Anamite Solar, LLC
DECOMMISSIONING PLAN
June 2025

Purpose

This decommissioning plan is provided by Cultivate Power, LLC (the "Owner") and will detail the projected decommissioning demands associated with Anamite Solar, LLC (the "Project") located in Kane County, Illinois.

The purpose of this decommissioning plan is to provide procedures and an opinion of probable construction cost for partial or full closure of the Project. The Illinois Department of Agriculture (IDOA) Agriculture Impact Mitigation Agreement (AIMA) requires a decommissioning plan and performance guarantees to supplement plans submitted as part of the AIMA. This decommissioning plan details provisions for facility deconstruction and site restoration for the Project.

Site Location

Anamite Solar, LLC proposes to build a photovoltaic (PV) solar facility ("Solar Facility") with a nameplate capacity of approximately 2.7 MW_{AC} ("Project"), in Kane County, IL. The Facility is located on Nesler Road in Elgin, IL and within the tax parcel identification numbers 05-23-400-012, 05-23-400-013, 05-23-400-015, 05-23-400-018, 05-23-400-020, 05-24-300-028, and 05-24-300-029 ("Property").

Anticipated Service Life of the Project

The facility shall be decommissioned in accordance with this Decommissioning Plan ("Plan"), restoring the site to as close to its agreed-upon post-decommissioned state as practicably possible upon expiration or termination of the Power Purchase Agreement or within twelve (12) months after the end of the useful life of the facility. The expected useful life of the Project is forty (40) years and is expected to be operational for the full forty (40) years.

Decommissioning responsibilities include the removal of the perimeter fence, all concrete pads, all metal structures (mounting racks and trackers), all photovoltaic (PV) modules, pipelines, alternators, generators, aboveground and underground cables, transformers, inverters, fans, switch boxes, fixtures, etc. and otherwise restoring the premises to its original condition or mutually agreed upon state. Other Plan activities include the management of materials and waste, projected costs, and a decommissioning fund agreement overview.

Decommissioning Risk Over the Lifecycle of the Project

The probability of an event that would lead to abandonment or long-term interruption is extremely low during the first 15 to 20 years of the Project life. Accordingly, the risk of decommissioning the Project is extremely low during this time frame. The reasons why the risk to decommission the Project is extremely low in the early phases of the Project include, but are not limited to:

- The Project owner has sophisticated financing structures that allow the lender or tax equity partner to step in and rectify the event that may lead to abandonment.
- Most critical solar components have original equipment manufacturer (OEM) warranties with terms exceeding five years that include labor and parts. A warranty is an agreement or guarantee outlined by a manufacturer to a customer that defines performance requirements for a product or service. Warranties give customers a form of insurance if the purchased product or service does not adhere to quality standards. These warranties assure the Project owner, financing parties, and other stakeholders, that equipment will perform as expected which minimizes the risk of a decommissioning event. Average warranty lengths for critical solar components range from 5 to 10 years, with production warranties on solar panels extending to 20 to 25 years.
- The Project consists of many networked components designed to convert solar radiation into electrical energy. The failure of any single component will not result in a substantial reduction of energy generation that could lead to a decommissioning event.
- The Project is required to maintain replacement value property damage insurance coverage and business interruption insurance coverage. Business interruption insurance covers the loss of income that a business suffers after a disaster or equipment failure. Typical solar business interruption insurance covers income loss for twelve months from the date of the event triggering the loss.
- The replacement costs of solar components will typically decline over time, and accordingly, costs to replace failed or damaged equipment after lapsed OEM warranties will not create large financial hurdles for the Project.
- In the early stages of the Project, the resale value of the equipment is significantly higher than the decommissioning costs, resulting in a net positive (revenue).

Considering the reasons stated above, a decommissioning bond early in the life of a solar project life is not required to assure the coverage facility removal and site restoration costs. However, it is noted that the AIMA requires Financial Assurance be provided to the County or local AHJ for projects in Illinois. It is also noted that Counties or AHJ's may have more stringent requirements for Financial Assurance that must be adhered to on a site-by-site basis.

Decommissioning Cost Estimate and Bonding

An engineer's opinion of probable construction cost and analysis of material salvage value were prepared as part of this decommissioning plan. Exhibit A summarizes the probable costs and salvage values associated with decommissioning.

