

Taelor Solar 1, LLC / Matt Mooney

L&R Rumsey Land, LLC

Magnum Feedyard, LLC

Special Use

PLANNING COMMISSION HEARING

August 14, 2023

7:00 p.m.

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**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

July 13, 2023

Taelor Solar 1, LLC
Attn: Matt Mooney and Erica Goad
310 East 100 South
Moab, UT 84532
Sent via email: mmooney@balancedrockpower.com
egoad@balancedrockpower.com

Dear Applicant:

Your Application for a Use by Special Review has been received by our office and will go through a full review. The hearing for the Planning Commission will be held on **August 14th, 2023 at 7:00 P.M.**

Mineral Right notifications need to be made by July 14, 2023 and proof of mailing provided to our office no later than July 30, 2023 (at least 15 days prior to the above mentioned meeting date).

As per Section 2-390(B), notification sign postings need to occur no later than August 4, 2023 and photographs accompanied by an affidavit to our office no later than August 9, 2023. One sign facing each public right-of-way adjacent to the property is required. The county will provide the sign(s). It is up to you or the landowner to post it. We will have the sign(s) ready to be picked up in our office on July 31, 2023.

It is necessary that you and the landowners or their representatives be present at the hearing to answer any questions the Planning Commission may have. Do not hesitate to contact us at any time if you have questions.

Sincerely,

Nicole Hay

Nicole Hay
Planning Administrator

FILE SUMMARY



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

**MORGAN COUNTY PLANNING COMMISSION
FILE SUMMARY
August 4, 2023
Hearing date – August 14, 2023**

**APPLICANTS: Taelor Solar 1, LLC
OWNERS: L&R Rumsey Land, LLC and Magnum Feedyard, LLC**

These applications are for Special Use Permits for the activities described below. The applicants are requesting two special use permits: one for the solar collector facility and one for the battery energy storage system (BESS). The Planning Commission will conduct one public hearing for two applications, but each application will require separate action by motion.

Taelor Solar 1 Energy Collector Facility with a maximum power output of 250 MWac. The permitted area is located in part of Sections 4 thru 9, 17, 18, 20, and 21, Township 2 North, Range 60 West and a part of Section 31, Township 3 North, Range 60 West of the 6th PM, Morgan County, Colorado. The permitted area is zoned Agriculture Production and is located in the Wiggins Fire District.

The applicant, Taelor Solar 1, LLC, proposes a solar collector facility within a 4,410-acre project area. The facility will consist of photovoltaic (PV) panels, inverters and associated transformers, underground electric collection lines and/or above ground cabling, access roads, a project substation, security fencing, and an operations and maintenance building. The applicant has also requested waivers of the setback requirements for several interior property lines and several rights-of-way along section lines.

Taelor Solar 1 Battery Energy Storage System (BESS) with a capacity of up to 500 MWhs (a maximum power output of 125 MWac). The permitted area is located in part of Sections 8 and 9, Township 2 North, Range 60 West of the 6th PM, Morgan County, Colorado. The permitted area is zoned Agriculture Production and is located in the Wiggins Fire District.

The applicant, Taelor Solar 1, LLC, proposes a BESS within a 10 acre project area. Geotechnical investigation will determine foundation and compaction requirements. Bess equipment could have pre-cast concrete bases or concrete could be delivered to the site. Vegetation within the BESS site will be removed and weed management plans will be prepared prior to the start of construction and following construction. The perimeter will be surrounded by security fence. The applicant has also requested waiver of the setback requirements for a right-of-way along a section line.

In addition to the permit applications, packets for the Planning Commission hearing include referral responses from the FEMA, CDOT, Town of Wiggins, and Xcel Energy.

The projects are proposing to interconnect at a new switching station along Xcel Energy's Fort Lupton to Pawnee 230KV transmission line, which runs through the project area. A crossing agreement will also be obtained to accommodate the projects electrical lines crossing Xcel Energy's transmission line.

A designated floodplain is identified on the western part of the site along Rock Creek. A hydrology study for the area was completed in order to avoid the FEMA designated floodplain and any other potential areas of concern. Matt Harris with Harris Engineering Consultants, Inc., the County's consulting engineer, did not have any major comments after review of the preliminary engineering reports with drainage plans. One note he did have was some substantial differences between the area inundated during the 100-Yr 24-hour event and the regulatory Zone A floodplain. The calculated 100 yr storm depths and the FEMA Zone A floodplain are both overlaid on the Site Plan Map for clarity.

In reviewing these applications, the Planning Commission and Board of County Commissioners are required to make a finding that the criteria for granting a Use by Special Review in Section 2-395 of the Morgan County Zoning Regulations have been satisfied. In addition, the County shall consider whether the application for solar collector facility complies with the requirements of the Solar Collector Regulations and the BESS complies with the requirements of the BESS Regulations in Zoning Regulations.

Section 2-395 Special Use Permit Criteria:

- A. The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. The property is located in the southwest planning area.

Chapter 2 – Plan Summary

2.II.A - Economic Development

Goal – Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.

Both projects will generate additional property taxes without strain on public resources provided by the county. To the extent possible the operator will seek to hire local contractors throughout construction and the life of the project.

Chapter 5 - Environment

5.IX

Goal - To preserve the manmade and natural environment in order to enhance the quality of life in Morgan County.

Both projects will not impact wetlands or drainage patterns. Rock Creek and its surrounding floodplain will be avoided by the site layout. A desktop review and field assessment has been completed for the site to avoid adverse impacts on plant and wildlife species. These projects will encourage use of renewable resources and production of electric power.

- B. The application documents are complete and present a clear picture of how the use is to be arranged on the site.
- C. The Site Plan conforms to the district design standards of Section 2-420 and Section 4-820 of the Morgan County Zoning Regulations.
- D. All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvement, site plan requirements or other mitigation measures.
Both projects will result in minimal impacts to off-site areas. During construction and when necessary either water or dust control chemicals will be used for dust mitigation and will be

addressed in the Road Agreement. Best management practices (BMP) will be implemented to protect newly established vegetation for Storm Water Management and Erosion Control.

- E. The special use proposed has been made compatible with the surrounding uses and is adequately buffered from any incompatible uses by distance and topography.
The closest residence to the facility will meet the Counties 500 foot setback requirement. All other residences are more than 500' to the north and west. The majority of the parcels adjacent to the facility are zoned Agricultural Production District and are vacant, except the Magnum Feedyard.
- F. The special use poses no or minimal risk to the public health, safety and welfare.
Granting the Special Use Permits will not increase risk to public health, safety or welfare.
- G. The special use proposed is not planned on a nonconforming parcel.
Both projects are located on conforming parcels.
- H. The applicant has adequately documented a public need for the project. The Applicant has submitted all pertinent technical information, has demonstrated that it has adequate financial resources to implement the project, and has paid all County fees and review costs.
The general purpose of both projects is to maximize energy production from available solar resources to deliver renewable electricity to the bulk power transmission system to serve the needs of electric utilities and their customers.
- I. For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.
Both projects are expected to require a supply of water both during construction and operation phases. Water for the Taelor Project will be sourced from the Magnum Feedyard, LLC Ranch.

The following conditions are recommended for the special use permits:

1. Taelor Solar 1 Collector Facility:

- a. Proof of lease between Taelor Solar 1, LLC and the property owners must be submitted to the Planning & Zoning Department prior to construction.
- b. All necessary land use, environmental, and construction permits, approvals and authorizations will be obtained prior to the start of and during construction as required and may include, but are not limited to, land use permits, right-of-way (ROW) permits, road use agreements, access permits, oversize/overweight permits, grading permits, and stormwater permits.
- c. All necessary plans, reports, permits, and certificates will be submitted prior to issuance of any building permit associated with the solar collector facility and may include, but are not limited to, interconnection/crossing agreements, final drainage & erosion control plan, signed and sealed geotechnical report, decommissioning plan, operations and maintenance plan, Liability Insurance Certificate, final locations for any laydown yard, a copy of the APEN issued by the Colorado Department of Public Health and Environment, Unanticipated Discovery plan, and glare analysis.
- d. Taelor Solar 1, LLC will comply with proposed decommissioning plan, any modifications/deviations from the proposed plan must be approved by the County. The County must be notified in writing when the Applicant commencing decommissioning.

- e. Any building greater than 120 sq. ft. will require a building permit.
- f. The substation and solar collector facility shall be enclosed by a security fence and be secured at all times. Emergency services must have access at all times.
- g. Prior the commencement of construction, Taelor Solar 1, LLC will enter into a road use agreement for the use of any public road during construction which shall include the following:
 - i. A map showing which County roads will be used during construction.
 - ii. A pre-construction baseline inventory of County roads to be used during construction to document their pre-construction condition, obtained by and paid for by the applicant.
 - iii. A mitigation plan to address traffic congestion, control, and potential impacts to County roads to be used during construction. The mitigation plan shall also include any dust mitigation activities.
 - iv. A requirement that the applicant to return any County roads to their pre-construction baseline condition.
 - v. A requirement to post financial security in an amount not less than one hundred fifteen percent (115%) of the estimated cost to complete all road restoration, in the form of an irrevocable letter of credit or cash escrow. Cost estimates shall be provided by a licensed Colorado engineer. Upon preliminary acceptance of the restored public road, the County shall release all but fifteen percent (15%) of total actual costs of restoration of the public roads, so long as Taelor Solar 1, LLC are not in default of any provision of the public improvements agreement. The County shall inspect the restored roads and Taelor Solar 1, LLC shall pay to the County the cost incurred by the County in conducting such inspections. These costs shall be due and payable upon demand of the County. Taelor Solar 1, LLC shall be responsible for correcting or properly completing the restoration.
 - vi. The residual fifteen percent (15%) retained by the County shall act as security for Taelor Solar 1, LLC's guarantee that the restoration remains free of defect during a two year warranty period. Taelor Solar 1, LLC may at any time during the preliminary acceptance or warranty period offer to provide a substitute or supplemental form of financial security to that security as originally posted with and/or retained by the County. The County may accept substitute or supplemental forms of security in its sole discretion.
- h. Prior the commencement of construction on a segment, Taelor Solar 1, LLC must obtain all proper permissions from landowners to use private roads or develop access roads on any private property. No private access roads, new or currently in use, shall become public rights of way unless approved and accepted by the Board of County Commissioners.
- i. The County will require written notice for all staging or laydown areas, or other temporary areas for construction or repair activities ("Temporary Areas") utilized after final construction is completed. Taelor Solar 1, LLC must provide a map showing the Temporary Area by size (acreage and perimeter), a list of materials and equipment to be stored on the Temporary Areas, activities within the area (e.g., grading, storage, etc.), the length of time the temporary construction or staging or laydown areas will be in use and must notify the County at least thirty (30) days prior to the use of the temporary area. It shall be a condition of all equipment

and materials must be removed from the Temporary Areas and the area returned to a condition similar to its condition prior to construction. No permanent structures may remain in the Temporary Areas unless approved by the County pursuant to the applicable Morgan County Zoning Regulations.

- j. The project area shall be reclaimed and/or reseeded as soon as practicable but no later than six months after Taelor Solar 1, LLC has completed construction, unless the County Planning Administrator grants an extension for demonstrated good cause.
- k. Construction occurring within ¼ quarter mile of any residence shall not commence earlier than 7 a.m.
- l. Taelor Solar 1, LLC shall prevent the existence of any nuisances by way of its construction activities. All trash, litter, construction waste and any potentially hazardous materials shall be disposed of properly off-site. If the County determines that a nuisance exists and the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the County, the County may, upon thirty (30) days' notice under this Agreement, draw upon the Performance Guarantee to pay the cost and expenses of abating the nuisance. The decision to draw on the Performance Guarantee shall be within the sole discretion of the County.
- m. Taelor Solar 1, LLC shall comply with all applicable law and regulations related to safety and emergency management during construction and on-going operations.
- n. Taelor Solar 1, LLC shall be responsible for the payment of all costs and fees incurred by the County associated with this Permit. The County shall invoice Taelor Solar 1, LLC for costs and fees and payment will be due by Taelor Solar 1, LLC within thirty (30) days of the date of the invoice. Failure to pay may result in enforcement actions by the County.

2. Taelor Solar 1 BESS Facility:

- a. Proof of lease between Taelor Solar 1, LLC and the property owners must be submitted to the Planning & Zoning Department prior to construction.
- b. All necessary land use, environmental, and construction permits, approvals and authorizations will be obtained prior to the start of and during construction as required and may include, but are not limited to, land use permits, right-of-way (ROW) permits, road use agreements, access permits, oversize/overweight permits, grading permits, and stormwater permits.
- c. All necessary plans, reports, permits, and certificates will be submitted prior to issuance of any building permit associated with the BESS facility and may include, but are not limited to, Electrical Diagram, final equipment specification sheet, contact information, maintenance plan, final drainage plan, decommissioning plan, emergency operation plan, and Liability Insurance Certificate.
- d. Taelor Solar 1, LLC will comply with proposed decommissioning plan, any modifications/deviations from the proposed plan must be approved by the County. The County must be notified in writing when the Applicant commencing decommissioning.
- e. Any building greater than 120 sq. ft. will require a building permit.
- f. The BESS shall be enclosed by a security fence and be secured at all times. Emergency services must have access at all times.

- g. Prior the commencement of construction, Taelor Solar 1, LLC must obtain all proper permissions from landowners to use private roads or develop access roads on any private property. No private access roads, new or currently in use, shall become public rights of way unless approved and accepted by the Board of County Commissioners. The County may require that the road use agreement for the solar collector facility govern any road impacts related to the construction of the BESS or require a separate road use agreement.
- h. The County will require written notice for all staging or laydown areas, or other temporary areas for construction or repair activities ("Temporary Areas") utilized after final construction is completed. Taelor Solar 1, LLC must provide a map showing the Temporary Area by size (acreage and perimeter), a list of materials and equipment to be stored on the Temporary Areas, activities within the area (e.g., grading, storage, etc.), the length of time the temporary construction or staging or laydown areas will be in use and must notify the County at least thirty (30) days prior to the use of the temporary area. It shall be a condition of all equipment and materials must be removed from the Temporary Areas and the area returned to a condition similar to its condition prior to construction. No permanent structures may remain in the Temporary Areas unless approved by the County pursuant to the applicable Morgan County Zoning Regulations.
- i. The project area shall be reclaimed and/or reseeded as soon as practicable but no later than six months after Taelor Solar 1, LLC has completed construction, unless the County Planning Administrator grants an extension for demonstrated good cause.
- j. Construction occurring within ¼ quarter mile of any residence shall not commence earlier than 7 a.m.
- k. Taelor Solar 1, LLC shall prevent the existence of any nuisances by way of its construction activities. All trash, litter, construction waste and any potentially hazardous materials shall be disposed of properly off-site. If the County determines that a nuisance exists and the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the County, the County may, upon thirty (30) days' notice under this Agreement, draw upon the Performance Guarantee to pay the cost and expenses of abating the nuisance. The decision to draw on the Performance Guarantee shall be within the sole discretion of the County.
- l. Taelor Solar 1, LLC shall comply with all applicable law and regulations related to safety and emergency management during construction and on-going operations.
- m. Taelor Solar 1, LLC shall be responsible for the payment of all costs and fees incurred by the County associated with this Permit. The County shall invoice Taelor Solar 1, LLC for costs and fees and payment will be due by Taelor Solar 1, LLC within thirty (30) days of the date of the invoice. Failure to pay may result in enforcement actions by the County.

Nicole Hay,
Morgan County Planning Administrator

TECHNICAL

Mineral Notification Letter

Application Fee Receipt



BALANCED ROCK

POWER

July 13, 2023

Armando and Concepcion Aguayo

7060 Leyden Street

Commerce City, CO 80022

Sent via Certified Mail

Notice to Mineral Rights Owners and/or Lessees:

As required by Colorado State Statute 24-65.5-103, Balanced Rock Power is notifying you that a Special Use Permit application has been submitted to the Morgan County Planning and Zoning Department for the Taelor Solar Project, located in Sections 4-9, 17, 18, 20, and 21 of Township 2 North Range 60 West and Section 31 of Township 3 North Range 60 West of the 6th P.M., Morgan County, Colorado.

The application will be heard by the Morgan County Planning Commission in a public hearing on August 14th, 2023 at 7:00 PM in the Assembly Room, 231 Ensign Street, Fort Morgan, Colorado. The Planning Commission will review the application and recommend approval or disapproval to the Board of County Commissioners.

For more information on the Taelor Solar Project, please visit our project website at www.taelorsolarproject.com, which includes additional contact information.

Sincerely,

Dana Diller
Chief Commercial Officer
Balanced Rock Power Development, LLC



245 North Waco 67202
 PO Box 2940
 Wichita, KS 67201
 (316) 290-2000
 www.cobank.com

July 18, 2023

Morgan County Planning Commission
 Board of County Commissioners
 231 Ensign Street
 Fort Morgan, CO 80701

Dana Diller
 Balanced Rock Power Development, LLC
 310 E. 100 S.
 Moab, UT 84532

RE: Taelor Solar Project - Special Use Permit Application – Balanced Rock Power, LLC
 Notice of Public Hearing August 14, 2023 at 7:00 p.m.
 Morgan County, CO

TSHP	RANGE	SCTN	Legal Description	Reservation ID
002N	060W	05	S2SE	0011598-5-0
002N	060W	08	NE	0011598-5-0
002N	060W	09	W2W2	0011598-5-0
002N	060W	20	W2	0010551-2-0
003N	060W	31	S2	0037676-5-0
003N	060W	31	S2NE	0009204-5-0

To Whom It May Concern:

We are in receipt of the referenced Notice for Public Hearing. CoBank, FCB f/k/a U.S. AgBank, FCB f/k/a Farm Credit Bank of Wichita f/k/a Federal Land Bank of Wichita owns mineral interests in the referenced project.

The Bank has no objection to the proposed project, so long as the project does not impede the Bank's ability to develop its mineral estate.

Please let me know if you have any questions. I can be reached at 316-290-2012 or cneises@cobank.com.

Thank you,

Ms. Chanel Neises, RPL
 Director - Minerals



July 19, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2813.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 19, 2023, 2:27 pm
Location:	KEARNEY, NE 68845
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

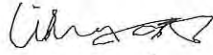
Shipment Details

Weight:	1.0oz
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Destination Delivery Address

Street Address:	704 W 25TH ST
City, State ZIP Code:	KEARNEY, NE 68845-4341

Recipient Signature

Signature of Recipient:	 Wilton Berry
Address of Recipient:	704 W 25 th St

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Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2820.

Item Details

Status: Delivered, Individual Picked Up at Post Office
Status Date / Time: July 18, 2023, 1:34 pm
Location: ESTES PARK, CO 80517
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic

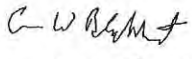
Shipment Details

Weight: 1.0oz

Destination Delivery Address

Street Address: PO BOX 334
City, State ZIP Code: ESTES PARK, CO 80517-0334

Recipient Signature

Signature of Recipient:	
Address of Recipient:	Eric W Blackhurst PO BOX 334 ESTES PARK, CO 80517-0334

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July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2851.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 17, 2023, 1:47 pm
Location:	WIGGINS, CO 80654
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

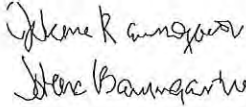
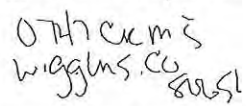
Shipment Details

Weight:	1.0oz
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Destination Delivery Address

Street Address:	747 CR M5
City, State ZIP Code:	WIGGINS, CO 80654

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2868.

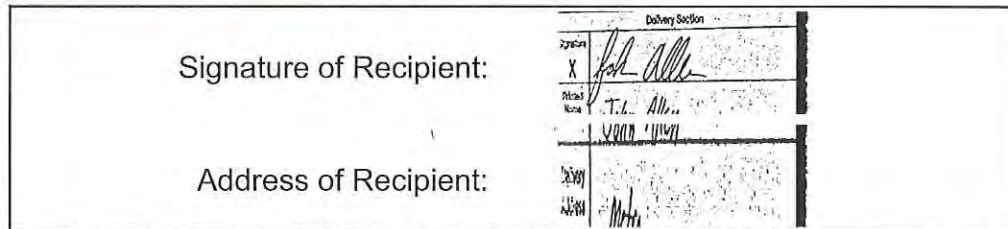
Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	July 18, 2023, 6:16 am
Location:	WICHITA, KS 67202
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

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July 20, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2875.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	July 20, 2023, 2:59 pm
Location:	DOUGLAS, WY 82633
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

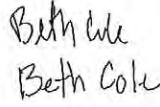
Shipment Details

Weight:	1.0oz
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Destination Delivery Address

Street Address:	PO BOX 89
City, State ZIP Code:	DOUGLAS, WY 82633-0089

Recipient Signature

Signature of Recipient:	 Beth Cole
Address of Recipient:	PO BOX 89 DOUGLAS, WY 82633-0089

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Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2882.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	July 17, 2023, 10:09 am
Location:	WIGGINS, CO 80654
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

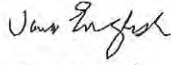

Shipment Details

Weight:	1.0oz
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Destination Delivery Address

Street Address:	14111 COUNTY ROAD 2
City, State ZIP Code:	WIGGINS, CO 80654-8703

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2905.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 17, 2023, 3:20 pm
Location:	FORT MORGAN, CO 80701
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

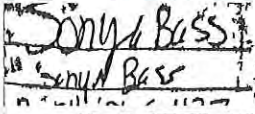

Shipment Details

Weight:	1.0oz
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Destination Delivery Address

Street Address:	16436 COUNTY ROAD 19
City, State ZIP Code:	FORT MORGAN, CO 80701-7137

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2936.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 18, 2023, 11:47 am
Location:	SAN ANTONIO, TX 78248
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

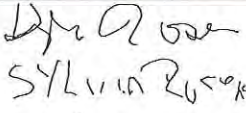
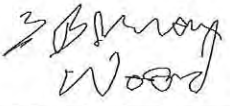
Shipment Details

Weight:	1.0oz
----------------	-------

Destination Delivery Address

Street Address:	3 BIRNAM WOOD
City, State ZIP Code:	SAN ANTONIO, TX 78248-2428

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 27, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2943.


Item Details

Status:	Delivered, To Original Sender
Status Date / Time:	July 27, 2023, 10:12 am
Location:	MOAB, UT 84532
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

Recipient Signature

Signature of Recipient:	
Address of Recipient:	Le M 310 E 100 S

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2950.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 18, 2023, 11:47 am
Location:	SAN ANTONIO, TX 78248
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

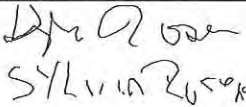
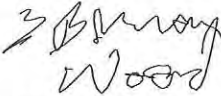
Shipment Details

Weight:	1.0oz
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Destination Delivery Address

Street Address:	3 BIRNAM WOOD
City, State ZIP Code:	SAN ANTONIO, TX 78248-2428

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2974.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	July 18, 2023, 8:52 am
Location:	WIGGINS, CO 80654
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

Destination Delivery Address

Street Address:	402 SALLY ST
City, State ZIP Code:	WIGGINS, CO 80654-1413

Recipient Signature

Signature of Recipient:	
Address of Recipient:	402 SALLY ST WIGGINS, CO 80654-1413

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2981.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	July 17, 2023, 3:07 pm
Location:	WIGGINS, CO 80654
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic


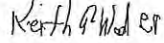
Shipment Details

Weight:	1.0oz
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Destination Delivery Address

Street Address:	PO BOX 126
City, State ZIP Code:	WIGGINS, CO 80654-0126

Recipient Signature

Signature of Recipient:	 
Address of Recipient:	PO BOX 126 WIGGINS, CO 80654-0126

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 2998.


Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 17, 2023, 11:12 am
Location:	LONGMONT, CO 80501
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

Recipient Signature

Signature of Recipient:	
Address of Recipient:	Erica 917 4th Ave

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3001.


Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 18, 2023, 11:34 am
Location:	MOAB, UT 84532
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

Recipient Signature

Signature of Recipient:	
Address of Recipient:	310 E 100 S

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 24, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3018.

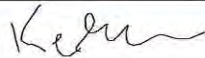
Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 24, 2023, 10:55 am
Location:	MOAB, UT 84532
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

Recipient Signature

Signature of Recipient:	
Address of Recipient:	10214 306 1025

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3025.

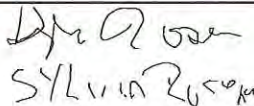
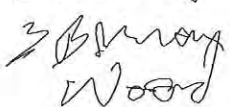
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 18, 2023, 11:47 am
Location:	SAN ANTONIO, TX 78248
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
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Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 20, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3032.

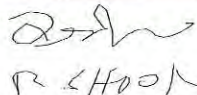
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	July 20, 2023, 4:41 pm
Location:	CASPER, WY 82609
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
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Recipient Signature

Signature of Recipient:	
Address of Recipient:	PO BOX 51227 CASPER, WY 82005-1227

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3049.

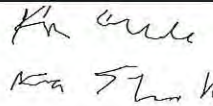
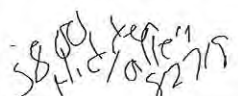
Item Details

Status: Delivered, Left with Individual
Status Date / Time: July 18, 2023, 9:53 am
Location: GILLETTE, WY 82718
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3063.

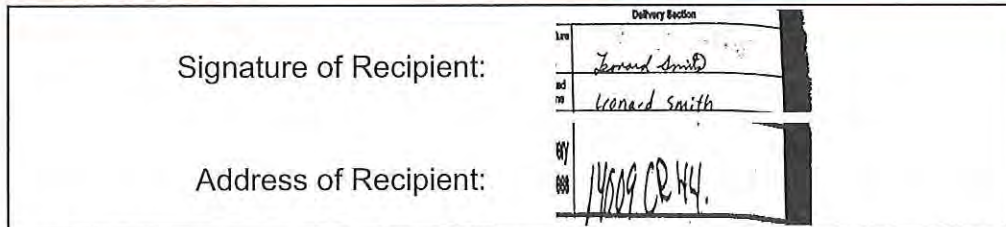
Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	July 18, 2023, 1:55 pm
Location:	PLATTEVILLE, CO 80651
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

Recipient Signature



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3087.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: July 18, 2023, 11:01 am
Location: WICHITA, KS 67202
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic

Shipment Details

Weight: 1.0oz

Destination Delivery Address

Street Address: 245 N WACO ST
City, State ZIP Code: WICHITA, KS 67202-1121

Recipient Signature

Signature of Recipient:	JANIE T. CLARK
Address of Recipient:	245 N WACO WICHITA, KS 67202

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 27, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3094.


Item Details

Status:	Delivered, To Original Sender
Status Date / Time:	July 27, 2023, 10:12 am
Location:	MOAB, UT 84532
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

Recipient Signature

Signature of Recipient:	
Address of Recipient:	Leh 310 E 100 S

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3100.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: July 17, 2023, 1:16 pm
Location: FORT COLLINS, CO 80525
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic

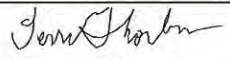
Shipment Details

Weight: 1.0oz

Destination Delivery Address

Street Address: 3401 LANCASTER DR
City, State ZIP Code: FORT COLLINS, CO 80525-2816

Recipient Signature

Signature of Recipient:	 Terry Thoburn
Address of Recipient:	3401 Lancaster Fort Collins, CO 80525

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3117.

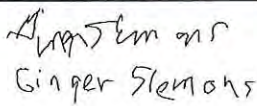
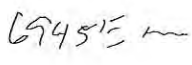
Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 17, 2023, 12:26 pm
Location:	MESA, AZ 85207
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 26, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3124.

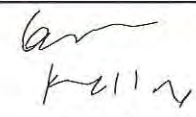
Item Details

Status:	Delivered, To Original Sender
Status Date / Time:	July 26, 2023, 8:51 am
Location:	MOAB, UT 84532
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

Recipient Signature

Signature of Recipient:	
Address of Recipient:	310E 1005

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3131.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 17, 2023, 1:16 pm
Location:	FORT COLLINS, CO 80525
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic


Shipment Details

Weight:	1.0oz
----------------	-------

Destination Delivery Address

Street Address:	3401 LANCASTER DR
City, State ZIP Code:	FORT COLLINS, CO 80525-2816

Recipient Signature

Signature of Recipient:	 Terril Thorburn
Address of Recipient:	3401 Lancaster Fort Collins, CO 80525

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:
7022 0410 0001 3912 3148.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: July 18, 2023, 3:03 pm
Location: ELECTRA, TX 76360
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic

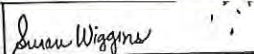
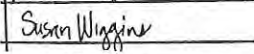

Shipment Details

Weight: 1.0oz

Destination Delivery Address

Street Address: 515 N WICHITA ST
City, State ZIP Code: ELECTRA, TX 76360-2136

Recipient Signature

Signature of Recipient:	
	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

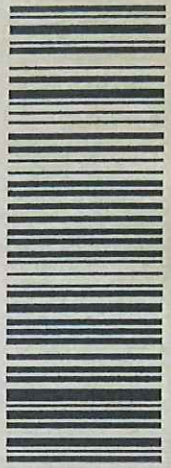
Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



BALANCED ROCK
POWER

310 East 100 South
Moab, UT 84532

CERTIFIED MAIL



7022 0410 0001 3912 3001

Jennifer Jane Richey
3245 S. 126th Avenue
Omaha, NE

INT 84532-2603
68144-410543

Retail



RDC 99



68144

U.S. POSTAGE PAID
FCM LETTER
SCOTTSDALE, AZ 85257
JUL 14, 2023

\$7.21

R2304M111160-01

FORWARD TIME EXP 1 32210007 / 15 / 23
RICHIEY RTN TO SEND
17317 I VY CIR
BELLEVUE NE 68123-4238
RETURN TO SENDER



BALANCED ROCK
POWER

310 East 100 South
Moab, UT 84532

CERTIFIED MAIL



7022 0410 0001 3912 3018

Gregory N Rosener
170 Boyd Lane
Estes Park, CO 80517

9400921968200230

ANX
805 875 992 2683

PHOENIX AZ 852

Retail



RDC 99

80517



U.S. POSTAGE PAID
FCM LETTER
SCOTTSDALE, AZ 85257
JUL 14, 2023
\$7.21
R2304M111160-01

NIXIE 808 FE 1 0007/20/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

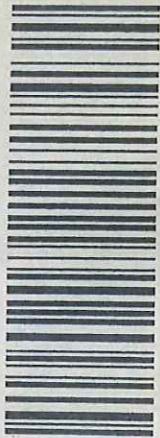
BC: 84532260310 *2414-01567-14-39



BALANCED ROCK
POWER

310 East 100 South
Moab, UT 84532

CERTIFIED MAIL



7022 0410 0001 3912 3056

David L. Smits
15570 CR 20
Fort Morgan, CO 80701

NSN
807045329283

PHOENIX AZ 852

14 JUL 2023 PM 11 L



Retail

RDC 99



80701

U.S. POSTAGE PAID
FCM LETTER
SCOTTSDALE, AZ 85257
JUL 14, 2023
R2304M111160-01

\$7.21

NSN

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 84532260310

*2514-06315-14-41

MI ME

808 DE 1

07/21/23

CERTIFIED MAIL



BALANCED ROCK
POWER

310 East 100 South
Moab, UT 84532



7022 0410 0001 3912 2943

POSTALITY AZ 027

1 Retail



73402

U.S. POSTAGE PAID
FCM LETTER
SCOTTSDALE, AZ 85257
JUL 14, 2023

\$7.21

R2304M111160-01

RDC 99

Estate of Orange McNeal, deceased, c/o Clark
Legate
Box 58
Ardmor

NIXIE 731 FE 1 0007/23/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 84532260310 *1914-00379-14-39

73402
84532260310

CERTIFIED MAIL



BALANCED ROCK
POWER

310 East 100 South
Moab, UT 84532



7022 0410 0001 3912 2844

Retail



82721

RDC 99

U.S. POSTAGE PAID
FCM LETTER
SCOTTSDALE, AZ 85257
JUL 14, 2023

\$7.21

R2304M111160-01

Shirley S. Chiles
P. O. Box 371
Moorcroft, WY 82201

NIXIE 808 FE 1 0007/23/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 84532260310 *1914-05222-14-38

73402
82721

CERTIFIED MAIL



BALANCED ROCK
POWER

310 East 100 South
Moab, UT 84532



7022 0410 0001 3912 3124

Retail



RDC 99



80654

U.S. POSTAGE PAID
FCM LETTER
SCOTTSDALE, AZ 85257
JUL 14, 2023

\$7.21

R2304M111160-01

Laurie M. and Ronald L. Werner
753 County Road M 5
Wiggins, CO 80654

UTP
WILLYS

NIXIE 806 FE 1 0007/23/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

80654-821557
84532-2603

BC: 84532260310 *2014-06427-14-38

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

) 542-3526



SU2023-0012 | Special Use Permit

Receipt Number: 543901

May 8, 2023

Payment Amount: \$5,000.00

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Check	Balanced Rock Power LLC	Jenafer Santos	1308

Comments

Assessed Fee Items

Fee items being paid by this payment

<i>Date</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
05/16/23	Special Use - Manual		\$5,000.00	\$5,000.00	\$0.00
Totals:			\$5,000.00	\$5,000.00	
				Previous Payments	\$0.00
				Remaining Balance Due	\$0.00

Permit Info

Property Address	Property Owner	Property Owner Address	Valuation
Multiple Parcels Wiggins, CO 80654	Multiple Owners		

Description of Work

Application for a special use permit for the new Taelor solar collector facility, located south of Wiggins. The project would generate 250 MW of photovoltaic solar energy.

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

(70) 542-3526



SU2023-0013 | Special Use Permit

Receipt Number: 543902

May 8, 2023

Payment Amount: \$5,000.00

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Check	Balanced Rock Power LLC	Jenafer Santos	1309

Comments

Assessed Fee Items

Fee items being paid by this payment

<i>Date</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
6/23	Special Use - Manual		\$5,000.00	\$5,000.00	\$0.00
Totals:			\$5,000.00	\$5,000.00	
Previous Payments					\$0.00
Remaining Balance Due					\$0.00

Permit Info

Property Address	Property Owner	Property Owner Address	Valuation
Multiple Parcels Wiggins, CO 80654	L&R Rumsey Land LLC	1131 County Road 1 Wiggins, CO 80654	

Description of Work

Application for a special use permit for the new Taelor battery energy storage facility, located south of Wiggins. The project would have a storage capacity of up to 500 MWh, and cover 10 acres.

REFERRALS & RESPONSES

Landowner Letter

Landowner Letter Responses

Referral Letter

Referral Responses

Notifications

Public Comments or Concerns

Sign Posting & Notarized Affidavit



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

July 21, 2023

Re: Taelor Solar 1, LLC, Solar Energy Facility and Taelor Solar 1, LLC, BESS

Dear Neighboring Landowners:

Taelor Solar 1, LLC as applicant and L&R Rumsey Land, LLC and Magnum Feedyard, LLC as landowners have submitted an application to our office for a Use by Special Review Permit.

Taelor Solar 1, LLC, Solar Energy Facility Legal Description: A part of Sections 4, 5, 6, 7, 8, 9, 17, 18, 20 and 21, Township 2 North, Range 60 West and a part of Section 31, Township 3 North, Range 60 West of the 6th PM, Morgan County, Colorado.

Taelor Solar 1, LLC, BESS Legal Description: A part of Sections 8 and 9, Township 2 North, Range 60 West of the 6th PM, Morgan County, Colorado.

Request: Taelor Solar 1, LLC has submitted a Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MWh Battery Energy Storage System (BESS). See attached site map.

This application is scheduled to be heard by the Planning Commission on **Monday, August 14, 2023 at 7:00 p.m.** to be held in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level) Fort Morgan, Colorado. Landowners within ¼ mile of the subject property are notified of the application and hearing date.

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

If you have any questions pertaining to this application or if you would like to review the file, either contact us at (970) 542-3526 or stop by our office prior to the hearing. You may attend the public hearing and provide comments on the application, or alternatively, if you are not able to attend you may submit written comments to our office no later than **August 7, 2023**.

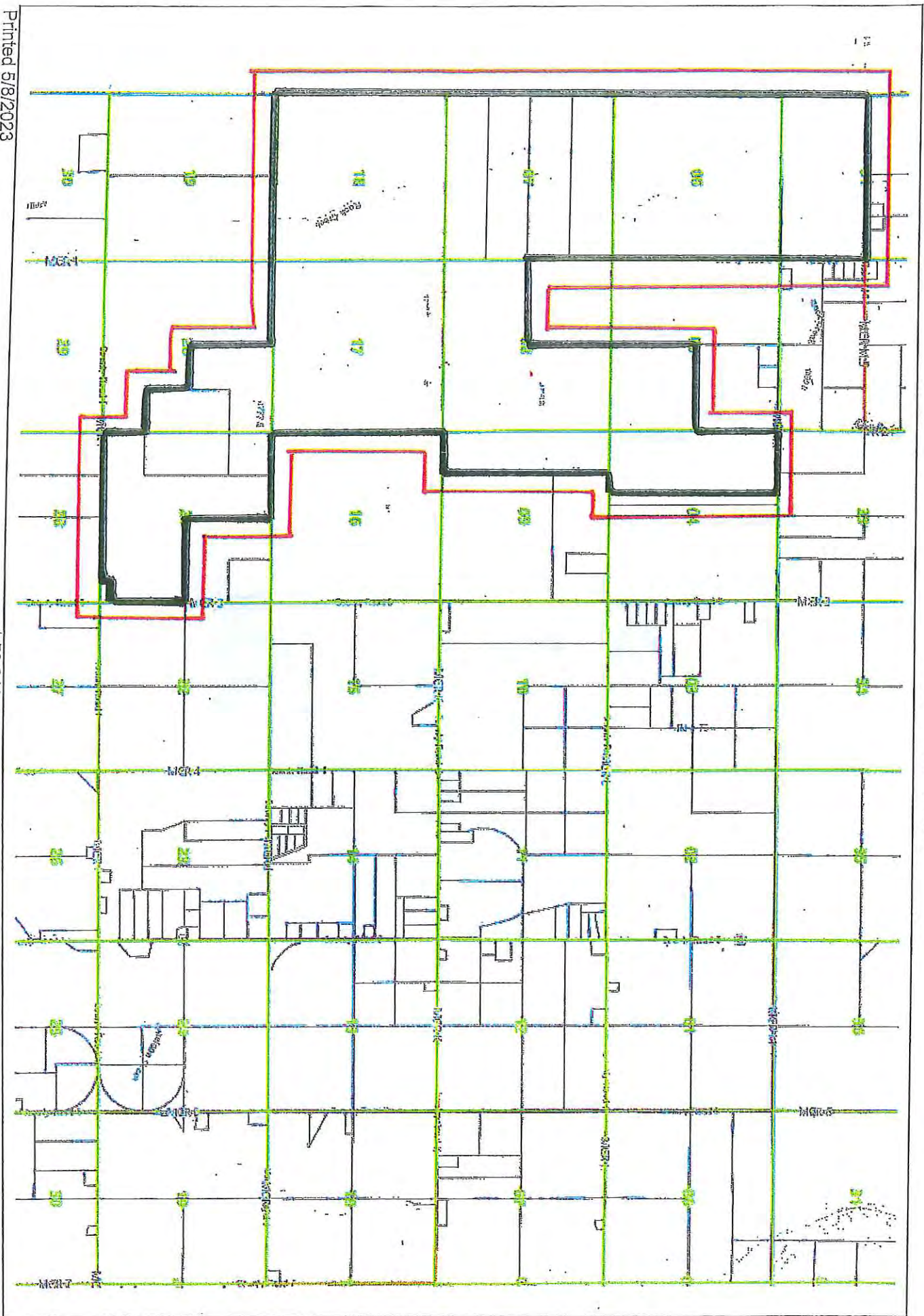
Sincerely,

Nicole Hay

Nicole Hay, Planning & Zoning Director

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

Taylor Solar 1 LLC



9718 CO RD 3
WIGGINS, CO 80654

BRANBERG, GUENTHER A
12491 CO RD 3
WIGGINS, CO 80654

ENGLISH, DOUGLAS E & TANA J
14659 CO RD 2
WIGGINS, CO 80654

GOODMAN, MICHAEL J & SARAH
12097 CO RD 3
WIGGINS, CO 80654

T3 LAND & INVESTMENT LLC
165 S 2ND ST
SPRINGFIELD, NE 68059

HILLS, DOREEN G
3055 CO RD L
WIGGINS, CO 80654

JONES, TIMOTHY & DIANNA
13502 CO RD 3
WIGGINS, CO 80654

RAVENSBORG, RANDY W & RICK L
P O BOX 325
WIGGINS, CO 80654

RICHARDSON, JOHN
P O BOX 98
WIGGINS, CO 80654

SIRIOS, WILLIAM BRETT
46674 CO RD 20
WIGGINS, CO 80654

STANLEY, SHEILA

WELD COUNTY MAILING LIST

LOOSE ROBERT INC
47025 COUNTY ROAD 26.5
WIGGINS, CO 80654

COLORADO STATE LAND BOARD
1127 N SHERMAN ST STE 300
DENVER, CO 80203-2398

LANDOWNERS ON APPLICANT'S 1320' MAILING LIST

ERKER, JAMES & JENNIFER
5750 CO RD 1
WIGGINS, CO 80654

ERKER, LEON A & DEBRA J
1664 CO RD H
WIGGINS, CO 80654

HOLMES, CHARLES L - L E
00398 CO RD I
WIGGINS, CO 80654

MENDIAS, JULIANA
6589 CO RD 1
WIGGINS, CO 80654

SCHROEDER, JAKE & JAYLEEN
1244 CO RD H
WIGGINS, CO 80654

LANDOWNERS ON APPLICANT'S 2 MILE MAILING LIST

4 G'S LAND LIVESTOCK LLC
1259 CO RD M.5
WIGGINS, CO 80654

BERECHIAH FARMS LLC

WIGGINS, CO 80654

ROTH, DONALD G & ANNA M
4916 KANAWHA LN
EVANS, CO 80634

CLEMMER, WILLIAM U &
MCGILL, MINNIE
7740 BANGOR AVE
HESPERIA, CA 92345

ERKER LAND LLC
1664 CO RD H
WIGGINS, CO 80654

LONGVIEW FARMS LLC
5143 CO RD 3
WIGGINS, CO 80654

SIMONDS, HOLLY ELAINE
5240 W 9TH ST
GREELEY, CO 80634

MORGAN COUNTY R E A
P O BOX 738
FORT MORGAN, CO 80701

PUBLIC SERVICE COMPANY OF COLORADO
P O BOX 1979
DENVER, CO 802011979

STATE OF COLORADO
BOARD OF LAND COMMISSIONERS
1313 SHERMAN ST - RM 620
DENVER, CO 80203

EWERTZ, STEVEN & EILEEN
10783 CO RD 3
WIGGINS, CO 80654

SAWALL, ARTHUR & BERNICE
2432 CO RD M
WIGGINS, CO 80654

STEFFEN, JUSTIN & VIRGINIA
2547 CO RD M
WIGGINS, CO 80654

TAPEY, MARK A & PENNEY M
2715 CO RD M
WIGGINS, CO 80654

LECHUGA, JOSE RAFAEL & RENE
339 WILLOW DR
LOCHBUIE, CO 80603

TIDWELL, DALE &
AVIS, RITA
1732 CO RD M
WIGGINS, CO 80654

WILSON, DONALD F & LISA ANN & THEODORE D & VERA M
12494 CO RD 2
WIGGINS, CO 80654

EWERTZ FARMS LLC
4311 CO RD G
WIGGINS, CO 80654

SCHWINDT, FLORENCE I ET AL
4920 HWY 34
WHEATLAND, WY 82201

PRELLBERG, DONNA RAE & MARK J
4700 W KITTY HAWK
CHANDLER, AZ 85226

ERKER ESTATES LLC
1244 CO RD H

BOWES, JOSHUA
12438 CO RD 1
WIGGINS, CO 80654

COAR, CHRISTOPHER A &
BAUMGARTNER, JOLENE K
747 CO RD M.5
WIGGINS, CO 80654

BOWLING, MATTIE S
885 CO RD M.5
WIGGINS, CO 80654

HOYT, SCOTT
753 CO RD M.5
WIGGINS, CO 80654

HILL, WILLIAM W
1007 CO RD M.5
WIGGINS, CO 80654

BEERY, PAUL & SARAH FAMILY TRUST
9342 PIERCE ST
WESTMINSTER, CO 80021

RUMSEY, L&R LAND LLC
1131 CO RD I
WIGGINS, CO 80654

BECKER, GARY D & DAVID C
1641 CO RD M
WIGGINS, CO 80654

VAUGHN, MICHAEL
12650 TUCSON ST
HENDERSON, CO 80640

EWERTZ, LEROY & ELLEN
4134 HWY 52
WIGGINS, CO 80654

MAGNUM FEEDYARD CO LLC
P O BOX 126
WIGGINS, CO 80654

MAYER, SETH ROBERT
1150 CO RD M.5
WIGGINS, CO 80654

ALLART, BRANDON & SHAYLENE
1151 CO RD M
WIGGINS, CO 80654

AGUAYO, ARMANDO & CONCEPCION
0531 CO RD M.5
WIGGINS, CO 80654

GABEL CATTLE LLC
P O BOX 717
GALETON, CO 80622

FETTERS, EDWARD L ET AL
P O BOX 262
POTTER, NE 69156

BEECHER, MARY ANN ET AL
4231 TABLE MOUNTAIN PL
FORT COLLINS, CO 80526

BANKUNITED N A
1600 S DOUGLASS RD - STE 200-A
ANAHEIM, CA 92806

SCHECTER, GAIL D &
TUCKER, GLEN WAYNE
12304 CO RD 1
WIGGINS, CO 80654

PRICE, ALLEN & JESSICA
12434 CO RD I
WIGGINS, CO 80654

46779 CO RD 22
WIGGINS, CO 80654

THOMAS, ELISSA JANINE GROVES
12741 CO RD 3
WIGGINS, CO 80654

THOMAS, RYAN W
46478 CO RD 22
WIGGINS, CO 80654

WATSON, RANDALL M & JUDY A
1905 7TH AVE NW
ARDMORE, OK 73401

WEBER, KEITH A & DEANNA M
12767 CO RD 2
WIGGINS, CO 80654

ZELLA, THOMAS W & THERESA C
12591 CO RD 3
WIGGINS, CO 80654



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

TO REFERRAL AGENCIES:

Brush Fire Department	Kinder Morgan, Inc.
CDOT	Morgan County Assessor
Century Link	Morgan County Communications Center
Cheyenne Plains Gas Pipeline Company	Morgan County Quality Water
City of Brush	Morgan County Road & Bridge
City of Fort Morgan	Morgan County Rural Electric Assoc.
City of Wiggins	Morgan County Sheriff
Colo. Dept. of Natural Resources	Morgan Soil Conservation District
CDPHE	USDA Farm Service Agency
Colo. State Land Board	Weld County Planning Department
Division of Wildlife	Western Area Power Administration
Fort Morgan Fire Department	Wiggins Fire Department
	Xcel Energy

FROM: Cheryl Brindisi, Morgan County Planning & Zoning Administrative Assistant
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / cbrindisi@co.morgan.co.us

DATE: July 21, 2023

RE: Land Use Application- Special Use Permit

The following Special Use Permit application will be heard by the Planning Commission on **Monday, August 14, 2023 at 7:00 p.m.** in the Assembly Room of the Morgan County Administrative Building, 231 Ensign Street, Fort Morgan, CO 80701 (Basement level; use elevator entrance in SW corner). You are welcome to attend and comment at this public meeting.

Applicants: Taelor Solar, LLC

Landowners: L&R Rumsey Land, LLC and Magnum Feedyard, LLC

Legal Description Taelor Solar 1, LLC, Solar Energy Facility: A part of Sections 4, 5, 6, 7, 8, 9, 17, 18, 20 and 21, Township 2 North, Range 60 West and a part of Section 31, Township 3 North, Range 60 West of the 6th PM, Morgan County, Colorado.

Legal Description Taelor Solar 1, LLC, BESS: A part of Sections 8 and 9, Township 2 North, Range 60 West of the 6th PM, Morgan County, Colorado.

Request: Taelor Solar 1, LLC has submitted a Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MWh Battery Energy Storage System (BESS). See attached site map.

Documents pertaining to the above identified matters are on file at the Morgan County Planning Department, located at 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

You are encouraged to provide comments to this application by August 7, 2023 or attend the Planning Commission meeting on Monday, August 14, 2023. (See Map Attached)

Sincerely,

Cheryl Brindisi,

Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant

Jenafer Santos <jsantos@co.morgan.co.us>

Referral for a proposed Solar farm

2 messages

Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Fri, Jul 21, 2023 at 9:30 AM

To: Peter.reinhardt@fema.dhs.gov

Cc: Nicole Hay <nhay@co.morgan.co.us>, Jenafer Santos <jsantos@co.morgan.co.us>

Hello and Good Day!

I am writing to you in regards to a proposed solar farm that is to be located approximately 4 miles southwest of Wiggins, CO.

I send out referrals to various agencies that may have an interest in proposed projects. I was curious to know if you are the referral contact for FEMA for Morgan County, CO.? If not, can you please supply the correct contact information to send referrals to? This project will be surrounding an area of a FEMA floodplain, however, the actual build will not be taking place in the designated floodplain. The applicant has completed a hydrology study. Any comments or concerns would be appreciated for this project.

Thank you

Cheryl Brindisi, Planning and Zoning Administrative Assistant

Morgan County Planning and Zoning

231 Ensign St.


PO Box 596


Fort Morgan, CO 80701


970-542-3526

CBrindisi@co.morgan.co.us

3 attachments

 Referral Memo PC-Taelor Solar-Balanced Rock.pdf
92K

 Project Location Site Plan.pdf
1531K

 Morgan County Permitting Layout- Parcel & Section Line Map.pdf
3409K

Reinhardt, Peter <peter.reinhardt@fema.dhs.gov>

Tue, Jul 25, 2023 at 2:48 PM

To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>Cc: Nicole Hay <nhay@co.morgan.co.us>, Jenafer Santos <jsantos@co.morgan.co.us>

Good afternoon Cheryl,

Thank you for reaching out to us regarding the proposed solar farm project. FEMA's position is that we cannot comment on proposed projects but we can help advise the community if they have questions.

Please feel free to reach out if I can be of any further assistance.

Thank you and enjoy the rest of your day.

Peter Reinhardt, CFM

7/25/23, 3:06 PM

Co.morgan.co.us Mail - Referral for a proposed Solar farm

Floodplain Management & Insurance

FEMA Region VIII | Mitigation Division

Mobile: (720)620-7530

peter.reinhardt@fema.dhs.gov



FEMA

From: Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Sent: Friday, July 21, 2023 9:31 AM

To: Reinhardt, Peter <peter.reinhardt@fema.dhs.gov>

Cc: Nicole Hay <nhay@co.morgan.co.us>; Jenafer Santos <jsantos@co.morgan.co.us>

Subject: Referral for a proposed Solar farm

CAUTION: This email originated from outside of DHS. DO NOT click links or open attachments unless you recognize and/or trust the sender. Please select the Phish Alert Report button on the top right of your screen to report this email if it is unsolicited or suspicious in nature.

[Quoted text hidden]



Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Re: Special Use Application for Taelor Solar, LLC

1 message

Bilobran - CDOT, Timothy <timothy.bilobran@state.co.us>

Tue, Jul 25, 2023 at 9:04 AM

To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>

No comments from CDOT since it is off-system and using an interchange.

Tim

On Fri, Jul 21, 2023 at 9:27 AM Cheryl Brindisi <cbrindisi@co.morgan.co.us> wrote:

Hello and Good Day!

This is Cheryl Brindisi with Morgan County Planning and Zoning. I am writing in regards to a Special Use application regarding the construction and operation of a 250 MW Solar PV project in conjunction with 500 MWh Battery Energy Storage System approximately 4 miles southwest of Wiggins, Colorado. Please see the attachments to this email for further information. Please review and advise as needed.

Thank you

Cheryl Brindisi, Planning and Zoning Administrative Assistant

Morgan County Planning and Zoning

231 Ensign St.

PO Box 596

Fort Morgan, CO 80701

970-542-3526

CBrindisi@co.morgan.co.us

--

Tim Bilobran

Region 4 Permits Manager



COLORADO
Department of Transportation

O 970.350.2163 | C 970.302.4022 | F 970.350.2198

timothy.bilobran@state.co.us | codot.gov | www.cotrip.org

10601 W. 10th Street, Greeley, CO 80634



Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Taelor Solar and Battery SUP Apps

Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Thu, Jul 27, 2023 at 4:25 PM

To: Nicole Hay <nhay@co.morgan.co.us>

Cc: Erica Goad <egoad@balancedrockpower.com>, Planning Dept Permits Licensing <permits_licensing@co.morgan.co.us>, Randy Schroeder <rschroeder@envalue.us>, mmooney@balancedrockpower.com

Hello and Good afternoon!

I received a call from the Planning and Zoning of the Town of Wiggins. They are a referral of ours. The question that they were inquiring, was about the haul route. County Road 3 at the I-76 intersection only has an off ramp on the eastbound lane and an on ramp on the westbound lane. I-76 has no on ramp on the east bound lane and no off ramp on the west bound. Their concern was, they would like clarification if you were proposing the haul route coming off of Interstate 76 from the eastbound lane?

Thank you

Cheryl Brindisi, Planning and Zoning Administrative Assistant

Morgan County Planning and Zoning

231 Ensign St.

PO Box 596

Fort Morgan, CO 80701

970-542-3526

CBrindisi@co.morgan.co.us

[Quoted text hidden]



Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Taelor Solar and Battery SUP Apps

Erica Goad <egoad@balancedrockpower.com>

Fri, Jul 28, 2023 at 9:49 AM

To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Cc: Nicole Hay <nhay@co.morgan.co.us>, Planning Dept Permits Licensing <permits_licensing@co.morgan.co.us>, Randy Schroeder <rschroeder@envalue.us>, mmooney@balancedrockpower.com

Hello Cheryl,

Thanks for the note! That's correct, we're planning to utilize the eastbound off ramp on i76 to access CR 3. Please let us know if there are any follow up questions.

Cheers,

Erica

[Quoted text hidden]



August 7, 2023

Morgan County Planning Dept.
Attn: Cheryl Brindisi
231 Ensign Street
Fort Morgan, CO 80701

Re: Land Use Application – Special Use Permit: Taelor Solar 1, LLC

Dear Cheryl Brindisi,

The Town of Wiggins recently received a referral request for comments; regarding a special review application for Taelor Solar 1, LLC to construct and operate a 250MW Solar PV project in conjunction with 500MWh Battery Energy Storage System (BESS).

The Town of Wiggins is satisfied with the haul route designated as south-bound County Road 3 from the I-76 interchange to County Road M. The Town of Wiggins requests that if an alternative route for deliveries during and after construction is needed, that Hwy 6, also known as Central Avenue, which runs through Wiggins be avoided. Use of exit 66(A) to Hwy 39/Hwy 52 to County Road M could be an alternative route.

Thank you for the opportunity to review the application.

Sincerely,

A handwritten signature in cursive script that reads "Hope Becker".

Hope Becker
Planning & Zoning Administrator

cc: Tom Acre, Town Manager



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 1, 2023

Morgan County Planning and Building Department
231 Ensign / PO Box 596
Fort Morgan, CO 80701

Attn: Nicole Hay and Cheryl Brindisi

Re: Taelor Solar 1, LLC

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown along south lines of Sections 4, 5, and 6. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

The property owner/developer/contractor must complete the application process for any new electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu [Chokanu]
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

**NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S REVIEW OF
ONE LAND USE APPLICATION**

Notice is hereby given that on Monday, August 14, 2023 at 7:00 p.m., or as soon as possible thereafter, a public hearing will be held to consider the following applications:

- 1.) **Applicant:** Taelor Solar, LLC
Landowners: L&R Rumsey Land, LLC and Magnum Feedyard, LLC
Legal Description: **Taelor Solar 1, LLC, Solar Energy Facility** A part of Sections 4, 5, 6, 7, 8, 9, 17, 18, 20 and 21, Township 2 North, Range 60 West, and a part of Sections 31, Township 3 North, Range 60 West of the 6th PM, Morgan County, Colorado and also
Taelor Solar 1, LLC, BESS A part of Sections 8 and 9, Township 2 North, Range 60 West of the 6th PM, Morgan County, Colorado.

Request: Taelor Solar 1, LLC has submitted a Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MWh Battery Energy Storage System (BESS). See attached site map.

Date of Application: July 13, 2023.

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/85982118855>

Or Telephone:

Dial:

+1 719 359 4580 US

Webinar ID: 859 8211 8855

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

Nicole Hay
Morgan County Planning Administrator

Published: July 29, 2023

NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S
REVIEW OF ONE LAND USE APPLICATION

Notice is hereby given that on Monday, August 14, 2023 at 7:00 p. m., or as soon as possible thereafter, a public hearing will be held to consider the following applications:

1.) Applicant: Taelor Solar, LLC
Landowners: L&R Rumsey Land, LLC and Magnum Feedyard, LLC
Legal Description: Taelor Solar 1, LLC, Solar Energy Facility A part of Sections 4, 5, 6, 7, 8, 9, 17, 18, 20 and 21, Township 2 North, Range 60 West, and a part of Sections 31, Township 3 North, Range 60 West of the 6th PM, Morgan County, Colorado and also Taelor Solar 1, LLC, BESS A part of Sections 8 and 9, Township 2 North, Range 60 West of the 6th PM, Morgan County, Colorado.

Request: Taelor Solar 1, LLC has submitted a Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MWh Battery Energy Storage System (BESS). See attached site map.
Date of Application: July 13, 2023.

