



Pike Solar Decommissioning Plan

1. Decommissioning Note Pursuant to County Requirements

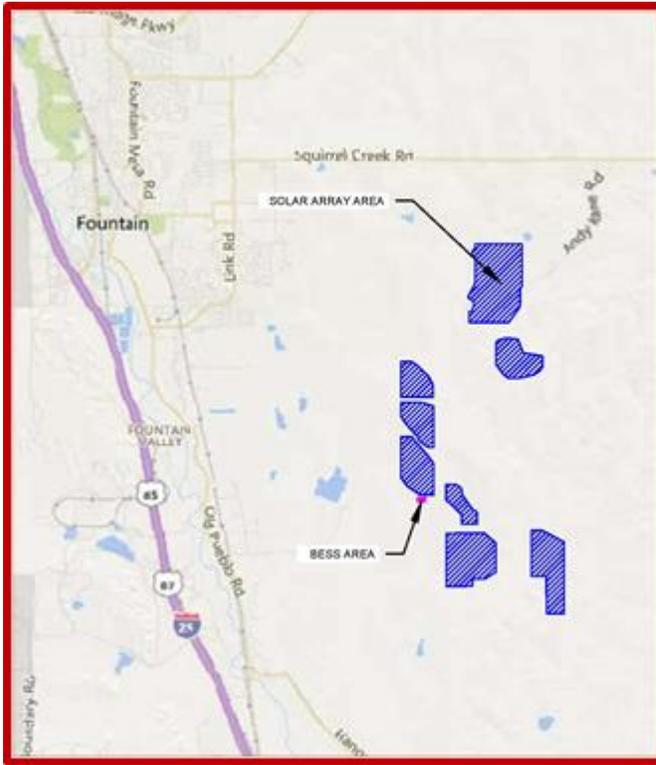
At least six (6) months prior to the initiation of decommissioning activities, Developer shall prepare a Project Decommissioning and Site Restoration Plan (“PDSRP”) prepared in sufficient detail to identify, evaluate, and resolve all major deconstruction, environmental, hauling, and public health and safety issues reasonably anticipated by the Developer on the date thereof and submit the same to the County for review and approval. The PDSRP shall describe the process that will be used to evaluate the options and select the measures that will be taken to restore, reclaim, or preserve the project site and to otherwise ensure the protection of the public against risks or dangers resulting from the project decommissioning. The PDSRP shall address provision for funding or bonding arrangements to meet the project site restoration or management costs and it shall include an estimate of market value of the equipment and salvage value of all other equipment and materials that do not have value at resale.

2. Description of Decommissioning

The purpose of this Plan is to detail the dismantling, removal, and rehabilitation actions to be conducted during the decommissioning of Pike Solar Project (“Project”). Decommissioning activities would occur in coordination within the property owner within 12 months after the end of use of the facility (as required by the lease agreement). Decommissioning and reclamation procedures and practices employed by Pike Solar LLC will follow local, state, and federal requirements.

The Project is in unincorporated El Paso County. The Project will consist of eight separate solar array areas, which feed into the Project substation via underground lines. The Project substation will be connected via overhead lines to the Williams Creek Substation, which is owned by Colorado Springs Utilities. The battery energy storage system (“BESS”) will be adjacent to the Project substation. The BESS consists of containerized units that house lithium-ion battery modules with the associated safety, controls, monitoring and heating, ventilating, and air conditioning (“HVAC”) equipment. Each BESS unit will be electrically connected with a combined direct current/alternating current (DC/AC) inverter and transformer power station that will feed into the Project substation via underground lines. The Project can be accessed from Squirrel Creek Road. Traffic will follow the City of Fountain Truck Route to access the site via Squirrel Creek Road from Interstate-25.

While this plan is designed to address the aspects of decommissioning, the techniques and regulations for decommissioning will likely change over the life of the Project. Accordingly, the details of this plan may need to be updated based upon then-current standards and regulations.



3. Project Description

Solar Facility and Substation Description

Principal components of the proposed solar facility include:

- Single-axis tracker arrays with photovoltaic (“PV”) modules
- Internal roadways and staging areas
- Power infrastructure including inverters, transformers, and cabling (above ground and underground) with the associated foundations
- Project Substation
- Perimeter security fencing
- Operations and maintenance shed and associated foundation

Single axis tracker arrays with PV modules

The solar facility will be designed for an operational life of 35 years and will use the industry standard materials and components to ensure robust performance. The technology employed will feature solar modules, mounted on single-axis steel tracking arrays. The single-axis tracking system includes galvanized steel racking components and posts, which are embedded into the ground.

Internal roadways and staging areas



To provide accessibility within the site, gravel roads and material lay down areas will be constructed. Site roads will be engineered to a width of between 16 and 20 feet to support two-way traffic for initial material delivery and long-term operations and maintenance site access.

