



Candler County Planning Commission,

Silicon Ranch is applying for both a zoning amendment and conditional use permit to build a solar farm in Candler County. This property consists of 1,028 acres, with approximately 60% of the site under solar panels. The remainder of the site is made up of wetlands, flood zones, internal roads, or standing timber to act as a visual buffer. As long-term landowners, Silicon Ranch would be the owners and operators of the solar facility for the entirety of its designed 40-year useful life. This project would bring a minimum capital investment of \$93.1 million to the county, with first-year tax revenues exceeding \$1 million. The project would provide an estimated \$16 million in tax revenues in its first 25-years of operation, without requiring any county services in return.

Though we are applying for a zoning amendment to zone the property light industrial, Silicon Ranch's approach to solar development has consistencies with agricultural uses. On many of our 22 operating facilities in Georgia, Silicon Ranch grazes sheep underneath the solar panels, using regenerative land management practices to ensure we are good stewards of the land we build on. Once vegetation is established, Silicon Ranch would have hundreds of sheep graze at this proposed project. Visual buffers along public roads and residences consist of existing timber that have not been harvested to be visually consistent with a logging community. Further, solar farms do not require water, sewer, or increase traffic. As the owners of the land, it is likely that any decommissioned solar facility would either be repowered or returned to an agricultural state – not another form of industrial use or a residential development.

The Joint Comprehensive plan notes that Candler County “has always been known for its family-friendly, small-town atmosphere, its openness to progress and economic development, its attention to education, and its overall high quality of life.” This solar farm is an opportunity to provide substantial funding for the school system without increasing the number of students that system must serve. It brings significant tax revenues to the county while being compatible with a small-town atmosphere. As a long-term landowner, Silicon Ranch would be invested in ensuring that Candler County continues to be a place that maintains its rural character without sacrificing economic growth and opportunity. We appreciate your review of our application and are happy to answer any questions you may have.

Sincerely,

Patrick Ferrell, Senior Associate, Project Development

(615) 457-0320, patrick.ferrell@siliconranch.com

Candler County Zoning Amendment & Conditional Use Permit Checklist

Zoning Text Amendment

- Notarized Authority from each landowner to apply for rezoning and a CUP
- Proof of compliance with solar ordinance
- Receipt showing that all county ad valorem taxes on the property have been paid and that no delinquencies exist
- Details of the specific proposed use(s) of the property, including but not limited to a sketch plan prepared by a licensed surveyor or engineer
- Copy of recorded plat and legal description
- Any special studies recommended in pre-app conference or additional technical reports

Conditional Use Permit

- File application with Zoning Administrator and application fee
- Forms designated by the County
- Any other supporting documentation may be deemed appropriate to assist in the consideration of the CUP request

Notarized Authority from Each Landowner
to Apply for a Zoning Amendment and
Conditional Use Permit

Limited Power of Attorney

I, Cheryl Allen ("Principal"), hereby authorize SR Metter, LLC, a Delaware limited liability company, SR EPC, LLC, a Delaware limited liability company, and Silicon Ranch Corporation, a Delaware corporation (collectively, "Agent"), with the full power and authority to act on my behalf in all respects and for all purposes relating to the following matters: **the application, pursuit and issuance of (i) amendments to any zoning ordinance effective in Candler County, GA, (ii) amendments to any zoning map effective in Candler County, GA, and (iii) conditional use permits for any land located in Candler County, GA.**

I hereby grant Agent the full authority to act in any reasonable and necessary manner for the purpose of exercising the above powers as might or could be done if personally by me.

This Limited Power of Attorney is governed by the laws of the State of Georgia.

This Limited Power of Attorney is effective upon execution and shall continue until January 31, 2025.

I agree that any third party who is given a copy of this Limited Power of Attorney may act relying on it.


Executed as of the day and year set forth below:

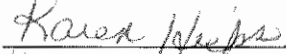
Principal:

Cheryl Allen

By: 
Cheryll Allen

Date: 9-20-24

Witness: 
Name: Dakota Brown

Witness: 
Name: Karen Hicks

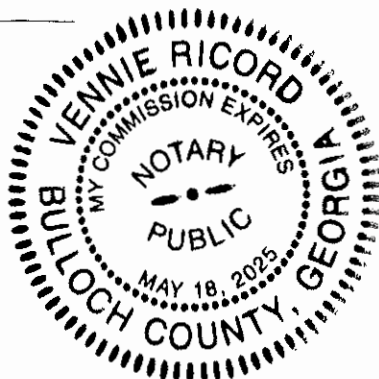
State of GA
County of Candler

The foregoing Limited Power of Attorney was subscribed, sworn to and acknowledged before me by Cheryl Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing Limited Power of Attorney.

Witness my hand and seal on this 20 day of September, 2024.


Notary Public

My Commission Expires:
5/18/2025



Limited Power of Attorney

I, Joseph James, Agent of Riedesel Forest, LTD., a Georgia limited liability company (“Principal”), hereby authorize SR Metter, LLC, a Delaware limited liability company, SR EPC, LLC, a Delaware limited liability company, Patrick Ferrell, as Senior Associate of Silicon Ranch Corporation, Overland Contracting Inc., a Delaware corporation, Black & Veatch, Inc., a North Carolina corporation, and Andrea Bunch, as Senior Land Services Manager at Black & Veatch, Inc. (collectively, “Agent”), with the full power and authority to act on my behalf in all respects and for all purposes relating to the following matters: **the application, pursuit and issuance of Electrical Permit(s) from Candler County, Building Permit(s) from Candler County, Land Disturbance Permit(s) from Candler County, and Stormwater Pollution Prevention Plan(s) from Georgia Environmental Protection Division.**

I hereby grant Agent full authority to act in any reasonable and necessary manner for the purpose of exercising the above powers as might or could be done if personally by me.

This Limited Power of Attorney is governed by the laws of the State of Georgia.

This Limited Power of Attorney is effective upon execution and shall continue until such time as the above matters are fully complete.

I agree that any third party who is given a copy of this Limited Power of Attorney may act relying on it.

Executed as of the day and year set forth below:

Principal:

Riedesel Forest, LTD.

By: Joseph James

Name: Joseph James

Title: Agent

Date: 6-13-2024

Witness: [Signature]
Name: George Rombree

Witness: [Signature]
Name: Corinne Renew

State of Georgia

County of Bulloch

The foregoing Limited Power of Attorney was subscribed, sworn to and acknowledged before me by Joseph James, as Agent of Riedesel Forest, LTD., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing Limited Power of Attorney on behalf of such company.

Witness my hand and seal on this 14th day of June, 2024.



Notary Public

My Commission Expires:



Documentation of Compliance with Candler County Solar Ordinance

BOARD OF COMMISSIONERS OF CANDLER COUNTY

Glyn Thrift
Chairman

Bryan Aasheim
County Administrator

Blake Hendrix
Vice-Chairman

Gregory Thomas
Commissioner

Jonathan Williamson
Commissioner

David Robinson
Commissioner

June 18, 2024

Silicon Ranch, LLC
SR Metter, LLC
Attn: Patrick Ferrell
222 2nd Ave South, Suite 1900
Nashville, TN 37201

Re: Submission of application documentation for a solar facility to be located on approximately 1,028 acres of land off Canoochee Rd.

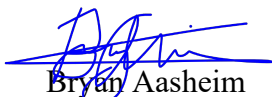
Mr. Ferrell:

Be advised that Candler County, Georgia is in receipt of documentation that Silicon Ranch, LLC and SR Metter, LLC has submitted in compliance with Article Six, Application Requirements, of the Candler County Solar Facility Ordinance. The proposed facility is located on a portion of parcel 030 020 and parcel 039 002, et al, Canoochee Rd, in Candler County, Georgia. Your submission has been reviewed and I have determined, except as stated below, the information supplied meets the requirements set forth in Article Six of the ordinance. With regard to requirements d and e, the county has not performed an engineering review or building construction review and does not offer an opinion on compliance on those aspects of the project.

This letter shall not constitute an approval of the project nor a waiver of any state or local requirements related to the project.

If you have any questions regarding this letter or project, please contact my office.

Regards,



Bryan Aasheim
County Administrator

1075 EAST HIAWATHA STREET, SUITE A, METTER, GEORGIA 30439
(912) 685-2835 FAX (912) 685-4823

Documentation That There are no
Delinquent Taxes on the Property

2023 Property Tax Statement

Jason Grimes-jgrimes@candlerco-ga.gov
 CANDLER COUNTY TAX COMMISSIONER
 25 W. DANIEL STREET, SUITE A
 METTER GA 30439

Map: 039 002
 Location: CANOOCHEE RD

Bill No	Due Date	Total Due
2023-5988	12/20/2023	0.00

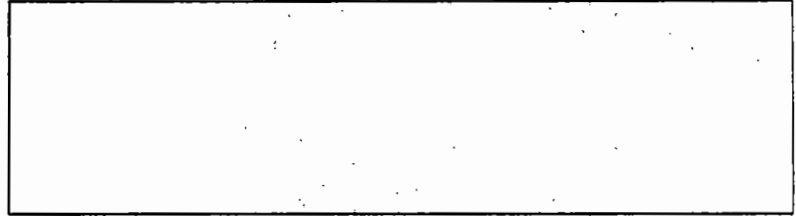
Printed 09/24/2024

RETURN SERVICE REQUESTED

Make Check or Money Order payable to:

Candler County Tax Commissioner
 (Interest will be added monthly if not paid by due date)

RIEDELSE FOREST LTD
 C/O JAMES RESOURCE
 MANAGEMENT, LLC
 PO BOX 2881
 STATESBORO GA 30459



Please return this portion of your bill with your payment

Jason Grimes
 CANDLER COUNTY TAX COMMISSIONER
 25 W. DANIEL STREET, SUITE A
 METTER GA 30439

Taxpayer: RIEDELSE FOREST LTD
 Map Code: 039 002
 Description: 884.50 ACRES-EVERGREEN
 Location: CANOOCHEE RD
 Bill No: 2023-5988
 District: 01-COUNTY

jgrimes@candlerco-ga.gov
 Phone: (912)685-5247 Fax: (912)685-4829

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
166,309	665,236	1,769.00	831,545	12/20/2023	10/11/2023	PAID IN FULL		
ENTITY	FMV	GROSS ASMT	EXEMPTION	TAXABLE VALUE	MILLAGE	GROSS TAX	CREDITS	NET TAX
COUNTY M & O	831,545	332,618	0	332,618	12.2940	4,089.21	2,128.94	1,960.27
SCHOOL M & O	831,545	332,618	0	332,618	14.0000	4,656.65	2,424.36	2,232.29
HOSPITAL BOND	831,545	332,618	0	332,618	1.0000	332.62	173.17	159.45
TOTALS					27.294	9,078.48		4,352.01