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:
<https://us02web.zoom.us/j/85982118855>
Or Telephone:
Dial:
+1 719 359 4580 US
Webinar ID: 859 8211 8855

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

Nicole Hay
Morgan County Planning Administrator

Published: July 29, 2023

Published: Fort Morgan Times July 29, 2023-1992551

Prairie Mountain Media, LLC

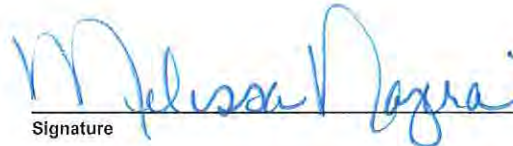
PUBLISHER'S AFFIDAVIT

County of Morgan
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Fort Morgan Times*.
2. The *Fort Morgan Times* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Morgan County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Fort Morgan Times* in Morgan County on the following date(s):

Jul 29, 2023


Signature

Subscribed and sworn to me before me this

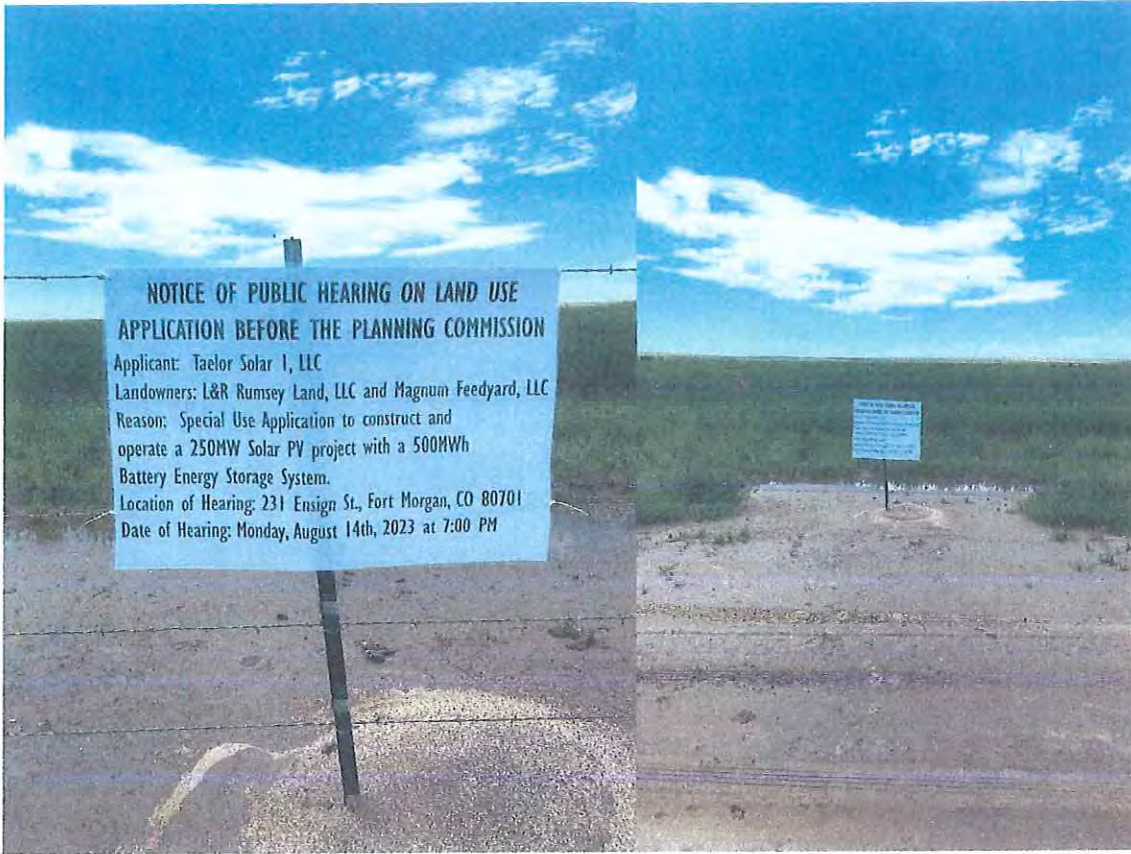
31st day of July, 2023.


Notary Public

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

(SEAL)

Account: 1052763
Ad Number: 1992551
Fee: \$46.00



The above sign was posted on August 2, 2023, pursuant to the Morgan County Zoning Resolution by Taelor Solar 1, LLC.

Project Name and Number: Taelor Solar 1, LLC, SU2023-0012

Signature of Applicant Representative: _____

STATE OF COLORADO)

) ss.

COUNTY OF DENVER)

Signed before me this date: 8/4/23

My Commission expires: 4/21/26

TRACEY A ROMERO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004028376
MY COMMISSION EXPIRES 04/21/2026

NOTARIZED BY:



The above sign was posted on August 2, 2023, pursuant to the Morgan County Zoning Resolution by Taelor Solar 1, LLC.

Project Name and Number: Taelor Solar 1, LLC, SU2023-0012

Signature of Applicant Representative: _____

STATE OF COLORADO)

) ss.

COUNTY OF DENVER)

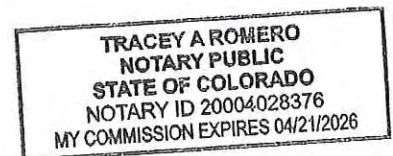
Signed before me this date: _____

8/4/23

My Commission expires: _____

4/21/26

NOTARIZED BY: _____



ADDITIONAL INFORMATION



Nicole Hay <nhay@co.morgan.co.us>

Taelor Solar and Battery SUP Apps

Matt Harris <matt@harrisec.com>
To: Nicole Hay <nhay@co.morgan.co.us>

Thu, Jul 6, 2023 at 3:00 PM

Hello, Nicole.

Yes – looks like I failed to respond. Sorry about that.

I do not have any major comments with regard to the report. Exhibit 7A shows 100-year flood depths that they have calculated from hydrologic and hydraulic analyses in reference to the approximate Zone A area. It is worth noting that they are showing some substantial differences between the area inundated during the 100-Yr 24-hour event and the regulatory Zone A floodplain (particularly in sections 31, 6 and 7). It would seem that the 'calculated' floodplain should also be delineated on their site plan as this would presumably be what they are basing their panel design and site layout on.

Did you have any concerns?

Thanks,

Matt Harris, PE

HARRIS ENGINEERING CONSULTANTS, INC.

(970) 867-4971 | Office

(970) 542-0425 | Fax

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ORIGINAL SUBMITTAL

Original Application

SOLAR APPLICATION

Taelor Solar 1, LLC / Matt Mooney

L&R Rumsey Land, LLC

Magnum Feedyard, LLC

SU2023-0012



BALANCED ROCK
— P O W E R —

Application for Special Use Permit
Taelor Solar Energy Project

Prepared for:

Morgan County Planning Department

Submitted by:

Taelor Solar 1, LLC

**A wholly owned subsidiary of
Balanced Rock Power Development, LLC**

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Special Use Permit Application
Right to Farm Policy Form
Cover Letter
Project Narrative

Maps and Plans

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Figure 2: Site Plan and Layout Map
Figure 3: Haul Route Map

Appendix 1: Decommissioning Plan
Appendix 2: Geotechnical Report Certification
Appendix 3: Maintenance Statement Certification
Appendix 4: Preliminary Erosion Control Plan and Certification

Ownership

Appendix 5: Current Title Commitment
Appendix 6: Property Owners and Mineral Rights Holders Tables and Mineral Notification Form
Appendix 7: Proof of current paid taxes

Utilities/Access

Appendix 8: Proof of Well Access
Appendix 9: Utility Interconnection and Crossing Certification

Miscellaneous

Appendix 10: Request for Section / Property line Waivers with map
Appendix 11: Hydrology Study
Appendix 12: Technical Specifications and One-Line Diagrams
Appendix 13: Liability Insurance and Taelor Solar 1 / Taelor Solar HoldCo Operating Agreements
Appendix 14: Draft Wildlife Study Plan



MORGAN COUNTY PLANNING ZONING & BUILDING DEPT. 231 Ensign, P.O. Box 596 Fort Morgan, Colorado 80701 PHONE (970)542-3526 FAX (970)542-3509

EMAIL: permits_licensing@co.morgan.us

PERMIT # SU2023 - 0012

Date Received	<u>5/5/23</u>	Received By	<u>JS</u>
App Fee	<u>\$500</u>	Ck/CC #:	<u>1308</u>
		Paid	<u>5/8/23</u>
Minor Amend Fee:	\$	CK/CC #:	
		Paid	<u>/ /</u>
Recording Fee	\$	Ck/CC #:	
		Paid	<u>/ /</u>
PC Date:	<u>8/14/23</u>	BOCC Date:	<u>/ /</u>
100 Year Floodplain?	<u>Y</u> /N	Taxes Current?	<u>Y</u> /N

SPECIAL USE PERMIT APPLICATION

(Also to be used as application for Amendments to Existing Special Use Permits)

Landowner **MUST** Sign Application and Right to Farm Policy

APPLICANT

Name Taelor Solar 1, LLC

Address 310 East 100 South
Moab, UT 84532

Phone (512) 567-9357

Email mmooney@balancedrockpower.com

LANDOWNER

Name L&R Rumsey Land, LLC / Magnum Feedyard, LLC

Address 1131 County Road I / 11665 Co Rd 1
Wiggins, CO 80654

Phone ()

Email spangus16@gmail.com / Case@herdco.net

BRIEF DESCRIPTION OF APPLICATION

An application for a special use permit for the new Taelor Solar solar collector facility, located south of Wiggins, Colorado. The project would generate 250MW of photovoltaic solar energy.

PROPERTY LEGAL DESCRIPTION

Address (if available):

Covering portions of Sections 4-9, 17, 18, 20, 21 in T2N R60W and a portion of Section 31 in T3N R60W

Please see attached narrative for full legal descriptions

S: T: R: $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$

Property Size (sq. ft. or acres)

Parcel #: - -

Zone District: A

Subdivision:

Lot #(s):

Is property located within 1320' (1/4 mile) of a livestock confinement facility? Y/N

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

SPECIAL USE PERMIT REQUIRED ATTACHMENT LIST

Fee: **Non-Refundable Application Fee**

**Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations*

Project Narrative: **Narrative– Including the following:**

- Project Description
- Purpose of request
- How this proposal complies with the Morgan County Comprehensive Plan
See: <https://morgancounty.colorado.gov/sites/morgancounty/files/Comprehensive-Plan-2008.pdf>
- How this project/proposed use meets the criteria for Special Use Permit pursuant to Sec. 2-395 of the Zoning Regulations
- How the project/proposed use meets any specific criteria related to the project/proposed use. *See Morgan County Zoning Regulations Chapter 4-Supplementary Regulations, including but not limited to: Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS*
- How project will relate to or impact existing adjacent uses
- All off-site impacts and proposed mitigation measures
- Development or implementation schedule of project
- Proposed length of time the permit, if applicable
- Discussion of any public improvements required to complete the project

Environmental Impacts: Discuss any environmental impacts the Special Use will have on the following and the proposed mitigation measures:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Dust | <input checked="" type="checkbox"/> Existing Vegetation | <input checked="" type="checkbox"/> Land Forms |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Odor | <input checked="" type="checkbox"/> Storm Water Runoff | <input checked="" type="checkbox"/> Water Resources |
| <input checked="" type="checkbox"/> Wetlands | <input checked="" type="checkbox"/> Wildlife | <input checked="" type="checkbox"/> Visual Amenities | <input type="checkbox"/> Other _____ |

Map & Plans: **Special Use Map** meeting the requirements of Sec. 2-420 and any specific map requirements for the proposed use including but not limited to: *Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS. Sample Map attached to application for reference*

Drainage/Run-Off Control Plan may be required if the Planning Administrator determines that the use or building meets one of the following criteria:

- (1) The accessory use or building may have a drainage impact on adjacent properties;
- (2) The accessory use or building may have a drainage impact on adjacent right of ways;
- (3) The accessory structure is 5000 square feet or larger.

Decommissioning Plan [Wind, Solar, BESS]

Geotechnical Report [Wind, Solar]

Maintenance Statement [Wind, Solar, BESS]

Water and/or Wind Erosion Control Plan [Wind, Solar]

Fire Mitigation Plan [BESS]

Specification Sheet [BESS]

Emergency Operation Plan [BESS]

Ownership: **Current title insurance commitment (last 6 months)**

Mineral Rights Holders Notification

Notice to FFA & Approval Letter [Wind]

Notice to Operator of Communication Link (if applicable) [Wind]

Proof of current paid taxes

Utilities/Access: **Water tap (Will Serve letter or proof of access to a well)**

Sewer (Septic Permit, Will Serve Letter from NCHD or proof of other public system)

Electric (Electric bill or letter of commitment from electricity provider)

Driveway Permit from CDOT or Morgan County Road & Bridge (If required by staff)

Ditch Company- Proof of contact if there is a ditch on or next to subject property

Architecture Control Approval (if applicable)

Utility Interconnection or Crossing Certification [Wind, Solar]

Road Agreement [Wind, Solar]

Electrical Diagram [BESS]

Vested Rights: **Vesting Rights (Optional).** If applying for vested rights with special use application, the following must be submitted:

- Period of time Vesting Rights are requested
- Development schedule including timeline and phases
- Reason for request
- Other pertinent factors concerning the development
- Additional application fee for vesting rights application

- Miscellaneous:** **Right to Farm Policy** signed by Landowner(attached)
- Liability Insurance for Solar, Wind and/or BESS projects**
- 1 # Paper Application sets** *But can provide additional copies prior to meetings
- ___ Digital Copy of Application (One sided only)**
- Posted Public Notice Verification:**
- Notarized affidavit with photographs from a distance & close-up

This must be submitted PRIOR to Planning Commission hearing and PRIOR to Morgan County Board of Commissioners hearing

- Additional Information required by staff:**
-

APPLICANT & LANDOWNERS **MUST** SIGN APPLICATION ON NEXT PAGE

APPLICANT & LANDOWNER'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.
Application must be signed by landowners as shown on title insurance/commitment.

DocuSigned by:
Dana Diller 5/5/2023
AC2004D2B181493...
Applicant Signature Date

Applicant Signature Date

[Handwritten Signature] 4-26-2023
Landowner Signature Date

Landowner Signature Date

APPLICANT & LANDOWNER'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.
Application must be signed by landowners as shown on title insurance/commitment.

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Dana Diller 5/5/2023
AC2004D2B181493...
Applicant Signature Date

Applicant Signature Date

[Handwritten Signature] 4-26-23
Landowner Signature Date

Landowner Signature Date



MORGAN COUNTY, PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509

MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the county's economy, culture, landscape and lifestyle. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

Landowners, residents and visitors must be prepared to accept as normal the effects of agriculture and rural living. These may include noise from tractors, equipment, and aerial spraying sometimes at night or in the early morning; dust from animal pens, field work, harvesting, and gravel roads; odor from animal confinement operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers, including aerial spraying; and movement of livestock or machinery on public roads. Under the provisions of the State of Colorado's "Right to Farm" law (Section 35-3.5-101 and following, C.R.S.), all normal and non-negligent agricultural operations may not be considered nuisances.

Also public services in a rural area are not at the same level as in an urban or suburban setting. Road maintenance may be at a lower level, mail delivery may not be as frequent, utility services may be nonexistent or subject to interruption, law enforcement, fire protection and ambulance service will have considerably longer response times, snow may not be removed from county roads for several days after a major snow storm. First priority for snow removal is that school bus routes are normally cleared first.

Children are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farm and oilfield equipment, ponds, and irrigation ditches, electrical service to pumps and oil field operations, high speed traffic, noxious weeds, livestock, and territorial farm dogs may present real threats to children. It is necessary that children's activities be properly supervised for both the protection of the children and protection of the farmer's livelihood.

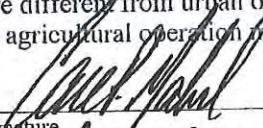
All rural residents and property owners are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out.

Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office and the County Planning and Zoning Department, and County Attorney.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have received, read, and understood the Morgan County Statement of Policy and Notice regarding Right to Farm.

I further state that I am aware that the conditions of living in an unincorporated area are different than living in a town or city and that the responsibilities of rural residents are different from urban or suburban residents. I understand that under Colorado law that a pre-existing, non-negligent agricultural operation may not be considered a public or private nuisance.


 Signature _____ Date 4-26-23
 Cheryl Gabel for Magnus Feenhard
 Printed Name _____
 11665 MOR I WIGGINS, CO 80654
 Address _____

To Be Signed by Landowner

Adopted by the Morgan County Board of County Commissioners by Resolution #96BCC41 on July 23, 1996 and amended by Resolution 2008 BCC 34 on September 2, 2008.



May 5, 2023

Ms. Nicole Hay
Director, Planning and Zoning, Morgan County
231 Ensign Street
P.O. Box 596
Fort Morgan, Colorado 80701

Re: Taelor Solar –Application for Special Use Permit and related Waiver Request for Section Line Setbacks

Dear Ms. Hay:

Taelor Solar 1, LLC, a wholly owned subsidiary of Balanced Rock Power Development LLC (“Balanced Rock Power”), submits this application to seek approval of a Special Use Permit for a new solar collector facility as per section 4-820 of Chapter 4 of the Morgan County Zoning Regulations. Balanced Rock Power (“BRP” or “the Company”) is a regionally focused renewable energy development firm with deep industry roots and community connections in the Western United States. The Company’s best-in-class team has over 135 years of collective renewable energy development experience from industry leading companies and has delivered over 140 wind, solar and battery development projects resulting in over 14 GWac of operational renewable energy capacity. We appreciate the opportunity to submit this application for a new solar facility and believe that we have dedicated the time and effort on both our Taelor Solar project development and the criteria required by the County’s process to provide you with a comprehensive application.

Please know that we are available and prepared to answer questions, and to make adaptations that may be supportive of Morgan County Planning and Zoning needs.

We are enthusiastic that the Project will support increased economic development and add value to the community through job creation, construction and operation activities, and local taxes. On behalf of Taelor Solar 1, LLC, we thank you for the detailed evaluation and consideration of this Project’s application.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Mooney", written over a horizontal line.

Matt Mooney
VP of Development
Balanced Rock Power Development, LLC



TAEOR SOLAR PROJECT

SPECIAL USE PERMIT (SUP) APPLICATION – MORGAN COUNTY

PROJECT NARRATIVE

Taelor Solar 1, LLC (Applicant), a wholly owned subsidiary of Balanced Rock Power Development, LLC, is requesting a Special Use Permit (SUP) from Morgan County for the Taelor Solar Project. This Project Narrative incorporates the submittal requirements for an SUP approval as well as the submittal requirements for a solar collector facility found in section 4-820 of Chapter 4 of the Morgan County Zoning Regulations.

SUP APPLICATION NARRATIVE REQUIREMENTS

The information below addresses the submittal requirement for a SUP application.

PROJECT DESCRIPTION

The Applicant proposes to construct, operate and decommission the Taelor Solar Project (Project). The Project would be an up to 250-megawatt (MW) alternating current (AC) solar photovoltaic (PV) power generating facility on up to approximately 4,410 acres of private land in southwestern Morgan County, Colorado (**Figure 1**). The Project would interconnect to Xcel Energy’s Fort Morgan - Pawnee 230 kilovolt (kV) transmission line that crosses the site.

Location

The Project is located approximately 4 miles southwest of the Town of Wiggins in unincorporated Morgan County (**Figure 1**). Access is provided via Interstate Highway 76 (I-76) which is about 4 miles north of the site. From I-76, access to the site is provided by County Road 3 to County Road M (**Figure 2**). All Project facilities would be located on private lands.

The table below identifies the parcels and the legal descriptions included in the Project.

LEGAL DESCRIPTION			PARCELS	
Township	Range	Section		
2 North	60 West	4	W½ W½ and W½E½ W½	129704000003
		5	SE¼	129705000003
		6	W½	129706000001
		7	S½, NW¼	129707000003, 129707000002, 129707000001, 129707000004

		8	E½, SW¼	129708000002
		9	W½W½	129709000002
		17	All	129717000001
		18	All	129718000001
		20	N½	129720000001, 129720000002, 129720000003
		21	NW¼	129721000003, 129721000004, 129721000005
3 North	60 West	31	S½	122331000004

Project Components

The Project would be a 250 MW solar PV power generating facility where PV modules convert sunlight into direct current (DC) electricity that would be collected and converted to AC electricity through a system of inverters. Transformers would step up the AC electricity to 34.5 kV and the energy would be delivered to the onsite substation. There the electricity would be stepped up to 230 kV and then connected to the existing Fort Morgan - Pawnee line where it crosses the site - the Point of Interconnection (POI).

The selected Engineering, Procurement and Construction (EPC) contractor would prepare the final design based on the most appropriate technology available and final mitigation requirements incorporated into the Project. Manufacturer, size, quantities, and dimensions would vary somewhat based on vendors / technologies selected. All facilities would be within the parcels described in this narrative.

Major components of the solar generating facility include the following:

- Solar arrays consisting of solar PV modules on single-axis horizontal tracker mounting systems. DC collection lines from each module to Power Conversion Stations (PCS) which includes inverter(s) that convert DC power to AC power, transformer(s) that step up the voltage to 34.5 kV, and other controls / data equipment
- Aboveground and underground 34.5 kV collection system from each PCS to the on-site substation
- One onsite substation with multiple 34.5 kV to 230 kV transformers
- Operations and maintenance (O&M) area and building
- Communications facilities
- One or more permanent meteorological stations
- Site security and fencing

Temporary facilities on the solar site would include areas for construction trailers and parking; storage areas for equipment, materials, recycling, and waste; water storage pond or tank(s), septic system, generators/power service, and communications used during the construction phase. These temporary areas would be located within the solar facility fence.

Ancillary Facilities

Access

Primary access for the solar project site would be provided by existing County roads (3 and M) from I-76 located north of the site (see **Figure 2**). The segments of these roads used to provide access to the site are well maintained and no improvements are anticipated. Although most of the construction is planned



BALANCED ROCK
POWER

on the east side of the floodplain, Taelor Solar will use County Road M to access the site on the west side of the floodplain as well.

The Project would also have perimeter roads inside the project fence typically 20 feet wide with compacted soil surface. Within the solar arrays, the Project would have access ways to each PCS typically a minimum of 12 feet wide with a compacted soil surface.

Operations Building Area

An operations area would be constructed at a centralized location on the site near the project substation. This area would cover up to 10 acres and include an operations and maintenance (O&M) building, possible water storage, materials storage, and parking. The O&M Area is shown on the conceptual site plan.

Communications

Communication service to the Project would be provided by local service providers and/or microwave tower. The Project would have onsite communication lines connecting the Project components. Redundancy in the communication system would be provided as required by the Interconnection Agreement and/or power purchase agreement (PPA). Communications lines could be aboveground or underground.

Permanent Meteorological Stations

One or more permanent meteorological stations would be installed on posts approximately 15 feet high within the Project site and would remain during Project operations. The quantity and locations of met towers would be determined during final design.

Water Usage, Amounts, Sources

Water is not required for PV generation. The Project would require water during construction primarily for dust control as well as some minor consumptive use for concrete and other needs. Water consumption during operation would be relatively low and primarily for potable uses by site personnel and periodic washing of panels. Construction water needs are estimated to be up to approximately 250 acre-feet (AF) over the course of the construction period. Estimated operational water requirements would be up to 5 to 10 acre-feet per year (AFY). Water would be provided by delivering water from a local provider to the site via truck.

Drinking water may be delivered to the site during construction and operations. Please see Appendix 8 for proof of well access.

Erosion Control and Stormwater Drainage

A detailed hydrology study and erosion control plan would be prepared prior to construction as part of final design. The Project could include permanent or temporary drainage improvements to manage and maintain flows through the site. As mentioned above, water would be applied for dust control and approved palliatives could also be applied where needed. Project-specific Best Management Practices (BMPs) would be provided in the erosion control and hydrology/drainage plans and a preliminary erosion control plan has been included in Appendix 4.

Vegetation Treatment and Weed Management



Vegetation would be removed only where needed in the solar array for localized grading for construction and maintenance of access roads, buildings, equipment enclosures, the site substation, met stations, and where it could interfere with facility operations. In other areas, vegetation could be mowed as needed for construction safety and allowed to re-grow to a height that would not interfere with facility operations or create a fire risk. Vegetation and weed management plans would be prepared prior to the start of construction.

Waste and Hazardous Materials Management

Recycled materials and waste would be collected and transported to appropriate facilities. Construction trailers and the operations building would utilize portable toilets. Portable toilets and washing stations would be serviced by a contracted company.

Construction vehicles and generators would contain fuel and an onsite above ground fuel storage tank could be used. Additional battery backups may be installed for critical components throughout the facility. Disposal of modules and batteries would be conducted to comply with applicable laws.

A Hazardous Materials Management Plan for the limited hazardous materials expected to be used onsite would be prepared prior to the start of construction.

Fire Protection

Electrical equipment including inverters and transformers would be housed in appropriately rated National Electric Manufacturers Association (NEMA) enclosures. Vegetation around buildings and equipment would be maintained to minimize fire risk. A water storage tank or pond could be located in the O&M Area for fire and domestic use. A Fire Protection Plan would be provided to the County Emergency Management department and the Wiggins Rural Fire Protection District for review and approval prior to the start of construction.

Site Security and Fencing

Site security would include fencing and possibly motion sensor lighting, onsite security guards, cameras and other technology during construction and operations. The Project perimeter fencing would be about 7 feet tall and may be chain-link or other design possibly with barbed wire on top. The site substation would have additional fencing. Fencing would be grounded per industry standards. Signs would be installed at the entrance and along the perimeter fence as needed.

Temporary construction fencing could be installed around the site and the construction logistics/storage facilities and/or around construction areas.

Electrical Components

The Project would include the following on-site electrical components manufactured and installed per industry standards:

- PV modules
- DC collection system
- Inverters and medium voltage transformers
- AC collection system



BALANCED ROCK POWER

- One or more 230 kV transformer(s) within the substation
- Circuit breakers and associated protection equipment
- Two or more meters
- Supervisory Control and Data Acquisition (SCADA) control system
- Auxiliary Power Service
- Emergency generator
- Backup battery systems for various components

The interconnection study would determine any upgrades to the existing regional transmission system that could be required to facilitate interconnection of the Project.

Interconnection to Electrical Grid

The Project proposes to interconnect into the existing Fort Morgan - Pawnee line that crosses the proposed solar site. The Project would include a 230-kV on-site substation with a short line to the Point of Interconnection (POI) on the existing line.

Spill Prevention and Containment

The site substation would include a containment system designed for the high voltage transformer fluids. The fueling area for construction equipment and emergency generators would also include spill containment and prevention measures. A detailed Spill Prevention, Containment, and Countermeasure (SPCC) Plan outlining all these measures for construction and operation of the Project would be developed prior to construction.

Health and Safety Program

A Health and Safety Program (HASP) for the construction and operation of the Project would be developed prior to the start of construction. This plan would include written safety programs and procedures, fire safety programs, measures for working in the heat, hearing loss prevention, respiratory protection, heavy equipment procedures, and others. All onsite employees and contractors would be required to comply with the HASP.

CONSTRUCTION OF FACILITIES

Solar Field Construction Process

Construction is estimated to take approximately 18 to 24 months. Construction on the solar site is expected to start with the installation of the perimeter fencing. Site preparation and the installation of solar equipment is expected to move continuously across the site from one array to the next. Substation and interconnection construction would occur in parallel with construction of the solar arrays.

The selected Engineering, Procurement and Construction (EPC) contractor would prepare the final design based on technology available and would determine construction methods. The layout, quantities, schedule, and techniques may change. The EPC would provide a detailed construction schedule prior to the start of construction.



Phasing

While not currently anticipated, the Project could be phased if commercially necessary to meet contractual requirements.

Access

Access to the Taelor Solar Project for component deliveries and worker access would be provided from I-76 located about 4 miles north of the Project via existing County roads (CR 3 and CR M) (see **Figure 2**). No upgrades would be required for these roads. Components would be delivered to site and either unloaded at their installation location or at temporary laydown areas. Worker vehicles would be parked in a temporary construction parking area. Onsite vehicles or ATVs would transport workers to work areas around the site.

Construction Work Force / Equipment

The estimated construction work force on site would be expected to be up to approximately 400 workers. Construction traffic to the site would include commuting construction workers and the delivery of materials and equipment. Workers would commute daily and could carpool. Materials would be delivered to the site during construction periodically throughout the day via trucks.

Once delivered to the site, construction equipment would be used on site for the construction phase and transported off when no longer needed. On-site construction equipment may include tractors, disk/tillers, vibratory rollers, excavators, graders, dump trucks, end loaders, trenching machines, pumps, augers, pile-drivers, forklifts, water trucks, cranes, a variety of truck mounted equipment, and additional support vehicles.

Construction would be conducted typically during daylight hours on weekdays. Weekend and nighttime construction activities could be needed. If nighttime construction is needed, lighting would be provided by portable downward-casting lights that would only illuminate the local work area.

Site Preparation

Limited grading is expected for the site. Vegetation would be removed only as needed for construction and maintenance. This is expected to occur for locations of site roads, buildings, equipment enclosures, substation, and met stations where localized grading would be needed within the solar array. In other areas, vegetation could be mowed as needed for construction safety. A detailed grading plan would be provided to the County for review and approval prior to construction.

Trenching and excavation for foundations, underground electrical components, drainage improvements, etc. would be performed using appropriate equipment. The geotechnical investigation data would determine foundation and compaction requirements.

Solar Equipment Installation

Construction of the solar field would occur by arrays across the solar site. Steel posts or piles would be driven into ground at surveyed locations and per design. The piles would be driven into the ground six to eight feet depending on specific soil conditions as determined by the results of the site geotechnical



survey. Drilling into rock may be required if encountered. Trenching and underground cable installation would occur in parallel. The single-axis tracking mounting system would be assembled and secured to the posts. Then PV modules (panels) would be installed on the mounting system along with the wiring to connect them.

Power Conversion Stations (PCSs)

Power Conversion Stations (PCSs) typically include inverter(s), transformer(s), and related equipment. PCSs would be delivered on one or more skids and lifted onto a concrete foundation by crane.

Collection System

A DC electrical collection system would be installed aboveground or underground in the array areas to deliver the energy generated by the PV panels to the PCSs. Aboveground or underground AC collection lines would be built to deliver the energy from the PCSs to the site substation. If above ground, collection line poles may be steel or wood and could have multiple circuits on poles with insulating conductors.

Substation Construction

Construction of the onsite substation would be initiated with grading, installation of a grounding grid and underground conduit, backfilling, and compaction. Concrete foundations and containment systems would then be installed followed by electrical structural equipment including lightning protection. Transformer, breakers, and other equipment enclosures would be installed on to foundations. Fencing would be installed around the entire substation site. Inspection, testing and commissioning of equipment could be conducted at energization per the Interconnection Agreement.

Gravel, Aggregate, Concrete Needs and Sources

Gravel and aggregate could be used for internal access roads, parking, foundations, trenches, stormwater protection and erosion control. Some electrical equipment could have pre-cast concrete bases or concrete could be delivered to site. These materials would be sourced from local providers that would be identified prior to construction.

Construction Power

Construction power would be provided by a local electrical service provider via distribution line or by on-site generators. If a construction power service main is developed, it would remain in place during operations for the O&M building.

Stabilization, Protection, and Reclamation Practices

The Project would implement plans for soil stabilization and protection and apply Best Management Practices (BMPs) throughout construction and operations. During and following construction of onsite facilities, appropriate water erosion and dust-control measures would be implemented to prevent increased dust and erosion. Dust generated by construction would be controlled and minimized by applying water and, if needed, approved palliatives could be applied to newly constructed interior site access roads.



Soil stabilization measures outlined in a stormwater management plan (SWPPP) would be used to prevent soil being eroded by stormwater runoff during construction and operation.

OPERATIONS AND MAINTENANCE

The O&M requirements for a PV solar generation facility are minimal and typically include regular monitoring, periodic inspections, and conducting any needed maintenance and repairs. The Taelor Solar Project is expected to be energized continuously with generation from sunlight or backfeed from the Project switchyard. Remote monitoring of the operations would provide safety and optimization controls plus provide reporting and alerts. Any outages for maintenance would typically be scheduled during the nighttime and local task lighting would be downward-casting and used only in the specific area of work. The O&M building would house the administrative and management activities as well as store parts and supplies.

In addition to routine inspections of components, the Project fences, roads, and drainage facilities would be inspected after significant weather events. Repairs would be performed by the O&M workforce or contracted specialists as needed. PV panel washing could occur periodically.

The operations workforce is estimated to employ up to 3 workers. Operation and maintenance would require the use of vehicles and equipment for minor maintenance. Pick-up trucks and ATVs could be used daily on the site and no heavy equipment would be used during normal plant operation but would be brought in only when needed for repairs or replacements.

PURPOSE OF REQUEST

The purpose of the Project is to provide a clean, renewable source of solar electricity to help meet the region's growing demand for power and fulfill national and state renewable energy and greenhouse gas emission goals. This Project would serve electricity users in Colorado.

Colorado's Clean Energy Plan (CEP) requires that qualifying retail electric utilities reduce their carbon dioxide emissions by 80 percent for retail electricity sales from 2005 levels by 2030, and that it seeks to achieve providing its customers with energy generated from 100 percent clean energy resources by 2050.

The Applicant has offered the output of this facility to Public Service Company of Colorado to help meet the State's growing need for renewable energy.

RELATIONSHIPS / IMPACTS TO EXISTING ADJACENT USES

The entire Project site and surrounding area is zoned for agriculture production (Zone A). Constructing solar collector facilities greater than 20 acres is an allowed special use for this zone.

Nearly all the proposed site is currently grazing land. A small part of the site in the southwest corner (approximately 140 acres) is in cultivated agriculture.

Surrounding land uses include other grazing lands, a feedlot (Magnum Feedyard) immediately north and west of the site, irrigated and non-irrigated cultivated lands, existing transmission lines, and a few rural residences near the northern boundary of the site along County Road M.



Construction and operation of the proposed Project is expected to have limited impact on the surrounding properties and uses as discussed in the following section.

ENVIRONMENTAL IMPACT ANALYSIS AND PROPOSED MITIGATION MEASURES

This section provides a description of baseline conditions on the proposed Project site and vicinity and summarizes the potential impacts that the proposed use may cause.

Air Quality / Dust

In general, Morgan County's air quality is very good. The main problem is fugitive dust during dry and windy days that can occur at any time during the year. Smog from the Denver Metropolitan area sometimes does not disperse by the time it reaches the county (Morgan County 2008).

Construction of the Project would result in the generation of dust and tailpipe emissions from vehicle traffic and construction equipment. There would be an increase in dust emissions during construction activities that would be mitigated by the application of best management practices outlined within a Fugitive Dust Plan developed to satisfy County requirements. Disturbed areas would be watered as necessary to suppress dust during construction and operation and, if needed, approved palliatives could be applied to newly constructed interior site access roads after they are constructed.

Existing Vegetation

Morgan County is dominated by short grass prairie and riparian plant communities along the South Platte River Valley and adjacent to permanent bodies of water. Vegetation within the Project site is composed of mostly shortgrass prairie with a small amount of cultivated agricultural land.

There are two federally listed plant species identified as having the potential to occur in the Project area – the western prairie fringed orchid (*Platanthera praeclara*) (threatened) and the Ute Ladies'-tresses (*Spiranthes diluvialis*) (threatened). Suitable habitat for the fringed orchid includes moist tallgrass prairies and sedge meadows. Ute Ladies-tresses habitat includes riparian edges, gravel bars, old oxbows, high flow channels, and moist to wet meadows. It does not appear that suitable habitat for either species occurs in the area.

The Colorado Natural Heritage Program (CNHP) maintains data for all known Special Status Species and their habitat, all Potential Conservation Areas (PCAs), and all Network of Conservation Areas (NCAs) within the State of Colorado. A search of CNHP data (CNHP 2021) reveals no records of plant Special Status Species. There are also no CNHP designated PCAs and no NCAs located within a two-mile radius surrounding the Project area (CNHP 2021).

Impacts to vegetation from construction, O&M, and decommissioning of the Project are primarily associated with soil disturbance, vegetation management, and the use of vehicles and heavy equipment in the solar field. During development of the Project, vegetation within the solar arrays would be mowed if needed leaving the roots intact to help hold the soil and place and facilitate regrowth after construction. Construction equipment would drive over and crush the vegetation during installation of the arrays. Vegetation would be cleared permanently from internal Project roadways, at inverter equipment, and the substation. Vegetation and weed management plans would be prepared prior to the start of construction and following construction, disturbed areas would be revegetated where needed.

The proposed Project site is located on uplands about 9 miles south of the South Platte River. Elevation ranges from approximately 4,600 feet on the northern boundary of the site to 4,750 feet at the southern boundary of the site. Only very minor grading and changes to site topography are expected to accommodate development of the solar field.

Noise

Primary existing noise sources in the vicinity of the Project site include traffic on local roads and agricultural activities. Based on the rural nature of the area and low population density, the day-night average noise level (Ldn or DNL) is estimated to be within the range of 33 to 47 dBA Ldn typical of a rural area. The dBA levels (or A-weighted decibels) are an expression of the relative loudness of sounds as perceived by the human ear.

Noise effects would result from the implementation of the Project during construction and operational activities. These impacts would be short-term or temporary for construction and long-term for operations and maintenance. Since construction noise would be short-term, the discussion below addresses the expected noise levels during the operational phase of the Project.

During the operational phase, the Project is expected to employ up to three permanent full-time workers to operate and maintain the facility and to provide plant security. Maintenance needs for the PV project would include possible panel washing, array inspection, vegetation control (as needed), and inverter and switchyard maintenance.

The potential sources of long-term operational noise would be associated with the operation of electrical equipment including the inverters and transformers for the solar arrays, drive motors associated with the panel tracking system, and noise from vehicle operations during routine O&M activities. Operations at the solar facility would occur primarily during daylight hours when the panels are producing energy. The expected noise levels of the electrical equipment are described below.

Solar Panel Single-Axis Trackers - very low noise levels and brief duration (operate for a few seconds at a time)

Power Conversion Station Transformers and Inverters – scattered throughout the interior of the solar field (approximately one for each 2 MWs)

Noise from electrical equipment is low frequency and low volume. Like all sound, the sound from the equipment adjacent to the source would dissipate with distance. For example, approximately a sound level of 70 dBA at the source would equate to less than 30 decibels at 50 feet. The tracker motors and PCS locations being spread widely over the Project site would further reduce the composite noise level off site with them expected to be lower than the rural background levels and, therefore, effectively inaudible.

Other maintenance activities such as visual inspections and equipment / parts replacement would be expected to be ongoing over the life of the Project. Potential effects from these activities on the existing ambient noise levels may be detectable for a short duration at the Project site and from traffic on local roads. Given the relatively remote location of the Project site with respect to noise receptors, any potential increases in noise levels on-site are unlikely to be detectable.

Odor

The proposed Project would be adjacent to an existing feedlot and in the vicinity of another. Construction and operation of a solar project like proposed would not result in any odors.

Water Resources / Storm Water Runoff

Data was obtained from the Federal Emergency Management Agency (FEMA) to confirm whether any designated floodplains occur on or adjacent to the project. The site plan shows the floodplain map from FEMA for the project area.

As shown, a designated floodplain is identified on the site. A 100-year floodplain (defined as areas subject to inundation by the one-percent-annual-chance flood event) occurs on the western part of the site along Rock Creek. In addition, Balanced Rock Power has completed a hydrology study for the area in order to inform project designs, avoiding the FEMA-designated floodplain and any other potential areas of concern. Please see the appendices for the hydrology study. As shown on the Project site plan, the designated floodplain areas would be avoided and no floodplain management standards (including the need for a floodplain permit) would apply to the Project.

As discussed in the Project description, stabilization measures outlined in a stormwater management plan (SWPPP) would be used to prevent soil from being eroded by stormwater runoff during construction and operation. This would be developed to comply with the stormwater discharge certification requirements of the Colorado Department of Public Health and Environment (CDPHE).

Wetlands

Drainages and wetlands can be considered jurisdictional waters and subject to regulation by the Corps of Engineers. The National Wetlands Inventory (NWI) identified potential jurisdictional waters in the area. Rock Creek crosses the western and northern part of the site and another small drainage in the eastern portion of the site. These and a couple small areas were identified as potentially jurisdictional wetlands by the NWI program.

A field assessment was conducted on the site to confirm the potential for these waters to be jurisdictional. It was determined that these waters were isolated and not connected downstream. Therefore, they would not be jurisdictional waters. This will be documented through a jurisdictional filing with the Corps.

As mentioned above, Rock Creek and its surrounding floodplain would be avoided by the site layout shown on the site plan.

Wildlife

Morgan County supports a wide variety of game and non-game wildlife common to the plains environment. Habitat within the Project area is composed of mostly shortgrass prairie with a small amount of agricultural land. Data were collected to determine the wildlife resources that have the potential to occur or are known to occur within the Project area. This analysis is based on information provided by the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool (USFWS 2022a), the Colorado Natural Heritage Program (CNHP) Conservation Data Explorer (CNHP 2022), and



aerial photography. The CNHP maintains data for all known Special Status Species and their habitat, all Potential Conservation Areas (PCAs), and all Network of Conservation Areas (NCAs) within the State of Colorado.

The USFWS IPaC database identifies the potential for federally listed threatened and endangered species protected by the Endangered Species Act (ESA) to occur within or near the Project area (USFWS 2022a). There are no critical habitats identified on the site. The IPaC lists three birds that could potentially occur in the Project area - eastern black rail (*Laterallus jamaicensis*)(threatened), piping plover (*Charadrius melodus*)(threatened) and whooping crane (*Grus americana*)(endangered). It also lists one fish - pallid sturgeon (*Scaphirhynchus albus*)(endangered), one mammal - Preble's meadow jumping mouse (*Zapus hudsonius preblei*)(threatened), and one insect - monarch butterfly (*Danaus plexippus*)(candidate).

Piping plovers, eastern black rail and whooping crane may migrate over the Project area, but there is no suitable breeding or foraging habitat within the Project area. The eastern black rail inhabits shallow wetlands dominated by cattails. The whooping crane relies on habitat provided in portions of the Platte River system well downstream of the Project area and does not occur near the Project area. The pallid sturgeon occurs in large perennial rivers which are not present in the Project area. Because no water depletions or disturbance to aquatic systems are anticipated to occur with a solar facility, no impacts would be expected.

The Preble's meadow jumping mouse is found in shrub dominated riparian habitats and immediately adjacent upland habitats. There is no suitable habitat for this species within the Project area. The monarch butterfly could be present within the Project area. The potential for the monarch to occur would be based on the presence of flowering plants, most importantly the presence of milkweed. As a candidate species, it is not formally protected by the ESA. Overall, there is a very low risk to species protected by the ESA.

There are nine species listed by the State as Endangered, Threatened, or Species of Special Concern that have the potential to occur within the Project area. State-listed Special Status Species are not provided statutory protection unless the species is also protected under the umbrella of a federal program such as the endangered species act (ESA), migratory bird treaty act (MBTA), or the bald and golden eagle protection act (BGEPA). All these state-listed species would generally be at no/low risk from Project implementation but there could be suitable habitat for some of them in the area including burrowing owl, ferruginous hawk, mountain plover, long-billed curlew, black-tailed prairie dog and common garter snake in the area. There could also be suitable foraging habitat for golden eagle but there does not appear to be suitable nesting habitat nearby.

As mentioned in the Project description, the habitats on the site would be expected to be disturbed during construction. Grading on site would be limited and native vegetation / habitats would be encouraged to re-establish. Vegetation and weed management plans would be prepared prior to the start of construction and following construction, disturbed areas would be revegetated where needed.

In addition, as shown on the site plan, the major drainages and their associated floodplains would be avoided by the site layout. This would maintain corridors for wildlife movement through the site.

Balanced Rock Power has engaged Colorado Parks and Wildlife on the Taelor Solar project. We are expecting written comments from CPW in the near future. A draft wildlife plan, based on discussions with CPW to date, is attached as Appendix 14.



Visual Resources

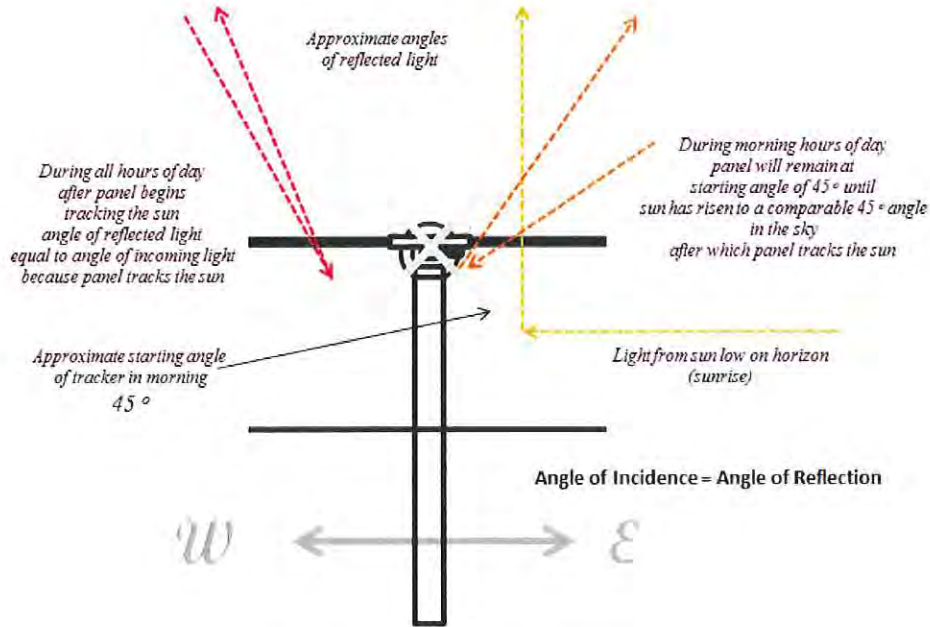
The proposed Project site is located in a rural, mostly undeveloped part of Morgan County along its border with Weld County. Land uses in the area include grazing lands, feedlots, irrigated and non-irrigated cultivated lands, existing transmission lines, and a few rural residences.

The Taelor Solar Project is not expected to significantly affect the visual quality of the area. It is located on moderately flat land and would have a low profile on the landscape with the solar field having a maximum height of approximately 15 feet. The area around the site does not provide public recreational opportunities or attract public attention. The visually dominant features of the area are the existing feedlots and transmission lines. In addition to the relatively low profile (height) of the Project, the PV panels would absorb sunlight and not cause substantial glare.

Solar panels are designed to maximize absorption and minimize reflection to increase electricity production efficiency. To limit reflection, solar PV panels are constructed of dark, light-absorbing materials and are covered with an anti-reflective coating to further reduce reflectivity. PV panels generally reflect less than 10% and as little as 2% of the incoming sunlight depending on the angle of the sun.

PV systems are also installed to be oriented towards the sun. All PV solar projects, regardless of the type of mounting structure, mount the panels so they are perpendicular to the sun or close to it as much time as possible to maximize solar absorption and energy output. This means that the panels are oriented towards the sun as much as possible throughout the course of the day and the course of the year as the position of the sun changes in the sky. This orientation towards the sun results in the portion of incoming light that is reflected to be directed back into the sky because light is reflected from a flat surface at an angle equal to that of the incoming light.

Panels mounted on single-axis trackers as proposed for this Project, would be mounted horizontally (flat) in north-south rows and would move to track the sun east to west during the course of the day. The maximum tilt angle of the panels would be approximately 45 degrees and this would be the angle at which the panels would be oriented in an easterly direction at the beginning of each day. The diagram below illustrates how sunlight from different sun angles would be reflected from a single-axis horizontal tracking solar panel.



**Simplified Angles of Reflection
from
Single-Axis Tracking PV Panels**
(shown in 2-dimensional view)

As can be seen on the illustration, sunlight in the early morning (whether the sun is in the northern sky or southern sky) would hit the panels in this 45-degree position and deflect the light upwards into the sky at a significant angle (nearly straight up at sunrise). The panel would stay in this position until the sun reached a comparable 45-degree angle in the sky after which the panels would move to track the path of the sun through the sky throughout the daylight hours until the sun disappears on the western horizon. Between sunrise and the time the panels start tracking the sun, the incoming light would continue to be reflected upwards into the sky. After the panels begin to track the sun, the panels will remain perpendicular to the sunlight to maximize their absorption of light which also will reflect the light directly back on the same angle (in the east-west axis). This will result in the small percentage of reflected sunlight being directed back into the sky in the same general angle of the sun's position. Therefore, because the incoming light will be reflected high into the sky from sunrise throughout the day, there is no chance that glare could be seen at ground level if the panels are mounted on single-axis trackers.

County Services and Capital Facilities

Morgan County provides public facilities and services to all county residents for human services, law enforcement and judicial systems, road building / maintenance, solid waste disposal, property taxation, economic development, planning, zoning and nuisance control. Other facilities and services such as fire protection, education, recreation, hospitals and utilities are the responsibility of special districts that tax users in defined geographical areas of the county (Morgan County 2008).



Construction and operation of the Taelor Solar Project would not be expected to negatively impact any County capital facilities. The Project would utilize County roads to provide access to the site for workers and the delivery of materials, equipment, and supplies. This road use would be subject to a road agreement between the applicant and the County with commitments to conduct a pre-construction baseline survey of County roads to be used during construction, develop a mitigation plan to address traffic congestion and potential impacts to County roads, and an agreement that requires the applicant to return any County roads to their pre-construction baseline condition.

The Project could also utilize County services such as law enforcement, fire, and medical services during construction and operation on an infrequent basis.

PROJECT DEVELOPMENT / IMPLEMENTATION SCHEDULE

The proposed Taelor Solar project in Morgan County would generally be developed and operated according to the following schedule:

- Site design / engineering: Q3 2021 - Q2 2025
- Site permitting / approval: Q1 2023 - Q3 2023
- Notice to Proceed on Construction: Q2 2025
- Generation Interconnection with Transmission System: Q3 2026
- Commercial Operation: Q2 2027

PROPOSED DURATION OF PERMIT

The Applicant proposes to operate the Taelor Solar Project for approximately 40 years and requests permits from Morgan County with a 47-year duration that would allow sufficient time to design, construct, operate, and decommission the Project.

Specifically, the Applicant respectfully requests the prior to substantial completion time frame validity of the Special Use Permit to be extended beyond the initial 36-month maximum to a full six years, as allowed via the zoning amendments passed in May 2023, to allow for a substantial construction completion deadline of August 31, 2030. The applicant requests this to accommodate the long lead time required to move through interconnection processes and to complete construction on a utility-scale project. The Applicant acknowledges that the County has a separate application and process for this request, and will be going through this process in tandem with the final approval of the Special Use Permit application.

NEEDED PUBLIC IMPROVEMENTS

No public improvements would be needed to facilitate the proposed Project.

COMPLIANCE WITH MORGAN COUNTY COMPREHENSIVE PLAN

The 2008 Morgan County Comprehensive Plan outlines the goals and directions for the County that are implemented through the policies and the provisions of the County Zoning and Subdivision Regulations. The planned land use designation for the proposed Taelor Solar Project site is Vacant (or undesignated).

Development of the Taelor Solar Project would be consistent with the Comprehensive Plan and would specifically help meet the goals, objectives, and policies identified below:

- Economic Development - Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.
- Utilities - Utility facility siting should consider the consolidation with or joint tower use, paralleling existing facilities where appropriate with regard to sound environmental planning, system reliability, structural integrity and where economically feasible (*the Project is sited to interconnect to existing infrastructure avoiding the need for new interconnection lines*)
 - Encourage the use of renewable resources for energy production
 - Encourage public utility facilities, which are preferred over individual systems
 - Contribute to the Colorado New Energy Economy; work to attract and maintain renewable energy projects
- Land Use - To encourage development where the proposed development is compatible with existing land uses; there is access to established public infrastructure (primarily road and utilities); and where in outlying areas of the county there is access to utilities and there is little additional burden on rural services.
- Environment – Preserve floodways identified by FEMA, control drainage discharges to preserve water quality

COMPLIANCE WITH CRITERIA FOR SUP REVIEW

The proposed Project complies with all criteria for SUP review as discussed below:

The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan

As discussed above, the proposed Taelor Solar Project would comply with the Morgan County Comprehensive Plan.

All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County

The application narrative and site plan fully describe the proposed Project facilities and their arrangement on the site.

The site plan conforms to the district design standards of these Regulations

The submitted site plan complies with Morgan County zoning regulations (Section 2-420) and the site plan requirements of the solar collector facility regulations (Section 4-820 A).

All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures

No off-site improvements are proposed. All on-site improvements are consistent with the County's requirements and their impacts and proposed mitigation are described within this narrative.

The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County



The proposed use is compliant with the County's SUP requirements and the requirements for a solar collector facility found in section 4-810 of Chapter 4 of the Morgan County Zoning Regulations.

The special use poses only the minimum amount of risk to the public health, safety and welfare as set by either federal, state or county regulation, whichever is the strictest

The proposed Project would not pose substantial risk to the public health, safety and welfare of residents of Morgan County or other nearby areas. The Project would meet all applicable local, state, and federal health and safety requirements. The applicant will develop a Health and Safety Program (HASP) for the construction and operation of the Project that would include written safety programs and procedures, fire safety program, measures for working in the heat, hearing loss prevention, respiratory protection, heavy equipment procedures, and others. In addition, all work would be done in accordance with applicable Occupational Health and Safety Administration (OSHA) requirements, manufacturer specifications, and applicable building and electrical code.

The special use proposed is not planned to be developed on a non-conforming parcel

The proposed use would not be located on a non-conforming parcel.

The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review

All relevant and required Project information, financial information, and fees have been provided by the applicant.

For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.

The proposed Taelor Solar Project would require moderate amounts of water during the relatively short construction period primarily for dust suppression and concrete needs. Very little water would be needed during the operational life of the Project.

SITE MAPS / PLANS

A conceptual site plan for the proposed Project is included as part of this application and complies with Morgan County zoning regulations (Section 2-420) and the site plan requirements of the solar collector facility regulations (Section 4-820 A). See Figures 1 and 2 for location and site plan maps.

OWNERSHIP

The current title insurance commitments are included in **Appendix 5**.

RIGHT TO FARM POLICY

The Morgan County Right to Farm Policy forms signed by the landowners are included in the **Special Use Permit Application Forms** section.

SOLAR COLLECTOR FACILITY APPLICATION NARRATIVE REQUIREMENTS

The information below addresses the submittal requirement for solar collector facilities found in section 4-820 of Chapter 4 of the Morgan County Zoning Regulations.

PROJECT DESCRIPTION

A detailed project description is provided above in the narrative section addressing the SUP requirements.

REQUIRED CERTIFICATIONS, PLANS, AND NOTIFICATIONS

Morgan County's submittal requirements for a solar collector facility (4-820) require the inclusion of several certifications, plans, and notifications described below (and identified by the corresponding letter contained in the County regulations).

(D) Utility Interconnection or Crossing.

The Applicant has provided certification of intent to enter into an interconnection agreement and crossing agreement(s) to/with applicable utilities. A copy of this certification is included in **Appendix 9**.

(E) Decommissioning Plan

After the Project's useful life, the Project would be decommissioned, and existing facilities and equipment would be removed. Decommissioning would involve removal of the solar arrays and other facilities with some buried components (such as cabling) potentially remaining in place. Following decommissioning, the solar site would be reclaimed and restored according to applicable regulations at the time.

Prior to the start of construction, the Applicant will provide a decommissioning plan to the County that meets the requirements of Section 4-835. This plan would address future land use plans for the site, removal of hazardous materials, impacts and mitigation associated with closure activities, schedule of closure activities, equipment to remain on the site, and conformance with applicable regulatory requirements and plans. A preliminary decommissioning plan is included in **Appendix 1**.

(F) Notification to Mineral Rights Holders

The Applicant has notified the individual mineral right holders within the project site in accordance with County and statutory notification requirements. A copy of the notification and the list of mineral holders is included in **Appendix 6**.

(G) Septic System

Not applicable. The proposed solar collector facility does not plan to include a septic system.

(H) Water System



The proposed solar collector facility includes operational uses that require a small amount of water 5 to 10 AFY). The water source will be a local provider with water trucked to the site when needed. Proof of well access is included in **Appendix 8**.

(I) Water and/or Wind Erosion Control Plan

Prior to construction, the applicant will develop and provide a grading plan for the site. As discussed in the Project description, the applicant would also provide a stormwater management / pollution prevention plan (SWPPP) defining the measures that would be used to prevent soil erosion by stormwater runoff during construction and operation. This would be developed to comply with the stormwater discharge certification requirements of the Colorado Department of Public Health and Environment (CDPHE). A preliminary erosion control plan and certification are included in **Appendix 4**.

In addition, a Fugitive Dust Plan would be developed to satisfy County requirements. This plan would define the best management practices that would be used to mitigate dust emissions.

(J) Geotechnical Report

Prior to construction, the Project will conduct a geotechnical study completed by a professional engineer licensed in Colorado. This study will define the soils engineering and engineering geologic characteristics of the site; foundation and tower systems design criteria; slope stability analysis; and grading criteria. A certification is included in **Appendix 2**.

