparables that show mild negative influences include a property that was partly developed as a residential subdivision and the other included a doublewide with some value and accessory agricultural structures. The tax assessed value on the improvements were valued at \$60,000. So both of those comparables have some limitations for comparison. The two that show significant enhancement due to adjacency includes a property with a cemetery located in the middle and the other is a tract almost twice as large. Still that larger tract after adjustment provides the best matched pair as it required the least adjustment. I therefore conclude that there is no negative impact due to adjacency to the solar farm shown by this matched pair.

The dwelling that was built on the site was a build-to-suit and was compared to a nearby homesale of a property on a smaller parcel of land. I adjusted for that differenced based on a \$25,000 value for a 1-acre home site versus the \$70,000 purchase price of the larger subject tract. The other adjustments are typical and show no impact due to the adjacency to the solar farm.

The closest solar panel to the home is 780 feet away.

I note that the representative for Kingsmill Homes indicated that the solar farm was never a concern in purchasing the land or selling the home. He also indicated that they had built a number of nearby homes across the street and it had never come up as an issue.

5. Matched Pair – McBride Place Solar Farm, Midland, NC

This project is located on Mount Pleasant Road, Midland, North Carolina. The property is on 627 acres on an assemblage of 974.59 acres. The solar farm was approved in early 2017 for a 74.9 MW facility.

I have considered the sale of 4380 Joyner Road which adjoins the proposed solar farm near the northwest section. This property was appraised in April of 2017 for a value of \$317,000 with no consideration of any impact due to the solar farm in that figure. The property sold in November 2018 for \$325,000 with the buyer fully aware of the proposed solar farm. The landscaping buffer relative to Joyner Road, Hayden Way, Chanel Court and Kristi Lane is considered medium, while the landscaping for the home at the north end of Chanel Court is considered very light.

I have considered the following matched pairs to the subject property.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	4380 Joyner	12.00	11/22/2017	\$325,000	1979	1,598	\$203.38	3/2	2xGar	Ranch	Outbldg
Not	3870 Elkwood	5.50	8/24/2016	\$250,000	1986	1,551	\$161.19	3/2.5	Det 2xGar	Craft	
Not	8121 Lower Rocky	18.00	2/8/2017	\$355,000	1977	1,274	\$278.65	2/2	2xCarprt	Ranch	Eq. Fac.
Not	13531 Cabarrus	7.89	5/20/2016	\$267,750	1981	2,300	\$116.41	3/2	2xGar	Ranch	

Adjoining Sales Adjusted

Time	Acres	YB	Condition	GLA	BR/BA	Park	Other	Total	% Diff
								\$325,000	
\$7,500	\$52,000	-\$12,250	\$10,000	\$2,273	-\$2,000	\$2,500	\$7,500	\$317,523	2%
\$7,100	-\$48,000	\$4,970		\$23,156	\$0	\$3,000	-\$15,000	\$330,226	-2%
\$8,033	\$33,000	-\$3,749	\$20,000	-\$35,832	\$0	\$0	\$7,500	\$296,702	9%
Average									3%

The home at 4380 Joyner Road is 275 feet from the closest solar panel.

I also considered the recent sale of a lot at 5800 Kristi Lane that is on the east side of the proposed solar farm. This 4.22-acre lot sold in December 2017 for \$94,000. A home was built on this lot in 2019 with the closest point from home to panel at 689 feet. The home site is heavily wooded and their remains a wooded buffer between the solar panels and the home. I spoke with the broker, Margaret Dabbs, who indicated that the solar farm was considered a positive by both buyer and seller as it ensures no subdivision will be happening in that area. Buyers in this market are looking for privacy and seclusion.

The breakdown of recent lot sales on Kristi are shown below with the lowest price paid for the lot with no solar farm exposure, though that lot has exposure to Mt Pleasant Road South. Still the older lot sales have exposure to the solar farm and sold for higher prices than the front lot and adjusting for time would only increase that difference.

Adjoining Lot Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	\$/AC	\$/Lot
	Adjoins	5811 Kristi	3.74	5/1/2018	\$100,000	\$26,738	\$100,000
	Adjoins	5800 Kristi	4.22	12/1/2017	\$94,000	\$22,275	\$94,000
	Not	5822 Kristi	3.43	2/24/2020	\$90,000	\$26,239	\$90,000

The lot at 5811 Kristi Lane sold in May 2018 for \$100,000 for a 3.74-acre lot. The home that was built later in 2018 is 505 feet to the closest solar panel. This home then sold to a homeowner for \$530,000 in April 2020. I have compared this home sale to other properties in the area as shown below.

Adjoining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	5811 Kristi	3.74	3/31/2020	\$530,000	2018	3,858	\$137.38	5/3.5	2 Gar	2-story	Cement Ext
Not	3915 Tania	1.68	12/9/2019	\$495,000	2007	3,919	\$126.31	3/3.5	2 Gar	2-story	3Det Gar
Not	6782 Manatee	1.33	3/8/2020	\$460,000	1998	3,776	\$121.82	4/2/2h	2 Gar	2-story	Water
Not	314 Old Hickory	1.24	9/20/2019	\$492,500	2017	3,903	\$126.18	6/4.5	2 Gar	2-story	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	5811 Kristi								\$530,000		5%
Not	3915 Tania	\$6,285		\$27,225	-\$3,852		-\$20,000		\$504,657	5%	
Not	6782 Manatee	\$1,189		\$46,000	\$4,995	\$5,000			\$517,183	2%	
Not	314 Old Hickory	\$10,680		\$2,463	-\$2,839	-\$10,000			\$492,803	7%	

After adjusting the comparables, I found that the average adjusted value shows a slight increase in value for the subject property adjoining a solar farm. As in the other cases, this is a mild positive impact on value but within the typical range of real estate transactions.

I also looked at 5833 Kristi Lane that sold on 9/14/2020 for \$625,000. This home is 470 feet from the closest panel.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Nearby	5833 Kristi	4.05	9/14/2020	\$625,000	2008	4,373	\$142.92	5/4	3-Car	2-Brick	
Not	4055 Dakeita	4.90	12/30/2020	\$629,000	2005	4,427	\$142.08	4/4	4-Car	2-Brick	4DetGar/Stable
Not	9615 Bales	2.16	6/30/2020	\$620,000	2007	4,139	\$149.79	4/5	3-Car	2-Stone	2DetGar
Not	9522 Bales	1.47	6/18/2020	\$600,000	2007	4,014	\$149.48	4/4.5	3-Car	2-Stone	

Adjoining Sales Adjusted

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
5833 Kristi								\$625,000			470
4055 Dakeita	-\$9,220		\$5,661	-\$6,138		-\$25,000		\$594,303	5%		
9615 Bales	\$6,455		\$1,860	\$28,042	-\$10,000	-\$15,000		\$631,356	-1%		
9522 Bales	\$7,233		\$1,800	\$42,930	-\$5,000			\$646,963	-4%		
										0%	

The average difference is 0% impact and the differences are all within a close range with this set of comparables and supports a finding of no impact on property value.

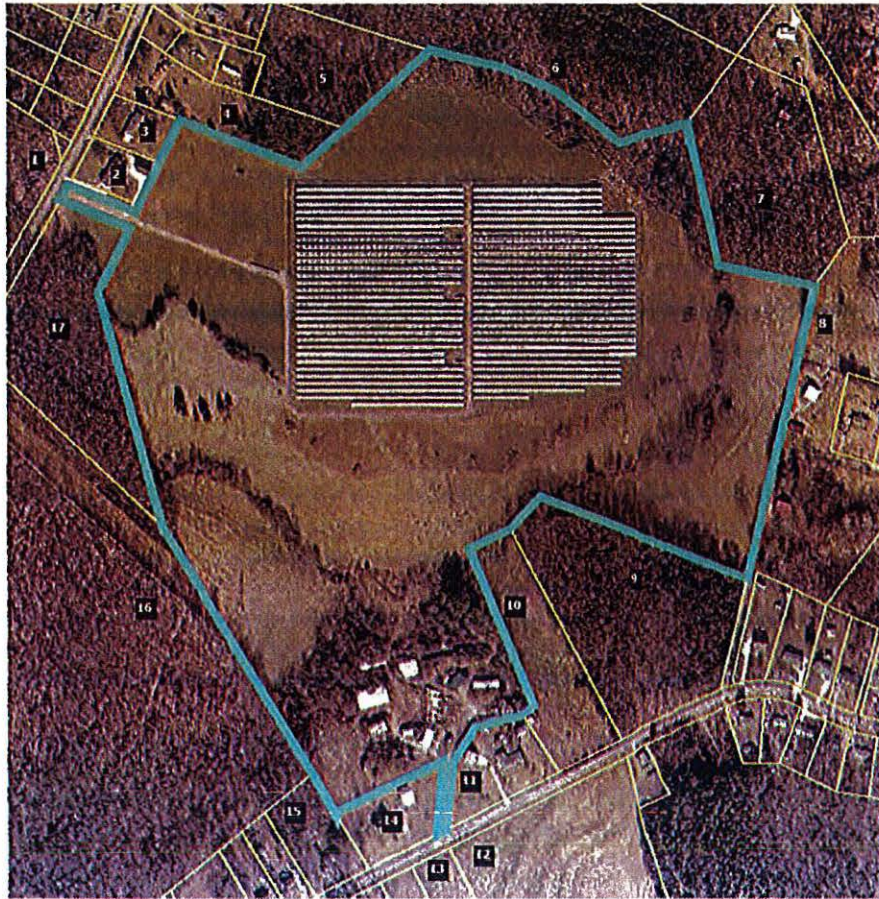
I have also looked at 4504 Chanel Court. This home sold on January 1, 2020 for \$393,500 for this 3,010 square foot home built in 2004 with 3 bedrooms, 3.5 bathrooms, and a 3-car garage. This home includes a full partially finished basement that significantly complicates comparing this to other sales. This home previously sold on January 23, 2017 for \$399,000. This was during the time that the solar farm was a known factor as the solar farm was approved in early 2017 and public discussions had already commenced. I spoke with Rachelle Killman with Real Estate Realty, LLC the buyer's agent for this transaction and she indicated that the solar farm was not a factor or consideration for the buyer. She noted that you could see the panels sort of through the trees, but it wasn't a concern for the buyer. She was not familiar with the earlier 2017 sale, but indicated that it was likely too high. This again goes back to the partially finished basement issue. The basement has a fireplace, and an installed 3/4 bathroom but otherwise bare studs and concrete floors with different buyers assigning varying value to that partly finished space. I also reached out to Don Gomez with Don Anthony Realty, LLC as he was the listing agent.

I also looked at the recent sale of 4599 Chanel Court. This home is within 310 feet of solar panels but notably does not have a good landscaping screen in place as shown in the photo below. The plantings appear to be less than 3-feet in height and only a narrow, limited screen of existing hardwoods were kept. The photograph is from the listing.

According to Scott David with Better Homes and Gardens Paracle Realty, this property was under contract for \$550,000 contingent on the buyer being able to sell their former home. The former home was apparently overpriced and did not sell and the contract stretched out over 2.5 months. The seller was in a bind as they had a home they were trying to buy contingent on this closing and were about to lose that opportunity. A cash buyer offered them a quick close at \$500,000 and the seller accepted that offer in order to not lose the home they were trying to buy. According to Mr. David, the original contracted buyer and the actual cash buyer never considered the solar farm as a negative. In fact Mr. David noted that the actual buyer saw it as a great opportunity to purchase a home where a new subdivision could not be built behind his house. I therefore conclude that this property supports a finding of no impact on adjoining property, even where the landscaping screen still requires time to grow in for a year-round screen.

I also considered a sale/resale analysis on this property. This same home sold on September 15, 2015 for \$462,000. Adjusting this upward by 5% per year for the five years between these sales dates suggests a value of \$577,500. Comparing that to the \$550,000 contract that suggests a 5% downward impact, which is within a typical market variation. Given that the broker noted no negative impact from the solar farm and the analysis above, I conclude this sale supports a finding of no impact on value.



6. Matched Pair – Mariposa Solar, Gaston County, NC

This project is a 5 MW facility located on 35.80 acres out of a parent tract of 87.61 acres at 517 Blacksnake Road, Stanley that was built in 2016.

I have considered a number of recent sales around this facility as shown below.

The first is identified in the map above as Parcel 1, which is 215 Mariposa Road. This is an older dwelling on large acreage with only one bathroom. I've compared it to similar nearby homes as shown below. The landscaping buffer for this home is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	215 Mariposa	17.74	12/12/2017	\$249,000	1958	1,551	\$160.54	3/1	Garage	Br/Rnch
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	4/2	Garage	Br/Rnch
Not	110 Airport	0.83	5/10/2016	\$166,000	1962	2,165	\$76.67	3/2	Crprt	Br/Rnch
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	1980	2,156	\$112.48	3/2	Drive	1.5
Not	1201 Abernathy	27.00	5/3/2018	\$390,000	1970	2,190	\$178.08	3/2	Crprt	Br/Rnch

Adjoining Residential Sales After Solar Farm Approved					Adjoining Sales Adjusted								
Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	215 Mariposa	17.74	12/12/2017	\$249,000								\$249,000	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	-\$5,583	-\$17,136	\$129,450	-\$20,576	-\$10,000			\$229,154	8%
Not	110 Airport	0.83	5/10/2016	\$166,000	\$7,927	-\$4,648	\$126,825	-\$47,078	-\$10,000			\$239,026	4%
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	-\$5,621	-\$37,345	\$95,475	-\$68,048	-\$10,000	\$5,000		\$221,961	11%
Not	1201 Abernathy	27.00	5/3/2018	\$390,000	-\$4,552	-\$32,760	-\$69,450	-\$60,705	-\$10,000			\$212,533	15%
												Average	9%

The average difference after adjusting for all factors is +9% on average, which suggests an enhancement due to the solar farm across the street. Given the large adjustments for acreage and size, I will focus on the low end of the adjusted range at 4%, which is within the typical deviation and therefore suggests no impact on value.

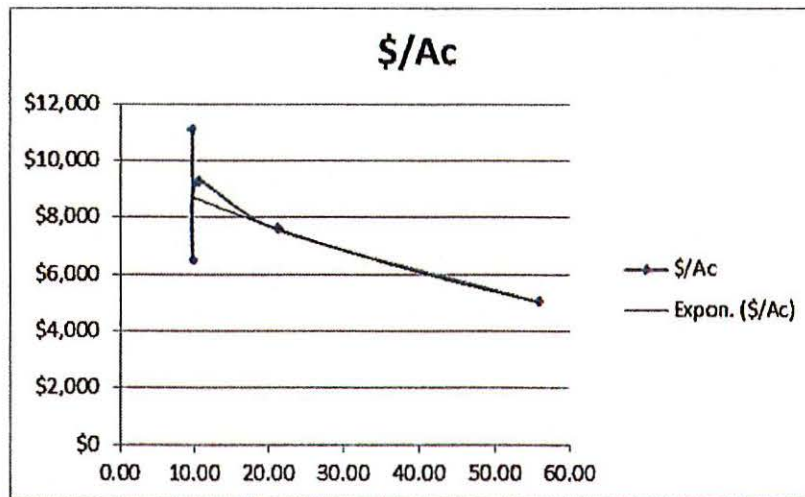
I have also considered Parcel 4 that sold after the solar farm was approved but before it had been constructed in 2016. The landscaping buffer for this parcel is considered light.

Adjoining Residential Sales After Solar Farm Approved													
Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other		
Adjoins	242 Mariposa	2.91	9/21/2015	\$180,000	1962	1,880	\$95.74	3/2	Carport	Br/Rnch	Det Wrkshop		
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	4/2	Garage	Br/Rnch			
Not	110 Airport	0.83	5/10/2016	\$166,000	1962	2,165	\$76.67	3/2	Crprt	Br/Rnch			
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	1980	2,156	\$112.48	3/2	Drive	1.5			
Adjoining Residential Sales After Solar Farm Approved					Adjoining Sales Adjusted								
Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	242 Mariposa	2.91	9/21/2015	\$180,000								\$180,000	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	-\$15,807	-\$12,852	\$18,468	\$7,513		-\$3,000	\$25,000	\$172,322	4%
Not	110 Airport	0.83	5/10/2016	\$166,000	-\$3,165	\$0	\$15,808	-\$28,600			\$25,000	\$175,043	3%
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	-\$21,825	-\$30,555	-\$15,960	-\$40,942		\$2,000	\$25,000	\$160,218	11%
												Average	6%

The average difference after adjusting for all factors is +6%, which is again suggests a mild increase in value due to the adjoining solar farm use. The median is a 4% adjustment, which is within a standard deviation and suggests no impact on property value.

I have also considered the recent sale of Parcel 13 that is located on Blacksnake Road south of the project. I was unable to find good land sales in the same 20-acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 20 acres. As can be seen in the chart below, this lines up exactly with the purchase of the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm.

Adjoining Residential Land Sales After Solar Farm Approved						Adjoining Sales Adjusted	
Solar	Tax/Street	Acres	Date Sold	Sales Price	\$/Ac	Time	\$/Ac
Adjoins	174339/Blacksnake	21.15	6/29/2018	\$160,000	\$7,565		\$7,565
Not	227852/Abernathy	10.57	5/9/2018	\$97,000	\$9,177	\$38	\$9,215
Not	17443/Legion	9.87	9/7/2018	\$64,000	\$6,484	-\$37	\$6,447
Not	164243/Alexis	9.75	2/1/2019	\$110,000	\$11,282	-\$201	\$11,081
Not	176884/Bowden	55.77	6/13/2018	\$280,000	\$5,021	\$7	\$5,027

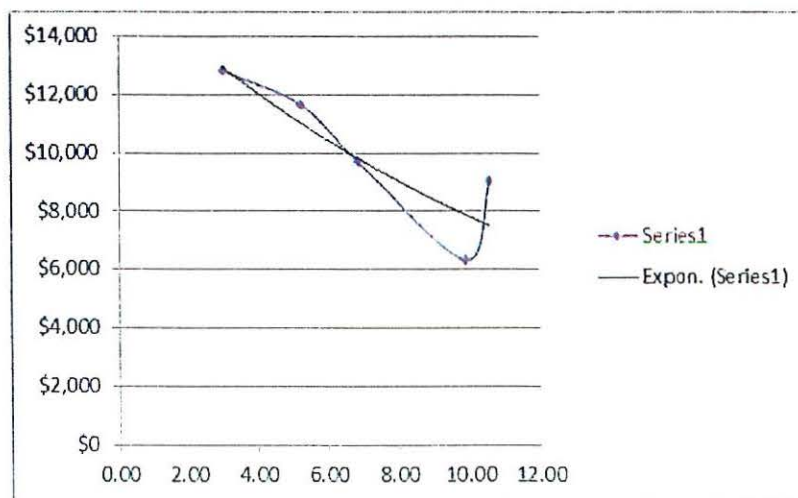


Finally, I have considered the recent sale of Parcel 17 that sold as vacant land. I was unable to find good land sales in the same 7-acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 7 acres. As can be seen in the chart below, this lines up with the trendline running right through the purchase price for the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm. I note that this property was improved with a 3,196 square foot ranch built in 2018 following the land purchase, which shows that development near the solar farm was unimpeded.

Adjoining Residential Land Sales After Solar Farm Approved

Adjoining Sales Adjusted

Solar	Tax/Street	Acres	Date Sold	Sales Price	\$/Ac	Time	Location	\$/Ac
Adjoins	227039/Mariposa	6.86	12/6/2017	\$66,500	\$9,694			\$9,694
Not	227852/Abernathy	10.57	5/9/2018	\$97,000	\$9,177	-\$116		\$9,061
Not	17443/Legion	9.87	9/7/2018	\$64,000	\$6,484	-\$147		\$6,338
Not	177322/Robinson	5.23	5/12/2017	\$66,500	\$12,715	\$217	-\$1,272	\$11,661
Not	203386/Carousel	2.99	7/13/2018	\$43,500	\$14,548	-\$262	-\$1,455	\$12,832



7. Matched Pair – Candace Solar, Princeton, NC

This 5 MW solar farm is located at 4839 US 70 Highway just east of Herring Road. This solar farm was completed on October 25, 2016.

I identified three adjoining sales to this tract after development of the solar farm with frontage on US 70. I did not attempt to analyze those sales as they have exposure to an adjacent highway and railroad track. Those homes are therefore problematic for a matched pair analysis unless I have similar homes fronting on a similar corridor.

I did consider a land sale and a home sale on adjoining parcels without those complications.

The lot at 499 Herring Road sold to Paradise Homes of Johnston County of NC, Inc. for \$30,000 in May 2017 and a modular home was placed there and sold to Karen and Jason Toole on September 29, 2017. I considered the lot sale first as shown below and then the home sale that followed. The landscaping buffer relative to this parcel is considered medium.

