



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: May 20, 2016

Re: CUP #344-R
ATOOD, LLC
Parcel ID# 31055, 83109, 84267 and 89986

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 6, 2015.

REQUEST

The applicant is requesting to renew a conditional use permit to establish a solar farm in the R-T (Transitional Residential) and R-R (Rural Residential) districts. The Board of Commissioners approved a conditional use permit (CUP #344) for the proposed project on June 8, 2015. Under the Unified Development Ordinance, an approved conditional use permit expires 12 months from the date of approval unless a complete building permit application has been submitted.

Under the UDO, a solar farm is a conditional use in the R-T and R-R districts and is subject to certain standards.

SITE AREA AND DESCRIPTION

The proposed 129-acre site is located on the west side of Mariposa Road about 1.5 miles south of Old Plank Road in Catawba Springs Township. The site is adjoined by property zoned R-T and R-R. Land uses in this area are primarily residential and agricultural. The site is located in an area designated by the Lincoln County Land Use Plan as Suburban Residential.

SOLAR FARM STANDARDS

The UDO establishes the following standards for a solar farm:

§4.3.7. Solar Farm

- A. All structures and security fencing shall be set back a minimum of 50 feet from property lines and road right-of-ways.
- B. Where a site abuts a public road or property with a residential use, the following screening shall be provided unless a modification is approved

by the Board of Commissioners: two parallel rows of evergreen trees or shrubs, a minimum of five feet in height at planting, arranged in a staggered manner a maximum of 10 feet apart in each row, with the rows a maximum of 10 feet apart.

- C. No panel structures shall be greater than 20 feet in height.
- D. The electrical collection system shall be placed underground except near points of interconnection with the electric grid.
- E. A map analysis showing a radius of five nautical miles from the center of the project with any airport operations in the area highlighted shall be submitted with the conditional use permit application. If a Federal Aviation Administration (FAA) regulated airport is located within the radius, all required information shall be submitted to the FAA for review. Proof of delivery of notification and date of delivery shall be submitted with the permit application.
- F. A decommissioning plan signed by the party responsible for decommissioning and the landowner shall be submitted with the permit application and shall be recorded with the Register of Deeds prior to final electrical inspection. The plan shall include the following information: defined conditions upon which decommissioning will be initiated, the anticipated manner in which the solar farm project will be decommissioned and the site restored, a timetable for completion of decommissioning, description of any agreement with the landowner regarding decommissioning, the party responsible for decommissioning, and plans for updating the decommissioning plan.
- G. A solar farm that ceases to produce energy on a continuous basis for 12 months shall be considered abandoned and the property owner and other responsible party shall be required to decommission the facility and restore the site to its prior condition within 12 months from the time that the facility is deemed to be abandoned, unless substantial evidence is presented to the Director of the intent to maintain and reinstate the operation of the facility.
- H. In the event the property owner and/or responsible party fail to timely decommission the solar farm facility as required above, Lincoln County and the Director shall be entitled to take all measures allowed by this UDO and the North Carolina General Statutes, including, but not limited to, the right to levy penalties as provided in §11.2.1, the right to obtain a permanent injunction ordering the removal of such solar farm facility, and the right to obtain a court order permitting Lincoln County to remove such solar farm facility.



County Of Lincoln, North Carolina

Planning Board

Applicant **ATOOD, LLC**

Application No. **CUP #344**

Parcel ID# **31055, 83109, 84267 and 89986**

Zoning District **R-T, R-R**

Proposed Conditional Use **solar farm**

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO _____

FACTUAL REASONS CITED: _____

4. The location and character of 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 and will be in general conformity with the Land Use Plan for the area in question. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:



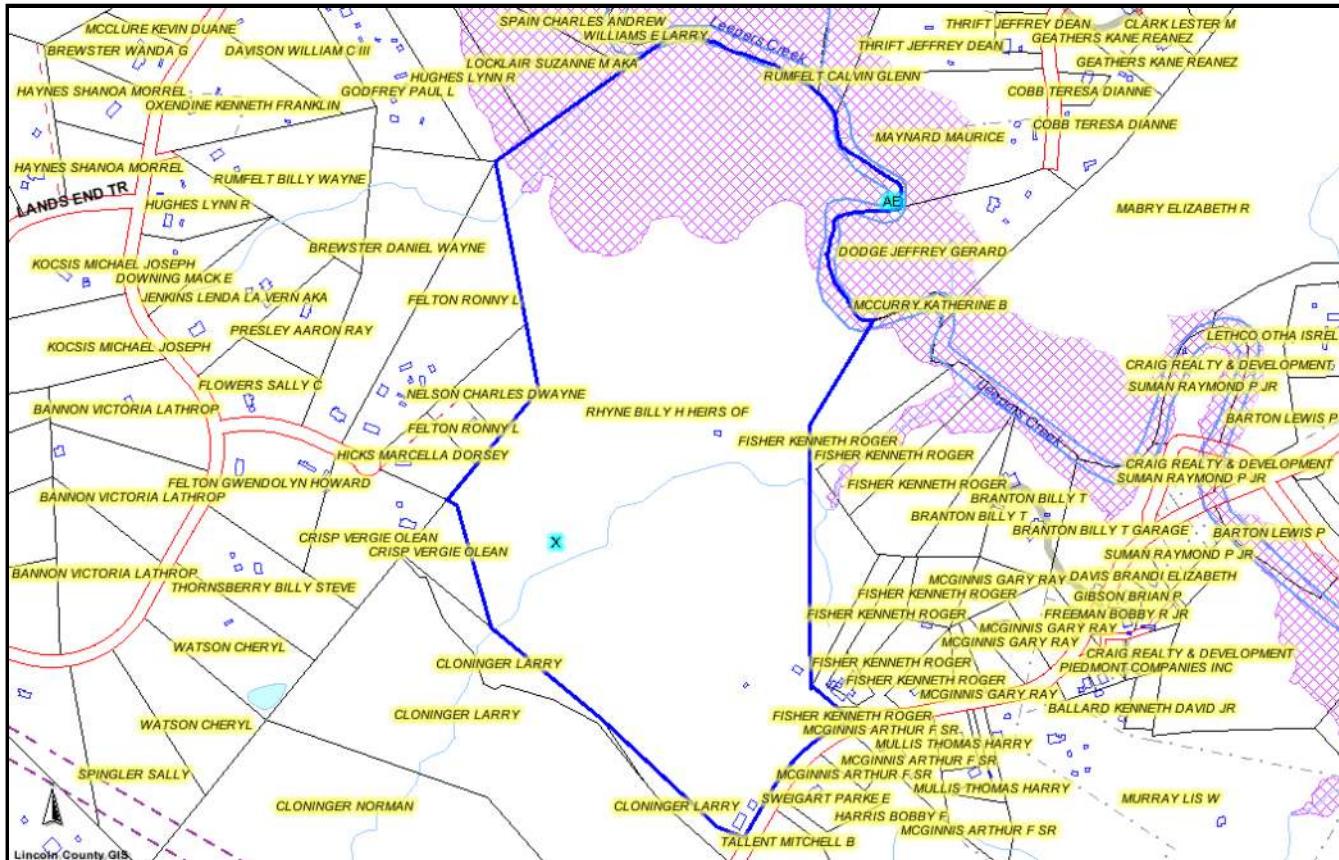
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 4/27/2016 Scale: 1 Inch = 800 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 3681-32-6812