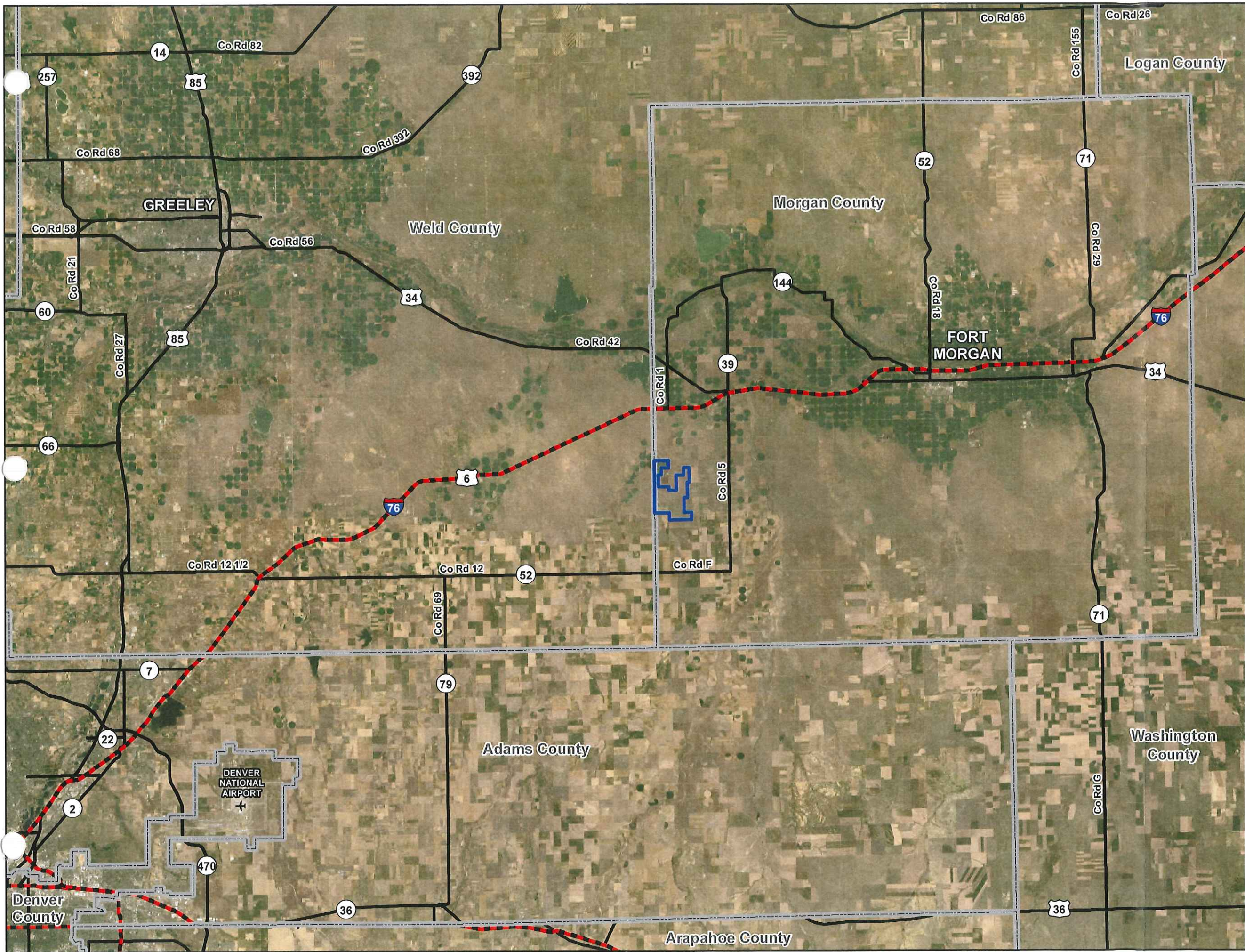
(K) Road Agreement

As described above, the Project plans to use County roads (3 and M) during construction for the purpose of transporting workers, parts, materials and/or equipment. Prior to the start of construction, the applicant will enter into a road use agreement with the County with commitments to conduct a pre-construction baseline survey of County roads to be used during construction, develop a mitigation plan to address traffic congestion and potential impacts to County roads, and an agreement that requires the applicant to return any County roads to their pre-construction baseline condition.

(L) Liability Insurance

Prior to construction, the applicant will provide evidence of liability insurance to cover loss or damage to persons and structures during construction and operation of the solar collector facility. See Appendix 13 for Liability Insurance certificate.

Figure 1. Location Map



- Legend**
- Interstate
 - U.S. or State Highway
 - County Boundary
- Project Components**
- Project Parcels

BALANCED ROCK
POWER

0 2.5 5 7.5 10
Miles

SPCS NAD 83, CO North, US Ft.
 Data Sources: BLM, ESRI, Weld Co, Morgan Co., USDA.
 E:\Projects\MorganCoSite\WXDs\MorganCoSite
 Location Map.mxd

COLORADO

Map Extent

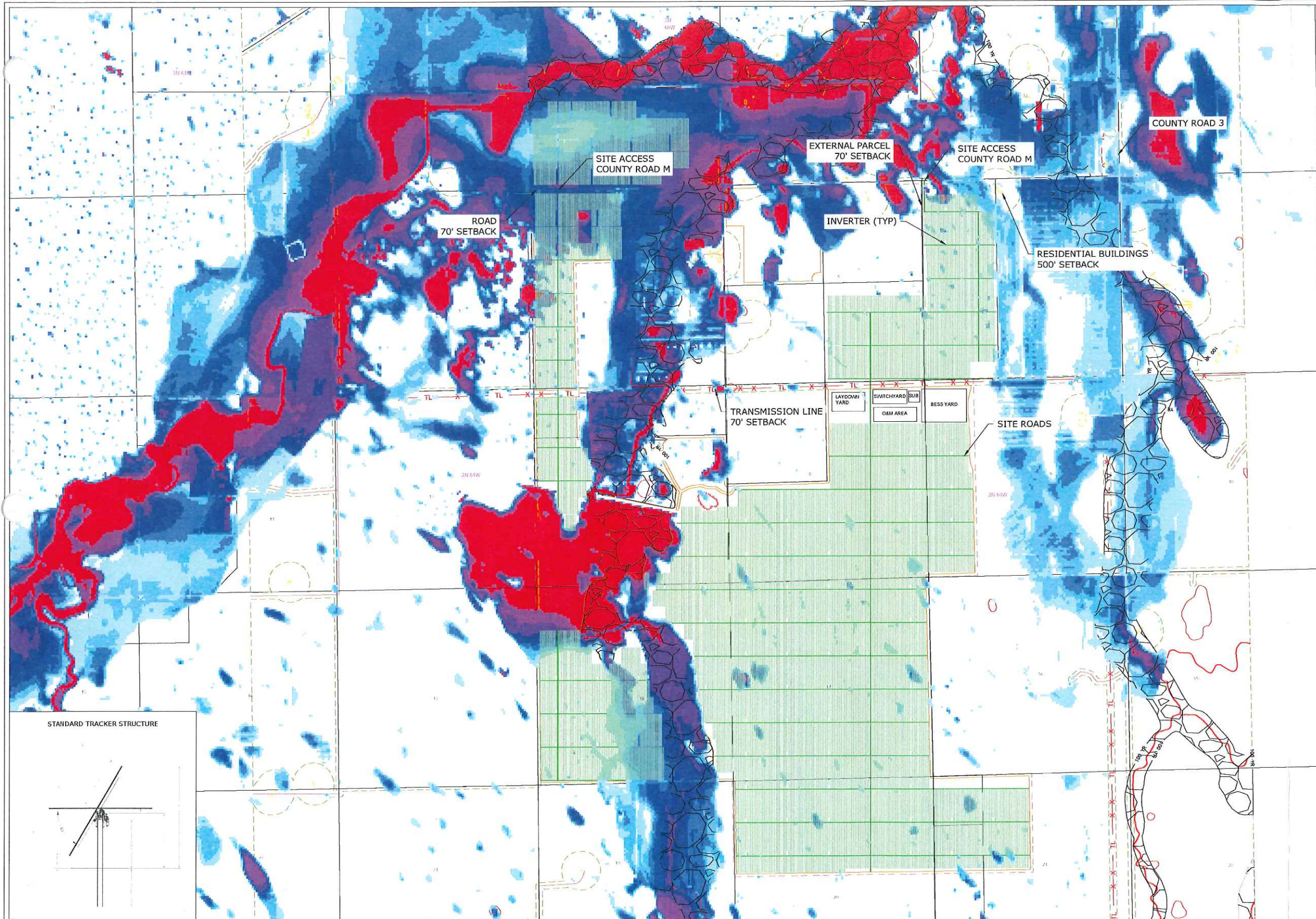
**TAELOS SOLAR PROJECT
MORGAN COUNTY**

**FIGURE 1
GENERAL LOCATION**

Map Extent: Greeley, Fort Morgan, Denver - Colorado

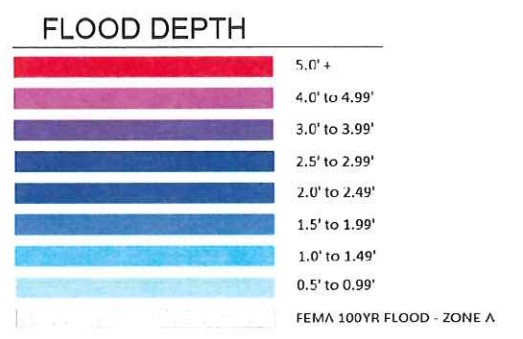
Date: 4/25/2023 Author: cm

Figure 2. Site Plan Map

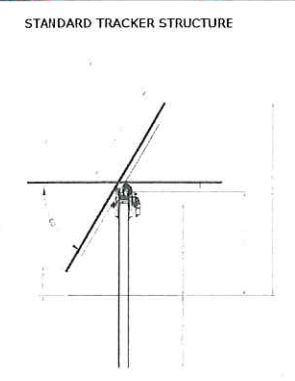


PROJECT SUMMARY:

Array Summary	
PROJECT SIZE (MW DC):	300
PROJECT SIZE (MW AC):	250
DESIGN CRITERIA	
WIND SPEED (MPH):	93.00
CORROSION LEVEL:	C2
SNOW LOAD (lbs/sqft):	30
MODULE OVERVIEW	
MODULE MANUFACTURER:	Jinko
MODULE SPEC:	JKM570N-72HL4-TV-US
MODULE WATTAGE (w):	570
MODULE QUANTITY:	526,338
MODULES / STRING:	27
INVERTER OVERVIEW	
PCU MODEL:	SUNGROW 4400
PCU QUANTITY:	64
RACKING OVERVIEW	
RACKING MANUFACTURER:	NEXTRACKER
TRACKER PITCH (ft):	23.294
GCR:	31.8%
MAX HEIGHT ABOVE GROUND (ft/m):	9.84 / 3
PROJECT LOCATION	
LAT/LONG:	40.145, -104.127



PROJECT LOCATION:



BALANCED ROCK POWER
310 E 100 S, Heald, UT 84532

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**PROJECT: TAELOER SOLAR
MORGAN COUNTY, COLORADO**

SHEET TITLE: PERMITTING LAYOUT

PREPARED FOR: PREPARED FOR

PREPARED BY: SM **CHECKED BY: LN**

LEGEND:

0 1320 2640 Feet

SCALE: 1" = 1/4 MILE

SIGNATURE BLOCK

PROPERTY OWNER _____

COUNTY BOARD _____

CLERK TO THE COUNTY BOARD _____

FAMILY _____ SIGNATURE _____

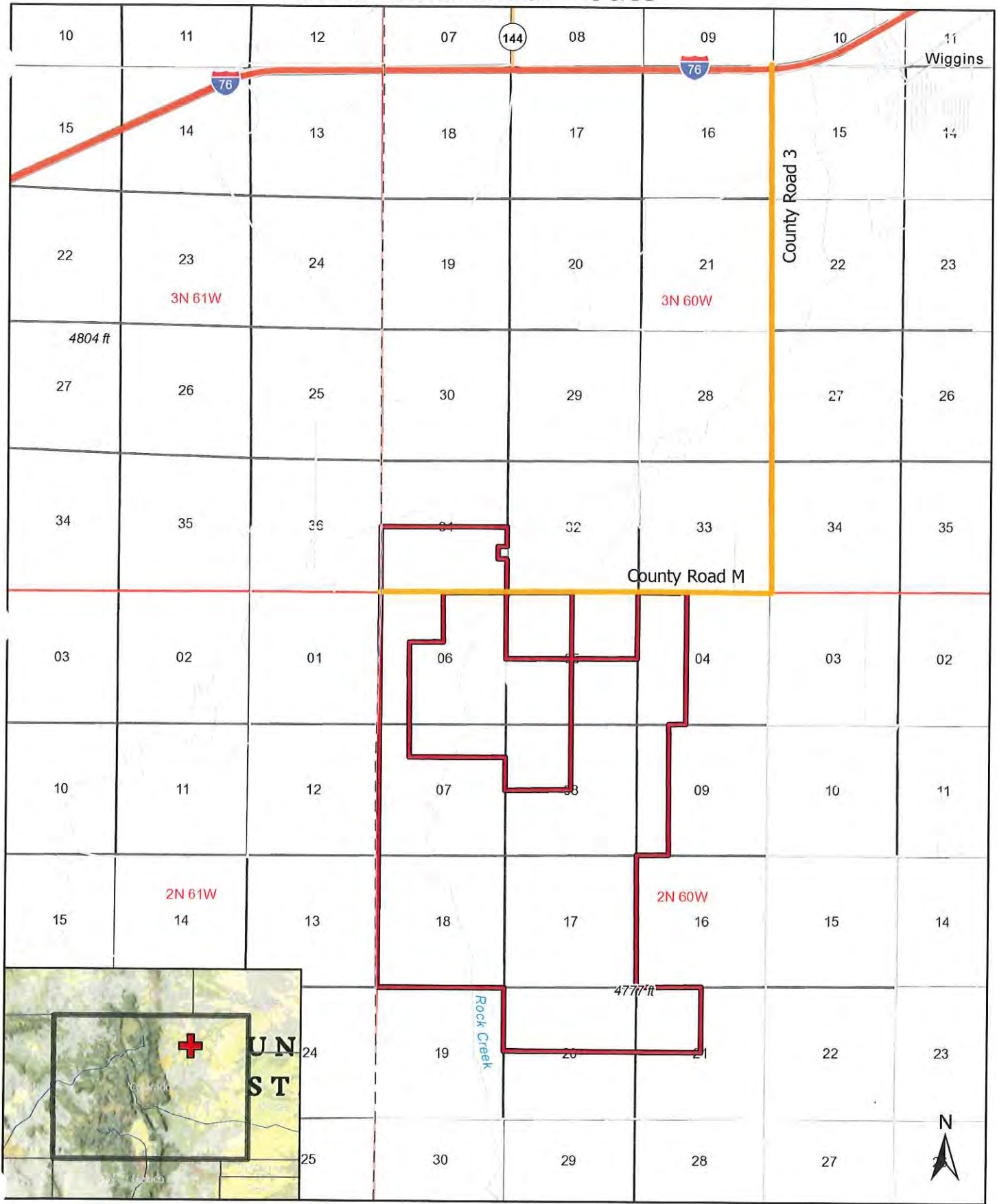
PROJECT PHASE: PROPOSAL

DIVISION: ENGINEERING PAPER SIZE: ANSI D (22 X 34)

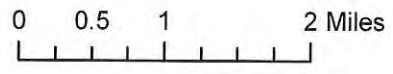
DATE: 7/27/2023 REVISION: A SHEET #: E-100

Figure 3. Haul Route Map

Taelor Solar Haul Route



— Taelor Solar Permitting Boundary
— Haul Route Morgan County



1:80,000

7/18/2023

Basemap: World Terrain





BALANCED ROCK
POWER

Appendix 1. Taelor Solar Preliminary Decommissioning Plan

Kimley»»Horn

May 1, 2023

Nicole Hay
Morgan County Planning
Zoning & Building Department
231 Ensign, P.O. Box 596
Fort Morgan, CO 80701

RE: *Taelor Solar Phase I Decommissioning Plans Request*

Dear Nicole,

Pursuant to your request for a Decommissioning Narrative and Cost Estimate associated with the Taelor Solar Phase I project in Morgan County, CO, kindly refer to the following pages. Should you have any questions, please feel free to contact me directly.

Please contact me at (303) 226-6805 or erik.strock@kimley-horn.com should you have any questions or concerns.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Erik Strock, PE
Project Manager
(Colorado PE No. 0053883)

**TAEOR SOLAR PHASE I
DECOMMISSIONING PLAN
May 1, 2023**

Purpose

This decommissioning plan is provided by Balanced Rock Power, LLC (the "Project Company") and will detail the projected decommissioning demands associated with the proposed project.

The purpose of this decommissioning plan is to provide procedures and an opinion of probable construction cost for partial or full closure of the solar facility. Morgan County Code requires a decommissioning plan and performance guarantees to supplement plans submitted as part of a special use permit (SUP) package. This decommissioning plan details provisions for facility deconstruction and site restoration, to satisfy the specific guidelines set forth in the Project's Special Use Permit. This decommissioning plan shall take effect upon facility abandonment, discontinuation of operation, or expiration of the use permit as defined by Morgan County Code.

Site Location

Taelor Solar Phase I proposes to build a 250 MW_{AC} photovoltaic (PV) solar facility ("Solar Facility") with a collocated 125 MW_{AC} BESS facility ("Project"), in Morgan County, CA. The solar facility will include up to 3,782 acres of private land in northeastern Colorado between Greeley and Fort Morgan, and within Sections 29, 30, 31, and 32 in Township 3 North, Range 60 West and Sections 4, 5, 7, 8, 9, 17, 18, 20, and 21 in Township 2 North, Range 60 West. ("Property").

Anticipated Service Life of the Project

Unless the system is purchased by the Morgan County or other entity, 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. 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 any perimeter fences, any concrete or steel foundations, 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 position or mutually agreed upon state. Other Plan activities include the management of materials and waste, projected costs, and a decommissioning fund agreement overview.

Commencement of Decommissioning

This Plan assumes that the Facility will be decommissioned under any of the following conditions:

1. The land lease (including the exercise of any extension options) ends and will either not be renewed, or a new lease will not be entered into for the Project.
2. The system does not produce power for sale for a consecutive 12-month period.
3. The system is damaged and will not be repaired or replaced.

Removal of Nonutility Owned Equipment

To decommission the Solar Facility, the Project will include at a minimum:

- Disconnection from the utility power grid.
- Removal of all Facility components: panels, inverters, wire, cable, combiner boxes, transformers, racks, trackers, tracker motors, weather monitoring, control system apparatus, etc.
- Removal of all non-utility owned equipment (at point of interconnection), conduits, structures, fencing, and foundations to a depth agreed to in landowner agreements or down 24 inches.
- Restoration of property to a condition reasonably similar to its condition prior to Facility installation, or as initially agreed upon.
- Plant vegetation suitable for the location, native to the region, and which matches surrounding vegetation.

The owner of the leased property may request in writing for certain items to remain, e.g., access roads.

This decommissioning plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to necessary stakeholders prior to decommissioning.

The decommissioning process will maximize the recycling, reuse, and salvage of applicable facility components, which are outlined in the opinion of probable construction costs. Based on the extent of decommissioning, prior to beginning construction activities, the developer will submit applicable demolition and construction plans and permit applications which will outline the schedule and extents of demolition. Decommissioning activities will not begin prior to issuance of approved permits by local regulatory agencies with appropriate jurisdiction.

Restoration of Property

To adequately restore the site to its previous condition, documentation using pre-construction video and/or digital photography will be performed prior to construction activities. This information will be reviewed prior to preparation of decommissioning demolition documents and included in the submittal to Morgan County. Pre-construction documentation will also consist of detailed descriptions of existing vegetative and soil conditions as well as existing topography and drainage patterns.

At the time of decommissioning, the Project Company will restore the Solar Facility to its pre-construction condition. All waste and excess materials will be disposed of in accordance with municipal, provincial, and federal regulations. Waste that can be recycled under municipal programs will be recycled accordingly. Provided, however, the Project Company shall not be required to replace any structures that were removed to build the Solar Facility.

The restoration will consist of de-compaction of the topsoil by disking or tilling and re-vegetation of the property. Mass grading is not anticipated since the initial project will not alter topography significantly. At the end of the project the area will be seeded and fertilized with native vegetation as needed to return the site to as close as practicable to original or initially agreed-upon condition. Deciding factors will be influenced by Morgan County land use and comprehensive plans and regulations at such time in the future.

The developer will coordinate with Morgan County to monitor vegetation and drainage following restoration until permanent vegetation is established. Erosion and sediment control, re-seeding, soil stabilization, weed control and fertilization will be provided by the developer.

Upon completion of the site restoration, a final report of activities will be submitted to Morgan County documenting the process and results.

Time Period to Complete Decommissioning

The Project Company will have 270 days from the date decommissioning commences to complete decommissioning. Provided, however, the Project Company may request an extension of an additional duration if decommissioning is delayed due to weather conditions or other items outside its control.

Party Responsible for Decommissioning

The Project Company is responsible for this decommissioning, provided however that the Project Company may contract with a third-party to perform the decommissioning on its behalf. Nothing in this plan relieves any obligation that the real estate property owner may have to remove the Facility as outlined in the Special Use Permit in the event the operator of the Facility does not fulfill this obligation.

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. Every five (5) years during the life of the project, this opinion of probable construction cost will be updated and submitted to Morgan County. Exhibit A summarizes the probable costs and salvage values associated with decommissioning. Exhibit B summarizes probable costs associated with decommissioning exclusive of salvage values. Exhibit C summarizes probable costs associated with trucking panels to approved recycling facilities.

Morgan County Resolution No. 2022 BCC 017 requires Balanced Rock Power, LLC to provide a faithful performance bond as a financial guarantee for proper decommissioning. This bond is separate from, and in addition to, performance bonding submitted for permitting. Furthermore, Balanced Rock Power,

LLC will be required to submit detailed engineering plans at the time of decommissioning, and obtain construction permits as required by appropriate authorities.

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 for Fort Morgan was used to estimate labor, material, and equipment expenses.

Total probable cost of decommissioning in Year 5 is estimated to be **\$11,238,801.60** (see Detailed Decommissioning Estimate in Appendix A).

Resale/Salvage Value Estimate

There is a robust secondary market for resale of solar PV panels worldwide and a network of facilities available for recycling panels. Solar PV panels are estimated to degrade less than 0.5% per year, meaning they're expected to operate at 90% of capacity after 20 years. Panel manufacturers will guarantee the performance for each individual module and replace defective modules per the terms of warranty. Panels can therefore be sold for a price higher than their scrap value.

In general, the highest component value would be expected at the time of construction with declining value over the life of the Project. Over most of the Project's life, components such as the solar panels could be sold in the wholesale market for reuse or refurbishment. As panel efficiency and power production decrease due to aging and/or weathering, the resale value will decline accordingly. Secondary markets for used solar components include other utility scale solar facilities with similar designs that may require replacement equipment due to damage or normal wear over time; other buyers (e.g., developers, consumers) that are willing to accept a slightly lower power output in return for a significantly lower price point when compared to new equipment. The solar facility's additional supporting components, such as inverters, transformers, racking and piles, can be dismantled and resold for scrap value. Inverters and transformers are comprised of salvageable materials such as copper, aluminum, and silver. Piles and other steel components can likewise be recovered and salvaged. Resale values at the end of Year 5 or equipment of significant value were calculated with straight-line depreciation after an instant depreciation of the original material cost.

A current sampling of reused solar panels indicates a wide range of pricing depending on age and condition (\$0.10 to \$0.50 per watt). Future pricing of solar panels is difficult to predict currently, due to the relatively young age of the market, changes to solar panel technology, and the ever-increasing product demand. A conservative estimation of the value of solar panels in Year 5 at \$0.18 per watt would yield approximately \$43,809,106.00 (see Estimated PV Panel Valuation in Appendix A). Increased costs of removal, for resale versus salvage, would be expected to preserve the integrity of the panels; however, the net revenue would still be substantially higher than the estimated salvage value.

The resale value of components such as trackers, may decline more quickly; however, the salvage value of the steel that makes up a larger portion of the tracker is expected to stay at or above the value used in this report.

The price used to value the steel in this report is \$100.00 per ton. The price used to value copper in this report is \$2.68 per lb.

No salvage value was anticipated for the battery energy storage system components.

Total probable salvage value of decommissioning in Year 5 is estimated to be **\$27,618,210.65**.

Total probable cost of decommissioning (with salvage) is estimated to be **\$38,857,012.25**.

	Total Price (incl. markups)	Total Price (incl. markups and salvage)
Subtotal:	\$10,432,533.63	(\$36,069,422.83)
Inflation (1.5%):	\$806,267.97	(\$2,787,589.41)
Total:	\$11,238,801.60	(\$38,857,012.25)

Table 1 – Decommissioning Costs – See Appendix A for further detail

EXHIBIT A

Taylor Solar I
Morgan County
Detailed Decommissioning Estimate
CCI, Fort Morgan
Age at Decommissioning

5 YR
250 MW
Output

Item	Quantity	Unit	Notes	Labor		Material		Equipment		Salvage/Scrap Value		Total Price (incl. markups and salvage)
				Productivity (units/hr)	Labor (\$/hr)	Unit Labor (\$/unit)	Bare Material (\$/unit)	Unit Material (\$/unit)	Equipment Cost (\$)	Unit Equipment Cost (\$/unit)	Salvage Value (\$/unit)	
Mobilization	1	LS	5% of subtotal, excl. salvage									\$487,950.00
Supervision	210	HR	10% of Total Hours, Construction Manager @ \$61.75/hr									\$18,900.00
Temporary Facilities	1	LS	Assume 0.6% of subtotal, excl. salvage									\$42,000.00
Safety	1	LS	Assume 0.4% of subtotal, excl. salvage									\$28,400.00
Legal Expenses	1	LS	Assume 0.11% of subtotal, excl. salvage									\$3,500.00
General Liability Insurance	1	LS	Assume 0.45% of subtotal, excl. salvage									\$150,000.00
SWPPP Erosion Control Measures (Database Area)	1,369	Ac	Assume 0.28% of subtotal, excl. salvage									\$50,620.00
Seeding	68	Ac	\$670/ac assumed (list-EAS measures)									\$670.00
Tilling & topsoilizing access road and rough grading existing soil	42	Ac	11mph trench BSS crew (1 equip operator @ \$59.7/hr, leader-backhoe @ \$5.516/month for 3 months), (rescue erosion mix, 5% of site)	0.15	\$ 59.70	\$ 576.65	\$ 800.00	\$ 1,072.00	\$ 16,548.00	\$ 311.36	\$ 1,960.01	\$134,162.69
Remove and Recycle Chainlink Fence, 6' High	45,101	LF	Tilling/trench BSS crew (1 equip operator @ \$63.7/hr, leader-backhoe @ \$5.516/month for 3 months), (rescue erosion mix, 5% of site)	0.4	\$ 170.00	\$ 615.77			\$ 25,738.00	\$ 780.18	1,405.95	\$56,979.60
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	B11L crew (1 Construction laborer (Cib) @ \$47.25/hr, 1 med equip operator @ \$63.05/hr, 1 grader @ \$11,085/2 wks)	50	\$ 154.20	\$ 4.47			\$ 26,610.00	\$ 0.76	5.23	\$236,872.48
Remove and Recycle AC Cables	376,640	LF	B6 crew (2 Cib @ \$47.25/hr, 1 equip operator @ \$59.7/hr, leader-backhoe @ \$5.516/month for 3 months)	0.007	\$ 443.70	\$ 91,837.03			\$ 22,750.00	\$ 28,268.73	121,136.76	\$131,130.76
Remove and Recycle DC Cables	3,820,974	LF	Trenching: B54 crew (1 equip operator @ \$59.7/hr, 1 chain trencher @ \$9,307/2 wks for 13 weeks)	725	\$ 127.05	\$ 0.25			\$ 60,456.60	\$ 0.21	0.46	\$174,723.38
Backfill AC and DC trenches	1,875,980	LF	Trenching: B54 crew (1 equip operator @ \$59.7/hr, 3 chain trencher @ \$9,307/2 wks for 24 weeks)	3975	\$ 381.15	\$ 0.14			\$ 111,612.00	\$ 0.04	0.18	\$985,679.65
Remove and Recycle Inverters	87	EA	1 E1R cable, 3 E1R cables @ \$67.35/hr for 28 weeks	1830	\$ 260.03	\$ 0.21			\$ 40,903.20	\$ 0.03	0.24	\$442,465.07
Remove and Recycle Photovoltaic Modules	570,186	EA	Lead, 12x7x6" pad frame (B38 crew (1 foreman @ \$49.25/hr, 2 Cib @ \$47.25/hr, 2 equip operators @ \$59.7 & \$3.05/hr, 1 backhoe loader @ \$1108/1wk, 1 hyd. hammer @ \$915/1wk, 1 FE leader @ \$3,915/1wk, 1 bucket @ \$330/week), 1 Electrician @ \$57.35/hr	2	\$ 333.85	\$ 241.86			\$ 6,268.00	\$ 92.79	334.65	\$29,114.55
Remove and Recycle Piles (10' Wx7' piles @ 25' OC assumed)	125,000	EA	9 Cib @ \$47.25/hr each, 1 equip operator @ \$63.05/hr, trucking and off-road forklift @ \$7,725/4 weeks for 28 weeks, resell panels @ \$0.05max, load watt	540	\$ 976.60	\$ 2.63			\$ 1,001,675.00	\$ 2.27	4.90	\$2,793,971.40
Remove and Recycle Support Assemblies	19,390,450	LB	2 E1R cables @ \$67.35/hr, 1 equip operator @ \$59.7/hr, 1 FE leader @ \$47.25/hr each, 2 equip operators @ \$63.05/hr, 1 FE leader @ \$3.05/week for 25 weeks, 10'rvr cab @ \$2,250/month for 6.5 months	120	\$ 220.80	\$ 2.67			\$ 128,480.00	\$ 1.31	3.98	\$497,500.00
Remove and Healing of BESS Batteries	1,930	EA	4 Cib @ \$47.25/hr, 1 equip operator @ \$59.7/hr, dump truck @ \$3,800/month for 9 months	14000	\$ 248.70	\$ 0.03			\$ 34,200.00	\$ 0.01	0.04	\$669,401.39
Disassembly and Removal of BESS Shells	240	EA	2 Electricians @ \$67.35/hr, 1 equip operator @ \$59.7/hr, 1 Cib @ \$47.25/hr, 1 operator @ \$51,000/2 wks for 24 weeks, Pallets to be hauled to recycling center	2	\$ 174.90	\$ 126.27			\$ 2,079,100.00	\$ 1,394.63	1,520.90	\$3,920,124.45
Contaminated Soils Testing	1	LS	B6 crew (2 Cib @ \$47.25/hr, 1 equip operator @ \$59.7/hr, leader-backhoe @ \$5.516/month each for 1.5 months)	1	\$ 154.20	\$ 223.41			\$ 467.50	\$ 2.62	226.03	\$54,248.21
Reclamation Monitoring and Maintenance	1	LS	\$2,000 allowance of 3rd party soil sampler collection, analysis and reporting									\$2,000.00
			\$5,000 allowance									\$5,000.00
												\$10,000.00
												\$36,089,422.43
												\$2,787,569.41
												\$39,857,012.25
												\$11,238,801.60
												\$27,618,210.65
												\$27,618,210.65

Notes:
1. A site of similar size was used to derive potential quantities for erosion and sediment control (feeling from 38 MW to 250 MW). Quantities were determined by comparing "m/MW" quantities directly.
2. Labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Fort Morgan.
4. Material salvage values were based off of current US salvage exchange rates.
5. Equipment unit rates were determined from local rental facilities.
6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (4.5% per year). See Figure 1 in Appendix A of the Decommissioning Plan.
7. For PV Module Removal/Recycle labor and equipment costs are computed at present values, while salvage value is computed at 20 year depreciated values.
8. Material salvage values were determined using the most prevalent salvagable metal in each component. Copper Wire @ \$0.13/LF, AC and DC Cables and Steel @ \$0.25/LF of fence, @ \$0.25/pile, and @ \$0.05/LB.
9. Inverter resale value is dependent on the assumption that all inverters will be decommissioned and resold half way through their useful life (over 5 years).

**Taelor Solar I
Morgan 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		\$ -	\$487,980.00	\$ (487,980.00)	
Supervision	210	HR	\$90.00	\$ -	\$18,900.00	\$ (18,900.00)	
Temporary Facilities	1	LS		\$ -	\$42,030.00	\$ (42,030.00)	
Safety	1	LS		\$ -	\$28,470.00	\$ (28,470.00)	
Legal Expenses	1	LS		\$ -	\$7,460.00	\$ (7,460.00)	
General Liability Insurance	1	LS		\$ -	\$30,510.00	\$ (30,510.00)	
Contractor's G&A	1	LS		\$ -	\$57,620.00	\$ (57,620.00)	
SWPPP, Erosion Control Measures (Disturbed Area)	1,369	Ac	\$670.00	\$ -	\$917,230.00	\$ (917,230.00)	
Seeding	68	Ac	\$1,960.01	\$ -	\$134,162.68	\$ (134,162.68)	
Tilling 6" topsoil/scarifying access road and rough grading existing soil	42	Ac	\$1,405.95	\$ -	\$58,979.60	\$ (58,979.60)	
Remove and Recycle Chainlink Fence, 6' High	45,101	LF	\$5.23	\$ 12,628.28	\$235,872.49	\$ (223,244.21)	
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	\$121,136.76	\$ 24,227.35	\$121,136.76	\$ (96,909.41)	
Removal and Recycle AC Cables	376,640	LF	\$0.46	\$ 50,469.76	\$174,723.38	\$ (124,253.62)	
Removal and Recycle DC Cables	3,820,974	LF	\$0.18	\$ 512,010.52	\$683,673.65	\$ (171,663.13)	
Backfill AC and DC trenches	1,875,980	LF	\$0.24	\$ -	\$442,485.07	\$ (442,485.07)	
Remove and Recycle Inverters	87	EA	\$334.65	\$ 469,800.00	\$29,114.55	\$ 440,685.45	
Removed and Recycle Photovoltaic Modules	570,186	EA	\$4.90	\$ 43,768,298.05	\$2,793,911.40	\$ 40,974,386.65	
Remove and Recycle Piles (10' Wx7 piles @ 25' OC assumed)	125,000	EA	\$3.98	\$ 700,000.00	\$497,500.00	\$ 202,500.00	
Remove and Recycle Support Assemblies	19,290,450	LB	\$0.04	\$ 964,522.50	\$689,401.39	\$ 275,121.11	
Removal and Hauling of BESS Batteries	1,920	EA	\$1,520.90	\$ -	\$2,920,124.45	\$ (2,920,124.45)	
Dissassembly and Removal of BESS Shells	240	EA	\$226.03	\$ -	\$54,248.21	\$ (54,248.21)	
Contaminated Soils Testing	1	LS		\$ -	\$2,000.00	\$ (2,000.00)	
Reclamation Monitoring and Maintenance	1	LS		\$ -	\$5,000.00	\$ (5,000.00)	
				Subtotal:	\$ 46,501,956.46	\$ 10,432,533.63	\$ 36,069,422.83
					Inflation (1.5%/year):	\$ 2,787,589.41	
					Total:	\$ 38,857,012.25	

- Notes:**
1. A site of similar size was used to derive potential quantities for erosion and sediment control (scaling from 36 MW to 250 MW). Quantities were determined by comparing "unit/MW" quantities directly.
 2. Labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
 3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Fort Morgan.
 4. Material salvage values were based off of current US salvage exchange rates.
 5. Equipment rental rates were determined from local rental facilities.
 6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year). See Figure 1 in Appendix A of the Decommissioning Plan.
 7. For PV Module Removal/Recycle labor and equipment costs are computed at present values, while salvage value is computed at 20 year depreciated values.
 8. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @\$0.13/LF (AC and DC Cables) and Steel @\$0.28/LF of fence, @\$0.35/pile, and @\$0.05/LB.
 9. 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).

Taylor Solar I
Morgan County
Decommissioning Salvage/Resale Values

Table 1. Material Salvage Values

Line Item	Quantity	Unit	Quantity	Unit	Unit Density (Lb/unit)	Weight (Lb)	Price/Lb	Unit Price	Total Price
Copper Wire	4197614	lf			0.05	209,881	\$ 2.68	\$	\$ 562,480.28
Steel Piles	125000	EA			7	14,000,000	\$ 0.05	\$	\$ 700,000.00
Racks	250	MW			77161.8	19,290,450	\$ 0.05	\$ 3,858.09	\$ 964,522.50
Fence	45101	LF			5.6	252,566	\$ 0.05	\$ 0.28	\$ 12,628.28

Table 2. Equipment Resale Values

Line Item	Quantity	Unit	Unit Price	Original Total Cost	Instant Depreciation	End of Life Salvage Value	Useful Life	Age of Component at Decommissioning	Resale Value
Modules	570186	EA	\$76.76	\$ 87,500,000.00	\$ 62,500,000.00	\$ 43,768,298.05	5	5	\$ 43,768,298.05
Inverters	87	EA	18000	\$ 1,566,000.00	\$ 783,000.00	\$ 156,600.00	10	5	\$ 469,800.00

References: Site Work & Landscape Costs with RSMeans Data, 36th annual ed. 2017
RS Means Heavy Construction Cost Data, 29th Edition

**Taylor Solar I
Morgan County
Estimated PV Panel Valuation**

Project Size 250,000,000 W

Year	Panel Efficiency	Assumed Value (\$/W)	Assumed Value (\$)
0	100.0000%	\$0.3500	\$87,500,000
1	99.5000%	\$0.2500	\$62,500,000
2	99.0025%	\$0.2288	\$57,187,500
3	98.5075%	\$0.2093	\$52,326,563
4	98.0150%	\$0.1915	\$47,878,805
5	97.5249%	\$0.1752	\$43,809,106
6	97.0373%	\$0.1603	\$40,085,332
7	96.5521%	\$0.1467	\$36,678,079
8	96.0693%	\$0.1342	\$33,560,442
9	95.5890%	\$0.1228	\$30,707,805
10	95.1110%	\$0.1124	\$28,097,641
11	94.6355%	\$0.1028	\$25,709,342
12	94.1623%	\$0.0941	\$23,524,048
13	93.6915%	\$0.0861	\$21,524,504
14	93.2230%	\$0.0788	\$19,694,921
15	92.7569%	\$0.0721	\$18,020,853
16	92.2931%	\$0.0660	\$16,489,080
17	91.8316%	\$0.0604	\$15,087,508
18	91.3725%	\$0.0552	\$13,805,070
19	90.9156%	\$0.0505	\$12,631,639
20	90.4610%	\$0.0462	\$11,557,950
21	90.0087%	\$0.0423	\$10,575,524
22	89.5587%	\$0.0387	\$9,676,605
23	89.1109%	\$0.0354	\$8,854,093
24	88.6654%	\$0.0324	\$8,101,495
25	88.2220%	\$0.0297	\$7,412,868
26	87.7809%	\$0.0271	\$6,782,774
27	87.3420%	\$0.0248	\$6,206,239
28	86.9053%	\$0.0227	\$5,678,708
29	86.4708%	\$0.0208	\$5,196,018
30	86.0384%	\$0.0190	\$4,754,357
31	85.6082%	\$0.0174	\$4,350,236
32	85.1802%	\$0.0159	\$3,980,466
33	84.7543%	\$0.0146	\$3,642,127
34	84.3305%	\$0.0133	\$3,332,546
35	83.9089%	\$0.0122	\$3,049,279
36	83.4893%	\$0.0112	\$2,790,091
37	83.0719%	\$0.0102	\$2,552,933
38	82.6565%	\$0.0093	\$2,335,934
39	82.2432%	\$0.0085	\$2,137,379
40	81.8320%	\$0.0078	\$1,955,702
5	97.90%	\$ 0.18	\$ 43,768,298.05

Figure 1 - PV Panel Valuation Graph

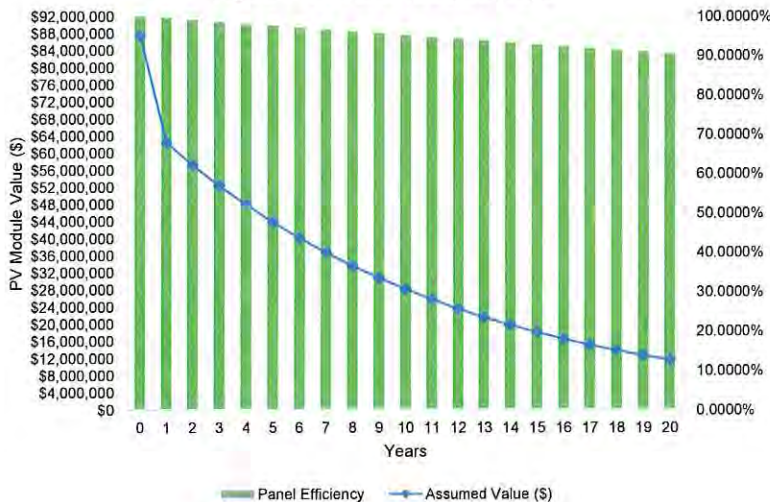


EXHIBIT B

**Taelor Solar I
Morgan County
Decommissioning Estimate Pro Forma w/o 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 Price
Mobilization	1	LS		\$487,980
Supervision	210	HR	\$90.00	\$18,900
Temporary Facilities	1	LS		\$42,030
Safety	1	LS		\$28,470
Legal Expenses	1	LS		\$7,460
General Liability Insurance	1	LS		\$30,510
Contractor's G&A	1	LS		\$57,620
SWPPP, Erosion Control Measures (Disturbed Area)	1,369	Ac	\$670.00	\$917,230
Seeding	68	Ac	\$1,960.01	\$134,163
Tilling 6" topsoil/scarifying access road and rough grading existing soil	42	Ac	\$1,405.95	\$58,980
Remove and Recycle Chainlink Fence, 6' High	45,101	LF	\$5.23	\$235,872
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	\$121,136.76	\$121,137
Removal and Recycle AC Cables	376,640	LF	\$0.46	\$174,723
Removal and Recycle DC Cables	3,820,974	LF	\$0.18	\$683,674
Backfill AC and DC trenches	1,875,980	LF	\$0.24	\$442,485
Remove and Recycle Inverters	87	EA	\$334.65	\$29,115
Removed and Recycle Photovoltaic Modules	570,186	EA	\$4.90	\$2,793,911
Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed)	125,000	EA	\$3.98	\$497,500
Remove and Recycle Support Assemblies	19,290,450	LB	\$0.04	\$689,401
Removal and Hauling of BESS Batteries	1,920	EA	\$1,520.90	\$2,920,124
Dissassembly and Removal of BESS Shells	240	EA	\$226.03	\$54,248
Contaminated Soils Testing	1	LS		\$2,000
Reclamation Monitoring and Maintenance	1	LS		\$5,000
			Subtotal:	\$10,432,534
			Inflation (1.5%/year):	\$806,268
			Total:	\$11,238,802

Notes:

1. A site of similar size was used to derive potential quantities for erosion and sediment control (scaling from 36 MW to 250 MW). Quantities were determined by comparing "unit/MW" quantities directly.
2. Labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Fort Morgan.
4. Material salvage values were based off of current US salvage exchange rates.
5. Equipment rental rates were determined from local rental facilities.
6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year). See Figure 1 in Appendix A of the Decommissioning Plan.
7. For PV Module Removal/Recycle labor and equipment costs are computed at present values, while salvage value is computed at 20 year depreciated values.
8. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @\$0.13/LF (AC and DC Cables) and Steel @0.28/LF of fence, @\$0.35/pile, and @\$0.05/LB.
9. 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 C

**Taelor Solar I
Morgan County
Panel Trucking Costs**

\$/mo/truck rental	\$	4,000
\$/mo/truck labor (FT+benefits)*	\$	5,000
\$/mo/truck maintenance	\$	500
\$/mo/truck insurance	\$	1,000
Total \$/mo/truck cost	\$	10,500.00

\$/gallon gas	\$	4.00
miles /gallon		8
Mileage (Fort Morgan, CO to Phoenix, AZ) roundtrip		898
Total fuel cost per trip	\$	449.00

Capacity in tons per trip		20
total number of panels		570,186
panel weight (tons)		17,106
Misc. Waste (tons)		20
Total trips		857

Loading/unloading hours per trip		1
road hours per trip		12.0
hours per day		10
days/month		21
trips per month per truck		16.2
Total truck months		54

Subtotal of Truck and Labor Cost	\$	567,000
Fuel Cost	\$	384,793
Total Trucking Cost	\$	951,793

*Assumes truck labor only works half of the month at standard heavy truck operator rates

**Taelor Solar I
Morgan County
Battery Pack Trucking Costs**

\$/mo/truck rental	\$	4,000
\$/mo/truck labor (FT+benefits)*	\$	5,000
\$/mo/truck maintenance	\$	500
\$/mo/truck insurance	\$	1,000
Total \$/mo/truck cost	\$	10,500.00

\$/gallon gas	\$	4.00
miles /gallon		8
Mileage (Fort Morgan, CO to Phoenix, AZ) roundtrip		898
Total fuel cost per trip	\$	449.00

Capacity in tons per trip		20
total number of megapacks		1920
pack weight (tons)		38,400
Misc. Waste (tons)		20
Total trips		1921

Loading/unloading hours per trip		1
road hours per trip		10.0
hours per day		10
days/month		21
trips per month per truck		19.1
Total truck months		101

Subtotal of Truck and Labor Cost	\$	1,060,500
Fuel Cost	\$	862,529
Total Trucking Cost	\$	1,923,029

*Assumes truck labor only works half of the month at standard heavy truck operator rates



Appendix 2. Geotechnical Report Certification



BALANCED ROCK

POWER

Ms. Nicole Hay
Director, Planning and Zoning, Morgan County
231 Ensign Street
P.O. Box 596
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Geotechnical Certification

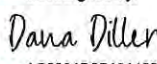
Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(J), Balanced Rock Power hereby certifies that, prior to construction, Spencer Sellner, a professional engineer licensed in Colorado and associated with Westwood Engineering, will complete a geotechnical study that includes:

- (1) soils engineering and engineering geologic characteristics of the site based upon on-site sampling and testing;
- (2) foundation and tower systems (i.e., solar collector structures and facilities) design criteria for all proposed structures;
- (3) slope stability analysis; and
- (4) grading criteria for ground preparation, cuts and fills, and soil compaction.

The final geotechnical study report will be provided to the County upon request.

Sincerely,

DocuSigned by:

AC2004D2B181493...

Dana Diller
Chief Commercial Officer
Balanced Rock Power Development, LLC



Appendix 3. Maintenance Certification



BALANCED ROCK

POWER

Ms. Nicole Hay
Director, Planning and Zoning, Morgan County
231 Ensign Street
P.O. Box 596
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Solar Panel Maintenance Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. The Project is proposed to utilize solar panels manufactured by Jinko Solar, although exact panel supplier will be selected during final design. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(M), Balanced Rock Power hereby certifies that the solar panels will be maintained and operated in accordance with manufacturer specifications, Owner Environmental Health and Safety Plans, and applicable Occupational Health and Safety Administration requirements to ensure the safety of site personnel and the public, and in a manner that reduces fire risks caused by vegetation.

Sincerely,

DocuSigned by:
Dana Diller
AC2004D2B181493...

Dana Diller
Chief Commercial Officer
Balanced Rock Power Development, LLC



Appendix 4. Erosion Control Certification and Preliminary Plan



BALANCED ROCK
POWER

Ms. Nicole Hay
Director, Planning and Zoning, Morgan County
231 Ensign Street
P.O. Box 596
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Water and/or Wind Erosion Control Plan Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(I), Balanced Rock Power hereby submits a Preliminary Erosion Control Plan and its 30% design for the Project, including a description of best management practices that will be utilized to prevent erosion and run-off during construction. For purposes of this application, the attached document constitutes a “30% Design Plan”. A final drainage and erosion control plan will be provided prior to commencement of Project construction.

Sincerely,

DocuSigned by:
Dana Diller
AC2004D2B181493...

Dana Diller
Chief Commercial Officer
Balanced Rock Power Development, LLC

Encl.: 30% Design Plan, Preliminary Erosion Control Plan

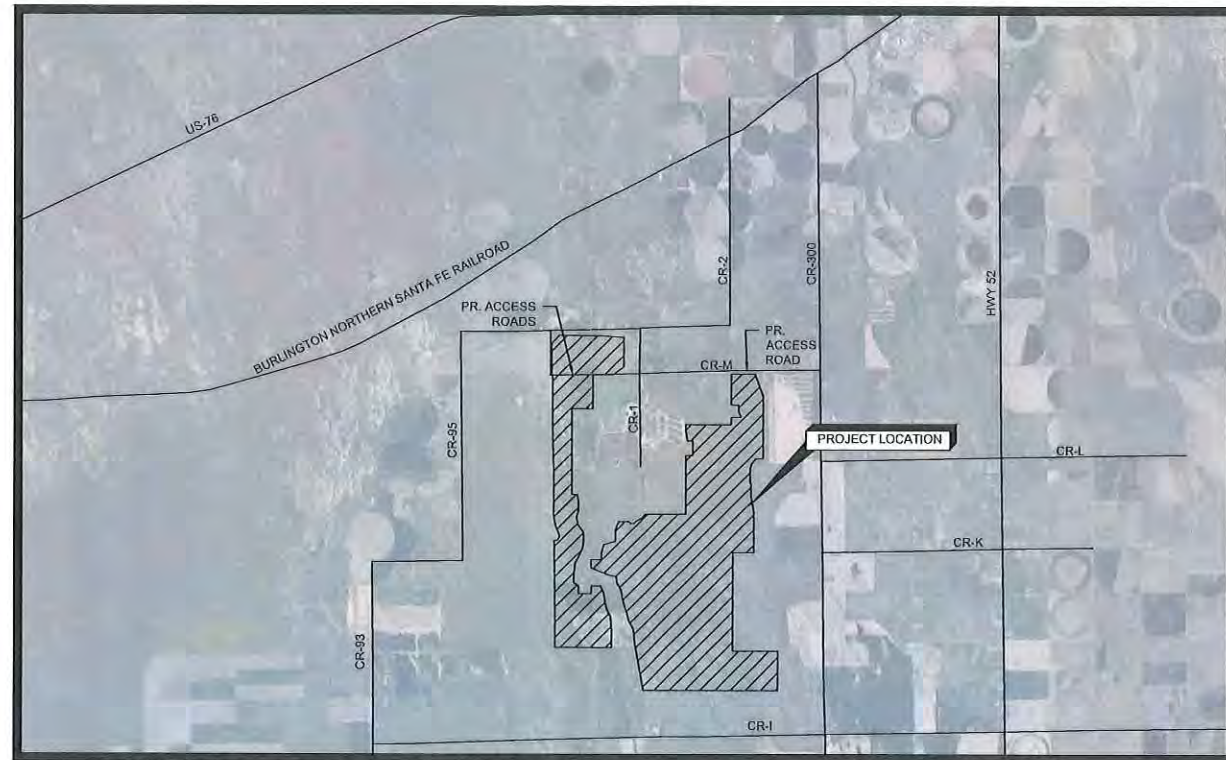
PRELIMINARY EROSION CONTROL PLANS

FOR

TAEOR SOLAR PHASE 1

LOCATED IN

MORGAN COUNTY, COLORADO



SURVEY NOTE

COORDINATE SYSTEM: COLORADO NORTH ZONE
 HORIZONTAL DATUM: NAD 83 (2011 ADJ)

FEMA FLOOD ZONE NOTE:

A PORTION OF THE PROPERTY LIES WITHIN TYPE A FLOOD ZONE (100 YEAR FLOOD HAZARD WITH NO DEFINED BASE FLOOD ELEVATION) PER FLOOD MAP PANELS 08087C0550D AND 08087C0575D (4/4/2018). FEMA ZONE A IS OUTSIDE THE BUILDABLE LIMITS OF THIS PROJECT.



PROJECT INFORMATION

PROJECT NAME: TAEOR SOLAR PHASE 1
 SITE ADDRESS: MORGAN COUNTY, CO
 TOTAL DEVELOPMENT AREA: 3,133 AC
 EXISTING ZONING: AGRICULTURAL
 PROPOSED USE: SOLAR COLLECTOR FACILITY, AGRICULTURAL ZONE

PROJECT TEAM

OWNER
 BALANCED ROCK POWER
 310 E 100 S
 MOAB, UT 84532
 CONTACT: LIAM NORRIS
 PHONE: (480) 544-3919

CIVIL ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 SOUTH SYRACUSE WAY, SUITE 300
 GREENWOOD VILLAGE, CO 80111
 CONTACT: ERIK STROCK
 PHONE: (303) 226-6805

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
EC0.0	COVER
EC0.1	GENERAL NOTES
EC1.0	OVERALL EROSION CONTROL PLAN
EC1.1	EROSION CONTROL PLAN
EC1.2	EROSION CONTROL PLAN
EC1.3	EROSION CONTROL PLAN
EC1.4	EROSION CONTROL PLAN
EC1.5	EROSION CONTROL PLAN
EC1.6	EROSION CONTROL PLAN
EC2.0	EROSION CONTROL DETAILS

BALANCED ROCK POWER					
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PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION					
RHA PROJECT 194500005	DATE 07/26/2023	SCALE AS SHOWN	DESIGNED BY KLG	DRAWN BY KLG	CHECKED BY ERS
COVER					
TAEOR SOLAR PHASE 1 FACILITY			MORGAN COUNTY, CO		
SHEET NUMBER					
EC0.0					
REVISION No.	REVISIONS	DATE			
2	REVISION 2	07/26/2023			
1	REVISION 1	06/15/2023			



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GENERAL EROSION CONTROL NOTES

1. BMPs ARE SHOWN SCHEMATICALLY HEREON; FOR PRECISE LOCATION REFER TO DETAILS OR CONSULT ENGINEER.
2. CONTRACTOR SHALL PROVIDE, MAINTAIN, AND INDICATE ON THIS PLAN
 - A. VEHICLE WASH AREA
 - B. CONTAINER AND MATERIALS STORAGE AREA
 - C. FUELING AREA
 - D. STOCKPILE LOCATIONS
 - E. SANITARY AREA
 - F. VEHICLE AND EQUIPMENT MAINTENANCE
 - G. OTHER APPROPRIATE BEST MANAGEMENT PRACTICES
 - H. SECONDARY CONTAINMENT FOR POTENTIAL SPILLS
3. PRIOR TO WORK, SITE VEGETATION IS 65%.
4. THIS PLAN SHEET SHOULD BE UPDATED AS NEEDED BY THE CONTRACTOR TO PROPERLY ACCOMMODATE FIELD CONDITIONS DETERMINED ON SITE AND THROUGHOUT CONSTRUCTION ACTIVITIES.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, AND MAINTENANCE OF ALL SWMP CONTROLS.
6. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWMP OR NOT) DIRECTLY ON THIS SITE MAP.
7. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY EXISTING CONTOURS.
8. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE.
9. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE.
10. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWMP/SITE MAP TO INCLUDE BMP'S FOR ANY OFF-SITE MATERIAL WASTE, BORROW OR EQUIPMENT STORAGE AREAS.
11. CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF NOI, NOT, POSTING OF SITE NOTICES, AND ANY ADDITIONAL INFORMATION OR SUBMITTALS REQUIRED BY COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT, EPA, OR LOCAL JURISDICTION.
12. CONTRACTOR SHALL TEMPORARILY STABILIZE AREAS OF DISTURBANCE WITHIN 7 DAYS AFTER THE COMPLETION OF CONSTRUCTION ACTIVITIES IF AN AREA IS TO LIE DORMANT LONGER THAN 14 DAYS. TEMPORARY STABILIZATION MEASURES INCLUDE BUT ARE NOT LIMITED TO: EROSION CONTROL BLANKET, SILT FENCE, ADDITIONAL TEMPORARY SEEDING, AND/OR ADDITIONAL MEASURES AS APPROVED BY THE ENGINEER.
13. CONTRACTOR SHALL MONITOR LOCAL WEATHER FORECASTS AND HAVE ENHANCED BMP MEASURES INSTALLED PRIOR TO ANY QUALIFYING STORM EVENT.
14. WHERE SILT FENCE AND EARTH DIKE ARE INSTALLED ADJACENT TO ONE ANOTHER, SILT FENCE SHALL OVERLAP EARTH DIKE A MINIMUM OF 10 FEET.
15. CONTRACTOR SHALL HAVE ADDITIONAL BMP'S STOCKPILED ON SITE IN PREPARATION FOR POTENTIAL STORM EVENTS. CONTRACTOR SHALL MONITOR WEATHER PATTERNS AND ENSURE SITE IS PROPERLY STABILIZED WITH APPROPRIATE BMP MEASURES PRIOR TO ANY STORM EVENT.
16. CONTRACTOR SHALL PRESERVE VEGETATION OUTSIDE OF THE LIMITS OF DISTURBANCE AND SHALL ALLOW VEGETATION WITHIN DISTURBED AREAS TO GROW BACK POST-CONSTRUCTION.