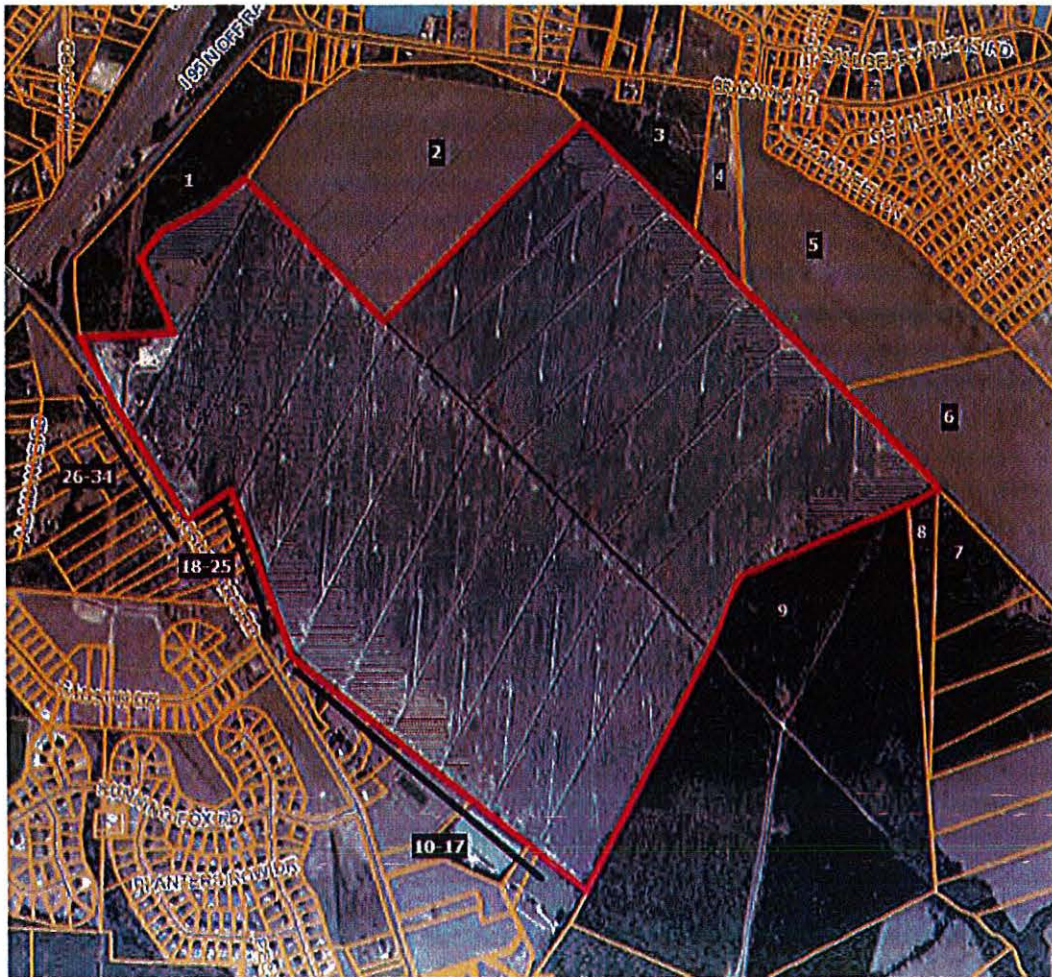
Adjoining Land Sales After Solar Farm Approved						Adjoining Sales Adjusted					
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Other	Time	Site	Other	Total	% Diff
16	Adjoins	499 Herring	2.03	5/1/2017	\$30,000					\$30,000	
	Not	37 Becky	0.87	7/23/2019	\$24,500	Sub/Pwr	-\$1,679	\$4,900		\$27,721	8%
	Not	5858 Bizzell	0.88	8/17/2016	\$18,000		\$390	\$3,600		\$21,990	27%
	Not	488 Herring	2.13	12/20/2016	\$35,000		\$389			\$35,389	-18%
Average											5%

Following the land purchase, the modular home was placed on the site and sold. I have compared this modular home to the following sales to determine if the solar farm had any impact on the purchase price.

Adjoining Residential Sales After Solar Farm Approved													
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	
16	Adjoins	499 Herring	2.03	9/27/2017	\$215,000	2017	2,356	\$91.26	4/3	Drive	Modular		
	Not	678 WC	6.32	3/8/2019	\$226,000	1995	1,848	\$122.29	3/2.5	Det Gar	Mobile	Ag bldgs	
	Not	1810 Bay V	8.70	3/26/2018	\$170,000	2003	2,356	\$72.16	3/2	Drive	Mobile	Ag bldgs	
	Not	1795 Bay V	1.78	12/1/2017	\$194,000	2017	1,982	\$97.88	4/3	Drive	Modular		
Adjoining Residential Sales After Solar Farm Approved												Avg	
Parcel	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
16	Adjoins	499 Herring								\$215,000			488
	Not	678 WC	-\$10,037	-\$25,000	\$24,860	\$37,275	-\$5,000	-\$7,500	-\$20,000	\$220,599	-3%		
	Not	1810 Bay V	-\$2,579	-\$20,000	\$11,900	\$0				\$159,321	26%		
	Not	1795 Bay V	-\$1,063		\$0	\$21,964				\$214,902	0%		
												8%	

The best comparable is 1795 Bay Valley as it required the least adjustment and was therefore most similar, which shows a 0% impact. This signifies no impact related to the solar farm.

The range of impact identified by these matched pairs ranges are therefore -3% to +26% with an average of +8% for the home and an average of +4% for the lot, though the best indicator for the lot shows a \$5,000 difference in the lot value due to the proximity to the solar farm or a -12% impact.

8. Matched Pair – Innovative Solar 46, Roslin Farm Rd, Hope Mills, NC

This project was built in 2016 and located on 532 acres for a 78.5 MW solar farm with the closest home at 125 feet from the closest solar panel with an average distance of 423 feet.

I considered the recent sale of a home on Roslin Farm Road just north of Running Fox Road as shown below. This sale supports an indication of no impact on property value. The landscaping buffer is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
Adjoins	6849 Roslin Farm	1.00	2/18/2019	\$155,000	1967	1,610	\$96.27	3/1	Drive	Ranch	Brick	125
Not	6592 Sim Canady	2.43	9/5/2017	\$185,000	1974	2,195	\$84.28	3/2	Gar	Ranch	Brick	
Not	1614 Joe Hall	1.63	9/3/2019	\$145,000	1974	1,674	\$86.62	3/2	Det Gar	Ranch	Brick	
Not	109 Bledsoe	0.68	1/17/2019	\$150,000	1973	1,663	\$90.20	3/2	Gar	Ranch	Brick	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	6849 Roslin Farm								\$155,000		5%
Not	6592 Sim Canady	\$8,278		-\$6,475	-\$39,444	\$10,000	-\$5,000		\$152,359	2%	
Not	1614 Joe Hall	-\$2,407		-\$5,075	-\$3,881	\$10,000	-\$2,500		\$141,137	9%	
Not	109 Bledsoe	\$404	\$10,000	-\$4,500	-\$3,346		-\$5,000		\$147,558	5%	

9. Matched Pair – Innovative Solar 42, County Line Rd, Fayetteville, NC



This project was built in 2017 and located on 413.99 acres for a 71 MW with the closest home at 135 feet from the closest solar panel with an average distance of 375 feet.

I considered the recent sales identified on the map above as Parcels 2 and 3, which is directly across the street these homes are 330 and 340 feet away. Parcel 2 includes an older home built in 1976, while Parcel 3 is a new home built in 2019. So the presence of the solar farm had no impact on new construction in the area.

The matched pairs for each of these are shown below. The landscaping buffer relative to these parcels is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
Adjoins	2923 County Ln	8.98	2/28/2019	\$385,000	1976	2,905	\$132.53	3/3	2-Car	Ranch	Brick/Pond	340
Not	1928 Shaw Mill	17.00	7/3/2019	\$290,000	1977	3,001	\$96.63	4/4	2-Car	Ranch	Brick/Pond/Rental	
Not	2109 John McM.	7.78	4/25/2018	\$320,000	1978	2,474	\$129.35	3/2	Det Gar	Ranch	Vinyl/Pool,Stable	

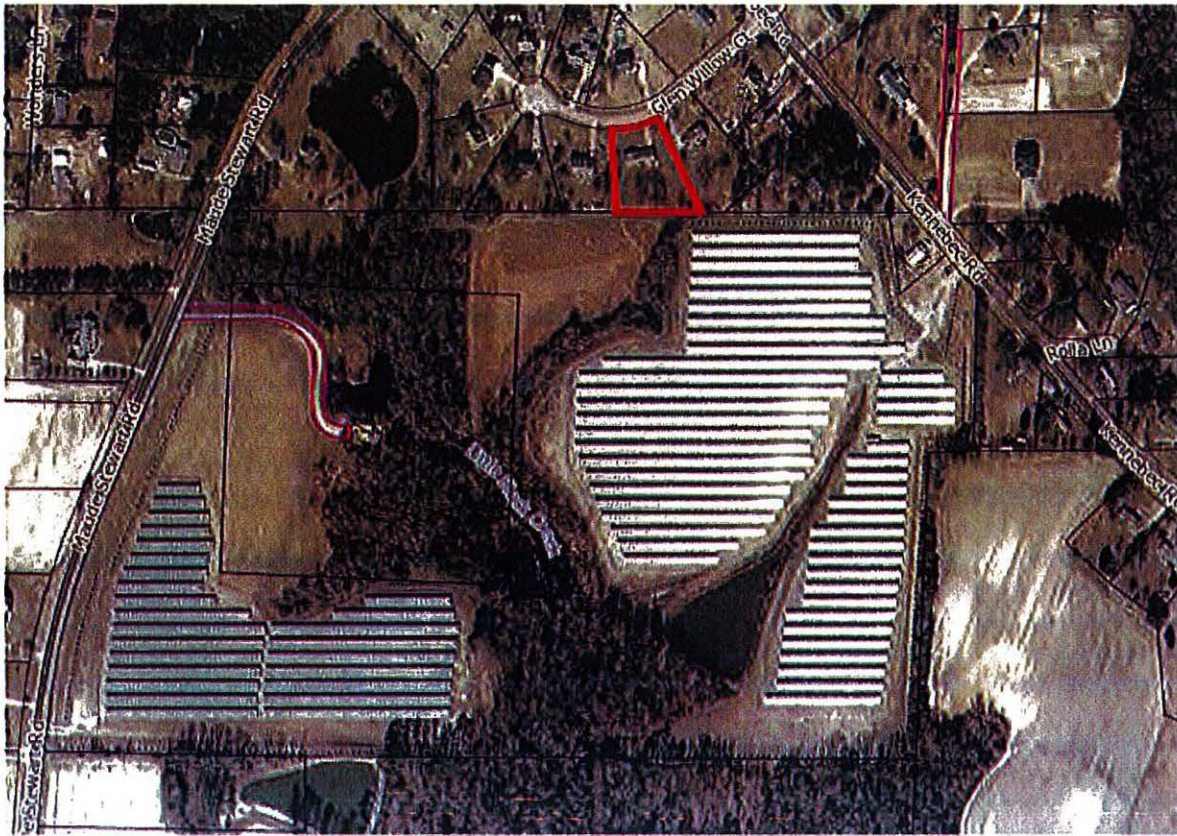
Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	2923 County Ln								\$385,000		3%
Not	1928 Shaw Mill	-\$3,055	\$100,000	-\$1,450	-\$7,422	-\$10,000			\$368,074	4%	
Not	2109 John McM.	\$8,333		-\$3,200	\$39,023	\$10,000		\$5,000	\$379,156	2%	

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
Adjoins	2935 County Ln	1.19	6/18/2019	\$266,000	2019	2,401	\$110.79	4/3	Gar	2-Story		330
Not	3005 Hemingway	1.17	5/16/2019	\$269,000	2018	2,601	\$103.42	4/3	Gar	2-Story		
Not	7031 Glynn Mill	0.60	5/8/2018	\$255,000	2017	2,423	\$105.24	4/3	Gar	2-Story		
Not	5213 Bree Brdg	0.92	5/7/2019	\$260,000	2018	2,400	\$108.33	4/3	3-Gar	2-Story		

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	2935 County Ln								\$266,000		3%
Not	3005 Hemingway	\$748		\$1,345	-\$16,547				\$254,546	4%	
Not	7031 Glynn Mill	\$8,724		\$2,550	-\$1,852				\$264,422	1%	
Not	5213 Bree Brdg	\$920		\$1,300	\$76			-\$10,000	\$252,296	5%	

Both of these matched pairs adjust to an average of +3% on impact for the adjoining solar farm, meaning there is a slight positive impact due to proximity to the solar farm. This is within the standard +/- of typical real estate transactions, which strongly suggests no impact on property value. I noted specifically that for 2923 County Line Road, the best comparable is 2109 John McMillan as it does not have the additional rental unit on it. I made no adjustment to the other sale for the value of that rental unit, which would have pushed the impact on that comparable downward – meaning there would have been a more significant positive impact.

10. Matched Pair – Sunfish Farm, Keenebec Rd, Willow Spring, NC

This project was built in 2015 and located on 49.6 acres (with an inset 11.25-acre parcel) for a 6.4 MW project with the closest home at 135 feet with an average distance of 105 feet.

I considered the 2017 sale identified on the map above, which is 205 feet away from the closest panel. The matched pairs for each of these are shown below followed by a more recent map showing the panels at this site. The average difference in the three comparables and the subject property is +3% after adjusting for differences in the sales date, year built, gross living area, and other minor differences. This data is supported by the comments from the broker Brian Schroepfer with Keller Williams that the solar farm had no impact on the purchase price. The landscaping screen is considered light.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
	Adjoins	7513 Glen Willow	0.79	9/1/2017	\$185,000	1989	1,492	\$123.99	3/2	Gar	BR/Rnch
	Not	2968 Tram	0.69	7/17/2017	\$155,000	1984	1,323	\$117.16	3/2	Drive	BR/Rnch
	Not	205 Pine Burr	0.97	12/29/2017	\$191,000	1991	1,593	\$119.90	3/2.5	Drive	BR/Rnch
	Not	1217 Old Honeycutt	1.00	12/15/2017	\$176,000	1978	1,558	\$112.97	3/2.5	2Carprt	VY/Rnch

Adjustments

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	7513 Glen Willow								\$185,000		
Not	2968 Tram	\$601		\$3,875	\$15,840		\$10,000		\$185,316	0%	
Not	205 Pine Burr	-\$1,915		-\$1,910	-\$9,688	-\$5,000			\$172,487	7%	
Not	1217 Old Honeycutt	-\$1,557		\$9,680	-\$5,965	-\$5,000		\$5,280	\$178,438	4%	

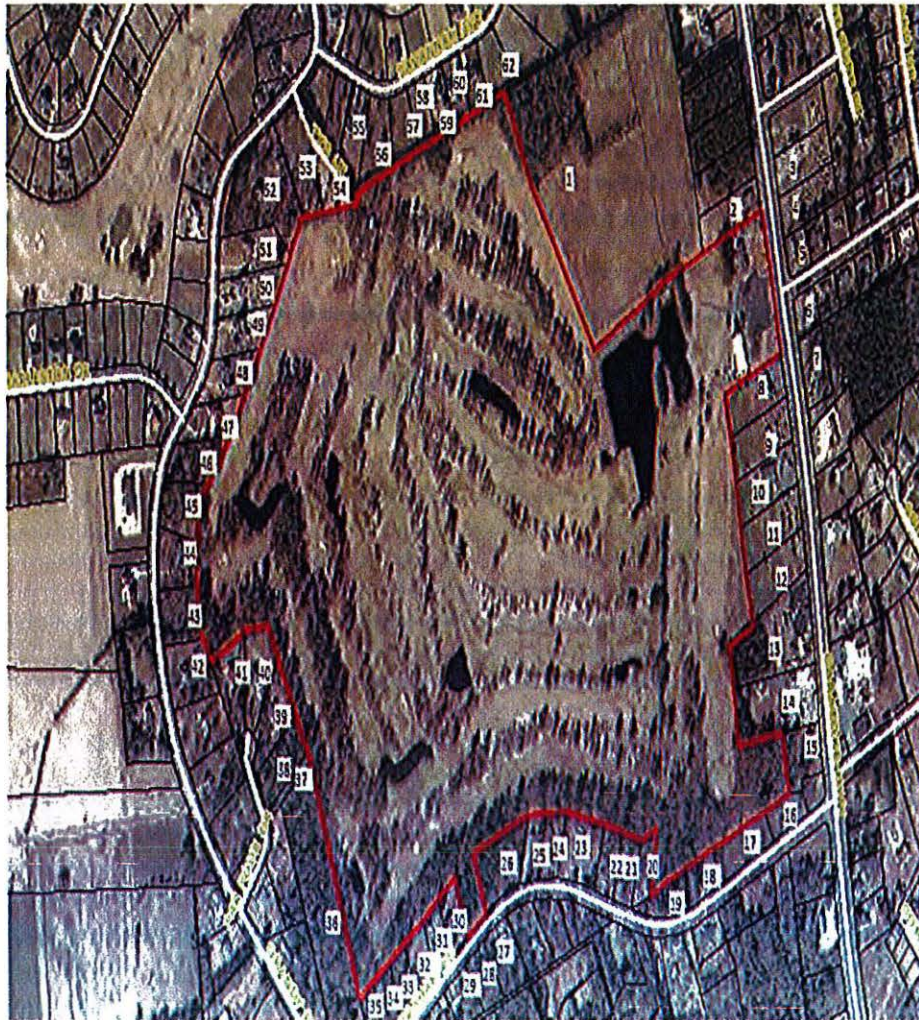
3%

Parcel 1 noted above along with the home on the adjoining parcel to the north of that parcel sold in late 2018 after this solar farm was approved but prior to construction being completed in 2019. I have considered this sale as shown below. The landscaping screen is considered light.

The comparable at 548 Trotman is the most similar and required the least adjustment shows no impact on property value. The other two comparables were adjusted consistently with one showing significant enhancement and another as showing a mild negative. The best indication is the one requiring the least adjustment. The other two sales required significant site adjustments which make them less reliable. The best comparable and the average of these comparables support a finding of no impact on property value.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	122 N Mill Dam	12.19	11/29/2018	\$350,000	2005	2,334	\$149.96	3/3.5	3-Gar	Ranch	
Not	548 Trotman	12.10	5/31/2018	\$509,000	2007	1,900	\$157.65	4/2	Det 2G	Ranch	Wrkshp
Not	198 Sand Hills	2.00	12/22/2017	\$235,000	2007	2,324	\$101.12	4/3	Open	Ranch	
Not	140 Sleepy Hllw	2.05	8/12/2019	\$330,000	2010	2,643	\$124.86	4/3	1-Gar	1.5 Story	

[illegible]

12. Matched Pair – Grandy Solar, Grandy, NC

This 20 MW project was built in 2019 and located on a portion of 121 acres.

Parcels 40 and 50 have sold since construction began on this solar farm. I have considered both in matched pair analysis below. I note that the marketing for Parcel 40 (120 Par Four) identified the lack of homes behind the house as a feature in the listing. The marketing for Parcel 50 (269 Grandy) identified the property as “very private.” Landscaping for both of these parcels is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	120 Par Four	0.92	8/17/2019	\$315,000	2006	2,188	\$143.97	4/3	2-Gar	1.5 Story	Pool
Not	102 Teague	0.69	1/5/2020	\$300,000	2005	2,177	\$137.80	3/2	Det 3G	Ranch	
Not	112 Meadow Lk	0.92	2/28/2019	\$265,000	1992	2,301	\$115.17	3/2	Gar	1.5 Story	
Not	116 Barefoot	0.78	9/29/2020	\$290,000	2004	2,192	\$132.30	4/3	2-Gar	2 Story	

Adjoining Sales Adjusted										Avg	
Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
120 Par Four								\$315,000			405
102 Teague	-\$4,636		\$1,500	\$910	\$10,000		\$20,000	\$327,774	-4%		
112 Meadow Lk	\$4,937		\$18,550	-\$7,808	\$10,000	\$10,000	\$20,000	\$320,679	-2%		
116 Barefoot	-\$12,998		\$2,900	-\$318			\$20,000	\$299,584	5%		
										0%	

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	269 Grandy	0.78	5/7/2019	\$275,000	2019	1,535	\$179.15	3/2.5	2-Gar	Ranch	
Not	307 Grandy	1.04	10/8/2018	\$240,000	2002	1,634	\$146.88	3/2	Gar	1.5 Story	
Not	103 Branch	0.95	4/22/2020	\$230,000	2000	1,532	\$150.13	4/2	2-Gar	1.5 Story	
Not	103 Spring Lf	1.07	8/14/2018	\$270,000	2002	1,635	\$165.14	3/2	2-Gar	Ranch	Pool

Adjoining Sales Adjusted										Avg	
Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
269 Grandy								\$275,000			477
307 Grandy	\$5,550		\$20,400	-\$8,725	\$5,000	\$10,000		\$272,225	1%		
103 Branch	-\$8,847		\$21,850	\$270				\$243,273	12%		
103 Spring Lf	\$7,871		\$22,950	-\$9,908	\$5,000		-\$20,000	\$275,912	0%		
										4%	

Both of these matched pairs support a finding of no impact on value. This is reinforced by the listings for both properties identifying the privacy due to no housing in the rear of the property as part of the marketing for these homes.

