



DECOMMISSIONING AND SITE RECLAMATION PLAN

DOUGLAS FAMILY BUTTERFLY GARDEN AND SOLAR FARM, LLC
KANE COUNTY, ILLINOIS

Zoning Petition No.: XXXXXXXXXXXX

Site Location: South of Norris Rd and East of Bliss Rd in Blackberry Township

Parcel Number(s): 11-34-200-019, 11-34-400-005 & 11-35-300-010

Solar Company:

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Prepared Date: April 9, 2026

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- A. Opinion of Probable Construction Cost with Salvage
- B. Draft Solar Facility Decommission Bond Agreement
- C. Lease Agreement Affidavit

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1.0 INTRODUCTION

Douglas Family Butterfly Garden and Solar Farm LLC, a wholly owned entity of SunCode Energy, LLC (collectively, the “**Applicant**” or “Douglas Family Butterfly Garden and Solar Farm LLC”), hereby submits this Decommissioning and Site Reclamation Plan (“**Decommissioning Plan**” or “**Plan**”) in accordance with the Agricultural Impact Mitigation Agreement and Kane County Ordinance No. 25-5-4-9 to construct, operate, and maintain the Douglas Family Butterfly Garden And Solar Farm LLC solar project, a proposed up-to-5.00 MWac Community Solar Energy Project (“**Project**”) on approximately 31 acres across three (3) parcels; PIN(S): 11-35-300-010, 11-34-400-005, and 11-34-200-019 in Kane County, Illinois. As shown in **Special Use Permit Application Exhibit M: Geometric Site Plan**.

The Project will be sited on three (3) parcels, totaling approximately 31 acres. In existing conditions, the site is a relatively flat agricultural field.

This Decommissioning Plan was developed in compliance with Agricultural Impact Mitigation Agreement (AIMA) and Kane County Ordinance No. 25-5-4-9: Commercial Solar Energy Facilities Section H and Appendix G. This Plan addresses the removal or reclamation of following elements, including but not limited to:

- Photovoltaic (PV) Solar Panels, Cells, and Modules
- Solar Panel Mounts and Racking Systems
- Solar Panel Foundations
- Transformers and Inverters
- Above and Below Ground Electrical Infrastructure
- Laydown Yards/Staging Areas
- Access Roads
- Debris and Litter
- Fencing
- Culverts
- Prevention of soil erosion
- Weed/vegetation control

Project Components

Solar Photovoltaic (PV) Equipment

The project will use Solar Photovoltaic (PV) modules mounted on single axis tracker racking with steel pile foundations.

Internal Power Collection System

The PV-generated DC power will be collected from each of the multiple rows of PV modules through one or more combiner boxes and conveyed to inverters. The inverters will convert the DC power to AC power, which will be interconnected into the existing power line running along the north side of the project boundary.

Transformers and PV combining switchgear will be mounted on concrete foundations.

Earthwork

It is anticipated that the site will require minimal grading for the Project. Site grading and drainage will be conducted in accordance with Final Civil Construction plans.

Roads

Access to the Project will be off Norris Road. The site access will be constructed in accordance with Kane County requirements and the Final Civil Construction Plans. The on-site site access road is anticipated to be gravel. A culvert may be required and will be designed during Final Engineering.

Fencing

The Project site will be surrounded by an eight-foot fence. Entry gates will be provided near the site access of Norris Road.

2.0 DECOMMISSIONING ACTIVITES

Scope of Work

Decommission includes removal of above-ground and below-ground structures. Only minor grading is anticipated during construction; and therefore, will require limited or no grading following decommission. Temporary erosion and sedimentation control Best Management Practices should be implemented during the decommission phase of the Project. Work hours on site will be typical 9 am – 5 pm or as otherwise required by the County. Should the landowner wish for any operational support structures, access roads, or culverts to remain in place following decommissioning, then an agreement will be signed

Decommission Preparation

Prior to commencement of the decommission process, assess existing site conditions and prepare the site for demolition. Demolition debris shall be placed in temporary onsite storage area(s) pending final transportation and disposal and/or recycling according to the procedures listed below.