Parcel ID	31055	Owner	RHYNE BILLY H HEIRS OF MILLER WILLIAM H
Map	3681-03	Mailing Address	542 WOODSONG LN STANLEY NC 281640000
Account	20966	Recorded	1/25/2005
Deed	05E-115	Total Value	\$579,197
Land Value	\$578,348	----- All values are for tax year 2016. -----	
Description	RHYNE LAND RD 1412	Deed Acres	0
Address	2431 MARIPOSA RD	Tax Acres	97.4
Township	CATAWBA SPRINGS	Tax/Fire District	ALEXIS
Main Improvement		DWELLING	
Main Sq Feet	768	Stories	0
		Year Built	0
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-R	64.85	LOWESVILLE WEST (LW18)	97.41
R-T	32.56		
Watershed Class	97.41	Sewer District	
Not in a watershed		Not in the sewer district	97.41
2000 Census County		Tract	Block
37109		071000	0.74
37109		071000	1016
37109		071000	0.02
FloodZone Description	Panel		
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100		
YEAR	371036810023.34		
X	NO FLOOD HAZARD		
	371036810074.07		

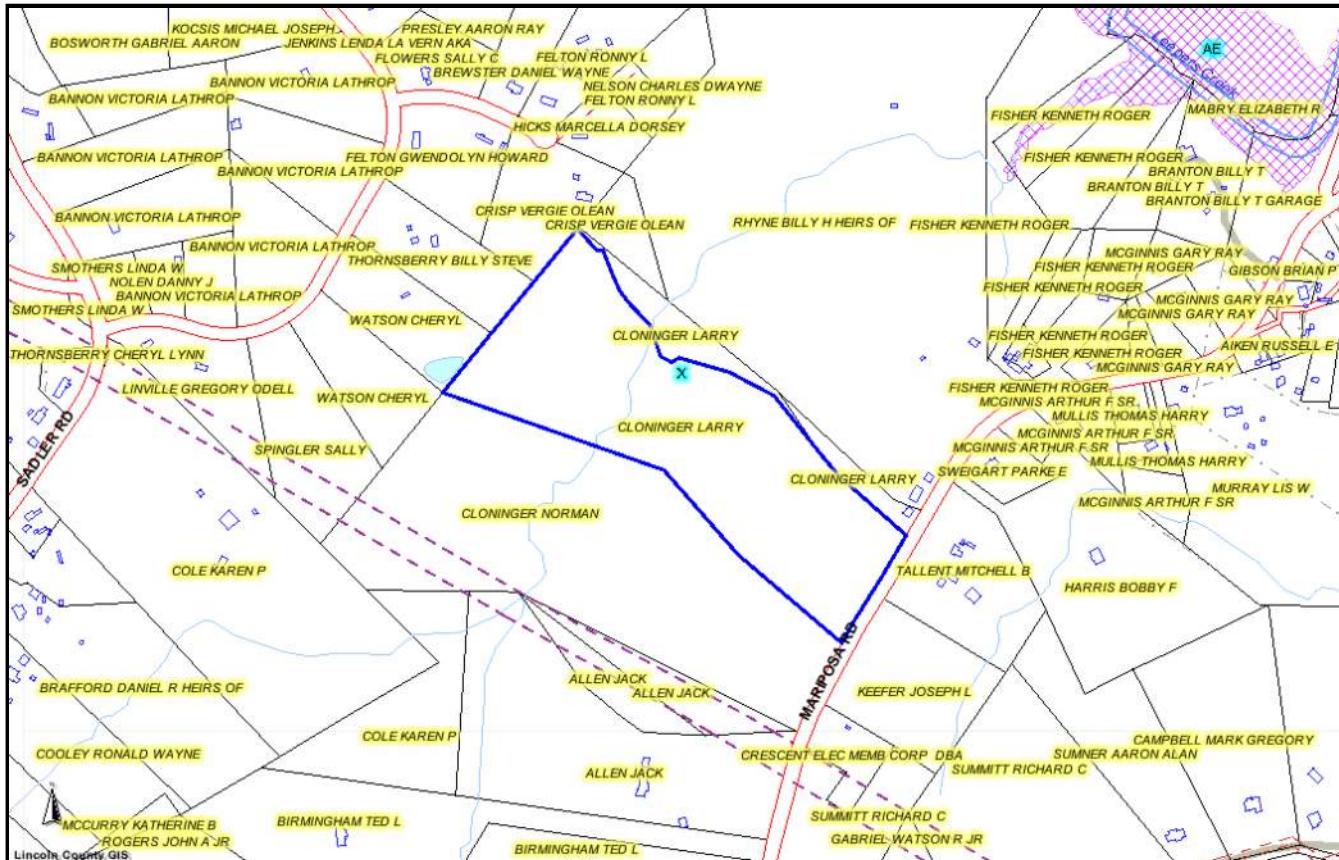


Lincoln County, NC

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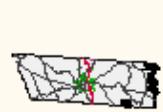
PARCEL INFORMATION FOR 3681-21-9372

 Photo Not Available	Parcel ID	83109	Owner	CLONINGER LARRY CLONINGER ELIZABETH
	Map	3681-03	Mailing Address	710 MARIPOSA RD STANLEY NC 28164
	Account	0177550	Deed Recorded	8/10/2004
	Deed	1617-779	Total Value	\$244,539
	Land Value	\$244,539	Sale Price Previous Parcel	\$90,000 31055
	----- All values are for tax year 2016. -----			
	Subdivision	Lot BILLY H RHYNE	Plat	13-8
	Description	BILLY RHYNE LAND	Deed Acres	28.55
	Address	MARIPOSA RD	Tax Acres	27.83
	Township	CATAWBA SPRINGS	Tax/Fire District	ALEXIS
	Improvement	No Improvements		
	Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
	R-T	17.24	LOWESVILLE WEST (LW18)	27.84
	R-R	10.6		
	Watershed Class	Sewer District		
	Not in a watershed	27.84	Not in the sewer district	27.84
	2000 Census County	Tract	Block	
	37109	071000	1016	27.79
	37109	071000	1017	0.05
	Flood	Zone Description	Panel	
	X	NO FLOOD HAZARD	3710368100	27.84