		Bill No: 2023-5988
** If a bill is paid by mail and a receipt is desired, please include a stamped self-addressed envelope		Current Due 4,352.01
		Penalty 0.00
		Interest 0.00
** If paid after the due date, please call our office for the full amount due		Other Fees 0.00
		Previous Payment 4,352.01
** THIS BILL MAY BE PAID ONLINE AT: https://tax.candlercountypay.com/		Back Taxes
		TOTAL DUE 0.00

2023 Property Tax Statement

Jason Grimes-jgrimes@candlerco-ga.gov
 CANDLER COUNTY TAX COMMISSIONER
 25 W. DANIEL STREET, SUITE A
 METTER GA 30439

Map: 030 020
 Location: COLLINS RD

Bill No	Due Date	Total Due
2023-80	12/20/2023	0.00

Printed 09/24/2024

RETURN SERVICE REQUESTED

Make Check or Money Order payable to:

Candler County Tax Commissioner
 (Interest will be added monthly if not paid by due date)

ALLEN CHERYL & GINGER ROGERS
 15125 CANOOCHEE RD
 COBBTOWN GA 30420



 Please return this portion of your bill with your payment

Jason Grimes
 CANDLER COUNTY TAX COMMISSIONER
 25 W. DANIEL STREET, SUITE A
 METTER GA 30439

Taxpayer: ALLEN CHERYL & GINGER ROGERS
 Map Code: 030 020
 Description: 304.82 ACRES
 Location: COLLINS RD
 Bill No: 2023-80
 District: 01-COUNTY

jgrimes@candlerco-ga.gov
 Phone: (912)685-5247 Fax: (912)685-4829

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
259,853	168,502	304.82	428,355	12/20/2023	10/11/2023	PAID IN FULL		
ENTITY	FMV	GROSS ASMT	EXEMPTION	TAXABLE VALUE	MILLAGE	GROSS TAX	CREDITS	NET TAX
COUNTY M & O	428,355	171,342	0	171,342	12.2940	2,106.48	1,262.37	844.11
SCHOOL M & O	428,355	171,342	0	171,342	14.0000	2,398.79	1,437.55	961.24
HOSPITAL BOND	428,355	171,342	0	171,342	1.0000	171.34	102.68	68.66
TOTALS					27.294	4,676.61		1,874.01

	Bill No: 2023-80	
** If a bill is paid by mail and a receipt is desired, please include a stamped self-addressed envelope ** If paid after the due date, please call our office for the full amount due ** THIS BILL MAY BE PAID ONLINE AT: https://tax.candlercountypay.com/	Current Due	1,874.01
	Penalty	0.00
	Interest	0.00
	Other Fees	0.00
	Previous Payment	1,874.01
	Back Taxes	
	TOTAL DUE	0.00

Site Plan Prepared by a Licensed Engineer*

*Site plan provided is an overall site plan. More detailed engineering drawings can be made available upon request

*All Vegetative Buffers consist of existing timber on site

SYSTEM SPECIFICATIONS	
CLIENT	Silicon Ranch
SITE LOCATION	Candler, GA
SYSTEM STC DC RATING (MW)	111.5
SYSTEM AC RATING AT POI (MW)	79.7
DC/AC RATIO	1.40
MODULE MANUFACTURER	First Solar
MODULE MODEL	FS-6475-P-B-I
MODULE STC DC RATING (W)	475
MODULE COUNT	234786
MODULE PER STRING	6
STRING COUNT	39131
INVERTER MANUFACTURER	SMA
INVERTER MODEL	4200 UR-US
INVERTER NAMEPLATE (kVA)	4200
QUANTITY OF INVERTERS	23
PCS TRANSFORMER RATING (kVA @ 50')	3780
QUANTITY OF TRANSFORMERS	23
DC SYSTEM VOLTAGE (V)	1500
SYSTEM VOLTAGE (kV)	34.5
AC COLLECTION SYSTEM	UG PLOW
DC COLLECTION SYSTEM	UG TRENCH
RACKING MANUFACTURER	NexTracker
RACKING SYSTEM	SAT
RANGE OF MOTION	60
AZIMUTH	180
GCR	0.350
PITCH (FEET)	18.973
19 STRING RACKS	1630
16 STRING RACKS	337
13 STRING RACKS	213
RACK CLEARANCE (INCHES)	24
RISK CATEGORY	1
WIND LOAD (MPH)	107
SNOW LOAD (PSF)	0
SEISMIC	Design Category C

50' Residential Setback and Vegetative Buffer*

50' Residential Setback and Vegetative Buffer*

65' Public ROW Setback and Vegetative Buffer
(Length of Canoochee Road)

50' Residential Setback and Vegetative Buffer*

Representative Wetland

Wolf Creek Floodplain

PROJECT SURVEY CONTROL				
CONSTRUCTION BENCHMARK LOCATIONS				
BENCHMARK NO.	STATE PLANE COORDINATES		ELEVATION	REMARKS
	NORTHING	EASTING		
BM1	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV
BM2	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV
BM3	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV
BM4	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV
BM5	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV
BM6	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV
BM7	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV
BM8	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV
BM9	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV
BM10	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV
BM11	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV
BM12	-	-	-	SET 5/8" IRC STAMPED SSMC TRAV

NOTE:
COORDINATES SHOWN ARE REFERENCED TO THE LTR ZONE OF THE LTR STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), ADJUSTMENT OF 2011.
ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

LEGEND	
	PROPERTY BOUNDARY
	SETBACK LINE
	PROJECT BOUNDARY
	LIMIT OF DISTURBANCE
	FLOODZONE
	SECURITY FENCE
	SUBSTATION FENCE (BY OTHERS)
	ARRAY BOUNDARY
	NEW ROAD
	RIGHT-OF-WAY
	EASEMENT
	TREELINE
	EXISTING OVERHEAD LINE
	EXISTING GAS LINE
	REFERENCE CELL W/ RTD'S
	MET/SOLING STATION
	SURVEY CONTROL MONUMENT
	PONDS AND SWALES
	WETLANDS

SETBACKS		ROADS	
WETLAND	LTR FEET	INTERIOR ROAD WIDTH	LTR FEET
PROPERTY BOUNDARY	LTR FEET	SUBSTATION ROAD WIDTH	LTR FEET
TREE SHADE	LTR FEET	EQUIPMENT / ROAD (MIN.)	LTR FEET
EQUIPMENT / FENCE (MIN.)	LTR FEET	INTERIOR ROAD CORRIDOR	LTR FEET
EQUIPMENT / EQUIPMENT (MIN.)	LTR FEET	INTERIOR TURNING RADIUS	LTR FEET

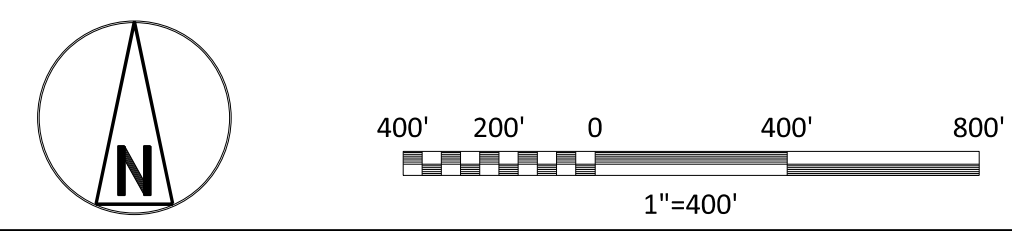
- NOTES
- SEE CSTF-S3000 SERIES DRAWINGS FOR GRADING AND DRAINAGE PLANS.
 - SEE CSTE-S3100 SERIES DRAWINGS FOR EROSION AND SEDIMENT CONTROL PLANS.
 - SEE CSTD-S3200 SERIES DRAWINGS FOR ROADS AND FENCING PLANS.
 - SEE CSFU-S3800 SERIES DRAWINGS FOR CONSTRUCTION FACILITIES PLANS.
 - SEE CBSU-S5000 SERIES DRAWINGS FOR PILE ARRANGEMENT PLANS.
 - SEE DRAWING CBSU-S5550 FOR PILE REMEDIATION PLAN.
 - SEE DRAWING CBSU-S5551 FOR INVERTER SKID AND MET STATION LOCATION DETAILS.

NOT TO BE USED FOR CONSTRUCTION

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

418737-01.dwg
 04/15/2024 02:08 PM
 1

NO.	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	PDE	APP
B	15/APR/24	ISSUED FOR 30% CLIENT REVIEW	HFS	HPS	REA		
A	11/APR/24	ISSUED FOR IN HOUSE REVIEW	HFS	HPS	REA	RRP	



I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF GEORGIA.