**TAEOR SOLAR
 PHASE 1
 FACILITY**
 MORGAN COUNTY, CO

GENERAL NOTES

KHA PROJECT	194500005
DATE	07/26/2023
SCALE	AS SHOWN
DESIGNED BY	KLG
DRAWN BY	KLG
CHECKED BY	ERS

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

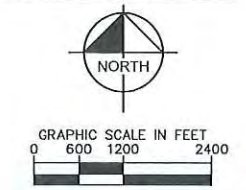
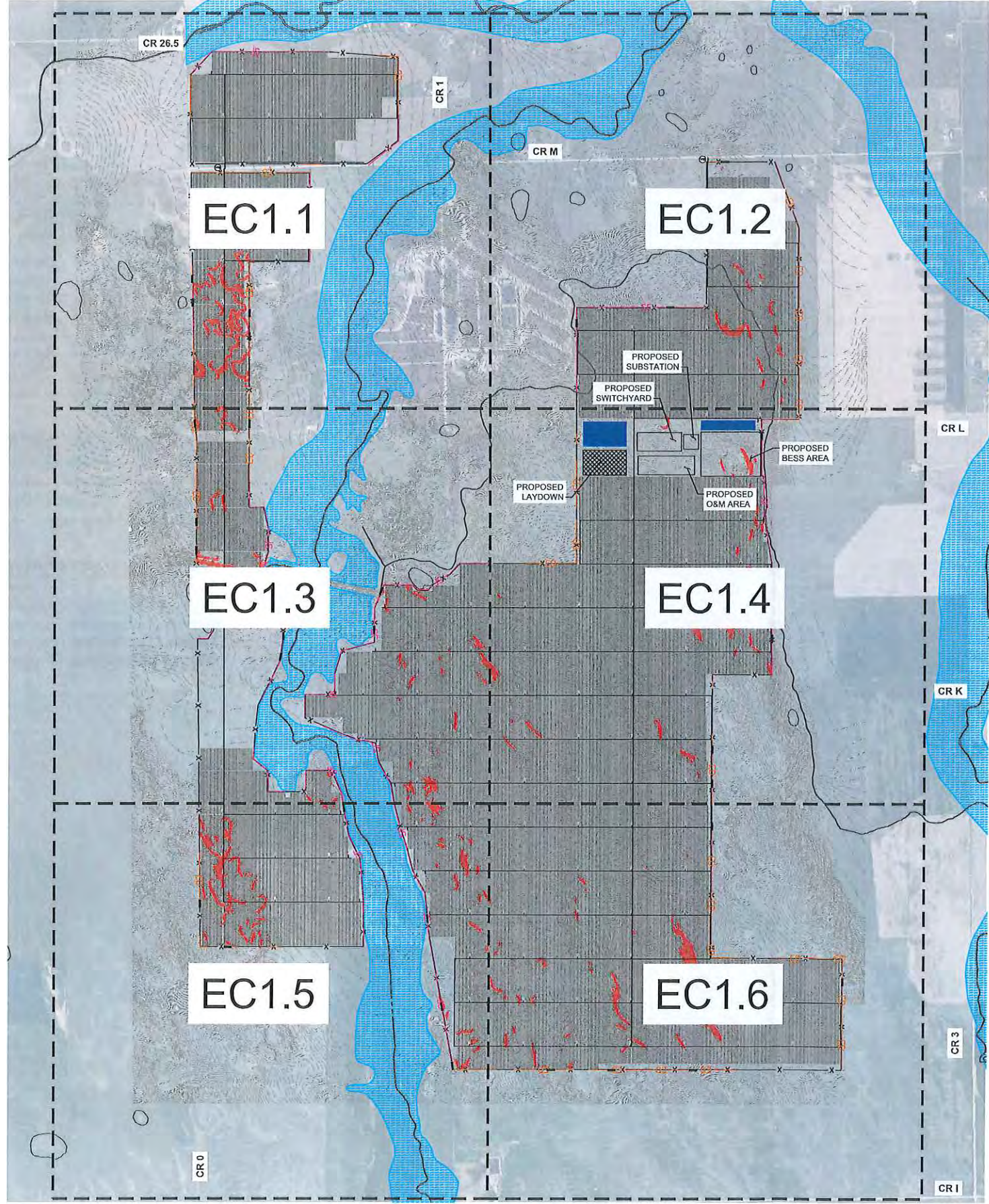
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 (303) 728-2300
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No.	1	REVISIONS	DATE
	2	REVISION 2	07/26/2023
	1	REVISION 1	06/16/2023

SHEET NUMBER
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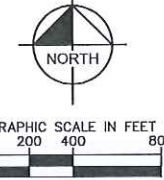
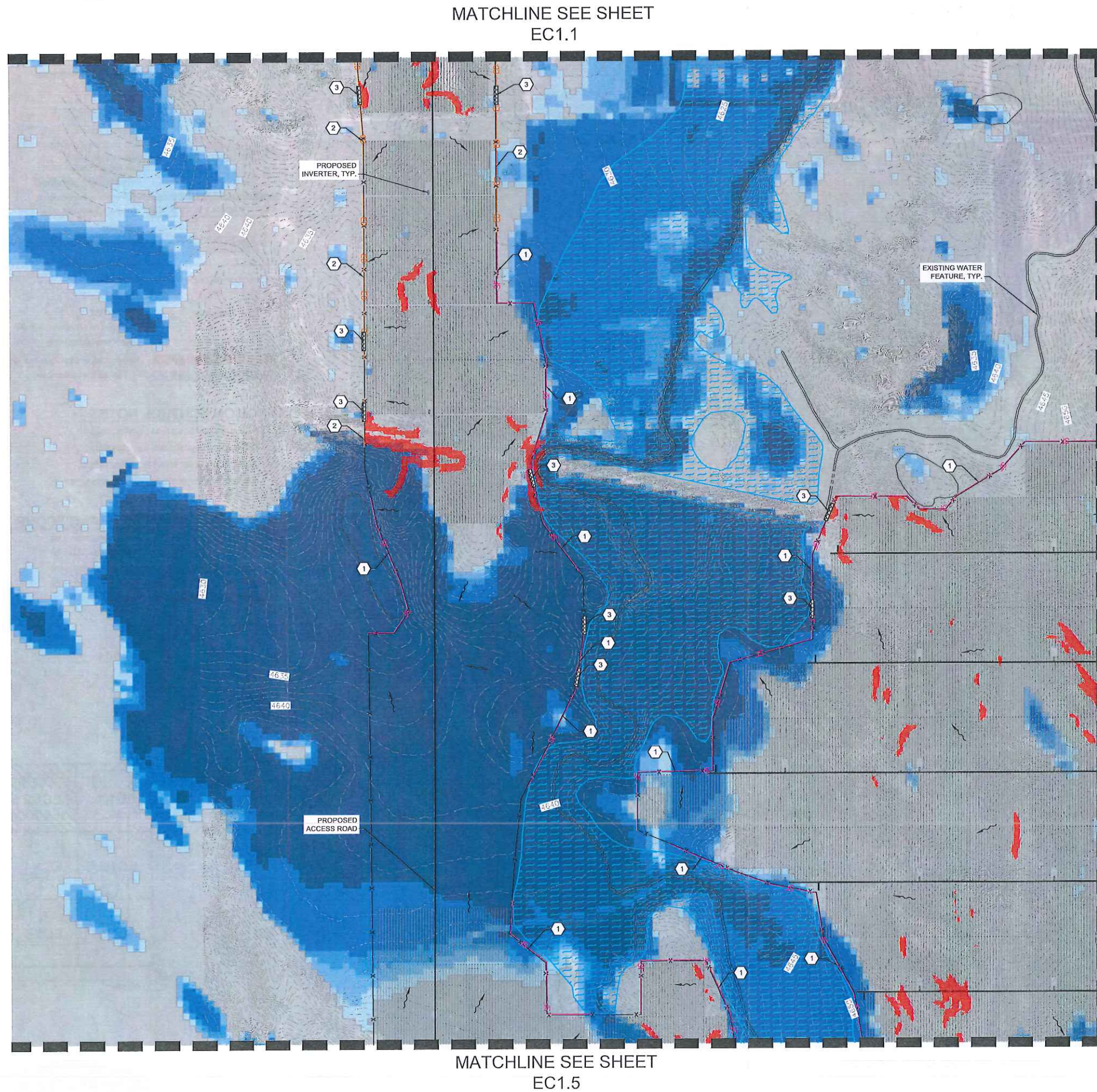
LEGEND

---XXXX---	EXISTING GRADE CONTOUR
-X-X-	PROPOSED SECURITY FENCE
=====	PROPOSED ACCESS ROAD
XXXXXX	MATERIALS LAYDOWN AREA
-----	PROPOSED ARRAY BLOCK OUTLINE
----- (VTC) -----	PROPOSED VEHICLE TRACKING CONTROL
-----	EXISTING WATER FEATURE
----- (SF) -----	SILT FENCE
----- (ED) -----	EARTH DIKE
-----	ROCK OUTLET
-----	DIRECTION OF STORMWATER FLOW
-----	ZONE A FEMA FLOODPLAIN
-----	PR. INTERNAL EROSION CONTROL AREAS
-----	PR. PERMANENT DETENTION POND

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	REVISION 2 07/31/2023 REVISION 1 06/16/2023 No. DATE				



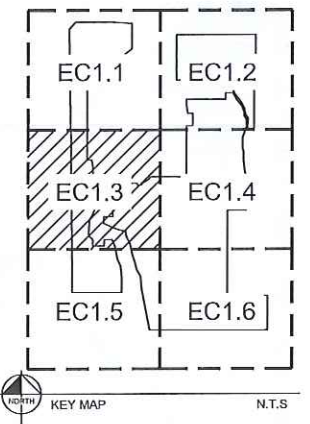
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- LEGEND**
- XXXX --- EXISTING GRADE CONTOUR
 - X-X- PROPOSED SECURITY FENCE
 - ▬▬▬▬▬▬ PROPOSED ACCESS ROAD
 - ▨▨▨▨▨▨ MATERIALS LAYDOWN AREA
 - ▨▨▨▨▨▨ PROPOSED ARRAY BLOCK OUTLINE
 - ▨▨▨▨▨▨ (VTC) PROPOSED VEHICLE TRACKING CONTROL
 - EXISTING WATER FEATURE
 - SF- SILT FENCE
 - ED- EARTH DIKE
 - ▨▨▨▨▨▨ ROCK OUTLET
 - DIRECTION OF STORMWATER FLOW
 - ▨▨▨▨▨▨ ZONE A FEMA FLOODPLAIN
 - ▨▨▨▨▨▨ PR. INTERNAL EROSION CONTROL AREAS
 - ▨▨▨▨▨▨ PR. PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
- ① INSTALL SILT FENCE, SEE DETAIL 1, SHEET EC2.0
 - ② INSTALL EARTH DIKE, SEE DETAIL 2, SHEET EC2.0
 - ③ INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
 - ④ CONSTRUCTION ENTRANCE, SEE DETAIL 6, SHEET EC2.0

- PROVIDED FLOOD DEPTH AND SCOUR (FT)**
- Lightest Blue: FLOOD DEPTH (0.50 - 1.00)
 - Light Blue: FLOOD DEPTH (1.00 - 1.50)
 - Medium Blue: FLOOD DEPTH (1.50 - 2.00)
 - Dark Blue: FLOOD DEPTH (2.01 - 4.00)
 - Darkest Blue: FLOOD DEPTH (4.01+)

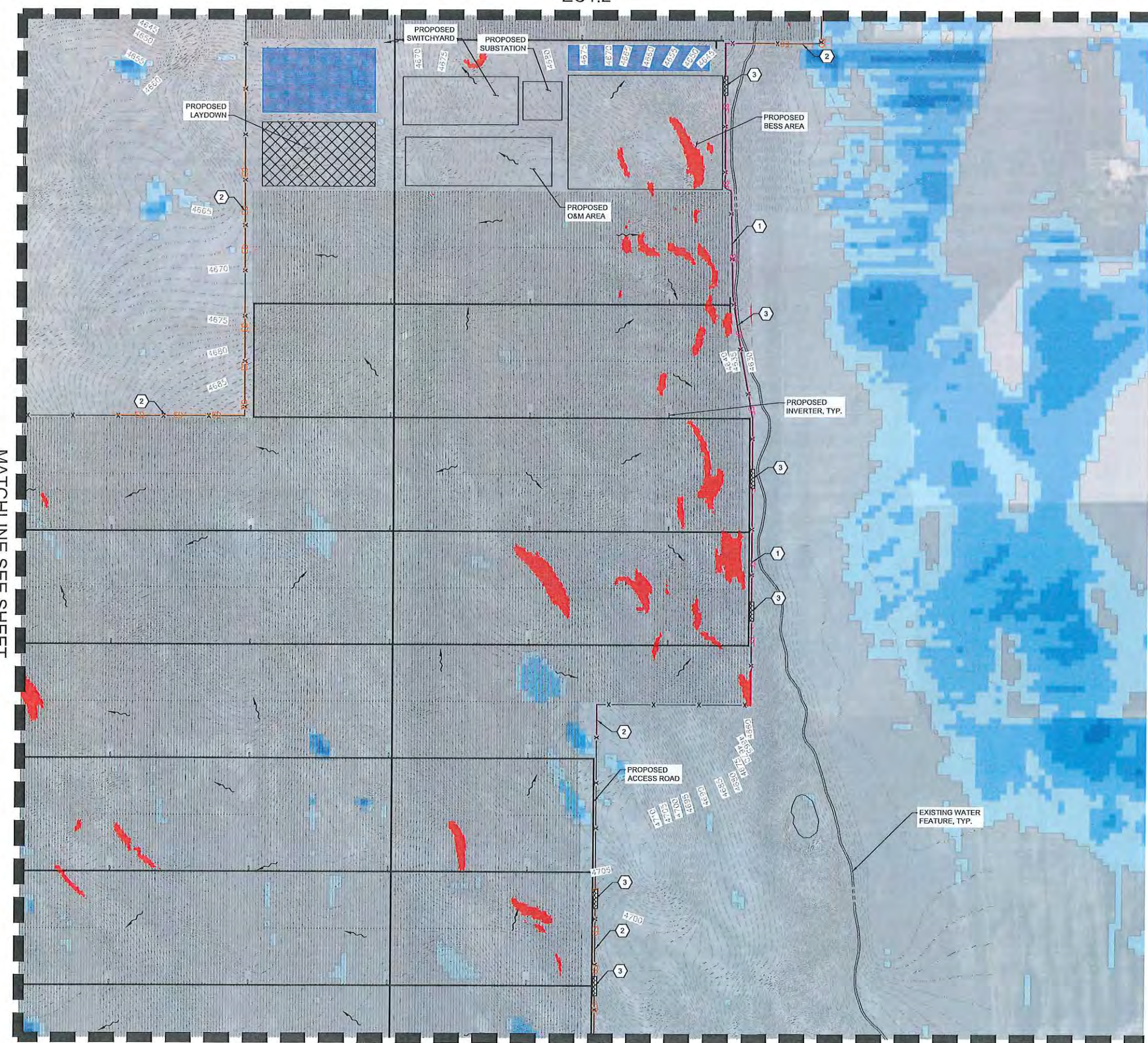


BALANCED ROCK POWER		Kimley-Horn		
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SHEET NUMBER EC1.3		No. 1 RF: NS DATE 07/31/2023		

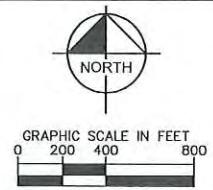
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MATCHLINE SEE SHEET
 EC1.3

MATCHLINE SEE SHEET
 EC1.2

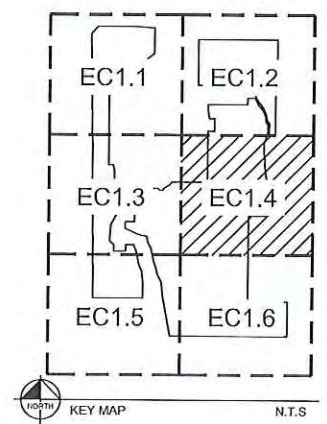


MATCHLINE SEE SHEET
 EC1.6



- LEGEND**
- XXXX --- EXISTING GRADE CONTOUR
 - X-X- PROPOSED SECURITY FENCE
 - == PROPOSED ACCESS ROAD
 - XXXXX MATERIALS LAYDOWN AREA
 - PROPOSED ARRAY BLOCK OUTLINE
 - XXXXX (VTC) PROPOSED VEHICLE TRACKING CONTROL
 - EXISTING WATER FEATURE
 - SF- SILT FENCE
 - ED- ED- ED- EARTH DIKE
 - XXXXX ROCK OUTLET
 - DIRECTION OF STORMWATER FLOW
 - ZONE A FEMA FLOODPLAIN
 - PR. INTERNAL EROSION CONTROL AREAS
 - PR. PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
- 1) INSTALL SILT FENCE, SEE DETAIL 1, SHEET EC2.0
 - 2) INSTALL EARTH DIKE, SEE DETAIL 2, SHEET EC2.0
 - 3) INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
 - 4) CONSTRUCTION ENTRANCE, SEE DETAIL 6, SHEET EC2.0

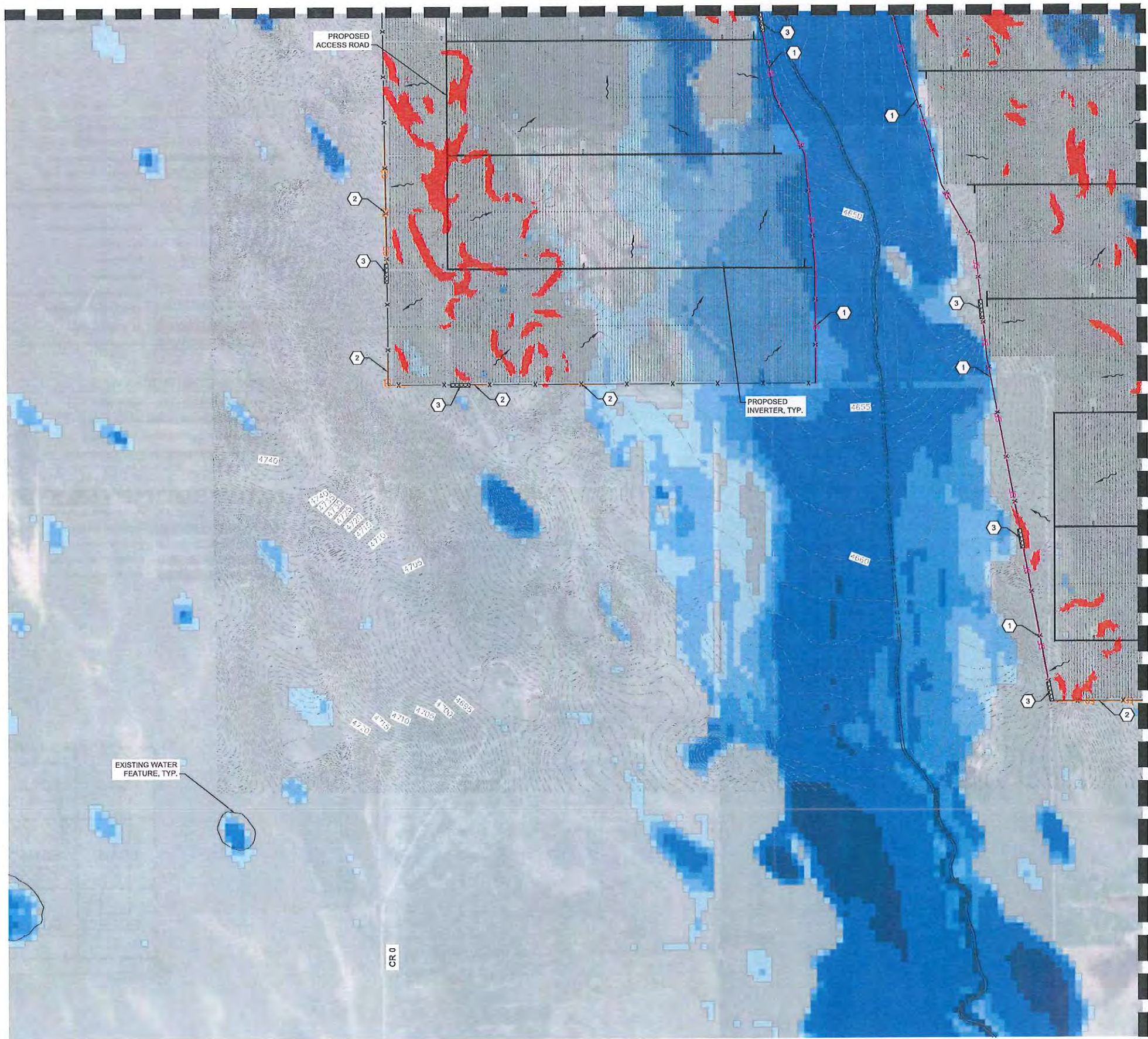


BALANCED ROCK POWER													
Kimley-Horn													
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300 WWW.KIMLEY-HORN.COM													
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>KHA PROJECT</td> <td>194500005</td> </tr> <tr> <td>DATE</td> <td>07/31/2023</td> </tr> <tr> <td>SCALE AS SHOWN</td> <td>KLG</td> </tr> <tr> <td>DESIGNED BY</td> <td>MCL</td> </tr> <tr> <td>DRAWN BY</td> <td>ERS</td> </tr> <tr> <td>CHECKED BY</td> <td></td> </tr> </table>	KHA PROJECT	194500005	DATE	07/31/2023	SCALE AS SHOWN	KLG	DESIGNED BY	MCL	DRAWN BY	ERS	CHECKED BY	
KHA PROJECT	194500005												
DATE	07/31/2023												
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EROSION CONTROL PLAN													
TAEOR SOLAR PHASE 1 FACILITY MORGAN COUNTY, CO													
SHEET NUMBER EC1.4													
REVISION 2 REVISION 1 No.	07/31/2023 06/16/2023 DATE												

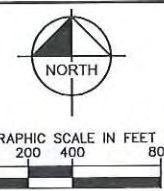


Plotted By: Crossman, Krista Sheet: Sdk13a Layout: EC1.4 EROSION CONTROL PLAN July 26, 2023 03:35:45pm K:\ADEN_Civil\Solar\Balanced Rock Power\194500005_Taylor\GOOD\3_PlanSheets\ESCC_Sheets.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. No other use or reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE SEE SHEET
EC1.3



MATCHLINE SEE SHEET
EC1.6



LEGEND

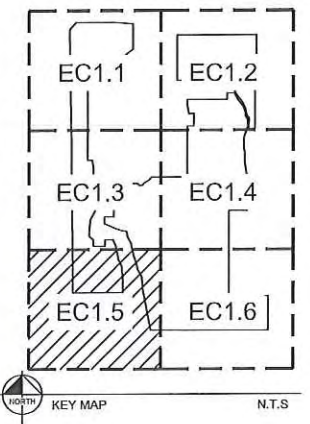
- XXXX --- EXISTING GRADE CONTOUR
- X-X- PROPOSED SECURITY FENCE
- PROPOSED ACCESS ROAD
- XXXXX MATERIALS LAYDOWN AREA
- PROPOSED ARRAY BLOCK OUTLINE
- XXXXX (VTC) PROPOSED VEHICLE TRACKING CONTROL
- EXISTING WATER FEATURE
- SF- SILT FENCE
- ED- ED- ED- EARTH DIKE
- XXXXX ROCK OUTLET
- DIRECTION OF STORMWATER FLOW
- ZONE A FEMA FLOODPLAIN
- PR INTERNAL EROSION CONTROL AREAS
- PR PERMANENT DETENTION POND

EROSION CONTROL NOTES

- ① INSTALL SILT FENCE, SEE DETAIL 1, SHEET EC2.0
- ② INSTALL EARTH DIKE, SEE DETAIL 2, SHEET EC2.0
- ③ INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
- ④ CONSTRUCTION ENTRANCE, SEE DETAIL 6, SHEET EC2.0

PROVIDED FLOOD DEPTH AND SCOUR (FT)

- FLOOD DEPTH (0.50 - 1.00)
- FLOOD DEPTH (1.00 - 1.50)
- FLOOD DEPTH (1.50 - 2.00)
- FLOOD DEPTH (2.01 - 4.00)
- FLOOD DEPTH (4.01+)

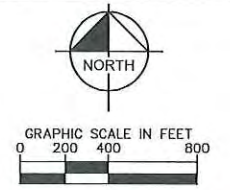
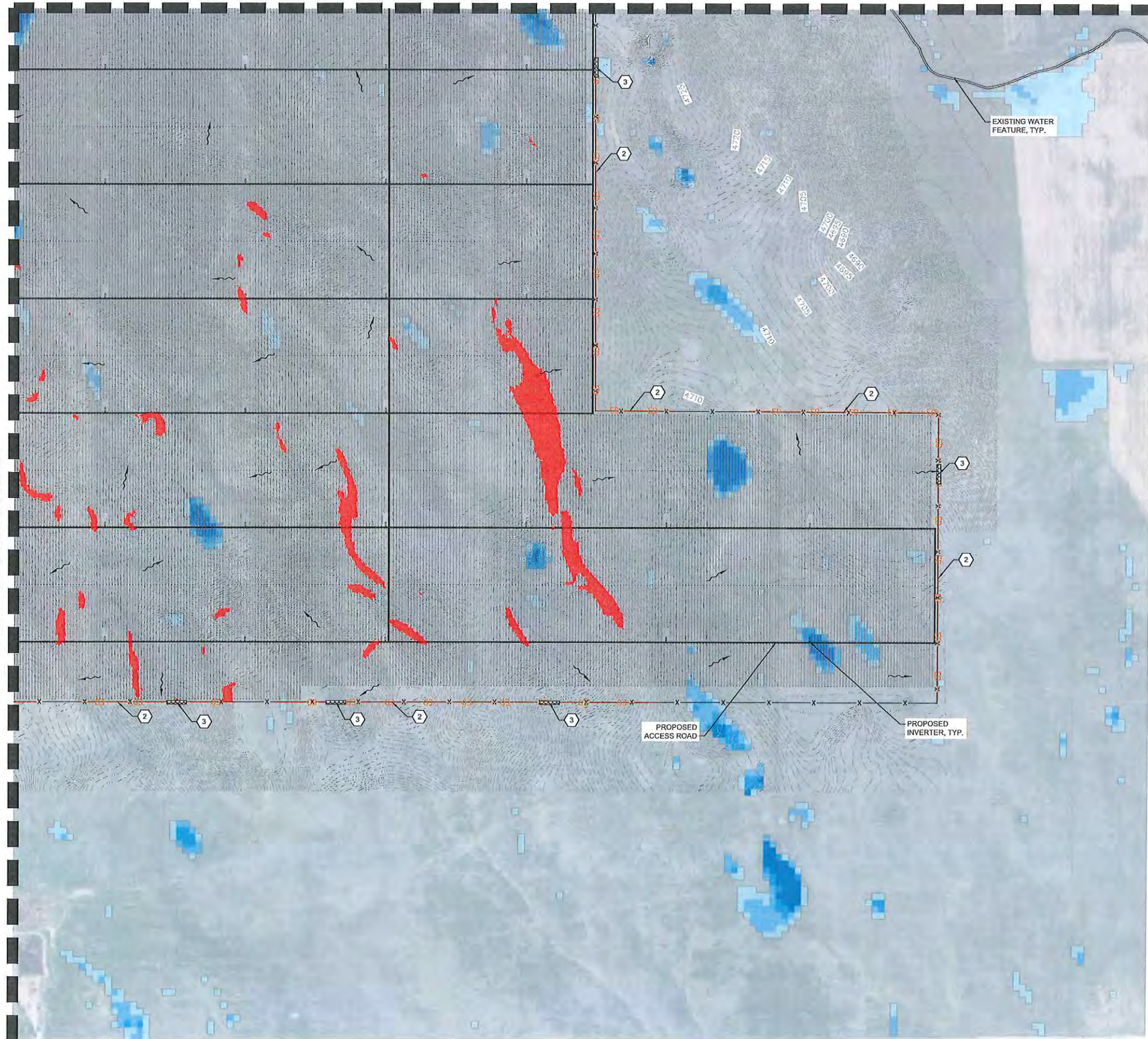


BALANCED ROCK POWER		Kimley»Horn		
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH STRAUSS WAY, SUITE 300 GREENWOOD VILLAGE COLORADO 80111 (303) 728-1000 WWW.KIMLEY-HORN.COM		PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION		
KHA PROJECT 194500005	DATE 07/31/2023	SCALE AS SHOWN	DESIGNED BY KLG	M/C/L MCL
EROSION CONTROL PLAN		TAEOR SOLAR PHASE 1 FACILITY MORGAN COUNTY, CO		
SHEET NUMBER EC1.5		REVISIONS No. 1 2 REVISION 1 REVISION 2 DATE 06/16/2023 07/31/2023		

Plotted By: Grossmann, Krista Sheet: Scti:Kha_Loyalt:EC1.6 EROSION CONTROL PLAN July 28, 2023 03:35:54pm K:\DEN_OVA\Solar\Balanced Rock Power\194500005_Taylor\CADD\3_PlanSheets\ESC_Sheets.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

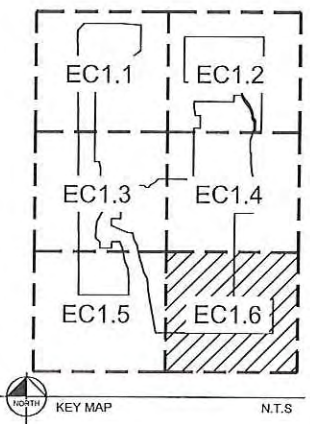
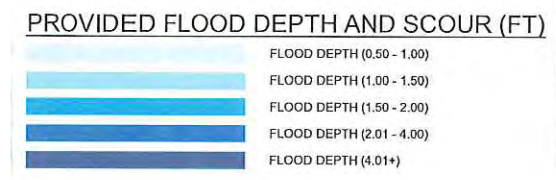
MATCHLINE SEE SHEET
 EC1.5

MATCHLINE SEE SHEET
 EC1.4



- LEGEND**
- XXXX --- EXISTING GRADE CONTOUR
 - X - X - PROPOSED SECURITY FENCE
 - ▬▬▬▬▬▬▬▬▬▬ PROPOSED ACCESS ROAD
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 - DIRECTION OF STORMWATER FLOW
 - ▨▨▨▨▨▨▨▨▨▨ ZONE A FEMA FLOODPLAIN
 - ▨▨▨▨▨▨▨▨▨▨ PR, INTERNAL EROSION CONTROL AREAS
 - ▨▨▨▨▨▨▨▨▨▨ PR, PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
- 1 INSTALL SILT FENCE, SEE DETAIL 1, SHEET EC2.0
 - 2 INSTALL EARTH DIKE, SEE DETAIL 2, SHEET EC2.0
 - 3 INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
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BALANCED ROCK POWER		Kimley-Horn	PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, CO 80111 (303) 298-2100 WWW.KIMLEY-HORN.COM		KHA PROJECT 194500005	DATE 07/31/2023
TAEOR SOLAR PHASE 1 FACILITY MORGAN COUNTY, CO		SCALE AS SHOWN DESIGNED BY KLG DRAWN BY MCL CHECKED BY ERS	REVISION 2 07/31/2023 REVISION 1 06/16/2023 No. REVISIONS DATE
EROSION CONTROL PLAN		SHEET NUMBER EC1.6	



Appendix 5. Current Title Commitments

**ALTA Commitment
SCHEDULE A**

[Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issued By:
Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252

Commitment Number: 22000330597-02

Revision Number: 2

Agreement Number: TBD]

1. Commitment Date: March 13, 2023, at 8:00 a.m.

2. Policy to be issued:
 - a. 2021 ALTA® Owner's Policy

Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: To Be Determined

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

[L&R Rumsey Land, LLC](#)

5. The Land is described as follows:

SEE ATTACHED SCHEDULE A - EXHIBIT A

SCHEDULE A - EXHIBIT A

Parcel 1:

Parcel ID No.: 1297-040-00-003

Section 4: W1/2W1/2 and W1/2E1/2W1/2, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 2:

Parcel ID No.: 1297-050-00-003

Section 5: SE1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 3:

Parcel ID No.: 1297-070-00-002

Lot 3, NE1/4SW1/4, N1/2SE1/4 (also known as N1/2S1/2) of Section 7, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 4:

Parcel ID No.: 1297-070-00-003

Section 7: N1/2 and S1/2S1/2, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 5:

Parcel ID No.: 1297-080-00-002

Section 8: S1/2 and the NE1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 6:

Parcel ID No.: 1297-090-00-002

Section 9: W1/2W1/2, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 7:

Parcel ID No.: 1297-180-00-001

Section 18: All, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 8:

Parcel ID No.: 1297-170-00-001

Section 17: All, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 9:

Parcel ID No.: 1297-200-00-003

Section 20: N1/2NE1/4, SW1/4NE1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 10:

Parcel ID No.: 1297-210-00-004

Section 21: SW1/4NW1/4 & NW1/4SW1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 11:

Parcel ID No.: 1297-210-00-003

Section 21: NW1/4NW1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 12:

Parcel ID No.: 1297-210-00-005

Section 21: E1/2W1/2, SW1/4SW1/4, and SE1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

EXCEPT parcel in the SE1/4SE1/4 of Section 21, Township 2 North, Range 60 West of the 6th P.M. described as follows: A parcel of land 200 feet north and south by 600 feet east and west, the sides of which are parallel to the East and South sides of the SE1/4SE1/4 of Section 21, Township 2 North, Range 60 West of the 6th P.M., and described as commencing at a point 30 feet West and 30 feet North of the SE corner of the SE1/4 of said Section 21, thence North 200 feet; thence West 600 feet; thence South 200 feet; thence East 600 feet to the point of beginning..

Parcel 13:

Parcel ID No.: 1297-280-00-002

Section 28: W1/2W1/2, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 14

Parcel ID No.: 129707000001

The South Half of the North Half of Section 7, Township 2 North, Range 60 West of the 6th Principal Meridian, Morgan County, Colorado

Parcel 15

Parcel ID No.: 129720000001

The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 2 North, Range 60 West of the 6th Principal Meridian, Morgan County, Colorado

Parcel 16

Parcel ID No.: 129720000003

The North Half of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 20, Township 2 North, Range 60 West of the 6th Principal Meridian, Morgan County, Colorado

Parcel 17

Parcel ID No.: 129721000003

The Northwest Quarter of the Northwest Quarter of Section 21, Township 2 North, Range 60 West of the 6th Principal Meridian, Morgan County, Colorado

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SCHEDULE B – I

Requirements

File No.: 22000330597-02

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence that improvements and/or repairs or alterations to the Land are completed, that contractor, sub-contractors, labor and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien.
7. If the fee owner is an entity, evidence of the good standing, incumbency and authority of that entity and of the Proposed Insured shown in Schedule A, Item 2(a) who will execute the instrument(s) required by the Company.

With regard to L&R Rumsey Land, LLC The Company requires for its review a copy of the following:

- a. Articles of Organization, and any amendment thereto;
 - b. Operating Agreement, and any amendment thereof;
 - c. Certificate of good standing, if available, evidencing that the LLC is in good standing in the state of its registration and in the state where the Land is located (if different);
 - d. Evidence of the authorization of the proposed transaction and the authority of the officers, managers, or members to execute the transaction documents; and
 - e. Evidence of payment of franchise taxes due, where applicable.
8. The Policy(ies) to be issued together with endorsements and any coverage therein is conditioned upon the approval of the Company's Senior Underwriting Committee, which may include further requirements.

Note: The above will be deleted upon receipt of the requisite approvals and not carried forward to the Policy.

NOTE: The Company reserves the right to make any additional requirements and/or exceptions to this commitment and any subsequent endorsements thereto upon review of all required documents or in otherwise ascertaining further details of the transaction.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B – II

Exceptions

File No.: 22000330597-02

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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.

Standard Exceptions:

1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by a current, accurate and complete land title survey or inspection of the Land.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Rights of tenants in possession as tenants only under leases not recorded in the Public Records.
4. Easements or claims of easements not recorded in the Public Records.
5. Taxes or assessments which are not recorded as existing liens in the Public Records.
6. Any lien, or right to a lien, for services, labor, material or equipment, heretofore or hereafter furnished, imposed by law and not recorded in the Public Records
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A. The Company does not insure the area, square footage, or acreage of the Land.
9. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
10. Water rights, claims or title to water.

Special Exceptions:

11. Taxes for 2022 in the amount of \$170.40 are not paid.
Parcel ID No.: 1297-040-00-003 (Parcel 1)

Taxes for 2022 in the amount of \$113.60 are not paid.
Parcel ID No.: 1297-050-00-003(Parcel 2)

Taxes for 2022 in the amount of \$111.32 are not paid.
Parcel ID No.: 1297-070-00-002 (Parcel 3)

Taxes for 2022 in the amount of \$112.08 are not paid.
Parcel ID No.: 1297-070-00-003 (Parcel 4)

Taxes for 2022 in the amount of \$341.56 are not paid.
Parcel ID No.: 1297-080-00-002 (Parcel 5)

Taxes for 2022 in the amount of \$113.60 are not paid.
Parcel ID No.: 1297-090-00-002 (Parcel 6)

Taxes for 2022 in the amount of \$1,171.56 are not paid.
Parcel ID No.: 1297-180-00-001 (Parcel 7)

Taxes for 2022 in the amount of \$455.12 are not paid.
Parcel ID No.: 1297-170-00-001 (Parcel 8)

Taxes for 2022 in the amount of \$84.80 are not paid.
Parcel ID No.: 1297-200-00-003 (Parcel 9)

Taxes for 2022 in the amount of \$56.80 are not paid.
Parcel ID No.: 1297-210-00-004 (Parcel 10)

Taxes for 2022 in the amount of \$28.04 are not paid.
Parcel ID No.: 1297-210-00-003(Parcel 11)

Taxes for 2022 in the amount of \$250.68 are not paid.
Parcel ID No.: 1297-210-00-005 (Parcel 12)

Taxes for 2022 in the amount of \$112.84 are not paid.
Parcel ID No.: 1297-280-00-002 (Parcel 13)

Taxes for 2022 in the amount of \$111.32 are not paid.
Parcel ID No.: 129707000001 (Parcel 14)

Taxes for 2022 in the amount of \$56.80 are not paid.
Parcel ID No.: 129720000001 (Parcel 15)

Taxes for 2022 in the amount of \$84.80 are not paid.
Parcel ID No.: 129720000003 (Parcel 16)

Taxes for 2022 in the amount of \$28.04 are not paid.
Parcel ID No.: 129721000003 (Parcel 17)

12. The effect of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district
13. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded March 5, 1891 as [Reception No. 9662](#) in Public Records of Morgan County, Colorado. (Parcel 7)
14. Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, recorded August 30, 1909 as [Reception No. 76790](#) in Public Records of Morgan County, Colorado, reserving 1) Rights of the proprietor of a vein or lode to extract and remove his ore therefrom and 2) rights of way for ditches and canals constructed under the authority of the United States. (Parcel 7)
15. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded August 13, 1918 as [Reception No. 644216](#) in Public Records of Morgan County, Colorado. (Parcel 2)
16. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded January 7, 1919 as [Reception No. 657654](#) in Public Records of Morgan County, Colorado. (Parcel 13)
17. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded June 17, 1919 as [Reception No. 687163](#) in Public Records of Morgan County, Colorado. (Parcel 6)
18. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded June 24, 1919 as [Reception No. 690009](#) in Public Records of Morgan County, Colorado. (Parcel 7)
19. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 13, 1919 as [Reception No. 718838](#) in Public Records of Morgan County, Colorado. (Parcel 11)
20. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 22, 1920 as [Reception No. 23546](#) in Public Records of Morgan County, Colorado. (Parcel 4)
21. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 18, 1922 as [Reception No. 862900](#) in Public Records of Morgan County, Colorado. (Parcel 8)
22. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 26, 1924 as [Reception No. 934626](#) in Public Records of Morgan County, Colorado. (Parcel 10)

23. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 15, 1925 as [Reception No. 153506](#) in Public Records of Morgan County, Colorado. (Parcel 9)
24. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded February 23, 1932 as [Reception No. 213712](#) in Public Records of Morgan County, Colorado. (Parcel 2)
25. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded August 2, 1932 as [Reception No. 217497](#) in Public Records of Morgan County, Colorado. (Parcel 3)
26. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 17, 1940 as [Reception No. 282997](#) in Public Records of Morgan County, Colorado. (Parcel 7)
27. Contract and Grant of Easement by and between William Epple, Jr., and Berenice E. Epple, and The United States of America dated August 12, 1949, and recorded August 25, 1949 as [Reception No. 339322](#) in Public Records of Morgan County, Colorado. (Parcel 12)
28. Reservation of mineral interest in favor of Federal Farm Mortgage Corporation as contained in Corporation Special Warranty Deed dated October 22, 1951, and recorded November 5, 1951 as [Reception No. 373146](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

29. Reservation of mineral interest in favor of Dale Henson as contained in Warranty Deed dated February 4, 1952, and recorded February 8, 1952 as [Reception No. 375609](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

30. Reservation of mineral interest in favor of Ernest Rosener as contained in Warranty Deed dated June 7, 1952, and recorded July 2, 1952 as [Reception No. 379629](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

31. Reservation of mineral interest in favor of Orange McNeal as contained in Warranty Deed dated September 20, 1960, and recorded September 29, 1960 as [Reception No. 472684](#) in Public Records of Morgan County, Colorado. (Parcel 11)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

32. Oil and Gas Lease by and between Evelyn M. Campbell and M.E. Thrash dated February 20, 1966 and recorded March 5, 1968 as [Reception No. 547497](#), in Public Records of Morgan County, Colorado. (Parcel 10)

33. Oil and Gas Lease by and between William Epple, Jr. and Bernice E. Epple, his wife and Robert D. St. John dated January 31, 1968 and recorded February 27, 1967 as [Reception No. 547361](#), in Public Records of Morgan County, Colorado. (Parcel 9)
 34. Oil and Gas Lease by and between William Epple, Jr., also known as Wm. Epple, Jr., and Bernice E. Epple, also known as Berenice E. Epple and Berneice Epple, husband and wife and Sundance Oil Company dated November 5, 1970, and recorded November 23, 1970 as [Reception No. 562516](#) in Public Records of Morgan County, Colorado. (Parcel 4)
 35. Oil and Gas Lease by and between Warren R. Barney and Elinor L. Barney, his wife; Burton R. Bancroft and Sue Bancroft, his wife; Helen Jensen, a widow, heir of John P Jensen, deceased; Helen Jensen as Trustee and Sundance Oil Company dated November 5, 1970, and recorded April 30, 1971 as [Reception No. 565248](#) in Public Records of Morgan County, Colorado. (Parcel 3)
 36. Reservation of mineral interest in favor of William Epple, Jr. and Berenice Epple, also Known as Bernice E. Epple, and Berneice Epple as contained in Warranty Deed dated April 1, 1976, and recorded April 30, 1976 as [Reception No. 603039](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)
- Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.
37. Oil and Gas Lease by and between Evelyn M. Campbell and her husband, Harry E. Campbell and Energy Minerals Corporation dated April 29, 1977 and recorded May 13, 1977 as [Reception No. 612796](#) in Public Records of Morgan County, Colorado. (Parcel 10)
 38. Oil and Gas Lease by and between Smits Farms, Inc., a Colorado Corporation and Energy Minerals Corporation dated October 18, 1977 and recorded March 14, 1978 as [Reception No. 620320](#) in Public Records of Morgan County, Colorado. (Parcel 9)
 39. Oil and Gas Lease by and between Smits Farms, Inc., a Colorado Corporation and Energy Minerals Corporation dated October 18, 1977 and recorded March 14, 1978 as [Reception No. 620321](#) in Public Records of Morgan County, Colorado. (Parcel 10 & 12)
 40. Memorandum of Gas Storage Lease Agreement by and between Smits Farms, Inc. and Western Slope Gas Company, a Colorado corporation dated December 20, 1979 and recorded January 8, 1979 as [Reception No. 638682](#) in Public Records of Morgan County, Colorado. (Parcel 4)
 41. Oil and Gas Lease by and between Warren R. Barney aka Warren Barney and Elinor L. Barney, husband and wife and Rocky Mountain Oilfinders, Inc. dated April 8, 1981, and recorded June 1, 1981 as [Reception No. 652058](#) in Public Records of Morgan County, Colorado. (Parcel 3)
 42. Oil and Gas Lease by and between Helen K. Jensen, a widow and Rocky Mountain Oilfinders, Inc. dated May 4, 1981, and recorded June 1, 1981 as [Reception No. 652056](#) in Public Records of Morgan County, Colorado. (Parcel 3)
 43. Oil and Gas Lease by and between Smits Farms, Inc, a Colorado Corporation and Powers Energy Corp. dated November 1, 1981 and recorded December 23, 1981 as [Reception No. 657989](#) in Public Records of Morgan County, Colorado. (Parcel 9)
 44. Oil and Gas Lease by and between Smits Farms, Inc, a Colorado Corporation and Powers Energy Corp. dated November 8, 1981 and recorded December 23, 1981 as [Reception No. 657991](#) in Public Records of Morgan County, Colorado. (Parcel 4)

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45. Oil and Gas Lease by and between Warren R. Barney and Nancy Barney, husband and wife and Fina Oil and Chemical Company, dated June 1, 1990, and recorded August 6, 1990 as [Reception No. 720606](#) in Public Records of Morgan County, Colorado. (Parcel 3)
46. Oil and Gas Lease by and between Helen K. Jensen, a widow, an heir and sole devisee of the estate of John P. Jensen, deceased and Fina Oil and Chemical Company, dated June 20, 1990, and recorded September 17, 1990 as [Reception No. 721164](#) in Public Records of Morgan County, Colorado. (Parcel 3)
47. Reservation of mineral interest in favor of Smits Farms, Inc., a Colorado corporation as contained in Warranty Deed dated April 8, 2004, and recorded April 8, 2004 as [Reception No. 816892](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)
48. Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.
49. Memorandum of Gas Storage Lease Agreement by and between Lyle L. Rumsey Limited Partnership and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded March 4, 2011 as [Reception No. 867291](#) in Public Records of Morgan County, Colorado. (Parcel 10, 12)
50. Paid-Up Oil and Gas Lease by and between Ora Ruth Jensen Special Needs Trust, represented herein by Kay J. Maser, as trustee and Chesapeake Exploration, LLC, dated May 28, 2011, and recorded September 19, 2011 as [Reception No. 871149](#) in Public Records of Morgan County, Colorado. (Parcel 3)
51. Paid-Up Oil and Gas Lease by and between Albert T. Candy, husband of Lucille L. Candy, dealing herein with his separate property and Chesapeake Exploration, LLC, dated September 12, 2011, and recorded October 20, 2011 as [Reception No. 871829](#) in Public Records of Morgan County, Colorado. (Parcel 3)
52. Memorandum of Development Agreement by and between Chesapeake Exploration, L.L.C, an Oklahoma limited liability company, and OOGC America, Inc., a Delaware corporation dated August 1, 2011, and recorded March 16, 2012 as [Reception No. 874591](#) in Public Records of Morgan County, Colorado. (Parcel 5, 8)
53. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Martin Smits, and M & J Smits LLC, a Colorado limited liability company and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880499](#) in Public Records of Morgan County, Colorado. (Parcel 12)
54. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Ann Smits Dingeman and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880500](#) in Public Records of Morgan County, Colorado. (Parcel 12)
55. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between William Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880501](#) in Public Records of Morgan County, Colorado. (Parcel 12)
56. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between David Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880502](#) in Public Records of Morgan County, Colorado. (Parcel 12)
57. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Leonard Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880503](#) in Public Records of Morgan County, Colorado. (Parcel 12)

58. Reservation of mineral interest in favor of Barney Building & Land Company, L.L.C. as contained in General Warranty Deed dated February 16, 2017, and recorded February 23, 2017 as [Reception No.904202](#) in Public Records of Morgan County, Colorado. (Parcel 4)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

59. Reservation of mineral interest in favor of Lyle L. Rumsey Limited Partnership, a Colorado limited partnership as contained in Special Warranty Deed dated April 13, 2017, and recorded April 17, 2017 as [Reception No.905040](#) in Public Records of Morgan County, Colorado. (Parcel 4)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

60. Memorandum of Option Agreement by and between L&R Rumsey Land, LLC, a Colorado limited liability company and Balanced Rock Power Development, LLC, a Delaware limited liability company, dated June 6, 2022, and recorded June 8, 2022 as [Reception No. 941087](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17)

Note: Assignment and Assumption Agreement dated January 31, 2023, recorded January 31, 2023 as [Reception No. 944812](#), of Public Records of Morgan County, Colorado.

61. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 15, 1925 as [Reception No. 153506](#), Public Records, Morgan County, Colorado. (Parcel 16, 17)

62. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 1, 1926 as [Reception No. 159705](#), Public Records, Morgan County, Colorado. (Parcel 14)

63. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States [Patent No. 934626](#). (Parcel 15)

64. Reservation of mineral interest in favor of Katie Shook as contained in Quit Claim Deed dated September 29, 1942 and recorded October 5, 1942 as [Reception No. 299978](#), Public Records, Morgan County, Colorado. (Parcel 14)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

65. Reservation of mineral interest in favor of Orange McNeal as contained in Warranty Deed dated September 20, 1960 and recorded September 29, 1960 as [Reception No. 472684](#), Public Records, Morgan County, Colorado. (Parcel 16, 17)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

66. Easement in favor of Public Service Company of Colorado, a Colorado corporation dated April 17, 1963, recorded as [Reception No. 503169](#), Public Records, Morgan County, Colorado. (Parcel 14)

67. Oil and Gas Lease by and between Evelyn M. Campbell, as Grantor and M. E. Thrash, as Grantee dated February 20, 1968, recorded March 5, 1968 as [Reception No. 547497](#), Public Records, Morgan County, Colorado. (Parcel

15)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

68. Oil and Gas Lease by and between Smits Farms Inc., a Colorado corporation, as Grantor and Energy Minerals Corporation, as Grantee dated October 18, 1977, recorded March 11, 1978 as [Reception No. 620321](#), Public Records, Morgan County, Colorado. (Parcel 17)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

69. Oil and Gas Lease by and between Smits Farms Inc., a Colorado corporation, as Grantor and Powers Energy Corporation, as Grantee dated November 1, 1981, recorded December 23, 1981 as [Reception No. 657989](#), Public Records, Morgan County, Colorado. (Parcel 16)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

70. Right of Way Easement (Post Construction) in favor of Western Slope Gas Company, a Colorado corporation dated April 16, 1981, recorded April 23, 1981 as [Reception No. 650921](#), Public Records, Morgan County, Colorado. (Parcel 14)

71. Reservation of mineral interest in favor of Smits Farms Inc., a Colorado corporation as contained in Warranty Deed dated April 8, 2004 and recorded April 8, 2004 as [Reception No. 816892](#), Public Records, Morgan County, Colorado. (Parcel 15)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

**ALTA Commitment
SCHEDULE A**

[Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issued By:

Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252

Commitment Number: 22000330597-01

Revision Number:

Agreement Number:]

1. Commitment Date: March 9, 2023, at 8:00 a.m.

2. Policy to be issued:
 - a. 2021 ALTA® Owner's Policy

Proposed Insured: Taelor Solar 1, LLC, a Delaware limited liability company
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: To Be Determined

3. The estate or interest in the Land at the Commitment Date is:

A Leasehold Estate, as to Parcels A – K and M - P, and an Easement, as to Parcel L

4. The Fee Simple Title is, at the Commitment Date, vested in:

Magnum Feedyard Co. LLC, a Colorado limited liability company

5. The Land is described as follows:

SEE ATTACHED SCHEDULE A - EXHIBIT A

SCHEDULE A - EXHIBIT A

A leasehold estate as created by that certain Solar Energy Option to Lease and Lease Agreement executed by Magnum Feedyard Co. LLC, a Colorado limited liability company, Landowner, and Balanced Rock Power Development, LLC, a Delaware limited liability company, Lessee, dated October 20, 2021, recorded December 1, 2021 as [Reception No. 4781022](#) in Public Records of Weld County, Colorado and December 2, 2021 as [Reception No. 937106](#) in Public Records of Morgan County, Colorado, as assigned to Taelor Solar 1, LLC, a Delaware limited liability company, in Assignment and Assumption Agreement, dated January 31, 2003, recorded _____ as Reception No. _____ in Public Records of Weld County, Colorado and January 31, 2023 as [Reception No. 944813](#), in Public Records of Morgan County, Colorado, as to Parcels A-K and M-O, described as follows:

Parcel A:

Parcel ID No.: 129903000006 (West ½) and 129903000005 (East ½)

All of Section 3, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado.

Parcel B:

Parcel ID No.: 129911000006

The S ½ and the SW ¼ of the NW ¼ of Section 11, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado;

EXCEPT those parcels conveyed by Deeds recorded July 8, 1971 at [Reception No. 1571167](#) and recorded October 9, 1995 at [Reception No. 2458725](#), Weld County Records.

Parcel C:

Parcel ID No.: 129914000012

The NW ¼ of the NW ¼ of Section 14, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado.

Parcel D:

Parcel ID No.: 122132000006

The S ½ of the SE ¼ and the SE ¼ of the SW ¼ of Section 32, Township 3 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado.

Parcel E:

Parcel ID No.: 122133000002

All of Section 33, Township 3 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado; EXCEPT that portion located within the right of way of the Chicago, Burlington & Quincy Railroad Company.

Parcel F:

Parcel ID No.: 122134000004 (All EXCEPT NW ¼ of SE ¼) and 122134000003 (NW ¼ of SE ¼)

All of Section 34, Township 3 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado; EXCEPT that portion located within the right of way of the Chicago, Burlington & Quincy Railroad Company.

Parcel G:

Parcel ID No.: 129910200006 (West ½) and 129910100005 (East ½)

All of Section 10, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado;

EXCEPTING therefrom the following described tract of land:

Commencing at the Southeast corner of said Section 10, from which the Southwest corner of said Section 10 bears North 89°49'12" West;
Thence North 89°49'12" West, 1401.13 feet along the South line of said Section 10 to the True Point of Beginning;
Thence North 01°09'23" East, 789.16 feet;
Thence North 14°23'09" West, 711.74 feet;
Thence North 09°52'13" East, 966.99 feet;
Thence North 03°41'55" West, 205.97 feet;
Thence South 66°34'44" West, 1409.00 feet;
Thence North 68°58'09" West, 2760.75 feet to the West line of said Section 10;
Thence South 00°18'15" West, 3055.14 feet along the West line of said Section 10 to the Southwest corner of said Section 10;
Thence South 89°49'12" East, 3894.35 feet along the South line of said Section 10 to the True Point of Beginning.

Parcel H:

Parcel ID No.: 129915100002 (Portion except NE ¼ of NE ¼) and 129915000009 (NE ¼ of NE ¼)

A tract of land located in the N ½ of the NE ¼ of Section 15, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado, described as follows:

Beginning at the Northeast corner of said Section 15, from which the Northwest corner of said Section 15 bears North 89°49'12" West;
Thence North 89°49'12" West, 1401.13 feet along the North line of said Section 15;
Thence South 01°04'35" West, 1312.84 feet to the South line of the N ½ of the NE ¼ of said Section 15;
Thence North 89°59'56" East, 1429.06 feet along the South line of the N ½ of the NE ¼ of said Section 15 to the Southeast corner of the N ½ of the NE ¼ of said Section 15;
Thence North 00°08'37" West, 1308.24 feet along the East line of the N ½ of the NE ¼ of said Section 15 to the Northeast corner of said Section 15 and the True Point of Beginning.

Parcel I:

Parcel ID No.: 129902000001

All of Section 2, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado.

Parcel J:

Parcel ID No.: 122135000003 (SW ¼ & NW ¼ of SE ¼) and 122135000004 (E ½ of SE ¼ & SW ¼ of SE ¼)

The S 1/2 of Section 35, Township 3 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado.

Parcel K:

Parcel ID No.: 129901000006

All of Section 1, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado;

EXCEPTING therefrom the portion conveyed by Deed recorded May 21, 1948 in [Book 1227 Page 439](#) which is more particularly described as follows:

Commencing at a point on the West boundary of said Section 1 at a point 600 feet South of the NW corner of said Section 1;
Thence South along the West line of said Section 1 at a distance of 2340 feet to a point 300 feet South of the NW

corner of the SW ¼ of said Section 1;

Thence East along a line parallel to the South boundary of said Section 1, a distance of 130 feet; Thence North along a line parallel to the West line of said Section 1, a distance of 2340 feet;

Thence West along a line parallel to the North line of said Section 1, a distance of 130 feet, more or less, to the Point of Beginning.

Parcel L:

Those easement rights as created and described in Easement Agreement recorded May 21, 2021 at [Reception No. 4717695](#), Public Records, Weld County, Colorado.

Parcel M:

Parcel ID No.: 1297-060-00-001

All of Section 6, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel N:

Parcel ID No.: 1223-310-00-004

Lots 3 and 4, E ½ SW ¼ and the SE ¼ (also known as the S ½) of Section 31, Township 3 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel O:

Parcel ID No.: 1297-070-00-004

N ½ N ½ of Section 7, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel P:

Parcel ID No.: 1297-050-00-004

Lots 3 and 4 (aka N1/2NW1/4) and the S1/2NW1/4 of Section 5, Township 2 North, Range 60 West of the 6th P.M., County of Morgan, State of Colorado; AND the SW1/4 of Section 5, Township 2 North, Range 60 West of the 6th P.M., EXCEPT the North 1100 feet of the West 1000 feet of the SW1/4 of Section 5, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

*** Legal description subject to change upon receipt of an ALTA Survey ***

SCHEDULE B – I

Requirements

File No.: 22000330597-01

All the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence that improvements and/or repairs or alterations to the Land are completed, that contractor, sub-contractors, labor, and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien.
7. If the fee owner is an entity, evidence of the good standing, incumbency, and authority of that entity and of the Proposed Insured shown in Schedule A, Item 2(a) who will execute the instrument(s) required by the Company.

AND

With regard to Taelor Solar 1, LLC, a Delaware limited liability company, The Company requires for its review a copy of the following:

- a. Articles of Organization, and any amendment thereto;
- b. Operating Agreement, and any amendment thereof;
- c. Certificate of good standing, if available, evidencing that the LLC is in good standing in the state of its registration and in the state where the Land is located (if different);
- d. Evidence of the authorization of the proposed transaction and the authority of the officers, managers, or members to execute the transaction documents; and
- e. Evidence of payment of franchise taxes due, where applicable.

AND

With regard to Magnum Feedyard Co. LLC, a Colorado limited liability company, The Company requires for its review a copy of the following:

- a. Articles of Organization, and any amendment thereto;
- b. Operating Agreement, and any amendment thereof;
- c. Certificate of good standing, if available, evidencing that the LLC is in good standing in the state of its registration and in the state where the Land is located (if different);
- d. Evidence of the authorization of the proposed transaction and the authority of the officers, managers, or members to execute the transaction documents; and
- e. Evidence of payment of franchise taxes due, where applicable.

8. The Policy(ies) to be issued together with endorsements and any coverage therein is conditioned upon the approval of the Company's Senior Underwriting Committee, which may include further requirements.

Note: The above will be deleted upon receipt of the requisite approvals and not carried forward to the Policy.

9. Furnish for recordation the appropriate documentation to create the Leasehold Estate to be insured herein. If a Memorandum of Lease is to be recorded, the memorandum should contain the names of the parties as set forth below, a description of the demised premises, the commencement and termination dates of the lease, and words of the actual demise.
 - a. Record the Assignment and Assumption Agreement of the Solar Energy Option to Lease and Lease Agreement recorded December 1, 2021 as [Reception No. 4781022](#) in the Public Records of Weld County, Colorado (currently it is only recorded in Morgan County).
 - b. Record proper documentation to evidence the exercise of the Option to lease the Property under the Agreement.
10. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created as to Balanced Rock Power Development, LLC, a Delaware limited liability company.
11. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Magnum Feedyard Co. LLC, a Colorado limited liability company

12. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent thereto subsequent to the survey presented to the Company.