Conclusion – NC Data

Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2010-2020 Data)			
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com	Pop.	Med. Income	Avg. Housing Unit	Veg. Buffer
1	AM Best	Goldsboro	NC	38	5.00	2	38%	23%	0%	39%	1,523	\$37,358	\$148,375	Light
2	Gaston SC	Gastonia	NC	35	5.00	48	33%	23%	0%	44%	4,689	\$35,057	\$126,562	Light
3	Summit	Moyock	NC	2034	80.00	4	4%	94%	0%	2%	382	\$79,114	\$281,731	Light
4	Tracy	Bailey	NC	50	5.00	10	29%	71%	0%	0%	312	\$43,940	\$99,219	Heavy
5	McBride	Midland	NC	627	75.00	140	12%	78%	10%	0%	398	\$63,678	\$256,306	Lt to Med
6	Mariposa	Stanley	NC	36	5.00	96	48%	52%	0%	0%	1,716	\$36,439	\$137,884	Light
7	Candace	Princeton	NC	54	5.00	22	76%	0%	24%	0%	448	\$51,002	\$107,171	Medium
8	Innov 46	Hope Mills	NC	532	78.50	0	17%	0%	83%	0%	2,247	\$58,688	\$183,435	Light
9	Innov 42	Fayetteville	NC	414	71.00	0	41%	0%	59%	0%	568	\$60,037	\$276,347	Light
10	Sunfish	Willow Spring	NC	50	6.40	30	35%	30%	35%	0%	1,515	\$63,652	\$253,138	Light
11	Camden Dam	Camden	NC	50	5.00	0	17%	11%	72%	0%	403	\$84,426	\$230,288	Light
12	Grandy	Grandy	NC	121	20.00	10	55%	0%	24%	21%	949	\$50,355	\$231,408	Light
Average				337	30.08	30	34%	32%	26%	9%	1263	\$55,312	\$194,322	
Median				52	5.70	10	34%	23%	17%	0%	759	\$54,845	\$206,862	
High				2,034	80.00	140	76%	94%	83%	44%	4,689	\$84,426	\$281,731	
Low				35	5.00	0	4%	0%	0%	0%	312	\$35,057	\$99,219	
Oxbow														
1-Mile				1716	175.00	30	13%	61%	26%	0%	419	\$39,832	\$130,374	
3-Mile				1716	175.00	30	13%	61%	26%	0%	5,475	\$39,200	\$119,546	
5-Mile				1716	175.00	30	13%	61%	26%	0%	17,830	\$40,174	\$134,569	

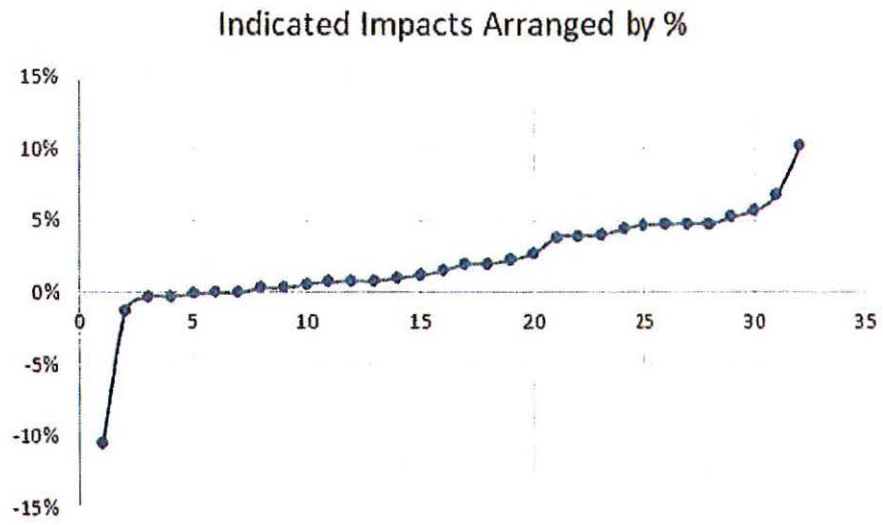
The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in farm more urban areas. The median income for the population within 1 mile of a solar farm is \$54,845 with a median housing unit value of \$206,862. Most of the comparables are under \$300,000 in the home price, though I have matched pairs in multiple states over \$1,000,000 adjoining solar farms. The adjoining uses show that residential and agricultural uses are the predominant adjoining uses. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for the southeast as shown later in this report.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

I have pulled 32 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -10% to +10% with an average of +2% and median of +2%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this +2% to rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

While the range is seemingly wide, the graph below clearly shows that the vast majority of the data falls between 0% and +5%. There were only 2 indicators showing an impact below zero and they were -1% and -10%. The other thirty results ranged from zero to +10%.

I therefore conclude that these matched pairs support a finding of no impact on value at the subject property for the proposed project, which as proposed will include a landscaped buffer to screen adjoining residential properties.



C. Southeastern USA Data – Over 5 MW

I have also considered a number of projects throughout the southeast which includes a number of solar farms much larger than those considered in just North Carolina. I have shown the results below. The full write-ups similar to the NC write-ups are available in my files.

Conclusion – Southeast Over 5 MW

Southeast USA Over 5 MW Matched Pair Summary

	Name	City	State	Acres	MW	Adj. Uses By Acreage					1 mile Radius (2010-2020 Data)			Veg. Buffer
						Topo Shift	Res	Ag	Ag/Res	Com/Ind	Pop.	Med. Income	Avg. Housing Unit	
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375	Light
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746	Lt to Med
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000	Light
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562	Light
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731	Light
6	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219	Heavy
7	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667	Heavy
8	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306	Lt to Med
9	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884	Light
10	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453	Light
11	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922	Medium
12	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171	Medium
13	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076	Light
14	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435	Light
15	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347	Light
16	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138	Light
17	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208	Light
18	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288	Light
19	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408	Light
20	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939	Light
21	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320	Lt to Med
22	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571	Light
23	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333	Md to Hvy
Average				485	57.04	38	24%	48%	22%	6%	923	\$63,955	\$237,700	
Median				234	20.00	20	17%	59%	11%	0%	467	\$60,037	\$231,408	
High				3,500	617.00	160	76%	98%	94%	44%	4,689	\$120,861	\$483,333	
Low				35	5.00	0	1%	0%	0%	0%	48	\$35,057	\$99,219	

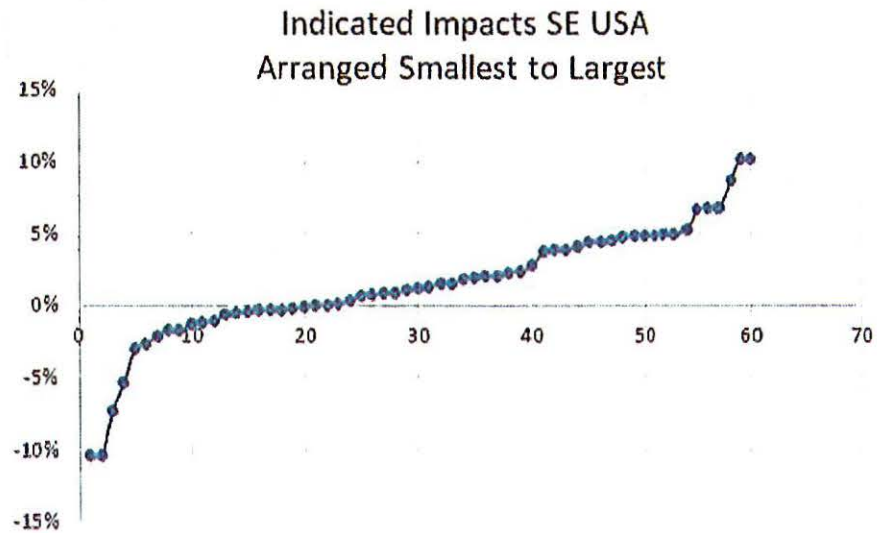
The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in farm more urban areas. The median income for the population within 1 mile of a solar farm is \$60,037 with a median housing unit value of \$231,408. Most of the comparables are under \$300,000 in the home price, with \$483,333 being the high end of the set, though I have matched pairs in multiple states over \$1,000,000 adjoining solar farms. The adjoining uses show that residential and agricultural uses are the predominant adjoining uses. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for Virginia and adjoining states as well as the proposed subject property.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

I have pulled 56 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -10% to +10% with an average of +1% and median of +1%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this +1 to rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

While the range is seemingly wide, the graph below clearly shows that the vast majority of the data falls between -5% and +5% and most of those are clearly in the 0 to +5% range. This data strongly supports an indication of no impact on adjoining residential uses to a solar farm.

I therefore conclude that these matched pairs support a finding of no impact on value at the subject property for the proposed project, which as proposed will include a landscaped buffer to screen adjoining residential properties.



Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	MW	Approx Distance	Tax ID/Address	Date	Sale Price	Adj. Sale Price	% Diff	Veg. Buffer
1 AM Best		Goldsboro	NC	5	280	3600195570	Sep-13	\$250,000			Light
						3600198928	Mar-14	\$250,000	\$250,000	0%	
2 AM Best		Goldsboro	NC	5	280	3600195361	Sep-13	\$260,000			Light
						3600194813	Apr-14	\$258,000	\$258,000	1%	
3 AM Best		Goldsboro	NC	5	280	3600199891	Jul-14	\$250,000			Light
						3600198928	Mar-14	\$250,000	\$250,000	0%	
4 AM Best		Goldsboro	NC	5	280	3600198632	Aug-14	\$253,000			Light
						3600193710	Oct-13	\$248,000	\$248,000	2%	
5 AM Best		Goldsboro	NC	5	280	3600196656	Dec-13	\$255,000			Light
						3601105180	Dec-13	\$253,000	\$253,000	1%	
6 AM Best		Goldsboro	NC	5	280	3600182511	Feb-13	\$247,000			Light
						3600183905	Dec-12	\$240,000	\$245,000	1%	
7 AM Best		Goldsboro	NC	5	280	3600182784	Apr-13	\$245,000			Light
						3600193710	Oct-13	\$248,000	\$248,000	-1%	
8 AM Best		Goldsboro	NC	5	280	3600195361	Nov-15	\$267,500			Light
						3600195361	Sep-13	\$260,000	\$267,800	0%	
9 Mulberry		Selmer	TN	5	400	0900A011	Jul-14	\$130,000			Light
						099CA043	Feb-15	\$148,900	\$136,988	-5%	
10 Mulberry		Selmer	TN	5	400	099CA002	Jul-15	\$130,000			Light
						0990NA040	Mar-15	\$120,000	\$121,200	7%	
11 Mulberry		Selmer	TN	5	480	491 Dusty	Oct-16	\$176,000			Light
						55 April	Aug-16	\$185,000	\$178,283	-1%	
12 Mulberry		Selmer	TN	5	650	297 Country	Sep-16	\$150,000			Medium
						53 Glen	Mar-17	\$126,000	\$144,460	4%	
13 Mulberry		Selmer	TN	5	685	57 Cooper	Feb-19	\$163,000			Medium
						191 Amelia	Aug-18	\$132,000	\$155,947	4%	
14 Leonard Rd		Hughesville	MD	5.5	230	14595 Box Elder	Feb-16	\$291,000			Light
						15313 Bassford Rd	Jul-16	\$329,800	\$292,760	-1%	
15 Neal Hawkins		Gastonia	NC	5	225	609 Neal Hawkins	Mar-17	\$270,000			Light
						1418 N Modena	Apr-18	\$225,000	\$242,520	10%	
16 Summit		Moyock	NC	80	1,060	129 Pinto	Apr-16	\$170,000			Light
						102 Timber	Apr-16	\$175,500	\$175,101	-3%	
17 Summit		Moyock	NC	80	980	105 Pinto	Dec-16	\$206,000			Light
						127 Ranchland	Jun-15	\$219,900	\$198,120	4%	
18 Tracy		Bailey	NC	5	780	9162 Winters	Jan-17	\$255,000			Heavy
						7352 Red Fox	Jun-16	\$176,000	\$252,399	1%	
19 Manatee		Parrish	FL	75	1180	13670 Highland	Aug-18	\$255,000			Heavy
						13851 Highland	Sep-18	\$240,000	\$255,825	0%	
20 McBride Place		Midland	NC	75	275	4380 Joyner	Nov-17	\$325,000			Medium
						3870 Elkwood	Aug-16	\$250,000	\$317,523	2%	
21 McBride Place		Midland	NC	75	505	5811 Kristi	Mar-20	\$530,000			Medium
						3915 Tania	Dec-19	\$495,000	\$504,657	5%	
22 Mariposa		Stanley	NC	5	1155	215 Mariposa	Dec-17	\$249,000			Light
						110 Airport	May-16	\$166,000	\$239,026	4%	
23 Mariposa		Stanley	NC	5	570	242 Mariposa	Sep-15	\$180,000			Light
						110 Airport	Apr-16	\$166,000	\$175,043	3%	
24 Clarke Cnty		White Post	VA	20	1230	833 Nations Spr	Jan-17	\$295,000			Light
						6801 Middle	Dec-17	\$249,999	\$296,157	0%	
25 Candace		Princeton	NC	5	488	499 Herring	Sep-17	\$215,000			Medium
						1795 Bay Valley	Dec-17	\$194,000	\$214,902	0%	
26 Walker		Barhamsville	VA	20	250	5241 Barham	Oct-18	\$264,000			Light
						9252 Ordinary	Jun-19	\$277,000	\$246,581	7%	
27 AM Best		Goldsboro	NC	5	385	103 Granville Pl	Jul-18	\$265,000			Light
						2219 Granville	Jan-18	\$260,000	\$265,682	0%	
28 AM Best		Goldsboro	NC	5	315	104 Erin	Jun-17	\$280,000			Light
						2219 Granville	Jan-18	\$265,000	\$274,390	2%	
29 AM Best		Goldsboro	NC	5	400	2312 Granville	May-18	\$284,900			Light
						2219 Granville	Jan-18	\$265,000	\$273,945	4%	

Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	MW	Approx Distance	Tax ID/Address	Date	Sale Price	Adj. Sale Price	% Diff	Veg. Buffer
30	AM Best	Goldsboro	NC	5	400	2310 Granville	May-19	\$280,000			Light
						634 Friendly	Jul-19	\$267,000	\$265,291	5%	
31	Summit	Moyock	NC	80	570	318 Green View	Sep-19	\$357,000			Light
						336 Green View	Jan-19	\$365,000	\$340,286	5%	
32	Summit	Moyock	NC	80	440	164 Ranchland	Apr-19	\$169,000			Light
						105 Longhorn	Oct-17	\$184,500	\$186,616	-10%	
33	Summit	Moyock	NC	80	635	358 Oxford	Sep-19	\$478,000			Light
						176 Providence	Sep-19	\$425,000	\$456,623	4%	
34	Summit	Moyock	NC	80	970	343 Oxford	Mar-17	\$490,000			Light
						218 Oxford	Apr-17	\$525,000	\$484,064	1%	
35	Innov 46	Hope Mills	NC	78.5	435	6849 Roslin Farm	Feb-19	\$155,000			Light
						109 Bledsoe	Jan-19	\$150,000	\$147,558	5%	
36	Innov 42	Fayetteville	NC	71	340	2923 County Line	Feb-19	\$385,000			Light
						2109 John McMillan	Apr-18	\$320,000	\$379,156	2%	
37	Innov 42	Fayetteville	NC	71	330	2935 County Line	Jun-19	\$266,000			Light
						7031 Glynn Mill	May-18	\$255,000	\$264,422	1%	
38	Sunfish	Willow Sprng	NC	6.4	205	7513 Glen Willow	Sep-17	\$185,000			Light
						205 Pine Burr	Dec-17	\$191,000	\$172,487	7%	
39	Neal Hawkins	Gastonia	NC	5	145	611 Neal Hawkins	Jun-17	\$288,000			Light
						1211 Still Forrest	Jul-18	\$280,000	\$274,319	5%	
40	Clarke Cnty	White Post	VA	20	1230	833 Nations Spr	Aug-19	\$385,000			Light
						2393 Old Chapel	Aug-20	\$330,000	\$389,286	-1%	
41	Sappony	Stony Creek	VA	20	1425	12511 Palestine	Jul-18	\$128,400			Medium
						6494 Rocky Branch	Nov-18	\$100,000	\$131,842	-3%	
42	Camden Dam	Camden	NC	5	342	122 N Mill Dam	Nov-18	\$350,000			Light
						548 Trotman	May-18	\$309,000	\$352,450	-1%	
43	Grandy	Grandy	NC	20	405	120 Par Four	Aug-19	\$315,000			Light
						116 Barefoot	Sep-20	\$290,000	\$299,584	5%	
44	Grandy	Grandy	NC	20	477	269 Grandy	May-19	\$275,000			Light
						103 Spring Leaf	Aug-18	\$270,000	\$275,912	0%	
45	Champion	Pelion	SC	10	505	517 Old Charleston	Aug-20	\$110,000			Light
						1429 Laurel	Feb-19	\$126,000	\$107,856	2%	
46	Barefoot Bay	Barefoot Bay	FL	74.5	765	465 Papaya	Jul-19	\$155,000			Medium
						1132 Waterway	Jul-20	\$129,000	\$141,618	9%	
47	Barefoot Bay	Barefoot Bay	FL	74.5	750	455 Papaya	Sep-20	\$183,500			Medium
						904 Fir	Sep-20	\$192,500	\$186,697	-2%	
48	Barefoot Bay	Barefoot Bay	FL	74.5	690	419 Papaya	Jul-19	\$127,500			Medium
						865 Tamarind	Feb-19	\$133,900	\$124,613	2%	
49	Barefoot Bay	Barefoot Bay	FL	74.5	690	413 Papaya	Jul-20	\$130,000			Medium
						1367 Barefoot	Jan-21	\$130,500	\$139,507	-7%	
50	Barefoot Bay	Barefoot Bay	FL	74.5	690	343 Papaya	Dec-19	\$145,000			Light
						865 Tamarind	Feb-19	\$133,900	\$142,403	2%	
51	Barefoot Bay	Barefoot Bay	FL	74.5	710	335 Papaya	Apr-18	\$110,000			Light
						865 Tamarind	Feb-19	\$133,900	\$110,517	0%	
52	Miami-Dade	Miami	FL	74.5	1390	13600 SW 182nd	Nov-20	\$1,684,000			Light
						17950 SW 158th	Oct-20	\$1,730,000	\$1,713,199	-2%	
53	Spotsylvania	Paytes	VA	617	1270	12901 Orange Plnk	Aug-20	\$319,900			Medium
						12717 Flintlock	Dec-20	\$290,000	\$326,767	-2%	
54	Spotsylvania	Paytes	VA	617	1950	9641 Nottoway	May-20	\$449,900			Medium
						11626 Forest	Aug-20	\$489,900	\$430,246	4%	
55	Spotsylvania	Paytes	VA	617	1171	13353 Post Oak	Sep-20	\$300,000			Heavy
						12810 Catharpin	Jan-20	\$280,000	\$299,008	0%	
56	McBride Place	Midland	NC	75	470	5833 Kristi	Sep-20	\$625,000			Light
						4055 Dakeita	Dec-20	\$600,000	\$594,303	5%	

Avg.		Indicated	
MW	Distance	Average	Impact
64.91	612		1%
20.00	479	Median	1%
617.00	1,950	High	10%
5.00	145	Low	-10%

I have further broken down these results based on the MWs, Landscaping, and distance from panel to show the following range of findings for these different categories.

Most of the findings are for homes between 201 and 500 feet. Most of the findings are for Light landscaping screens.

Light landscaping screens are showing no impact on value at any distances, including for solar farms over 75.1 MW.

MW Range

4.4 to 10

Landscaping Distance	Light 100-200	Light 201-500	Light 500+	Medium 100-200	Medium 201-500	Medium 500+	Heavy 100-200	Heavy 201-500	Heavy 500+
#	1	19	2	0	1	2	0	0	1
Average	5%	2%	3%	N/A	0%	4%	N/A	N/A	1%
Median	5%	1%	3%	N/A	0%	4%	N/A	N/A	1%
High	5%	10%	4%	N/A	0%	4%	N/A	N/A	1%
Low	5%	-5%	3%	N/A	0%	4%	N/A	N/A	1%

10.1 to 30

Landscaping Distance	Light 100-200	Light 201-500	Light 500+	Medium 100-200	Medium 201-500	Medium 500+	Heavy 100-200	Heavy 201-500	Heavy 500+
#	0	3	2	0	0	1	0	0	0
Average	N/A	4%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
Median	N/A	5%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
High	N/A	7%	0%	N/A	N/A	-3%	N/A	N/A	N/A
Low	N/A	0%	-1%	N/A	N/A	-3%	N/A	N/A	N/A

30.1 to 75

Landscaping Distance	Light 100-200	Light 201-500	Light 500+	Medium 100-200	Medium 201-500	Medium 500+	Heavy 100-200	Heavy 201-500	Heavy 500+
#	0	2	3	0	0	4	0	0	0
Average	N/A	1%	0%	N/A	N/A	0%	N/A	N/A	N/A
Median	N/A	1%	0%	N/A	N/A	0%	N/A	N/A	N/A
High	N/A	2%	2%	N/A	N/A	9%	N/A	N/A	N/A
Low	N/A	1%	-2%	N/A	N/A	-7%	N/A	N/A	N/A

75.1+

Landscaping Distance	Light 100-200	Light 201-500	Light 500+	Medium 100-200	Medium 201-500	Medium 500+	Heavy 100-200	Heavy 201-500	Heavy 500+
#	0	2	5	0	0	2	0	0	1
Average	N/A	-3%	2%	N/A	N/A	1%	N/A	N/A	0%
Median	N/A	-3%	4%	N/A	N/A	1%	N/A	N/A	0%
High	N/A	5%	5%	N/A	N/A	4%	N/A	N/A	0%
Low	N/A	-10%	-3%	N/A	N/A	-2%	N/A	N/A	0%

D. Summary of National Data on Solar Farms

I have worked in 19 states related to solar farms and I have been tracking matched pairs in most of those states. On the following pages I provide a brief summary of those findings showing 37 solar farms over 5 MW studied with each one providing matched pair data supporting the findings of this report.

The solar farms summary is shown below with a summary of the matched pair data shown on the following page.

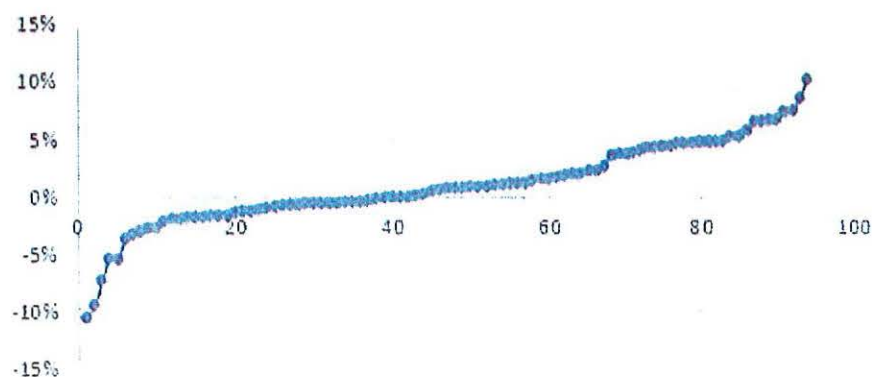
Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2010-2020 Data)				
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Popl.	Income	Med. Unit	Avg. Housing	Veg. Buffer
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375		Light
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746		Lt to Med
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000		Light
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562		Light
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731		Light
7	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219		Heavy
8	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667		Heavy
9	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306		Lt to Med
10	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037		Light
11	Dominion	Indianapolis	IN	134	8.60	20	3%	97%	0%	0%	3,774	\$61,115	\$167,515		Light
12	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884		Light
13	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453		Light
14	Flemington	Flemington	NJ	120	9.36	N/A	13%	50%	28%	8%	3,477	\$105,714	\$444,696		Lt to Med
15	Frenchtown	Frenchtown	NJ	139	7.90	N/A	37%	35%	29%	0%	457	\$111,562	\$515,399		Light
16	McGraw	East Windsor	NJ	95	14.00	N/A	27%	44%	0%	29%	7,684	\$78,417	\$362,428		Light
17	Tinton Falls	Tinton Falls	NJ	100	16.00	N/A	98%	0%	0%	2%	4,667	\$92,346	\$343,492		Light
18	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922		Medium
19	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171		Medium
20	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076		Light
21	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435		Light
22	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347		Light
23	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	\$47,208	\$187,214		Light
24	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	\$46,839	\$110,361		Light
25	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138		Light
26	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	\$81,081	\$280,172		None
27	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	\$80,997	\$292,308		None
28	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208		Medium
29	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288		Light
30	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408		Light
31	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939		Light
32	Eddy II	Eddy	TX	93	10.00	N/A	15%	25%	58%	2%	551	\$59,627	\$139,088		Light
33	Somerset	Somerset	TX	128	10.60	N/A	5%	95%	0%	0%	1,293	\$41,574	\$135,490		Light
34	DG Amp Piqua	Piqua	OH	86	12.60	2	26%	16%	58%	0%	6,735	\$38,919	\$96,555		Light
45	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320		Lt to Med
36	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571		Light
37	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333		Med to Hvy
Average				362	42.05	32	24%	52%	19%	6%	1,515	\$66,292	\$242,468		
Median				150	17.80	10	16%	59%	7%	0%	560	\$62,384	\$230,848		
High				3,500	617.00	160	98%	98%	94%	44%	7,684	\$120,861	\$515,399		
Low				35	5.00	0	1%	0%	0%	0%	48	\$35,057	\$96,555		

From these 37 solar farms, I have derived 94 matched pairs. The matched pairs show no negative impact at distances as close as 105 feet between a solar panel and the nearest point on a home. The range of impacts is -10% to +10% with an average and median of +1%.