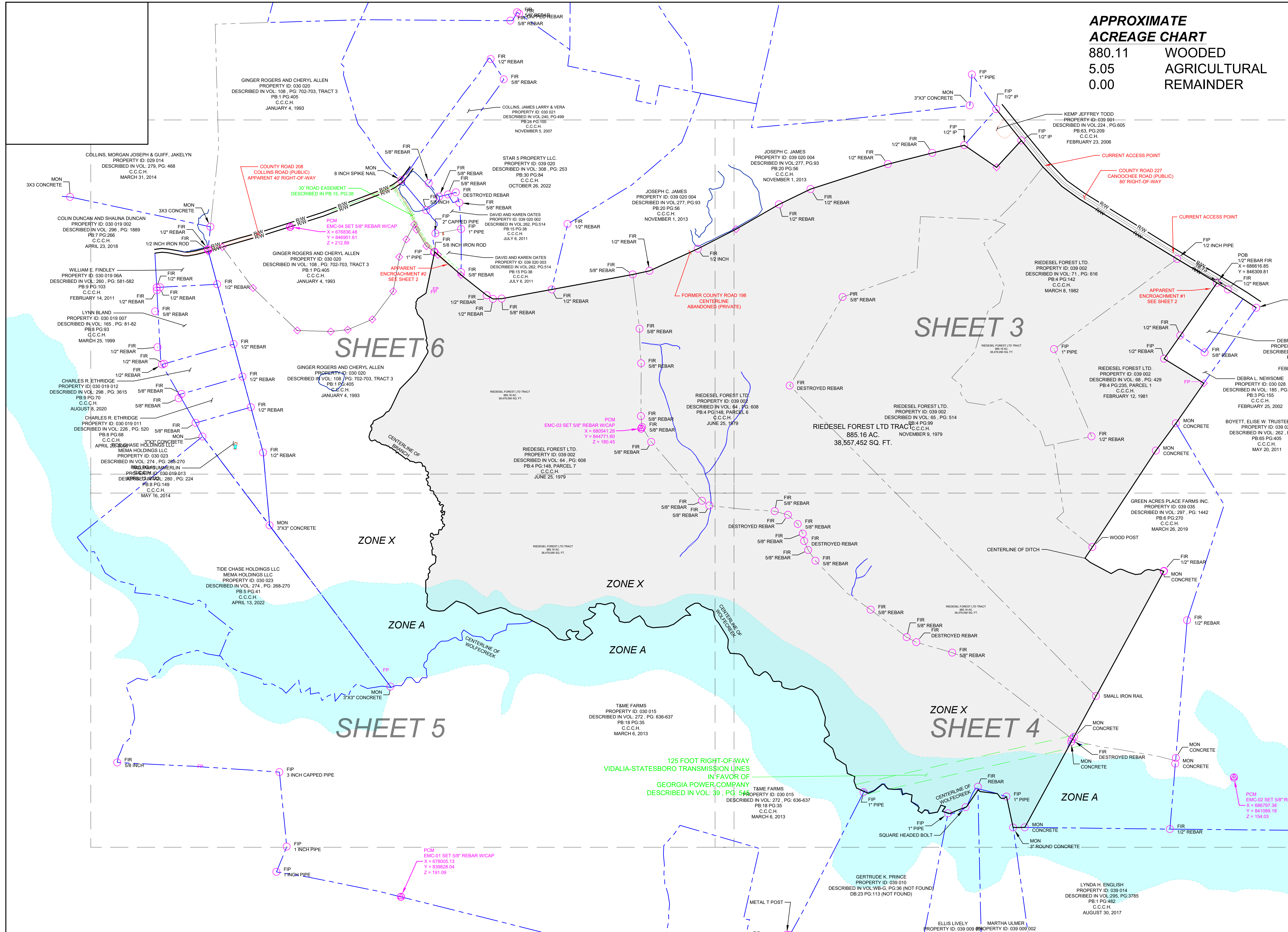
SIGNED: _____ REG. NO. _____
 DATE: _____

BLACK & VEATCH
 5415 LAUREL PLAZA
 DUBLIN, GA 31033
 (404) 261-2000

DESIGNER: HFS
 CHECKED: REA
 DRAWN: HPS
 DATE: 11/APR/24

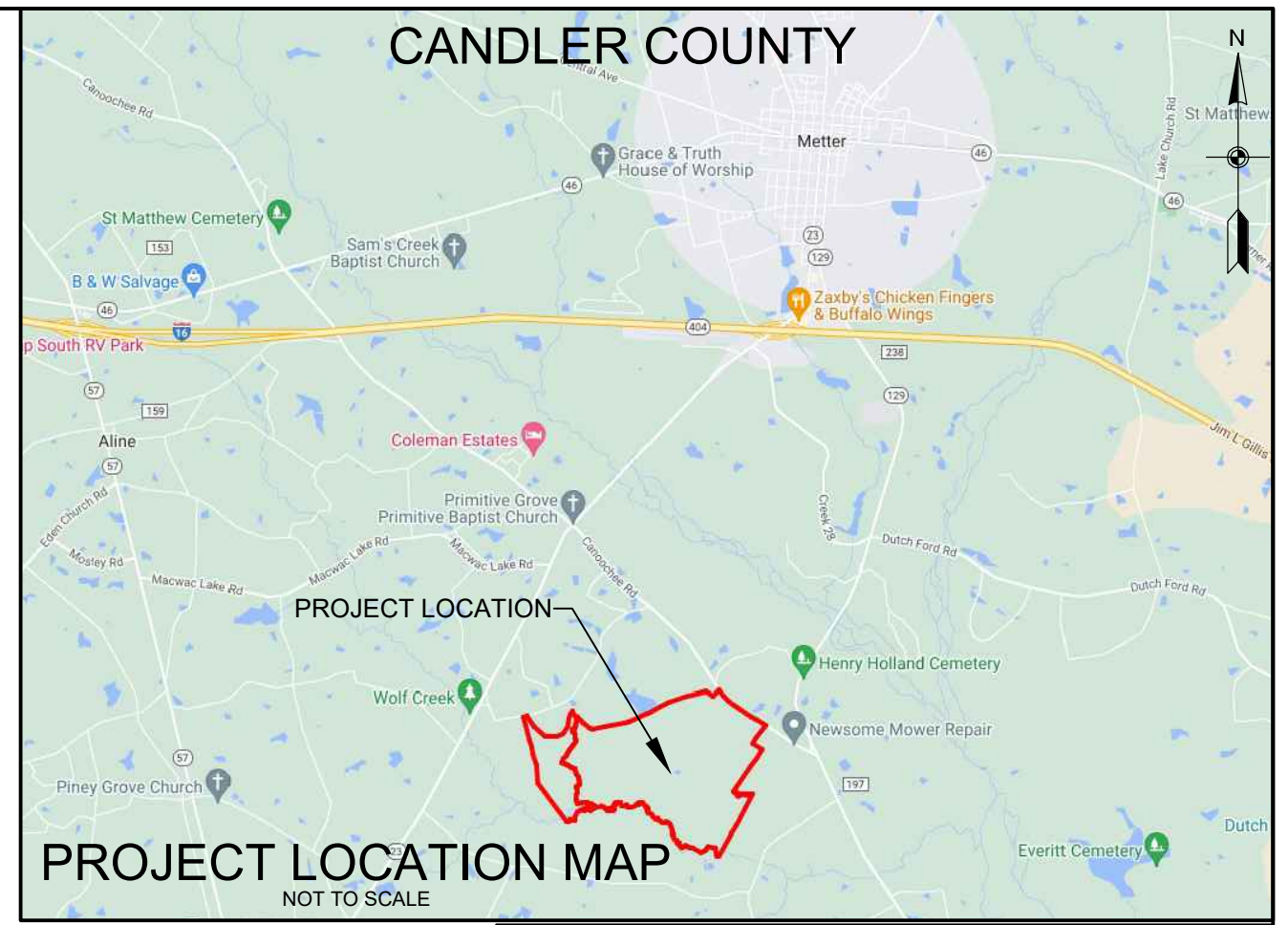
SILICON RANCH METTER SOLAR FACILITY GENERAL ARRANGEMENT		PROJECT 418737-CG4U-G1000	DRAWING NUMBER B
AREA	S1000	CODE	

Copy of Stamped ALTA Survey and Legal Description



APPROXIMATE ACREAGE CHART

880.11	WOODED
5.05	AGRICULTURAL
0.00	REMAINDER



LEGEND:

	CONTROL POINT
	FOUND (SEE LABEL)
	SET MONUMENT
	PROPERTY LINE
	ACQUISITION BOUNDARY
	EASEMENT LINE
	FENCE LINE
	RIGHT-OF-WAY LINE
	EDGE OF ROAD
	CENTERLINE OF ROAD
	EDGE OF ROAD ASPHALT
	CENTER OF DIRT/GRAVEL TRAIL
	FLOOD ZONE
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	ROAD SIGN
	RIGHT-OF-WAY MARKER
	EDGE OF WATER
	TREE LINE / VEGETATION OUTLINE
	POWER POLE
	POWER POLE GUY WIRE
	OVERHEAD ELECTRICAL LINE
	STORM CULVERT LINE
	BOTTOM OF DITCH
	TOP OF DITCH

TO SILICON RANCH CORPORATION, A DELAWARE CORPORATION; FIDELITY NATIONAL TITLE INSURANCE COMPANY, SR METTER, LLC & SR EPC, LLC (DELAWARE LIMITED LIABILITY COMPANIES), ITS SUCCESSORS AND ASSIGNS: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT DEPICTION OF THE PROPERTY AND WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, 13, 16, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 10, 2023. THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67, GA. CODE 15-6-67. RECORDATION OF PLATS AND CONDOMINIUM PLANS; SPECIFICATIONS (GEORGIA CODE (2018 EDITION))

DATE OF PLAT OR MAP: MARCH 8, 2024

MICHAEL O. COOK, RLS 2903

1. REFERENCE BEARING WAS DERIVED FROM COLLECTED GPS POSITIONS ON A SET REBAR AND COMPUTED USING AN OPUS SOLUTION FOR THE NORTH AMERICAN DATUM OF 1983 (NAD83) WITH STATE PLANE GRID COORDINATES IN U. S. SURVEY FEET, GEORGIA EAST (1001) ZONE USING GEO10B.

2. SURVEY DATA WAS COLLECTED BY RTK GPS SURVEY TECHNIQUES. A TRIMBLE R10-2 (2M 007) WAS USED FOR THE BASE STATION AND A TRIMBLE R10-2 (2M 100) WAS USED FOR THE ROVER. COORDINATE STATIONS USED FOR THE PROJECT YIELD A POSITIONAL ACCURACY OF 2MM WITH THE SURVEY EQUIPMENT YIELDING A HORIZONTAL ACCURACY OF 8MM + 1PPM RMS.

3. CONTOUR DATA SHOWN IS DERIVED FROM DRONE LIDAR COLLECTED DURING APRIL OF 2023. THE ACCURACY OF LIDAR DATA MAY BE AFFECTED IN OBSCURED AREAS.

4. THE PROPERTY DESCRIBED HEREON IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE PROVIDED TITLE COMMITMENTS FROM FIDELITY NATIONAL TITLE, REFERRING BK 64 PG 608, BK 85 PG 514, BK 88 PG 429 AND BK 71 PG 616. ALL RECORDS ARE FILED IN THE COURTHOUSE OF CANDLER COUNTY, GA.

5. ALL MONUMENTS SET BY SURVEYOR ARE A 5/8" REBAR 24" IN LENGTH WITH AN ALUMINUM CAP BEARING THE REGISTRATION NUMBER OF THE CERTIFYING LAND SURVEYOR.

6. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" ± 3124630.07".