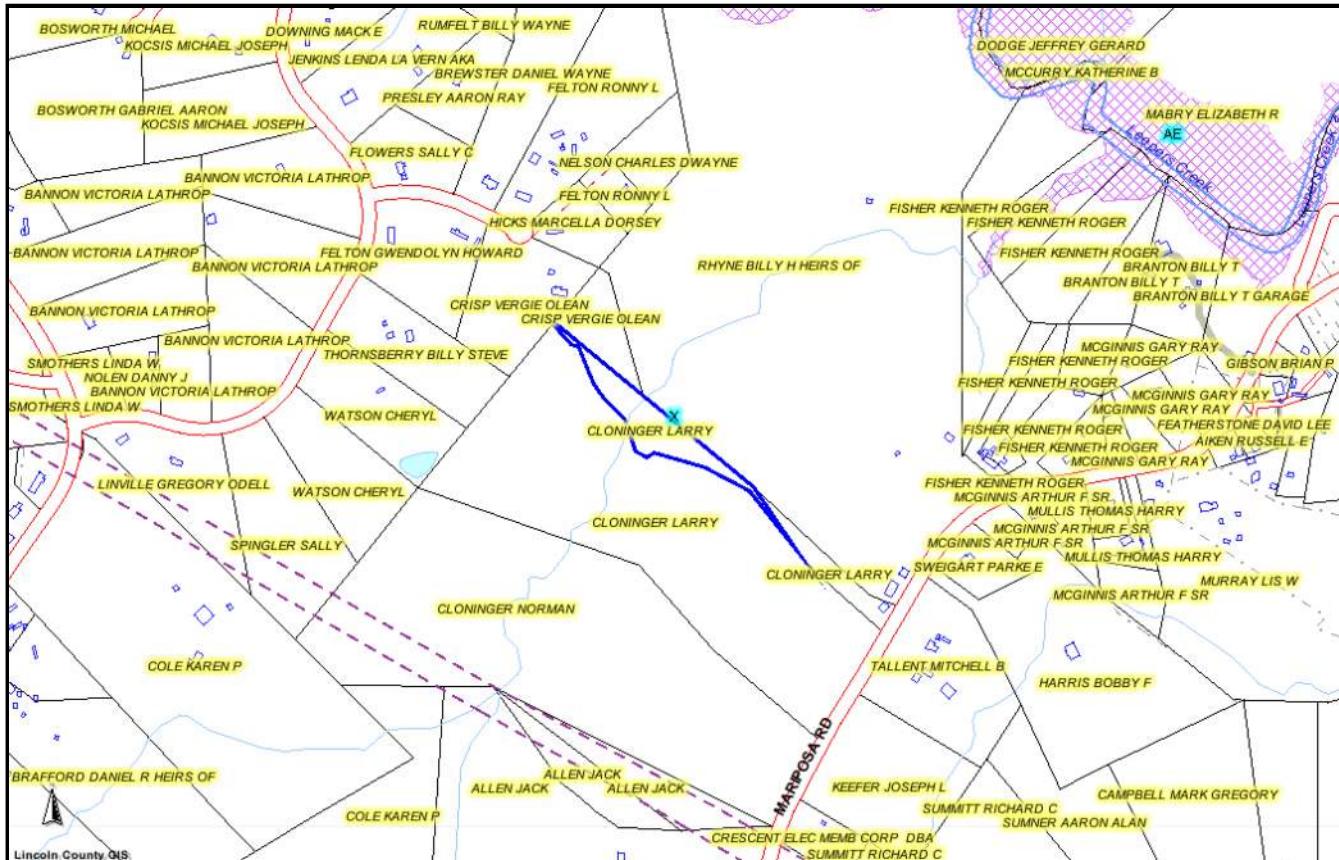


Lincoln County, NC

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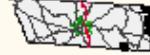
PHOTOS		PARCEL INFORMATION FOR 3681-21-8743					
 Photo Not Available		Parcel ID	84267	Owner	CLONINGER LARRY CLONINGER ELIZABETH		
		Map	3681-03	Mailing	710 MARIPOSA RD		
		Account	0177550	Address	STANLEY NC 28164		
		Deed	1726-173	Recorded	8/4/2005	Sale Price	\$8,000
		Land Value	\$11,657	Total Value	\$11,657	Previous Parcel	31055
----- All values are for tax year 2016. -----							
		Description	RHYNE LAND RD 1412			Deed Acres	2.48
		Address	MARIPOSA RD			Tax Acres	2.5
		Township	CATAWBA SPRINGS			Tax/Fire District	ALEXIS
		Improvement		No Improvements			
		Zoning District		Calculated Acres	Voting Precinct	Calculated Acres	
		R-T		1.66	LOWESVILLE WEST (LW18)		2.5
		R-R		0.84			
		Watershed Class		Sewer District			
		Not in a watershed		2.5	Not in the sewer district		
		2000 Census County			Tract	Block	
		37109			071000	1016	2.5
		Flood	Zone Description		Panel		
		X	NO FLOOD HAZARD		3710368100		2.5



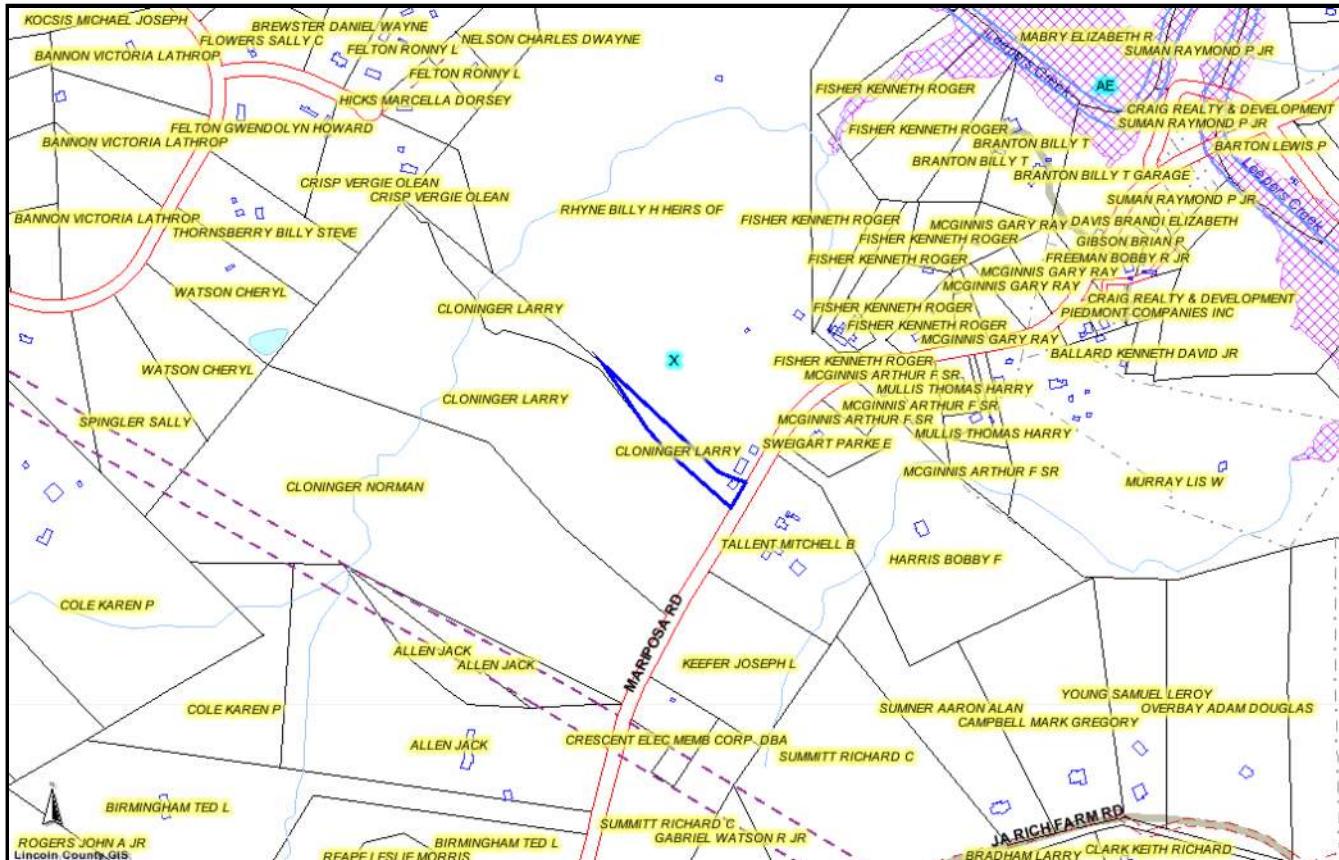
Lincoln County, NC

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Date: 4/27/2016 Scale: 1 Inch = 800 Feet