Power infrastructure including inverters, transformers, and cabling

The DC collection system collects power from the arrays of PV solar modules using cables secured to the racking system. These cables combine at the DC Combiner Box (DCB) located near each tracker array and continue from the DCB to the nearest Power Station via underground cables. Each Power Station consists of an Inverter, Medium-Voltage Transformer (MVT) and Motor Power Transformer (MPT) mounted on a skid supported by piers. Within the power station, the inverter converts the DC power to AC and the MVT steps it up to 34.5kV. The AC collection system employs a series of underground cables to combine the outputs from multiple Power Stations into circuits that terminate on the medium-voltage risers in the Project Substation. In some cases, medium-voltage sectionalizing cabinets are employed to connect multiple cables into a longer run.

Project Substation

The Project substation will be fenced (see perimeter security fencing) and consists of structural steel, breakers, a main step-up transformer (which raises the collection system voltage of 34.5 kV to the interconnection voltage 230 kV), a control building with its associated foundations, and cabling. The site will be treated with herbicide and finished rock will be placed to prevent growth of vegetation.

Perimeter security fencing

The eight solar array areas and the Project substation and BESS area will be separately fenced with a six-foot chain link fence. The posts at the corners of these fences will sit on concrete foundations. Access to the fenced areas will be maintained by locked gates.

Operations and maintenance shed with associated foundation

The operations and maintenance shed will be a prefabricated steel structure, covered with steel siding. The shed will sit on a concrete foundation.

BESS Area and System Description

Principal components of the Pike BESS Facility include:

- Containerized BESS units
- Internal Roadways
- Perimeter security fencing
- Power infrastructure including inverters, transformers, and cabling (above ground and underground) with an associated foundation

Containerized battery housing units

The battery energy storage system (BESS) units will feature lithium-ion battery modules, mounted inside containerized units. Individual containers will also house safety and controls equipment, HVAC systems, and fire mitigation technology. Individual containers will be mounted on a concrete mount. Areas within 10 feet of the BESS containers will be treated with herbicide and finished rock will be placed to prevent vegetation.

Power infrastructure including inverters and transformers and cabling



The BESS units will be electrically linked to combined inverter/transformer power stations, each on a concrete foundation, which will convert power from DC to AC. The DC cabling to the inverter as well as the AC cabling between the power stations and to the substation may either be underground or above ground.

4. Procedure & Decommissioning Activities

The anticipated commercial operations date (“COD”) for Pike Solar is December 31, 2023. The Project is anticipated to remain in operation for 35 years. The BESS portion of the project may be removed at an earlier date or continued based upon the operational needs of CSU. At the end of the Project’s term, phased decommissioning activities will be carried out to dismantle and remove project equipment and restore the land. Material disposal is subject to equipment condition. The stated preference for disposal of material is to reuse and recycle most Project components.

The goal of the Project’s decommissioning actions is to bring the land to pre-construction conditions. Coordination with current landowners on future use will determine other decommissioning actions if an altered condition is desired. Applicable regulations will be addressed and followed during decommissioning planning.

Active restoration will likely be a principal component of decommissioning actions, particularly reseeded. A monitoring plan will be prepared to track decommissioning outcomes to verify accomplishment of site goals as well as compliance with applicable regulations.

The procedure below outlines general decommissioning actions. Actions outlined below assume reasonable coordination with El Paso County staff including (but not limited to) site access and decommissioning review prior, during, and following completion of such activities.

1. At the time of decommissioning, final steps forward with a decommissioning plan including a restoration plan with measures to achieve reasonable, pre-construction site conditions.
2. Coordinate with El Paso County and other relevant authorities at least 6 months prior to decommissioning work.
3. Implement safe work practices, including a health and safety plan, other required plans, and obtaining necessary permits.
4. Incorporate requirements of the decommissioning plan and safe work practices into subcontracts and monitoring plan.
5. Employ best practices for demolition to efficiently undertake demolition activities and minimize environmental safety exposures.
6. Remove aboveground cables, inverters, transformers, and substation transformers.
7. Dismantle, package, and remove battery modules, associated equipment, and housing units.
8. Remove of footings, structural steel at the substation, and concrete foundations including the BESS Site (including breaking concrete into gravel) to a depth of three (3) feet below grade along with replacing topsoil.
9. Remove underground cables located at less than 3’ in depth, if needed.



10. Remove internal roadways as required, gravel at the substations, and operations and maintenance shed and foundation.
11. Remove site security fencing.
12. Regrade soils, if needed.
13. Reseed areas with native seed mix where needed.
14. Recycle materials. Remaining unrecyclable materials will be disposed of at appropriate facilities for treatment/disposal.
15. Closeout permits.

Pike Solar LLC has the obligation to decommission the BESS project in the lease contract. A security deposit has been provided to the landowner for all responsibilities by tenant, including decommissioning activities for infrastructure on the property.