PV Equipment Removal and Recycling

During decommissioning, Project components shall be removed from the site and recycled or disposed of at an appropriately licensed disposal facility. Above ground portions of the PV module supports shall be removed. Below ground portions of the PV module supports shall be removed entirely where practical, but to a depth of 5 feet (60 inches) at a minimum. Those supports that are more firmly anchored (e.g., such as embedded in bedrock) may be cut off at least five feet below ground or to the depth of bedrock, and the remaining support left in place. This depth will avoid impact of underground equipment on future farming or other construction activities. The demolition debris and removed equipment may be cut or dismantled into pieces that can be safely lifted or carried with the onsite equipment being used. The debris and equipment shall be processed for transportation and delivery to an appropriately licensed disposal facility or recycling center. Modules shall be

recycled in accordance with the solar module manufacturer's (or equivalent) recycling program. No hazardous materials or waste will be used during operation of the solar facility, and disposal of hazardous material or waste will not be required during decommission.

Internal Power Collection System

The cables, inverters, and transformers shall be dismantled. The concrete foundations shall be broken up, removed and recycled. If ground-screw foundations are used, they shall be removed and recycled. According to the AIMA underground cables shall be removed up to a depth of sixty (60) inches/five (5) feet. Underground cables that are buried greater than 5 feet are not required to be removed; however, for this estimate, they will be counted as removed. Overhead conductors shall be removed from the poles, and the poles and pole foundations shall be removed. Aluminum from the conductors shall be recycled or removed from the site to an appropriately licensed disposal facility.

Roads

Gravel from the on-site access road shall be removed and recycled. Once the gravel is removed, the soil below the access road shall be scarified a depth of 18-inches and blended as noted in the Site Restoration section below.

Fencing

Project site perimeter fence shall be removed at the end of the decommission project. Since the project site is not currently fenced, this includes removal of all posts, footings, fencing material, gates, etc. to return the site to pre-project condition.

Landscaping

Unless requested in writing to remain in place by the landowner, all vegetative landscaping and screening installed as part of the Project will be removed. Any weed control equipment used during the project, including weed-control fabrics or other ground covers shall be removed. Landscape areas will be restored as noted in the Site Restoration section below.

Soil and Vegetation Restoration

Once removal of all project equipment and landscaping is complete, all affected areas shall be inspected, cleaned of all construction related debris, and remediated in accordance with the Agricultural Impact Mitigation Agreement (AIMA). All areas of the project site that are unvegetated or where vegetation was disturbed/removed as part of decommissioning shall be restored by the applicant. Windbreaks, waterways, site grading, drainage tile systems, and topsoil should be restored to former productive levels. Restoration shall consist of applying additional topsoil, seed, and necessary fertilizer to ensure that adequate vegetation is established throughout the project site. Should widening roads or other work areas be required for decommissioning purposes, the topsoil must first be removed, identified, and stored separated for all other excavated materials. Any excavation, up to sixty (60) inches, shall be filled with clean sub-grade material of similar quality to surrounding area. All sub-grade material will be compacted to a density similar to surrounding grade material. Areas that exhibit compaction and/or rutting shall be scarified to a depth of 18-inches prior to placement of topsoil and seed. Restoration shall consist of applying additional topsoil, seed, and

necessary fertilizer to ensure that adequate vegetation is established throughout the project site. Topsoil shall be replaced to, at minimum, the original depth and surface contours, whenever possible. Topsoil deficiencies and trench settling shall be mitigated with imported topsoil that is consistent with the quality of the affected site. An independent drainage engineer shall be present to ensure draitiles, waterways, culverts, etc. are repaired as work progresses. The existence of drainage tile lines or underground utilities may necessitate less scarification depth. The applicant is responsible for promptly repairing damage to draitiles and other drainage systems that result from decommissioning of the commercial solar energy facility. A soil control plan will be approved by the Kane County Soil and Water Conservation District.

Permits Required

A Kane County Stormwater Management permit will be obtain prior to the start of decommissioning. It is anticipated that an NPDES Permit from the Illinois Environmental Protection Agency (IEPA) and a SWPPP will be required. The proposed development area of the site does not contain waters of the United States or Threatened or Endangered species; thus, no federal approvals are expected. A Building Permit and a Kane County Stormwater Management Permit shall be obtained through the County. Appropriate applications for permits from the state and/or local authorities having jurisdiction (AHJs) shall be submitted and approved prior to decommission activities.

Schedule

The Project will be fully decommissioned within twelve (12) months following the end of the Commercial Solar Energy Facility life.