NOTE: The Company reserves the right to make any additional requirements and/or exceptions to this commitment and any subsequent endorsements thereto upon review of all required documents or in otherwise ascertaining further details of the transaction.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B – II

Exceptions

File No.: 22000330597-01

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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.

Standard Exceptions:

1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by a current, accurate and complete land title survey or inspection of the Land.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Rights of tenants in possession as tenants only under leases not recorded in the Public Records.
4. Easements or claims of easements not recorded in the Public Records.
5. Taxes or assessments which are not recorded as existing liens in the Public Records.
6. Any lien, or right to a lien, for services, labor, material, or equipment, heretofore or hereafter furnished, imposed by law, and not recorded in the Public Records
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed.
8. Unpatented mining claims, reservations, or exceptions in patents or in acts authorizing the issuance thereof.
9. Water rights, claims or title to water.
10. Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A. The Company does not insure the area, square footage, or acreage of the Land.

Special Exceptions:

11. All taxes and assessments for 2022 now due and payable, but not yet delinquent, and subsequent years.
12. Terms, conditions, provisions, agreements, and obligations contained in the Transcript of Proceedings of Board of County Commissioners of Weld County, Colorado as set forth below:

Recording Date: October 14, 1889
Recording No.: [Book 86 Page 273](#)
Affects Parcels A – K)

13. Reservations contained in the Patent:

From: The United States of America
To: James C. Adams
Recording Date: July 13, 1908
Recording No.: [Book 132 Page 204](#)
(Affects Parcels I and J)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

14. Reservations contained in the Patent:

From: The United States of America
To: Helen A. Hilsher
Recording Date: June 11, 1913
Recording No.: [Book 385 Page 5](#)
(Affects Parcel K)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

15. Reservations contained in the Patent:

From: The United States of America
To: Martha J. Porter
Recording Date: May 13, 1914
Recording No.: [Book 385 Page 59](#)
(Affects Parcels I and J)

Which among other things recites as follows:

Reserving coal and the right to prospect for, mine and remove the same.

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

17. Reservations contained in the Patent:

From: The United State of America
To: William Edward Schleicher
Recording Date: June 25, 1914
Recording No.: [Book 131 Page 458](#)
(Affects Parcels B and G)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

18. Reservations contained in the Patent:

From: The United States of America
To: Jakob Epple
Recording Date: June 25, 1914
Recording No.: [Book 333 Page 76](#)
(Affects Parcel H)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

19. Reservations contained in the Patent:

From: The United States of America
To: Edward Condon
Recording Date: July 1, 1914
Recording No.: [Book 396 Page 228](#)
(Affects Parcel I)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

20. Reservations contained in the Patent:

From: The United States of America
To: Leo Conrad Wachtel
Recording Date: November 9, 1914
Recording No.: [Book 396 Page 380](#)
(Affects Parcel G)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

21. Terms, conditions, provisions, agreements, and obligations contained in the Road Viewer's Report as set forth below:

Recording Date: August 21, 1916
Recording No.: [Book 73 Page 209](#)
(Affects Parcel N)

22. Reservations contained in the Patent:

From: The United States of America
To: Martha J. Porter
Recording Date: April 14, 1915
Recording No.: [Book 417 Page 109](#)
(Affects Parcels I and J)

Which among other things recites as follows:

Reserving all coal and the right to prospect for, mine and remove the same.

23. Reservations contained in the Patent:

From: The United States of America
To: Mary Ely
Recording Date: May 2, 1916
Recording No.: [Book 418 Page 416](#)
(Affects Parcels A, G and I)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

24. Reservations contained in the Patent:

From: The United States of America
To: Edward P. McCracken
Recording Date: October 23, 1916
Recording No.: [Book 418 Page 575](#)
(Affects Parcel K)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

25. Reservations contained in the Patent:

From: The United States of America
To: Mary A. Classon
Recording Date: March 15, 1917
Recording No.: [Book 461 Page 156](#)
(Affects Parcel E)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

26. Reservations contained in the Patent:

From: The United States of America
To: Mary A. Classon
Recording Date: March 24, 1917
Recording No.: [Book 461 Page 166](#)
(Affects Parcel E)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

27. Reservations contained in the Patent:

From: The United States of America
To: William M. Rice
Recording Date: November 19, 1917
Recording No.: [Book 461 Page 393](#)
(Affects Parcel D)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

28. Reservations contained in the Patent:

From: The United States of America
To: Maud Lamon Coulter
Recording Date: April 4, 1919
Recording No.: [Book 507 Page 269](#)
(Affects Parcels F and J)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

29. Reservations contained in the Patent:

From: The United States of America
To: Leland T. James
Recording Date: January 19, 1920
Recording No.: [Book 507 Page 502](#)
(Affects Parcels A and F)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

30. Reservations contained in the Patent:

From: The United States of America

To: Jesse H. Osborn
Recording Date: May 31, 1921
Recording No.: [Book 595 Page 330](#)
(Affects Parcel B)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

31. Reservations contained in the Patent:

From: The United States of America
To: Jose P. Adams
Recording Date: November 14, 1921
Recording No.: [Book 595 Page 406](#)
(Affects Parcel K)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

32. Reservations contained in the Patent:

From: The United States of America
To: May Morse
Recording Date: June 28, 1922
Recording No.: [Book 176 Page 336](#) – in Morgan County
(Affects Parcel N)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

33. Reservations contained in the Patent:

From: The United States of America
To: Harriet E. Palmer
Recording Date: July 7, 1922
Recording No.: [Book 677 Page 5](#)
(Affects Parcel I)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

34. Reservations contained in the Patent:

From: The United States of America
To: Maud Lamon Coulter
Recording Date: August 12, 1922
Recording No.: [Book 677 Page 12](#)
(Affects Parcel F)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

35. Reservations contained in the Patent:

From: The United States of America
To: Maud Lamon Coulter
Recording Date: April 11, 1923
Recording No.: [Book 668 Page 18](#)
(Affects Parcels A, F and J)

Which among other things recites as follows:

Reservation of coal and other minerals and the right to prospect for, mine and remove the same.

36. Reservations contained in the Patent:

From: The United States of America
To: Wilbert W. Leise
Recording Date: August 9, 1923
Recording No.: [Book 668 Page 45](#)
(Affects Parcel B)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

37. Reservations contained in the Patent:

From: The United States of America
To: Elmer E. Morse
Recording Date: January 6, 1925
Recording No.: [Book 176 Page 370](#) – in Morgan County
(Affects Parcel N)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

38. Reservations contained in the Patent:

From: The United States of America
To: Leland F. James
Recording Date: May 14, 1925
Recording No.: [Book 668 Page 169](#)
(Affects Parcels A and F)

Which among other things recites as follows:

Reserving coal and other minerals and the right to prospect for, mine and remove the same.

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

39. Reservations contained in the Patent:

From: The United States of America
To: Martha J. Weise
Recording Date: May 1, 1926
Recording No.: [Book 176 Page 203](#) – in Morgan County
(Affects Parcel O)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

40. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: January 13, 1931
Recording No.: [Book 906 Page 393](#)
(Affects Parcel B)

41. Reservations contained in the Patent:

From: The United States of America
To: Arley Meek
Recording Date: January 19, 1940
Recording No.: [Book 1056 Page 59](#)
(Affects Parcel B)

Which among other things recites as follows:

Reserving coal and other minerals and the right to prospect for, mine and remove the same.

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

42. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Corporation Special Warranty Deed as set forth below:

Recording Date: March 11, 1940
Recording No.: [Book 382 Page 214](#)
(Affects Parcel N)

43. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Quit Claim Deed as set forth below:

Recording Date: October 5, 1942
Recording No.: [Book 396 Page 270](#)
(Affects Parcel O)

44. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Mineral Deed as set forth below:

Recording Date: October 10, 1945
Recording No.: [Book 1162 Page 470](#)

And
Recording Date: November 19, 1945
Recording No.: [Book 1165 Page 210](#)
(Affects Parcel K)

45. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: November 24, 1945
Recording No.: [Book 1165 Page 546](#)
(Affects Parcel K)

46. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: June 15, 1948
Recording No.: [Book 1229 Page 182](#)
(Affects Parcel G)

47. Reservations contained in the Patent:

From: State of Colorado
To: Forrest S. Alkire and Herbert B. Alkire
Recording Date: October 29, 1952
Recording No.: [Book 508 Page 108](#)
(Affects Parcel M)

Which among other things recites as follows:

"Reserving, however, to the State of Colorado all rights to any and all minerals, ores and metals of every kind and character and all coal, asphaltum, oil and other like substances in or under said land and right of ingress and egress for the purpose of mining, together with enough of the surface of same as may be necessary for the proper and convenient working of such minerals and substances."

48. Reservations contained in the Patent:

From: The United States of America
To: Henry Edward Epple and Mabel Epple Weigle
Recording Date: June 8, 1954
Recording No.: [Book 1392 Page 579](#)
(Affects Parcel F)

Which among other things recites as follows:

All oil and gas and the right to prospect for, mine and remove the same.

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

49. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Service Company of Colorado
Purpose: Electric Transmission Lines and Fixtures
Recording Date: May 6, 1963

Recording No.: [Book 671 Page 408](#)
(Affects Parcel O)

50. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Service Company of Colorado
Purpose: Utility Easement
Recording Date: May 20, 1963
Recording No.: [Book 1647 Page 126](#)
(Affects Parcel G)

51. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: August 20, 1965
Recording No.: [Book 691 Page 461](#)
(Affects Parcel N)

52. Any taxes or assessments by reason of the inclusion of the Land in the North Kiowa – Bijou Ground Water Management District:

Recording Date: April 28, 1967
Recording No.: [Book 701 Page 195](#)

Amended Order:
Recording Date: May 29, 1967
Recording No.: [Book 701 Page 881](#)
(Affects Parcels M, N and O)

53. Reservations contained in the Patent:

From: The United States of America
To: Walter B. Cronkhite
Recording Date: January 19, 1971
Recording No.: [Reception No. 1560777](#)
(Affects Parcel G)

Which among other things recites as follows:

A right of way thereon for ditches or reservoirs constructed by the authority of the United States of America.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

54. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: February 2, 1971
Recording No.: [Reception No. 1561479](#)
(Affects Parcels A, B, D, E, F and G.)

55. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: May 28, 1971
Recording No.: [Reception No. 1568672](#)
(Affects Parcel B)

56. Terms, conditions, provisions, agreements, and obligations contained in the Quit Claim Deed as set forth below:

Recording Date: June 4, 1971
Recording No.: [Reception No. 1569052](#)
(Affects Parcel B)

57. The effect of Notice of County Zoning Resolution:

Recording Date: July 20, 1972
Recording No.: [Book 730 Page 810](#)
(Affects Parcel M, N and O)

58. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: May 23, 1973
Recording No.: [Book 737 Page 194](#)
(Affects Parcel O)

59. Terms, conditions, provisions, agreements, and obligations contained in the Resolution as set forth below:

Recording Date: May 23, 1973
Recording No.: [Book 737 Page 206](#)
(Affects Parcel M)

60. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: April 30, 1976
Recording No.: [Book 760 Page 573](#)
(Affects Parcel O)

61. Any taxes or assessments by reason of the inclusion of the Land in the Morgan Soil Conservation District:

Recording Date: January 20, 1977
Recording No.: [Book 768 Page 384](#)
(Affects Parcel O)

62. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: May 9, 1979
Recording No.: [Book 792 Page 611](#)
(Affects Parcel N)

63. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: August 22, 1980
Recording No.: [Reception No. 1833816](#)

(Affects Parcel K)

64. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: July 21, 1983
Recording No.: [Book 845 Page 424](#)
(Affects Parcel O)

65. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: May 4, 1984
Recording No.: [Book 855 Page 341](#)
And
Recording No.: [Book 855 Page 342](#)
(Affects Parcel O)

66. Any taxes or assessments by reason of the inclusion of the Land in the Eastern Weld Pest Control District:

Recording Date: July 23, 1985
Recording No.: [Reception No. 2017987](#)
(Affects Parcels A, B, D, E, F, G and H)

67. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: September 19, 1985
Recording No.: [Reception No. 2025450](#)
(Affects Parcels C and H)

68. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: October 28, 1985
Recording No.: [Book 873 Page 310](#)
(Affects Parcel O)

69. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: October 2, 1987
Recording No.: [Book 895 Page 814](#)
(Affects Parcel N)

70. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: November 20, 1987
Lessor: Kirk W. Howell and Dorothy E. Howell
Lessee: Energy Minerals Corporation
Recording Date: February 9, 1988
Recording No.: [Reception No. 2130449](#)
(Affects Parcel J)

71. Terms, conditions, provisions, agreements, and obligations contained in the Quit Claim Deed as set forth below:

Recording Date: April 29, 1988
Recording No.: [Book 902 Page 450](#)
And
Recording No.: [Book 902 Page 451](#)
And
Recording No.: [Book 902 Page 452](#)

Quit Claim Deed (Correction):

Recording Date: June 3, 1988
Recording No.: [Book 903 Page 636](#)
And
Recording No.: [Book 903 Page 637](#)
And
Recording No.: [Book 903 Page 638](#)
(Affects Parcel O)

72. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: August 9, 1988
Recording No.: [Book 905 Page 462](#)
(Affects Parcel O)

73. Any taxes or assessments by reason of the inclusion of the Land in the Southeast Weld Fire Protection District:

Recording Date: August 10, 1989
Recording No.: [Reception No. 2187899](#)
(Affects Parcels A – K)

74. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Quitclaim Deed as set forth below:

Recording Date: November 23, 1992
Recording No.: [Book 949 Page 193](#)
(Affects Parcel O)

75. Terms, conditions, provisions, agreements, and obligations contained in the Resolution 93 BCC 70 as set forth below:

Recording Date: December 15, 1993
Recording No.: [Book 962 Page 513](#)
(Affects Parcel N)

76. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: May 7, 1996
Recording No.: [Book 994 Page 163](#)
(Affects Parcel O)

77. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as

set forth below:

Recording Date: November 5, 1997
Recording No.: [Reception No. 2577777](#)
And
Recording No.: [Reception No. 2577778](#)
(Affects Parcel J)

78. Any taxes or assessments by reason of the inclusion of the Land in the Morgan County Quality Water District:

Recording Date: December 10, 1999
Recording No.: [Book 1063 Page 702](#)
(Affects Parcel M)

79. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: January 14, 2000
Lessor: Alkire, Inc., a Colorado corporation
Lessee: Bison Energy Corporation
Recording Date: July 5, 2000
Recording No.: [Reception No. 2778678](#)
(Affects Parcel K)

80. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: February 22, 2000
Lessor: Peggy Marilyn Miller
Lessee: Bison Energy Corporation
Recording Date: July 5, 2000
Recording No.: [Reception No. 2778682](#)
(Affects Parcel K)

81. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: April 11, 2000
Lessor: Lamar C. Puett, Inc., a Colorado corporation
Lessee: Bison Energy Corporation
Recording Date: July 5, 2000
Recording No.: [Reception No. 2778694](#)
(Affects Parcel K)

82. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: June 27, 2000
Lessor: Robert S. Calvert, Jr. a.k.a. Robert S. Calvert and Robert Calvert
Lessee: Bison Energy Corporation
Recording Date: July 5, 2000
Recording No.: [Reception No. 2778701](#)
(Affects Parcels A – H)

83. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein:

Dated: February 8, 2000
Lessor: Kirk W. Howell and Dorothy E. Howell Trust B
Lessee: Bison Energy Corporation
Recording Date: July 5, 2000
Recording No.: [Reception No. 2778680](#)
(Affects Parcels I and J)

84. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: March 1, 2001
Recording No.: [Reception No. 2829222](#)
(Affects Parcels B, D, I and J)

85. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: December 5, 2002
Recording No.: [Reception No. 3011938](#)
(Affects Parcel K)

86. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: April 8, 2004
Recording No.: [Book 1175 Page 891](#)
(Affects Parcel O)

87. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: February 7, 2006
Recording No.: [Book 1235 Page 248](#)
(Affects Parcel O)

88. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Quitclaim Deed & Assignment as set forth below:

Recording Date: February 12, 2007
Recording No.: [Reception No. 840764](#)
(Affects Parcel O)

89. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Wiggins Telephone Association, a Colorado Co-Operative
Purpose: Communication Services
Recording Date: January 29, 2009
Recording No.: [Reception No. 3602088](#)
(Affects Parcels B and H)

90. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Wiggins Telephone Association, a Colorado Co-operative
Purpose: Communication Services
Recording Date: January 29, 2009
Recording No.: [Reception No. 3602092](#)
(Affects Parcels I and J)

91. An unrecorded lease with certain terms, covenants, conditions, and provisions set forth therein as disclosed by the document

Entitled: Lease Agreement
Lessor: Robert S. Calvert a/k/a Robert S. Calvert, Jr., and Patricia A. Calvert
Lessee: Wiggins Telephone Association
Recording Date: January 29, 2009
Recording No.: [Reception No. 3602093](#)

Quitclaim and Assignment of Wiggins Telephone Association Lease Agreement and Rights Relates to Morgan County Rural Electric Association:

Recording Date: December 17, 2019
Recording No.: [Reception No. 4550933](#)
(Affects Parcel B)

92. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: December 2, 2010
Lessor: Robert Calvert
Lessee: Chesapeake Exploration, L.L.C.
Recording Date: December 17, 2010
Recording No.: [Reception No. 3739857](#)
(Affects Parcels A, B, C, D, E, F and G)

93. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: April 15, 2011
Lessor: Glenn Neal and Janette Neal
Lessee: Chesapeake Exploration, L.L.C.
Recording Date: May 4, 2011
Recording No.: [Reception No. 3766285](#)
(Affects Parcel C)

94. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: June 9, 2011
Lessor: Alkire Family Limited Liability Limited Partnership
Lessee: Chesapeake Exploration, LLC
Recording Date: August 2, 2011
Recording No.: [Reception No. 3783787](#)
(Affects Parcel K)

95. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Special Warranty Deed

as set forth below:

Recording Date: January 2, 2013
Recording No.: [Reception No. 3899612](#)
(Affects Parcels A – H)

96. Terms, conditions, provisions, agreements, and obligations contained in the Easement Deed by Court Order in Settlement of Landowner Action as set forth below:

Recording Date: March 15, 2013
Recording No.: [Reception No. 3917346](#)
(Affects Parcels E and F)

97. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: May 22, 2013
Recording No.: [Reception No. 3934292](#)
(Affects Parcel J)

98. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: March 20, 2015
Recording No.: [Reception No. 4091971](#)
(Affects Parcels D, E, F and J)

99. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: August 26, 2015
Recording No.: [Reception No. 4136870](#)
And
Recording Date: November 20, 2015
Recording No.: [Reception No. 4159792](#)
And
Recording Date: April 21, 2016
Recording No.: [Reception No. 4197459](#)
And
Recording No.: [Reception No. 4197460](#)
And
Recording Date: November 17, 2016
Recording No.: [Reception No. 4254412](#)
And
Recording Date: November 28, 2016
Recording No.: [Reception No. 4256758](#)

Confirmation and Quit Claim of Interest:
Recording Date: March 22, 2018
Recording No.: [Reception No. 4385059](#)
(Affects Parcel K)

100. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: January 10, 2017
Lessor: Penelope Bryant
Lessee: Jack Rabbit Creek Resources, LLC, a Colorado limited liability company
Recording Date: February 22, 2017
Recording No.: [Reception No. 4280409](#)
(Affects Parcel B)

101. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Special Warranty Deed as set forth below:

Recording Date: April 17, 2017
Recording No.: [Reception No. 905040](#)
(Affects Parcel O)

102. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: January 16, 2017
Lessor: Wm. A. Ferguson a/k/a/ William A. Ferguson
Lessee: Jack Rabbit Creek Resources, LLC, a Colorado limited liability company
Recording Date: May 16, 2017
Recording No.: [Reception No. 4302676](#)
(Affects Parcel G)

103. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed of Distribution as set forth below:

Recording Date: August 31, 2017
Recording No.: [Reception No. 4332100](#)

Correction Personal Representative's Deed of Distribution:
Recording Date: June 24, 2021
Recording No.: [Reception No. 4729143](#)
(Affects Parcels A – K)

104. Terms, conditions, provisions, agreements, and obligations contained in the Mineral and Royalty Deed as set forth below:

Recording Date: March 1, 2019
Recording No.: [Reception No. 4470471](#)
(Affects Parcel K)

105. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Special Warranty Deed as set forth below:

Recording Date: May 21, 2019
Recording No.: [Reception No. 4490707](#)
(Affects Parcels A – H)

106. Terms, conditions, provisions, agreements, and obligations contained in the Resolution No. 2019 BCC 17 as set forth below:

Recording Date: July 23, 2019

Recording No.: [Reception No. 919685](#)
(Affects Parcel M)

107. Terms, conditions, provisions, agreements, and obligations contained in the Resolution No. 2019 BCC 28 as set forth below:

Recording Date: November 13, 2019
Recording No.: [Reception No. 921788](#)
(Affects Parcel M)

108. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed of Distribution as set forth below:

Recording Date: December 17, 2019
Recording No.: [Reception No. 4550931](#)

Correction Personal Representative's Deed of Distribution:

Recording Date: June 24, 2021
Recording No.: [Reception No. 4729144](#)
(Affects Parcel C)

109. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: December 17, 2019
Recording No.: [Reception No. 4550932](#)
(Affects Parcel C)

110. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Magnum Feedyard Co. LLC, a Colorado limited liability company
Purpose: Access Easement
Recording Date: May 21, 2021
Recording No.: [Reception No. 4717695](#)
(Affects Parcel G)

111. The effect of that certain Land Survey Plat:

Recording Date: June 2, 2021
Recording No.: [Reception No. 4720988](#)
(Affects Parcels A – K)

112. Terms, conditions, provisions, agreements, and obligations contained in the Special Warranty Deed for Minerals as set forth below:

Recording Date: July 27, 2021
Recording No.: [Reception No. 4739393](#)
(affects Parcel J)

113. A financing statement as follows:

Debtor: Magnum Feedyard Co. LLC, a Colorado limited liability company
Secured Party: Diversified Financial Services, LLC

Recording Date: September 17, 2019
Recording No.: [Reception No. 920725](#)
(Affects Parcels M, N and O)

114. A deed of trust to secure an indebtedness in the amount shown below:

Amount: \$6,500,000.00
Dated: November 14, 2019
Trustor/Grantor: Magnum Feedyard Co. LLC, a Colorado limited liability company
Trustee: Morgan
Beneficiary: American AgCredit, PCA
Recording Date: December 4, 2019
Recording No.: [Reception No. 922178](#)

Subordination Agreement:

Recording Date: June 16, 2021
Recording No.: [Reception No. 933516](#)
(Affects Parcel M, N, O and P)

115. A deed of trust to secure an indebtedness in the amount shown below:

Amount: \$6,000,000.00
Dated: June 8, 2021
Trustor/Grantor: Magnum Feedyard Co. LLC, a Colorado limited liability company
Trustee: Weld
Beneficiary: American AgCredit, FLCA
Recording Date: June 14, 2021
Recording No.: [Reception No. 4725743](#)
(Affects Parcels A – K)

116. A deed of trust to secure an indebtedness in the amount shown below:

Amount: \$6,000,000.00
Dated: June 8, 2021
Trustor/Grantor: Magnum Feedyard Co. LLC, a Colorado limited liability company
Trustee: Morgan
Beneficiary: American AgCredit, FLCA
Recording Date: June 15, 2021
Recording No.: [Reception No. 933487](#)
(Affects Parcel M, N and P)

117. A deed of trust to secure an indebtedness in the amount shown below:

Amount: \$6,000,000.00
Dated: June 8, 2021
Trustor/Grantor: Magnum Feedyard Co. LLC, a Colorado limited liability company
Trustee: Weld
Beneficiary: American AgCredit, PCA
Recording Date: June 16, 2021
Recording No.: [Reception No. 4726302](#)
(Affects Parcel A – K)

118. A recorded lease with certain terms, covenants, conditions, and provisions set forth therein as disclosed by the

document:

Entitled: Memorandum of Solar Energy Option to Lease and Lease Agreement
Lessor: Magnum Feedyard Co. LLC, a Colorado limited liability company
Lessee: Balanced Rock Power Development, LLC, a Delaware limited liability company
Recording Date: December 1, 2021
Recording No.: [Reception No. 4781022](#) – Weld County, Colorado

Entitled: Memorandum of Solar Energy Option to Lease and Lease Agreement
Lessor: Magnum Feedyard Co. LLC, a Colorado limited liability company
Lessee: Balanced Rock Power Development, LLC, a Delaware limited liability company
Recording Date: December 2, 2021
Recording No.: [Reception No. 937106](#) – Morgan County, Colorado

Entitled: Assignment and Assumption Agreement
Assignor: Balanced Rock Power Development, LLC, a Delaware limited liability company
Assignee: Taelor Solar 1, LLC, a Delaware limited liability company
Recording Date: January 31, 2023
Recording No.: [Reception No. 944813](#)
(Affects All Parcels)

119. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Entitled: Option Agreement for Easement ("Option Agreement")
Dated: July 6, 2022
Grantor: Magnum Feedyard Co. LLC, a Colorado limited liability company
Company: Public Service Company of Colorado, a Colorado corporation
Recording Date: July 7, 2022
Recording No.: [Reception No. 4840448](#)
(Affects All Parcels)

120. Notwithstanding the Covered Risks as set forth in the policy, the Company does not insure against loss or damage by reason of a lack of a right of access to and from the Land.
(Affects Parcels D – F)

121. The effect of any failure to comply with the terms, covenants, conditions, and provisions of the lease described or referred to in Schedule A.

122. Reservations contained in the Patent:

From: The United State of America
To: Peter E. Paulson
Recording Date: March 13, 1931
Recording No.: [Reception No. 204490](#)
(Affects Parcel P)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

123. Reservations contained in the Patent:

From: The United State of America

To: Charles Haigh
Recording Date: August 3, 1914
Recording No.: [Reception No. 54945](#)
(Affects Parcel P)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

124. Reservation of mineral interest in favor of Rhea Teppert, a/k/a Rhea Oberhelman, a/ka/ Rhea Oberhelman Teppert as contained in Warranty deed dated October 15, 1982 and recorded October 18, 1982 as [Reception No. 665709](#), Public Records, Morgan County, Colorado. (Affects Parcel P)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

125. Mining Lease by and between Linnea Fortin, a widow; Mabel Henriksen, a widow; Ellen DeSpain and Benjamin DeSpain, wife and husband, as Grantor and Roy G. Miller, as Grantee dated January 26, 1977 and recorded March 29, 1977 as [Reception No. 611549](#), Public Records, Morgan County, Colorado. (Affects Parcel P)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

126. Oil and Gas Lease by and between Kenneth Fortin, Robert Fortin, Joan Oswalt and Robert Oswalt, as Grantor and Rocky Mountain Oilfinders Inc., as Grantee dated April 8, 1981 and recorded June 15, 1981 as [Reception No. 652478](#), Public Records, Morgan County, Colorado. (Affects Parcel P)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

127. Resolution No. 2019 BCC 28, a Resolution Authorizing the Partial Closure of County Road 1 dated November 12, 2019, recorded November 13, 2019 as [Reception No. 921788](#), Public Records, Morgan County, Colorado. (Affects Parcel P)



Appendix 6. Property Owners Within 1320', Mineral Ownership, and Notification Form

Property Owners Within 1320' of the Taelor Solar Project

Parcel ID Number(s)	Name	Address	City, State, Zip
122331000002	AGUAYO ARMANDO CONCEPCION	0531 CO RD M.5	WIGGINS, CO 80654
122332000012	BECKER GARY D DAVID C	1641 CO RD M	WIGGINS, CO 80654
122332000007	BEECHER MARY ANN ET AL	4231 TABLE MOUNTAIN PL	FORT COLLINS, CO 80526
122332002002	BEERY PAUL SARAH FAMILY TRUST	9342 PIERCE ST	WESTMINSTER, CO 80021
122331000007	BOWLING MATTIE S	885 CO RD M.5	WIGGINS, CO 80654
129721000002	CLEMMER WILLIAM U	c/o MCGILL, MINNIE, 7740 BANGOR AVE	HESPERIA, CA 92345
129913000010, 129912000005, 129728000900, 129733000900, 129732000900	COLORADO STATE OF	1127 SHERMAN ST	DENVER, CO 80203
129730000001, 129719000001	ERKER ESTATES LLC	1244 CO RD H	WIGGINS, CO 80654
129732000002	ERKER JAMES JENNIFER	5750 CO RD 1	WIGGINS, CO 80654
129731000002, 129728000001, 129732000004	ERKER LAND LLC	1664 CO RD H	WIGGINS, CO 80654
129732000001	ERKER LEON A DEBRA J	1664 CO RD H	WIGGINS, CO 80654
129709000004	EWERTZ FARMS LLC	4311 CO RD G	WIGGINS, CO 80654
129704000001	EWERTZ LEROY ELLEN	4134 HWY 52	WIGGINS, CO 80654
122331000003	FETTERS EDWARD L ET AL	P O BOX 262	POTTER, NE 69156
122331000001, 122332000005	GABEL CATTLE LLC	P O BOX 717	GALETON, CO 80622
129730000003	HOLMES CHARLES L L E	00398 CO RD I	WIGGINS, CO 80654
129704000004, 129705000005	LECHUGA JOSE R RENE	339 WILLOW DR	LOCHBUIE, CO 80603
129722000003, 129733000001, 129727000002	LONGVIEW FARMS LLC	5143 CO RD 3	WIGGINS, CO 80654
122332000008	MAYER SETH ROBERT	1150 CO RD M.5	WIGGINS, CO 80654
129731000001	MENDIAS JULIANA	6589 CO RD 1	WIGGINS, CO 80654
129709000003	PRELLBERG DONNA RAE MARK J	4700 W KITTY HAWK	CHANDLER, AZ 85226
129727000700	PUBLIC SERVICE COMPANY OF COLORADO	P O BOX 1979	DENVER, CO 80201-1979



BALANCED ROCK
POWER

129924000009, 129719000002	ROTH DONALD G	4916 KANAWHA LN	EVANS, CO 80634
129704000002	SAWALL ARTHUR BERNICE	2432 CO RD M	WIGGINS, CO 80654
129732000006	SCHROEDER JAKE JAYLEEN	1244 CO RD H	WIGGINS, CO 80654
129721000001, 129716000001	SCHWINDT FLORENCE I ET AL	4920 HWY 34	WHEATLAND, WY 82201
129722000002	SIMONDS HOLLY ELAINE	5240 W 9TH ST	GREELEY, CO 80634
122333000004	STEFFEN JUSTIN VIRGINIA	2547 CO RD M	WIGGINS, CO 80654
122333000002	TAPEY MARK A PENNEY M	2715 CO RD M	WIGGINS, CO 80654
122333000003	VAUGHN MICHAEL	12650 TUCSON ST	HENDERSON, CO 80640
122333000009	WILSON DONALD F LISA ANN	12494 CO RD 2	WIGGINS, CO 80654

TWN	RGE	SEC	TRACT	SUB, BLK, LOT (INCLUDE LOT ACREAGE)	LEGAL DESC. OR SUB, BLK, LOT (INCLUDE LOT ACREAGE)	MINERAL INTEREST (Decimal not %)	GROSS ACRES	NET ACRES	CURRENT MIN. OWNER LAST NAME OR COMPANY NAME (SEPARATE BY LINE BREAK)	CURRENT MIN. OWNER FIRST NAME	ADDRESS	CITY	ST	ZIP	LEASED (Y/N)
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.1875	160.62	30.11625	Estate of Mary Ann Meng, deceased		PO Box 426	Windsor	CO	80550	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.03125	160.62	5.019375	Henson	Joann	Unknown				N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.125	160.62	20.0775	Henson	Mary A	Unknown				N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.03125	160.62	5.019375	Kirk W Rosener and Eddy J Rogers, Jr, as Trustees of the Maurice Rosener Testamentary Trust						N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.25	160.62	40.155	Testamentary Trust		3 Birnam Wood	San Antonio	TX	78248	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.0833333333	160.62	13.385	Blackhurst	Suzanne	PO Box 334	Estes Park	CO	80517	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.0833333333	160.62	13.385	Rosener	Gregory N	170 Boyd Lane	Estes Park	CO	80517	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.0833333333	160.62	13.385	Piller	Cynthia Beth	917 4th Avenue	Longmont	CO	80501	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.03125	160.62	5.019375	McQueen	Raylene	Unknown				N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.03125	160.62	5.019375	Henson	Robert	Unknown				N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.0625	160.62	10.03875	Rosener	Stanley I	3 Birnam Wood	San Antonio	TX	78248	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	SWNW, W2SW	0.03125	160.62	5.019375	Baumgartner	Susan	Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	W2SENW, W2E2SW	0.1875	80.36	15.0675	Estate of Carl Rosener, deceased		Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	W2SENW, W2E2SW	0.03125	80.36	2.51125	Henson	Joann	Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	W2SENW, W2E2SW	0.125	80.36	10.045	Henson	Mary A	Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	W2SENW, W2E2SW	0.25	80.36	20.09	Estate of Maurice Rosener, deceased		3 Birnam Wood	San Antonio	TX	78248	N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	W2SENW, W2E2SW	0.0833333333	80.36	6.696666667	Blackhurst	Suzanne	PO Box 334	Estes Park	CO	80517	N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	W2SENW, W2E2SW	0.0833333333	80.36	6.696666667	Rosener	Gregory N	170 Boyd Lane	Estes Park	CO	80517	N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	W2SENW, W2E2SW	0.0833333333	80.36	6.696666667	Piller	Cynthia Beth	917 4th Avenue	Longmont	CO	80501	N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	W2SENW, W2E2SW	0.03125	80.36	2.51125	McQueen	Raylene	Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	W2SENW, W2E2SW	0.03125	80.36	2.51125	Henson	Robert	Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	W2SENW, W2E2SW	0.0625	80.36	5.0225	Rosener	Stanley I	3 Birnam Wood	San Antonio	TX	78248	N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	W2SENW, W2E2SW	0.03125	80.36	2.51125	Baumgartner	Susan	Unknown				N
2N	60W	5	1	N2SE	N2SE	0.5	80	40	EPL Oil and Gas, Ltd.		16436 Road 19	Fort Morgan	CO	80701	N
2N	60W	5	1	N2SE	N2SE	0.1135	80	9.08	M & J Smits, LLC		402 Sally Street	Wiggins	CO	80654	N
2N	60W	5	1	N2SE	N2SE	0.1135	80	9.08	Smits	David L.	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	5	1	N2SE	N2SE	0.1135	80	9.08	Smits	David L.	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	5	1	N2SE	N2SE	0.1135	80	9.08	The William D. Smits and Cheryl Marie Smits Revocable Trust dated 2/15/2008		17053 Florence View Drive	Montverde	FL	34756	N
2N	60W	5	1	N2SE	N2SE	0.1135	80	9.08	Smits	Leonard	14009 CR 44	Platteville	CO	80657	N
2N	60W	5	1	N2SE	N2SE	0.046	80	3.68	Dingeman	Ann Smits	4207 W. 29th Street	Greeley	CO	80634	N
2N	60W	5	2	S2SE	S2SE	0.25	80	20	EPL Oil and Gas, Ltd.		16436 Road 19 Street	Fort Morgan	CO	80701	N
2N	60W	5	2	S2SE	S2SE	0.5	80	40	CoBank, FCB, successor in interest to The Federal Land Bank of Wichita		P. O. Box 2940	Wichita	KS	67201	N
2N	60W	5	2	S2SE	S2SE	0.05675	80	4.54	M & J Smits, LLC		402 Sally Street	Wiggins	CO	80654	N
2N	60W	5	2	S2SE	S2SE	0.05675	80	4.54	Smits	David L.	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	5	2	S2SE	S2SE	0.05675	80	4.54	The William D. Smits and Cheryl Marie Smits Revocable Trust dated 2/15/2008		17053 Florence View Drive	Montverde	FL	34756	N
2N	60W	5	2	S2SE	S2SE	0.05675	80	4.54	Smits	Leonard	14009 CR 44	Platteville	CO	80657	N
2N	60W	5	2	S2SE	S2SE	0.023	80	1.84	Dingeman	Ann Smits	4207 W. 29th Street	Greeley	CO	80634	N
2N	60W	6	1	SE/4NW/4, E72SW/4, SE/4 ada ALL Lots 1 (40.54), 2 (40.39), 3 (40.23), 4 (34.73), 5 (34.99), 6 (35.31), 7 (35.64), S/2NE/4,		1	621.83	621.83	State of Colorado, acting through the State Board of Land Commissioners		1127 Sherman Street Suite 300	Denver	CO	80203	Y

2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.2	155.97	31.194	Estate of Louis M. Shook, Deceased			628 Birch	Newcastle	WY	82701 N
2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.4	155.97	62.388	Shook and Lavina B. Shook, a widow	Robert C.		P. O. Box 51227	Casper	WY	82605-1 N
2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.1	155.97	15.597	Chiles Shook	Shirley S.		P. O. Box 371	Moorcroft	WY	82721 N
2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.1	155.97	15.597	Trustee of the Kenneth H. Shook Living Trust, dated June 19, 2006	Kenneth H.		3800 Hidden Valley Drive	Gillette	WY	82718 N
2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.1	155.97	15.597	Wiggins, fka Susan Mae Shipper Cole	Susan M.		515 N. Wichita	Electra	TX	76360 N
2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.1	155.97	15.597	Cole Trustees under the Beth A. Cole Living Trust dated March 15, 2022 fbo Beth A. Cole and her heirs	Beth A. Randall E.		P. O. Box 89	Douglas	WY	82633 N
2N	60W	7	2	Lot 2 (36.30), S/2NE/4, SE/4NW/4 ada S/2N/2	0.2	156.3	31.26	Estate of Louis M. Shook, Deceased			628 Birch	Newcastle	WY	82701 N
2N	60W	7	2	Lot 2 (36.30), S/2NE/4, SE/4NW/4 ada S/2N/2	0.4	156.3	62.52	Shook and Lavina B. Shook, a widow	Robert C.		P. O. Box 51227	Casper	WY	82605-1 N
2N	60W	7	2	Lot 2 (36.30), S/2NE/4, SE/4NW/4 ada S/2N/2	0.1	156.3	15.63	Chiles Shook	Shirley S.		P. O. Box 371	Moorcroft	WY	82721 N
2N	60W	7	2	Lot 2 (36.30), S/2NE/4, SE/4NW/4 ada S/2N/2	0.1	156.3	15.63	Trustee of the Kenneth H. Shook Living Trust, dated June 19, 2006	Kenneth H.		3800 Hidden Valley Drive	Gillette	WY	82718 N
2N	60W	7	2	Lot 2 (36.30), S/2NE/4, SE/4NW/4 ada S/2N/2	0.1	156.3	15.63	Wiggins, fka Susan Mae Shipper Cole	Susan M.		515 N. Wichita	Electra	TX	76360 N
2N	60W	7	3	Lot 4 (36.97), SE/4SW/4, S/2SE/4 ada S/2S/2	0.5	156.97	78.485	EPL Oil and Gas LTD.			Road 19	Fort Morgan	CO	80701 N
2N	60W	7	3	Lot 4 (36.97), SE/4SW/4, S/2SE/4 ada S/2S/2	0.046	156.97	7.22062	Dingeman	Ann Smits		4207 29th Street	Greeley	CO	80634 N
2N	60W	7	3	Lot 4 (36.97), SE/4SW/4, S/2SE/4 ada S/2S/2	0.1135	156.97	17.816095	Smits	Leonard		14009 State Highway 256	Platteville	CO	80651 N
2N	60W	7	3	Lot 4 (36.97), SE/4SW/4, S/2SE/4 ada S/2S/2	0.1135	156.97	17.816095	Smits	David		11570 County Road 20	Fort Morgan	CO	80701 N
2N	60W	7	3	Lot 4 (36.97), SE/4SW/4, S/2SE/4 ada S/2S/2	0.1135	156.97	17.816095	M & J Smits, LLC The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008			402 Sally Street	Wiggins	CO	80654 N
2N	60W	8	1	NE/4	0.5	160	80	The Federal Land Bank of Wichita			5304 Pebble Beach Blvd.	Winter Haven	FL	33884 N
2N	60W	8	1	NE/4	0.25	160	40	EPL Oil & Gas Ltd.			245 N. Waco Ave.	Wichita	KS	87202 N
2N	60W	8	1	NE/4	0.05675	160	9.08	M & J Smits, L.L.C.			16436 CR 19	Fort Morgan	CO	80701 N
2N	60W	8	1	NE/4	0.05675	160	9.08	M & J Smits, L.L.C.	David		4207 - 402 Sally St.	Wiggins	CO	80654 N
2N	60W	8	1	NE/4	0.05675	160	9.08	Smits			15570 CR 20	Fort Morgan	CO	80701 N

2N	60W	8	1 NE/4		0.05675	160	9.08	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008	17053 Florence View Dr.	Montverde	FL	34756 N
2N	60W	8	1 NE/4		0.05675	160	9.08	Smits	14009 CR 44	Platteville	CO	80657 N
2N	60W	8	1 NE/4		0.023	160	3.68	Dingeman	4207 W. 29th St.	Greeley	CO	80634 N
2N	60W	8	2 S/2		0.5	320	160	EPL Oil & Gas Ltd.	4207 - 402 Sally St.	Fort Morgan	CO	80701 N
2N	60W	8	2 S/2		0.1135	320	36.32	M & J Smits, L.L.C.	4207 - 402 Sally St.	Wiggins	CO	80654 N
2N	60W	8	2 S/2		0.1135	320	36.32	Smits	15570 CR 20	Fort Morgan	CO	80701 N
2N	60W	8	2 S/2		0.1135	320	36.32	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008	17053 Florence View Dr.	Montverde	FL	34756 N
2N	60W	8	2 S/2		0.1135	320	36.32	Smits	14009 CR 44	Platteville	CO	80657 N
2N	60W	8	2 S/2		0.046	320	14.72	Dingeman	4207 W. 29th St.	Greeley	CO	80634 N
2N	60W	9	1 W/2W/2		0.25	160	40	EPL Oil and Gas LTD.	16466 County Road 19	Fort Morgan	CO	80701 N
2N	60W	9	1 W/2W/2		0.023	160	3.68	Dingeman	4207 29th Street	Greeley	CO	80634 N
2N	60W	9	1 W/2W/2		0.05675	160	9.08	Smits	14009 State Highway 256	Platteville	CO	80651 N
2N	60W	9	1 W/2W/2		0.05675	160	9.08	Smits	11570 County Road 20	Fort Morgan	CO	80701 N
2N	60W	9	1 W/2W/2		0.05675	160	9.08	M & J Smits, LLC	402 Sally Street	Wiggins	CO	80654 N
2N	60W	9	1 W/2W/2		0.05675	160	9.08	The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008	5304 Pebble Beach Blvd.	Winter Haven	FL	33884 N
2N	60W	9	1 W/2W/2		0.5	160	80	U.S. Agbank, FCB, fka, Farm Credit Bank of Wichita, fka The Federal Land Bank of Wichita	245 N. Waco Street	Wichita	KS	67202 N
2N	60W	17	1 All		0.5	640	320	EPL Oil and Gas Ltd	16436 Road 19	Fort Morgan	CO	80701 N
2N	60W	17	1 All		0.1135	640	72.64	M & J Smits, LLC	402 Sally Street	Wiggins	CO	80654 N
2N	60W	17	1 All		0.1135	640	72.64	Smits	15570 CR 20	Fort Morgan	CO	80701 N
2N	60W	17	1 All		0.1135	640	72.64	The William D Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008	17053 Florence View Drive	Montverde	FL	34756 N
2N	60W	17	1 All		0.1135	640	72.64	Smits	14009 CR 44	Platteville	CO	80657 N
2N	60W	17	1 All		0.046	640	29.44	Dingeman	4207 W. 29th Street	Greeley	CO	80634 N
2N	60W	18	Lots 1(37.17), 2(37.24), 3(37.30), 4(37.37), 1E2W2, W2		0.5	629.08	314.54	EPL Oil and Gas Ltd.	16436 Road 19	Fort Morgan	CO	80701 N
2N	60W	18	Lots 1(37.17), 2(37.24), 3(37.30), 4(37.37), 1E2W2, W2		0.1135	629.08	71.40058	M & J Smits, LLC	402 Sally Street	Wiggins	CO	80654 N
2N	60W	18	Lots 1(37.17), 2(37.24), 3(37.30), 4(37.37), 1E2W2, W2		0.1135	629.08	71.40058	Smits	15570 CR 20	Fort Morgan	CO	80701 N
2N	60W	18	Lots 1(37.17), 2(37.24), 3(37.30), 4(37.37), 1E2W2, W2		0.1135	629.08	71.40058	The William D. Smits and Cheryl Marie Smits Revocable Trust dated 2/15/2008	17053 Florence View Drive	Montverde	FL	34756 N
2N	60W	18	Lots 1(37.17), 2(37.24), 3(37.30), 4(37.37), 1E2W2, W2		0.1135	629.08	71.40058	Smits	14009 CR 44	Platteville	CO	80657 N

2N	60W	18	1	Lots 1(37.17), 2(37.24), 3(37.30), 4(37.37), E2W2, W2	0.046	629.08	28.93768	Dingeman	Ann Smits	4207 W. 29th Street	Greeley	CO	80634 N
2N	60W	20	1	W2	0.5	320	160	The Federal Land Bank of Wichita	Ann Smits	245 N. Waco Ave.	Wichita	KS	87202 N
2N	60W	20	1	W2	0.125	320	40	EPL Oil & Gas Ltd.		16436 CR 19	Fort Morgan	CO	80701 N
2N	60W	20	1	W2	0.125	320	40	Harshman	Seth	N/A	N/A	N/A	N/A
2N	60W	20	1	W2	0.125	320	40	Lamar C. Puett, Inc.		N/A	Fort Morgan	CO	80701 N
2N	60W	20	1	W2	0.028375	320	9.08	M & J Smits, L.L.C.		4207 - 402 Sally St.	Wiggins	CO	80654 N
2N	60W	20	1	W2	0.028375	320	9.08	Smits	David	15570 CR 20	Fort Morgan	CO	80701 N
2N	60W	20	1	W2	0.028375	320	9.08	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008		17053 Florence View Dr.	Montverde	FL	34756 N
2N	60W	20	1	W2	0.028375	320	9.08	Smits	Leonard	14009 CR 44	Platteville	CO	80657 N
2N	60W	20	1	W2	0.0115	320	3.68	Dingeman	Ann Smits	4207 W. 29th St.	Greeley	CO	80634 N
2N	60W	20	2	N2NE, SWNE	0.75	120	90	Legate	Clark	Box 582	Ardmore	OK	N/A
2N	60W	20	2	N2NE, SWNE	0.125	120	15	EPL Oil & Gas Ltd.		4207 - 402 Sally St.	Fort Morgan	CO	80701 N
2N	60W	20	2	N2NE, SWNE	0.028375	120	3.405	M & J Smits, L.L.C.		4207 - 402 Sally St.	Wiggins	CO	80654 N
2N	60W	20	2	N2NE, SWNE	0.028375	120	3.405	Smits	David	15570 CR 20	Fort Morgan	CO	80701 N
2N	60W	20	2	N2NE, SWNE	0.028375	120	3.405	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008		17053 Florence View Dr.	Montverde	FL	34756 N
2N	60W	20	2	N2NE, SWNE	0.028375	120	3.405	Smits	Leonard	14009 CR 44	Platteville	CO	80657 N
2N	60W	20	2	N2NE, SWNE	0.0115	120	1.38	Dingeman	Ann Smits	4207 W. 29th St.	Greeley	CO	80634 N
2N	60W	20	3	S2SE, SESE	0.5	120	60	EPL Oil & Gas Ltd.		4207 - 402 Sally St.	Fort Morgan	CO	80701 N
2N	60W	20	3	S2SE, SESE	0.1135	120	13.62	M & J Smits, L.L.C.		4207 - 402 Sally St.	Wiggins	CO	80654 N
2N	60W	20	3	S2SE, SESE	0.1135	120	13.62	Smits	David	15570 CR 20	Fort Morgan	CO	80701 N
2N	60W	20	3	S2SE, SESE	0.1135	120	13.62	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008		17053 Florence View Dr.	Montverde	FL	34756 N
2N	60W	20	3	S2SE, SESE	0.1135	120	13.62	Smits	Leonard	14009 CR 44	Platteville	CO	80657 N
2N	60W	20	3	S2SE, SESE	0.046	120	5.52	Dingeman	Ann Smits	4207 W. 29th St.	Greeley	CO	80634 N
2N	60W	20	4	SENE, NESE	0.227	80	18.16	M & J Smits, L.L.C.		4207 - 402 Sally St.	Wiggins	CO	80654 N
2N	60W	20	4	SENE, NESE	0.227	80	18.16	Smits	David	15570 CR 20	Fort Morgan	CO	80701 N
2N	60W	20	4	SENE, NESE	0.227	80	18.16	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008		17053 Florence View Dr.	Montverde	FL	34756 N
2N	60W	20	4	SENE, NESE	0.227	80	18.16	Smits	Leonard	14009 CR 44	Platteville	CO	80657 N
2N	60W	20	4	SENE, NESE	0.092	80	7.36	Dingeman	Ann Smits	4207 W. 29th St.	Greeley	CO	80634 N
2N	60W	21	1	600' Tract in SE/4 SE/4, E/2W/2, SW/4SW/4, excepting 200' X	0.5	357,245,1791	178.6225896	EPL Oil and Gas LTD.		16466 County Road 19	Fort Morgan	CO	80701 N
2N	60W	21	1	600' Tract in SE/4 SE/4, E/2W/2, SW/4SW/4, excepting 200' X	0.046	357,245,1791	16.43327824	Dingeman	Ann Smits	4207 29th Street	Greeley	CO	80634 N

2N	60W	21	SE/4, E/2W/2, SW/4SW/4, excepting 200' X 600' Tract in SE/4	0.1135	357.2451791	40.54732783	Smits	Leonard	14009 State Highway 256	Platteville	CO	80651 N
2N	60W	21	SE/4, E/2W/2, SW/4SW/4, excepting 200' X 600' Tract in SE/4	0.1135	357.2451791	40.54732783	Smits	David	11570 County Road 20	Fort Morgan	CO	80701 N
2N	60W	21	SE/4, E/2W/2, SW/4SW/4, excepting 200' X 600' Tract in SE/4	0.1135	357.2451791	40.54732783	M & J Smits, LLC		402 Sally Street	Wiggins	CO	80654 N
2N	60W	21	SE/4, E/2W/2, SW/4SW/4, excepting 200' X 600' Tract in SE/4	0.1135	357.2451791	40.54732783	The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008		5304 Pebble Beach Blvd.	Winter Haven	FL	33884 N
2N	60W	21	21200' X 600' Tract in SE/4	0.5	2.7548209	1.37741045	EPL Oil and Gas LTD.		16466 County Road 19	Fort Morgan	CO	80701 N
2N	60W	21	21200' X 600' Tract in SE/4	0.046	2.7548209	0.12672172	Dingeman	Ann Smits	4207 29th Street	Greeley	CO	80634 N
2N	60W	21	21200' X 600' Tract in SE/4	0.1135	2.7548209	0.312672172	Smits	Leonard	14009 State Highway 256	Platteville	CO	80651 N
2N	60W	21	21200' X 600' Tract in SE/4	0.1135	2.7548209	0.312672172	Smits	David	11570 County Road 20	Fort Morgan	CO	80701 N
2N	60W	21	21200' X 600' Tract in SE/4	0.1135	2.7548209	0.312672172	M & J Smits, LLC		402 Sally Street	Wiggins	CO	80654 N
2N	60W	21	21200' X 600' Tract in SE/4	0.1135	2.7548209	0.312672172	The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008		5304 Pebble Beach Blvd.	Winter Haven	FL	33884 N
2N	60W	21	3 NW/4NW/4	0.125	40	5	EPL Oil and Gas LTD.		16466 County Road 19	Fort Morgan	CO	80701 N
2N	60W	21	3 NW/4NW/4	0.0115	40	0.46	Dingeman	Ann Smits	4207 29th Street	Greeley	CO	80634 N
2N	60W	21	3 NW/4NW/4	0.028375	40	1.135	Smits	Leonard	14009 State Highway 256	Platteville	CO	80651 N
2N	60W	21	3 NW/4NW/4	0.028375	40	1.135	Smits	David	11570 County Road 20	Fort Morgan	CO	80701 N
2N	60W	21	3 NW/4NW/4	0.028375	40	1.135	M & J Smits, LLC		402 Sally Street	Wiggins	CO	80654 N
2N	60W	21	3 NW/4NW/4	0.028375	40	1.135	The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008		5304 Pebble Beach Blvd.	Winter Haven	FL	33884 N
2N	60W	21	3 NW/4NW/4	0.75	40	30	c/o Clark Legate		Box 582	Ardmore	OK	67202 N
2N	60W	21	4 SW/4NW/4, NW/4SW/4	0.092	80	7.36	Dingeman	Ann Smits	4207 29th Street	Greeley	CO	80634 N
2N	60W	21	4 SW/4NW/4, NW/4SW/4	0.227	80	18.16	Smits	Leonard	14009 State Highway 256	Platteville	CO	80651 N
2N	60W	21	4 SW/4NW/4, NW/4SW/4	0.227	80	18.16	Smits	David	11570 County Road 20	Fort Morgan	CO	80701 N
2N	60W	21	4 SW/4NW/4, NW/4SW/4	0.227	80	18.16	M & J Smits, LLC		402 Sally Street	Wiggins	CO	80654 N
2N	60W	21	4 SW/4NW/4, NW/4SW/4	0.227	80	18.16	The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008		5304 Pebble Beach Blvd.	Winter Haven	FL	33884 N
2N	60W	28	1 W/2W/2	0.5	160	80	EPL Oil and Gas, Ltd.		16436 Road 19	Fort Morgan	CO	80701 N
2N	60W	28	1 W/2W/2	0.1135	160	18.16	M & J Smits, LLC		402 Sally Street	Wiggins	CO	80654 N
2N	60W	28	1 W/2W/2	0.1135	160	18.16	Smits	David L.	15570 CR 20	Fort Morgan	CO	80701 N
2N	60W	28	1 W/2W/2	0.1135	160	18.16	The William D. Smits and Cheryl Marie Smits Revocable Trust dated 2/15/2008		17053 Florence View Drive	Montverde	FL	34756 N
2N	60W	28	1 W/2W/2	0.1135	160	18.16	Smits	Leonard	14009 CR 44	Platteville	CO	80657 N

2N	60W	28	1	1W/2W/2		0.046	160	7.36	Dingseman		Ann Smits	4207 W. 29th Street	Greeley	CO	80634 N
2N	60W	29	1	All		0.5	640	320	EPL Oil and Gas, Ltd.			16436 Road 19	Fort Morgan	CO	80701 N
2N	60W	29	1	All		0.1135	640	72.64	M & J Smits, LLC			402 Sally Street	Wiggins	CO	80654 N
2N	60W	29	1	All		0.1135	640	72.64	Smits		David L.	15570 CR 20	Fort Morgan	CO	80701 N
2N	60W	29	1	All		0.1135	640	72.64	The William O. Smits and Cheryl Marie Smits Revocable Trust dated 2/15/2008			17053 Florence View Drive	Montverde	FL	34756 N
2N	60W	29	1	All		0.1135	640	72.64	Smits		Leonard	14009 CR 44	Platteville	CO	80657 N
2N	60W	29	1	All		0.046	640	29.44	Dingseman		Ann Smits	4207 W. 29th Street	Greeley	CO	80634 N
3N	60W	31	1	N2NE		1	80	80	D & V Minerals, LLC			14111 County Road 2	Wiggins	CO	80654 N
3N	60W	31	2	SWNE, except that portion conveyed at Reception No. 778874.		1	35	35	Aguayo		Armando and Concepcion	7060 Leyden Street	Commerce City	CO	80022 N
3N	60W	31	3	All that portion of the SWNE conveyed at Reception No. 778874.		1	5	5	Coar		Jolene K. Baumgartner	747 County Road M.5	Wiggins	CO	80654 N
3N	60W	31	4	SENE, except that portion conveyed at Reception No. 780684.		1	35	35	Bowling		Mattie S.	885 County Road M.5	Wiggins	CO	80654 N
3N	60W	31	5	All that portion of the SENE conveyed at Reception No. 780684.		1	5	5	Werner		Laurie M. and Ronald L.	753 County Road M.5	Wiggins	CO	80654 N
3N	60W	31	1	Lots 3 (34.69) & 4 (34.56), E/2SW/4, SE/4 (ADA S/2)		0.375	309.25	115.96875	Trossen, fka Lois Ann Bohlender aka Lois Ann Bertogli and Mary Leah Wathen aka Leah Wathen		Lois Ann Wathen	6945 E. Main St. Apt. 4368	Mesa	AZ	85207 N
3N	60W	31	1	Lots 3 (34.69) & 4 (34.56), E/2SW/4, SE/4 (ADA S/2)		0.375	309.25	115.96875	Wiedeman		Shari F.	3401 Lancaster Drive	Fort Collins	CO	80525 N
3N	60W	31	1	Lots 3 (34.69) & 4 (34.56), E/2SW/4, SE/4 (ADA S/2)		0	309.25	0	Thorburn		Terri	3401 Lancaster Drive	Fort Collins	CO	80525 N
3N	60W	31	1	Lots 3 (34.69) & 4 (34.56), E/2SW/4, SE/4 (ADA S/2)		0.25	309.25	77.3125	U. S. AgBank, FCB fka Farm Credit Bank of Wichita, fka Federal Land Bank of Wichita			245 N. Waco St.	Wichita	KS	67202 N
2N	60W	7	1	Lot 3 (36.64), NESW, N2SE		0.2500000	156.6400000	39.1600000	Magnum Feedyard Co., LLC		Warren Gregory	P.O. Box 126	Wiggins	CO	80654 N
2N	60W	7	1	Lot 3 (36.64), NESW, N2SE		0.3750000	156.6400000	58.7400000	Barney			704 West 25th Street	Kearney	NE	68845 N
2N	60W	7	1	Lot 3 (36.64), NESW, N2SE		0.3750000	156.6400000	58.7400000	Richey		Jennifer Jane	3245 S. 126th Avenue	Omaha	NE	68144 N



BALANCED ROCK
POWER

June 16th, 2023

«AddressBlock»

«Salutation»:

I write to you on behalf of Balanced Rock Power (BRP) to give notice of a solar project and battery energy storage system that our firm is actively permitting with the Morgan County Planning and Zoning Department. As you may be aware, your land is located near to existing and newly proposed electric transmission circuits owned or under development by Xcel Energy. Additionally, you may also be aware that Colorado's Clean Energy Plan (CEP) requires that qualifying retail electric utilities reduce their carbon dioxide emissions by 80 percent for retail electricity sales from 2005 levels by 2030, and that it seeks to achieve this mandate by providing its customers with energy generated from 100 percent clean energy resources by 2050. BRP has offered the output of this facility to Xcel Energy to help meet the State's growing need for renewable energy. The facility is named the Taelor Solar Project. You are receiving this notice because we identified a homestead on your property within a 2-mile radius of the Taelor Solar Project boundary and we wish to be proactive in starting a dialogue to address questions and comments.