PHOTOS

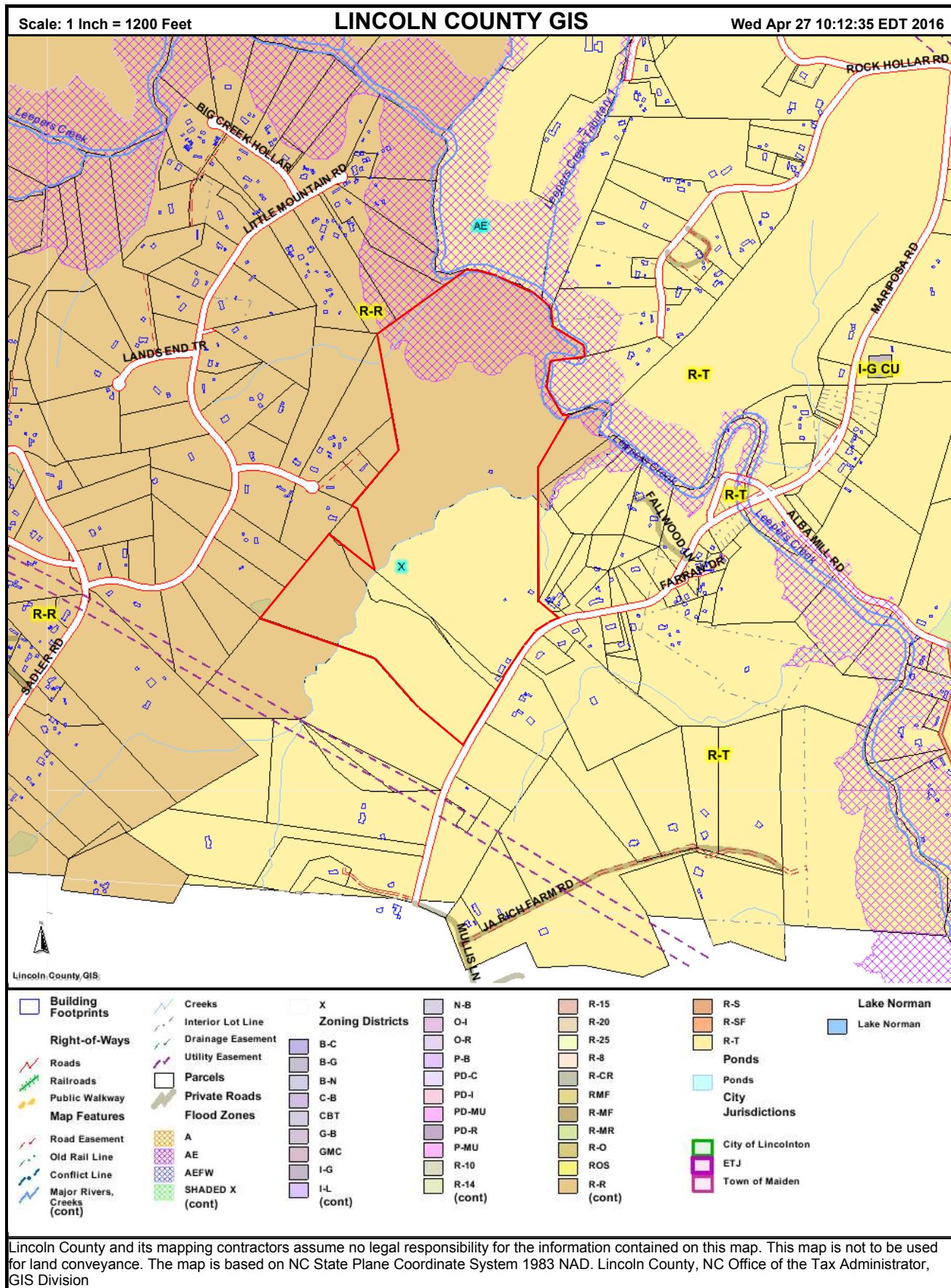


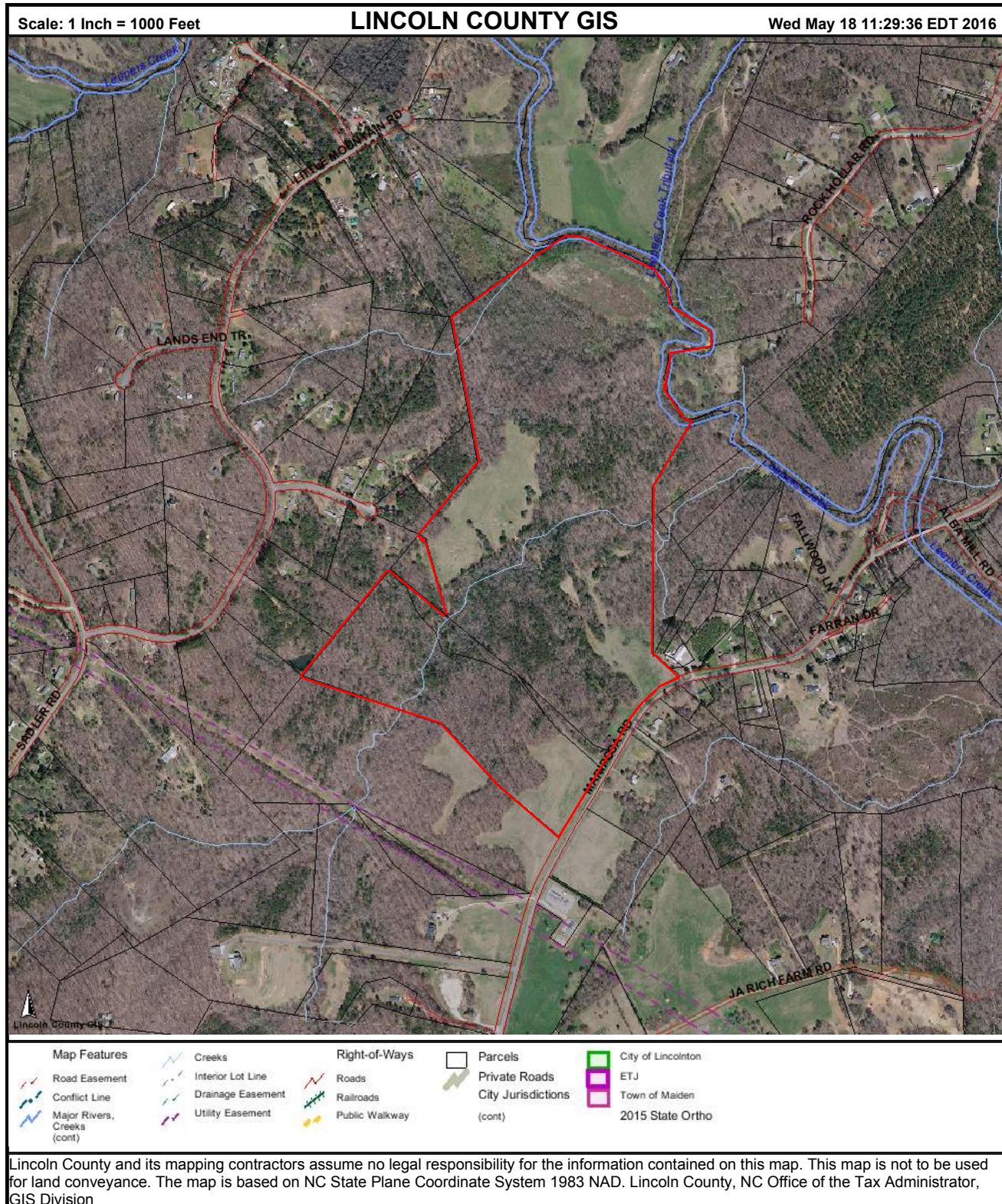
Photo Not Available

PARCEL INFORMATION FOR 3681-31-6141

Parcel ID	89986	Owner	CLONINGER LARRY CLONINGER ELIZABETH	
Map	3681-03	Mailing Address	710 MARIPOSA RD STANLEY NC 28164	
Account	0177550	Recorded	7/27/2010	
Deed	2200-0022	Total Value	\$9,318	
Land Value	\$8,921	----- All values are for tax year 2016. -----		
Description	PT OF RHYNE LAND			
Address	MARIPOSA RD			
Township	CATAWBA SPRINGS	Tax/Fire District		
Main Improvement		STORAGE BARN NO FINISH		
Main Sq Feet	750	Stories	0 Year Built	
			Value \$397	
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-T	1.29	LOWESVILLE WEST (LW18)	1.29	
Watershed Class		Sewer District		
Not in a watershed	1.29	Not in the sewer district		
2000 Census County		Tract	Block	
37109		071000	1016 1.26	
37109		071000	1017 0.03	
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710368100	1.29	

CUP #344-R
site of proposed solar farm





A TOO D

Lincoln County Planning and Inspections Department
Randy Hawkins
Zoning Administrator
302 N. Academy St., Suite A
Lincolnton, NC 28092

April 20, 2016

Re: Extension of Conditional Use Permit #344 - 19.999 MW AC Solar Farm at 2431 Mariposa Rd., Stanley, NC 28164

Dear Mr. Hawkins:

ATOOD, LLC is pleased to present a complete, Conditional Use Permit Application on behalf of Fire Solar I, LLC for the extension of CUP #344, previously approved on June 8, 2015 by the Lincoln County Board of Commissioners. ATOOD is the managing member for Fire Solar I. The Conditional Use Application includes necessary information pertaining to the development, construction, and operation of the solar farm to be located at 2431 Mariposa Rd., Stanley, NC 28164. ATOOD is under contract by lease option with Larry and Elizabeth Cloninger and also a purchase option contract with William and Judy Miller.

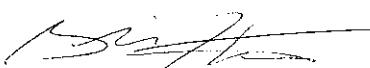
Fire Solar I will own, install, and operate a solar farm for a minimum of 15 years.

The application package includes:

- \$750 Application Fee
- Copy of Lincoln County Approval Letter and the BOCs' Finding of Fact (FOF) for CUP #344
- Copy of Lincoln County Planning Board's Unanimous Recommendation and FOF for CUP #344
- Completed CUP form
- Executive Summary
- Proposed Statement of Findings
- FAA Airport Analysis Map (16 copies)
- Decommissioning Plan
- Site Plan (16 copies)

If you have any questions, please do not hesitate to contact me at 704.776.6057 or by email at brian@atood.com.

Best,



Brian Adams
Manager, Fire Solar I

BOARD OF COMMISSIONERS

CARROL D. MITCHEM, CHAIRMAN
BILL BEAM, VICE CHAIRMAN
CECELIA A. MARTIN
MARTIN OAKES
ALEX E. PATTON



COUNTY MANAGER

KELLY G. ATKINS

COUNTY ATTORNEY

WESLEY L. DEATON

CLERK TO THE BOARD