3.0 DECOMMISSION TRIGGERS & COUNTY ACCESS

The decommissioning of any portion of a Commercial Solar Energy Facility shall be triggered by the following:

- If the Applicant has not paid landowners an amount owed in accordance with their lease agreement for a period of six (6) consecutive months
- The Applicant dissolves or abandons the Commercial Solar Energy Facility without first transferring the Commercial Solar Energy Facility to a successor-in-interest or assign
- If any part of the Commercial Solar Energy Facility falls into disrepair or creates any other health and safety issue as determined by the County

The County shall have immediate access to the Decommission Security, following written notice to the Applicant, if one of the below requirements is met:

- After abandonment of the Commercial Solar Energy Facility, by the Applicant, upon reasonable determination by the County Board, fails to address the health and safety issue in a timely manner
- The Applicant fails to decommission the abandoned Commercial Solar Energy Facility in accordance with this Plan

The County and authorized representatives can enter the project site for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary. The County shall have the legal right to transfer applicable Commercial Solar Energy Facility material to salvage firms.

4.0 DECOMMISSIONING COST ESTIMATE

Adjustments to the financial assurance amount that reflect changes in the decommissioning costs shall be submitted every five (5) years after the initial ten (10) years of operation and shall be adjusted for inflation and other factors. The amount of the Decommission Security shall be adjusted accordingly within six (6) months of receiving the updated information as determined by an Illinois professional engineer. Failure to provide financial assurance as outlined herein shall be considered a cessation of operation.

Cost estimate of decommissioning and site restoration, minus the salvage value, can be found in **Exhibit A: Opinion of Probable Construction Cost with Salvage**.

5.0 DECOMMISSIONING ASSURANCE

The AIMA and Kane County Ordinance Section No. 25-5-4-9: Commercial Solar Energy Facilities requires the Owner and/or Operator to provide a present-day decommission cost estimate and provide the County with Financial Assurance to cover the estimated costs of Decommission of the Facility. Financial assurance shall be provided in the form of surety bond, irrevocable letter of credit, or a cash escrow, secured by the owner or operators, in an amount equal to one hundred percent (100%) the professional engineer's certified estimate of the decommissioning and site reclamation costs minus the salvage value, updated as specified in this plan. See **Exhibit A: Opinion of Probable Construction Cost with Salvage** for the estimated cost of decommissioning. Industry standard prices in 2025 for removal costs were determined using RS Means cost data. Removal cost includes materials, contractor installation/demolition, mobilization and demobilization, overhead and profit, and performance bonding.

Financial Security shall be phased in and provided to the County over the first eleven (11) years of the project as follows:

- On or before the first anniversary of the Commercial Operation Date (COD), the Applicant shall provide the Project to cover 10% of the estimated costs of decommissioning the Commercial Solar Energy Facility as determined in the Plan.
- On or before the sixth anniversary of the COD, the Applicant shall provide the County with Financial Security to cover 50% of the estimated costs of decommissioning the Project as determined in the Plan.
- On or before the eleventh anniversary of the COD, the Applicant shall provide the County with Financial Security to cover 100% of the estimated costs of decommissioning the Project as determined in the Plan.

Additional detail can be found in the Standard Solar AIMA and Kane County Ordinance No. 25-5-4-9: Commercial Solar Energy Facilities.

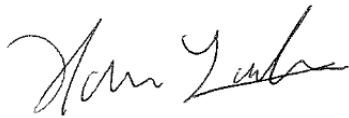
6.0 STATEMENT OF UNDERSTANDING AND SIGNATURES

The Decommissioning and Site Reclamation Plan shall be binding upon the Applicant and its successors-in-interest and assigns and shall apply to all participating parcels in the Commercial Solar Energy Facility, irrespective of the owner of title to such parcels.



Solar Company:

SUNCODE LLC



Prepared By:

Kimley-Horn & Associates, Inc.