To give you background on BRP, we are a small, regionally focused, renewable energy development company based in Moab, UT with a pipeline of over 7,500 MW of solar and battery storage projects throughout the western United States. BRP's founding partners have delivered over 9500 MW of projects to the US renewable market. Our team brings decades of collective experience in renewable energy development. We have included a one-pager that describes more about our company and founders and provides a visual overview of our project portfolio. Furthermore, our company culture, based on the four value pillars of honesty, respect, fun, and diversity ensure that our project stakeholders and landowners can rely on us for a development process that is honest, upfront, and respectful.

As your homestead falls within a 2-mile radius of the Taelor Solar Project's real estate footprint, you are likely to receive a notice from the Morgan County Planning and Zoning Department 10 days prior to the Taelor Solar Project going before a hearing with the Morgan County Commissioners. My colleagues and I would appreciate the opportunity to respond to any questions or comments you may have before, during or after the hearing. I am based in Denver, CO, at Balanced Rock Power's regional Colorado office. Please don't hesitate to reach out to me via email at the address below if you would like to discuss the Project further or to meet in person. Additionally, we have a website for all project information at www.taelorsolarproject.com. Thank you!

Sincerely,

Matt Mooney
Vice President of Development
taelorsolar@balancedrockpower.com
310 E 100 S
Moab, UT 84532



July 13, 2023

«AddressBlock»

Sent via Certified Mail

Notice to Mineral Rights Owners and/or Lessees:

As required by Colorado State Statute 24-65.5-103, Balanced Rock Power is notifying you that a Special Use Permit application has been submitted to the Morgan County Planning and Zoning Department for the Taelor Solar Project, located in Sections 4-9, 17, 18, 20, and 21 of Township 2 North Range 60 West and Section 31 of Township 3 North Range 60 West of the 6th P.M., Morgan County, Colorado.

The application will be heard by the Morgan County Planning Commission in a public hearing on August 14th, 2023 at 7:00 PM in the Assembly Room, 231 Ensign Street, Fort Morgan, Colorado. The Planning Commission will review the application and recommend approval or disapproval to the Board of County Commissioners.

For more information on the Taelor Solar Project, please visit our project website at www.taelorsolarproject.com, which includes additional contact information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dana Diller".

Dana Diller
Chief Commercial Officer
Balanced Rock Power Development, LLC



Appendix 7. Proof of Current Paid Taxes

Morgan County Treasurer

Statement of Taxes Due

Account Number R013089
Assessed To

Parcel 129705000003
RUMSEY, L&R LAND LLC
1131 CO RD I
WIGGINS, CO 80654

Legal Description
S: 05 T: 2 R: 60 SE1/4

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$113.60	\$0.00	\$0.00	(\$113.60)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$29.23	GRAZING LAND	\$5,690	\$1,500
ROAD AND BRIDGE FUND	7.5000000	\$11.25	Total	\$5,690	\$1,500
SOCIAL SERVICES FUND	2.0000000	\$3.00			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.50			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.68			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.87			
RE 50-J WIGGINS BOND	14.6950000	\$22.04			
Taxes Billed 2022	75.7300000	\$113.60			

*****TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK*****

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R012879
Assessed To

Parcel 129707000002
RUMSEY, L&R LAND LLC
1131 CO RD 1
WIGGINS, CO 80654

Legal Description
S: 07 T: 2 R: 60 N1/2S1/2

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$111.32	\$0.00	\$0.00	(\$111.32)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$28.65	GRAZING LAND	\$5,550	\$1,470
ROAD AND BRIDGE FUND	7.5000000	\$11.02	Total	\$5,550	\$1,470
SOCIAL SERVICES FUND	2.0000000	\$2.94			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.29			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.66			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.13			
RE 50-J WIGGINS BOND	14.6950000	\$21.60			
Taxes Billed 2022	75.7300000	\$111.32			

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ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013356
Assessed To

Parcel 129704000003
RUMSEY, L&R LAND LLC
1131 CO RD I
WIGGINS, CO 80654

Legal Description

Situs Address

S: 04 T: 2 R: 60 W1/2W1/2 & W1/2E1/2W1/2

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$170.40	\$0.00	\$0.00	(\$170.40)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$43.84	GRAZING LAND	\$8,470	\$2,240
ROAD AND BRIDGE FUND	7.5000000	\$16.88	FARM/RANCH	\$20	\$10
SOCIAL SERVICES FUND	2.0000000	\$4.50	WASTE LAND		
WIGGINS RURAL FIRE DIST	7.0000000	\$15.75	Total	\$8,490	\$2,250
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.05			
WIGGINS PEST CONTROL	0.4510000	\$1.01			
RE 50-J WIGGINS GENERAL	24.5780000	\$55.30			
RE 50-J WIGGINS BOND	14.6950000	\$33.07			
Taxes Billed 2022	75.7300000	\$170.40			

*****TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK*****

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013095
Assessed To

Parcel 129720000003
RUMSEY, L&R LAND LLC
1131 CO RD 1
WIGGINS, CO 80654

Legal Description

Situs Address

S: 20 T: 2 R: 60 N1/2NE1/4 & SW1/4NE1/4

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$84.80	\$0.00	\$0.00	(\$84.80)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$21.81	GRAZING LAND	\$4,200	\$1,110
ROAD AND BRIDGE FUND	7.5000000	\$8.40	FARM/RANCH	\$20	\$10
SOCIAL SERVICES FUND	2.0000000	\$2.24	WASTE LAND		
WIGGINS RURAL FIRE DIST	7.0000000	\$7.84	Total	\$4,220	\$1,120
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.51			
RE 50-J WIGGINS GENERAL	24.5780000	\$27.52			
RE 50-J WIGGINS BOND	14.6950000	\$16.45			
Taxes Billed 2022	75.7300000	\$84.80			

*****TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK*****

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ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R012899
Assessed To

Parcel 129720000001
RUMSEY, L&R LAND LLC
1131 CO RD 1
WIGGINS, CO 80654

Legal Description

Situs Address

S: 20 T: 2 R: 60 SE1/4NE1/4 & NE1/4SE1/4

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$56.80	\$0.00	\$0.00	(\$56.80)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$14.61	GRAZING LAND	\$2,850	\$750
ROAD AND BRIDGE FUND	7.5000000	\$5.63	Total	\$2,850	\$750
SOCIAL SERVICES FUND	2.0000000	\$1.50			
WIGGINS RURAL FIRE DIST	7.0000000	\$5.25			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.02			
WIGGINS PEST CONTROL	0.4510000	\$0.34			
RE 50-J WIGGINS GENERAL	24.5780000	\$18.43			
RE 50-J WIGGINS BOND	14.6950000	\$11.02			
Taxes Billed 2022	75.7300000	\$56.80			

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Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013096
Assessed To

Parcel 129720000002
RUMSEY, L&R LAND LLC
1131 CO RD 1
WIGGINS, CO 80654

Legal Description	Situs Address				
S: 20 T: 2 R: 60 W1/2, W1/2SE1/4 & SE1/4SE1/4	01131 CO RD 1				
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$2,485.44	\$0.00	\$0.00	(\$2,485.44)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$639.43	GRAZING LAND	\$15,580	\$4,110
ROAD AND BRIDGE FUND	7.5000000	\$246.15	FARM/RANCH WASTE LAND	\$20	\$10
SOCIAL SERVICES FUND	2.0000000	\$65.64	FARM/RANCH RESIDENCE	\$243,410	\$16,920
WIGGINS RURAL FIRE DIST	7.0000000	\$229.74	FARM/RANCH SUPPORT IMPS	\$44,630	\$11,780
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.75			
WIGGINS PEST CONTROL	0.4510000	\$14.80			
RE 50-J WIGGINS GENERAL	24.5780000	\$806.64	Total	\$303,640	\$32,820
RE 50-J WIGGINS BOND	14.6950000	\$482.29			
Taxes Billed 2022	75.7300000	\$2,485.44			

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Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013088
Assessed To

Parcel 129721000005
RUMSEY, L&R LAND LLC
1131 CO RD I
WIGGINS, CO 80654

Legal Description

Situs Address

S: 21 T: 2 R: 60 E1/2W1/2, SW1/4SW1/4 & SE1/4 EX B789 P911

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$250.68	\$0.00	\$0.00	(\$250.68)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$64.49	GRAZING LAND	\$12,500	\$3,300
ROAD AND BRIDGE FUND	7.5000000	\$24.83	FARM/RANCH	\$50	\$10
SOCIAL SERVICES FUND	2.0000000	\$6.62	WASTE LAND		
WIGGINS RURAL FIRE DIST	7.0000000	\$23.17	Total	\$12,550	\$3,310
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.08			
WIGGINS PEST CONTROL	0.4510000	\$1.49			
RE 50-J WIGGINS GENERAL	24.5780000	\$81.36			
RE 50-J WIGGINS BOND	14.6950000	\$48.64			
Taxes Billed 2022	75.7300000	\$250.68			

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Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013357
Assessed To

Parcel 129721000003
RUMSEY, L&R LAND LLC
1131 CO RD 1
WIGGINS, CO 80654

Legal Description

Situs Address

S: 21 T: 2 R: 60 NW1/4NW1/4

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$28.04	\$0.00	\$0.00	(\$28.04)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$7.21	GRAZING LAND	\$1,420	\$370
ROAD AND BRIDGE FUND	7.5000000	\$2.78	Total	\$1,420	\$370
SOCIAL SERVICES FUND	2.0000000	\$0.74			
WIGGINS RURAL FIRE DIST	7.0000000	\$2.59			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.01			
WIGGINS PEST CONTROL	0.4510000	\$0.17			
RE 50-J WIGGINS GENERAL	24.5780000	\$9.10			
RE 50-J WIGGINS BOND	14.6950000	\$5.44			
Taxes Billed 2022	75.7300000	\$28.04			

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Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R012900
Assessed To

Parcel 129721000004
RUMSEY, L&R LAND LLC
1131 CO RD I
WIGGINS, CO 80654

Legal Description

Situs Address

S: 21 T: 2 R: 60 SW1/4NW1/4 & NW1/4SW1/4 EX B399 P438

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$56.80	\$0.00	\$0.00	(\$56.80)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$14.61	GRAZING LAND	\$2,850	\$750
ROAD AND BRIDGE FUND	7.5000000	\$5.63	Total	\$2,850	\$750
SOCIAL SERVICES FUND	2.0000000	\$1.50			
WIGGINS RURAL FIRE DIST	7.0000000	\$5.25			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.02			
WIGGINS PEST CONTROL	0.4510000	\$0.34			
RE 50-J WIGGINS GENERAL	24.5780000	\$18.43			
RE 50-J WIGGINS BOND	14.6950000	\$11.02			
Taxes Billed 2022	75.7300000	\$56.80			

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Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013093
Assessed To

Parcel 129717000001
RUMSEY, L&R LAND LLC
1131 CO RD 1
WIGGINS, CO 80654

Legal Description
S: 17 T: 2 R: 60 ALL

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$455.12	\$0.00	\$0.00	(\$455.12)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$117.09	GRAZING LAND	\$22,770	\$6,010
ROAD AND BRIDGE FUND	7.5000000	\$45.07	Total	\$22,770	\$6,010
SOCIAL SERVICES FUND	2.0000000	\$12.02			
WIGGINS RURAL FIRE DIST	7.0000000	\$42.07			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.14			
WIGGINS PEST CONTROL	0.4510000	\$2.71			
RE 50-J WIGGINS GENERAL	24.5780000	\$147.71			
RE 50-J WIGGINS BOND	14.6950000	\$88.31			
Taxes Billed 2022	75.7300000	\$455.12			

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Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013092
Assessed To

Parcel 129709000002
RUMSEY, L&R LAND LLC
1131 CO RD I
WIGGINS, CO 80654

Legal Description

Situs Address

S: 09 T: 2 R: 60 W1/2W1/2

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$113.60	\$0.00	\$0.00	(\$113.60)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$29.23	GRAZING LAND	\$5,690	\$1,500
ROAD AND BRIDGE FUND	7.5000000	\$11.25	Total	\$5,690	\$1,500
SOCIAL SERVICES FUND	2.0000000	\$3.00			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.50			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.68			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.87			
RE 50-J WIGGINS BOND	14.6950000	\$22.04			
Taxes Billed 2022	75.7300000	\$113.60			

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Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013094
Assessed To

Parcel 129718000001
RUMSEY, L&R LAND LLC
1131 CO RD 1
WIGGINS, CO 80654

Legal Description
S: 18 T: 2 R: 60 ALL

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$1,171.56	\$0.00	\$0.00	(\$1,171.56)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$301.40	DRY FARM LAND	\$45,200	\$11,930
ROAD AND BRIDGE FUND	7.5000000	\$116.03	GRAZING LAND	\$13,410	\$3,540
SOCIAL SERVICES FUND	2.0000000	\$30.94	Total	\$58,610	\$15,470
WIGGINS RURAL FIRE DIST	7.0000000	\$108.29			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.36			
WIGGINS PEST CONTROL	0.4510000	\$6.98			
RE 50-J WIGGINS GENERAL	24.5780000	\$380.23			
RE 50-J WIGGINS BOND	14.6950000	\$227.33			
Taxes Billed 2022	75.7300000	\$1,171.56			

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Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R015378
Assessed To

Parcel 129707000003
RUMSEY, L&R LAND LLC
1131 CO RD I
WIGGINS, CO 80654

Legal Description
S: 07 T: 2 R: 60 S1/2S1/2

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$112.08	\$0.00	\$0.00	(\$112.08)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$28.83	GRAZING LAND	\$5,590	\$1,480
ROAD AND BRIDGE FUND	7.5000000	\$11.10	Total	\$5,590	\$1,480
SOCIAL SERVICES FUND	2.0000000	\$2.96			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.36			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.67			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.38			
RE 50-J WIGGINS BOND	14.6950000	\$21.75			
Taxes Billed 2022	75.7300000	\$112.08			

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Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013090
Assessed To

Parcel 129707000001
RUMSEY, L&R LAND LLC
1131 CO RD I
WIGGINS, CO 80654

Legal Description

Situs Address

S: 07 T: 2 R: 60 S1/2N1/2

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$111.32	\$0.00	\$0.00	(\$111.32)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$28.65	GRAZING LAND	\$5,550	\$1,470
ROAD AND BRIDGE FUND	7.5000000	\$11.02	Total	\$5,550	\$1,470
SOCIAL SERVICES FUND	2.0000000	\$2.94			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.29			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.66			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.13			
RE 50-J WIGGINS BOND	14.6950000	\$21.60			
Taxes Billed 2022	75.7300000	\$111.32			

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Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013091
Assessed To

Parcel 129708000002
RUMSEY, L&R LAND LLC
1131 CO RD I
WIGGINS, CO 80654

Legal Description

Situs Address

S: 08 T: 2 R: 60 S1/2 & NE1/4

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$341.56	\$0.00	\$0.00	(\$341.56)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$87.88	GRAZING LAND	\$17,080	\$4,510
ROAD AND BRIDGE FUND	7.5000000	\$33.83	Total	\$17,080	\$4,510
SOCIAL SERVICES FUND	2.0000000	\$9.02			
WIGGINS RURAL FIRE DIST	7.0000000	\$31.57			
N KJOWA BIJOU MGMT DIST	0.0230000	\$0.10			
WIGGINS PEST CONTROL	0.4510000	\$2.03			
RE 50-J WIGGINS GENERAL	24.5780000	\$110.85			
RE 50-J WIGGINS BOND	14.6950000	\$66.28			
Taxes Billed 2022	75.7300000	\$341.56			

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Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013164
Assessed To

Parcel 129706000001
MAGNUM FEEDYARD CO LLC
P O BOX 126
WIGGINS, CO 80654

Legal Description
S: 06 T: 2 R: 60 ALL

Situs Address
11665 CO RD 1, 11649 CO RD 1

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$37,529.84	\$0.00	\$0.00	(\$37,529.84)	\$0.00
Total Tax Charge					\$0.00
Special Assessment: N KIOWA BIJOU WELL ASMT					
2022	\$120.00	\$0.00	\$0.00	(\$120.00)	\$0.00
Total Special Assessment: N KIOWA BIJOU WELL ASMT					\$0.00
GRAND TOTAL					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

N KIOWA BIJOU WELL ASMT \$120.00

Tax Billed at 2022 Rates for Tax Area 123 - 123 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$9,551.34	SPRINKLER	\$127,750	\$33,730
ROAD AND BRIDGE FUND	7.5000000	\$3,676.80	IRRIGATED LAND		
SOCIAL SERVICES FUND	2.0000000	\$980.48	DRY FARM LAND	\$8,770	\$2,320
WIGGINS RURAL FIRE DIST	7.0000000	\$3,431.68	GRAZING LAND	\$4,080	\$1,080
MORGAN CO QUALITY WATER	0.8240000	\$403.96	FARM/RANCH WASTE LAND	\$30	\$10
N KIOWA BIJOU MGMT DIST	0.0230000	\$11.28	ALL OTHER AG - LAND	\$234,000	\$67,860
WIGGINS PEST CONTROL	0.4510000	\$221.10	FARM/RANCH RESIDENCE	\$217,180	\$15,090
RE 50-J WIGGINS GENERAL	24.5780000	\$12,049.12			
RE 50-J WIGGINS BOND	14.6950000	\$7,204.08	ALL OTHER AG - IMPS	\$1,276,380	\$370,150
Taxes Billed 2022	76.5540000	\$37,529.84			
				Total	\$1,868,190
					\$490,240

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Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013165
Assessed To

Parcel 122331000004
MAGNUM FEEDYARD CO LLC
P O BOX 126
WIGGINS, CO 80654

Legal Description
S: 31 T: 3 R: 60 S1/2

Situs Address
12293 CO RD 1, 12331 CO RD 1

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$4,705.12	\$0.00	\$0.00	(\$4,705.12)	\$0.00
Total Tax Charge					\$0.00
Special Assessment: N KIOWA BIJOU WELL ASMT					
2022	\$60.00	\$0.00	\$0.00	(\$60.00)	\$0.00
Total Special Assessment: N KIOWA BIJOU WELL ASMT					\$0.00
GRAND TOTAL					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 501

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$1,210.48	SPRINKLER	\$156,500	\$41,320
ROAD AND BRIDGE FUND	7.5000000	\$465.98	IRRIGATED LAND		
SOCIAL SERVICES FUND	2.0000000	\$124.26	DRY FARM LAND	\$8,700	\$2,300
WIGGINS RURAL FIRE DIST	7.0000000	\$434.91	FARM/RANCH	\$100	\$30
N KIOWA BIJOU MGMT DIST	0.0230000	\$1.43	WASTE LAND		
WIGGINS PEST CONTROL	0.4510000	\$28.02	FARM/RANCH	\$221,540	\$15,400
RE 50-J WIGGINS GENERAL	24.5780000	\$1,527.04	RESIDENCE		
RE 50-J WIGGINS BOND	14.6950000	\$913.00	FARM/RANCH	\$11,680	\$3,080
			SUPPORT IMPS		
Taxes Billed 2022	75.7300000	\$4,705.12	Total	\$398,520	\$62,130

N KIOWA BIJOU WELL ASMT **\$60.00**

*****TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK*****

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R020893
Assessed To

Parcel 129707000004
MAGNUM FEEDYARD CO LLC
P O BOX 126
WIGGINS, CO 80654

Legal Description
S: 07 T: 2 R: 60 N1/2N1/2

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$111.32	\$0.00	\$0.00	(\$111.32)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$28.65	GRAZING LAND	\$5,550	\$1,470
ROAD AND BRIDGE FUND	7.5000000	\$11.02	Total	\$5,550	\$1,470
SOCIAL SERVICES FUND	2.0000000	\$2.94			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.29			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.66			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.13			
RE 50-J WIGGINS BOND	14.6950000	\$21.60			
Taxes Billed 2022	75.7300000	\$111.32			

*****TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK*****

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ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013359
Assessed To

Parcel 129705000004
MAGNUM FEEDYARD CO LLC
P O BOX 126
WIGGINS, CO 80654

Legal Description

S: 05 T: 2 R: 60 LTS 3 & 4 (AKA N1/2NW1/4), S1/2NW1/4 & SW1/4

Situs Address

11344 CO RD 1

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$22,247.20	\$0.00	\$0.00	(\$22,247.20)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 103 - 103 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$5,723.52	GRAZING LAND	\$6,970	\$1,840
ROAD AND BRIDGE FUND	7.5000000	\$2,203.27	FARM/RANCH	\$20	\$10
SOCIAL SERVICES FUND	2.0000000	\$587.54	WASTE LAND		
WIGGINS RURAL FIRE DIST	7.0000000	\$2,056.39	ALL OTHER AG -	\$219,600	\$63,680
N KIOWA BIJOU MGMT DIST	0.0230000	\$6.76	LAND		
WIGGINS PEST CONTROL	0.4510000	\$132.49	ALL OTHER AG -	\$787,020	\$228,240
RE 50-J WIGGINS GENERAL	24.5780000	\$7,220.28	IMPS		
RE 50-J WIGGINS BOND	14.6950000	\$4,316.95			
		<u>\$4,316.95</u>	Total	<u>\$1,013,610</u>	<u>\$293,770</u>
Taxes Billed 2022	75.7300000	\$22,247.20			

*****TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK*****

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Appendix 8. Proof of Well Access

Water for the Taelor Project will be sourced from the Magnum Feedyard, LLC Ranch. As a part of the Option to Lease Agreement with Magnum Feedyard, the following language ensures that water for construction and operations will be purchased from and served by the Landowner.

10.3. **Water for Project; Cooperation and Reimbursement of Costs.** During the Term, Landowner shall make agricultural water available to Lessee to the extent available to Landowner and in an amount not greater than one thousand (1,000) acre feet at a price of [REDACTED] dollars per acre foot in accordance with the Water Supply Agreement to be negotiated in good faith and entered into by the Parties. Lessee will not attempt to obtain any water rights on the Property and will have no right to drill for water on the Property without Landowner's prior written consent.



Appendix 9. Interconnection Certification



BALANCED ROCK

POWER


Ms. Nicole Hay
Director, Planning and Zoning
Morgan County
231 Ensign Street
P.O. Box 596
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Interconnection Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(D), Balanced Rock Power hereby certifies that it intends to enter into an interconnection agreement with Public Service Company of Colorado (Xcel Energy) in connection with the Project. The Project is proposed to interconnect at a new switching station along Xcel Energy’s Fort Lupton to Pawnee 230kV transmission line, which runs through the Project area. Final details concerning the point of interconnection and the interconnection facilities are subject to negotiations with Xcel Energy. Additionally, Balanced Rock Power hereby certifies that it intends to enter into a crossing agreement with Xcel Energy to accommodate the Project’s electrical lines crossing Xcel Energy’s transmission line. Final details concerning the crossing agreement are subject to negotiations with Xcel Energy.

Sincerely,

DocuSigned by:

AC2004D2B181493...

Dana Diller
Chief Commercial Officer
Balanced Rock Power Development, LLC

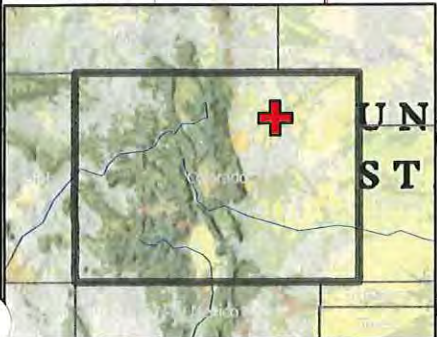
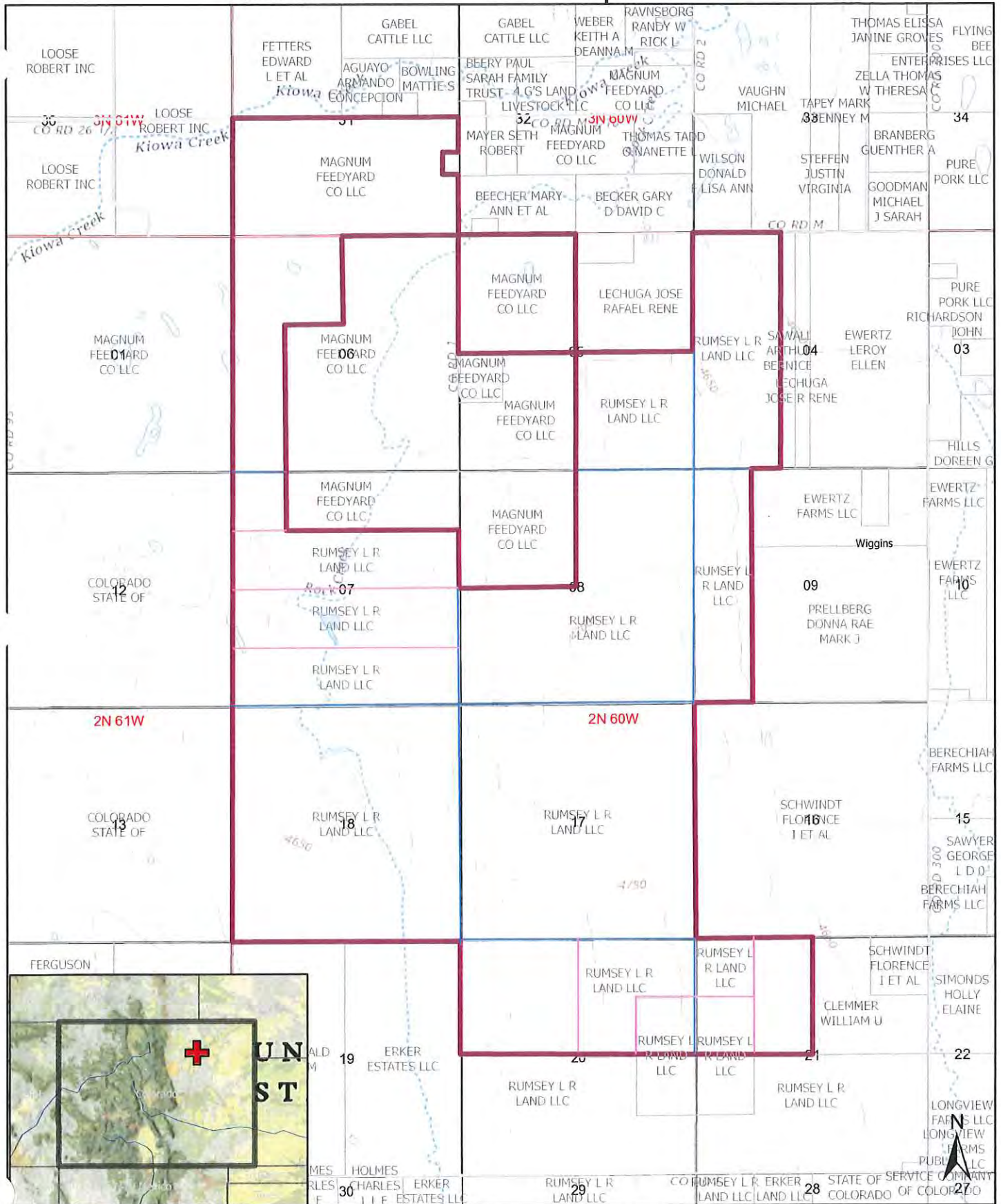


BALANCED ROCK
POWER

Appendix 10. Request for Section Line and Lot Line Setback Waivers

Pursuant to the amendments to Morgan County Zoning Regulations passed in December 2022 and codified in *Solar Collector Facility Regulations Solar Collector Facility Standards (4-825, Sections 3 and 4)*, Taelor Solar 1 respectfully requests to initiate the waiver process of the section line setback requirements for county roads not yet in existence, and for interior property line setback requirements. It is typical for utility-scale solar projects to cross parcel lines as well as cover multiple sections. The Taelor Solar project crosses multiple parcel lines under the same ownership. Balanced Rock Power has been coordinating closely with both landowners throughout the course of the design process.

Taylor Solar Waiver Request Lines



- Section line (may include parcel line)
- Parcel line only
- Taylor Solar Permitting Boundary
- parcels

0 0.25 0.5 1 Miles

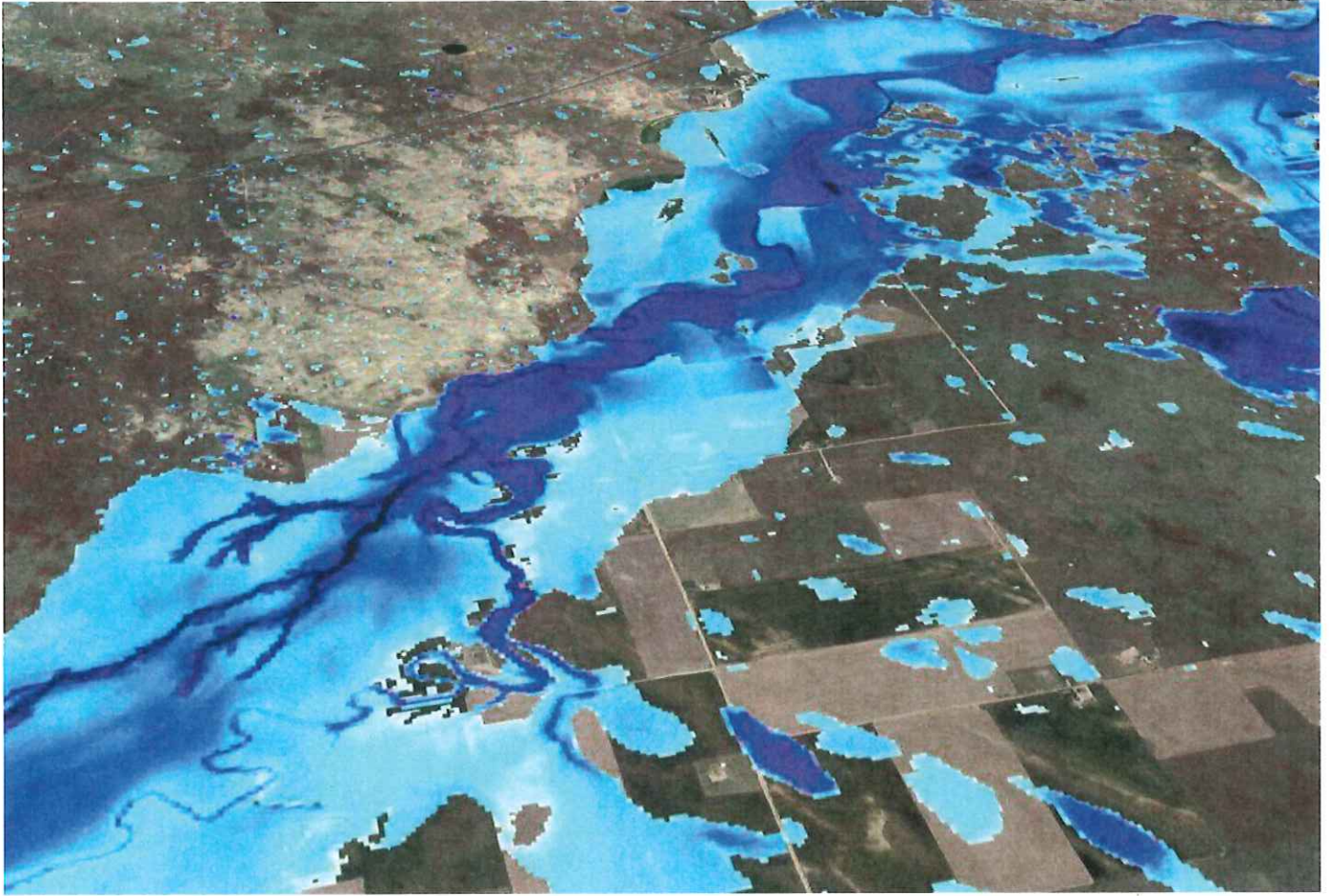
1:45,000

5/25/2023

Basemap: World Terrain



Appendix 11. Hydrology Study



PRELIMINARY HYDROLOGY STUDY

Taelor Solar Project

Weld and Morgan Counties, Colorado

FEBRUARY 8, 2022

PREPARED FOR:



PREPARED BY:

Westwood

Westwood

Preliminary Hydrology Study

Taelor Solar Project

Weld and Morgan Counties, Colorado

Prepared For:

Balanced Rock Power
310 E 100 S
Moab, UT 84532

Prepared By:

Westwood
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
(952) 937-5150

Project Number: R0034723.00
Date: February 8, 2022

Westwood

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Exhibits

Exhibit 1: Location Map
Exhibit 2: Base Hydrologic Map
Exhibit 3: USGS, FEMA, and NWI Wetlands Map
Exhibit 4: Soils Map
Exhibit 5: Landcover Map
Exhibit 6: Curve Number and Topographic Source Map
Exhibit 7: 100-Year Max Flood Depth Map
Exhibit 7a: 100-Year Max Flood Depth Project Area Map
Exhibit 8: 100-Year Peak Velocity Map
Exhibit 8a: 100-Year Peak Velocity Project Area Map
Exhibit 9: 100-Year Scour Map
Exhibit 10: 50-Year Max Flood Depth Map
Exhibit 10a: 50-Year Max Flood Depth Project Area Map
Exhibit 11: 50-Year Peak Velocity Map
Exhibit 11a: 50-Year Peak Velocity Project Area Map
Exhibit 12: 50-Year Scour Map

Appendices

Appendix A: NOAA Atlas 14 Precipitation Data
Appendix B: Curve Number Table
Appendix C: FEMA Flood Insurance Rate Map (FIRM)
Appendix D: USGS StreamStats Reports

Executive Summary

The purpose of this study is to analyze and review the existing hydrology of Phases 1 and 2 of the Taelor Solar Project (Project or Site) and any impacts that the hydrology may play in the design of the proposed solar array. This report was prepared to be used by the Project Team in the design and layout of the Project and not intended for submittal to reviewing agencies for stormwater permitting.

The Project Site is proposed on approximately 17 square miles and is located within Weld and Morgan Counties, Colorado, approximately 2.75 miles southwest of the city of Wiggins in Morgan County, Colorado. The Site is located on rough and varying land that generally slopes inwards towards the onsite reaches. The modeled watershed area encompasses approximately 94 square miles and generally drains northeast.

The analysis of the 100-year, 24-hour storm shows low water depths and velocities (Exhibits 7 through 8A) across the majority of the Site, outside of the onsite reaches and creeks. Higher flood depths and velocities exist within these creeks and their surrounding area. The floodplains onsite are fairly large; however, the flooding is generally well-contained within the floodplain limits. There are also scattered low-lying areas with localized ponding across the Project Site. Minimal velocities and scour are expected on site, outside of the onsite reaches and floodplains, due to the rough terrain and lack of consistent steep slopes.

The analysis of the 50-year, 24-hour storm event yielded similar results to those of the 100-year, 24-hour storm, but with slightly less severe depths, velocities, and scour (Exhibits 10-12).

Based on experience with similar projects, the majority of the Site is suitable for the planned development; however there are portions of the site which will be unusable for solar development, based on the presences of hazardous flows and velocities.

1.0 Data Sources

Table 1 – Data Sources

Task	Format	Source	Use
Elevation	2ft LiDAR	The National Map	FLO-2D Model Elevations
Crop Data	Shapefile	USDA 2013 Crop Data Layer	Landcover
Soils	Shapefile	USGS SSURGO Dataset	Curve Numbers
Precipitation	PDF File	NOAA Atlas 14	Design Storms
HUC-12 Drainage Boundary	Shapefile	USGS	Define Model Extents
Site Boundary	Taelor Solar - Max Footprint2.shp	Balanced Rock Power	Define Model Extents
2014 Aerial Photography	ArcGIS Map Service	USDA FSA	Reference
FEMA Flood Zones	PDF; Shapefile	FEMA	Reference
Culvert Locating and Sizing	Aerial Imagery	Google Earth	Culvert Modeling
Peak Flowrates	PDF	USGS StreamStats	Inflow Hydrographs

2.0 Coordinate System

Table 2 – Coordinate System Used

Projection	State Plane Coordinate System
Zone	Colorado North (FIPS 501)
Datum	NAD83
Planar Units	Feet (U.S. Survey)

3.0 Existing Conditions

3.1 Project Location

The Project Site, Phases 1 and 2 of the Taelor Solar Project, covers approximately 17 square miles and is located within Weld and Morgan Counties, Colorado (Exhibit 1). The Project Site is located approximately 50 miles northeast of Denver, with the nearest town being Wiggins in Morgan County, Colorado. Wiggins is located 2.75 miles northeast of the Project Area (Exhibit 1).

3.2 Watershed Hydrology

The modeled watershed area encompasses approximately 94 square miles that generally discharges to the northeast. The watershed is primarily defined by Kiowa Creek, which originates south of the Project, entering the Project through its southwest corner and flowing northeast through its limits. Kiowa Creek is defined by a fairly wide floodplain, which can range from 2,000 ft to over a mile in width.

Jack Rabbit Creek flows into Kiowa Creek just within the southwest limits of the Site, also originating from the south, but just west of Kiowa Creek.

Rock Creek enters the watershed from the south, approximately 5 miles east of Kiowa Creek, and then flows north through the eastern portion of the Site. Rock Creek then flows into Kiowa Creek within the northeastern corner of the Project.

An additional unnamed tributary of Kiowa Creek enters the watershed from the southeast. The tributary flows north-northwest just east of the project, before flowing into Kiowa Creek roughly 2,500 ft downstream of its junction with Rock Creek, just off the eastern limits of the Site.

See Exhibits 2 and 3 for geospatial displays of the watershed and its features.

3.3 Onsite Conditions

The Project is located on varying landscape, defined by several reaches as well as distributed patches of rougher terrain. The northwestern portion of the site generally is rougher, containing rolling slopes of 1% to 4%, with rougher distributions of a sort of prairie-pothole landscape, defined by many pockets of low-lying depressions. This area minimally discharges; however, there is a subtle drainage pattern towards Kiowa Creek to the southeast.

The majority of the stretch of land extended from the southwestern corner to the northeastern corner of the Site is defined by the channel and floodplain of Kiowa Creek. The floodplain is generally flatter, with more consistent slopes generally less than 0.5%. The southeastern banks are generally made up of rolling terrain with slopes generally between 1% to 4%, whereas the northwestern banks are more

comprised of the rough, prairie-pothole landscape. Kiowa Creek discharges offsite to the northeast.

The eastern portion of the project is generally covered by the channel and floodplain of Rock Creek, as it flows north and merges with Kiowa Creek. The banks are generally made up of the rolling landscape; however, there are small instances of isolated rough prairie-pothole patches. The majority of the runoff from this portion of the site discharges offsite to the northeast via Kiowa Creek.

US Fish and Wildlife Service National Wetlands Inventory (NWI Wetlands) provides information on the distribution of US wetlands and are shown in Exhibit 3. The NWI Wetlands dataset is not all-inclusive and other wetlands not shown may exist. The landcover on the Project area is primarily pastureland and agricultural row crops (Exhibit 6) and has soils that are primarily belonging to Hydrologic Soil Group (HSG) A (Exhibit 5). Typically, A soils are sands.

The main potential hydrologic issues on Site are riverine flooding and erosive velocities, although isolated pockets of ponding should also be considered.

3.4 FEMA Flood Zones

FEMA has completed a study to determine flood hazards for the selected location; the project area is covered by FIRM panels 08087C0575D, 08123C2035E, 08123C2050E, and 08087C0555D (Appendix C). FIRM panels 08123C2035E and 08123C2050E are within Weld County and have not yet been printed; however, electronic flood zones have been delineated for portions of these panels. The Project contains areas of FEMA Zone A flood hazards (Exhibits 3, 7, and 10), particularly associated with Rock Creek and the portions of Kiowa Creek within Morgan County. A FEMA Zone A flood hazard is a 100-year flood hazard with no defined base flood elevation. Preliminary FIRM panels have been issued for Weld County; however, they have not yet been made available or effective.

4.0 Proposed Conditions

4.1 Proposed Conditions

The majority of the proposed solar facility will consist of above ground mounted solar modules. A climate-specific grass seed mix should be planted below the modules and would make up a majority of the land cover. A small amount of impervious surface will be added from the gravel access roads and electrical equipment pads. The Project should be designed to minimize grading and maintain existing drainage patterns. A flood analysis of pre-development and post development depths may need to be completed once civil design is finalized for permitting purposes.

4.2 Post-Construction Stormwater Management

A desktop review of Weld County and Morgan County Stormwater Management and Drainage Requirements identified the 2020 Weld County Engineering and Construction Criteria manual, the Morgan County Zoning Regulations, and the Mile High Flood District (MHFD) Criteria Manual. As the Site design progresses, these manuals and documents should be referenced in order to assure that the Site design complies with any rate control, volume control, or water quality requirements that are outlined within them.

The typical solar project's low-impact development technique of converting the land cover from a row crop field to a meadow grass will provide post-construction stormwater management to meet most agency requirements. The proposed meadow grass will act as a vegetated filter providing both runoff treatment and reduction when compared to existing conditions. As the Project design advances, the post-construction stormwater management should be reviewed in further detail with the County Engineer.

5.0 FLO-2D Modeling

5.1 FLO-2D Modeling Overview

FLO-2D is a physical process model that routes rainfall runoff and flood hydrographs over flow surfaces or in channels using the dynamic wave approximation to the momentum equation. FLO-2D offers advantages over 1-D models and unit hydrograph methods by allowing for breakout flows and visualization of flows across a potential site. The primary inputs are a DTM (elevation data), curve numbers, and precipitation. No culverts were included in the model; all roadways and berms were assumed to overtop.

A FLO-2D model with 50-foot grid cells was utilized to model the watershed within and directly impacting the Project Site.

5.2 Elevation Data

The elevation data input into the FLO-2D model was 2ft LiDAR data from The National Map (Exhibit 6). This data was exported as a single digital terrain model (DTM), which is read directly into FLO-2D.

5.3 Watershed Soils and Land Cover

USDA-NRCS SSURGO soil data provides soil types within the Project boundary and full coverage of the contributing watershed. Soils are primarily classified as Hydrologic Soil Group (HSG) A within the Project boundary (Exhibit 4). Land cover was obtained from the USDA 2013 Crop Data Layer. Exhibit 5 displays the land cover classes for the entire watershed. Curve numbers were applied to each

grid cell in the FLO-2D model based on intersecting the grid with the curve numbers (Exhibit 6).

5.4 Precipitation

Precipitation data was downloaded from NOAA Atlas 14 (Appendix A) and used for the FLO-2D analysis for the 100-Year and 50-Year, 24-Hour storm events. Using the 100-Year and 50-Year rainfall depths of 4.54 inches and 3.95 inches, respectively, for this location allows for the best initial analysis in order to determine the worst areas of flooding and erosion during multiple different storm events. Rainfall inputs were distributed based on a site-specific nested Atlas 14 distribution pattern.

5.5 Inflows

Jack Rabbit Creek, Kiowa Creek, Rock Creek, and an Unnamed Tributary of Kiowa Creek all flow into the modeled watershed. USGS StreamStats provides 50-year and 100-year peak flow rates for these reaches (Appendix D). In order to account for these flows, inflow hydrographs were created at each location where these reaches enter the modeled watershed. Table 3 below displays the flow rates for each reach and flood event. See Exhibits 7 and 10 for inflow locations.

Table 3 – Inflow Rates

Reach	50-Year Peak Flow (cfs)	100-Year Peak Flow (cfs)
Jack Rabbit Creek	3,250	4,660
Kiowa Creek	28,900	40,700
Rock Creek	8,780	12,500
Unnamed Tributary	2,750	3,940

6.0 Flood Analysis Results

6.1 Existing Conditions Flood Analysis

The 100-year, 24-hour analysis shows low to moderate water depths and low velocities (Exhibits 7 through 8A) across the majority of the Site, outside of the influence of the onsite reaches. During a 100-year storm, the flood depths across the majority of the Project Area are less than 0.5 feet with velocities less than 1 foot/second, with the exception of the flows within the main onsite creeks and their associated floodplains. The 100-year flood depths within the onsite portions of the main channels of Kiowa Creek and Rock Creek can easily exceed 10ft, whereas the depths within the floodplains are generally between 2ft to 8ft. The area where the two creeks converge results in a large area of more significant flooding, due to the convergence of the creeks' floodplains. Although the extents of the floodplains are fairly wide, the flooding within them is generally well-contained to the floodplain

limits. The 100-year peak velocities within the channels can exceed 13 ft/second, whereas the velocities within the floodplain are generally between 1 ft/second and 6 ft/second. The majority of flood depths and velocities associated with the unnamed tributary to the east do not directly encroach onto the Project Area itself.

In addition to the riverine flooding, there are additional areas of isolated flooding within the more prairie-pothole portions of the site, particularly to the northwest. The 100-year flood depths within these pothole areas are generally less than 5ft, but have minimal velocities due to their disconnected nature. The presence of HSG A soils within the Project will likely help these flood depths infiltrate more quickly. See Table 3 below for a breakdown of 100-year flood depths within the Project Site.

Table 4 – Flood Depths Onsite

Peak Flow Depth (ft)	Percentage of Project Area Covered by Peak Flow Depths
0.00 - 0.49	56.5%
0.50 - 1.00	4.5%
1.01 - 1.50	5.6%
1.51 - 2.00	6.4%
2.01 - 2.50	5.9%
2.51 - 3.00	4.6%
3.01 - 4.00	5.9%
4.01 - 6.00	6.6%
6.01+	4.0%

See Exhibits 7 through 8A for areas within the Project with higher flood depths and velocities during the 100-year, 24-hour storm.

Overall, the results of the 50-year, 24-hour storm model were similar to those of the 100-year, 24-hour storm, but with slightly lower extremes. The exceedance of 13 ft flood depths within the creek channels is less common during the 50-year storm, although it still occurs in some areas. The majority of channel depths are generally less than 10 ft. Similarly, the presence of floodplain depths in excess of 7ft is less common during the 50-year storm, with the majority of the floodplain depths being less than 5ft. Within the isolated ponding locations, flood depths rarely exceed 4ft. Channel velocities are generally less than 10 ft/second, with floodplain velocities generally between 1 ft/second and 5.5 ft/second. See Exhibits 7 through 8A for areas within the Project with higher flood depths and velocities during the 50-year, 24-hour storm.

6.2 Scour

Minimal scour is expected onsite, outside of the main reaches and their associated floodplains, during both the 50-year and 100-year storms (Exhibits 9 and 12). The scour depths calculated for this Project are based on HEC-18 Pier Scour Equations of a 6-inch-wide pile perpendicular to flow. Scour calculations consist of local scour only with unarmored soils and pile bases to provide the conservative local scour results. These scour results do not account for general, rill, or gully scour.

7.0 Recommendations

Based on experience on similar projects, the majority of the Site is suitable for the planned development; however, portions of the site, as is seen in Table 4 as well as Exhibits 7-12, will be unsuitable for solar development, due to the presence of hazardous flows and velocities. These areas should be reviewed and considered as Site design progresses, for areas of avoidance, as well as any potential locations where infrastructure could be designed to accommodate higher flood depths. Additionally, local stormwater requirements and regulations should be reviewed as the design progresses, in order to ensure Site compliance.

8.0 Next Steps

1. Final engineering design should account for the flood depths and velocities presented in Exhibits 7-11A.
2. Facilities to be elevated 1' above the 100-year, 24-hour peak flood elevations.
3. Proposed facilities should avoid FEMA Flood Zones located onsite.
4. Stormwater management should be revisited to ensure the final design meets the local and state requirements.

9.0 Included Output Files

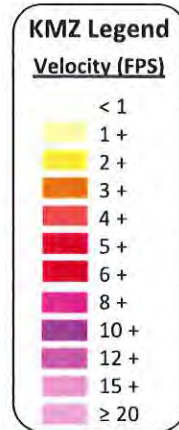
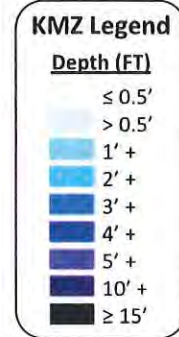
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2. Shapefile of 100-Year Rain Event Velocity
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 Attribute "VAR" = Max Velocity (Feet)

3. Shapefile of 50-Year Rain Event Flow Depth
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 Attribute "ID" = Grid Cell Number
 Attribute "VAR" = Max Flow Depth (Feet)

4. Shapefile of 50-Year Rain Event Velocity
2022-02-08_Taelor_PrelimVelocityatCell_50yr.shp
 Attribute "ID" = Grid Cell Number
 Attribute "VAR" = Max Velocity (Feet)

5. KMZ of FLO-2D Results
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 Overlay in Google Earth for graphical representation.

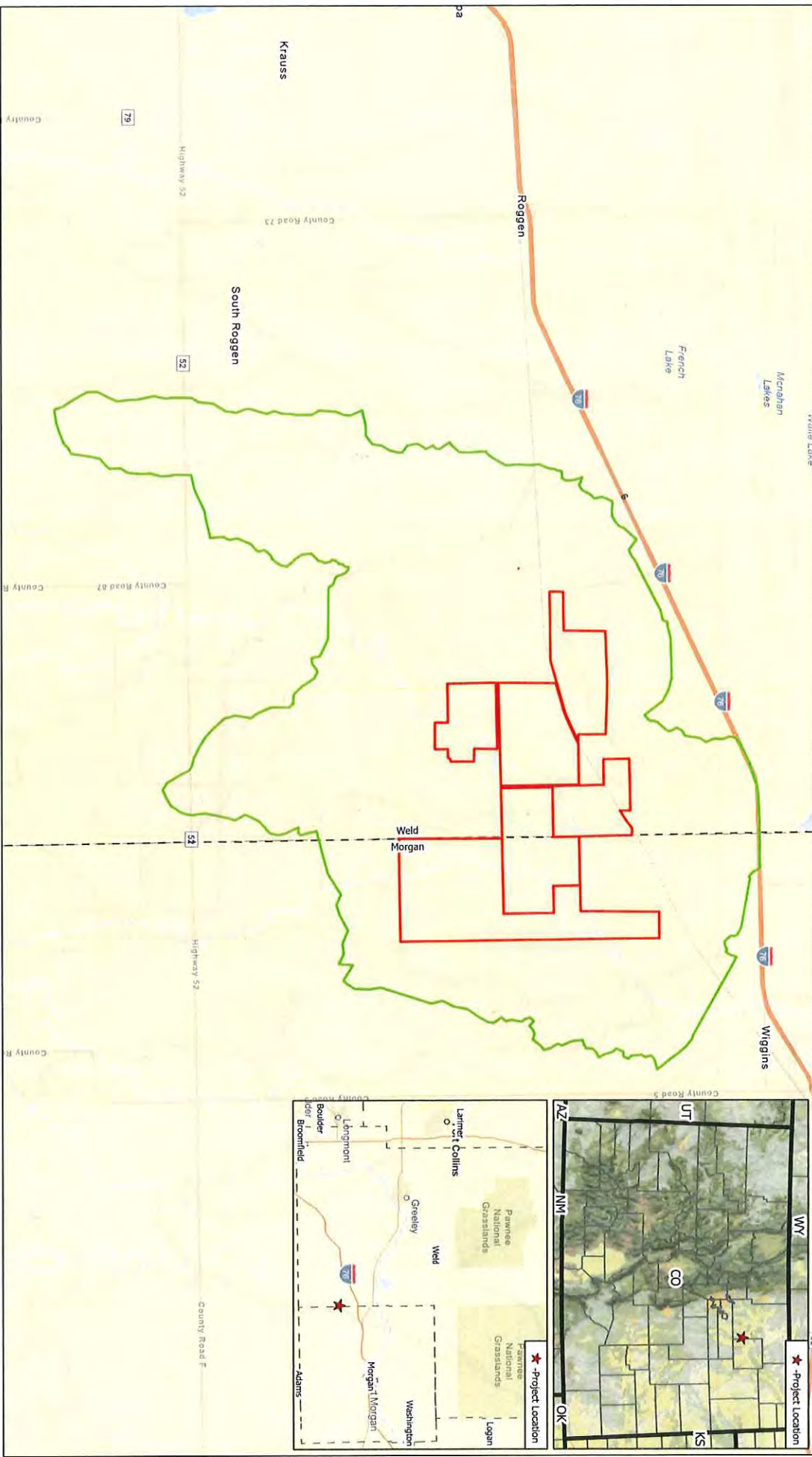


10.0 References Cited

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- Weld County Engineering and Construction Criteria, retrieved February 2022, from <https://www.weldgov.com/files/sharedassets/public/departments/public-works/documents/evans-folder/2020-weld-county-engineering-and-construction-criteria-final-version-2021-03-17.pdf>

The background of the page is a dark brown topographic map with intricate red contour lines. A vertical dashed red line runs down the center-left portion of the map. A small red 'X' is located on this dashed line in the middle section, and a solid red dot is located on the same dashed line in the lower section. The word "Exhibits" is printed in a white, serif font in the upper left quadrant of the page.