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report, current RSMeans data was used to estimate labor, material, and equipment expenses. Fluctuation and inflation of the labor costs were factored into the estimates. Inflation has been calculated at 2%, the Federal Reserve Board target, for 10 years. Per the AIMA, after 10 years, the decommissioning cost estimate for the project will be recalculated.

Total probable cost of decommissioning is estimated to be **$354,605**.

See the Exhibit attached below for a Decommissioning Cost Estimate for the Project.

Anamite Solar
Kane County
Decommissioning Estimate Pro Forma w/ Salvage

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet.

Item	Quantity	Unit	Unit Price	Total Salvage	Total Price (incl. markups)	Total Price
Mobilization	1	LS		$ -	$16,400.00	$ (16,400.00)
Supervision	210	HR	$108.00	$ -	$22,680.00	$ (22,680.00)
Temporary Facilities	1	LS		$ -	$1,900.00	$ (1,900.00)
Safety	1	LS		$ -	$1,290.00	$ (1,290.00)
Legal Expenses	1	LS		$ -	$340.00	$ (340.00)
General Liability Insurance	1	LS		$ -	$1,380.00	$ (1,380.00)
Contractor's G&A	1	LS		$ -	$2,600.00	$ (2,600.00)
SWPPP, Erosion Control Measures (Disturbed Area)	22	Ac	$800.00	$ -	$17,200.00	$ (17,200.00)
Seeding	1	Ac	$3,897.67	$ -	$4,190.00	$ (4,190.00)
Tilling 6" topsoil/scarifying access road and rough grading existing soil	2	Ac	$14,951.25	$ -	$33,341.29	$ (33,341.29)
Remove and Recycle Chainlink Fence	3,740	LF	$7.50	$ 1,989.68	$28,050.00	$ (26,060.32)
Remove Power Pole	6	EA	$957.25	$ -	$5,743.50	$ (5,743.50)
Remove and Recycle AC Cables	4,113	LF	$3.04	$ 697.15	$12,487.50	$ (11,790.35)
Remove and Recycle DC Cables	87,618	LF	$0.84	$ 14,851.25	$73,257.83	$ (58,406.58)
Backfill AC and DC trenches	40,345	LF	$0.58	$ -	$23,524.71	$ (23,524.71)
Remove and Recycle Inverters	2	EA	$6,569.20	$ 10,800.00	$13,138.40	$ (2,338.40)
Remove and Recycle Photovoltaic Modules	6,775	EA	$6.63	$ 20,977.61	$44,918.25	$ (23,940.64)
Remove and Recycle Piles	1,365	EA	$17.47	$ 14,523.60	$23,846.55	$ (9,322.95)
Remove and Recycle Support Assemblies	208,337	LB	$0.12	$ 19,792.00	$25,742.62	$ (5,950.62)
Contaminated Soils Testing	1	LS		$ -	$7,500.00	$ (7,500.00)
Reclamation Monitoring and Maintenance	1	LS		$ -	$15,000.00	$ (15,000.00)
			Subtotal:	**$ 83,631.30**	**$374,530.64**	**$ (290,899.34)**
					Inflation (2.0%/year):	**$ (63,705.33)**
					Total:	**$ (354,604.68)**

Notes:

1. Labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2025 data). The current Consumer Price Index was utilized to determine the inflation rate.
2. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for St. Rockford, IL.
3. Material salvage values were based off of current US salvage exchange rates.
4. Equipment rental rates determined from RSMeans and/or local rental facilities.
5. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year).
6. For PV Module Removal/Recycle labor and equipment costs are computed at present values, while salvage value is computed at depreciated values.
7. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @$0.17/LF (AC and DC Cables) and Steel @0.53/LF of fence, @$0.67/pile, and @$0.10/LB.
8. Inverter resale value is dependent on the assumption that all inverters will be decommissioned and resold half way through their useful life (every 5 years).
9. Inflation has been calculated at 2%, the Federal Reserve Board target, for 10 years. Per the AIMA, after 10 years, the decommissioning cost estimate for the project will be recalculated.
10. This estimate assumes 100 modules/tracker.
11. This estimate assumes 77,162 LB of support assemblies per 1 MW output.
12. This estimate assumes one pile per 25' length for each tracker.