7. THE INFORMATION DEPICTED ON THIS PLAT CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THE TIME THE SURVEY WAS MADE.

8. ALL PROPERTY LINES DEPICTED ARE BASED ON FOUND EVIDENCE, WHERE APPLICABLE. ORIGINAL PLATS OF SURVEY WERE USED TO APPROXIMATE REMAINING LINES THAT WERE NOT VERIFIED AS PART OF THIS SURVEY.

9. PORTIONS OF THE PREMISES ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'A' BEING A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 130402000A AND 130402000A, EFFECTIVE DATE DECEMBER 11, 2010. AREAS ARE DELINEATED ON THE PLAT.

10. THE TRACT DIRECTLY ADJACENT PUBLIC RIGHTS-OF-WAY ON CANOOCHEE ROAD (COUNTY ROAD 227) WITH NO GAPS OR GORES. CURRENT DRIVEWAYS ARE SHOWN ON THE PLAT WHERE THE TRACT MEETS THE PUBLIC RIGHT-OF-WAY.

11. SEE SHEETS 2 FOR LEGAL DESCRIPTION.

12. NO EVIDENCE OF CEMETRIES, GRAVESITES OR BURIAL GROUNDS WERE OBSERVED OR DISCLOSED TO THE SURVEYOR.

13. TWO POTENTIAL ENCROACHMENTS WERE NOTED DURING THE SURVEY AS SHOWN ON SHEET 2.

14. THE PARCEL STREET ADDRESS WAS NOT PROVIDED TO THE SURVEYOR.

15. NO RECENT EARTH MOVING WORK WAS NOTED DURING THE TIME OF THE SURVEY.

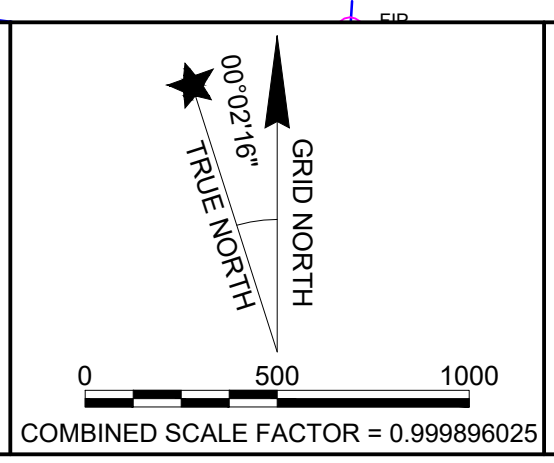
16. NO RECENT STREET AND/OR SUBURBAL CONSTRUCTION OR PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE NOTED OR PROVIDED TO THE SURVEYOR.

17. NO USE OF THE PROPERTY AS LANDFILL WAS NOTED DURING THE SURVEY.

18. THE TRACT BOUNDARIES FORM A CONTIGUOUS TRACT WITH ADJOINING TRACTS AS DELINEATED, WITH NO GAPS, GORES OR OVERLAPS.

19. NO WETLAND DELINEATION WAS OBSERVED AT THE TIME OF SURVEY AND NO WETLAND OVERLAY WAS PROVIDED TO THE SURVEYOR.

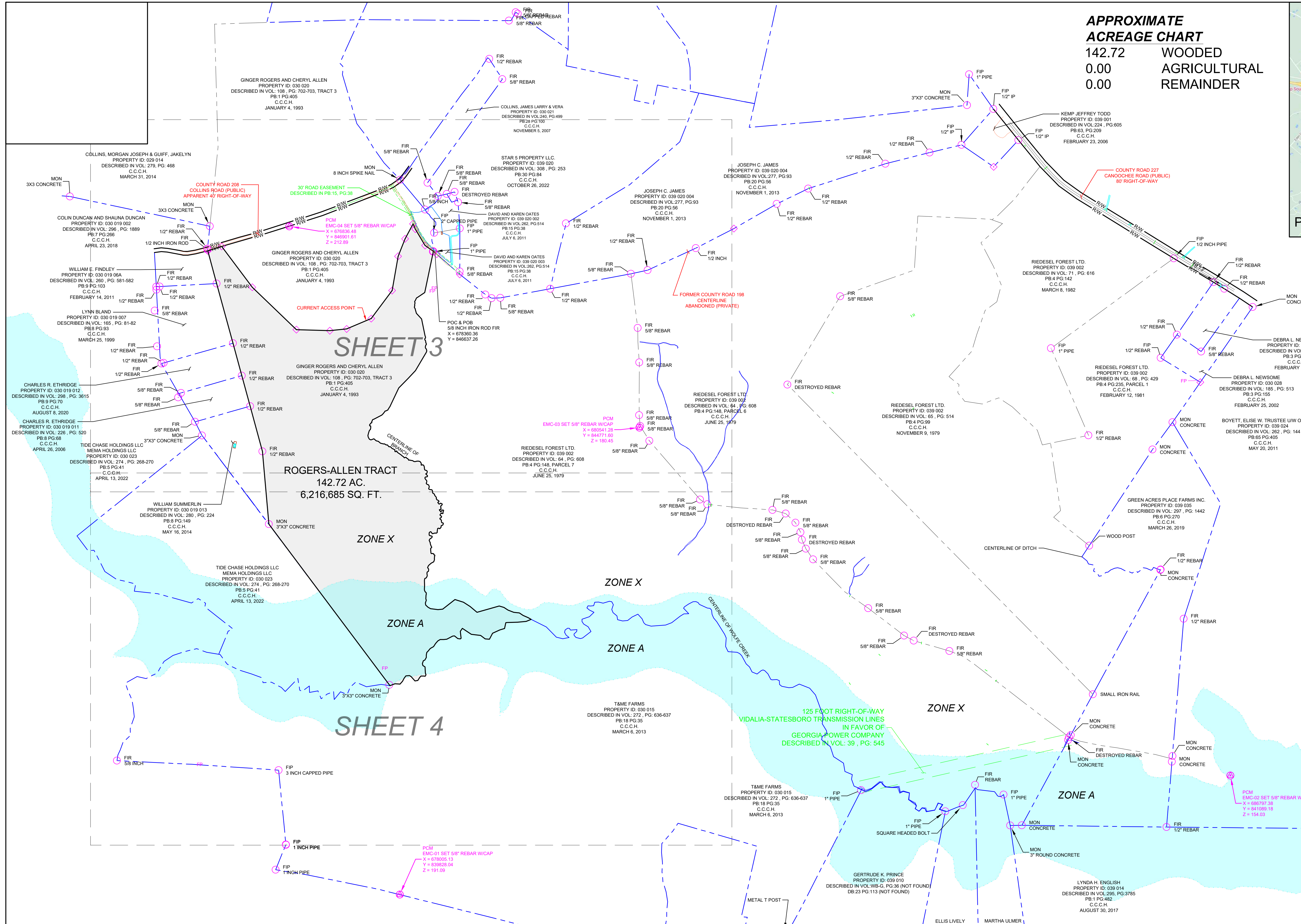
20. ROADWAYS SHOWN WITHIN THE TRACTS ARE PRIVATE UNLESS OTHERWISE NOTED.



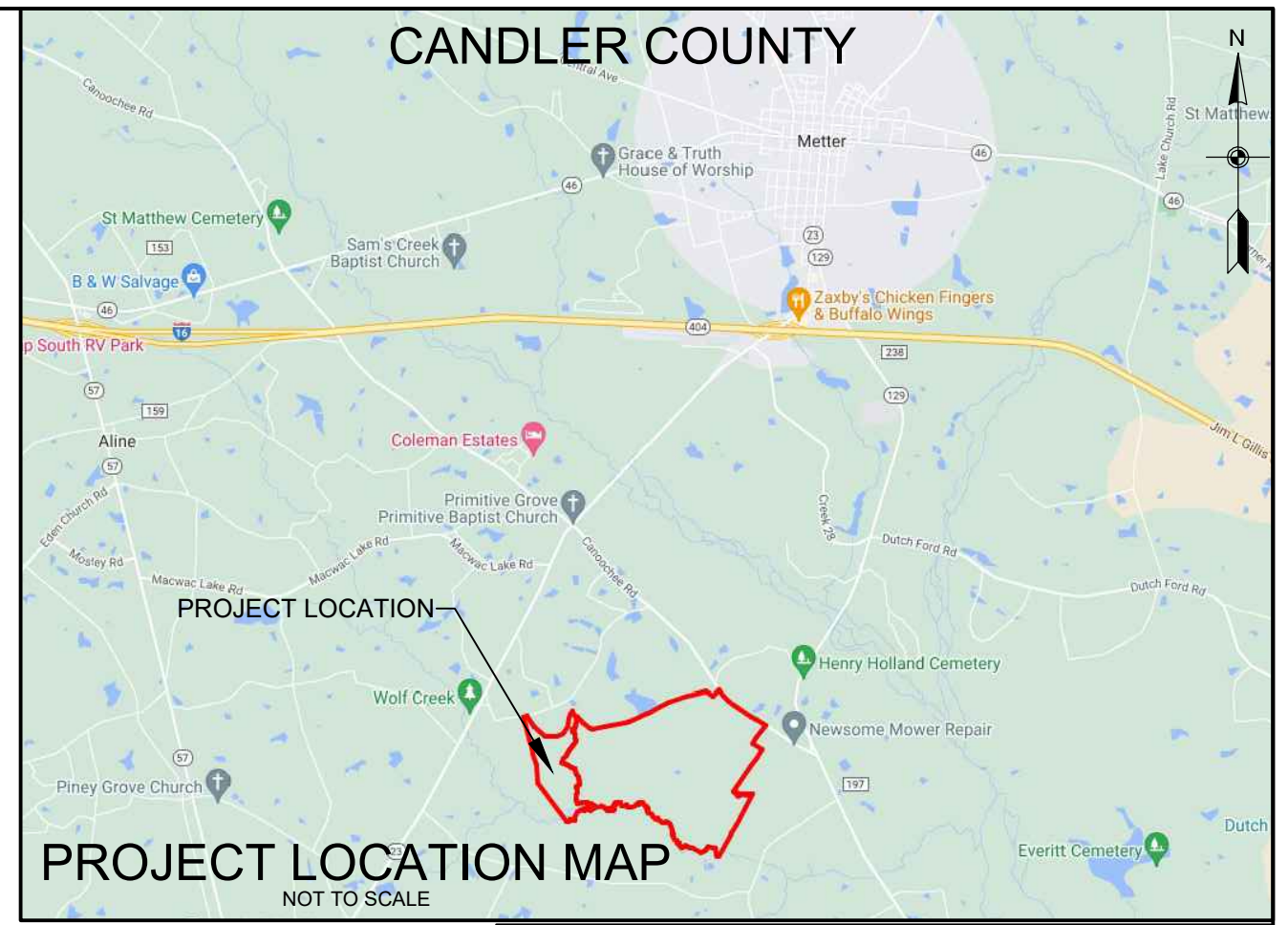
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TELEPHONE: (615) 577-4786
 150 3rd AVENUE SOUTH, SUITE 2000
 NASHVILLE, TN 37201