AMY S. ATKINS

LINCOLN COUNTY

115 WEST MAIN STREET
THIRD FLOOR, CITIZENS CENTER
LINCOLNTON, NORTH CAROLINA 28092
704/736-8473 FAX 704/736-8820

June 8, 2015

Brian Adams
ATOOD, LLC
10018 Triple Oak Rd.
Charlotte, NC 28164

Dear Mr. Adams:

This letter is to serve as notice that on June 8, 2015, the following action was taken regarding ATOOD's request for a conditional use permit (CUP #344):

Based upon the findings of fact attached hereto, the Lincoln County Board of Commissioners voted to approve a conditional use permit to allow a solar farm to be established on a 129-acre site (Parcel ID# 31055, 83109, 84267 and 89986) located on the west side of Mariposa Road about 1.5 miles south of Old Plank Road, subject to the approved plan and the following conditions:

1) Any conveyance of property — by deed, by lease, or by a memorandum of lease —shall be recorded with the following restriction: This conveyance is made subject to the restriction that the Grantee (or Lessee) of the subject property shall be responsible for reviewing the solar farm decommissioning plan once every 10 years from the date of recordation of this instrument with the Lincoln County Planning Department and updating the surety as necessary during the decommissioning plan review, and the Grantee (or Lessee) shall further be responsible for and shall pay the costs of decommissioning at the time of decommissioning on the subject property. This restriction is for the benefit of all adjacent property owners and for the benefit of Lincoln County, and shall be a burden on the subject property for the entire term of Conditional Use Permit Number 344.

2) The decommissioning plan shall be reviewed every 10 years and, if necessary, the decommissioning bond adjusted.

If you have any questions, please contact Zoning Administrator Randy Hawkins at (704) 748-1507.

Sincerely,

Carrol Mitchem, Chairman
Board of Commissioners



COUNTY OF LINCOLN, NORTH CAROLINA

Application No. CUP #344

Applicant ATOOD, LLC

Property Location Mariposa Road

Parcel ID# 31055, 83109, 84267, 89986

Proposed Conditional Use solar farm

BOARD OF COMMISSIONERS' FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. **YES**

This will have to meet all the North Carolina building code requirements. It's designed such that it has to meet certain requirements so there's no danger of the panels blowing away. There will be a perimeter fence for safety and security. There are no moving parts to this particular system as proposed. No evidence was presented stating that negative health impacts would result from this type of project. All herbicides or cleaning products that would be used will be environmentally friendly and in compliance with NCDENR and all other applicable environmental regulations.