Exhibits

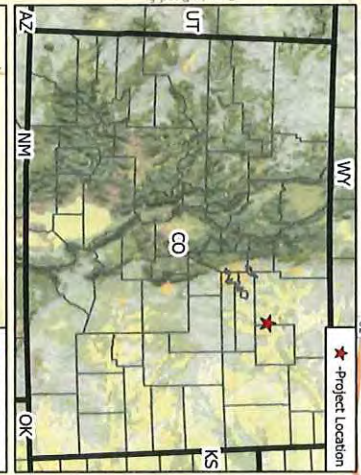


Data Source: Westwood (02/21, En MAP (02/21) FWA (02/21) USA (02/21))
Westwood
 Toll Free (888) 937-5150 www.westwood.com

Legend
 Project Boundary - Phases 1 & 2
 FLO-2D Boundary
 County Boundary



Taelor Solar Project
 Weld and Morgan Counties, Colorado
Exhibit 1: Location Map
 February 7, 2022

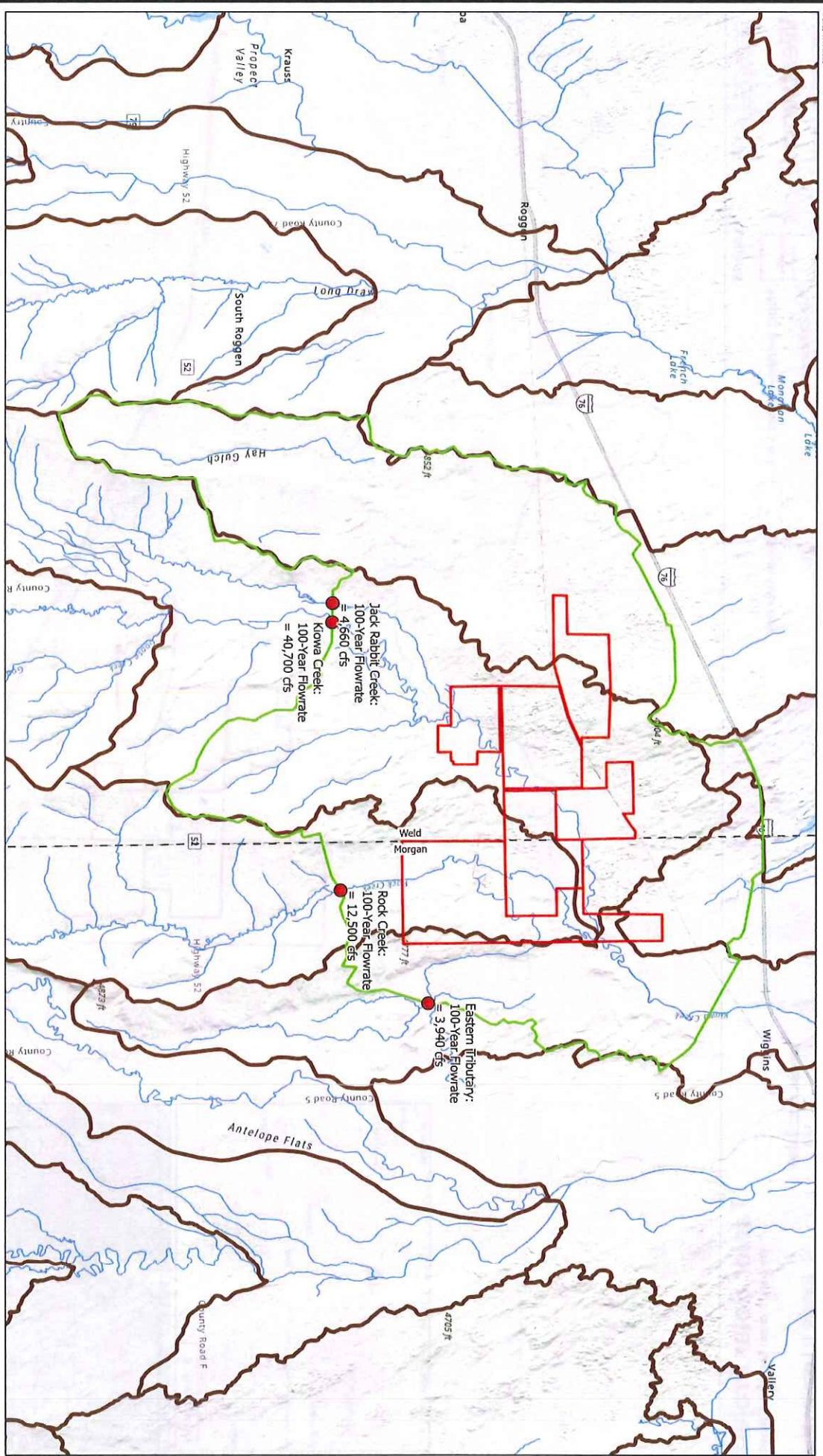


Legend

- Project Boundary- Phases 1 & 2
- FLO-2D Boundary
- HUC-12 Boundary
- NHD Flowlines
- County Boundary
- Inflow Location



Taylor Solar Project
 Weld and Morgan Counties, Colorado
Exhibit 2: Base Hydrologic Map
 February 7, 2022



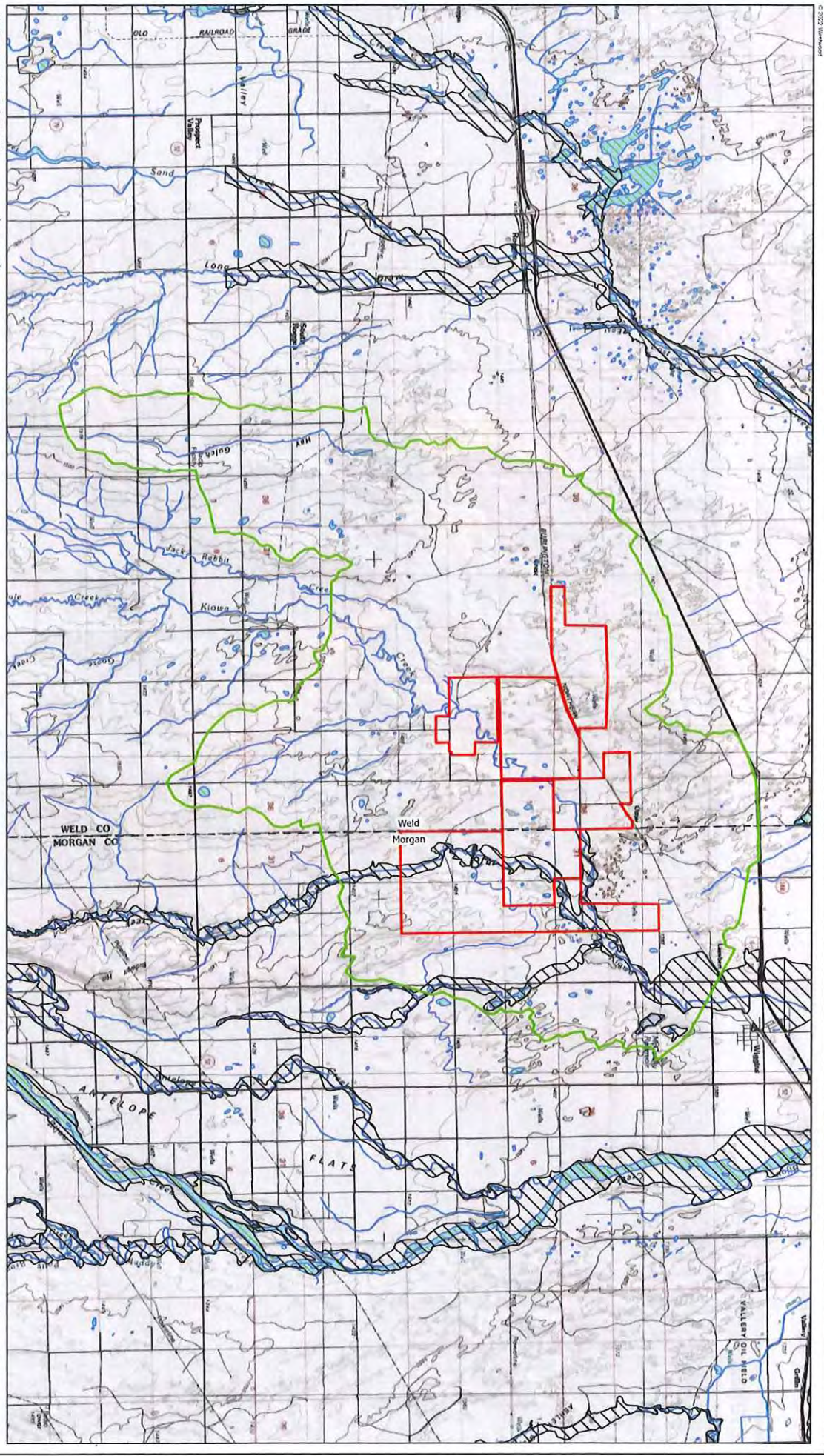
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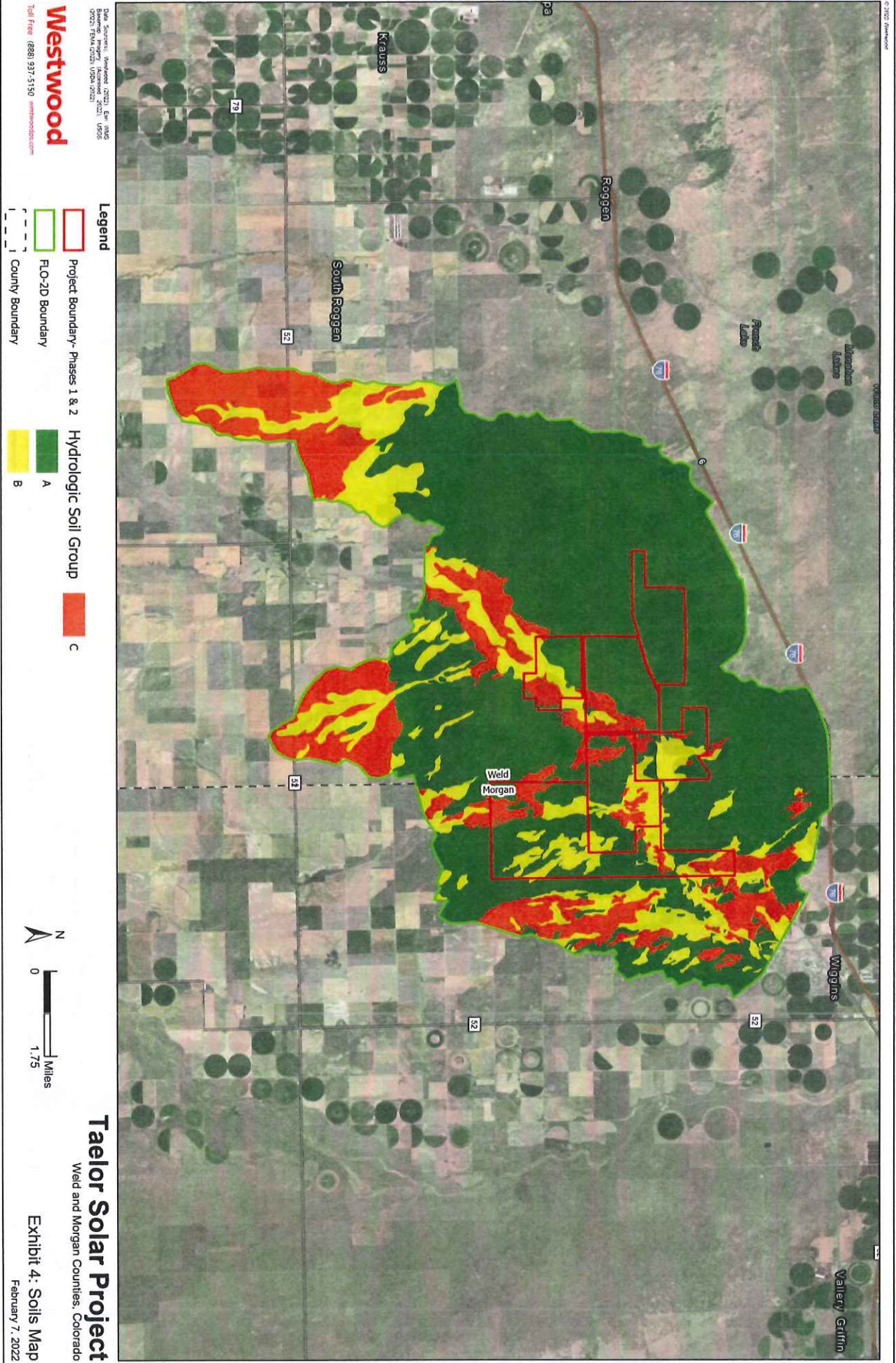
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USGS (2021, FEMA-A, NWI, USGS)
USGS (2021, FEMA-A, NWI, USGS)

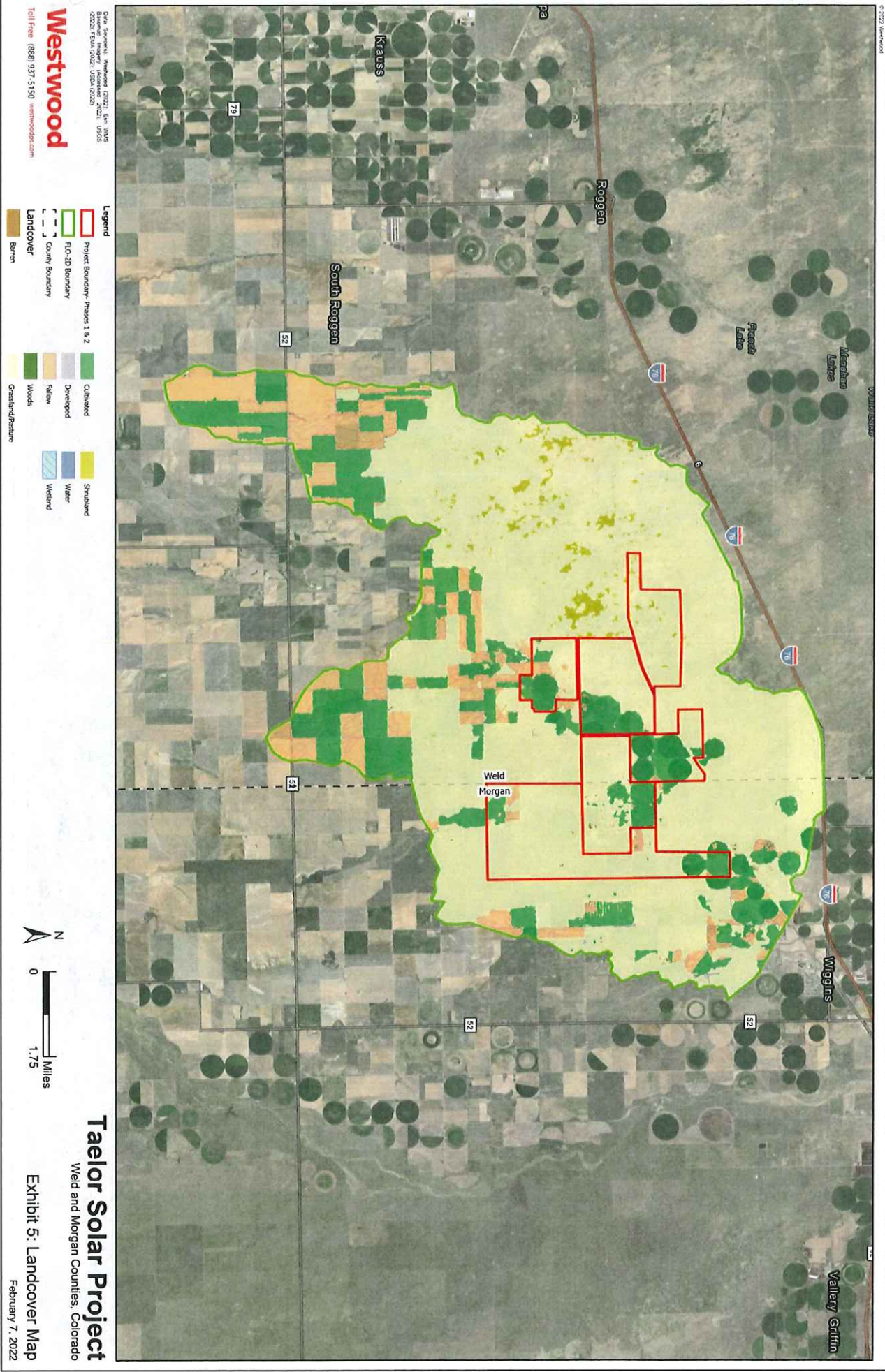
- Legend**
- Project Boundary- Phases 1 & 2
 - FLO-2D Boundary
 - County Boundary
 - FEMA Zone A
 - NWI Wetlands



Taylor Solar Project
Weld and Morgan Counties, Colorado
Exhibit 3: USGS, FEMA,
and NWI Wetlands Map
February 7, 2022



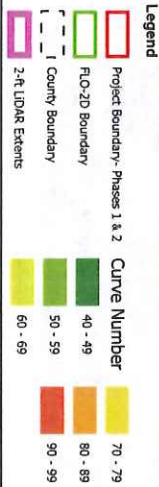




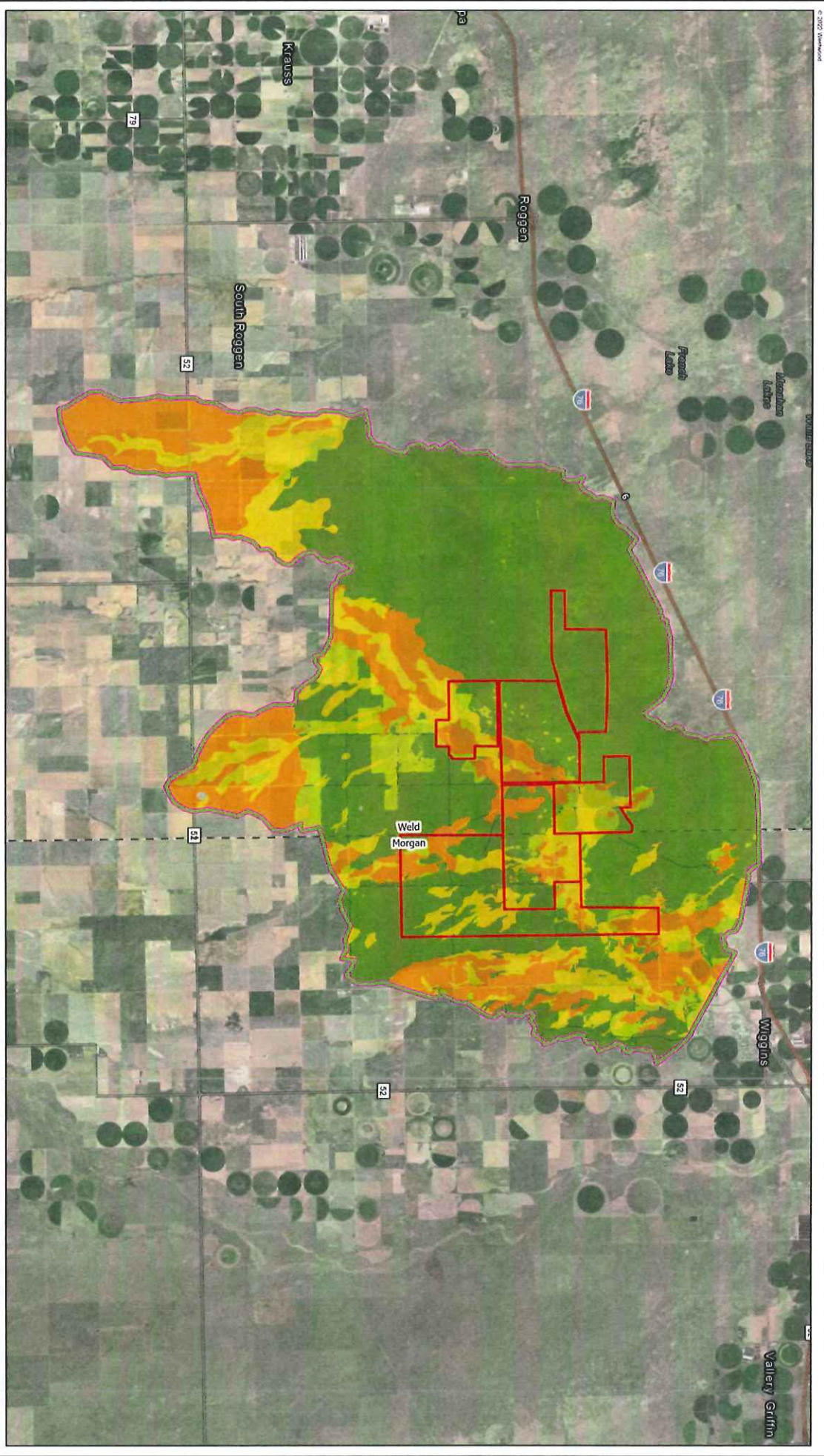
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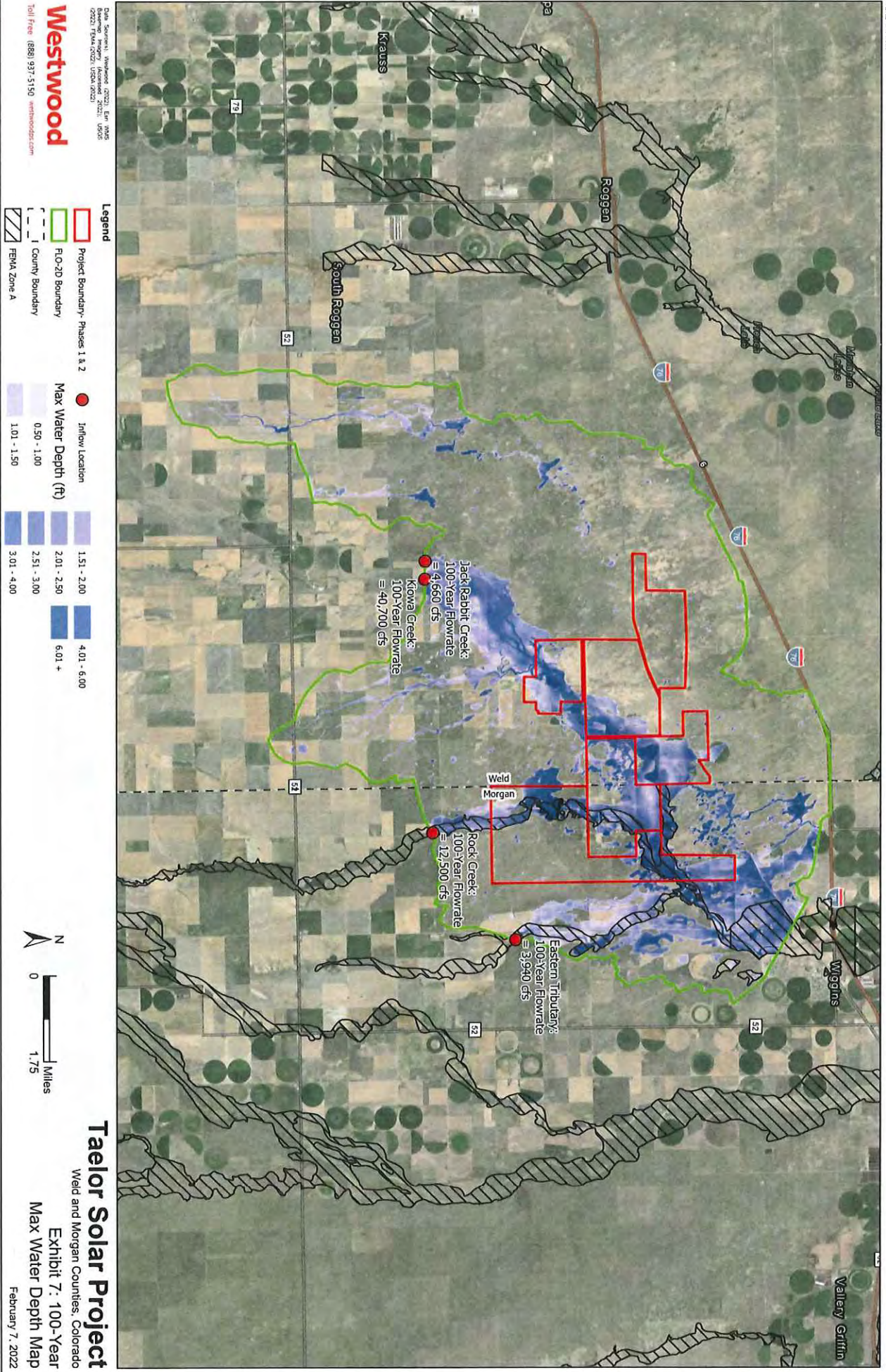
Taelor Solar Project
Weld and Morgan Counties, Colorado
Exhibit 5: Landcover Map
February 7, 2022

Paul Suter, Ph.D., 2022, for 1986
 Bureau of Reclamation, 2022, USGS
 2022, FEMA, 2022, USGS, 2022
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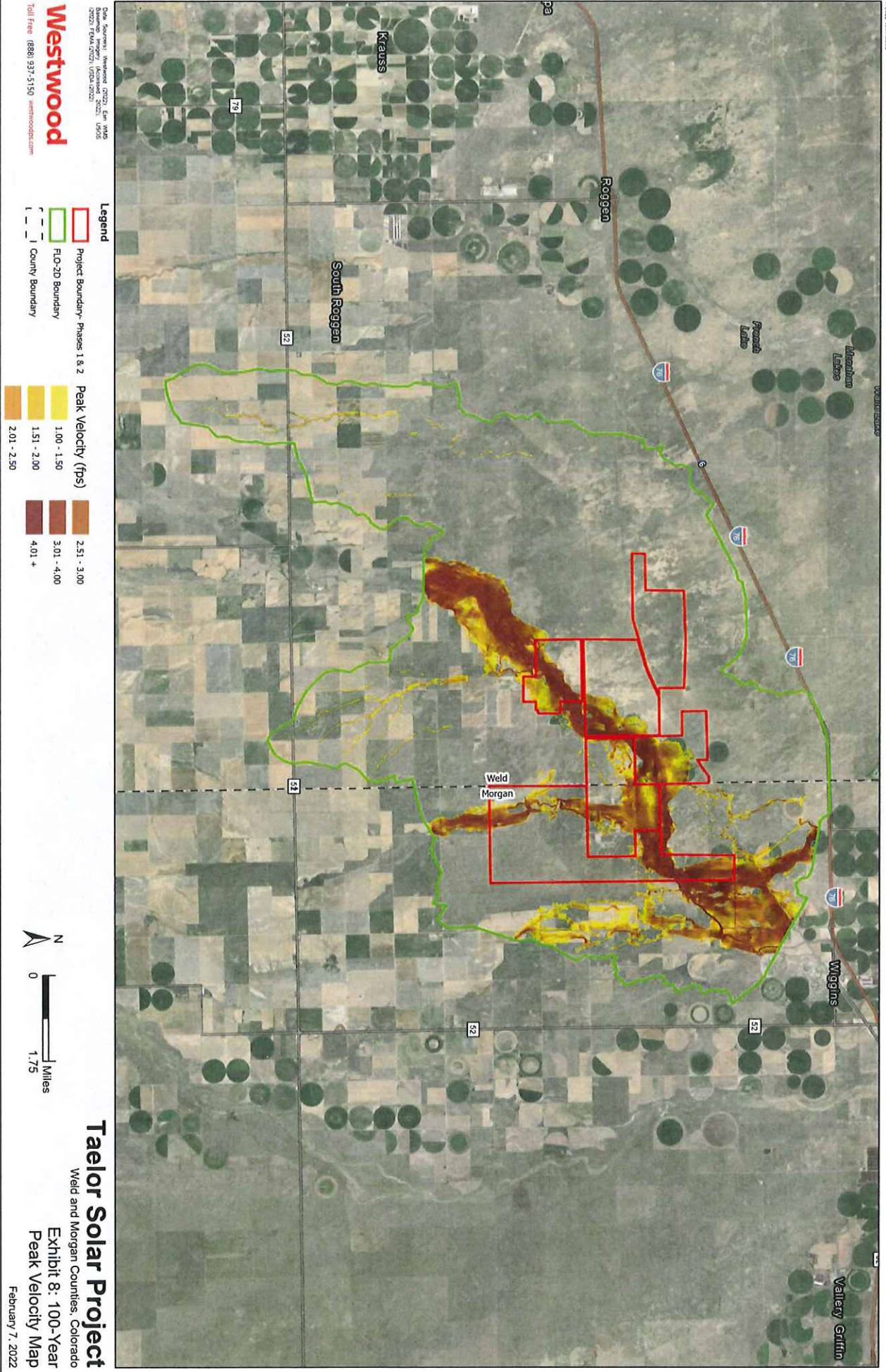
Taelor Solar Project
 Weld and Morgan Counties, Colorado
 Exhibit 6: Curve Number and
 Topographic Source Map
 February 7, 2022





Taelor Solar Project
 Weld and Morgan Counties, Colorado
 Exhibit 7: 100-Year
 Max Water Depth Map
 February 7, 2022

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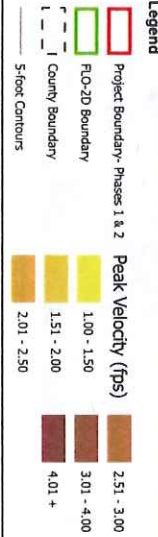
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- Legend**
- Project Boundary- Phases 1 & 2
 - FLO-2D Boundary
 - County Boundary
- Peak Velocity (fps)**
- 1.00 - 1.50
 - 1.51 - 2.00
 - 2.01 - 2.50
 - 2.51 - 3.00
 - 3.01 - 4.00
 - 4.01 +

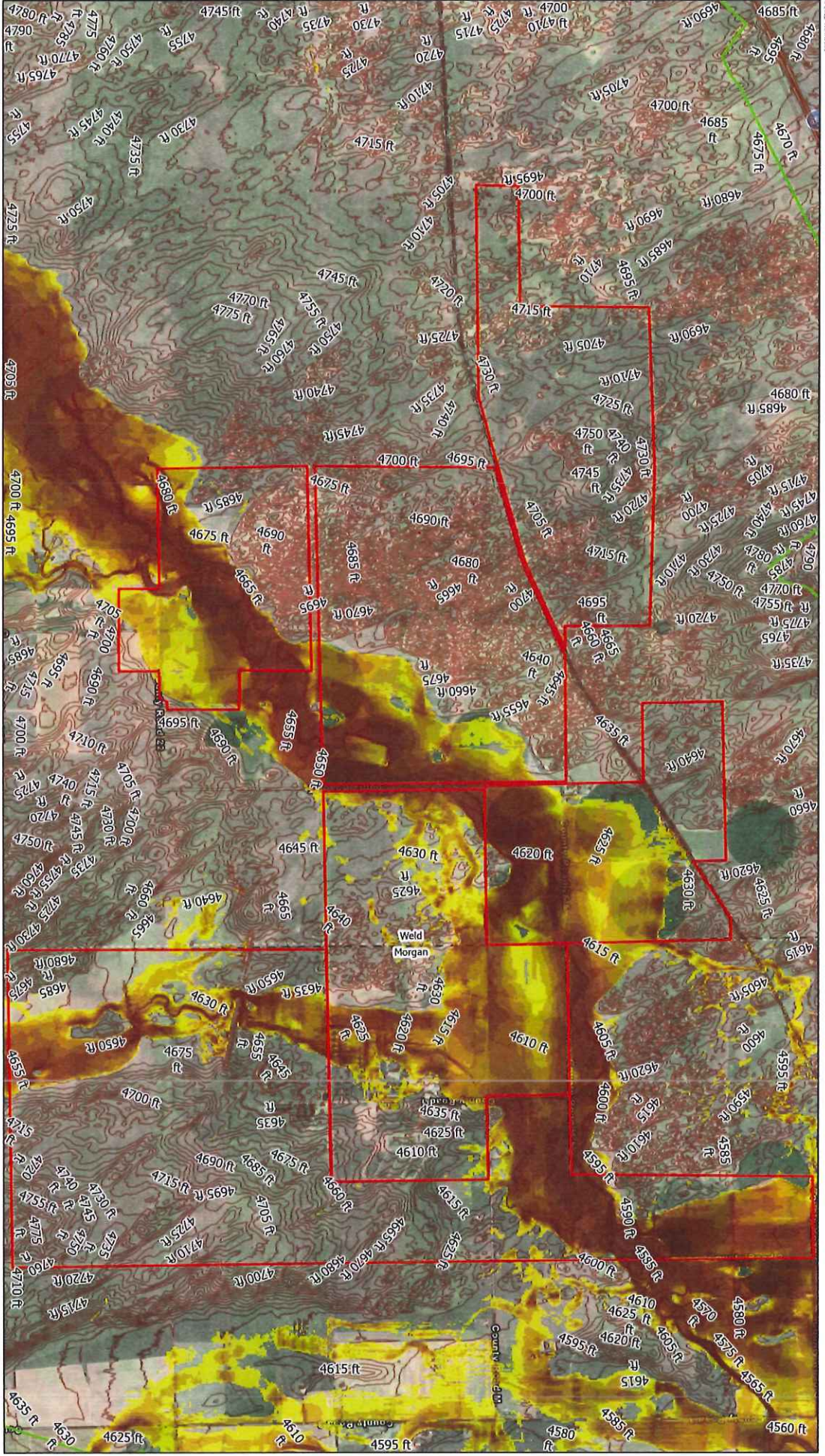


Taylor Solar Project
 Weld and Morgan Counties, Colorado
 Exhibit 8: 100-Year
 Peak Velocity Map
 February 7, 2022

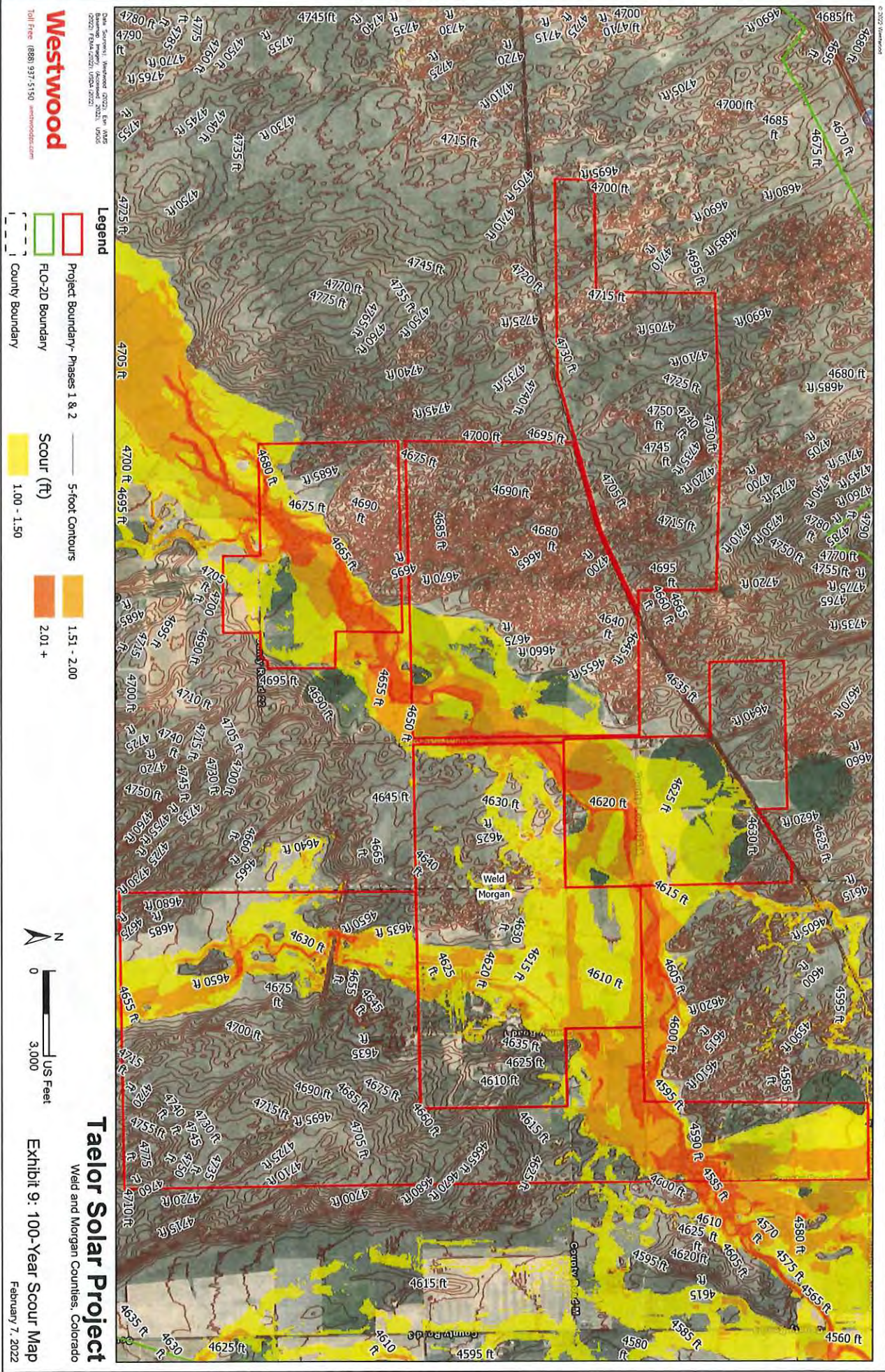
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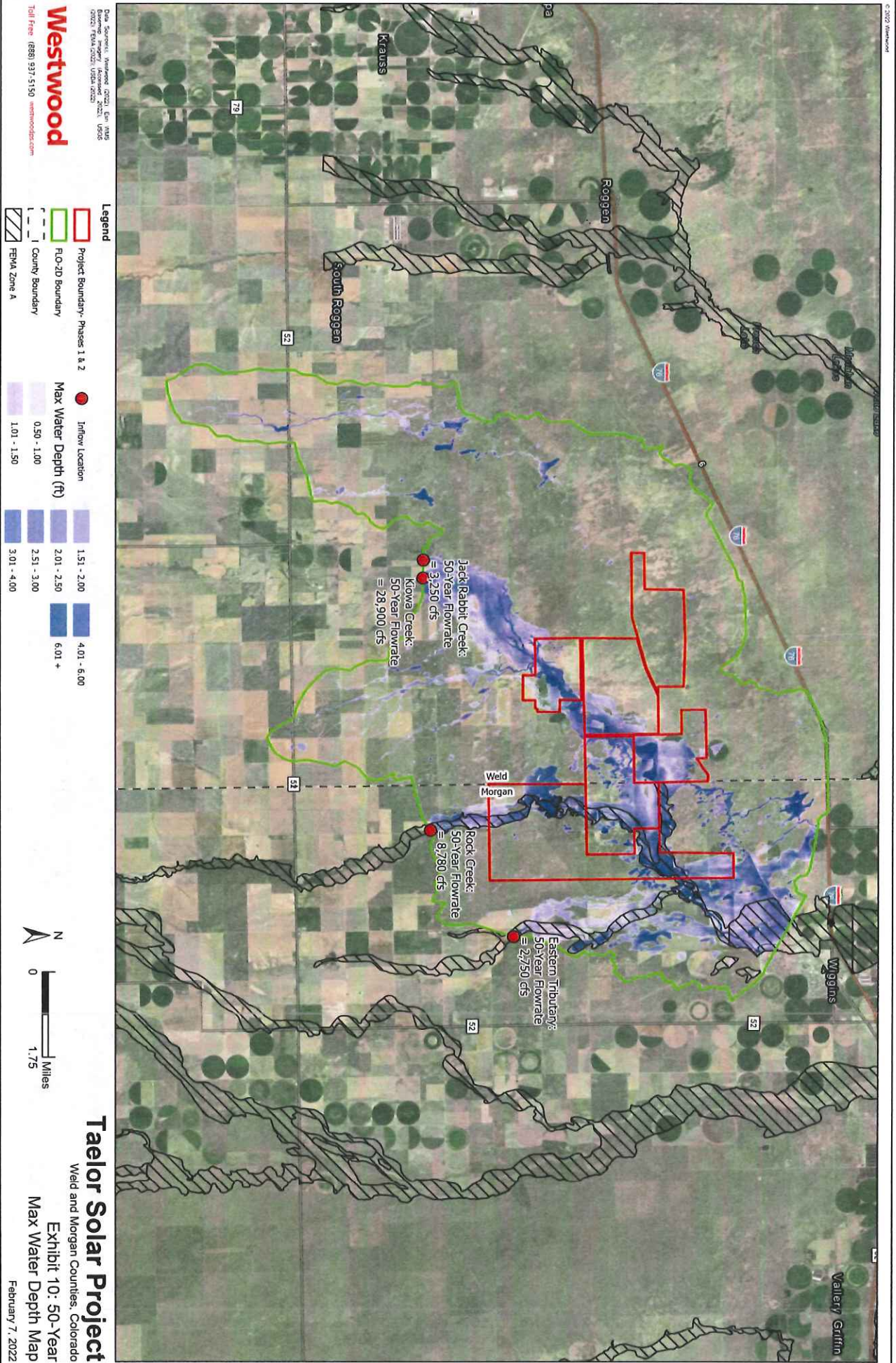


Taylor Solar Project
 Weld and Morgan Counties, Colorado
 Exhibit 8A: 100-Year Peak
 Velocity Project Area Map
 February 7, 2022



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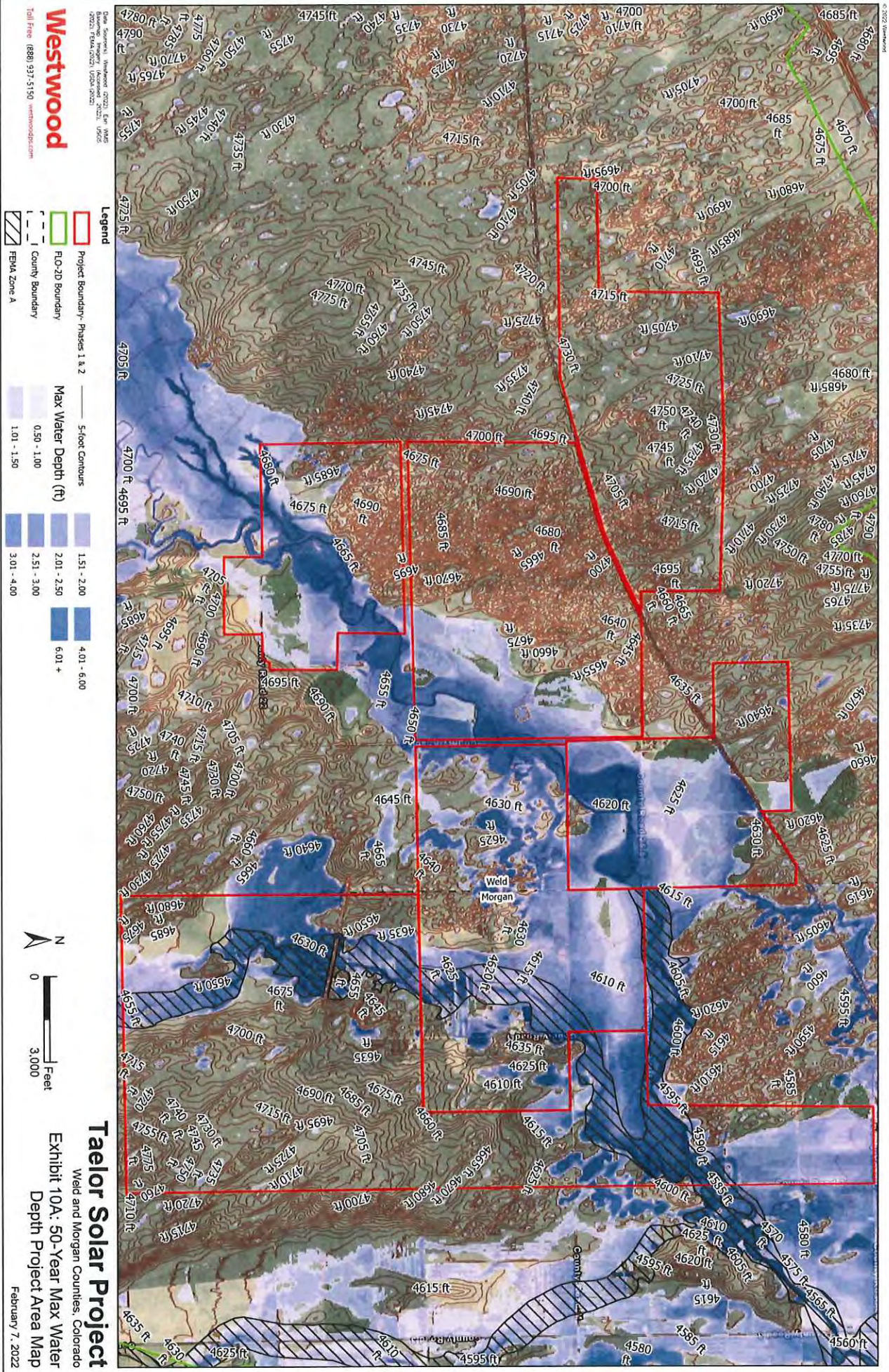


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Plan: February 7, 2022, 10:50 AM
 Drawing: Project - 1000000 - 2022
 2022: FLO-2D: USDA 2022

N
 0 1.75 Miles

Taalor Solar Project
 Weld and Morgan Counties, Colorado
 Exhibit 10: 50-Year Max Water Depth Map
 February 7, 2022



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Legend

- Project Boundary- Phases 1 & 2
- FLO-20 Boundary
- County Boundary
- FEMA Zone A

5-foot Contours

- 1.51 - 2.00
- 2.01 - 2.50
- 2.51 - 3.00
- 3.01 - 4.00
- 4.01 - 6.00
- 6.01 +

Max Water Depth (ft)

- 0.50 - 1.00
- 1.01 - 1.50



Taelor Solar Project
 Weld and Morgan Counties, Colorado
 Exhibit 10A: 50-Year Max Water
 Depth Project Area Map
 February 7, 2022

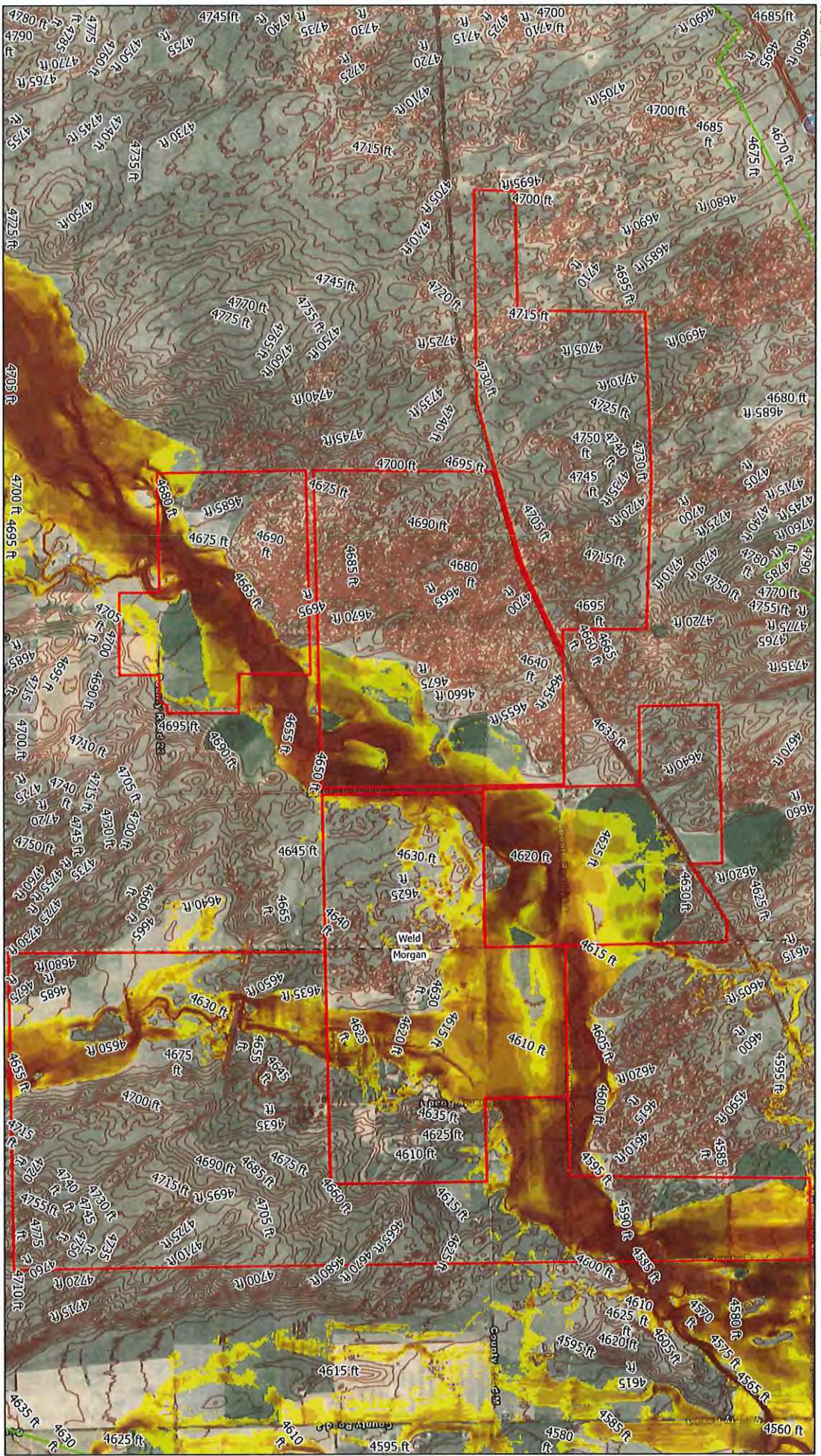
Westwood

Toll Free: (888) 937-5150 www.westwood.com

Date Surveyed: November 2021; Per: VMS
02021; REBAR: 0121; USDA: 0202



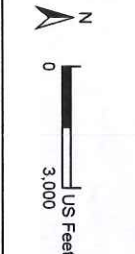
Taelor Solar Project
Weld and Morgan Counties, Colorado
Exhibit 11A: 50-Year Peak
Velocity Project Area Map
February 7, 2022



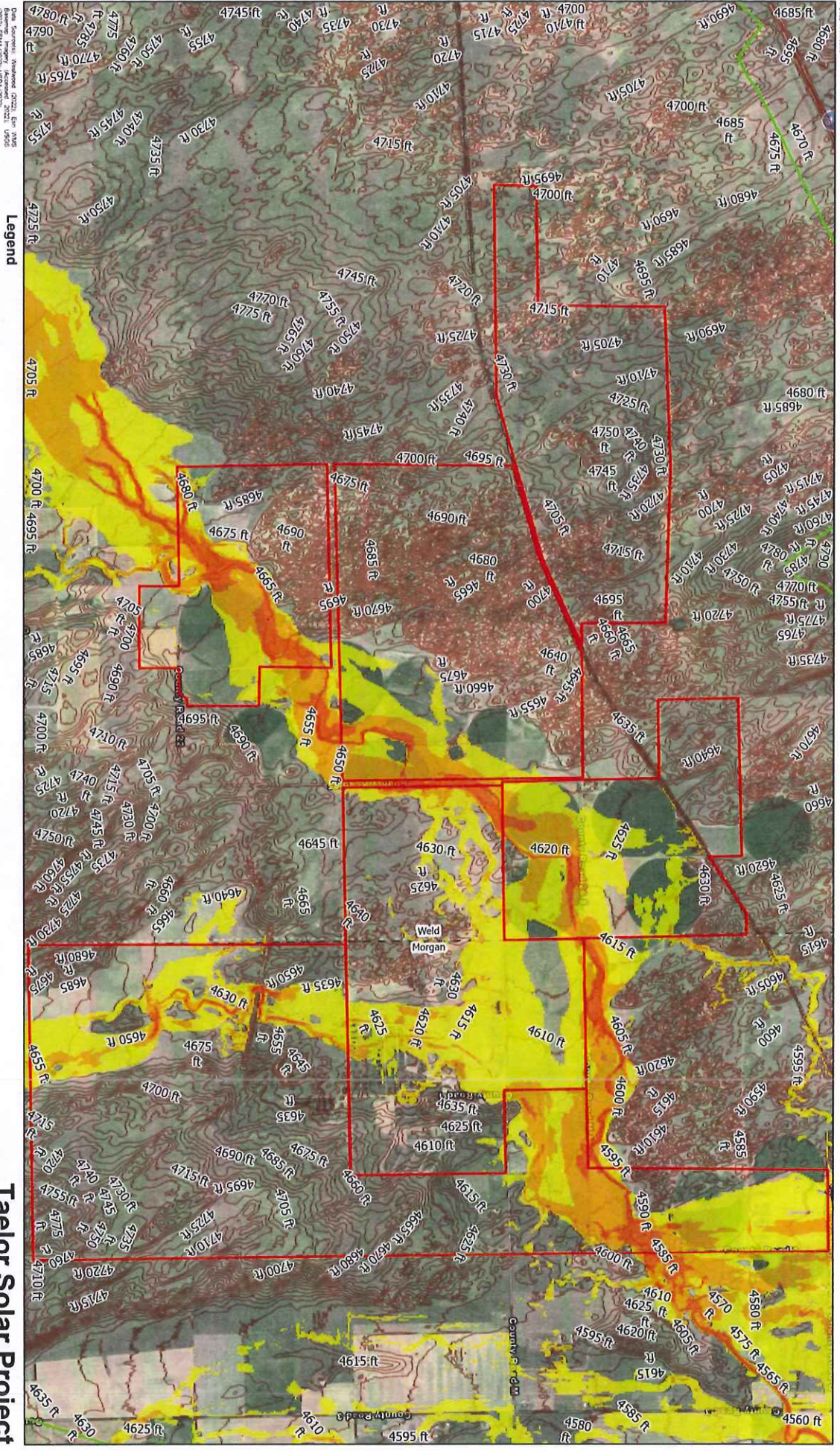
Westwood
Soil Survey: Produced: 2/2022, EIT: 1248
Drawing: Project: Modified: 2/2022, EIT: 14565
(2/2022) (15/04/2022) (15/04/2022)

Legend
Project Boundary- Phases 1 & 2
FLO-2D Boundary
County Boundary

Scour (ft)
5-foot Contours
1.51 - 2.00
2.01 +
1.00 - 1.50



Taelor Solar Project
Weld and Morgan Counties, Colorado
Exhibit 12: 50-Year Scour Map
February 7, 2022



The background of the page is a topographic map with red contour lines on a dark brown background. A dashed red line runs vertically through the center, with a red 'X' mark and a red dot on it. Three white circular punch holes are visible on the left edge.

Appendix A

NOAA Atlas 14 Precipitation Data



NOAA Atlas 14, Volume 8, Version 2
 Location name: Wiggins, Colorado, USA*
 Latitude: 40.1686°, Longitude: -104.1629°
 Elevation: 4639.05 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

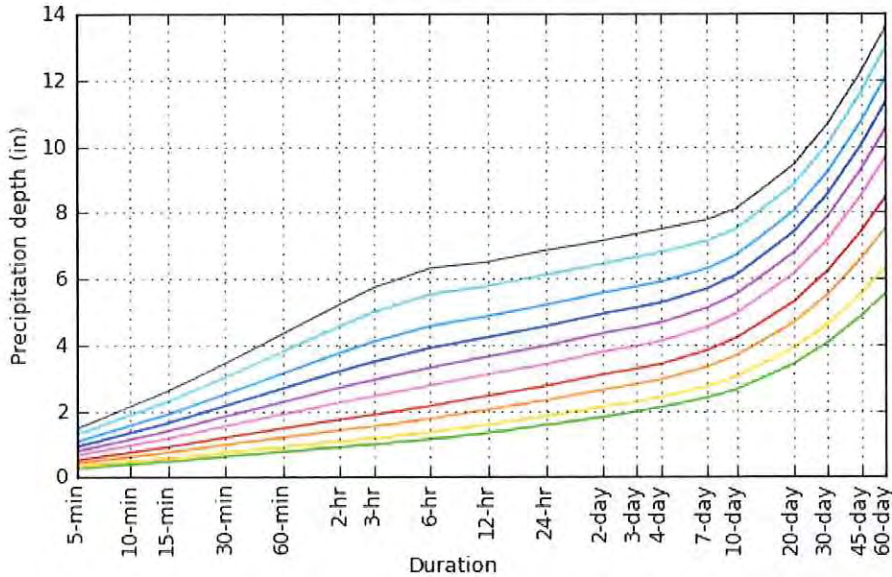
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.257 (0.206-0.325)	0.311 (0.248-0.393)	0.410 (0.326-0.519)	0.503 (0.398-0.640)	0.648 (0.503-0.868)	0.773 (0.582-1.04)	0.909 (0.661-1.25)	1.06 (0.738-1.49)	1.27 (0.854-1.83)	1.45 (0.942-2.09)
10-min	0.377 (0.301-0.476)	0.455 (0.363-0.575)	0.600 (0.477-0.760)	0.736 (0.582-0.937)	0.948 (0.736-1.27)	1.13 (0.853-1.53)	1.33 (0.968-1.83)	1.55 (1.08-2.18)	1.87 (1.25-2.68)	2.13 (1.38-3.06)
15-min	0.460 (0.367-0.581)	0.555 (0.443-0.702)	0.731 (0.582-0.927)	0.898 (0.710-1.14)	1.16 (0.898-1.55)	1.38 (1.04-1.86)	1.62 (1.18-2.23)	1.89 (1.32-2.65)	2.28 (1.53-3.27)	2.59 (1.68-3.73)
30-min	0.612 (0.489-0.774)	0.738 (0.589-0.933)	0.971 (0.772-1.23)	1.19 (0.942-1.52)	1.53 (1.19-2.05)	1.83 (1.38-2.46)	2.15 (1.56-2.95)	2.50 (1.75-3.51)	3.01 (2.02-4.32)	3.43 (2.23-4.93)
60-min	0.754 (0.602-0.953)	0.904 (0.722-1.14)	1.19 (0.945-1.51)	1.46 (1.16-1.86)	1.89 (1.47-2.54)	2.26 (1.71-3.05)	2.67 (1.95-3.68)	3.12 (2.18-4.39)	3.78 (2.54-5.43)	4.32 (2.81-6.22)
2-hr	0.896 (0.721-1.12)	1.07 (0.861-1.34)	1.41 (1.13-1.77)	1.73 (1.38-2.18)	2.25 (1.76-3.00)	2.70 (2.05-3.61)	3.19 (2.35-4.36)	3.75 (2.64-5.23)	4.55 (3.08-6.49)	5.22 (3.42-7.44)
3-hr	0.977 (0.790-1.22)	1.16 (0.939-1.45)	1.52 (1.23-1.90)	1.87 (1.50-2.35)	2.43 (1.92-3.24)	2.93 (2.24-3.91)	3.48 (2.57-4.73)	4.09 (2.89-5.68)	4.98 (3.39-7.06)	5.72 (3.76-8.11)
6-hr	1.13 (0.920-1.40)	1.34 (1.09-1.66)	1.75 (1.42-2.17)	2.14 (1.72-2.66)	2.76 (2.19-3.62)	3.30 (2.54-4.35)	3.89 (2.90-5.24)	4.55 (3.25-6.26)	5.51 (3.78-7.74)	6.30 (4.18-8.86)
12-hr	1.31 (1.08-1.61)	1.57 (1.28-1.92)	2.03 (1.66-2.49)	2.45 (1.99-3.02)	3.09 (2.46-3.99)	3.63 (2.81-4.72)	4.22 (3.15-5.59)	4.85 (3.48-6.58)	5.76 (3.98-7.99)	6.50 (4.35-9.05)
24-hr	1.56 (1.29-1.89)	1.82 (1.51-2.21)	2.30 (1.90-2.80)	2.74 (2.24-3.34)	3.40 (2.72-4.33)	3.95 (3.08-5.08)	4.54 (3.43-5.96)	5.19 (3.76-6.96)	6.10 (4.25-8.37)	6.84 (4.62-9.44)
2-day	1.79 (1.50-2.16)	2.10 (1.75-2.52)	2.62 (2.18-3.16)	3.09 (2.55-3.74)	3.77 (3.03-4.74)	4.33 (3.40-5.49)	4.92 (3.74-6.37)	5.55 (4.05-7.36)	6.43 (4.51-8.72)	7.14 (4.87-9.76)
3-day	1.96 (1.64-2.35)	2.27 (1.90-2.71)	2.79 (2.33-3.35)	3.26 (2.70-3.92)	3.95 (3.19-4.93)	4.51 (3.56-5.69)	5.11 (3.90-6.58)	5.75 (4.21-7.57)	6.63 (4.68-8.95)	7.34 (5.04-9.99)
4-day	2.09 (1.76-2.49)	2.40 (2.01-2.86)	2.93 (2.45-3.50)	3.40 (2.83-4.07)	4.09 (3.32-5.08)	4.66 (3.68-5.84)	5.25 (4.02-6.73)	5.89 (4.33-7.72)	6.78 (4.80-9.10)	7.48 (5.15-10.1)
7-day	2.38 (2.01-2.81)	2.72 (2.30-3.22)	3.31 (2.78-3.92)	3.81 (3.19-4.53)	4.52 (3.67-5.54)	5.09 (4.04-6.31)	5.67 (4.36-7.19)	6.28 (4.64-8.15)	7.11 (5.07-9.45)	7.76 (5.39-10.4)
10-day	2.63 (2.23-3.09)	3.01 (2.56-3.55)	3.65 (3.09-4.31)	4.19 (3.52-4.96)	4.93 (4.01-5.99)	5.51 (4.39-6.78)	6.09 (4.70-7.66)	6.69 (4.96-8.61)	7.49 (5.35-9.88)	8.09 (5.64-10.8)
20-day	3.41 (2.92-3.97)	3.89 (3.32-4.53)	4.66 (3.97-5.44)	5.29 (4.48-6.20)	6.13 (5.02-7.35)	6.77 (5.43-8.23)	7.40 (5.75-9.18)	8.02 (5.99-10.2)	8.83 (6.36-11.5)	9.42 (6.63-12.5)
30-day	4.06 (3.49-4.70)	4.61 (3.96-5.35)	5.50 (4.71-6.39)	6.21 (5.29-7.25)	7.16 (5.89-8.52)	7.86 (6.33-9.48)	8.54 (6.67-10.5)	9.21 (6.91-11.6)	10.0 (7.27-13.0)	10.7 (7.54-14.0)
45-day	4.86 (4.20-5.60)	5.53 (4.77-6.37)	6.58 (5.66-7.60)	7.41 (6.34-8.59)	8.49 (7.00-10.0)	9.28 (7.50-11.1)	10.0 (7.85-12.3)	10.7 (8.09-13.4)	11.6 (8.44-14.9)	12.2 (8.70-16.0)
60-day	5.52 (4.79-6.34)	6.30 (5.45-7.23)	7.50 (6.47-8.62)	8.43 (7.25-9.74)	9.64 (7.97-11.3)	10.5 (8.51-12.5)	11.3 (8.88-13.7)	12.0 (9.11-15.0)	12.9 (9.44-16.5)	13.6 (9.69-17.7)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

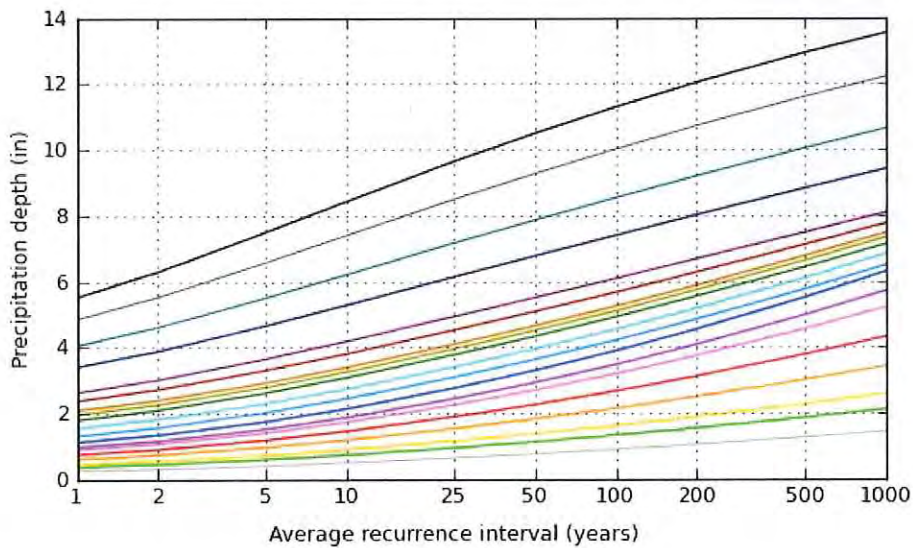
[Back to Top](#)

PF graphical

PDS-based depth-duration-frequency (DDF) curves
 Latitude: 40.1686°, Longitude: -104.1629°



Average recurrence interval (years)
1
2
5
10
25
50
100
200
500
1000

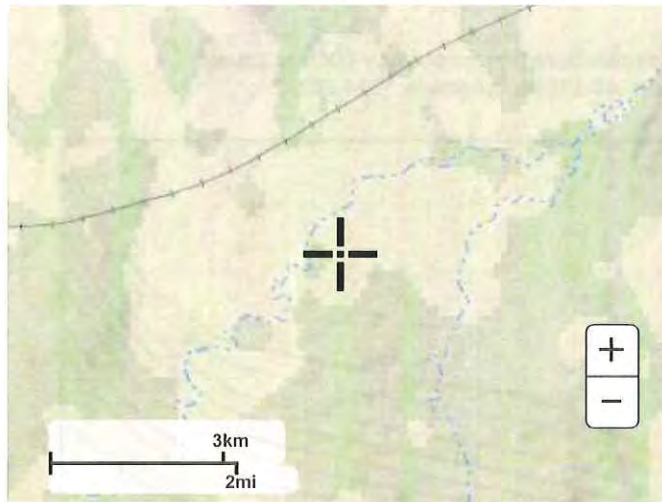


Duration
5-min
10-min
15-min
30-min
60-min
2-hr
3-hr
6-hr
12-hr
24-hr
2-day
3-day
4-day
7-day
10-day
20-day
30-day
45-day
60-day

[Back to Top](#)

Maps & aeriels

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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Questions?: HDSC.Questions@noaa.gov

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The background of the page is a topographic map with red contour lines on a dark brown background. A dashed red line runs vertically through the center of the map. There is a small red 'x' mark on the dashed line in the middle and a small red dot on the dashed line near the bottom.