ALTA/NSPS LAND TITLE SURVEY					
METTER PROJECT					
PROPERTY OF					
RIEDEL FOREST LTD					
PART OF THE 1757th G.M. DISTRICT					
OF MONTGOMERY COUNTY, GEORGIA					
A 885.16 ACRE AREA					
DRAWN BY:	CHECKED BY:	SURVEY DATE:	PLOT DATE:	REV. #:	EMC JOB NUMBER
BG	MC	06/10/2023	03/08/2024	00	EMC-23-033
					SHEET
					1/6



**APPROXIMATE
ACREAGE CHART**
 142.72 WOODED
 0.00 AGRICULTURAL
 0.00 REMAINDER



LEGEND:

	CONTROL POINT
	FOUND (SEE LABEL)
	SET MONUMENT
	PROPERTY LINE
	ACQUISITION BOUNDARY
	EASEMENT LINE
	FENCE LINE
	RIGHT-OF-WAY LINE
	EDGE OF ROAD
	CENTERLINE OF ROAD
	EDGE OF ROAD ASPHALT
	CENTER OF DIRT/GRAVEL TRAIL
	FLOOD ZONE
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	ROAD SIGN
	RIGHT-OF-WAY MARKER
	EDGE OF WATER
	TREE LINE / VEGETATION OUTLINE
	POWER POLE
	POWER POLE GUY WIRE
	OVERHEAD ELECTRICAL LINE
	STORM CULVERT LINE
	BOTTOM OF DITCH
	TOP OF DITCH

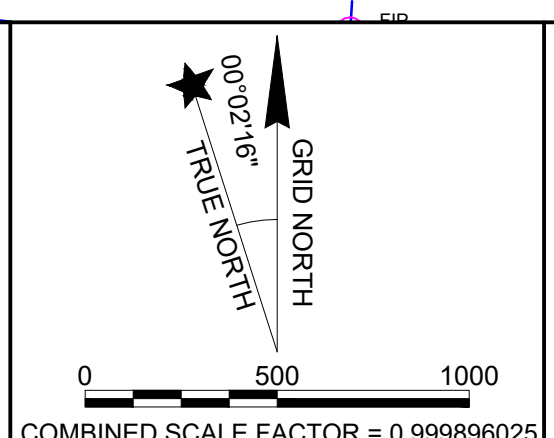
TO SILICON RANCH CORPORATION, A DELAWARE CORPORATION; FIDELITY NATIONAL TITLE INSURANCE COMPANY, SR METTER, LLC & SR EPC, LLC (DELAWARE LIMITED LIABILITY COMPANIES), ITS SUCCESSORS AND ASSIGNS: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT DEPICTION OF THE PROPERTY AND WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, 13, 16, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 10, 2023. THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67, GA. CODE 15-6-67. RECORDATION OF PLATS AND CONDOMINIUM PLANS; SPECIFICATIONS (GEORGIA CODE (2018 EDITION))

DATE OF PLAT OR MAP: MARCH 8, 2024

MICHAEL O. COOK, RLS 2903

- REFERENCE BEARING WAS DERIVED FROM COLLECTED GPS POSITIONS ON A SET REBAR AND COMPUTED USING AN OPUS SOLUTION FOR THE NORTH AMERICAN DATUM OF 1983 (NAD83) WITH STATE PLANE GRID COORDINATES IN U. S. SURVEY FEET, GEORGIA EAST (1101) ZONE USING GEODIN.
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- THE PROPERTY DESCRIBED HEREON IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE PROVIDED TITLE COMMITMENTS FROM FIDELITY NATIONAL TITLE. REFERENCING BK 199 PG 702. ALL RECORDS ARE FILED IN THE COURTHOUSE OF CANDLER COUNTY, GA.
- ALL MONUMENTS SET BY SURVEYOR ARE A 5/8" REBAR 24" IN LENGTH WITH AN ALUMINUM CAP BEARING THE REGISTRATION NUMBER OF THE CERTIFYING LAND SURVEYOR.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" 3124630.00".
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- THE TRACT DIRECTLY ADJUTS PUBLIC RIGHTS-OF-WAY ON COLLINS ROADS (COUNTY ROAD 206), WITH NO GAPS OR GORES. NO CURRENT DRIVEWAY EXISTS WHERE THE TRACT MEETS THE PUBLIC RIGHT-OF-WAY.
- SEE SHEETS 2 FOR LEGAL DESCRIPTION.
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 150 3rd AVENUE SOUTH, SUITE 2000
 NASHVILLE, TN 37201

ALTA/NSPS LAND TITLE SURVEY METTER PROJECT PROPERTY OF GINGER ROGERS & CHERYL ALLEN PART OF THE 1757th G.M. DISTRICT OF MONTGOMERY COUNTY, GEORGIA A 142.72 ACRE AREA						
DRAWN BY:	CHECKED BY:	SURVEY DATE:	PLOT DATE:	REV. #:	EMC JOB NUMBER:	SHEET
BG	MC	06/10/2023	03/08/2024	00	EMC-23-033	1/4

Fidelity National Title Commitment No. 212342GA - Effective Date September 15, 2021 at 12:00 AM
Schedule B Part II Exceptions

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--Requirements are met.
None found or provided to the surveyor.
- Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.
None found or provided to the surveyor.
- Any lien or right to a lien for services, labor or material not shown by the public records.
Not a survey item.
- Taxes or special assessments which are not shown as existing liens by the public records.
Not a survey item.
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
None found or provided to the surveyor.
- Easements, or claims of easements, not shown by the public records.
None found or provided to the surveyor.
- Rights of tenants, as tenants only, in possession of subject property.
None found or provided to the surveyor.
- Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
Not a survey item.
- Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.
Not a survey item.
- Intentionally deleted.
- Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands.
All roads, ways, streams and recovered plottable easements of record shown. No unrecorded easements found or provided. No riparian rights found or provided to the surveyor.
- Intentionally deleted.
- Application and Questionnaire for Current Use Assessment of Bona Fide Agricultural Property by Cheryl Allen and Ginger Rogers, filed and recorded in [Deed Book 290, Page 666](#), Candler County, Georgia records.
Blanket in nature for Parcel Id. No. 030 020.
- Application and Questionnaire for Current Use Assessment of Bona Fide Agricultural Property by Cheryl Allen and Ginger Rogers, filed and recorded in [Deed Book 290, Page 672](#), aforesaid records.
Does not apply to acquisition tracts. Covers Parcel Id. No. 038 013.
- All matters reflected on the recorded plat and relative to caption property at Plat Book 1, Page 405, aforesaid records.
Blanket in nature. Record is a previous boundary survey covering Parcel Id. No. 030 020, 029 037 and portions of 029 030.
- All matters reflected on the recorded plat and relative to caption property at [Plat Book 69, Page 34](#), aforesaid records.
Does not apply to acquisition tracts. Covers Parcel Id. No. 038 013.
- Easement in favor of Georgia Power Company recorded in [Deed Book 18, Page 569](#), aforesaid records.
Not plottable. All existing electric lines affecting the acquisition tracts are shown on the plat.
- Easement in favor of Georgia Power Company recorded in [Deed Book 19, Page 147](#), aforesaid records.
Does not apply.
- Easement in favor of Georgia Power Company recorded in [Deed Book 24, Page 548](#), aforesaid records.
Agreement to use utility poles for telephone system applies to utility poles shown on plat along Canoochee Road.
- Easement in favor of Georgia Power Company recorded in [Deed Book 26, Page 408](#), aforesaid records.
Not plottable. All existing electric lines affecting the acquisition tracts are shown on the plat.
- Easement in favor of Georgia Power Company recorded in [Deed Book 29, Page 147](#), aforesaid records.
Not plottable. All existing electric lines affecting the acquisition tracts are shown on the plat.
- Easement in favor of Georgia Power Company recorded in [Deed Book 31, Page 322](#), aforesaid records.
Not plottable. All existing electric lines affecting the acquisition tracts are shown on the plat.
- Easement in favor of Georgia Power Company recorded in [Deed Book 39, Page 278](#), aforesaid records.
Not plottable. All existing electric lines affecting the acquisition tracts are shown on the plat.
- Easements contained in State Highway Department of Georgia Right of Way Deed recorded in [Deed Book 29, Page 103](#), aforesaid records.
Canoochee Road right-of-way shown on the plat. Does not affect Parcel Id. No. 030 020, but does affect Parcel Id. No. 039 002.
- Attention is called to the fact that the vesting Deed of Gift between Joe H. Rogers and Ginger Rogers and Cheryl Allen recorded in [Deed Book 108, Page 702](#), Candler County, Georgia records does not less and except the 7.82 acre selloff tract by Warranty Deed between Joe H. Rogers and Courtney G. Feitz, recorded in [Deed Book 84, Page 324](#), aforesaid records.
Referenced selloff tract (Parcel Id. No. 029 030) does not affect acquisition tracts.
- The Land is subject the provisions of O.C.G.A. § 48-5-7.4 and taxed under Preferential Assessment of Bona Fide Agricultural Property. This policy excludes any loss or damage sustained on account of any change in ownership or use of the Land during the covenant period, which may subject the Land to penalty and re-billing of taxes for prior years in the covenant period.
Not a survey item.