	MW	Avg. Distance		Indicated Impact
Average	44.80	569	Average	1%
Median	14.00	400	Median	1%
High	617.00	1,950	High	10%
Low	5.00	145	Low	-10%

While the range is broad, the two charts below show the data points in range from lowest to highest. There is only 3 data points out of 94 that show a negative impact. The rest support either a finding of no impact or 9 of the data points suggest a positive impact due to adjacency to a solar farm. As discussed earlier in this report, I consider this data to strongly support a finding of no impact on value as most of the findings are within typical market variation and even within that, most are mildly positive findings.

**National Impact Data
on Solar Farms Over 5 MW
Arranged Smallest to Largest**



E. Larger Solar Farms

I have also considered larger solar farms to address impacts related to larger projects. Projects have been increasing in size and most of the projects between 100 and 1000 MW are newer with little time for adjoining sales. I have included a breakdown of solar farms with 20 MW to 80 MW facilities with one 617 MW facility.

Matched Pair Summary - @20 MW And Larger

	Name	City	State	Acres	MW	Adj. Uses By Acreage					1 mile Radius (2010-2019 Data)			Veg. Buffer
						Topo Shift	Res	Ag	Ag/Res	Com/Ind	Popl.	Med. Income	Avg. Housing Unit	
1	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731	Light
2	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667	Heavy
3	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306	Lt to Med
4	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037	Light
5	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453	Light
6	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922	Medium
7	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076	Light
8	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435	Light
9	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347	Light
10	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	\$47,208	\$187,214	Light
11	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	\$46,839	\$110,361	Light
12	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	\$81,081	\$280,172	Light
13	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	\$80,997	\$292,308	None
14	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208	None
15	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408	Medium
16	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320	Lt to Med
17	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571	Light
18	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333	Med to Hvy
				Average	640	76.03	19%	64%	17%	4%	721	\$69,501	\$262,659	
				Median	335	29.20	12%	68%	2%	0%	293	\$72,579	\$273,135	
				High	3,500	617.00	75%	98%	94%	25%	2,446	\$120,861	\$483,333	
				Low	121	19.60	1%	0%	0%	0%	48	\$36,737	\$110,361	

The breakdown of adjoining uses, population density, median income and housing prices for these projects are very similar to those of the larger set. The matched pairs for each of these were considered earlier and support a finding of no negative impact on the adjoining home values.

I have included a breakdown of solar farms with 50 MW to 617 MW facilities adjoining.

Matched Pair Summary - @50 MW And Larger

	Name	City	State	Acres	MW	Adj. Uses By Acreage					1 mile Radius (2010-2019 Data)			Veg. Buffer
						Topo Shift	Res	Ag	Ag/Res	Com/Ind	Popl.	Med. Income	Avg. Housing Unit	
1	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731	Light
2	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667	Heavy
3	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306	Lt to Med
4	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435	Light
5	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347	Light
6	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320	Lt to Med
7	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571	Light
8	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333	Med to Hvy
				Average	1,142	143.19	19%	58%	23%	1%	786	\$73,128	\$289,964	
				Median	580	75.00	15%	67%	0%	0%	390	\$69,339	\$279,039	
				High	3,500	617.00	41%	97%	94%	3%	2,446	\$120,861	\$483,333	
				Low	347	71.00	2%	0%	0%	0%	48	\$36,737	\$110,361	

The breakdown of adjoining uses, population density, median income and housing prices for these projects are very similar to those of the larger set. The matched pairs for each of these were considered earlier and support a finding of no negative impact on the adjoining home values.

The data for these larger solar farms is shown in the SE USA and the National data breakdowns with similar landscaping, setbacks and range of impacts that fall mostly in the +/-5% range as can be seen earlier in this report.

On the following page I show 81 projects ranging in size from 50 MW up to 1,000 MW with an average size of 111.80 MW and a median of 80 MW. This is the list of solar farms that I have researched for possible matched pairs and not a complete list of larger solar farms in those states.

Parcel #	State	City	Name	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Res	Agri	Ag/R	Use by Acre	Com
78	NC	Moyock	Summit/Ranchland	80	2034		674	360	4%	94%	0%	2%	
133	MS	Hattiesburg	Hattiesburg	50	1129	479.6	650	315	35%	65%	0%	0%	
179	SC	Ridgeland	Jasper	140	1600	1000	461	108	2%	85%	13%	0%	
211	NC	Enfield	Chestnut	75	1428.1		1,429	210	4%	96%	0%	0%	
222	VA	Chase City	Grasshopper	80	946.25				6%	87%	5%	1%	
226	VA	Louisa	Belcher	88	1238.1			150	19%	53%	28%	0%	
305	FL	Dade City	Mountain View	55	347.12		510	175	32%	39%	21%	8%	
319	FL	Jasper	Hamilton	74.9	1268.9	537	3,996	240	5%	67%	28%	0%	
336	FL	Parrish	Manatee	74.5	1180.4		1,079	625	2%	50%	1%	47%	
337	FL	Arcadia	Citrus	74.5	640				0%	0%	100%	0%	
338	FL	Port Charlotte	Babcock	74.5	422.61				0%	0%	100%	0%	
353	VA	Oak Hall	Amazon East(ern st	80	1000		645	135	8%	75%	17%	0%	
364	VA	Stevensburg	Greenwood	100	2266.6	1800	788	200	8%	62%	29%	0%	
368	NC	Warsaw	Warsaw	87.5	585.97	499	526	130	11%	66%	21%	3%	
390	NC	Ellerbe	Innovative Solar 34	50	385.24	226	N/A	N/A	1%	99%	0%	0%	
399	NC	Midland	McBride	74.9	974.59	627	1,425	140	12%	78%	9%	0%	
400	FL	Mulberry	Alafia	51	420.35		490	105	7%	90%	3%	0%	
406	VA	Clover	Foxhound	91	1311.8		885	185	5%	61%	17%	18%	
410	FL	Trenton	Trenton	74.5	480		2,193	775	0%	26%	55%	19%	
411	NC	Battleboro	Fern	100	1235.4	960.71	1,494	220	5%	76%	19%	0%	
412	MD	Goldsboro	Cherrywood	202	1722.9	1073.7	429	200	10%	76%	13%	0%	
434	NC	Conetoe	Conetoe	80	1389.9	910.6	1,152	120	5%	78%	17%	0%	
440	FL	Debary	Debary	74.5	844.63		654	190	3%	27%	0%	70%	
441	FL	Hawthorne	Horizon	74.5	684				3%	81%	16%	0%	
484	VA	Newsoms	Southampton	100	3243.9		-	-	3%	78%	17%	3%	
486	VA	Stuarts Draft	Augusta	125	3197.4	1147	588	165	16%	61%	16%	7%	
491	NC	Misenheimer	Misenheimer 2018	80	740.2	687.2	504	130	11%	40%	22%	27%	
494	VA	Shackelfords	Walnut	110	1700	1173	641	165	14%	72%	13%	1%	
496	VA	Clover	Piney Creek	80	776.18	422	523	195	15%	62%	24%	0%	
511	NC	Scotland Neck	American Beech	160	3255.2	1807.8	1,262	205	2%	58%	38%	3%	
514	NC	Reidsville	Williamsburg	80	802.6	507	734	200	25%	12%	63%	0%	
517	VA	Luray	Cape	100	566.53	461	519	110	42%	12%	46%	0%	
518	VA	Emporia	Fountain Creek	80	798.3	595	862	300	6%	23%	71%	0%	
525	NC	Plymouth	Macadamia	484	5578.7	4813.5	1,513	275	1%	90%	9%	0%	
526	NC	Mooresboro	Broad River	50	759.8	365	419	70	29%	55%	16%	0%	
555	FL	Mulberry	Durrance	74.5	463.57	324.65	438	140	3%	97%	0%	0%	
560	NC	Yadkinville	Sugar	60	477	357	382	65	19%	39%	20%	22%	
561	NC	Enfield	Halifax 80mw 2019	80	1007.6	1007.6	672	190	8%	73%	19%	0%	
577	VA	Windsor	Windsor	85	564.1	564.1	572	160	9%	67%	24%	0%	
579	VA	Paytes	Spotsylvania	500	6412	3500			9%	52%	11%	27%	
582	NC	Salisbury	China Grove	65	428.66	324.26	438	85	58%	4%	38%	0%	
583	NC	Walnut Cove	Lick Creek	50	1424	185.11	410	65	20%	64%	11%	5%	
584	NC	Enfield	Sweetleaf	94	1956.3	1250	968	160	5%	63%	32%	0%	
586	VA	Aylett	Sweet Sue	77	1262	576	1,617	680	7%	68%	25%	0%	
593	NC	Windsor	Sumac	120	3360.6	1257.9	876	160	4%	90%	6%	0%	
599	TN	Somerville	Yum Yum	147	4000	1500	1,862	330	3%	32%	64%	1%	
602	GA	Waynesboro	White Oak	76.5	516.7	516.7	2,995	1,790	1%	34%	65%	0%	
603	GA	Butler	Butler GA	103	2395.1	2395.1	1,534	255	2%	73%	23%	2%	
604	GA	Butler	White Pine	101.2	505.94	505.94	1,044	100	1%	51%	48%	1%	
605	GA	Metter	Live Oak	51	417.84	417.84	910	235	4%	72%	23%	0%	
606	GA	Hazlehurst	Hazlehurst II	52.5	947.15	490.42	2,114	105	9%	64%	27%	0%	
607	GA	Bainbridge	Decatur Parkway	80	781.5	781.5	1,123	450	2%	27%	22%	49%	
608	GA	Leslie-DeSoto	Americus	1000	9661.2	4437	5,210	510	1%	63%	36%	0%	
616	FL	Fort White	Fort White	74.5	570.5	457.2	828	220	12%	71%	17%	0%	
621	VA	Spring Grove	Loblolly	150	2181.9	1000	1,860	110	7%	62%	31%	0%	
622	VA	Scottsville	Woodridge	138	2260.9	1000	1,094	170	9%	63%	28%	0%	
625	NC	Middlesex	Phobos	80	754.52	734	356	57	14%	75%	10%	0%	
628	MI	Deerfield	Carroll Road	200	1694.8	1694.8	343	190	12%	86%	0%	2%	
633	VA	Emporia	Brunswick	150.2	2076.4	1387.3	1,091	240	4%	85%	11%	0%	
634	NC	Elkin	Partin	50	429.4	257.64	945	155	30%	25%	15%	30%	

Parcel #	State	City	Name	Output Total		Used Acres	Avg. Dist		Closest		Adjoining Use by Acre			
				(MW)	Acres		to home	Home	Res	Agri	Ag/R	Com		
638	GA	Dry Branch	Twiggs	200	2132.7	2132.7	-	-	10%	55%	35%	0%		
639	NC	Hope Mills	Innovative Solar 46	78.5	531.87	531.87	423	125	17%	83%	0%	0%		
640	NC	Hope Mills	Innovative Solar 42	71	413.99	413.99	375	135	41%	59%	0%	0%		
645	NC	Stanley	Hornet	75	1499.5	858.4	663	110	30%	40%	23%	6%		
650	NC	Grifton	Grifton 2	56	681.59	297.6	363	235	1%	99%	0%	0%		
651	NC	Grifton	Buckleberry	52.1	367.67	361.67	913	180	5%	54%	41%	0%		
657	KY	Greensburg	Horseshoe Bend	60	585.65	395	1,394	63	3%	36%	61%	0%		
658	KY	Campbellsville	Flat Run	55	429.76	429.76	408	115	13%	52%	35%	0%		
666	FL	Archer	Archer	74.9	636.94	636.94	638	200	43%	57%	0%	0%		
667	FL	New Smyrna Beach	Pioneer Trail	74.5	1202.8	900	1,162	225	14%	61%	21%	4%		
668	FL	Lake City	Sunshine Gateway	74.5	904.29	472	1,233	890	11%	80%	8%	0%		
669	FL	Florahome	Coral Farms	74.5	666.54	580	1,614	765	19%	75%	7%	0%		
672	VA	Appomattox	Spout Spring	60	881.12	673.37	836	335	16%	30%	46%	8%		
676	TX	Stamford	Alamo 7	106.4	1663.1	1050	-	-	6%	83%	0%	11%		
677	TX	Fort Stockton	RE Roserock	160	1738.2	1500	-	-	0%	100%	0%	0%		
678	TX	Lamesa	Lamesa	102	914.5	655	921	170	4%	41%	11%	44%		
679	TX	Lamesa	Ivory	50	706	570	716	460	0%	87%	2%	12%		
680	TX	Uvalde	Alamo 5	95	830.35	800	925	740	1%	93%	6%	0%		
684	NC	Waco	Brookcliff	50	671.03	671.03	560	150	7%	21%	15%	57%		
689	AZ	Arlington	Mesquite	320.8	3774.5	2617	1,670	525	8%	92%	0%	0%		
692	AZ	Tucson	Avalon	51	479.21	352	-	-	0%	100%	0%	0%		
				81										
				Average	111.80	1422.4	968.4	1031	263	10%	62%	22%	6%	
				Median	80.00	914.5	646.0	836	188	7%	64%	17%	0%	
				High	1000.00	9661.2	4813.5	5210	1790	58%	100%	100%	70%	
				Low	50.00	347.1	185.1	343	57	0%	0%	0%	0%	

VI. Distance Between Homes and Panels

I have measured distances at matched pairs as close as 105 feet between panel and home to show no impact on value. This measurement goes from the closest point on the home to the closest solar panel. This is a strong indication that at this distance there is no impact on adjoining homes.

However, in tracking other approved solar farms across North Carolina and other states, I have found that it is common for there to be homes within 100 to 150 feet of solar panels. Given the visual barriers in the form of privacy fencing or landscaping, there is no sign of negative impact.

I have also tracked a number of locations where solar panels are between 50 and 100 feet of single-family homes. In these cases the landscaping is typically a double row of more mature evergreens at time of planting. There are many examples of solar farms with one or two homes closer than 100-feet, but most of the adjoining homes are further than that distance.

VII. Topography

As shown on the summary charts for the solar farms, I have been identifying the topographic shifts across the solar farms considered. Differences in topography can impact visibility of the panels, though typically this results in distant views of panels as opposed to up close views. The topography noted for solar farms showing no impact on adjoining home values range from as much as 160-foot shifts across the project. Given that appearance is the only factor of concern and that distance plus landscape buffering typically addresses up close views, this leaves a number of potentially distant views of panels.

General rolling terrain with some distant solar panel views are showing no impact on adjoining property value.

VIII. Potential Impacts During Construction

Any development of a site will have a certain amount of construction, whether it is for a commercial agricultural use such as large-scale poultry operations or a new residential subdivision. Construction will be temporary and consistent with other development uses of the land and in fact dust from the construction will likely be less than most other construction projects given the minimal grading. I would not anticipate any impacts on property value due to construction on the site.

I note that in the matched pairs that I have included there have been a number of home sales that happened after a solar farm was approved but before the solar farm was built showing no impact on property value. Therefore the anticipated construction had no impact as shown by that data.

IX. Scope of Research

I have researched over 900 solar farms and sites on which solar farms are existing and proposed in North Carolina Virginia, Illinois, Tennessee, Kentucky as well as other states to determine what uses are typically found in proximity with a solar farm. The data I have collected and provide in this report strongly supports the assertion that solar farms are having no negative consequences on adjoining agricultural and residential values.

Beyond these references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

Percentage By Adjoining Acreage									
	Res	Ag	Res/AG	Comm	Ind	Avg Home	Closest Home	All Res Uses	All Comm Uses
Average	19%	53%	20%	2%	6%	887	344	91%	8%
Median	11%	56%	11%	0%	0%	708	218	100%	0%
High	100%	100%	100%	93%	98%	5,210	4,670	100%	98%
Low	0%	0%	0%	0%	0%	90	25	0%	0%
Res = Residential, Ag = Agriculture, Com = Commercial									
Total Solar Farms Considered: 705									

I have also included a breakdown of each solar farm by number of adjoining parcels to the solar farm rather than based on adjoining acreage. Using both factors provide a more complete picture of the neighboring properties.

Percentage By Number of Parcels Adjoining									
	Res	Ag	Res/AG	Comm	Ind	Avg Home	Closest Home	All Res Uses	All Comm Uses
Average	61%	24%	9%	2%	4%	887	344	93%	6%
Median	65%	19%	5%	0%	0%	708	218	100%	0%
High	100%	100%	100%	60%	78%	5,210	4,670	105%	78%
Low	0%	0%	0%	0%	0%	90	25	0%	0%
Res = Residential, Ag = Agriculture, Com = Commercial									
Total Solar Farms Considered: 705									

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential/agricultural use.

X. Specific Factors Related To Impacts on Value

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow a hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

A solar farm presents no hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development and even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known environmental impacts associated with the development and operation.

2. Odor

The various solar farms that I have inspected produced no odor.

3. Noise

Whether discussing passive fixed solar panels, or single-axis trackers, there is no negative impact associated with noise from a solar farm. The transformer reportedly has a hum similar to an HVAC that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. No sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways.

4. Traffic

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

5. Stigma

There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar farms are adjoining elementary, middle and high schools as well as churches and subdivisions. I note that one of the solar farms in this report not only adjoins

a church, but is actually located on land owned by the church. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

6. Appearance

I note that larger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single-story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

Whenever you consider the impact of a proposed project on viewshed or what the adjoining owners may see from their property it is important to distinguish whether or not they have a protected viewshed or not. Enhancements for scenic vistas are often measured when considering properties that adjoin preserved open space and parks. However, adjoining land with a preferred view today conveys no guarantee that the property will continue in the current use. Any consideration of the impact of the appearance requires a consideration of the wide variety of other uses a property already has the right to be put to, which for solar farms often includes subdivision development, agricultural business buildings such as poultry, or large greenhouses and the like.

Dr. Randall Bell, MAI, PhD, and author of the book **Real Estate Damages**, Third Edition, on Page 146 "Views of bodies of water, city lights, natural settings, parks, golf courses, and other amenities

are considered desirable features, particularly for residential properties.” Dr. Bell continues on Page 147 that “View amenities may or may not be protected by law or regulation. It is sometimes argued that views have value only if they are protected by a view easement, a zoning ordinance, or covenants, conditions, and restrictions (CC&Rs), although such protections are relatively uncommon as a practical matter. The market often assigns significant value to desirable views irrespective of whether or not such views are protected by law.”

Dr. Bell concludes that a view enhances adjacent property, even if the adjacent property has no legal right to that view. He then discusses a “borrowed” view where a home may enjoy a good view of vacant land or property beyond with a reasonable expectation that the view might be partly or completely obstructed upon development of the adjoining land. He follows that with “This same concept applies to potentially undesirable views of a new development when the development conforms to applicable zoning and other regulations. Arguing value diminution in such cases is difficult, since the possible development of the offending property should have been known.” In other words, if there is an allowable development on the site then arguing value diminution with such a development would be difficult. This further extends to developing the site with alternative uses that are less impactful on the view than currently allowed uses.

This gets back to the point that if a property has development rights and could currently be developed in such a way that removes the viewshed such as a residential subdivision, then a less intrusive use such as a solar farm that is easily screened by landscaping would not have a greater impact on the viewshed of any perceived value adjoining properties claim for viewshed. Essentially, if there are more impactful uses currently allowed, then how can you claim damages for a less impactful use.

7. Conclusion

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will not negatively impact adjoining property values. The only category of impact of note is appearance, which is addressed through setbacks and landscaping buffers. The matched pair data supports that conclusion.

XI. Conclusion

The matched pair analysis shows no negative impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all support a finding of no impact on property value.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments.

I have found no difference in the mix of adjoining uses or proximity to adjoining homes based on the size of a solar farm and I have found no significant difference in the matched pair data adjoining larger solar farms versus smaller solar farms. The data in the Southeast is consistent with the larger set of data that I have nationally, as is the more specific data located in and around North Carolina.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no negative impact on the value of adjoining or abutting property. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic.