EXHIBIT A

Opinion of Probable Construction Cost With Salvage

Douglas Family Butterfly Garden And Solar Farm LLC
Kane County, IL
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		\$ -	\$23,520.00	\$ (23,520.00)
Temporary Facilities	1	LS		\$ -	\$2,830.00	\$ (2,830.00)
Safety	1	LS		\$ -	\$1,920.00	\$ (1,920.00)
Legal Expenses	1	LS		\$ -	\$510.00	\$ (510.00)
General Liability Insurance	1	LS		\$ -	\$2,060.00	\$ (2,060.00)
Contractor's G&A	1	LS		\$ -	\$3,880.00	\$ (3,880.00)
SWPPP, Erosion Control Measures (Disturbed Area)	21	AC	\$670.00	\$ -	\$14,070.00	\$ (14,070.00)
Seeding	1	AC	\$3,897.06	\$ -	\$4,091.91	\$ (4,091.91)
Tilling 6" topsoil/scarifying access road and rough grading existing soil	1	AC	\$47,795.71	\$ -	\$31,784.15	\$ (31,784.15)
Remove and Recycle Chainlink Fence	6,284	LF	\$14.47	\$ 3,166.95	\$90,949.74	\$ (87,782.79)
Remove Power Pole	6	EA	\$1,122.53	\$ -	\$6,735.18	\$ 6,735.18
Remove and Recycle AC Cables	1,339	LF	\$9.98	\$ 281.86	\$13,367.93	\$ (13,086.07)
Remove and Recycle DC Cables	176,062	LF	\$0.54	\$ 37,061.11	\$95,346.13	\$ (58,285.02)
Backfill AC and DC trenches	101,871	LF	\$0.65	\$ -	\$66,158.83	\$ (66,158.83)
Remove and Recycle Inverters/Transformers	2	EA	\$5,281.87	\$ 10,800.00	\$10,563.74	\$ 236.26
Remove and Recycle Photovoltaic Modules	10,152	EA	\$4.18	\$ 38,847.43	\$42,435.36	\$ (3,587.93)
Remove and Recycle Piles	2,500	EA	\$12.36	\$ 25,200.00	\$30,900.00	\$ (5,700.00)
Remove and Recycle Support Assemblies	385,809	LB	\$0.13	\$ 34,722.81	\$49,996.05	\$ (15,273.24)
Contaminated Soils Testing	1	LS		\$ -	\$4,000.00	\$ (4,000.00)
Reclamation Monitoring and Maintenance	1	LS		\$ -	\$10,000.00	\$ (10,000.00)
Subtotal:				\$ 150,080.17	\$505,119.03	\$ (341,568.50)
					Inflation (3%/year):	\$ (278,043.05)
					Total:	\$ (619,611.55)

Notes:

- Quantities were recorded on 02/16/2026
- Equipment rental rates and labor productivity and unit rates were derived from RSMMeans Online (Heavy Construction, 2025 data).
- Labor, material, and equipment rates are based on the RSMMeans City Cost Index (CCI) for Chicago, IL.
- PV Module Removal/Recycle labor and equipment costs are computed at present values.
- The age at decommissioning of this estimate is 40 years.
- This estimate assumes 26 modules/tracker for single trackers, 52 modules/tracker for two-thirds length trackers, and 78 modules/tracker for full
- This estimate assumes 500 piles per 1 MW output.
- Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @\$0.18/LF (AC and DC Cables) and Steel @\$0.50/LF of fence, @\$0.63/pile, and @\$0.09/LB.
- 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).

EXHIBIT B

Lease Agreement Affidavit

STATE OF ILLINOIS)
)ss
COUNTY OF KANE)

MEMORANDUM OF LEASE AFFIDAVIT

NOW COMES, DOUGLAS FAMILY BUTTERFLY GARDEN and SOLAR FARM, a Delaware Limited Liability Company as Lessee from ALDER DRIVE, LLC, an Illinois Limited Liability Company by It's Manager who being first duly sworn on oath states and confirms that Lessee has Leased a 34.47 acre track as legally described in the attached Exhibit "A" for purposes of constructing a Solar Array Facility in the County of Kane and State of Illinois. A copy of said Memorandum of Lease is available upon request to the County of Kane Zoning Department.

This Affidavit is submitted to induce the County of Kane to issue a Solar Facility Permit for Kane County PIN Numbers 11-35-100-021; 11-34-200-019; 11-34-400-005; and 11-35-300-010.

AFFIANT FURTHER SAYETH NOT.

By: 
Authorized Representative

Mike Douglas, being first duly sworn on oath, deposes and states that he/she is the Affiant herein; that he/she has read the above and foregoing Affidavit and know the contents thereof; and that the same are true and correct.


Authorized Representative

Subscribed and sworn before me this

7 day of April, 2026



Notary Public