AS SURVEYED TRACT LEGAL DESCRIPTIONS

Ginger Rogers and Cheryl Allen Acquisition Tract

All that tract being a portion of 030 020, described in deed book 108, page 702, all situate, lying and being in the 1737th G.M. District of Candler County, Georgia being further described as follows. Commencing and Beginning at a found 5/8" iron rod on the Eastern property line of Ginger Rogers and Cheryl Allen, said line being the common line with David and Karen Oates, having the following coordinates: X=678360.36, Y=846637.26, thence proceeding the following courses and distances:

Southerly, meandering along the centerline of the branch 6,429.39 feet to the intersection of the branch with Wolfe Creek, thence Southwesterly, meandering along the centerline of Wolfe Creek 2,175.28 feet to a point in the centerline of the creek, thence leaving the centerline of Wolfe Creek, N36°51'11"W, 2,135.92 feet to a found concrete monument, thence N05°05'56"W, 773.72 feet to a found 1/2" rebar, thence N15°13'16"W, 495.51 feet to a found 1/2" rebar, thence N15°13'44"W, 335.46 feet to a found 1/2" rebar, thence N15°15'03"W, 355.47 feet to a found 1/2" rebar, thence N15°14'22"W, 655.03 feet to a found 1/2" rebar, thence N15°09'33"W, 358.54 feet to a set rebar and cap, thence N72°32'12"E, 154.09 feet to a set rebar and cap, thence S36°50'29"E, 539.67 feet to a set rebar and cap, thence S46°09'31"E, 647.96 feet to a set rebar and cap, thence S88°14'21"E, 353.83 feet to a set rebar and cap, thence N84°03'56"E, 179.19 feet to a set rebar and cap, thence N67°04'55"E, 282.43 feet to a set rebar and cap, thence N36°38'51"E, 369.85 feet to a set rebar and cap, thence N9°53'41"E, 367.68 feet to a set rebar and cap, thence N21°58'49"E, 199.50 feet to a set rebar and cap, thence N27°44'32"E, 179.57 feet to a set rebar and cap, thence S22°26'52"E, 60.62 feet to a set rebar and cap, thence S31°11'32"E, 202.21 feet to a set rebar and cap, thence S54°55'19"E, 107.01 feet to a found iron rod and the Point of Beginning.

Containing 142.72 Acres or 6,216,685 sq. ft., more or less. All values are referenced to Grid State Plane NAD83 Georgia East Zone.

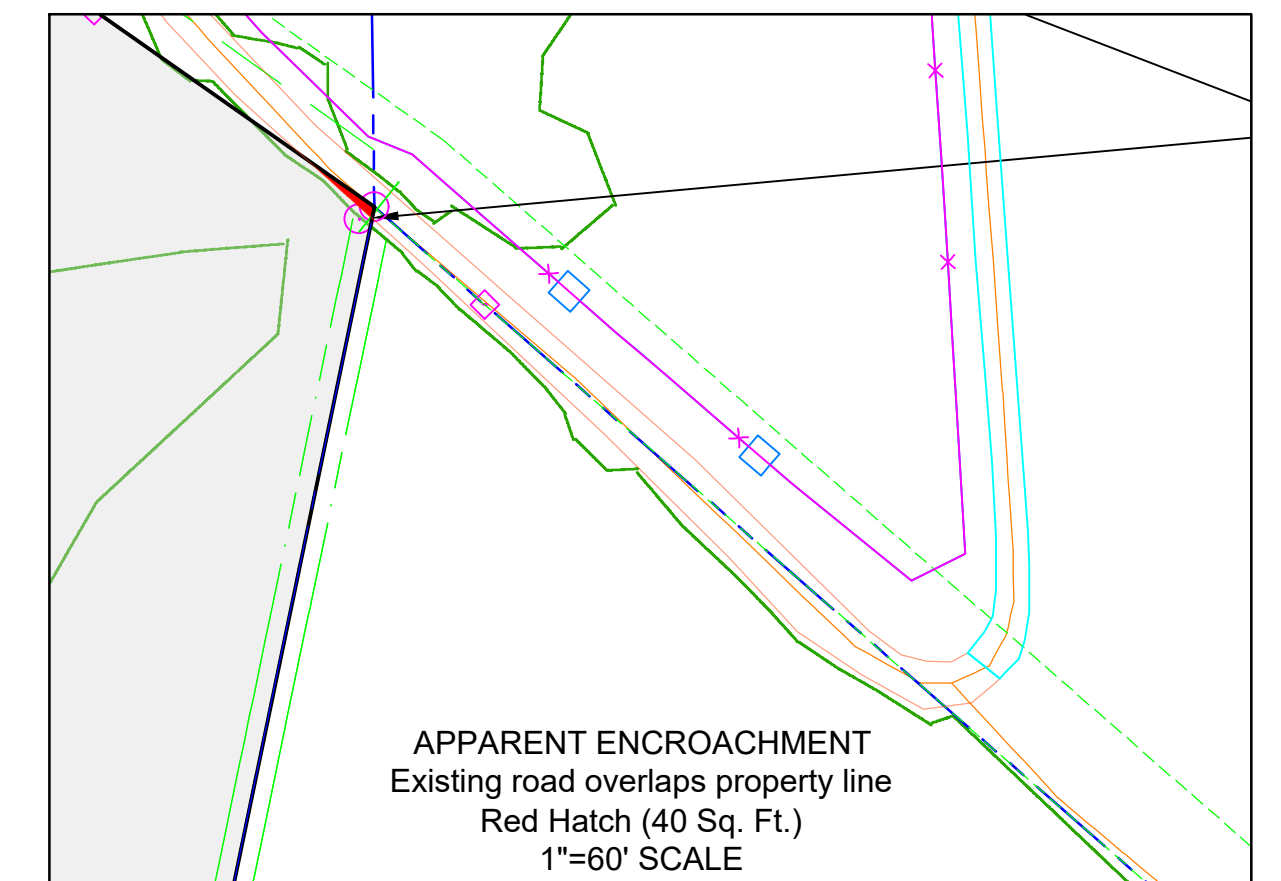
HISTORICAL TRACT LEGAL DESCRIPTIONS

PID No. 030 020

Book 108, Page 702 - Tract 3

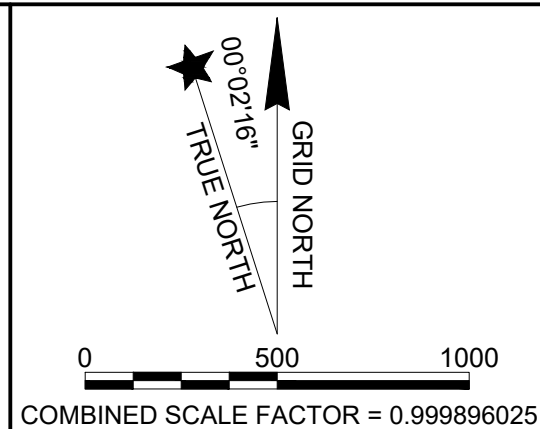
All that certain tract or parcel of land, together with all improvements contained thereon, situate, lying and being the 1737th G.M. District of Candler County, Georgia, containing 381.4 acres, more or less, as shown on a plat of survey prepared for Joe H. Rogers by Lamar O. Reddick, Registered Surveyor, dated December 14, 1964 and of record in Plat Book 1, page 405, Candler County, Georgia records.

Less and Except: all that tract or parcel of land lying and being in the 1737th G.M. District of Candler County, Georgia, containing 76.58 acres, more or less, as shown on plat of survey prepared for J.B. "Red" Rogers by Joe P. Davis, Registered Surveyor, dated January 5, 1988, and of record in Plat Book 3, Page 82, Candler County, Georgia records



1. REFERENCE BEARING WAS DERIVED FROM COLLECTED GPS POSITIONS ON A SET REBAR AND COMPUTED USING AN OPUS SOLUTION FOR THE NORTH AMERICAN DATUM OF 1983 (NAD83) WITH STATE PLANE GRID COORDINATES IN U. S. SURVEY FEET, GEORGIA EAST (1001) ZONE USING GEOFF18.
2. SURVEY DATA WAS COLLECTED BY RTK GPS SURVEY TECHNIQUES. A TRIMBLE R10-2 (2N 0087) WAS USED FOR THE BASE STATION AND A TRIMBLE R12 (2N 1859) WAS USED FOR THE ROVER. CORS STATIONS USED FOR THE PROJECT YIELD A POSITIONAL ACCURACY OF 20MM WITH THE SURVEY EQUIPMENT YIELDING A HORIZONTAL ACCURACY OF 8MM + 1PPM RMS.
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7. THE INFORMATION DEPICTED ON THIS PLAT CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THE TIME THE SURVEY WAS MADE.
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11. SEE SHEETS 2 FOR LEGAL DESCRIPTION.
12. NO EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS WERE OBSERVED OR DISCLOSED TO THE SURVEYOR.
13. ONE POTENTIAL ENCROACHMENT WAS NOTED DURING THE SURVEY AS SHOWN ON SHEET 2.
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ALTA/NSPS LAND TITLE SURVEY METTER PROJECT PROPERTY OF GINGER ROGERS & CHERYL ALLEN PART OF THE 1757th G.M. DISTRICT OF MONTGOMERY COUNTY, GEORGIA A 142.72 ACRE AREA					
DRAWN BY:	CHECKED BY:	SURVEY DATE	PLOT DATE	REV. #	EMC JOB NUMBER
BG	MC	06/10/2023	03/08/2024	00	EMC-23-033
					SHEET 2/4

Additional Documentation –

SR Metter Decommissioning Plan

SR Metter

Decommissioning Plan

Submitted to:

Candler County Board of
Commissioners

Submitted on behalf of:

SR Metter, LLC
222 2nd Ave South, Suite 1900
Nashville, TN 37201
615-577-4786
srcoperations@siliconranch.com

September 2024

TABLE OF CONTENTS

1	INTRODUCTION	1
	1.1 Background	1
	1.2 Decommissioning Plan Purpose.....	2
2	PROJECT COMPONENTS	2
	2.1 Site Construction Preparation	2
	2.2 PV Equipment Installation.....	3
	2.3 Roads	4
	2.4 Vegetation During Operation	4
3	PROJECT DECOMMISSIONING AND RECYCLING	5
	3.1 Decommissioning Preparation.....	5
	3.2 PV Equipment Removal and Recycling.....	5
	3.3 Roads.....	7
	3.4 Site Restoration.....	7
	3.4.1 Evaluation of Restoration Requirements.....	7
	3.4.2 Restoration Plan	8
	3.4.3 Monitoring	8
	3.4.4 Criteria for Restoration Success	9
	3.4.5 Reporting and Schedule	9
	3.4.6 Fence.....	10
4	FUTURE LAND USE	10

Attachment

Attachment 1	Site Location Map and Proposed Layout
Table 1	Decommissioning Cost Estimate
Table 2	Salvage and Reuse Value

1 INTRODUCTION

1.1 Background

SR Metter, LLC intends to construct, own and operate an 80-megawatt (MW) (nominal plant capacity) solar photovoltaic (PV) power generation facility and associated electrical transmission facilities, collectively referred to as SR Metter ("Project"). The Project is situated on approximately 1,028 acres of land. The Project site is privately owned land in Candler County, approximately 60 miles west of the City of Savannah. The Project is located near the intersection of Canoochee Rd and Highway 129 (Attachment 1).