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PROFESSIONAL EXPERIENCE

Kirkland Appraisals, LLC , Raleigh, N.C.	2003 – Present
Commercial appraiser	
Hester & Company , Raleigh, N.C.	1996 – 2003
Commercial appraiser	

PROFESSIONAL AFFILIATIONS

MAI (Member, Appraisal Institute) designation #11796	2001
NC State Certified General Appraiser # A4359	1999
VA State Certified General Appraiser # 4001017291	
SC State Certified General Appraiser # 6209	
FL State Certified General Appraiser # RZ3950	
GA State Certified General Appraiser # 321885	
MI State Certified General Appraiser # 1201076620	
PA State Certified General Appraiser # GA004598	
OH State Certified General Appraiser # 2021008689	
IN State Certified General Appraiser # CG42100052	

EDUCATION

Bachelor of Arts in English , University of North Carolina, Chapel Hill	1993
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CONTINUING EDUCATION

Uniform Standards of Professional Appraisal Practice Update	2022
Sexual Harassment Prevention Training	2021
Appraisal of Land Subject to Ground Leases	2021
Michigan Appraisal Law	2020
Uniform Standards of Professional Appraisal Practice Update	2020
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2019
The Cost Approach	2019
Income Approach Case Studies for Commercial Appraisers	2018
Introduction to Expert Witness Testimony for Appraisers	2018
Appraising Small Apartment Properties	2018
Florida Appraisal Laws and Regulations	2018
Uniform Standards of Professional Appraisal Practice Update	2018
Appraisal of REO and Foreclosure Properties	2017
Appraisal of Self Storage Facilities	2017
Land and Site Valuation	2017
NCDOT Appraisal Principles and Procedures	2017
Uniform Standards of Professional Appraisal Practice Update	2016

Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

GROUND LEASE AGREEMENT**BASIC LEASE TERMS SUMMARY**

Effective Date	The date that this Lease has been fully executed by both Landlord and Tenant as reflected on the signature page(s).
Landlord	Sleepy Creek Farms Inc, a North Carolina corporation, G & L AG Properties LLC a North Carolina limited liability company
Tenant	Juniper Creek Renewables, LLC, a Delaware limited liability company.
Land	Up to 1,500 acres, plus or minus, not delineated as wetland on the Survey, of the real property located along Sleepy Creek Road, near the city of Goldsboro, Wayne County (the "County"), North Carolina, Tax ID Numbers 3506520900, 3506425521, 3506335003, 3506537310, 3505995620, 3505983469, 3505887187, 3505877438, 3506510004, 3506305177, 3506318196, 3506401448, 3505294105, 3505475624, 3505858668, 3505669028, 3505170154, 3505075899, 3505163456, 3505045993, 3505350929, 3505441762, 3505133610, 3505038504, 3505236615, and 3506448466, 3506616709, 3506811631, 3506801774, 3505685984, 3505789649, 3505594924, 3505253538, 3505331506, 3505347214, 2595865683, 3506608172 as approximately depicted on <u>Exhibit A</u> attached hereto, but in all events excluding that portion of the foregoing real property depicted on <u>Exhibit A-1</u> attached hereto.
Initial Diligence Period (Section 3)	365 days.
Initial Diligence Period Fee (Section 3)	
Extended Diligence Periods (Section 3)	One (1) additional 365-day period after the expiration of the Initial Diligence Period ("First Extended Diligence Period"); plus, one (1) additional 365-day period after the expiration of the First Extended Diligence Period ("Second Extended Diligence Period"); plus, one (1) additional 365-day period after the expiration of the Second Extended Diligence Period ("Third Extended Diligence Period").
Extended Diligence Period Fees (Section 3)	for the First Extended Diligence Period; for the Second Extended Diligence Period; for the Third Extended Diligence Period;
Initial Term (Section 4)	246 calendar months.

Renewal Terms <u>(Section 4)</u>	Four (4) successive renewal terms of five (5) years each.
Rent <u>(Section 7)</u>	The sum of (a) [REDACTED] per Acre (prorated for any fractional Acre) per year for each Acre (or portion thereof) not delineated as wetland on the Survey; and (b) [REDACTED] per Acre (prorated for any fractional Acre) per year for each Acre (or portion thereof) delineated as wetland on the Survey, subject to the terms of Section 2; provided, however, that total Rent for any year shall at no time be less than [REDACTED] ("Minimum Rent").
Rent Escalation Date <u>(Section 7)</u>	The [REDACTED] anniversary of the first Rent Payment Date (as defined in Section 7(a))
Rent Escalation Percentage <u>(Section 7)</u>	[REDACTED]
Intended Use <u>(Section 11)</u>	The construction and operation of a solar photovoltaic power array with integrated containerized battery storage facilities for the storage of electricity generated by such arrays (collectively, the "System") for the generation and distribution of electric power, and any related lawful use.
Landlord's Notice Address <u>(Section 19)</u>	Sleepy Creek Farms Inc. [REDACTED]
Tenant's Notice Address <u>(Section 19)</u>	c/o Pine Gate Renewables, LLC 130 Roberts St. Asheville, NC 28801 Attn: Legal Department

GROUND LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT (this "Lease") is made and entered into by and between Landlord and Tenant, effective as of the Effective Date.

NOW THEREFORE, in consideration of the amounts to be paid to Landlord by Tenant and the other mutual promises and covenants set forth herein, the receipt and sufficiency of which is hereby conclusively established, Landlord and Tenant hereby agree as follows:

1. **Basic Lease Terms Summary.** References in the body of this Lease to a portion of the Basic Lease Terms Summary shall be deemed and construed to incorporate all the terms provided thereunder. Notwithstanding anything set forth above, if there is any inconsistency between the Basic Lease Terms Summary and another portion of this Lease, the terms of the Basic Lease Terms Summary shall control.

2. **Leased Premises.**

(a) Landlord hereby agrees to lease the Premises to Tenant, and Tenant hereby agrees to lease the Premises from Landlord, upon the terms and subject to the conditions set forth herein.

(b) The "Premises" as used herein shall be an area comprised of all or part of the Land (such area to be determined in accordance with this Section 2), together with all personal property, improvements and fixtures located on the Land and all other appurtenances, tenements, hereditaments, rights and easements pertaining to the Land. Landlord acknowledges and agrees that the exact size, shape and location of the area of the Land that will comprise the Premises (the "Lease Boundary Line") has not yet been determined, and any maps or depictions which Tenant has shown or will show to Landlord (including, without limitation, Exhibit A attached hereto) are approximations only and are subject to change. During the Diligence Period (as defined in Section 3(b) below), Tenant shall assess the Land to determine the most suitable location for the System. Such location shall be reasonably selected by Tenant in good faith coordination and consultation with Landlord no later than the Commencement Date and in accordance with Section 2(c) hereof. Landlord shall be afforded a reasonable opportunity to review and provide comments and proposed revisions to the Lease Boundary Line prior to finalization of the same. Tenant shall incorporate such comments and revisions to the extent commercially and technically practicable. Until the final Lease Boundary Line is established, any reference to the Premises herein shall be deemed to include the entirety of the Land. To the extent the Premises is determined to be less than the entirety of the Land, Tenant shall use commercially reasonable efforts to limit the excluded portions of the Land such that Landlord, utilizing prudent and usual practices, could not undertake its usual use of the same ("Islanded Land"). In the case that any portion of the Land is determined to be unsuitable for Tenant's Intended Use, which portion may have limited access thereto, Tenant agrees to use commercially reasonable efforts to grant to Landlord any necessary access easements or other access agreements across the Premises for said portion of the Land, which easements or other agreements shall not materially interfere with the development or the operation of the System. Any Islanded Property (i) created solely as a result of design decisions made by Tenant in finalizing the Lease Boundary Line and (ii) of a size equal to or less than ten (10) acres, shall be deemed "Unusable Property" during the Term and treated as part of the Premises solely for purposes of calculating Rent; provided, however, that should such Islanded Property be the result of conditions or characteristics outside the reasonable control of Tenant (including any determination by an authority having jurisdiction that such Islanded Property cannot be part of the Premises, or the designation of such Islanded Property as part of a flood zone, wetland or otherwise bearing physical characteristics making the same unsuitable for development in Tenant's reasonable discretion), such Islanded Property shall not be deemed Unusable Property.

(c) Within thirty (30) days following the Construction Commencement Date (as defined in Section 4(a) below), Tenant shall obtain and deliver to Landlord an ALTA survey, including, without limitation, ALTA survey Table A, Item 18 detail (the "Survey"), which shall set forth and conclusively establish (1) the metes and bounds legal description of the Lease Boundary Line, (2) the net acreage (the "Acreage", and each such acre, an "Acre") of the Premises, being the total Acreage located within the Lease Boundary Line net of any Acreage delineated as wetlands, and (3) the composition and respective size of the Acreage as divided between areas classified as wetlands and areas not impacted by wetland classification; provided that Tenant shall engage or order, at its sole cost and expense, any additional qualified specialists or additional reports and studies as the surveyor may require to properly depict the composition of the Acreage pursuant to the foregoing clause (3). The parties agree that (A) the Lease Boundary Line and Acreage set forth in the Survey shall be incorporated into this Lease as if fully set forth herein without amendment to this Lease, and (B) the Acreage set forth in the Survey shall be the Acreage used for purposes of computing Rent. Landlord acknowledges, agrees and consents that the final Acreage of the Premises as established by the Survey may be less than the approximate acreage of the Land set forth in the Basic Lease Terms Summary, which would have the effect of reducing the Rent payable under this Lease. If requested by Tenant, Landlord shall provide written consent to the foregoing or an amendment to this Lease expressly incorporating the Survey into this Lease as provided in this Section 2(c).

3. Diligence Period.

(a) The Initial Diligence Period shall commence on the Effective Date, for which Tenant shall pay to Landlord the Initial Diligence Period Fee within thirty (30) days thereof. During the Diligence Period (as defined below), Tenant (and its agents, representatives, consultants and affiliates) shall be permitted access to the Premises at reasonable times and upon reasonable notice to Landlord, for purposes of conducting (at Tenant's expense) any and all investigations or testing of the Premises as Tenant may deem necessary, appropriate or convenient, including without limitation, the surveying or investigation of environmental, soils, biological, cultural, historical, boundary or geotechnical matters. Tenant is hereby authorized to undertake direct discussions and/or negotiations with any governmental entity or other agency, body or organization that has jurisdiction over the Premises (including, without limitation, any city, county state or federal agency) in regard to the Premises and the Intended Use. This Section 3(a) shall survive termination of the Lease.

(b) Tenant may elect to extend the Initial Diligence Period by the Extended Diligence Periods by providing written notice to Landlord prior to the expiration of the Initial Diligence Period (or the preceding Extended Diligence Period, as applicable), and paying to Landlord the applicable Extended Diligence Period Fee within thirty (30) days after the expiration of the Initial Diligence Period (or the preceding Extended Diligence Period, as applicable) if exercised. The Initial Diligence Period Fee (and the Extended Diligence Period Fees, if applicable) has been bargained for and agreed to as consideration for the Diligence Period, Tenant's right to terminate this Lease pursuant to Section 3(e), and for Landlord's execution and delivery of this Lease, and such consideration is nonrefundable in all events. If the Rent Commencement Date (as defined in Section 6(a)) occurs prior to the end of the Initial Diligence Period or any exercised Extended Diligence Period, any unamortized portion of the applicable Extended Diligence Period Fee shall be applied against the initial Rent payment. The Initial Diligence Period and the Extended Diligence Periods, if exercised, shall be collectively referred to as the "Diligence Period".

(c) Landlord shall provide to Tenant any of the following in Landlord's possession or control, within five (5) days following the Effective Date: (1) any notice of violation of any law or regulation, including zoning laws applicable to the Premises, (2) any "Phase I" and other environmental assessment reports regarding the Premises, (3) Landlord's most recent survey and title insurance policy relating to the Premises, (4) any governmental permits, licenses or approvals for the Premises, (5) tax bills, contracts and agreements relating to the Premises, and (6) any other surveys, physical condition reports,

notices regarding zoning or government action with respect to the Premises.

(d) Landlord acknowledges that Tenant may obtain, at Tenant's expense, a title insurance policy insuring Tenant's leasehold interest in the Premises. Landlord agrees to reasonably assist Tenant in obtaining such title policy by supplying any information reasonably requested by the title insurance company in connection with issuing such title policy.

(e) During the Diligence Period, Tenant may terminate the Lease, for any reason or no reason, exercisable upon written notice from Tenant to Landlord of its election to terminate delivered on or before the expiration of the Diligence Period (as may be extended pursuant to Section 3(b) above), in which event Landlord and Tenant shall have no further rights or obligations under this Lease except as otherwise expressly provided in this Lease.

(f) During the Diligence Period, Tenant agrees to indemnify and hold Landlord harmless from and against any loss or damage arising out of or by reason of Tenant's due diligence activities on the Property during the Due Diligence Period, as extended, by Tenant and/or its employees, contractors and/or agents; provided, however, this indemnity shall not apply to any claims, costs, expenses and liabilities arising out of (i) the mere discovery by Tenant and/or its employees, contractors and/or agents of any pre-existing adverse conditions at or upon the Property, or (ii) the negligence or willful misconduct of Landlord. This provision shall survive termination of this Lease. Prior to Tenant's entry upon the Land, Tenant shall provide to Landlord evidence of insurance as set forth in Section 23 below.

4. Lease Term.

(a) The Initial Term shall commence on the date on which Tenant begins construction of the System on the Premises (the "Commencement Date") and shall continue for the entire Initial Term unless modified or earlier terminated pursuant to the terms hereof. If the Initial Term does not commence on the first day of a month, then the Initial Term shall not end until the last day of the last month of the Initial Term. For the avoidance of doubt, the Commencement Date shall not be triggered by (i) Tenant's due diligence activities on the Premises (including, without limitation, any surveying, soil or environmental testing or similar work) or (ii) any work performed by or on behalf of the servicing utility company.

(b) Tenant shall have the option to extend the Initial Term for the Renewal Terms by providing Landlord with written notice no later than one hundred twenty (120) days prior to the expiration of the Initial Term (or the preceding Renewal Term, as applicable). The Renewal Terms shall be subject to all the terms and provisions of this Lease. The Initial Term and any Renewal Terms, if exercised, shall be collectively referred to as the "Term".

5. Termination of Lease.

(a) Tenant shall have the right to terminate this Lease as to all or any part of the Premises pursuant to the failure of any condition described in Section 5(b) below; provided, that if Tenant so terminates pursuant to Section 5(b) after the occurrence of the Rent Commencement Date, then such termination shall be effective as of the date that Tenant pays to Landlord a termination fee equal to the greater of (i) the total Rent that would otherwise be due for the first twelve months following the Rent Commencement Date and (ii) the total Rent that would otherwise be due for the twelve (12) months immediately preceding the date Tenant delivers notice of termination.

(b) Tenant's obligation to continue this Lease is at all times expressly subject to satisfaction of each of the following conditions: (i) Tenant's obtaining and maintaining all necessary or

required approvals from state, federal and local authorities, (ii) Tenant's obtaining and maintaining any agreement that is necessary for the operation of the System and the sale and delivery of the electricity generated by it, including without limitation an interconnection agreement and power purchase agreement with the applicable utility company, and (iii) Tenant's ability to continuously operate the System and utilize the Premises for the Intended Use, which may include, but shall not be limited to, curtailment of the distribution of electric power by the applicable utility company. If any of the foregoing conditions are not satisfied at any time following the Commencement Date due to a cause outside the control of Tenant (i.e., the failure of such condition(s) does not result from Tenant's breach of an obligation under an ancillary agreement or approval, failure to act or other affirmative fault of Tenant), Tenant shall make commercially reasonable efforts to cause such condition(s) to be satisfied. Should Tenant's commercially reasonable efforts fail to cause such condition(s) to be satisfied, Tenant shall have the right to terminate this Lease effective upon ninety (90) days' advanced written notice to Landlord. Any and all Rent payments paid by Tenant prior to the date of such notice shall remain the property of Landlord. In the event this Agreement is terminated by Tenant in accordance with this paragraph, Tenant shall, within ten (10) days after termination, execute and record a notice of termination evidencing such termination and releasing the memorandum recorded pursuant to Section 26 hereof.

6. Rent Commencement.

(a) Tenant's obligation to pay Rent shall commence on the earlier of: (i) the expiration of the Diligence Period (as may be extended pursuant to Section 3(b) above) or (ii) the Commencement Date (the earlier of such dates, the "**Rent Commencement Date**"). For the avoidance of doubt, the Commencement Date shall not be deemed to have occurred as a result of (and the Rent Commencement Date shall not be triggered by): (1) Tenant's due diligence activities on the Premises (including, without limitation, any surveying, soil or environmental testing or similar work) or (2) any work performed by or on behalf of the servicing utility company. Upon the occurrence of the Rent Commencement Date, Tenant shall send a written notice to Landlord confirming the occurrence of the Rent Commencement Date.

(b) Landlord shall furnish Tenant with a signed, completed form W-9 within twenty (20) business days following the Effective Date and thereafter within ten (10) days of any event causing a change in any of the information set forth in the previously delivered W-9, including any transfer or assignment of the Landlord's interest in the Lease. Tenant shall be entitled to delay delivery of Rent or any other payment due under this Lease, including the Initial Diligence Period Fee, until it receives such W-9.

7. Rent; Payment Schedule; Rent Escalation.

(a) Excepting termination of this Lease prior to the Rent Commencement Date, Rent shall be payable in advance in semi-annual installments due on each January 15 and July 15 during the Term or any Renewal thereof (each, a "**Rent Payment Date**"); provided, that the first installment of Rent shall be due on the Rent Commencement Date and shall be prorated, on a daily basis, for the period between the Rent Commencement Date and the first Rent Payment Date.

(b) Beginning on the Rent Escalation Date, and for each anniversary thereafter, the annual Rent shall increase over the annual Rent payable for the immediately preceding year by the Rent Escalation Percentage.

(c) If any overdue installment of rent is not received by Landlord when due, Tenant will pay a late fee to Landlord in the amount of five percent (5%) of the unpaid delinquent rent amount, and Tenant shall pay interest of 1.5% per month on the unpaid balance due from the date of Landlord's notice until the principal and the interest is paid in full.

(d) If the Rent Commencement Date occurs prior to the establishment of the Lease Boundary Line, then the Rent payable on and after the Rent Commencement Date until the date that the Lease Boundary Line is established (such period, the "Interim Rent Period") shall be computed based on the approximate acreage of the Land set forth in the Basic Lease Terms Summary above. Once the Lease Boundary Line is established, the Rent payable on and after such date shall be computed based on the final Acreage set forth in the Survey (and the Rent shall be increased or decreased accordingly). If the Rent is increased as a result of an increase in the final Acreage as set forth in the Survey, Tenant shall make a one-time payment to Landlord on the next Rent Payment Date equal to the difference between (i) the amount of Rent which would have been payable during the Interim Rent Period if computed based on the final Acreage set forth in the Survey, *minus* (ii) the amount of Rent actually paid during the Interim Rent Period. If the Rent is decreased as a result of a decrease in the final Acreage as set forth in the Survey, Tenant shall deduct from the next Rent payment owing to Landlord an amount equal to the difference between (i) the amount of Rent actually paid during the Interim Rent Period, *minus* (ii) the amount of Rent which would have been payable during the Interim Rent Period if computed based on the final Acreage set forth in the Survey.

8. **Utilities; Maintenance.** During the Term, (a) Tenant shall arrange and pay for all public utility services used on the Premises by Tenant, and (b) Tenant shall be responsible for the repair and maintenance of the entire Premises, including any portion of the Premises located outside of the proposed fenced area.

9. **Landlord's Uses.**

(a) Crops and Livestock.

(i) Prior to the Rent Commencement Date, Landlord may plant farm crops or enter into a lease for the planting of farm crops or grazing of livestock on the Premises (so long as any such lease does not have a term longer than one (1) year); provided, that Landlord shall provide Tenant with written notice thereof prior to the planting of such crops or grazing of livestock, or commencement of planting activities such as fertilizing, or execution of any such farm lease, which notice shall include the estimated date(s) for planting and harvesting such crops or removing livestock, as applicable. Following receipt of such notice, Tenant may, in Tenant's sole and absolute discretion, elect to (A) notwithstanding the terms of Section 6(a), delay the Rent Commencement Date until the earlier of the date that any crops actually planted on the Premises are harvested, or livestock are removed from the Premises, or one year following the date of such notice, or (B) commence construction of the System at any time during the term thereof, upon forty five (45) days' notice to Landlord, and Landlord shall remove or cause the removal of any livestock on the Premises prior to the commencement of construction.

(ii) In the event that Tenant under the foregoing clause (i) commences construction prior to crop harvest or the expiration of any grazing or crop lease, prior to the Rent Commencement Date, Tenant shall pay the (x) owner of any crops actually planted an amount equal to the fair market value of the portion of any crop or agricultural input such as herbicides or fertilizer that cannot reasonably be harvested and sold solely as a result of the construction of the System or (y) the Landlord the cost of removal of the livestock and the remaining rent that would have been payable to Landlord under the grazing lease but for the early termination thereof as a result of the construction of the System. Even if farm crops are planted on the Premises or livestock are grazing on the Premises prior to the Rent Commencement Date, Tenant shall nevertheless have the right to enter onto the Premises to extract soil samples, perform geotechnical tests, and conduct such other tests, studies, inspections and analyses on the Premises as Tenant deems necessary, useful or appropriate; provided Tenant shall use its best efforts not to damage or disrupt any crops or livestock, e.g. in the case of livestock, closing any protective fencing and gates.

(b) Timber. Landlord shall have primary rights to timber clearing and the proceeds thereof on the Premises at any time during the Diligence Period of this Lease.

(i) The Landlord agrees not to plant any new Timber during the Diligence Period on the Premises without Tenant's approval, which approval shall not be unreasonably withheld, conditioned or delayed; provided, however, that without Tenant's approval, but with prior written notice to Tenant and reasonable consultation with Tenant, Landlord shall have the right to plant new Timber on the Premises during the Diligence Period if required by (i) Applicable Laws; (ii) any contract or other agreement to which Landlord is a party as of the Effective Date; or (iii) any certification program or other voluntary program in which Landlord participates as of the Effective Date. As of the Effective Date, Landlord has disclosed in writing to Tenant the agreements and programs within the scope of the foregoing clauses (ii) and (iii) to which Landlord or the Land is subject.

(ii) Prior to the Commencement Date, Landlord may harvest the timber located on the Premises and retain all proceeds from such harvest; provided, however, that during the Diligence Period, any and all of Landlord's permitted activities on the Premises shall not unreasonably interfere with Tenant's rights to the Premises and activities thereon as permitted in this Lease. Landlord at all times during the Term shall be deemed to be the owner of the timber located within and upon the Premises and other portions of the Land and all logs generated from the harvest of such timber and shall be entitled to all of the proceeds arising from the sale of such logs.