The stated goal of decommissioning is to reuse and recycle as much of the material as possible. Under the assumption the material cannot be reused, a material procedure is developed below:

Single axis tracker arrays with photovoltaic modules

The PV solar panels will be dismantled and collected. The modules will either be recycled or disposed of according to regulations. The steel of the posts and supporting structure will be collected and recycled.

Internal roadways and staging areas:

Internal roads will remain in place until the end of the decommissioning process to provide accessibility to the site. If the landowner requests that a road remain in place beyond the lifetime of the project, that road will not be deconstructed during the decommissioning process (pending approval of a final decommissioning plan by the County). The material for other roads and staging areas will be removed and brought off site for potential reuse.

Power infrastructure including inverters and transformers and cabling

Inverters and transformers will be removed and brought to a recycling center. Biodegradable oil from the transformers will be captured and separately disposed. Materials will be lifted by a crane (subject to an approved lift plan). The footings and concrete foundations will be removed up to 3' in depth below the surface. The concrete will be crushed into pieces and the material, along with conduits, will be hauled off to an offsite pit. Cabling will be delivered to a recycling center where aluminum and copper can be reused.

Project Substation

The deenergized substation will be disconnected. The control building as well as the main transformer will be brought to a recycling facility. Oil (either mineral or biodegradable) will be captured and separately disposed. Materials will be lifted by crane (subject to an approved lift plan). Cabling will be delivered to a recycling center for recycling of aluminum and copper. The structural steel will be collected and recycled in coordination with a third-party. The footings and concrete foundations will be removed up to 3' in depth below the surface. Concrete foundations will be crushed into pieces and the material, along with the conduits, will be hauled off to an offsite pit. The gravel will be recollected and brought off site for potential reuse.

Perimeter security fencing



The posts (without the concrete foundation) and the mesh of the chain link fence will be collected and recycled off site. If recycling is not feasible, it will be disposed according to regulations. The footings and concrete foundations will be removed up to 3' in depth below the surface. The concrete foundations will be crushed into pieces and hauled off to an offsite pit.

Operations and maintenance shed

The steel shed will be dismantled and brought to a recycling facility. The footings and concrete foundations will be removed up to 3' in depth below the surface. The concrete foundation will be crushed into pieces and hauled to an offsite pit.

Battery equipment

Before the container housings are removed from the site, the battery modules will be dismantled and removed from the battery racking systems. The modules will be packaged and stacked on wood pallets for removal. In the case of any battery modules being damaged during commercial operation, the decommissioning procedures will be carried out to dismantle and remove the damaged modules. Batteries are considered "Universal Waste" and are governed by Title 40 part 273 of the Code of Federal Regulations. Prior to system dismantling, the EPA's Regional Administrator will be contacted to obtain a Project Identification Number. BESS decommissioning staff will be trained for the handling of Universal Waste in accordance with Part 273 Subpart C §273.36 of the Code of Federal Regulations.

Dismantling & Removal: Individual battery modules will be deenergized, disconnected, and have the electrode ends capped before being removed from the container. Modules will be packaged and made ready for shipping at an onsite preparation area. Modules will be stacked and covered on wooden pallets in accordance with the pertinent regulations and best practices at the time of decommissioning. The pallets will be labeled using Class 9 and UN 3480 Universal Waste labeling in accordance with Part 273 Subpart C §273.34 of the Code of Federal Regulations.

Shipping: A HAZMAT certified transportation company will be retained to safely transport the packaged battery modules from the Project site. Shipments will follow the requirements from the US Department of Transportation, specifically Title 49, §172 and §173 of the Code of Federal Regulations.

End-of-life management: The battery modules may have usable performance left at the time of decommissioning. The most effective end-of-life strategy will be evaluated at the time of decommissioning. Second life use cases are the most common strategy ahead of equipment disposal, but material recycling will also be considered.

Record keeping: Records associated with the decommissioning and shipping of the battery modules will be maintained in accordance with the regulations of Large Quantity Universal Waste. For every shipment of battery module leaving the site, the name and address of the handler, the destination facility, the quantity of universal waste sent, and the date of each shipment will be recorded. Records will be retained for at least three years from the shipping date. A final closeout decommissioning report will be filed with the county.

5. Site Restoration

After the decommissioning work, the site will be restored to support the future use as outlined in the decommissioning plan. Since there is a possibility that engineered improvements may be desired (e.g. drainage), these improvements may stay in place and will be outlined in the decommissioning plan. Areas disturbed as a



result of the decommissioning work will be graded and restored to as close as practicable to the condition of the site prior to the Project. Native vegetation and reseeded will occur as necessary to the restored site. Once the site decommissioning efforts have properly completed, the Stormwater Permit will be closed. If contamination is discovered on site (which is considered unlikely), the soil will be tested and disposed in accordance with applicable regulations.