This Facility Decommissioning Plan ("Decommissioning Plan") is developed for Candler County. The Decommissioning Plan provides for the decommissioning and deconstruction of the facility, and for restoration of the Project site, collectively referred to as "decommissioning". The Decommissioning Plan is to be implemented upon discontinuance of operations or abandonment of the Project in whole or in part.

The Decommissioning Plan includes the following:

1. Removal of solar panel structures and all appurtenant above-ground equipment;
2. Removal of on-site overhead poles and above-ground electricity lines within the Project area;
3. Removal of permanent above-ground transmission lines and poles located in the public right-of-way if determined not usable by the applicable public or private utility. Otherwise, such transmission lines and poles shall be allowed to remain;
4. Restoration of any disturbed soil and re-vegetation of the site to the pre-construction condition, with native vegetation similar to the vegetation in the surrounding vicinity; and
5. Restoration or reclamation of project roads to their pre-construction condition unless the then-existing owner of the site elects to retain the improved roads for access throughout the site

The Decommissioning Plan shall factor in the following items, some of which are redundant with those above:

1. Cost to remove solar panels and support structures, with allowance for salvage value for the support structures;
2. Replacement of disturbed soil from removal of support structures;

1.2 Decommissioning Plan Purpose

The purpose of this Decommissioning Plan is to clarify the process to conducting decommissioning activities for the permanent closure of the Project or a portion of the Project. The facility is intended to operate for 40 years or more. This Decommissioning Plan describes the approach for removal and/or proper abandonment of facilities and equipment associated with the Project and describes anticipated land restoration activities at the end of the term or earlier if all or a portion of the Project is discontinued. Elements of this process may be adjusted based on baseline conditions at the time of decommissioning.

2 PROJECT COMPONENTS

The Project's components subject to decommissioning include the equipment summarized below. The decommissioning activities associated with these components are discussed in Section 3.0 of this Decommissioning Plan.

2.1 Site Construction Preparation

Construction facilities will be located in Candler County within the Project Site, located off Canoochee Rd and Highway 129. The construction facilities will include the construction entrance/exit, roadway and the parking and staging areas for vehicle and equipment storage and maintenance. The laydown area will be used for pre-assembly of components and materials storage/staging. Space in the construction facility area will also provide construction worker parking.

One site access points will be built for access to the site via new gates at the access point shown on the Site Plan. The site access driveway(s) and gate(s) will remain in place for the operational phase of the Project.

2.2 PV Equipment Installation

The PV equipment for the Project will consist of approximately **235,000** modules mechanically fastened onto a steel mounting system. The steel mounting system will include galvanized steel posts that will be driven into the ground.

A Light-on-Land philosophy will be used for the grading and installation of the entire Project. Several features of this philosophy are as follows:

1. Minimal soil disturbance. Existing vegetation will be preserved, and soil disturbance will be reduced to the greatest extent possible.
2. Preservation of property. Temporary fencing will be used to protect areas not to be disturbed. Existing improvements, properties, utilities, facilities, trees and plants that are not to be removed will be protected from injury or damage.
3. Temporary staging areas will be utilized within the solar field and they will ultimately be built over with solar arrays or interconnection facilities. The areas will be seeded after construction is complete.
4. Site internal roads in the solar field will be constructed by compacting existing soil and placement of compacted gravel (where necessary).

2.3 Roads

Access to the project will be from Glisson Road and Canoochee Road.

2.4 Vegetation During Operation

Vegetation will be monitored and controlled throughout the production term in order to provide adequate vegetative cover and reduce erosion. Control methods include mechanical control via typical mowing equipment and/or biological control via managed sheep grazing, as well as appropriate use of herbicide for noxious/invasive weed control. Vegetation will not be allowed to grow more than 24" and controlled no lower than 3" during any control operation.

Typical control prescription is as follows:

- Vegetation management operations to occur at a frequency of 4 to 5 times per year as needed during growing season
- Appropriate herbicide to be used as needed for control of noxious/invasive weed populations however, it is Silicon Ranch's preference to use as few herbicides as possible.

3 PROJECT DECOMMISSIONING AND RECYCLING

The activities involved in the facility closure will depend on the expected future use of the site. Certain facility equipment may have future uses, such as roads. The currently envisaged plan involves completion of the initial decommissioning in a six-month period with full restoration requiring additional time for plant re-growth and establishment as required.

In general, decommissioning will attempt to maximize the recycling of all facility components. Specific opportunities for recycling (e.g., PV solar modules) are discussed below in the context of various site components. The individual Project components to be decommissioned will be recycled to the maximum extent practical.

The key Project components to be affected by decommissioning activities are discussed below. The general decommissioning approach will be the same whether a portion of the Project or the entire Project is decommissioned.

Silicon Ranch Corporation, parent corporation of its wholly-owned subsidiary SR Metter, LLC will provide a reclamation guaranty as surety for the benefit of Candler County for the removal and appropriate recycling, reuse and/or disposal of the photovoltaic panels, racking systems, inverters, breakers, switches, cabling power transformers, generator tie-in, and related equipment.

3.1 Decommissioning Preparation

The first step in the decommissioning process will be to assess existing site conditions and prepare the site for demolition.

Site decommissioning and equipment removal can take several months. Therefore, access roads, fencing and electrical power will temporarily remain in place for use by the decommissioning and restoration workers until no longer needed. Re-vegetation of disturbed areas can take several years to establish.

Demolition debris will be placed in temporary onsite storage area(s) for no more than 120 days per location with no more than one 120-day extension per location if determined.

3.2 PV Equipment Removal and Recycling

During decommissioning, Project components that are no longer needed will be removed from the site and recycled. The PV solar panels and rack supports will be removed in their entirety from the site using forklifts, dump trucks, and flat-bed and rear-loader garbage trucks. The support posts will be removed by backhoes with attachments. Cranes will be required to remove the inverters, transformers, and their foundations.

The demolition debris and removed equipment may be cut or dismantled into pieces that can be safely lifted or carried with the on-site equipment being used. The majority will be processed for transportation to an offsite recycling center. All steel, copper, and aluminum will be recycled.

The Modules will be de-energized and dismantled from the table mounts by sliding the panels off the table once the mounting clamps have been loosened. The panels will then be collected and loaded into standard enclosed trucks and transported to a recycling or disposal facility as appropriate.

3.3 Roads

Onsite roads will remain in place to accomplish decommissioning at the end of the facility's life. At the time of decommissioning, if the landowner determines that some of these roads will be beneficial for future use of the site, those roads may remain after decommissioning. Roads that will not be re-used will be restored to preconstruction conditions. The ground surface will be restored and revegetated as described in Section 3.10.

3.4 Site Restoration

Once removal of Project equipment is complete, the site will be restored to preconstruction conditions, and re-vegetated.

3.4.1 Evaluation of Restoration Requirements

Revegetation of disturbed areas can take several years to accomplish. The restoration will be enhanced by the operational landscape re-vegetation and restoration plan outlined in Section 2.9 earlier.

3.4.2 Restoration Plan

All decommissioning shall be completed in a manner where appropriate dust suppression can be achieved. Based on the site conditions, a biologist will develop a restoration plan acceptable to the County at the time of decommissioning. The restoration plan will include de-compaction as appropriate and re-vegetation requirements to restore the site to pre-construction conditions. Any land that is to be returned to farming will not be re-vegetated, but instead be cultivated. Because of the limited disturbance to soils and site contours by the construction of the Project, it is expected that restoration will largely involve reseeding. De-compaction, as required, may involve disking or similar method. Reseeding will be accomplished by broadcast possibly using manually operated cyclone-type bucket spreaders, mechanical seed spreaders, blowers, hydroseeders, rubber-tired all-terrain vehicles equipped with mechanical broadcast spreaders, or other similar or more effective measures. Seed in the spreader hoppers will be mixed to discourage separation of the component seed types. Where broadcast seeding is employed, seeded areas may be raked or harrowed to cover the seed.

Re-vegetation will be monitored to evaluate the recovery status of rehabilitated areas, identify the need for additional re-vegetation, and to make a final determination regarding re-vegetation success. Seeding efforts will be monitored during the first growing season after seeding to assess initial vegetation establishment, distribution, soil stability, and erosion control.

Monitoring will occur annually during each successive growing season and cease when rehabilitation meets the criteria for success.

3.4.3 Monitoring

All rehabilitated areas will be visually inspected to: 1) detect areas that require attention, such as areas in which erosion is occurring or invasive or other weeds and 2) identify areas that may require additional measures. Additional measures will be implemented, as necessary, to ensure vegetation growth/establishment. Temporary fencing, when necessary, will be installed to avoid adverse effects to rehabilitation efforts, such as vehicular use of these areas during growth establishment.

Following each growing season, the re-vegetated areas will be visually inspected to identify areas that may require additional measures. Monitoring will qualitatively assess the effectiveness of temporary and permanent erosion control structures in stabilizing disturbed areas and controlling runoff. Site areas requiring remedial work will be identified and any additional erosion control work will be performed. It is anticipated that any active erosion problems will be apparent during the first year or two following re-vegetation or after the first major storm or runoff event. It is anticipated that the monitoring process will continue for at least three growing seasons.

3.4.4 Criteria for Restoration Success

Success criteria for site restoration will be established prior to commencement of decommissioning activities, based on the documented pre-construction conditions, experience gained with re-vegetation during operation and the condition of the site at the time of decommissioning. After a re-vegetated area meets success criteria, re-vegetation will be considered complete and re-vegetation monitoring will cease in that area.

3.4.5 Reporting and Schedule

Acceptable levels of re-vegetation success and the schedule for achieving them could vary based on various factors such as soil and rainfall conditions. It is expected that successful re-vegetation will be accomplished within three years of initiation of re-vegetation activities.

3.4.6 Fence

Following removal of all Project-related equipment, the chain link fence and gates surrounding the project site can be removed and recycled.