(iii) Upon the Commencement Date and continuing through the remainder of the Term, Landlord shall retain the right to all of the value of the timber located on the Premises, but the responsibility and control over the harvest of any timber (no matter whether merchantable) located on the Premises (including the decision of whether to harvest any or all of the timber located on the Premises) shall belong solely to the Tenant, exercisable in its absolute discretion. Any harvesting activities by either Party hereto shall be undertaken in compliance with all applicable laws. All timber activities by either Party shall be performed using prudent and standard forestry practices in the state in which the Land is located. From and after the Construction Commencement Date, Tenant shall have the right to remove timber, along with all rights to necessary easements to remove the timber safely and effectively from the Premises. Such timber shall be sold at a price and to a buyer selected in Tenant's commercially reasonable discretion, and Tenant shall deliver any proceeds received from such sale to Landlord, minus all costs incurred by Tenant in removing such timber.

10. Tenant's Property.

(a) The System and its constituent parts, together with any and all improvements or other features constructed on, or personal property installed or placed on the Premises by or for Tenant, including without limitation, machinery, fixtures, trade fixtures, equipment, racking, inverters, cables, solar panels and other personal property (collectively, "**Tenant's Property**") are personal property within the meaning of Article 9 of the UCC (as defined in Section 48 below) regardless of the manner of attachment to the Premises, and shall at all times be deemed to be the property of Tenant (subject to any Transfer in accordance with Section 27(a)). The creation, attachment and perfection of security interests in Tenant's Property shall be governed exclusively by Article 9 of the UCC. Landlord hereby waives all rights to levy, distraint, possession or landlord's lien against Tenant's Property, if any, and shall not cause the creation of, or attachment to, Tenant's Property of any liens (including mechanics' and judgment liens) or other encumbrances, subject to Section 15 below, and Landlord is not responsible for payment of any Taxes assessed on Tenant's Property.

(b) The parties hereto acknowledge that the Premises consist of land only and do not include Tenant's Property. Any claim to a lien or encumbrance upon the Premises, arising from any act or

omission of Landlord, shall accrue only against the real estate owned by Landlord, and not against Tenant's Property, and shall be subject to this Lease. If any such lien or encumbrance shall be filed against Tenant's Property as a result of Landlord's actions, Landlord shall, without cost or expense to Tenant, promptly and within a reasonable time cause such lien or encumbrance to be discharged of record by payment, statutory lien release bond, court order or otherwise as provided by law.

(c) Except for the payments described in this Lease, Landlord shall not be entitled to any payments, credits, benefits, emissions reductions, offsets, incentives, grants or allowances of any kind, howsoever entitled, attributable to the System or the electric energy, capacity or other generator- or storage-based products produced therefrom, all of which shall accrue solely to the benefit of Tenant. Landlord shall have no ownership or other interest in any scientific or engineering data at any point in time or for any duration of time collected at the System or on the Premises. Such scientific or engineering data is the sole and exclusive property of Tenant. Possession of such data by Landlord shall not constitute ownership of such data.

11. **Use and Occupancy.** Tenant shall use the Premises for the Intended Use (including all lawful uses that are incidental or convenient thereto, or otherwise not inconsistent with the Intended Use).

12. **Alterations and Construction Rights.** Tenant shall make commercially reasonable efforts to provide Landlord with written notice of its intention to begin construction of the System at least ninety (90) days prior thereto such that Landlord may exercise its rights pursuant to Section 9 and to otherwise remove any improvements and personal property from the Premises. From the Commencement Date and throughout the Term, Tenant may, at its expense and without the consent of Landlord, remove and/or alter any existing improvements on the Premises, and make any alterations, additions, improvements and changes to the Premises that Tenant deems reasonably necessary in the operation of its business and the Intended Use, including, without limitation, installation of the System, fencing, security devices and/or signage, and excavating, grading, leveling or otherwise modifying the Land; provided, that such alterations, additions, improvements and changes are made in compliance with applicable laws. Landlord shall sign and deliver all applications and other documents, and shall take all such other actions, as are reasonably requested by Tenant in connection with obtaining any re-zonings, variances or other approvals as Tenant shall deem necessary or desirable in connection with the operation of the Premises, all at no out-of-pocket cost or expense to Landlord.

13. **Subdivision.** Tenant shall have the right to cause the subdivision of (a) the Premises from the Land or (b) a portion of the Premises from the remainder of the Premises and Land. Landlord agrees to execute and deliver, upon request by Tenant and in the reasonable form requested by Tenant, any additional documents needed to effect such subdivision, including without limitation applications and proposed plat maps required to be filed with any governmental agency having jurisdiction over such subdivision. Landlord's cooperation and assistance with any requests of Tenant pursuant to this Section 13 shall be at no out-of-pocket cost or expense to Landlord. Landlord and Tenant shall execute any documents or amendments to this Lease necessary or convenient to conform this Lease to the circumstances resulting from such subdivision, including, upon request by Tenant, by complying with Section 28 hereof.

14. **End of Term.** Within one hundred twenty (120) days after the expiration or earlier termination of the Term, Tenant shall completely remove all of Tenant's Property, vacate the Premises, and restore the Premises to substantially the same condition in which it existed as of the Commencement Date, which shall leave the Premises free of any conditions created by Tenant which present a current unreasonable risk of harm to Landlord or members of the public. During said removal period, Tenant shall continue paying Rent to Landlord monthly, in advance, at the same rate as immediately preceding Lease expiration or earlier termination. For the avoidance of doubt, Tenant shall have no obligation to restore any improvements demolished and removed from the Premises as permitted under Section 12 and shall not be

required to replant any trees or farm crops removed in connection with the construction of the System. If Tenant fails to vacate the Premises in accordance with this Section 14, Landlord shall be entitled to holdover rent in the amount equal to one hundred fifty percent (150%) of Rent for the final year of the Term, prorated on a daily basis, for each day that Tenant fails to so vacate the Premises, which shall be limited to one hundred eighty (180) days following the final notice from Landlord in accordance with Tenant's cure rights, and those of any Additional Notice Party, as set forth in this Lease. Subsequent to written notice, the tolling of all applicable cure periods and the expiration of the aforementioned 180-day period, Tenant's Property may be deemed abandoned, and Landlord may assert ownership interest in Tenant's Property thereafter. Any such holdover shall be construed as a tenancy from month-to-month.

15. **Taxes.**

(a) During the Term, Tenant shall pay Tenant's Portion (calculated in accordance with this Section 15(a)) of the Tax Bill. Landlord shall provide Tenant with copies of all invoices, bills and notices (collectively, "Tax Bills") regarding all real estate and ad valorem taxes and assessments imposed or levied on the Premises by any applicable government taxing authority (each, a "Tax", and collectively, "Taxes"), within thirty (30) days of Landlord's receipt of any such Tax Bill. Landlord shall remit payment directly to the taxing authority for the entire amount of any Tax Bill and, within thirty (30) days after Landlord notifies Tenant that such payment has been made, Tenant shall reimburse Landlord for the portion of the Tax Bill allocable to the Premises (such portion, "Tenant's Portion"), which portion shall bear the same relationship to the total Tax Bill as the Premises bears to the larger tax parcel. In the case that the Premises is separately assessed, Tenant's Portion shall be one hundred percent (100%). Once the Lease Boundary Line is established, the parties shall confirm Tenant's Portion in a written confirmation. Without limiting the foregoing, Tenant shall have the right, but not the obligation, at any time during the Term to pay the entire Tax Bill on Landlord's behalf and deduct any amounts not attributable to Tenant's Portion from future installment payments of Rent. To the extent permissible, Tenant agrees to make payments directly to any applicable government taxing authority for Tenant's Portion of any Tax Bill.

(b) Without limiting Section 15(a), if Tenant's use of the Premises results in the revocation of a classification of any of the Land, or any real property adjacent to the Land controlled by Landlord, as "agricultural land", "forestry land" or similar classification, thereby triggering liability for "rollback" taxes, Tenant shall pay one hundred percent (100%) of such rollback tax liability, together with any related interest or penalties, other than interest and/or penalties arising from Landlord's failure to timely provide Tenant with a copy of such Tax Bill.

(c) Upon Tenant's reasonable request, Landlord shall take such reasonable actions and do such things as necessary or desirable to facilitate any action by Tenant to contest any Tax Bill or the assessed value of the property on which they are levied, or to otherwise seek the abatement of Taxes applicable to the Premises, or to seek the separate assessment of the Premises as a distinct tax parcel if the Premises are included within a larger tax parcel. Tenant shall have the right, but not the obligation to pursue any such action.

(d) Notwithstanding anything contained in this Lease, (1) Tenant shall not be under any obligation to pay any part of any franchise, excise, estate, inheritance, income, transaction privilege or similar tax which is or may become payable by Landlord or which may be imposed against Landlord or against the Rent payable under this Lease or upon the income or profits of Landlord by reason of any law now in force or later enacted, and (2) in the event the Premises are re-assessed for tax purposes because of transfer of ownership of the Land during the Term of this Lease, Tenant shall not be responsible for payment of any increase in taxes, charges and assessments attributable to such re-assessment, which increase shall be the sole responsibility of Landlord.

16. **Fire or Other Casualty.** If during the Term, all or part of the Premises or Tenant's Property are damaged by fire, wind, flood, earthquake or other casualty, with the result that it would not be commercially or economically reasonable or desirable to repair and restore the Premises and/or Tenant's Property, as applicable, as determined in Tenant's commercially reasonable discretion, then Tenant may terminate this Lease by providing Landlord with written notice of the same and vacating the Premises in compliance with Section 14 hereof. Tenant, or its successor in interest, shall be entitled to 100% of any proceeds from casualty insurance policies maintained by Tenant.

17. **Condemnation.**

(a) If all or part of the Premises and/or Tenant's Property shall be subject to condemnation, the exercise of the power of eminent domain, or other governmental taking (the foregoing, collectively, a "Taking") with the result that the unaffected portion of the Premises is insufficient or otherwise unsuitable for Tenant's continued use of the Property for the Intended Use or such other use as existed at the time of the Taking, as determined in Tenant's commercially reasonable discretion (a "Total Taking"), then Tenant may terminate this Lease by providing Landlord with written notice of the Total Taking, the Lease shall terminate effective as of the date set forth in such notice, and Tenant shall vacate the Premises in accordance with Section 14.

(b) If all or part of the Premises and/or Tenant's Property shall be subject to a Taking that, in Tenant's sole and absolute discretion, does not constitute a Total Taking (a "Partial Taking") then (i) concurrently with such Taking this Lease shall terminate with respect to the affected portion of the Premises, which Tenant shall vacate in accordance with Section 14, (ii) this Lease shall continue in full force and effect with respect to the unaffected portion of the Premises and (iii) the Acreage shall be reduced for each Acre (or portion thereof) subject to the Taking, and the Rent shall be reduced accordingly. For purposes of clarification only, Tenant shall be entitled to remove Tenant's Property from any portion of the Premises that is subject to a Taking.

(c) Tenant, at its own expense, shall have the right but not the obligation to participate in any proceedings with respect to a Taking; in such event Landlord shall cooperate with Tenant to facilitate such participation. Neither Landlord nor Tenant shall enter voluntarily into any binding agreement or settlement related to a Taking without the prior consent of the other party, which consent shall not be unreasonably withheld, conditioned or delayed.

(d) The proceeds of any Taking shall be apportioned as between Landlord and Tenant as follows: First, to Landlord an amount equal to the fair market value of the Land subject to the Taking and calculated with reference to the value of the Land for agricultural use or its use as of the Effective Date, but not the improvements constructed or placed by Tenant thereon. Second, to Tenant, such amounts as are necessary to compensate Tenant for the loss of use of the Premises so Taken, including any improvements constructed or placed by Tenant on the Land, and the loss or interruption of Tenant's business and the cost of any restoration or repair necessitated by such Taking, including consequential losses. If after giving effect to the foregoing there remain any un-apportioned proceeds, they will be equitably apportioned as between Landlord and Tenant.

18. **Default; Remedies.** The failure by a party hereto to perform (i) its monetary obligations under this Lease, if not remedied within fifteen (15) business days of written notice of such failure from the other party, or (ii) for non-monetary defaults, if not remedied within sixty (60) calendar days of written notice of such failure; provided that if such failure is not capable of being remedied within sixty (60) days, remedial action is not commenced and diligently pursued within such sixty (60) day period, shall constitute a default hereunder (a "Default"). Following an event of Default, the non-defaulting party may pursue any available remedies at law or in equity, including, but not limited to, termination of this Lease, subject to

Section 29. Notwithstanding the foregoing, the non-defaulting party shall take commercially reasonable measures to mitigate damages resulting from such Default. Tenant may, in its sole and absolute discretion, elect to cure a Default on the part of Landlord, in which case Tenant shall be entitled to offset future payments of Rent or other amounts due to Landlord hereunder together with the reasonable and documented out-of-pocket expenses incurred by Tenant in pursuing to cure such Default.

19. Indemnifications. Landlord shall indemnify, defend and hold Tenant harmless for, from and against any and all damages or claims caused by Landlord's gross negligence or willful misconduct, or Landlord's breach of this Lease, that Tenant may be compelled to pay or defend in connection with this Lease or Tenant's use of the Premises, except to the extent such damages or claims are directly attributable to the actions or omissions of Tenant or any of Tenant's agents or employees. Tenant agrees to indemnify, defend and hold Landlord harmless for, from and against any and all damages or claims caused by Tenant's gross negligence or willful misconduct, Tenant's breach of this Lease, or Tenant's operation of the System, that Landlord may be compelled to pay or defend in connection with this Lease or Tenant's use of the Premises, except to the extent such damages or claims are directly attributable to the actions or omissions of Landlord or any of Landlord's agents or employees.

20. Notices. All notices, elections, demands, requests, and other communications hereunder shall be in writing, signed by the party making the same and shall be sent by certified or registered United States mail, postage prepaid, or by national overnight courier service which provides tracking and acknowledgement of receipts or by email transmission, addressed to the party to be served at the address indicated in the Basic Lease Terms Summary above or at such other address as may hereafter be designated in writing by either party hereto, or by any other method if actually received. The time and date on which mail is postmarked shall be the time and date on which such communication is deemed to have been given.

21. Easements. In accordance with the findings of the Survey as set forth in Section 2(c), Landlord hereby grants to Tenant during the Term of this Lease, each of which shall be self-operative: (a) an easement for unobstructed light, solar energy resources, access (including vehicular and pedestrian ingress and egress) and utility access over, under and across that property owned by Landlord which is adjacent to or in the vicinity of the Premises as reasonably necessary for Tenant's conduct of the Intended Use on the Premises and to access the Premises, which impacted property is initially depicted on Exhibit A-2 hereto, (b) an easement for any and all encroachments of Tenant's Property onto Landlord's adjacent property, which impacted property is initially depicted on Exhibit A-2 hereto, and (c) an easement over, under and across the Landlord's adjacent property for audio, visual, view, light, flicker, noise, vibration and any other effects attributable to the Intended Use of the Premises. No later than the Commencement Date, Tenant shall determine the final locations of the easements set forth in clauses (a) and (b), in good faith consultation with Landlord. The final locations of any such easements shall be subject to Landlord's written consent, which consent shall not be unreasonably withheld, conditioned or delayed. Upon such determination, Exhibit A-2 hereto shall be replaced with an accurate depiction of the adjacent real property impacted by such easements without a formal amendment of this Lease. Without limiting the foregoing, Landlord agrees to execute and deliver any separate easement agreements for the benefit of Tenant and the Premises as Tenant or the utility to which the System is interconnected (the "Utility") may reasonably request to facilitate the construction, operation and removal of the System, or otherwise in connection with Tenant's use of the Premises during the Term (collectively, the "Easements"). Landlord and Tenant (and the Utility, as applicable) shall in good faith establish the location and terms of such Easements within twenty (20) days of the request therefor, and any such Easements shall be confirmed in writing, signed by the parties and recorded in the County records against the Land and/or any property adjacent to or in the vicinity of the Premises and shall run with the Lease and inure to the benefit of Tenant (or the Utility, as applicable) and its transferees, successors and assigns hereunder, including any Additional Notice Party.

22. Non-Disturbance Agreement. Landlord shall (i) deliver to Tenant within thirty (30) days

after the Effective Date a commercially reasonable recognition, non-disturbance and attornment agreement with regard to any existing mortgages, deeds of trust and any other Liens identified by Tenant in writing; or (ii) at Landlord's option, in lieu of complying with the foregoing clause (i) remove any Liens, identified by Tenant in writing from Landlord's fee simple title to the Property. A "non-disturbance agreement" is an agreement between Tenant, Landlord and the holder of a Lien, in form reasonably acceptable to the parties thereto, providing that the holder of the Lien shall not disturb Tenant's possession or rights under this Lease or terminate this Lease so long as Landlord is not entitled to terminate this Lease under the provisions of this Agreement. Landlord shall not grant, create, allow or suffer any Lien or other encumbrance on title to the Property. For purposes of this Section 21, "Lien" shall mean liens, encumbrances, easements, leases, mortgages, deeds of trust, security interests, fractured interests, mineral, oil or gas rights (including severed rights granted to third parties), options to purchase or lease, claims and disputes in or to, or otherwise affecting, the Premises or any portion of the Property subject to an easement granted hereunder in favor of Tenant. Notwithstanding the foregoing, Landlord, without the consent of Tenant, may mortgage its interest in the Land, so long as any such mortgage remains subordinate to this Lease, or in the alternative, so long as the fee mortgagee provides to Tenant a non-disturbance agreement. In no event shall this Lease become subordinate to a Lien arising after the Effective Date absent a fully executed non-disturbance agreement or a writing in recordable form, subject to this Section 22, confirming the subordination of such Lien to this Lease and any new lease pursuant to Section 29. Tenant shall attorn to the successor of the fee estate, by a foreclosure event or deed in lieu of foreclosure, as successor landlord hereunder, provided that such successor has assumed in writing all obligations of Landlord and otherwise recognized and agreed not to disturb this Lease. Upon such attornment, this Lease shall continue in full force and effect as if it were a direct lease between the successor landlord and Tenant; provided successor landlord shall not be liable for any act or omission of Landlord accruing prior to the date the successor acquired title to the Premises. Additionally, no fee mortgagee that succeeds to title to the Premises shall be bound by (x) any amendment to this Lease or (y) any credit against Rent, in either case of which it did not receive notice. No successor to title of the Premises shall be liable for any prepayment of Rent made more than one (1) month in advance of the due date therefor except to the extent actually received by such successor. If requested by Landlord, Tenant shall execute and deliver to Landlord a non-disturbance agreement in recordable form within thirty (30) days of request.

23. Landlord's Representations and Warranties.

(a) Landlord hereby represents and warrants to Tenant that: (i) Landlord owns the Land in fee simple, subject to instruments of record, and has all requisite right, power and authority to enter into this Lease, without the consent or joinder of any party not joining in the execution hereof (including spouses); (ii) to Landlord's knowledge, the execution of this Lease will not constitute a violation of nor be in conflict with nor constitute a default under any term or provision of any agreement or instrument to which Landlord is a party or by which the Premises or any part thereof is bound; (iii) to Landlord's knowledge, no hazardous or toxic substances have been released or manufactured, or are present on the Premises in amounts in excess of the lawful limit absent a permit, and no underground storage tanks (whether or not abandoned) exist on or under the Premises except to the extent normal for the existing and prior agricultural use of the Land; (iv) Landlord has not received any notice of any pending or threatened Taking, zoning change or legal, regulatory or other noncompliance relating to the Premises, or of any possible widening of the streets abutting the Premises; (v) Landlord has not received any notice of proposed curtailment of utility services to the Premises; (vi) except for any crop or grazing leases as permitted hereunder and disclosed in writing to Tenant, the Premises are free from any recorded or unrecorded use or occupancy restrictions or declarations of restrictive covenants, and, except for any instruments of record, there are no existing liens, mortgages, or deeds of trust encumbering all or any part of the Premises; (vii) there are no service or maintenance contracts affecting the Premises; (viii) there are no delinquent or outstanding Taxes, liens or other impositions levied or assessed against the Premises or any larger parcel

of property of which the Premises is a part; (ix) except for this Lease and the crop or livestock leases permitted hereunder and disclosed to Tenant, there are no leases, options to purchase, license agreements or other third party rights to use or possess the Premises, whether written or oral, recorded or unrecorded; (x) Landlord is not in the hands of a receiver nor is an application for such a receiver pending, nor has Landlord made an assignment for the benefit of creditors, nor filed, or had filed against it, any petition in bankruptcy nor is Landlord a defendant in any ongoing or pending litigation proceedings; (xi) if Landlord is a limited partnership, trust, limited liability company, corporation or other business entity, Landlord is in good standing under the laws of the state of its incorporation and the state in which the Premises are located, and the undersigned representatives of Landlord have full power and authority to execute and deliver this Lease; (xii) if Landlord is one or more natural persons, except for the spouse identified on the signature page to this Lease, such natural persons are unmarried, (xiii) to Landlord's knowledge, there is no underground septic system or leach field located upon the Land; (xiv) reserved; (xv) to Landlord's knowledge, no person or entity has buried any refuse, construction materials, garbage or any other matter of any kind or nature below the surface of the Land, (xvi) to Landlord's knowledge, the Land does not support or affect any endangered species and is not within an area that is subject to any "environmentally sensitive" or "non-disturbance" designation under any law or zoning ordinance, and (xvii) to Landlord's knowledge, no portion of the Land includes any archeological site, burial site, artifact or other condition of archeological, tribal or historical significance.

(b) The provisions of this Section 22 will survive the termination or expiration of this Lease. All of Landlord's representations and warranties contained in this Lease shall be true as of the Effective Date and shall be subject to any state of facts arising during the Term of this Lease without the direct or indirect, active or passive, involvement of Landlord.