2. The use meets all required conditions and specifications. **YES**

The specifications have been reviewed by staff. A solar farm is a conditional use in the R-R and R-T zoning districts. The screening requirements will be met. The FAA regulations as to the distance from the airport have been met. The decommissioning issue will be reviewed in 10 years.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. **YES**

The testimony from Richard Kirkland, a certified real estate appraiser, was that there would be no negative effect on property values. That is the only factual testimony that we have. The use is not a public necessity.

4. The location and character of 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 and will be in general conformity with the Land Use Plan for the area in question. **YES**

This is a rural area. It's rolling property. There's a stream through the middle of it. The panels will be screened from the road and from adjoining properties.



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners

From: Randy Hawkins, Zoning Administrator

Date: June 2, 2015

Re: Planning Board recommendations (06/01/15)

ZMA #618 8etty Socie, applicant (Parcel ID# 33822) A request to rezone 0.7 acre from R-SF (Residential Single-Family) to B-N (Neighborhood Business). The property is located at 4360 N. NC 16 Hwy., on the east side of N.C. 16 Business about 250 feet south of Balsom Ridge Road, in Catawba Springs Township.

The Planning Board voted 8-0 to recommend approval.



CUP #344 ATOOD, LLC (Parcel ID# 31055, 83109, 84267 and 89986) A request for a conditional use permit to establish a solar farm in the R-T (Transitional Residential) and R-R (Rural Residential) districts. The proposed 129-acre site is located on the west side of Mariposa Road about 1.5 miles south of Old Plank Road in Catawba Springs Township.

The Planning Board voted 8-0 to recommend approval with the following conditions:

- 1) That any deed transferring ownership of the property contain a covenant stating that the owner will be subject to the cost of decommissioning.***
- 2) That the decommissioning plan be reviewed every 10 years and, if necessary, the decommissioning bond adjusted.***



County Of Lincoln, North Carolina

Planning Board

LINCOLN COUNTY PLANNING BOARD'S RECOMMENDATIONS ON FINDINGS OF FACT FOR A CONDITIONAL USE PERMIT

Application No. **CUP #344**

Applicant **ATOOD, LLC**

Property Location **Mariposa Road**

Parcel ID# **31055, 83109, 84267 and 89986**

Proposed Conditional Use **solar farm**

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. **YES 8-0**

This will have to meet all the North Carolina building code requirements. It's designed such that it has to meet certain requirements so there's no danger of the panels blowing away. There will be a perimeter fence for safety and security. There are no moving parts to this particular system as proposed.

2. The use meets all required conditions and specifications. **YES 8-0**

The specifications have been reviewed by staff. A solar farm is a conditional use in the R-R and R-T zoning districts. The screening requirements will be met. The FAA regulations as to the distance from the airport have been met. The decommissioning issue will be reviewed in 10 years.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. **YES 8-0**

The testimony from Richard Kirkland, a certified real estate appraiser, was that there would be no negative effect on property values. That is the only factual testimony that we have.

4. The location and character of 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 and will be in general conformity with the Land Use Plan for the area in question. **YES 8-0**

This is a rural area. It's rolling property. There's a stream through the middle of it. The panels will be screened from the road and from adjoining properties.

After having held a public hearing on June 1, 2015, and in light of the findings of facts listed herein, the following action was taken by the Lincoln County Planning Board:

The Planning Board voted 8-0 to recommend approval with the following conditions:

- 1) That any deed transferring ownership of the property contain a covenant stating that the owner will be subject to the cost of decommissioning.**
- 2) That the decommissioning plan be reviewed every 10 years and, if necessary, the decommissioning bond adjusted.**



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name ATOOD, LLC, Brian Adams

Applicant Address 10018 Triple Oak Road, Charlotte, NC 28277

Applicant Phone Number 704.776.6057

Property Owner Name Larry and Elizabeth Cloninger

Property Owner Address 710 Mariposa Road, Stanley, NC 28164

Property Owner Phone Number _____

PART II

Property Location Mariposa Road, Stanley, NC 28164

Property ID (10 digits) 3681219372, 3681218743 Property size 31.64 acres
3681316141

Parcel # (5 digits) 83109, 84267 Deed Book(s) 1617, 89986 Page(s) 779, 173, 0022
1726, 2200

PART III

Existing Zoning District R-R, R-T

Briefly describe how the property is being used and any existing structures.

Property is currently undeveloped

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

Solar farm

\$750 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Brian Adams
Applicant's Signature

4/20/2016
Date



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name ATOOD, LLC, Brian Adams

Applicant Address 10018 Triple Oak Rd, Charlotte, NC 28164

Applicant Phone Number 704.776.6057

Property Owner Name William and Judy Miller

Property Owner Address 542 Woodsong Ln, Stanley, NC 28164

Property Owner Phone Number _____

PART II

Property Location 2431 Mariposa Rd, Stanley, NC 28164

Property ID (10 digits) 3681326812 Property size 97.41 acres

Parcel # (5 digits) 31055 Deed Book(s) 05E Page(s) 155

PART III

Existing Zoning District R-R, R-T

Briefly describe how the property is being used and any existing structures.

Property is currently undeveloped

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

Solar farm

\$750 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Applicant's Signature

4/20/2016
Date

A TOO D

Executive Summary

The CUP package contains answers to most questions we anticipate receiving regarding the solar field. In addition, we would like to submit additional information for the project including:

Project Name: Fire Solar I, LLC

Total acreage of solar farm: 129.05

Acreage to be leased: 31.64 equal to 24.5% of total site acreage

Acreage to be purchased: 97.41 equal to 75.5% of total site acreage

Lease length: 15 years minimum with 3 Tenant Optional 10 year extensions; total expected length of 45 years

Generating Output: estimated 38,304 MWh in year 1 with 0.6% yearly degradation

Anticipated life: 50 years

System type: Fixed ground mount racking

Extent of grading: Anticipated grading will be used to remove trees, remove stumps, smooth and modify the surface. The racking can follow slopes, and the intention is to work with the contours of the land during construction to ensure an efficient and professional project.

At the end of 45 years, the solar panels will produce approximately 70% of their initial peak power production. This will be very useful in terms of resale value in the secondary market.

Location: Adjacent to existing Duke Energy / Energy United substation on a state maintained road with only a portion of one side containing road frontage.

Topography: The land slopes inwardly due to a stream bisecting the property meaning that the solar structures fall away from the road to reduce visibility even further.

Site plan note: The large boxes are equivalent to 24 (6 wide by 4 deep) of the smaller rectangles and are shown as a representation of the area that will contain solar panels.

This project represents a construction cost of approximately \$50 Million in Lincoln County between now and the end of construction (anticipated to be by the end of 2017). This is a significant construction project size and represents a significant tax base increase.

We intend to use as many local laborers as possible creating local jobs.

We see this as the first of many projects we pursue in Lincoln County. To date, a significant portion of our work has been located in Cleveland County, where we are responsible for 9 projects that are being built currently. We also are developing an additional 17 projects.

A TOO D

Proposed Findings of Fact - Fire Solar I

1. The use will not endanger the public health or safety if located where proposed and developed according to plan.

Correct. The solar farm will be built to all applicable building codes including the NEC and will not endanger the public health or safety. The racking system holding the solar panels will be designed to withstand a minimum I-90 wind and exposure class C. All electrical components will be UL listed for the application. The entire system will be grounded where necessary according to code. There will be a perimeter fence for security and protection. The system does not include any moving solar panels. The system will not contain nor does it produce or emit any hazardous materials.