4 FUTURE LAND USE

The activities involved in the facility closure will depend on the expected future use of the site. Certain facility equipment may be utilized for future uses. Therefore, the extent of site closure activities will be determined at the time of the closure. Future uses of the lands occupied by the Project will be contingent on the County land use plans and regulations applicable to the site at the time such future use is proposed to be established.

**TABLE 1
DECOMMISSIONING COST ESTIMATE
SR METTER
SILICON RANCH CORPORATION**

ITEM	QUANTITY	UNITS	UNIT PRICE	AMOUNT
Solar Array Removal				
Solar Modules (475 Wp per module)	234,996	Modules	\$ 1.25	\$ 293,745.00
Inverter	22	Unit	\$ 2,200.00	\$ 48,400.00
Step-up Transformers	22	Unit	\$ 800.00	\$ 17,600.00
Tracker Racking Frame (4x28 modules per unit)	2,183	Unit	\$ 100.00	\$ 218,300.00
Racking Posts (5 posts per tracker unit)	10,915	Unit	\$ 7.25	\$ 79,133.75
Wire - MV - Below Grade - per LF of trench	2,780,000	LF	\$ 1.00	\$ 2,780,000.00
Wire - PV - Above Grade - CAB or BLA	10	LF	\$ 0.50	\$ 5.00
Substation Removal				
Overhead wire/conductor removal	1	Unit	\$ 10,000.00	\$ 10,000.00
Poles and Structure Removal	1	Unit	\$ 10,000.00	\$ 10,000.00
Transformer Removal	22	Unit	\$ 20,000.00	\$ 440,000.00
Concrete Foundation	4	Day	\$ 1,500.00	\$ 6,000.00
Control House Removal	1	Unit	\$ 800.00	\$ 800.00
Circuit Breaker and Cap Bank Removal	6	Unit	\$ 750.00	\$ 4,500.00
Site/Civil Removal				
Perimeter Gravel Access Road Removal (20ft wide, ~6" deep)	4,400	CY	\$ 24.00	\$ 105,600.00
Interior Gravel Access Road Removal (12ft, ~6" deep)	14,700	CY	\$ 24.00	\$ 352,800.00
Perimeter Fence Removal	48,674	LF	\$ 3.00	\$ 146,022.00
Subsoil Tilling/Plowing	1,028	Acre	\$ 22.00	\$ 22,616.00
Seeding	1,028	Acre	\$ 13.50	\$ 13,878.00
TOTAL ESTIMATED FACILITY DECOMMISSIONING COSTS (2024 DOLLARS):				\$ 4,549,399.75
TOTAL SALVAGE VALUE (2024 DOLLARS)				(\$7,987,517.50)
TOTAL DECOMMISSIONING WITH SALVAGE VALUE (2024 DOLLARS)				(\$3,438,117.75)

Total Financial Assurance after Annual Inflation (2024 Dollars)	Not Required Since Salvage Value More Than Decommissioning Costs
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Decommissioning Cost Inflation Adjustment:

Year	Assumed Inflation Factor	Adjusted Decommissioning Cost Estimate	Adjusted Salvage Value	Difference
2024	-	\$4,549,399.75	\$7,987,517.50	(\$3,438,117.75)

Note(s):

- All costs are presented in current (2024) dollars. The costs will be updated with an inflation factor each year.
- The decommissioning estimate is based on information provided by Silicon Ranch Corporation. The decommissioning estimate will be updated as information becomes available.
- Market conditions may result in cost variations at the time of decommissioning. The estimate can be updated with annual inflation factors.
- An off-site landfill is assumed to be used for the disposal of non-recyclable waste.
- Transformer oils are assumed to be drained and disposed of off-site as part of the demolition.
- All underground equipment and foundations will be removed to a depth of ten (10) feet. All non-hazardous structures or foundations greater than ten (10) feet below grade will remain.
- Access roads, parking areas, storage yards, crane pads, and all other areas constructed from concrete, gravel, or compactable fill will be removed, recycled, and reclaimed.
- The Project laydown yard that was utilized during construction of the Project was assumed to be previously reclaimed and restored; no further grading, seeding, or other restoration of the laydown yard was included in this estimate.
- Silicon Ranch has a partnership with SolarCycle and intends to partner with them to recycle modules including up to 95% of module material and all recyclable materials for the project.

**TABLE 2
SALVAGE AND REUSE VALUE
SR METTER
SILICON RANCH CORPORATION**

ITEM					
Valuation over a 35 year period					
Year	1	2	3	4	5
	2024	2025	2026	2027	2028
Initial Solar Modules	234,996	234,996	234,996	234,996	234,996
MW System	79.66	79.66	79.66	79.66	79.66
Depreciation and Reduction in Wattage (0.3%/year per manufacturer)	0.30%	0.60%	0.90%	1.20%	1.50%
Watt per module	339	337	336	335	334
Total Watt	79,660,000	79,182,040	78,943,060	78,704,080	78,465,100
Value per Watt	\$0.088	\$0.088	\$0.088	\$0.088	\$0.088
Value of undamaged modues	\$6,970,250	\$6,928,429	\$6,907,518	\$6,886,607	\$6,865,696
Number of Inverters	22	22	22	22	22
Weight of Each Unit (lbs.)	150	150	150	150	150
Total Weight	3,300	3,300	3,300	3,300	3,300
Scrap Value per pound	\$0.080	\$0.080	\$0.080	\$0.080	\$0.080
Total Salvage Value (\$)	\$264	\$264	\$264	\$264	\$264
Step-up Transformers	22	22	22	22	22
Weight of Each Unit (lbs.)	8,000	8,000	8,000	8,000	8,000
Total Weight	176,000	176,000	176,000	176,000	176,000
Scrap Value per pound	\$0.250	\$0.250	\$0.250	\$0.250	\$0.250
Total Salvage Value (\$)	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000
Tracker Racking Frame (4x28 modules per unit) included in module cost	--	--	--	--	--
Racking Posts (5 posts per tracker unit) included in module cost	--	--	--	--	--
Wire - MV - Below Grade - per LF of trench	2,780,000	2,780,000	2,780,000	2,780,000	2,780,000
Pound per foot	\$0.350	\$0.350	\$0.350	\$0.350	\$0.350
Total Salvage Value (\$)	\$973,000	\$973,000	\$973,000	\$973,000	\$973,000
Wire - PV - Above Grade - CAB or BLA	10	10	10	10	10
Pound per foot	\$0.350	\$0.350	\$0.350	\$0.350	\$0.350
Total Salvage Value (\$)	\$4	\$4	\$4	\$4	\$4
TOTAL SALVAGE VALUE	\$7,987,517.50	\$7,945,696.00	\$7,924,785.25	\$7,903,874.50	\$7,882,963.75

Note(s):

1. All costs are presented in current (2024) dollars. The costs will be updated with an inflation factor each year.
2. The decommissioning estimate is based on information provided by Silicon Ranch Corporation. The decommissioning estimate will be updated as information becomes available.
3. Market conditions may result in cost variations at the time of decommissioning. The estimate can be updated with annual inflation factors.
4. An off-site landfill is assumed to be used for the disposal of non-recyclable waste.
5. Transformer oils are assumed to be drained and disposed of off-site as part of the demolition.
6. The steel posts for the racking system will be removed. In the event that they cannot be removed without major site disruption, Silicon Ranch Corporation will be notified for approval to remove to a depth of ten (10) feet below grade.
7. Access roads, parking areas, storage yards, crane pads, and all other areas constructed from concrete, gravel, or compactable fill will be removed, recycled, and reclaimed.
8. The Project laydown yard that was utilized during construction of the Project was assumed to be previously reclaimed and restored; no further grading, seeding, or other restoration of the laydown yard was included in this estimate.
9. Silicon Ranch has a partnership with SolarCycle and intends to partner with them to recycle modules including up to 95% of module material and all recyclable materials for the project.

Jason A. Cooper



09/26/2026

Additional Documentation – Land Management Practices and Sheep Grazing at our Solar Facilities



Regenerative Energy® Land Stewardship Practices

PRACTICE: Cultivate deep-rooted, multi-species perennial vegetation to establish a functioning grassland ecosystem and optimize plant growth

BENEFITS

- Solar project is a relatively undisturbed habitat that fosters biodiversity and is a refuge for important wildlife such as pollinators
- Grassland ecosystem is an effective system for water capture, high water infiltration, revitalized soil, and reduced erosion
- Faster plant growth means more carbon sequestered from the atmosphere back in the soil where it belongs



PRACTICE: Install wildlife habitat corridors

BENEFITS

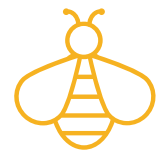
- Corridor ensures safe animal access to new home territories and the food, water, and other resources animals need to thrive, breed, and increase genetic diversity



PRACTICE: Create soft buffer areas between the solar array and surrounding lands

BENEFITS

- Buffer zone increases native biodiversity, pollination services, and biological control of “pest” insects, supports the maintenance of natural processes that support clean air, rich soil, and fresh water on which we all rely, and provides community engagement and learning opportunities



PRACTICE: No synthetic fertilizer use, and no broadcast pesticide use unless required by state law

BENEFITS

- Improved soil structure, water quality, and public health





Regenerative Energy® Land Stewardship Practices

PRACTICE: Implement adaptive managed grazing and animal impact, including the **practice of herding sheep closely together** when appropriate for vegetation and animal welfare

BENEFITS

- While grazing, the animals naturally fertilize the soil with their urine and manure. Sheep that are herded closely together can better chip the soil surface with their hooves and trample plant material so that it covers and provides additional soil fertilization. This facilitates the entry of air and water into the soil and promotes new plant growth with deeper, more extensive root systems and healthier soil.
- Sheep disperse seeds, both on their coats and through their manure, leading to even more new plant growth, increased plant diversity, and improved pasture quality. While grazing the grasses and other plants, animals often unintentionally ingest a large number of seeds. Some of these survive the digestive tract and appear in manure. This is a nutrient rich environment that provides the perfect conditions for growth of the plant when it germinates.
- More healthy, deep-rooted plants that are using photosynthesis to produce food for themselves means more carbon being drawn down from the atmosphere that can be secreted deep in the soil. And because solar farm infrastructure is on the land for the long-term, preventing agricultural tillage, the carbon is stored there for the long-term.
- Land is restored back to its natural grassland state in the long-term