24. Insurance. During the Term, Tenant shall maintain insurance on the terms set forth below, at Tenant's cost and expense:

(a) Commercial general liability insurance covering Tenant and System operations with coverage limits of no less than \$1,000,000 for injuries or death to one or more persons or damage to property resulting from any one occurrence, a \$2,000,000 general aggregate, and a products and completed operations liability aggregate limit of not less than \$2,000,000. The commercial general liability policy shall also include a severability of interest clause with no exclusions or limitations on cross liability.

(b) Landlord shall be named as additional insureds under the commercial general liability insurance and umbrella/follow form excess insurance required above.

(c) Upon Landlord's request, Tenant will promptly furnish Landlord with certificates of insurance evidencing the insurance required to be maintained under this Section 24.

25. Landlord Covenants. From and after the Effective Date until the expiration or earlier termination of the Term:

(a) Landlord shall not, without the prior written consent of Tenant, which shall not be unreasonably or unduly withheld, delayed, or conditioned, (i) institute or consent to any rezoning of the Premises; (ii) further encumber or suffer to exist the further encumbrance or Transfer of the Premises (except as caused by or on behalf of Tenant) except in accordance with Section 27 of this Lease, and which may include payment of government property taxes and assessments (to the extent required under this Lease) and payment and performance of any mortgage or other financial obligations owed to lenders, which affect or related to the Premises; (iii) cause or permit any activities or conditions that would impair operation of the System (including, without limitation, by erecting or permitting to be erected any cell towers, water towers, billboards, silos, trees or any other natural or man-made structures to be placed, constructed, or to

otherwise exist on any property owned or controlled by Landlord that may diminish the quantity of sunlight that otherwise would reach the Premises or that may cause shade or shadows upon the Premises or any portion thereof, and Landlord shall not emit or permit the emission of suspended particulate matter, smoke, fog or steam or other air-borne impediments to insolation on the Premises, or burn or permit the burning of garbage, plant, shrub, and yard trimmings or other vegetation that could adversely affect insolation levels on the Premises), and, upon written notice from Tenant, Landlord shall promptly remove any existing uses or improvements on any property adjacent to or in the vicinity of the Premises which Tenant reasonably determines will impair Tenant's use of the Premises; (iv) cause or permit the violation of any applicable laws, rules, regulations or ordinances applicable to the Premises; or (v) commence (or have commenced against it) any voluntary or involuntarily proceedings in bankruptcy, insolvency or similar proceedings with respect to Landlord.

(b) Landlord shall promptly give Tenant a copy of any notice of any kind received by Landlord regarding the Premises or any Taxes.

26. **Memorandum of Lease.** This Lease shall not be recorded; however, within five (5) days following either Party's request, Landlord and Tenant shall execute a memorandum of this Lease in recordable form, setting forth the following provisions of this Lease, including, without limitation: (a) all information required by law, (b) restrictions on Transfers, (c) any unexercised Renewal Term options, (d) rights of first offer or of first refusal of Tenant with respect to the Land, (e) Tenant's Exclusivity Right as set forth in Section 41, (f) the easement rights granted to Tenant hereunder, and (g) such other provisions of this Lease as the parties may mutually agree to incorporate therein. Tenant shall cause the memorandum of lease to be recorded in the County records against the Land and any other property of Landlord (if applicable).

27. **Assignments; Transfers.** This Lease shall be binding upon and inure to the benefit of the parties hereto and their legal representatives, successors and assigns, subject to the following terms and conditions:

(a) Tenant may assign this Lease, in whole or in part, or sublet the Premises, or any part thereof, only upon receipt of Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed; provided, however, that Tenant may assign this Lease, in whole or in part, or sublet the Premises, or any part thereof, without Landlord's consent but upon simultaneous written notice to Landlord to (i) an Affiliate of Tenant or (ii) an Additional Notice Party (as defined herein). If Tenant assigns its entire interest in this Lease to a party that expressly assumes in writing all obligations of Tenant under this Lease arising after the effective date of the assignment, Tenant shall be released or discharged from all of its covenants and obligations under this Lease, except such obligations as shall have accrued prior to the effective date of any such assignment or transfer, and Landlord agrees to look solely to Tenant's assignee for performance of such obligations. For purposes of this Lease, "Affiliate" shall mean as used with respect to a particular person or entity, shall mean any other person or entity that owns or controls, is owned or controlled by, or is under common ownership or control with, such particular person or entity.

(b) Landlord shall give Tenant notice within thirty (30) days after any Transfer (as defined in Section 29 below) by Landlord of its interest in the Land or in this Lease. Any such transfer shall be expressly subject to this Lease, and Landlord shall not transfer the fee interest in the Premises unless the assignee assumes all of Landlord's obligations under this Lease, any easements granted to Tenant (as applicable) and any consents granted to Tenant's lenders. Without limiting the foregoing, the Lease shall remain prior in interest to any mortgage entered into by Landlord after the Effective Date. For transfers pursuant to the death or disability of Landlord, Landlord's executor or successor in interest should endeavor to provide notice of such transfer (or proceedings that will result in such a transfer) to Tenant as promptly

as possible under the circumstances. Landlord shall notify Tenant of the closing of such transfer, and if applicable, the name and contact information of the successor to Landlord's interest hereunder and payment instructions for future payments of Rent and other amounts due under the Lease; provided, that Landlord shall indemnify Tenant for, from and against losses arising from Tenant's payment of Rent or other amounts as so directed.

28. Bifurcation of Lease. If Tenant from time to time so requests (including, without limitation, in contemplation of or following a partial assignment pursuant to Section 27 or a subdivision pursuant to Section 13), Landlord shall promptly bifurcate this Lease by entering into two or more new lease agreements that provide Tenant with such lease rights as to such portions of the Premises as may be designated by Tenant. Each such new agreement shall (a) contain the same terms and conditions as this Lease, (b) be for a term equal to the remaining term of this Lease, and (c) enjoy the same priority as this Lease over any lien, encumbrance or other interest created by Landlord. Further, in the event of an uncured default by Tenant under any such new agreement, such default shall not constitute a cross-default, or otherwise affect, or cause a termination of, any such other new agreement or any rights or interests granted to Tenant under such other new agreement. The portions of the Premises covered by each new agreement may or may not be coextensive or contiguous with the other portions of the Premises covered by the same agreement.

29. Third Party Protections. Tenant may pledge, sell, grant and/or assign, sublease, mortgage and otherwise transfer (each, a "Transfer") equal or subordinate rights or interests in this Lease, Tenant's leasehold interest in the Premises, or the System, in whole or in part, without Landlord's prior consent. If Tenant shall notify Landlord in writing of the existence of, and contact information for, any third party unaffiliated with Tenant (including, without limitation, debt lenders, tax-credit equity providers, or other finance parties) with a security interest or other interest in the Lease, whether via a collateral Transfer, mortgage, deed of trust, or otherwise (any such third party, an "Additional Notice Party"), then the following provisions shall apply until such time as Landlord shall receive written confirmation that such Additional Notice Party's interests in this Lease, the System or the Premises are released:

(a) Without limiting Section 31, no assignment, amendment, election to terminate or other modification of this Lease shall be effective unless approved by the Additional Notice Party in writing. In the event Tenant acquires fee ownership of the Land, or in the event of Tenant's voluntary surrender of the leasehold estate, there shall be no merger of the leasehold estate created by this Lease with the fee interest without the prior written consent of the Additional Notice Party.

(b) If any event of Default by Tenant remains uncured following the applicable cure period under Section 17, Landlord shall send written notice of such uncured Default to each Additional Notice Party at the address provided therefor, whereupon the Additional Notice Party shall have the cure period afforded Tenant pursuant to Section 17 hereof plus an additional thirty (30) days during which it may, in its sole and absolute discretion, cure such Default on Tenant's behalf. Landlord may not pursue any remedy for such Default unless it remains uncured following the expiration of such Additional Notice Party's cure period. No notice shall be effective against an Additional Notice Party unless sent by a method authorized pursuant to Section 20.

(c) Neither the bankruptcy nor the insolvency of Tenant shall be grounds for terminating this Lease as long as the Rent and all other obligations of Tenant hereunder are paid or performed by or on behalf of Tenant or the Additional Notice Party in accordance with the terms of this Lease.

(d) Subject to Section 29(b), if this Lease is terminated pursuant to a Tenant Default, Landlord shall enter into a new lease with Additional Notice Party or its nominee on the same terms as set

forth herein, and for a term equal to the then-unelapsed portion of this Lease, with an option to extend for any then-remaining Renewal Term(s). Such new lease shall be effective as of the date of termination of this Lease. If more than one Additional Notice Party makes a request for a new lease pursuant hereto, the new lease shall be delivered to the Additional Notice Party with a security interest in this Lease which is prior in lien, and the request of any Additional Notice Party without a security interest in this Lease or whose lien is subordinate shall be void and of no further force or effect.

(e) If this Lease is terminated pursuant to a rejection in bankruptcy or other similar proceeding with respect to Landlord, then Landlord, or its successor in interest to the Land, if any, shall enter into a new lease with Tenant on substantially the same terms as this Lease and for the then otherwise unexpired portion of the Term. Such new lease shall be effective as of the date of termination of this Lease.

(f) An Additional Notice Party shall have the right, subject to the terms and conditions of this Lease: (a) to assign its security interest; (b) to enforce its lien and acquire title to the leasehold estate by any lawful means; (c) to take possession of and operate the Tenant's Property, the leasehold estate or any portion thereof and to perform all obligations to be performed by Tenant hereunder, or to cause a receiver to be appointed to do so; and (d) to acquire the leasehold estate by foreclosure or by an assignment in lieu of foreclosure and thereafter to assign or transfer the leasehold estate to a third party. Landlord's consent shall not be required for the acquisition of the encumbered leasehold estate or subleasehold estate by a third party who acquires the same by or subsequent to foreclosure or assignment in lieu of foreclosure. During any period of possession of the Premises by an Additional Notice Party (or a receiver requested by such Additional Notice Party) and/or during the pendency of any foreclosure proceedings instituted by an Additional Notice Party, the Additional Notice Party shall pay or cause to be paid all other monetary charges payable by Tenant hereunder which have accrued and are unpaid at the commencement of said period and those which accrue thereafter during said period. Following acquisition of Tenant's leasehold estate by the Additional Notice Party or its assignee or designee as a result of either foreclosure or acceptance of an assignment in lieu of foreclosure, or by a purchaser at a foreclosure sale and subject to the provisions of this Section 29(f), this Lease shall continue in full force and effect and the Additional Notice Party or party acquiring title to Tenant's leasehold estate shall, within thirty (30) days, commence the cure of all defaults hereunder and thereafter diligently process such cure to completion.

(g) Subject to the terms and conditions hereof, Landlord hereby waives any lien, security interest, or claim of any nature that Landlord now has or may hereafter have by statute, rule, regulation, common law, agreement or otherwise, in and to Tenant's Property and other of Tenant's property that is or may be from time to time hereafter located at the Premises and/or the Easements, if any, and to which Tenant at any time has granted or will grant a security interest to an Additional Notice Party (all such property and the records relating thereto shall be hereafter called the "Collateral"). Landlord recognizes and acknowledges that any claim or claims ("Claims") that an Additional Notice Party has or may have against such Collateral by virtue of any lien or security interest are superior to any lien, security interest, or claim of any nature that Landlord now has or may hereafter have to such Collateral by statute, rule, regulation, common law, agreement or otherwise. The waiver provided for herein shall be effective until the discharge of the Claims. Landlord further agrees to notify any purchaser of the Premises and/or the Landlord's adjacent property and any subsequent mortgagee or other encumbrance holder of the existence of the foregoing waiver of Landlord's lien rights, which shall be binding upon the executors, administrators, successors and transferees of Landlord, and shall inure to the benefit of the successors and assigns of any Additional Notice Party. Landlord hereby irrevocably agrees and consents to refrain from taking any action to bar, restrain or otherwise prevent an Additional Notice Party from the Premises for the purpose of inspecting the Collateral.

(h) Landlord agrees to execute and deliver such documents and instruments, including, without limitation, an amendment to this Lease, an amendment to any recorded memorandum of lease or a

subordination agreement, as may be reasonably requested by an Additional Notice Party or in furtherance of a Transfer related to the financing or re-financing of the System, to allow such Additional Notice Party reasonable means to protect or preserve the System or its collateral interest in the Lease; provided, that Landlord shall not be required to amend this Lease in any way that would extend the Term, decrease the Rent or otherwise in any material respect adversely affect any rights of Landlord. Each party shall bear its own expenses, including legal expenses, in connection with any request for the execution and delivery of additional documents and instruments in accordance with this Section 29(h).

30. **Estoppel.** Upon the request of either party (or any Additional Notice Party), the non-requesting party shall deliver to the requesting party a certificate setting forth the material terms of the Lease, the existence of any Default under the Lease, the date through which Rent has been paid and any amounts on deposit with Landlord, the current Rent rate, and such other reasonable terms requested by the requesting party. The failure by the non-requesting party to respond to such request within fifteen (15) days shall constitute an event of Default, and shall result in the deemed acceptance, approval and confirmation of the truth of the matters set forth in the certificate sent with the original request.

31. **Brokerage Commission.** Except as pursuant to a separate agreement between Tenant and Tenant's broker, if any, Landlord and Tenant each represent and warrant to the other that they have not dealt with any real estate agent or broker in connection with this transaction. Landlord and Tenant each hereby indemnify and save the other harmless for, from and against all losses, costs and expenses incurred by reason of a breach of such representation and warranty.

32. **Governing Law.** This Lease shall be construed and enforced in accordance with the laws of the State of North Carolina, and any disputes arising from or relating to this Lease shall be construed, governed and interpreted and regulated under the laws of such state.

33. **Interpretation; Amendment.** The terms of this Lease shall not be amended, restated, changed or otherwise modified except in a writing signed by Landlord, Tenant and any Additional Notice Party. If any term or provision of this Lease shall to any extent be invalid or unenforceable, the remainder of this Lease shall not be affected thereby.

34. **Integration; Anti-Merger.** This instrument, including the attached Exhibits, contains the complete agreement of the parties regarding the subject matter of this Lease, and there are no oral or written conditions, terms, understandings or other agreements pertaining thereto which have not been incorporated herein. This instrument creates only the relationship of landlord and tenant between the parties as to the Premises; and nothing in this Lease shall in any way be construed to impose upon either party any obligations or restrictions not expressly set forth in this Lease. This Lease shall continue until the expiration or termination of the Lease and Term, and shall not be extinguished by operation of law pursuant to the acquisition by a single party of the interests in both Tenant and Landlord hereunder.

35. **Exclusive Control; Quiet Enjoyment.** Tenant shall have exclusive control, possession, occupancy, use and management of the Premises on and after the Rent Commencement Date, subject to any easements, security instruments or other encumbrances of record existing on the Effective Date, or as caused by Tenant, and Landlord shall warrant and defend Tenant's right to quietly hold and enjoy the Premises against any party claiming an interest in the Land by or through Landlord. Tenant, and its agents, guests, subtenants and designees, and any Additional Notice Party, shall have access to the Premises at all times after the Rent Commencement Date, and neither Landlord nor any agent of Landlord shall, without a Tenant representative, enter upon any portion of the Premises except as specifically permitted hereunder. For the avoidance of doubt, this Lease does not convey any subsurface oil, gas, mineral, liquid or other subsurface rights (collectively, "Mineral Rights") to Tenant. Landlord agrees that, in conducting operations of any nature whatsoever with regard to the Mineral Rights (including without limitation, in

exploring for, testing for, drilling for, mining, extracting, producing, taking, processing, storing, transporting, marketing or otherwise developing oil, gas, and/or minerals of any kind or nature on or from the Property or the Adjoining Property), neither Landlord nor its agents, contractors, sublessees, grantees, lessees, invitees, licensees, successors or assigns shall (and Landlord hereby waives any rights it has to) use, enter upon, occupy, drill wells on, or place or construct any buildings, facilities, structures, improvements, equipment, machinery or other property (collectively, "**Mineral Facilities**") on any portion of the surface of the Premises, or under the Premises. Landlord further agrees that its Mineral Rights are subordinate to any and all activities of Tenant on the surface of the Property and shall not impair the ability of Tenant to undertake its business activities on the surface of the Property. Landlord further agrees that Landlord shall not permit the installation, construction, or operation of any Mineral Facilities on the Property within five hundred (500) feet of any boundary line of the Premises. On request from Tenant, Landlord shall execute a recordable instrument in the form required by Tenant further confirming the provisions of this Section 35. To Landlord's knowledge, Landlord owns 100% of the Mineral Rights associated with the Property. Nonetheless, if Tenant determines that Landlord does not own all of the Property's Mineral Rights, Landlord shall cooperate with, assist, and facilitate, Tenant's efforts to obtain surface rights waiver instruments or non-interference agreements from the holders or lessees of the Mineral Rights (such surface rights waivers or non-interference agreements to be in the form required by Tenant).

36. **Waiver.** The waiver by any party of any instance of a breach of any covenant or agreement herein shall not be deemed to constitute waiver of any subsequent breach of the same or any other covenant or agreement under this Lease.

37. **Nonrecourse.** The performance of this Lease by Landlord and Tenant shall be secured by their respective interests in the Premises. Except for such interests in the Premises, neither Landlord's, nor Tenant's property or assets (including without limitation Tenant's Property), shall be subject to levy, execution or any other enforcement procedure in connection with the satisfaction of liability under this Lease.

38. **Further Assurances.** Each party shall execute and deliver such further documents and perform such other acts, as may be reasonably necessary to achieve the parties' intent in entering into this Lease. Except as may otherwise be expressly provided for herein, each party shall bear its own costs and expenses, including legal costs, in connection with all required consents or approvals of either Party.

39. **Counterparts.** This Lease may be executed in any number of counterparts, each of which shall be deemed an original once executed and delivered. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing with the same force and effect as if such facsimile were an original thereof.

40. **Survival.** Upon the expiration or earlier termination of this Lease in accordance with its terms, this Lease shall cease to have force and effect, unless the context requires otherwise to achieve the parties' intent with respect thereto.

41. **Reserved.**

42. **Reserved.**

43. **Exclusivity.** Landlord covenants that it will not (i) use or lease or permit any tenant to use or lease or (ii) permit any occupant or subtenant or assignee of a tenant or occupant to use any other property in which Landlord has an interest and which is located within a radius of one (1) mile of the Premises, for the purpose of conducting a business that is engaged in the solar power generation business and/or a use

similar to the Intended Use ("Tenant's Exclusivity Right").

44. **Confidentiality.** Each party hereto agrees to hold all confidential information of the other party, including, without limitation, the terms of this Lease, in strict confidence, and will not disclose same to any person, other than as required by applicable law, rule, or regulation. Each party acknowledges and stipulates that the other party hereto may suffer irreparable harm in the event of a breach of this confidentiality agreement, for which the injured party has no adequate remedy at law. Therefore, in addition to all other remedies available pursuant to the terms of this Lease or at law, each party hereto shall have the right to obtain immediate injunctive or other equitable relief upon a breach of this confidentiality agreement by its counterparty hereto, without the necessity of giving any notice of such default or opportunity to cure the same.

45. **Attorneys' Fees.** In the event of any dispute under this Lease, the party against whom any final judgment is entered agrees to pay the prevailing party all reasonable costs, charges, and expenses, including attorneys' fees, expended or incurred in connection therewith.

46. **Tax Credits.** If under applicable law the holder of a leasehold interest in the nature of that held by Tenant or Tenant's assignee becomes ineligible for any tax credit, benefit or incentive for alternative energy expenditure established by any local, state or federal government, then, at Tenant's option, Landlord and Tenant shall amend this Lease or replace it with a different instrument so as to convert Tenant's interest in the Premises to a substantially similar interest that makes Tenant eligible for such tax credit, benefit or incentive.

47. **Marketing.** Following the Commencement Date and continuing until the expiration or earlier termination of this Lease, Landlord gives and grants to Tenant and Tenant's affiliates, and each of their respective licensees, agents, representatives, employees, successors and assigns (collectively, the "Licensed Parties"), the right and license to photograph, publish and use photographs (whether still or moving) of the Premises in all media and types of advertising and promotion by the Licensed Parties; provided that any such images may not include Landlord's name, signage, trademarks or other intellectual property of Landlord. Landlord agrees that all images of the Premises used and taken by the Licensed Parties are owned by the Licensed Parties and that the Licensed Parties may obtain copyright in material containing same. If Landlord should receive any print, negative or other copy thereof, Landlord shall not authorize its use by anyone else. Landlord agrees that no advertisement, promotion or other material utilizing or containing the Premises need be submitted to Landlord for approval and the Licensed Parties shall be without liability to Landlord for any distortion or illusionary effect resulting from the publication of the Premises. Landlord represents and warrants that the license granted hereunder (a) does not and will not violate or infringe upon the rights of any third party and entity; and (b) does not in any way conflict with any existing commitment on Landlord's part. Nothing herein shall constitute any obligation on the Licensed Parties to make use of any of the rights set forth in this Section 47.

48. **Cooperation.** Landlord shall assist and fully cooperate with Tenant, at no out-of-pocket expense to Landlord, in complying with or obtaining any land use permits and approvals, building permits, environmental impact reviews or any other approvals required for the financing, construction, installation, replacement, relocation, maintenance, operation or removal of System, including execution of applications for such approvals. Landlord shall make available to Tenant copies of all field tiling surveys, plans, entitlement-related studies, and other geotechnical and other site assessments, surveys, environmental assessments, reports, test results, correspondence to or from any governmental agency, and other such records of Landlord relating to the Property.

49. **Joint and Several Liability.** If two or more individuals, corporations, partnerships or other business associations (or any combination of two or more thereof) shall sign this Lease as Landlord,

the liability of each such individual, corporation, partnership or other business association to perform all Landlord obligations hereunder shall be deemed to be joint and several, and all notices and agreements given or made by, with or to any one of such individuals, corporations, partnerships or other business associations shall be deemed to have been given or made by, with or to all of them. Notwithstanding the foregoing, Tenant shall remit its monetary obligations hereunder to Sleepy Creek Inc and G & L AG Properties LLC as set forth on Annex 1 attached hereto, pursuant to payment instructions issued by each such party to Tenant from time to time.