2. The use meets all required conditions and specifications.

Correct. A solar farm is a conditional use permit in both the R-R and R-T zoning districts. The site plan meets all Lincoln County UDO requirements including screening, setbacks, and height. The site is over 5 miles away from any FAA regulated airport. As required as part of the CUP application, a decommissioning plan is included.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

Correct. An impact study for the subject property regarding the effect on surrounding property values has been completed by Kirkland Appraisals. Kirkland Appraisals is an MAI appraisal firm with experience studying the effects of property values near solar farms in North Carolina and Lincoln County. The impact study is included with these findings for reference.

The study concludes “the solar farm proposed at the subject property will not substantially injure the value of adjoining or abutting property and that the proposed use is in harmony with the surrounding area.”

The facility will not generate traffic, produce emissions, significant noise, or glare. Most residents should be unaware of the facility as it sits away from the road and will be screened per the requirements.

4. The location and character of 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 and will be in general conformity with the Land Use Plan for the area in question.

Correct. The site is adjacent to an existing Energy United and Duke Energy substation. We chose this site for its close proximity and knowing that it would be in keeping with its surroundings. The site allows for the required buffers and only has road frontage on a portion of one side. The surrounding area is largely low density residential and agricultural. Solar fits well in this surrounding.

FAA Airport Analysis Map



The yellow circle in the above aerial represents a 5 nautical mile radius from the proposed Solar Site. The closest FAA regulated airport to the Site is the Lincolnton-Lincoln County Regional Airport. The proposed Solar Site (in green) is greater than 5 nautical miles from the airport, as shown.

Note: 5 nautical miles = 5.754 miles

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Decommissioning Plan For Fire Solar I, LLC Stanley, Lincoln County, NC

Conditions for initiation of decommissioning include:

- Solar farm ceases to produce energy on a continuous basis for 12 months
- Any time at Fire Solar I's (Tenant's) discretion prior to the end of the lease term upon reasonable notice to the Landlord
- Any time such lease is terminated prior to the end of the term

Fire Solar I shall be obligated to remove the Generating Facility from the Landlord's property no later than the end of the lease term or other prior termination of the lease.

The anticipated manner in which the solar farm project will be decommissioned and the site restored includes:

1. Applying for and obtaining any permits (if necessary) required for decommissioning and removal of system prior to start of decommissioning;
2. Complete decommissioning and removal of all materials and components used for electricity generation as a part of the solar farm;
3. Recycle or reuse as many materials and components as possible (almost everything from the site falls in this category);
4. Following removal of solar farm, the site will be finish graded and stabilized;
5. Dispose of any necessary materials and components that cannot be effectively recycled or reused according to all applicable rules and regulations in effect at that time.

The timetable for completion of decommissioning is approximately 6 months, which is approximately equal to the time required for installation. In all cases, the Generating Facilities will be removed prior to the end of the lease or upon no longer generating electricity.

The agreement with the landowner includes:

- The right by Fire Solar I as Tenant to remove any or all of the Generating Facility at any time with reasonable notice to the Landlord;
- The requirement of Fire Solar I as Tenant to remove the entire Generating Facility according to the anticipated manner of decommissioning above no later than the end of the lease term or prior termination of the lease.

Fire Solar I, LLC shall be responsible for:

1. All decommissioning costs;
2. Following the anticipated manner of decommissioning procedures above;
3. Recording this decommissioning plan with the Register of Deeds prior to final electrical inspection;
4. Reviewing the decommissioning plan with Lincoln County Zoning Administrator once every ten years.

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Fire Solar I will review and update the decommissioning plan no less than once per decade. Any substantial changes to the plan will be recorded with the Lincoln County Register of Deeds. Upon completion of decommissioning, a final decommissioning report will be recorded with the Lincoln County Register of Deeds.

The solar panels used by the system will have a manufacturers warranty to produce a minimum of 80% of nameplate power for 25 years. Due to this, solar panels have an expected life of at least 40 years creating a valuable secondary market. Additionally, solar panels account for over half of the initial system's installed costs. By marketing the panels in a growing, secondary market, the solar farm is able to keep decommissioning costs low. The major components of the solar farm include primarily steel, aluminum, and copper (in addition to the solar panels). These components have significant value and can be sold after decommissioning. This will allow Fire Solar I to recoup significant salvage value from the project.

The estimated cost of decommissioning the project is \$8,917,830 in 2015 Dollars.

The estimated salvage value of the project is 8,803,148 in 2015 Dollars.

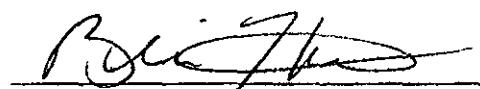
The estimated difference between the cost and salvage value is \$114,682 in 2015 Dollars.

Fire Solar I shall provide a bond or letter or credit to cover the portion of the salvage value on leased property multiplied by a 1.25 safety factor prior to final electrical inspection. The amount of the bond or letter or credit shall be equal to \$35,839 (25% of \$114,682 times 1.25).

ATOOD prepared the estimated cost of decommissioning and has experience with solar projects of this nature and cost estimating procedures.

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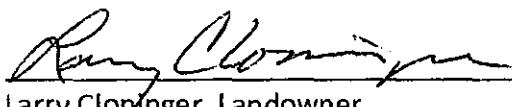
This decommissioning plan is recommended and accepted by:



Brian Adams, Manager, Fire Solar I

4/17/2015

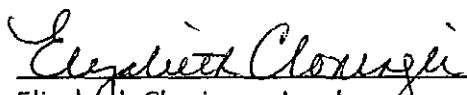
Date



Larry Cloninger, Landowner

4-17-15

Date



Elizabeth Cloninger, Landowner

4/17/2015

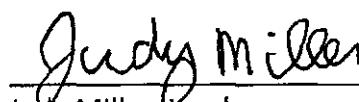
Date



William Miller, Landowner

4-17-2015

Date



Judy Miller, Landowner

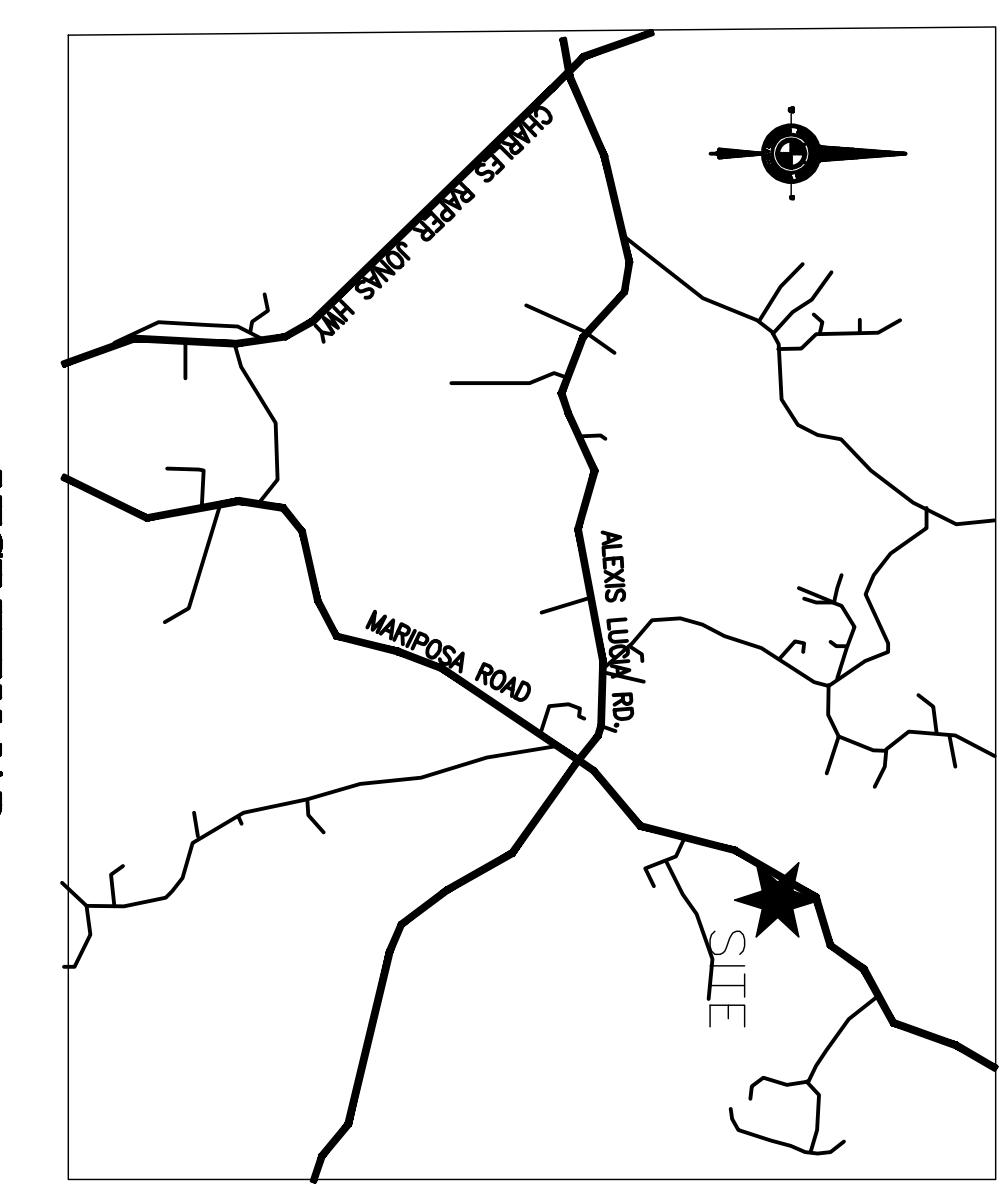
4-17-2015

Date

SITE PLAN

FIRE SOLAR I LLC

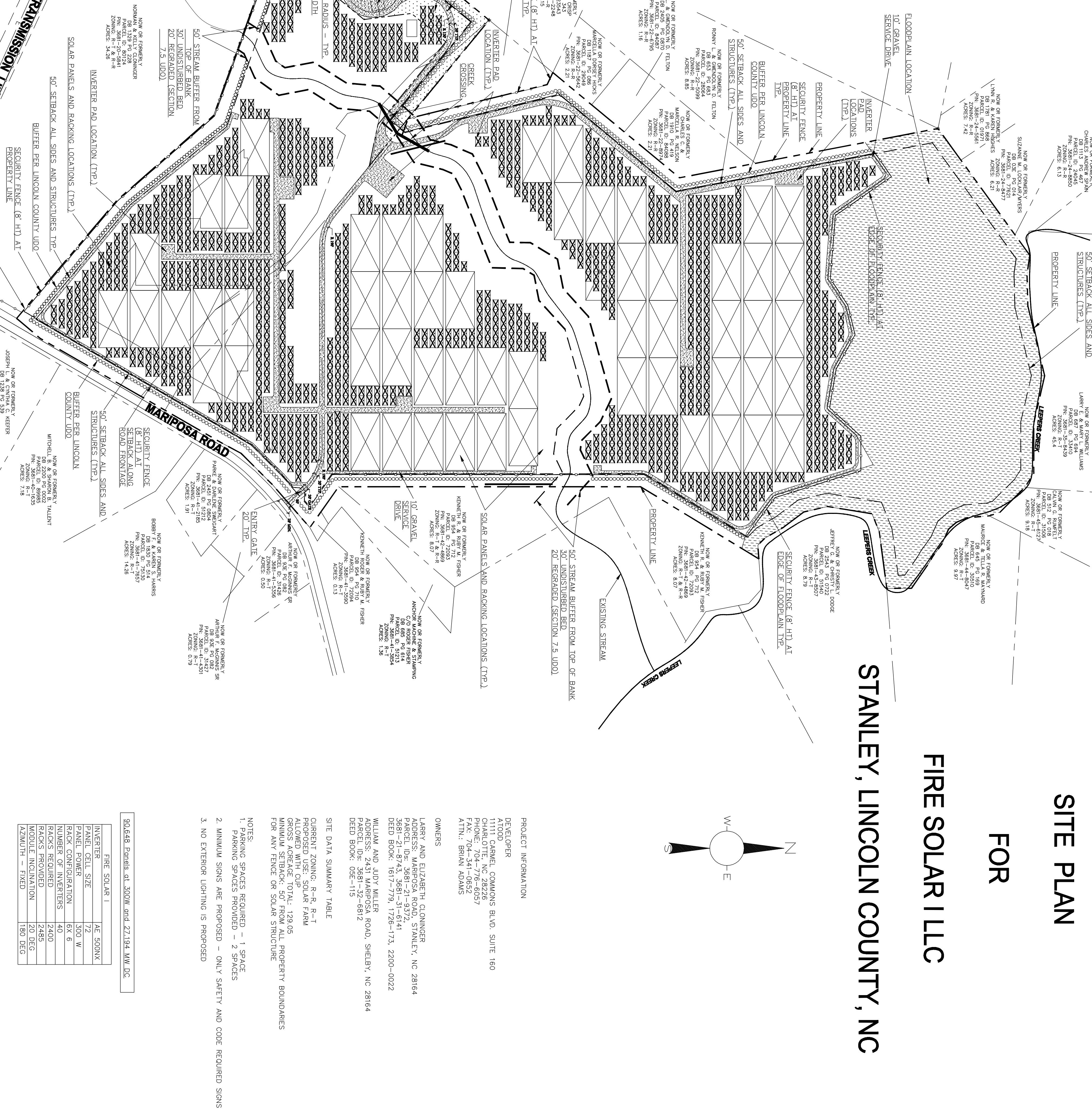
STANLEY, LINCOLN COUNTY, NC



VICINITY MAP NOT TO SCALE

200 0 200 400 600

Scale 1" = 200'-0"



**FIRE SOLAR
PV PROJECT**
19.999 MW AC FIXED PV ARRAY
2421 MARIPOSA ROAD
STANLEY, NORTH CAROLINA 28164

Adams group
A R C H I T E C T S
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