

WESTSIDE SOLAR
DECOMMISSIONING PLAN

I. Purpose

This decommissioning plan is provided by Westside Solar, LLC (the “**Project Company**”) in order to comply with the requirements of Section 17.61C.110 of the Kittitas County Code (the “**Ordinance**”) with respect to Abandonment and Decommissioning of Solar Power Production Facilities (“**SPPFs**”).

II. Site Location

The Project Company is building a utility-scale SPPF with a nameplate capacity of approximately 4.999 megawatts (the “**Project**”) in Kittitas County, Washington, on property located on Westside Road and further identified as Kittitas County tax parcel identification numbers 19440, 19441, 19442, 10577, 10579, and 10580 (the “**Property**”).

III. Anticipated Service Life of the Project

Utility-scale SPPFs are designed for a minimum expected operational life of 20 years but are generally expected to operate in excess of 30 years. The expected useful life of this Project is 40 years, and the Project Company expects it to be operational for the full 40 years.

IV. Commencement of Decommissioning

Decommissioning will commence upon the earlier to occur:

1. The Project does not produce power that is sold for commercial use for a consecutive 18-month period, except in the instance of a force majeure event in which the Project is being repaired and/or restored; or
2. The Planning Official, Building Official, Code Enforcement Officer of Kittitas County, or their designee, issues a “Notice of Abandonment,” and the Project Company fails to respond or otherwise provide sufficient evidence that the Project has not been abandoned.

V. Removal of Nonutility Owned Equipment

To decommission the Project, the Project Company will, at a minimum:

1. Disconnect from the utility power grid;
2. Dismantle and remove the following according to commercially reasonable industry standards:
 - a. Non-utility-owned solar power generation equipment, including modules, mountings, foundations, gravel beds, inverters, wiring, and storage devices; and
 - b. Fencing
3. Either remove or cap underground conduits according to applicable regulations and appropriate safety protocols.

4. All waste and excess materials will be disposed of in accordance with municipal, state, and federal regulations. Waste that can be recycled under municipal programs will be recycled accordingly.

VI. Restoration of Property

During decommissioning, the Project Company will restore the Property to a condition substantially similar to that which existed prior to construction of the Project. According to the Ordinance, unless the landowner directs otherwise, the Project Company shall restore private access roads by removing gravel and restoring surface grade and soil. Due to the nature of the access road crossing the wetlands, the landowner elects to leave the improved access road in place after decommissioning. This decision is prudent for two reasons (i) it ensures that there is no further disturbance to the wetlands and helps to further protect and preserve the wetlands and other critical areas on the site and (ii) after decommissioning, it allows the Property to be accessed by an all-weather access road.

The Project Company shall grade the Property as closely as is reasonably possible to its original contours or to contours advantageous for agricultural operations, and the soils shall be restored to a condition compatible with farm uses or consistent with other resource uses. Any re-vegetation shall include plant species suited to the area and shall be consistent with noxious weed control measures.

VII. Time Period to Complete Decommissioning

The Project Company will have six months from removal to restore the site. However, if a Notice of Abandonment is issued and the Project is confirmed to have been abandoned, the Project Company shall remove the Project within three months of receipt of the Notice of Abandonment.

VIII. Party Responsible for Decommissioning

The Project Company shall be responsible for decommissioning the Project. However, the Project Company may contract with a third party to perform the decommissioning on its behalf. If the Project Company fails to complete decommissioning activities in accordance with this plan, then Kittitas County has the authority to enter the Property, physically remove the Project, and charge any costs associated with the removal to the Project Company.

IX. Decommissioning Cost Estimate

Thomas C. Campbell, P.E., an Independent Engineer licensed in the State of Washington (the "IE"), has provided a decommissioning cost estimate attached hereto as **Attachment A**. The cost estimate is a good faith estimate for removal of the Project and restoration of the Property.

The decommissioning cost estimate includes four major cost items: i) site inspections; ii) removal and disposal of the site perimeter fence; iii) removal of solar panels; and iv) project management.

The cost estimate included several key assumptions: i) an inspector will be present during the removal of the site perimeter fencing; ii) the waste materials will be hauled and disposed of at the Cle Elum Transfer Station; and iii) project management represents 5% of the total decommissioning cost (excluding salvage values). The Ordinance requires the decommissioning assurance to be reevaluated every five years. As such, this cost estimate was completed assuming a decommissioning in year five of the Project's life.

The estimated cost to remove the Project and restore the Property is approximately \$310,000.

X. Salvage Value Estimate

The IE's decommissioning cost estimate attached hereto as **Attachment A** includes the salvage value associated with the equipment. The equipment that can be salvaged contains aluminum, copper, and steel. This equipment includes: i) electrical wiring between solar panels; ii) rack posts; and iii) fence posts and chain-link fabric. Also included in the salvage value estimate is the net worth of the solar panels at the end of five years. The solar panels are warranted for a 1% loss of production each year, meaning that they still contain 95% of their production at the end of the fifth year.

The estimated salvage value at end of year five is approximately \$1,938,000.

XI. Decommissioning Collateral

Prior to the commercial operation date of the Project, the Project Company shall post either a bond, letter of credit, cash, or other escrow arrangement in favor of Kittitas County in an amount sufficient to cover 125% of the IE's estimate for the decommissioning costs and restoration of the Property, less the salvage value (such financial arrangement, the "**Decommissioning Collateral**").

At the discretion of Kittitas County, the decommissioning estimate shall be reevaluated every five years to ensure that the Decommissioning Collateral is sufficient to cover the decommissioning expenses. Kittitas County shall contact the Project Company in the event that it requests additional information to reevaluate the Decommissioning Collateral.

Attachment A

Decommissioning Cost Estimate

Item #	Item Name	Value
1	Site Inspections	\$22,500
2	Removal and Disposal of Perimeter Fence	\$59,300
3	Removal of Solar Panels	\$212,500
4	Project Management	\$14,800
5	Reimbursement from Salvaging Materials	(\$1,938,000)
Decommissioning Cost		\$309,100
Salvage Value		(\$1,938,000)
Total Decommissioning Collateral		(\$1,628,900)