50. **State Specific Provisions.** In the event of any inconsistencies between the terms and conditions of this Section 50 and the other terms and conditions of this Lease, the terms and conditions of this Section 50 shall control and be binding:

North Carolina. If the Land is located in the State of North Carolina, the following terms and conditions shall apply to this Lease:

(a) As used in this Lease, "UCC" shall mean the North Carolina Uniform Commercial Code found at Chapter 25, Article 9 of the North Carolina General Statutes, as amended, or any replacement or successor statute or code.

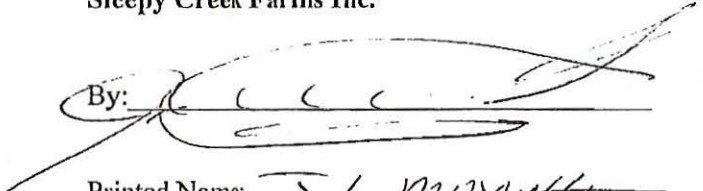
(b) TO THE EXTENT PERMITTED BY LAW, EACH OF THE PARTIES KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED ON THIS LEASE, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS LEASE AND ANY OTHER AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER ORAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO. EACH OF THE PARTIES TO THIS LEASE WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED. THIS PROVISION IS A MATERIAL INDUCEMENT TO EACH OF THE PARTIES FOR ENTERING INTO THIS AGREEMENT.

[end of text]

IN WITNESS WHEREOF, the parties hereto have duly executed this Lease as of the later of the dates indicated below.

LANDLORD:

Sleepy Creek Farms Inc.

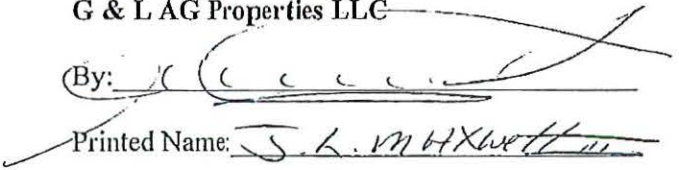
By: 

Printed Name: J. L. MAXWELL

Title: Pres.

Date: 5/13/21

G & L AG Properties LLC

By: 

Printed Name: J. L. MAXWELL

Title: MBR.

Date: 5/13/21

TENANT:

Juniper Creek Renewables, LLC

By:  _____

Printed Name: Ben Catt

Title: CEO

Date: 5/17/21

Source: Wayne County GIS/Mapping Department

Cont. Exhibit A to Ground Lease Agreement

Depiction of the Land



***POTENTIAL LEASE AREA OF $\pm$ 1,500 NON-WETLAND ACRES SHADED IN BLUE (SUBJECT TO FINAL SURVEY)**

****INCORPORATES PROPERTY ID: 3506520900, 3506425521, 3506335003, 3506337310, 3505995620, 3505983469, 3505887187, 3505877438, 3506510004, 3506305177, 3506318196, 3506401448, 3505294105, 3505475624, 3505858668, 3505669028, 3505170154, 3505075899, 3505163456, 3505045993, 3505350929, 3505441762, 3505133610, 3505038504, 3505236615, and 3506448466, 3506616709, 3506811631, 3506801774, 3505685984, 3505789649, 3505594924, 3505253538, 3505331506, 3505347214, 2595865683, 3506608172 OUTLINED IN YELLOW (SUBJECT TO FINAL SURVEY)**

Exhibit A-1

Excluded Land



*EXCLUDED LAND SHADED IN RED

**LOCATED IN PROPERTY ID: 3505253538

Exhibit A-2

Initial Depiction of the Land with Easements

NONE

Journal Proof Report



Journal Number: 1120 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104180-512900	Health Insurance Opt-Out		N	\$1500.00	
BUA	1104180-518300	Hospitalization Contribution		N		\$1500.00
			Journal 2022/12/1120	Total	\$1500.00	\$1500.00

Journal Proof Report



Journal Number: 1121 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104170-532900	Other Communications		N	\$104.00	
BUA	1104170-538100	Programming		N		\$104.00
			Journal 2022/12/1121	Total	\$104.00	\$104.00

Journal Proof Report



Journal Number: 1123 Year: 2022 Period: 12		Description:		Reference 1: Reference 2: Reference 3:		
Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1175809-518200	Retirement Contribution		N	\$298.88	
BUA	1175809-512100	Salaries and Wages		N		\$298.88
			Journal 2022/12/1123	Total	\$298.88	\$298.88

Journal Proof Report



Journal Number: 1138 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104110-531100	Travel-Meals & Lodging		N	\$4530.00	
BUA	1104200-545200	Vehicle Insurance		N		\$4530.00
			Journal 2022/12/1138	Total	\$4530.00	\$4530.00

Journal Proof Report



Journal Number: 1141 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1315124-519000	Professional Services		N	\$55.00	
BUA	1315160-519000	Professional Services		N	\$117.00	
BUA	1315161-519000	Professional Services		N	\$34.00	
BUA	1315162-519000	Professional Services		N	\$133.00	
BUA	1315163-519000	Professional Services		N	\$765.00	
BUA	1315164-519000	Professional Services		N	\$214.00	
BUA	1315167-519000	Professional Services		N	\$535.00	
BUA	1315192-519000	Professional Services		N	\$545.00	
BUA	1315162-519500	Prof Services-Lab Services		N		\$133.00
BUA	1315163-519500	Prof Services-Lab Services		N		\$765.00
BUA	1315161-522000	Food & Provisions		N		\$34.00
BUA	1315167-523100	Program Supplies		N		\$535.00
BUA	1315117-523800	Drugs & Related Supplies		N		\$46.00
BUA	1315124-523800	Drugs & Related Supplies		N		\$55.00
BUA	1315192-523800	Drugs & Related Supplies		N		\$545.00
BUA	1315117-523850	Lab Supplies		N	\$46.00	
BUA	1315164-523850	Lab Supplies		N	\$320.00	
BUA	1315160-523900	Other Medical Supplies		N		\$117.00
BUA	1315164-523900	Other Medical Supplies		N		\$749.00
BUA	1315164-526000	Office Supplies		N	\$215.00	
Journal 2022/12/1141				Total	\$2979.00	\$2979.00

Journal Proof Report



Journal Number: 1142 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104310-532500	Postage		N	\$500.00	
BUA	1104310-539500	Training		N		\$500.00
			Journal 2022/12/1142	Total	\$500.00	\$500.00

Journal Proof Report



Journal Number: 1281 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104370-531100	Travel-Meals & Lodging		N		\$259.00
BUA	1104370-533100	Electricity		N	\$1209.00	
BUA	1104370-534000	Printing & Binding		N		\$950.00
			Journal 2022/12/1281	Total	\$1209.00	\$1209.00

Journal Proof Report



Journal Number: 1282 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1315166-518200	Retirement Contribution		N		\$52.00
BUA	1315166-518300	Hospitalization Contribution		N	\$52.00	
BUA	1315167-531100	Travel-Meals & Lodging		N		\$32.00
BUA	1315167-532110	Telephone-IT		N	\$32.00	
			Journal 2022/12/1282	Total	\$84.00	\$84.00

Journal Proof Report



Journal Number: 1283 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	6676160-529000	Other Supplies & Materials		N	\$212.00	
BUA	6676160-531100	Travel-Meals & Lodging		N		\$212.00
			Journal 2022/12/1283	Total	\$212.00	\$212.00

Journal Proof Report



Journal Number: 1284 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104260-533400	Water		N	\$4500.00	
BUA	1104260-544000	Service & Maintenance Contract		N		\$4500.00
			Journal 2022/12/1284	Total	\$4500.00	\$4500.00

Journal Proof Report



Journal Number: 1285 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104310-518000	Social Security-FICA		N	\$37.00	
BUA	1104310-518100	Social Security-Medicare		N	\$9.00	
BUA	1104310-518200	Retirement Contribution		N	\$73.00	
BUA	1104310-518210	401K Retirement Contribution		N		\$149.00
BUA	1104310-518220	401K Retirement Contrib-5% LEO		N	\$30.00	
			Journal 2022/12/1285	Total	\$149.00	\$149.00

Journal Proof Report



Journal Number: 1286 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104151-518300	Hospitalization Contribution		N	\$104.00	
BUA	1104151-532500	Postage		N		\$104.00
			Journal 2022/12/1286	Total	\$104.00	\$104.00

Journal Proof Report



Journal Number: 1287 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104311-519300	Professional Services-Medical		N		\$2651.00
BUA	1104311-523900	Other Medical Supplies		N	\$2651.00	
			Journal 2022/12/1287	Total	\$2651.00	\$2651.00

Journal Proof Report



Journal Number: 1288 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1265304-519000	Professional Services		N	\$1177.00	
BUA	1265304-526100	Office Supplies-NonCaptl FF&E		N		\$1177.00
			Journal 2022/12/1288	Total	\$1177.00	\$1177.00

Journal Proof Report



Journal Number: 1390 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104330-518300	Hospitalization Contribution		N	\$156.00	
BUA	1104330-518000	Social Security-FICA		N		\$156.00
			Journal 2022/12/1390	Total	\$156.00	\$156.00

Journal Proof Report



Journal Number: 1391 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	2334340-545500	VD451Veh Tax \$1.69 Trans Chg		N	\$10.44	
BUA	2334340-545510	Vehicle Tax Dr/Cr Card Chg Fee		N	\$1.74	
BUA	2334340-549700	Direct Service Allocations		N		\$12.18
			Journal 2022/12/1391	Total	\$12.18	\$12.18

Journal Proof Report



Journal Number: 1393 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104200-532500	Postage		N	\$3172.28	
BUA	1104200-532110	Telephone-IT		N	\$4.20	
BUA	1104200-545000	Insurance & Bonding		N		\$3176.48
			Journal 2022/12/1393	Total	\$3176.48	\$3176.48

Journal Proof Report



Journal Number: 1394 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	6324530-526200	Non-Capital Computer Equipment		N		\$300.00
BUA	6324530-539700	Credit Card Fees		N	\$300.00	
			Journal 2022/12/1394	Total	\$300.00	\$300.00

Journal Proof Report



Journal Number: 1395 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104170-512200	Overtime-FT		N		\$252.91
BUA	1104170-518000	Social Security-FICA		N	\$12.24	
BUA	1104170-518100	Social Security-Medicare		N	\$3.10	
BUA	1104170-518200	Retirement Contribution		N	\$58.45	
BUA	1104170-518300	Hospitalization Contribution		N	\$178.00	
BUA	1104170-518600	Workers Compensation		N	\$1.12	
Journal 2022/12/1395				Total	\$252.91	\$252.91

Journal Proof Report



Journal Number: 1398 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104910-531100	Travel-Meals & Lodging		N		\$1000.00
BUA	1104910-539500	Training		N	\$1000.00	
			Journal 2022/12/1398	Total	\$1000.00	\$1000.00

Journal Proof Report



Journal Number: 1428 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104310-543000	Rental of Equipment		N	\$154.00	
BUA	1104310-535300	Repairs & Maint-Vehicles		N		\$154.00
			Journal 2022/12/1428	Total	\$154.00	\$154.00

Journal Proof Report



Journal Number: 1430 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104110-549100	Dues & Subscriptions		N	\$2500.00	
BUA	1104110-539500	Training		N		\$918.00
BUA	1104110-537000	Advertising		N		\$841.00
BUA	1104110-526100	Office Supplies-NonCaptl FF&E		N		\$741.00
			Journal 2022/12/1430	Total	\$2500.00	\$2500.00

Journal Proof Report



Journal Number: 1432 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104310-519000	Professional Services		N		\$100.00
BUA	1104310-532500	Postage		N	\$100.00	
BUA	1104310-521200-HnrGd	Uniforms		N		\$500.00
BUA	1104310-521200	Uniforms		N	\$500.00	
			Journal 2022/12/1432	Total	\$600.00	\$600.00

Journal Proof Report



Journal Number: 1435 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104370-533100	Electricity		N	\$2000.00	
BUA	1104370-535300	Repairs & Maint-Vehicles		N		\$2000.00
			Journal 2022/12/1435	Total	\$2000.00	\$2000.00

Journal Proof Report



Journal Number: 1439 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104131-519000	Professional Services		N		\$1055.00
BUA	1104131-519700	Prof Services-Background Check		N	\$1055.00	
			Journal 2022/12/1439	Total	\$1055.00	\$1055.00

Journal Proof Report



Journal Number: 1469 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1106110-519700	Prof Services-Background Check		N	\$15.00	
BUA	1106110-518600	Workers Compensation		N		\$15.00
			Journal 2022/12/1469	Total	\$15.00	\$15.00

Journal Proof Report



Journal Number: 1470 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1315110-519700	Prof Services-Background Check		N	\$268.00	
BUA	1315110-523100	Program Supplies		N		\$268.00
			Journal 2022/12/1470	Total	\$268.00	\$268.00

Journal Proof Report



Journal Number: 1471 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104310-519000	Professional Services		N		\$10.00
BUA	1104310-519700	Prof Services-Background Check		N	\$10.00	
			Journal 2022/12/1471	Total	\$10.00	\$10.00

Journal Proof Report



Journal Number: 1472 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1106110-562000	Grant Expenditures		N	\$150.00	
BUA	1106110-562000	Grant Expenditures		N	\$2802.93	
BUA	1106110-562000	Grant Expenditures		N		\$1201.61
BUA	1106110-562000	Grant Expenditures		N		\$1701.32
BUA	1106110-562000	Grant Expenditures		N		\$50.00
			Journal 2022/12/1472	Total	\$2952.93	\$2952.93

Journal Proof Report



Journal Number: 1473 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1106110-562000	Grant Expenditures		N		\$54.72
BUA	1106110-562000	Grant Expenditures		N		\$220.00
BUA	1106110-562000	Grant Expenditures		N	\$175.00	
BUA	1106110-562000	Grant Expenditures		N	\$45.00	
BUA	1106110-562000	Grant Expenditures		N	\$2.70	
BUA	1106110-562000	Grant Expenditures		N	\$10.42	
BUA	1106110-562000	Grant Expenditures		N		\$151.06
BUA	1106110-562000	Grant Expenditures		N		\$2709.70
BUA	1106110-562000	Grant Expenditures		N	\$2902.36	
			Journal 2022/12/1473	Total	\$3135.48	\$3135.48

Journal Proof Report



Journal Number: 1474 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1106110-562000	Grant Expenditures		N		\$355.10
BUA	1106110-562000	Grant Expenditures		N		\$21.41
BUA	1106110-562000	Grant Expenditures		N		\$4.41
BUA	1106110-562000	Grant Expenditures		N	\$72.44	
BUA	1106110-562000	Grant Expenditures		N	\$400.00	
BUA	1106110-562000	Grant Expenditures		N	\$25.20	
BUA	1106110-562000	Grant Expenditures		N		\$116.72
Journal 2022/12/1474				Total	\$497.64	\$497.64

Journal Proof Report



Journal Number: 1475 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1106110-562000	Grant Expenditures		N		\$220.00
BUA	1106110-562000	Grant Expenditures		N		\$1259.49
BUA	1106110-562000	Grant Expenditures		N	\$45.44	
BUA	1106110-562000	Grant Expenditures		N	\$11.41	
BUA	1106110-562000	Grant Expenditures		N	\$100.00	
BUA	1106110-562000	Grant Expenditures		N		\$2.40
BUA	1106110-562000	Grant Expenditures		N	\$246.57	
BUA	1106110-562000	Grant Expenditures		N	\$334.16	
BUA	1106110-562000	Grant Expenditures		N		\$354.27
BUA	1106110-562000	Grant Expenditures		N	\$672.22	
BUA	1106110-562000	Grant Expenditures		N	\$1271.33	
BUA	1106110-562000	Grant Expenditures		N		\$844.97
			Journal 2022/12/1475	Total	\$2681.13	\$2681.13

Journal Proof Report



Journal Number: 1500 Year: 2022 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1106110-549800	Miscellaneous		N	\$1049.88	
BUA	1106110-562000	Grant Expenditures		N		\$0.75
BUA	1106110-562000	Grant Expenditures		N		\$0.42
BUA	1106110-562000	Grant Expenditures		N		\$6.40
BUA	1106110-562000	Grant Expenditures		N		\$739.50
BUA	1106110-562000	Grant Expenditures		N		\$114.62
BUA	1106110-562000	Grant Expenditures		N		\$53.30
BUA	1106110-562000	Grant Expenditures		N		\$34.89
BUA	1106110-562000	Grant Expenditures		N		\$100.00
Journal 2022/12/1500				Total	\$1049.88	\$1049.88

Journal Proof Report



Journal Number: 53 Year: 2023 Period: 1

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1315162-523100	Program Supplies		N	\$3600.00	
BUA	1315162-523900	Other Medical Supplies		N		\$3600.00
			Journal 2023/1/53	Total	\$3600.00	\$3600.00

Journal Proof Report



Journal Number: 54 Year: 2023 Period: 1

Description: ROD

Reference 1: 21 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1100000-399100	Fund Balance Appropriated		N		\$4000.00
BUA	1104180-562000	Grant Expenditures		N	\$4000.00	
			Journal 2023/1/54	Total	\$4000.00	\$4000.00

Journal Proof Report



Journal Number: 55 Year: 2023 Period: 1

Description: Sheriff

Reference 1: 15 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1100000-399100	Fund Balance Appropriated		N	\$40815.00	
BUA	1104310-526100	Office Supplies-NonCaptl FF&E		N		\$40815.00
			Journal 2023/1/55	Total	\$40815.00	\$40815.00

Journal Proof Report



Journal Number: 56 Year: 2023 Period: 1

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104311-335000	Grant Revenues		N		\$42813.00
BUA	1100000-399100	Fund Balance Appropriated		N	\$42813.00	
			Journal 2023/1/56	Total	\$42813.00	\$42813.00

Journal Proof Report



Journal Number: 57 Year: 2023 Period: 1

Description: Coop Ext

Reference 1: 8

Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1175801-399100	Fund Balance Appropriated		N		\$59938.92
BUA	1174950-523100	Program Supplies		N	\$5781.20	
BUA	1174950-523100	Program Supplies		N	\$12754.24	
BUA	1174950-523100	Program Supplies		N	\$845.81	
BUA	1174950-523100	Program Supplies		N	\$15652.60	
BUA	1174950-523100	Program Supplies		N	\$338.74	
BUA	1174950-523100	Program Supplies		N	\$6696.46	
BUA	1174950-523100	Program Supplies		N	\$17119.87	
BUA	1174950-523100	Program Supplies		N	\$750.00	
Journal 2023/1/57				Total	\$59938.92	\$59938.92

Journal Proof Report



Journal Number: 67 Year: 2023 Period: 1

Description: HR

Reference 1: 1

Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1100000-399100	Fund Balance Appropriated		N		\$44357.54
BUA	1104131-512600	Part Time or Extra Help		N	\$35000.00	
BUA	1104131-518000	Social Security-FICA		N	\$2170.00	
BUA	1104131-518100	Social Security-Medicare		N	\$508.00	
BUA	1104131-519000	Professional Services		N	\$6679.54	
			Journal 2023/1/67	Total	\$44357.54	\$44357.54

Journal Proof Report



Journal Number: 68 Year: 2023 Period: 1

Description: HMGP

Reference 1: 12 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104962-335000	Grant Revenues		N		\$4521017.71
BUA	1100000-399100	Fund Balance Appropriated		N	\$1518601.35	
BUA	1104962-557000	Capital Outlay-Land		N	\$3002416.36	
			Journal 2023/1/68	Total	\$4521017.71	\$4521017.71

Journal Proof Report



Journal Number: 79 Year: 2023 Period: 1

Description: CDBG-DR

Reference 1: 13 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104930-335000	Grant Revenues		N		\$16746317.24
BUA	1104930-399100	Fund Balance Appropriated		N	\$425832.44	
BUA	1104930-562000	Grant Expenditures		N	\$16320484.80	
Journal 2023/1/79				Total	\$16746317.24	\$16746317.24

Journal Proof Report



Journal Number: 80 Year: 2023 Period: 1

Description: GIS

Reference 1: 6

Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1100000-398400	Transfers from Other Funds-CPF		N		\$51775.10
BUA	4908100-399100	Fund Balance Appropriated		N		\$51775.10
BUA	1104911-552000	Capital Outlay-Computers		N	\$51775.10	
BUA	4908100-598000	Transfers to Other Funds		N	\$51775.10	
Journal 2023/1/80				Total	\$103550.20	\$103550.20

Journal Proof Report



Journal Number: 81 Year: 2023 Period: 1

Description: SARF

Reference 1: 11 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104962-335000	Grant Revenues		N		\$3953870.11
BUA	1100000-399100	Fund Balance Appropriated		N	\$38453.47	
BUA	1104962-562000	Grant Expenditures		N	\$3915416.64	
			Journal 2023/1/81	Total	\$3953870.11	\$3953870.11

Journal Proof Report



Journal Number: 82 Year: 2023 Period: 1

Description: BOC

Reference 1: 7

Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1100000-398400	Transfers from Other Funds-CPF		N		\$15018.77
BUA	1104110-552000	Capital Outlay-Computers		N	\$15018.77	
BUA	4908100-598000	Transfers to Other Funds		N	\$15018.77	
BUA	4908100-599110	Contingency-Capital Outlay		N		\$15018.77
Journal 2023/1/82				Total	\$30037.54	\$30037.54

Journal Proof Report



Journal Number: 83 Year: 2023 Period: 1

Description: Sheriff

Reference 1: 16 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1100000-399100	Fund Balance Appropriated		N		\$37778.24
BUA	1104310-554000	Capital Outlay-Vehicles		N	\$37778.24	
			Journal 2023/1/83	Total	\$37778.24	\$37778.24

Journal Proof Report



Journal Number: 93 Year: 2023 Period: 1

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104910-523100	Program Supplies		N		\$120.00
BUA	1104910-526100	Office Supplies-NonCaptl FF&E		N	\$120.00	
			Journal 2023/1/93	Total	\$120.00	\$120.00

Journal Proof Report



Journal Number: 95 Year: 2023 Period: 1		Description:		Reference 1: Reference 2: Reference 3:		
Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104120-526100	Office Supplies-NonCaptl FF&E		N	\$4500.00	
BUA	1104120-523100	Program Supplies		N		\$4500.00
			Journal 2023/1/95	Total	\$4500.00	\$4500.00