Appendix B

Curve Number Table

Table 2. Semi-Arid Curve Numbers (adapted from NEH 630)

Class	Value	Classification Description	Curve Number						
			Soil Type*						
			A	B	C	D	W		
Water	11	Open Water - areas of open water, generally with less than 25% cover of vegetation or soil.	98	98	98	98	98	100	
	12	Perennial Ice/Snow - areas characterized by a perennial cover of ice and/or snow, generally greater than 25% of total cover.	98	98	98	98	98	100	
Developed	21	Developed, Open Space - areas with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses. Impervious surfaces account for less than 20% of total cover. These areas most commonly include large-lot single-family housing units, parks, golf courses, and vegetation planted in developed settings for recreation, erosion control, or aesthetic purposes.	46	65	77	82	100		
	22	Developed, Low Intensity - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20% to 49% percent of total cover. These areas most commonly include single-family housing units.	61	75	83	87	100		
	23	Developed, Medium Intensity - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 50% to 79% of the total cover. These areas most commonly include single-family housing units.	77	85	90	95	100		
	24	Developed, High Intensity - highly developed areas where people reside or work in high numbers. Examples include apartment complexes, row houses and commercial/industrial. Impervious surfaces account for 80% to 100% of the total cover.	89	92	94	95	100		
Barren	31	Barren Land (Rock/Sand/Clay) - areas of bedrock, desert pavement, scarp, talus, slides, volcanic material, glacial debris, sand dunes, strip mines, gravel pits and other accumulations of earthen material. Generally, vegetation accounts for less than 15% of total cover.	77	86	91	94	100		
Forest	41	Deciduous Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species shed foliage simultaneously in response to seasonal change.	43	55	70	77	100		
	42	Evergreen Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species maintain their leaves all year. Canopy is never without green foliage.	43	55	70	77	100		
Shrubland	43	Mixed Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. Neither deciduous nor evergreen species are greater than 25% of total tree cover.	43	55	70	77	100		
	51	Dwarf Scrub - Alaska only areas dominated by shrubs less than 20 centimeters tall with shrub canopy typically greater than 20% of total vegetation. This type is often co-associated with grasses, sedges, herbs, and non-vascular vegetation.	55	71	81	89	100		
Herbaceous	52	Shrub/Scrub - areas dominated by shrubs; less than 5 meters tall with shrub canopy typically greater than 20% of total vegetation. This class includes true shrubs, young trees in an early successional stage or trees stunted from environmental conditions.	55	71	81	89	100		
	71	Grassland/Herbaceous - areas dominated by graminoid or herbaceous vegetation, generally greater than 80% of total vegetation. These areas are not subject to intensive management such as tilling, but can be utilized for grazing.	55	71	81	89	100		
Planted/Cultivated	72	Sedge/Herbaceous - Alaska only areas dominated by sedges and forbs, generally greater than 80% of total vegetation. This type can occur with significant other grasses or other grass like plants, and includes sedge tundra, and sedge tussock tundra.	55	71	81	89	100		
	73	Lichens - Alaska only areas dominated by fruticose or foliose lichens generally greater than 80% of total vegetation.	55	71	81	89	100		
Wetlands	74	Moss - Alaska only areas dominated by mosses, generally greater than 80% of total vegetation.	55	71	81	89	100		
	81	Pasture/Hay - areas of grasses, legumes, or grass-legume mixtures planted for livestock grazing or the production of seed or hay crops, typically on a perennial cycle. Pasture/hay vegetation accounts for greater than 20% of total vegetation.	55	71	81	89	100		
Wetlands	82	Cultivated Crops - areas used for the production of annual crops, such as corn, soybeans, vegetables, tobacco, and cotton, and also perennial woody crops such as orchards and vineyards. Crop vegetation accounts for greater than 20% of total vegetation. This class also includes all land being actively tilled.	67	78	85	89	100		
	83	Small Grains	63	75	83	87	100		
Wetlands	91	Woody Wetlands - areas where forest or shrubland vegetation accounts for greater than 20% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.	45	66	77	83	100		
	92	Emergent Herbaceous Wetlands - Areas where perennial herbaceous vegetation accounts for greater than 80% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.	45	66	77	83	100		

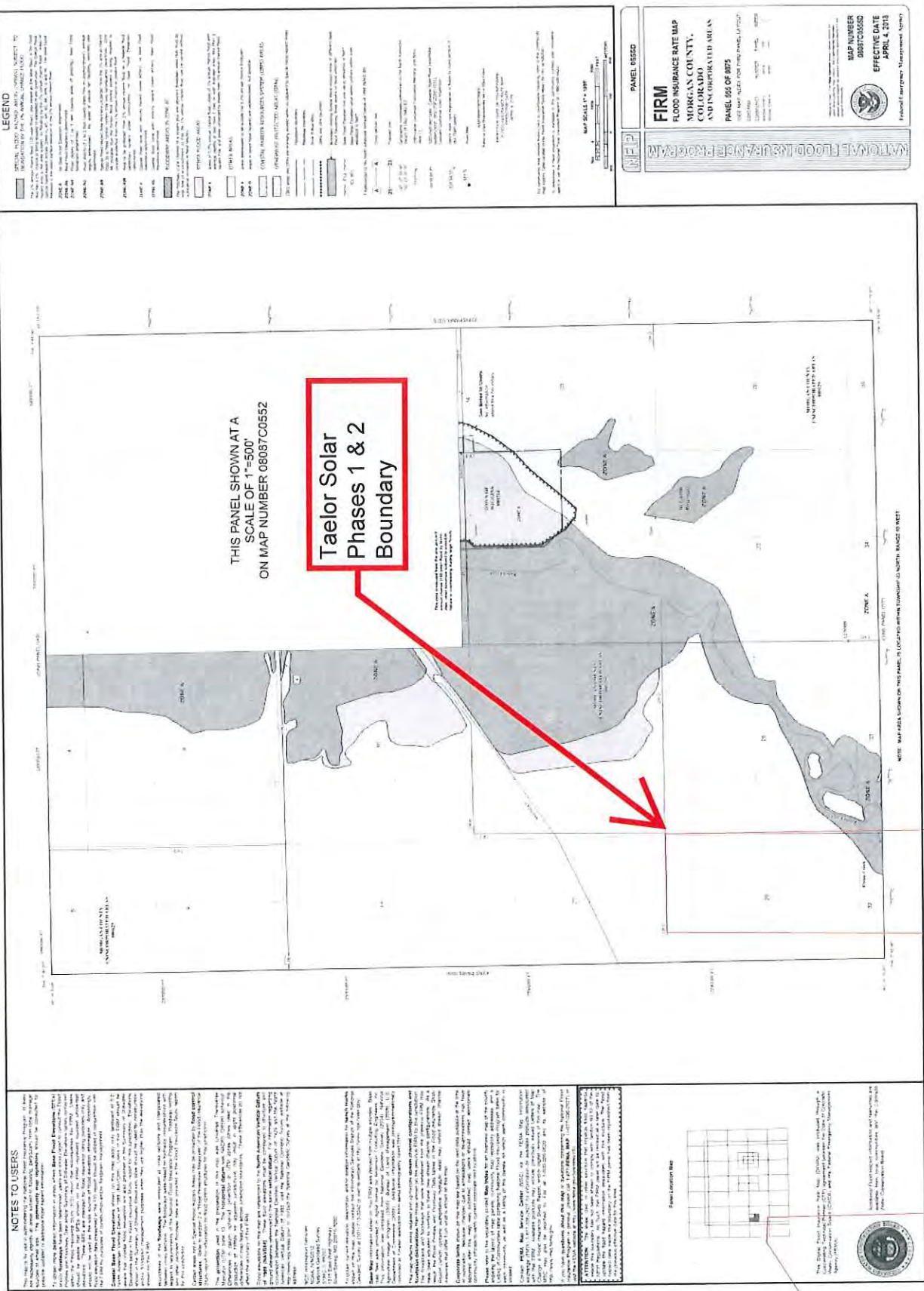
*A/D, B/D and C/D soils lumped as D soils, W denotes water

**Curve Numbers for NLCD Codes 41-43 have been increased from 30 to 43 as many of these areas are partially grazed Woods-grass combination.

The background of the page is a topographic map with red contour lines on a dark brown background. A dashed red line runs vertically through the center of the map. There is a small red 'x' mark on the map, located to the right of the dashed line in the middle section. Three white circular punch holes are visible on the right edge of the page.

Appendix C

FEMA Flood Insurance Rate Map (FIRM)



LEGEND

1. FIRM FLOOD INSURANCE RATE MAP (FIRM)
 The FIRM is a map showing the areas of the community that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Insurance Rate Study (FIRS). The FIRM is used to determine the flood insurance rates for properties in the community.

2. FIRM FLOOD INSURANCE RATE MAP (FIRM)
 The FIRM is a map showing the areas of the community that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Insurance Rate Study (FIRS). The FIRM is used to determine the flood insurance rates for properties in the community.

3. FIRM FLOOD INSURANCE RATE MAP (FIRM)
 The FIRM is a map showing the areas of the community that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Insurance Rate Study (FIRS). The FIRM is used to determine the flood insurance rates for properties in the community.

4. FIRM FLOOD INSURANCE RATE MAP (FIRM)
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5. FIRM FLOOD INSURANCE RATE MAP (FIRM)
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6. FIRM FLOOD INSURANCE RATE MAP (FIRM)
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7. FIRM FLOOD INSURANCE RATE MAP (FIRM)
 The FIRM is a map showing the areas of the community that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Insurance Rate Study (FIRS). The FIRM is used to determine the flood insurance rates for properties in the community.

8. FIRM FLOOD INSURANCE RATE MAP (FIRM)
 The FIRM is a map showing the areas of the community that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Insurance Rate Study (FIRS). The FIRM is used to determine the flood insurance rates for properties in the community.

9. FIRM FLOOD INSURANCE RATE MAP (FIRM)
 The FIRM is a map showing the areas of the community that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Insurance Rate Study (FIRS). The FIRM is used to determine the flood insurance rates for properties in the community.

10. FIRM FLOOD INSURANCE RATE MAP (FIRM)
 The FIRM is a map showing the areas of the community that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Insurance Rate Study (FIRS). The FIRM is used to determine the flood insurance rates for properties in the community.

FIRM
FLOOD INSURANCE RATE MAP
MORGAN COUNTY,
COLORADO
UNINCORPORATED AREAS

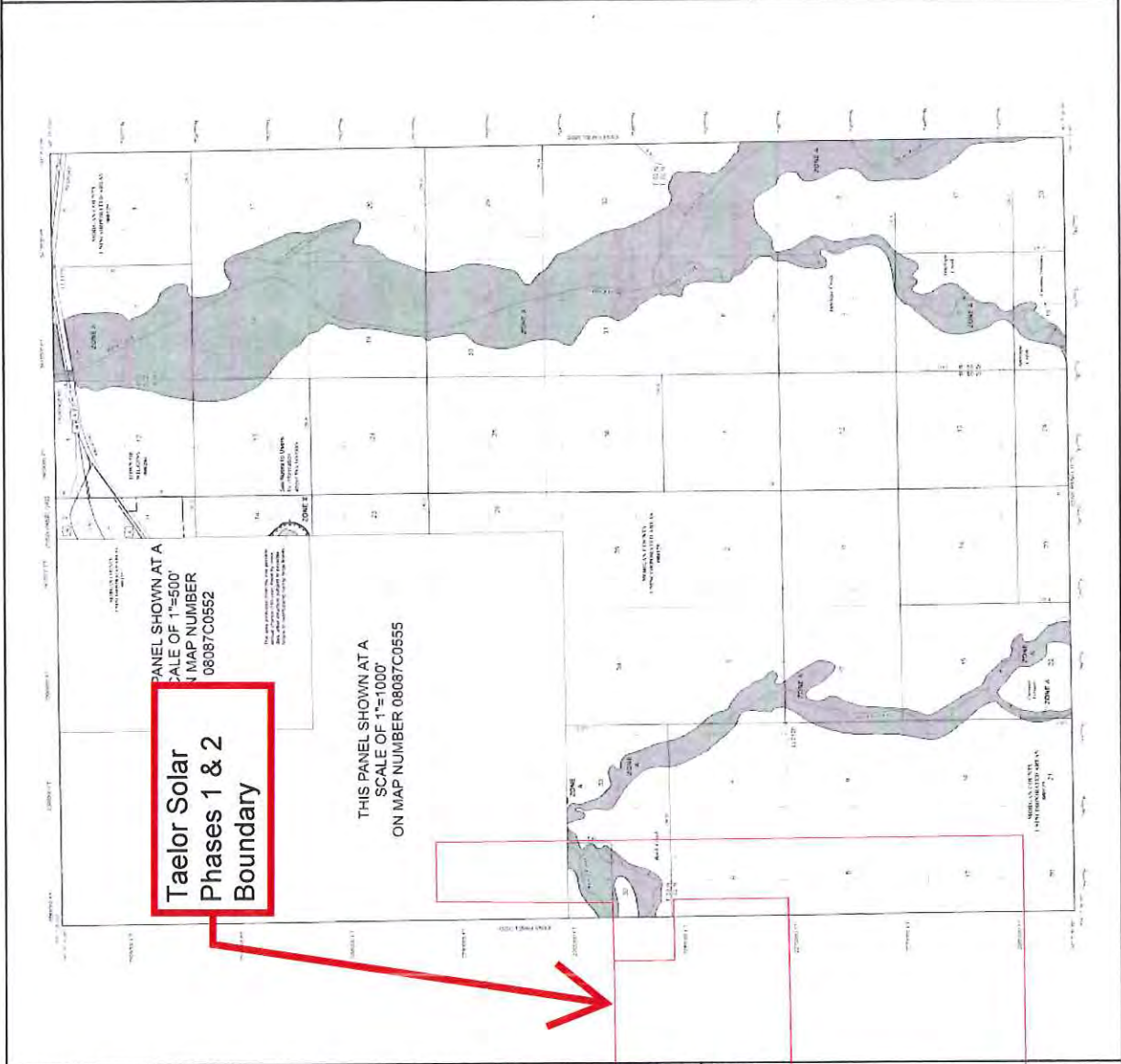
PANEL 677D

MAP NUMBER
08087C0552

EFFECTIVE DATE
APRIL 4, 2018

NATIONAL FLOOD INSURANCE PROGRAM

Federal Emergency Management Agency



NOTES TO USERS

The FIRM is a map showing the areas of the community that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Insurance Rate Study (FIRS). The FIRM is used to determine the flood insurance rates for properties in the community.

General Note: The FIRM is a map showing the areas of the community that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Insurance Rate Study (FIRS). The FIRM is used to determine the flood insurance rates for properties in the community.

Special Note: The FIRM is a map showing the areas of the community that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Insurance Rate Study (FIRS). The FIRM is used to determine the flood insurance rates for properties in the community.

Disclaimer: The FIRM is a map showing the areas of the community that are subject to flooding. It is based on the Flood Insurance Study (FIS) and the Flood Insurance Rate Study (FIRS). The FIRM is used to determine the flood insurance rates for properties in the community.

Panel Location Map

Map Number: 08087C0552

Effective Date: April 4, 2018

Scale: 1" = 500'

North Arrow

0.0 mi 1.0 mi 2.0 mi 3.0 mi 4.0 mi 5.0 mi

The background of the page is a topographic map with red contour lines on a dark brown background. A dashed red line runs vertically through the center, with a red 'X' and a red dot on it. Three white circular punch holes are visible on the left edge.

Appendix D

USGS StreamStats Reports

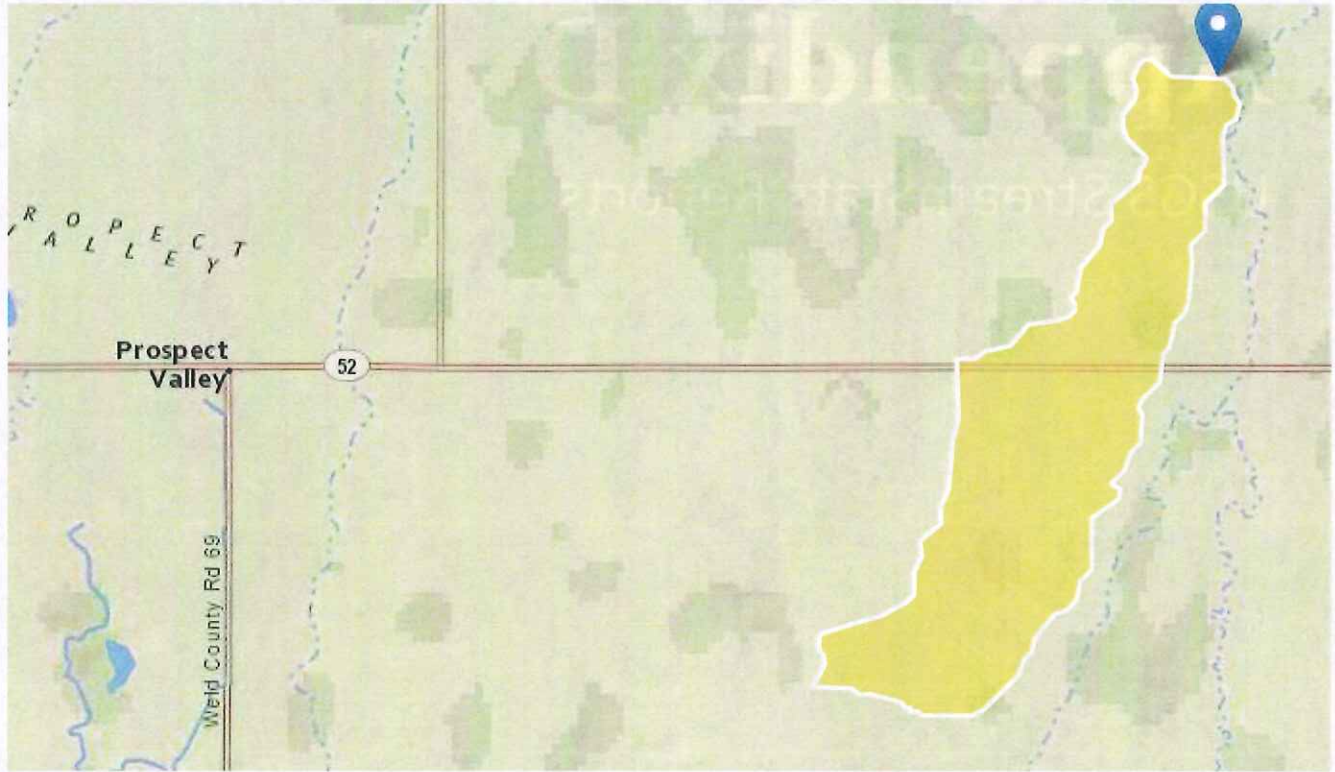
Jack Rabbit Creek StreamStats Report

Region ID: CO

Workspace ID: CO20220126180819041000

Clicked Point (Latitude, Longitude): 40.11290, -104.23792

Time: 2022-01-26 11:08:42 -0700



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	8.33	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.89	inches
STATSCLAY	Percentage of clay soils from STATSGO	22.01	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4733	feet

Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	8.33	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.89	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	22.01	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4733	feet	4290	8270

Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PII: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	192	ft ³ /s	117
20-percent AEP flood	644	ft ³ /s	87
10-percent AEP flood	1180	ft ³ /s	80
4-percent AEP flood	2200	ft ³ /s	80
2-percent AEP flood	3250	ft ³ /s	83
1-percent AEP flood	4660	ft ³ /s	88
0.5-percent AEP flood	6390	ft ³ /s	94
0.2-percent AEP flood	9290	ft ³ /s	104

Peak-Flow Statistics Citations

Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016-5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

Kiowa Creek StreamStats Report

Region ID: CO

Workspace ID: CO20220126181728352000

Clicked Point (Latitude, Longitude): 40.11266, -104.23086

Time: 2022-01-26 11:17:52 -0700



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	585	square miles
16H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.82	inches
STATSCLAY	Percentage of clay soils from STATSGO	17.97	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4734	feet

Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	585	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.82	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	17.97	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4734	feet	4290	8270

Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PII: Prediction Interval-Lower, PIu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	2260	ft ³ /s	117
20-percent AEP flood	6410	ft ³ /s	87
10-percent AEP flood	11100	ft ³ /s	80
4-percent AEP flood	20000	ft ³ /s	80
2-percent AEP flood	28900	ft ³ /s	83
1-percent AEP flood	40700	ft ³ /s	88
0.5-percent AEP flood	55000	ft ³ /s	94
0.2-percent AEP flood	78100	ft ³ /s	104

Peak-Flow Statistics Citations

Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016-5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

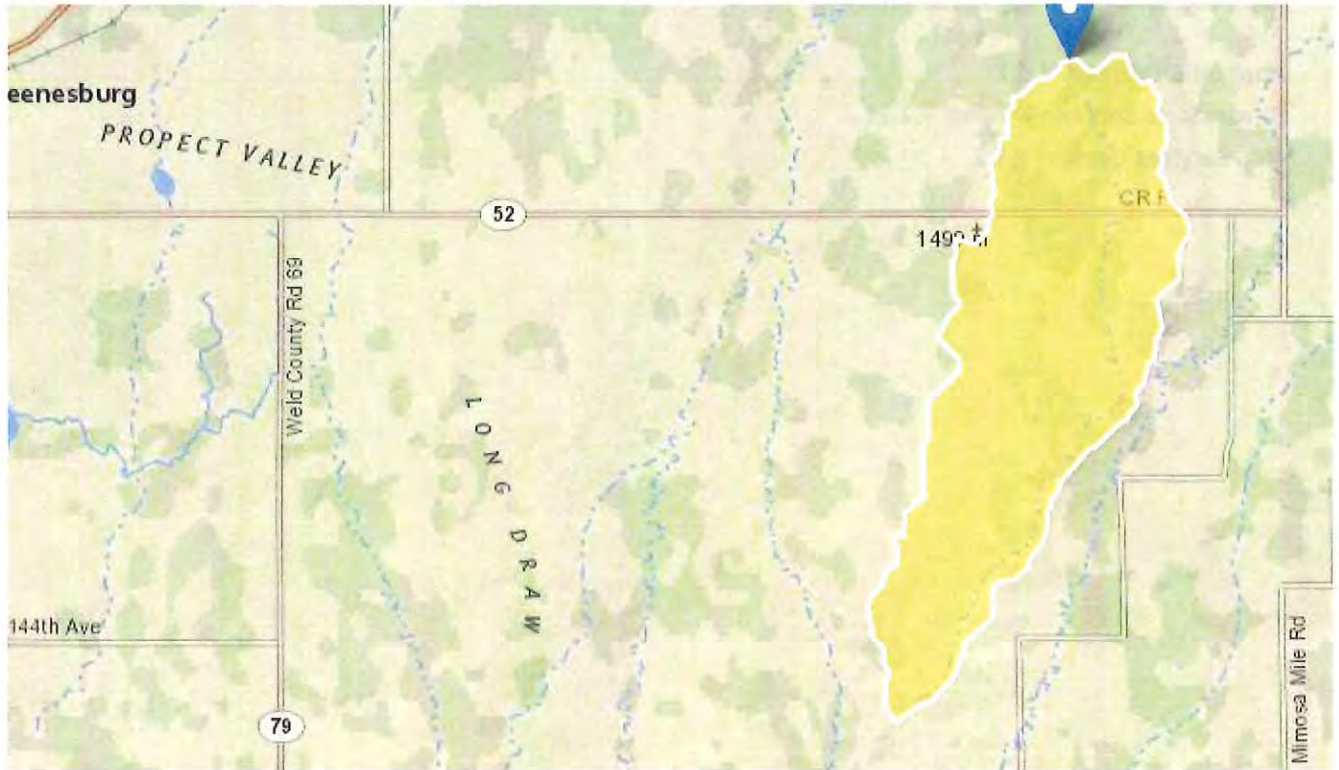
Rock Creek StreamStats Report

Region ID: CO

Workspace ID: CO20220126184549617000

Clicked Point (Latitude, Longitude): 40.11540, -104.13307

Time: 2022-01-26 11:46:10 -0700



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	35.9	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.9	inches
STATSCLAY	Percentage of clay soils from STATSGO	24.18	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4667	feet

Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	35.9	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.9	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	24.18	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4667	feet	4290	8270

Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PIl: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	540	ft ³ /s	117
20-percent AEP flood	1760	ft ³ /s	87
10-percent AEP flood	3210	ft ³ /s	80
4-percent AEP flood	5960	ft ³ /s	80
2-percent AEP flood	8780	ft ³ /s	83
1-percent AEP flood	12500	ft ³ /s	88
0.5-percent AEP flood	17200	ft ³ /s	94
0.2-percent AEP flood	24900	ft ³ /s	104

Peak-Flow Statistics Citations

Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016-5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)

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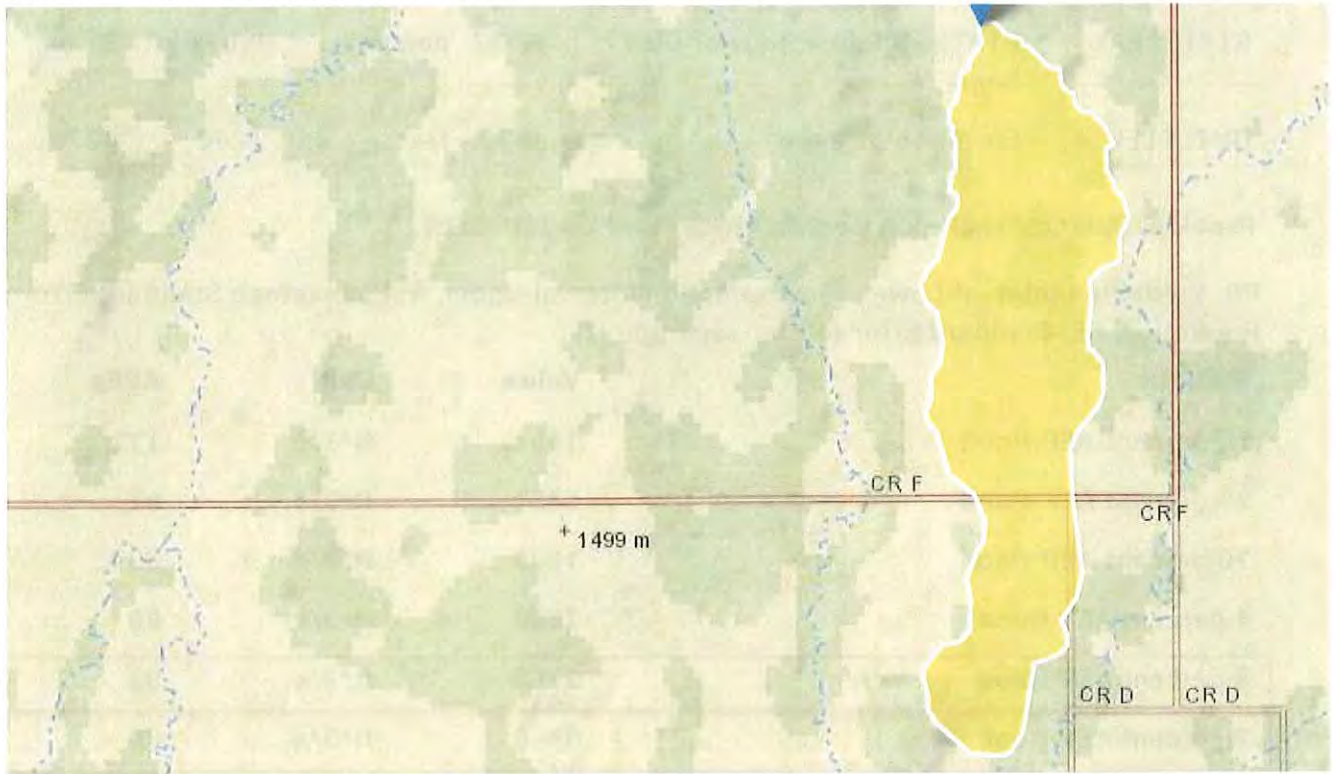
Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

Eastern Tributary StreamStats Report

Region ID: CO
Workspace ID: C020220126185734682000
Clicked Point (Latitude, Longitude): 40.13799, -104.09089
Time: 2022-01-26 11:58:02 -0700



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	8.2	square miles
16H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.9	inches
STATSCLAY	Percentage of clay soils from STATSGO	17.27	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4630	feet

Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	8.2	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.9	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	17.27	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4630	feet	4290	8270

Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PlI: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	165	ft ³ /s	117
20-percent AEP flood	548	ft ³ /s	87
10-percent AEP flood	1000	ft ³ /s	80
4-percent AEP flood	1860	ft ³ /s	80
2-percent AEP flood	2750	ft ³ /s	83
1-percent AEP flood	3940	ft ³ /s	88
0.5-percent AEP flood	5400	ft ³ /s	94
0.2-percent AEP flood	7850	ft ³ /s	104

Peak-Flow Statistics Citations

Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016–5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2



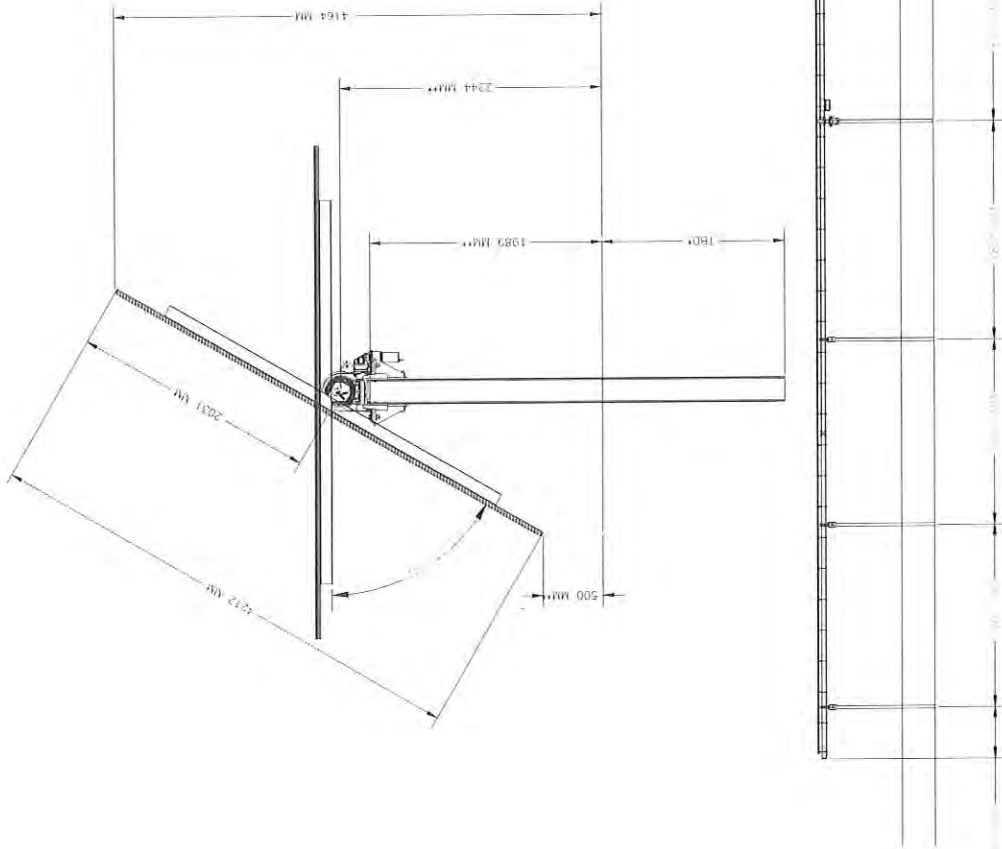
Appendix 12. Technical Specifications and Diagrams

*Sourcing and specific technology subject to change

PROJECT SUMMARY:

*EMBEDMENT DEPTH TO BE DETERMINED BY GEOTECH STUDY RESULTS AND PROJECT ENVIRONMENTAL CONSIDERATIONS.
 **REVEAL HEIGHT TO BE ADJUSTED BASED ON HYDROLOGY STUDY TO ENSURE PROPER CLEARANCE ABOVE ANY POTENTIAL FLOOD DEPTHS.

GENERAL NOTES:



PROJECT PHASE: PROPOSAL	
DIVISION: ENGINEERING	PAPER SIZE: ANS D (22 X 34)
DATE: 6/1/2023	REVISION: A
	SHEET #: X-###

NO.	DESCRIPTION	DATE	BY	CHECKED BY

LEGEND:

PREPARED FOR: _____
 PREPARED BY: SM
 CHECKED BY: _____

PROJECT: EQUIPMENT DIMENSIONS
SHEET TITLE: TYPICAL RACKING SYSTEM

PRELIMINARY
 NOT FOR CONSTRUCTION





THE MOST DEPENDABLE SOLAR PRODUCT

EAGLE 72HM G6b

550-570 WATT • N-TYPE BIFACIAL

Positive power tolerance of 0~+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Top performance in the strictest 3rd party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar factories in USA, Vietnam, and Malaysia



KEY FEATURES



N-Type Technology

N-type cells with Jinko's in-house TOPCon technology offers better performance and improved reliability.



Multi Busbar Half Cell Technology

High efficiency half cut solar cells deliver high power in a small footprint.



Bifacial Power Gain

Bifacial cell architecture allows backside bonus and more lifetime power yield.



Light-Weight Design

Use of transparent backsheets allows for easy installation and lower BOS cost.



Thick and Tough

Fire Type 1 rated module engineered with a thick frame, 3.2mm front side glass, and thick backsheet for added durability.



Shade Tolerant

Twin array design allows continued performance even with shading by trees or debris.



Protected Against All Environments

Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.



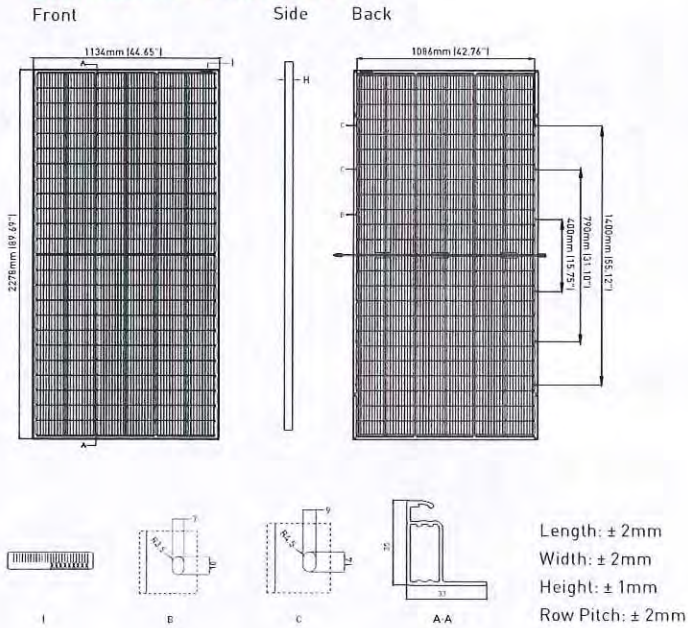
Warranty

12-year product and 30-year linear power warranty.

- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certification pending
- ISO45001: 2018 Occupational Health & Safety Standards
- UL61730 certification pending



ENGINEERING DRAWINGS



MECHANICAL CHARACTERISTICS

No. of Half Cells	144 (2 x 72)
Dimensions	2278 x 1134 x 35mm (89.69 x 44.65 x 1.38in)
Weight	28.9kg (63.7lbs)
Front Glass	3.2mm, Anti-Reflection Coating High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm (55.12in) or Customized Length
Fire Type	Type 1
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)

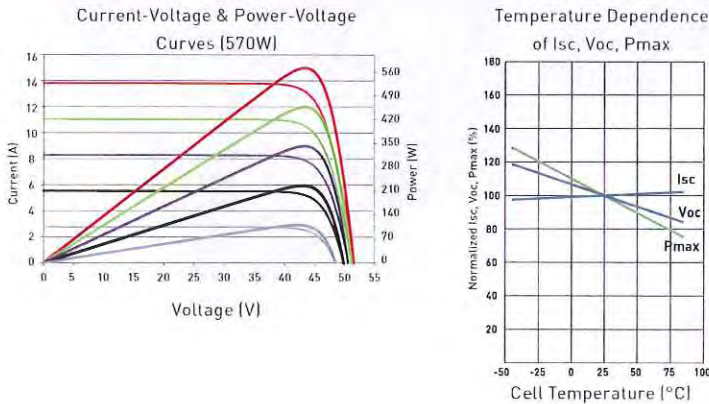
TEMPERATURE CHARACTERISTICS

Temperature Coefficients of Pmax	-0.30%/°C
Temperature Coefficients of Voc	-0.25%/°C
Temperature Coefficients of Isc	0.046%/°C
Nominal Operating Cell Temperature (NOCT)	45±2°C
Bifacial Factor	80±5%

MAXIMUM RATINGS

Operating Temperature [°C]	-40°C~+85°C
Maximum System Voltage	1500VDC (UL and IEC)
Maximum Series Fuse Rating	30A

ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE



PACKAGING CONFIGURATION

(Two pallets = One stack)
31pcs/pallets, 62pcs/stack, 620pcs/40 HQ Container

BIFACIAL OUTPUT-REAR SIDE POWER GAIN

	Maximum Power (Pmax)	578Wp	583Wp	588Wp	593Wp	599Wp
5%	Module Efficiency (%)	22.36%	22.56%	22.77%	22.97%	23.17%
15%	Maximum Power (Pmax)	633Wp	638Wp	644Wp	650Wp	656Wp
	Module Efficiency (%)	24.48%	24.71%	24.93%	25.15%	25.37%
25%	Maximum Power (Pmax)	688Wp	694Wp	700Wp	706Wp	713Wp
	Module Efficiency (%)	26.61%	26.86%	27.10%	27.34%	27.58%

WARRANTY

12-year product and 30-year linear power warranty

1st year degradation not to exceed 1%, each subsequent year not to exceed 0.4%, minimum power at year 30 is 87.4% or greater.

ELECTRICAL CHARACTERISTICS

Module Type	JKM550N-72HL4-TV		JKM555N-72HL4-TV		JKM560N-72HL4-TV		JKM565N-72HL4-TV		JKM570N-72HL4-TV	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	550Wp	414Wp	555Wp	417Wp	560Wp	421Wp	565Wp	425Wp	570Wp	429Wp
Maximum Power Voltage (Vmp)	42.02V	39.28V	42.18V	39.41V	42.34V	39.58V	42.50V	39.75V	42.66V	39.91V
Maximum Power Current (Imp)	13.09A	10.53A	13.16A	10.59A	13.23A	10.64A	13.30A	10.69A	13.37A	10.74A
Open-circuit Voltage (Voc)	50.68V	48.14V	50.81V	48.26V	50.94V	48.38V	51.07V	48.50V	51.20V	48.62V
Short-circuit Current (Isc)	13.83A	11.17A	13.89A	11.21A	13.95A	11.26A	14.01A	11.31A	14.07A	11.36A
Module Efficiency STC (%)	21.29%		21.48%		21.68%		21.87%		22.07%	

*STC: ☀ Irradiance 1000W/m²

NOCT: ☀ Irradiance 800W/m²

☁ Cell Temperature 25°C

☁ Ambient Temperature 20°C

☁ AM = 1.5

☁ AM = 1.5

🌀 Wind Speed 1m/s

*Power measurement tolerance: ±3%

The company reserves the final right for explanation on any of the information presented hereby. JKM550-570N-72HL4-TV-D1-US

BUILDING YOUR TRUST IN SOLAR. WWW.JINKOSOLAR.US

Jinko Solar



With more than 50 GW of smart solar trackers deployed globally, NextTracker invests in technology innovations to help our customers mitigate project risks, reduce costs, and achieve better financial returns. Introducing our new terrain-following tracker for sites with undulating terrain: NX Horizon-XTR™.

Key Features and Benefits

NX Horizon-XTR, the field-proven solar tracker for rolling terrain with more than 3 GW deployed on multiple continents.

SAVE PROJECT COST



LESS EARTHWORK
Reduce tracker related grading by up to 90%



SHORTER FOUNDATIONS
Reduce pile length by up to 36"



LESS RE-VEGETATION
Reduce area of land disturbance by up to 90%, minimizing the need to re-seed

REDUCE PROJECT RISK



SIMPLIFY PERMITTING
Less disturbed land reduces scope of environmental review



MITIGATE DELAYS
Reduces likelihood of grading-related delays



AVOID REMEDIATION
Less land disturbance mitigates risk of vegetation & soil erosion issues during plant operation and easing remediation risk

MINIMIZE ENVIRONMENTAL IMPACT



PRESERVE TOPSOIL
Preserve native topsoil layer and healthy vegetation lengths

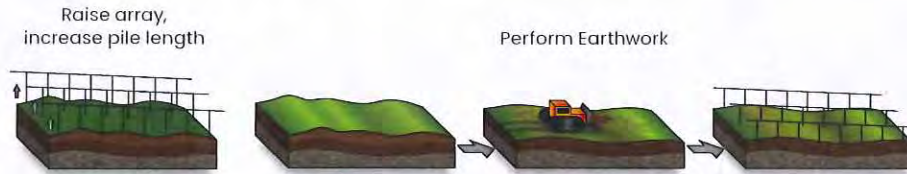


REDUCE DUST
Lesser land disturbance reduces construction dust

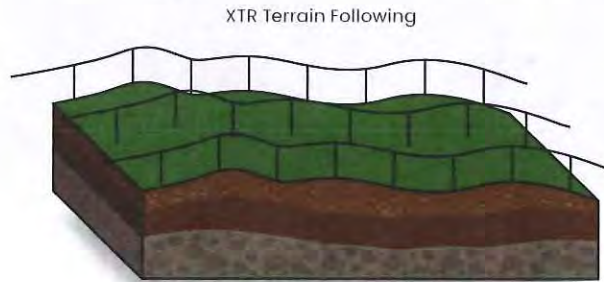


PREVENT SOIL EROSION
due to grading, topdressing, and hydrology impacts

Business as Usual – Increase Pile Length or Grade



With XTR – Follow the Grade



NX Horizon-XTR Highlights

EARTHWORKS SAVINGS:

1000-3000 cubic yards/MW savings

REDUCE ENVIRONMENTAL IMPACT:

Up to **5 acres/MW** or **90% less** land disturbance

PIER SAVINGS:

5000-9000 lbs/MW savings



NX Horizon-XTR's ability to follow terrain can significantly reduce earthwork, allowing these otherwise infeasible sites to become economically viable solar projects. Less earthwork means lower upfront costs and improved scheduling--and less environmental impact. XTR has allowed us to win more projects by making us more competitive in our project bids, while also lowering our impact on the environment.

– Donny Gallagher, VP of engineering, SOLV Energy



For further information or to request a quote, please reach out to insidesales@nextracker.com

SG3300UD-MV-US

SG4400UD-MV-US

Turnkey Station for 1500 Vdc System MV Transformer Integrated



HIGH YIELD

- Advanced three-level technology, max. inverter efficiency 99%, CEC efficiency 98.5%
- Full power operation at 40 °C(104 °F)
- Effective cooling, wide operation temperature

EASY O&M

- Integrated current, voltage and MV parameters monitoring function for online analysis and trouble shooting
- Modular design, easy for maintenance

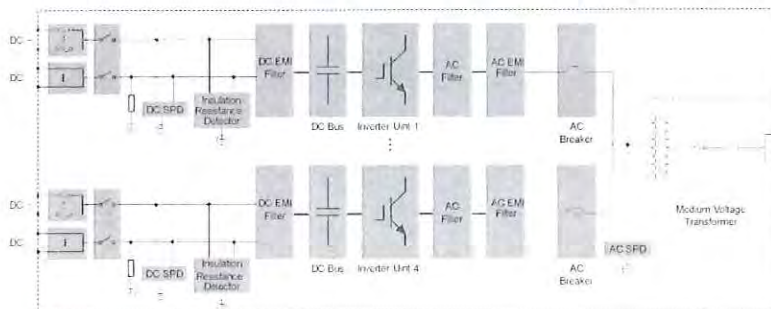
SAVED INVESTMENT

- Low transportation and installation cost due to 20-foot container size design
- DC 1500V system, low system cost
- Integrated MV transformer and LV auxiliary power supply
- Q at night optional

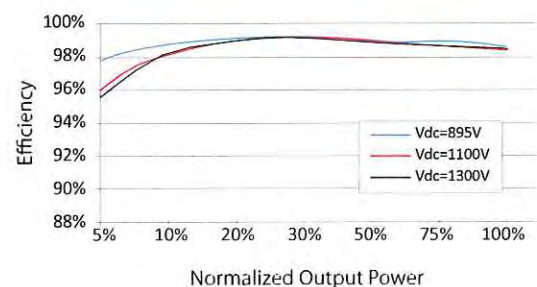
GRID SUPPORT

- Compliance with standards:UL 1741,UL 1741 SA, IEEE 1547-2018, Rule 21 and NEC code
- Low /High voltage ride through (L/HVRT), L/HVRT, soft start/stop
- Active & reactive power control and power ramp rate control

CIRCUIT DIAGRAM



EFFICIENCY CURVE



Type Designation	SG3300UD-MV-US	SG4400UD-MV-US
Input (DC)		
Max. PV input voltage	1500 V	
Min. PV input voltage / Start-up input voltage	895 V / 905 V	
Available DC Fuse Sizes	250A - 630A	
MPP Voltage Range	895 V - 1300 V	
No. of independent MPP inputs	3	4
No. of DC inputs	18(optional: 21 inputs negative grounding)	24(optional:28 inputs negative grounding)
Max. PV input current	3 * 1435 A	4 * 1435 A
Max. DC short-circuit current	3 * 5000 A	4 * 5000 A
PV Array Configuration	Negative grounding or floating	
Output (AC)		
AC output power	3300 kVA @ 40 °C(104 °F)	4400 kVA @ 40 °C(104 °F)
Nominal Grid Frequency / Grid Frequency Range	60 Hz / 55 - 65 Hz	
Rated Current Distortion	< 3% (at nominal power)	
Power Factor at Nominal Power / Adjustable Power Factor	> 0.99 / 0.8 leading - 0.8 lagging	
Efficiency		
Inverter Max. efficiency	99.0 %	
Inverter CEC efficiency	98.5%	
Transformer		
Transformer rated power	3300 kVA	4400 kVA
Transformer max. power	3300 kVA	4400 kVA
LV / MV voltage	0.63 kV / (12 - 35) kV	0.63 kV / 34.5 kV
Transformer vector	Dy1 (Optional: Dy11, Yny)	
Transformer cooling type	KNAN (Optional: ONAN)	
Protection		
DC Input Protection	Load break switch + fuse	
Inverter Output Protection	Circuit breaker	
AC MV Output Protection	Load break switch + fuse	
Overvoltage Protection	DC Type II / AC Type II	
Grid Monitoring / Ground Fault Monitoring	Yes / Yes	
Insulation Monitoring	Yes	
Overheat Protection	Yes	
General Data		
Dimensions (W*H*D)*	6058*2896*2438 mm 238.5"*114.0"*96.0"	
Weight*	≤18000 kg (≤39683 lbs)	≤20000 kg (≤44092 lbs)
Degree of Protection	NEMA 4X(Electronic for Inverter) / NEMA 3R(Others)	
Auxiliary Power Supply	5kVA, 120Vac; Optional: 35kVA, 480Vac/277Vac	
Operating Ambient Temperature Range	-35 to 60 °C (> 40 °C derating) / optional: -40 to 60 °C (> 40 °C derating) -31 to 140 °F (> 104 °F derating) / optional: -40 to 140 °F (> 104 °F derating)	
Allowable Relative Humidity Range	0 - 100 %	
Cooling Method	Temperature controlled forced air cooling	
Max. Operating Altitude	1000 m (Standard) / > 1000 m (Customized) (3280.8 ft (standard) / > 3280.8 ft (Customized)	
Display	LED Indicators, WLAN+WebHMI	
Night Reactive Power Function	Optional	
DC-Coupled Storage Interface	Optional	
Charging Power from the Grid	Optional	
Communication	Standard: RS485, Ethernet	
Compliance	UL 1741, IEEE 1547, UL1741 SA, NEC 2017, CSA C22.2 No.107.1-01, PRC-024, Rule 21	
Grid Support	Q at night function (optional), L/HVRT, L/HFRT, Active & reactive power control and power ramp rate control, Volt-var, Frequency-watt, ROCOF, Phase-jump Ride Through	

*: The actual product received shall prevail.



BALANCED ROCK
POWER

Appendix 13. Liability Insurance and Taelor Solar 1 / Taelor Solar HoldCo Operating Agreements



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/17/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Arizona Group 1125 East Southern Avenue Suite 101 Mesa AZ 85204	CONTACT NAME: Jen Stelter PHONE (A/C No, Ext): 480-892-8755 FAX (A/C, No): 480-892-7625 E-MAIL ADDRESS: jen.stelter@arizonagroup.com														
INSURED BALAROC-01 Balanced Rock Power LLC 310 E 100 S Moab UT 84532	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A : Trumbull Insurance Company</td> <td style="text-align: center;">27120</td> </tr> <tr> <td>INSURER B : Hartford Underwriters Ins Co</td> <td style="text-align: center;">30104</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Trumbull Insurance Company	27120	INSURER B : Hartford Underwriters Ins Co	30104	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER F :															

COVERAGES **CERTIFICATE NUMBER: 2059347100** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			59SBAAL7SF4	5/14/2023	5/14/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MEO EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
B	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			59SBAAL7SF4	5/14/2023	5/14/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			59SBAAL7SF4	5/14/2023	5/14/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	59WECAL7EP2	5/14/2023	5/14/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Proof of Insurance	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

OPERATING AGREEMENT
OF
TAEOR SOLAR 1, LLC
a Delaware limited liability company

**OPERATING AGREEMENT OF
TAEOR SOLAR 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY**

THIS OPERATING AGREEMENT is made as of the 25th day of January ¹,2023 (the “Effective Date”) by Taelor Solar Holdco, LLC, a Delaware limited liability company (“Member” and “Manager”), and Taelor Solar 1, LLC, a Delaware limited liability company (the “Company”).

**Article 1
DEFINITIONS**

The following terms used in this Operating Agreement shall have the meanings set forth below (unless otherwise expressly provided herein):

(a) “**Act**” shall mean the version of the Limited Liability Company Act adopted by the State of the Delaware.

(b) “**Entity**” shall mean any general partnership, limited partnership, limited liability company, corporation, joint venture, trust, estate, business trust, cooperative or association.

(c) “**Operating Agreement**” shall mean this Amended and Restated Operating Agreement as originally executed and as amended from time to time.

(d) “**Person**” shall mean any individual or Entity, and the heirs, executors, administrators, legal representatives, successors, and assigns of such Person where the context so admits.

**Article 2
FORMATION OF COMPANY**

Formation. On January 23rd, 2023, the Company was organized as a Delaware limited liability company under and pursuant to the Act.

Name. The name of the Company is Taelor Solar 1, LLC, a Delaware limited liability company.

Principal Place of Business. The principal place of business of the Company within the State of Utah shall be at 310 E. 100 S., Moab, Utah 84532. The Company may locate its places of business and registered office at any other place or places as the Manager may from time to time deem advisable.

Registered Office and Registered Agent. The Company's registered office shall be at the office of its registered agent at 16192 Coastal Hwy, Lewes, DE 19958, United States of America.

Certificate of Formation. The Certificate of Formation is hereby adopted and incorporated by reference in this Operating Agreement. In the event of any inconsistency between the Certificate of Formation and this Operating Agreement, the terms of the Certificate of Formation shall govern.

Term. The term of the Company shall be perpetual, unless the Company is earlier dissolved in accordance with either the provisions of this Operating Agreement or the Act.

Opt-in to UCC Article 8; Certificates Representing Ownership of Membership Interest. All membership interest in the Company shall be securities governed by Article 8 of the Uniform Commercial Code as in effect from time to time in the State of Delaware. Such membership interest shall be evidenced by certificates in the form attached hereto as Exhibit B. Such certificates representing ownership of membership interest in the Company may be executed and delivered by the Chief Executive Officer or any other Officer of the Company on behalf of the Company, shall be in the name of the Company, shall set forth the name of the Member and the number, class and series, if any, of any membership interest owned or held by each such Member and shall be a security governed by Article 8 of the Uniform Commercial Code as in effect from time to time the State of Delaware and, to be consecutively numbered or otherwise identified. This provision shall not be amended, and any purported amendment to this provision shall be null and void.

Legend. In addition to the legend required by Section 2.7, until (a) the securities representing ownership of membership interest in the Company are effectively registered under the Securities Act of 1993, as amended, or (b) the holder of such securities delivers to the Company a written opinion of counsel of such holder to the effect that such legend is no longer necessary under the Securities Act of 1933, as amended, the Company will cause each certificate representing its securities to be stamped or otherwise imprinted with the following legend:

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE.

Article 3 **BUSINESS OF THE COMPANY**

Permitted Businesses. The Company is hereby authorized to undertake any and all lawful acts or activities for which limited liability companies may be formed under the Act.

Article 4 **BOOKS, RECORDS, AND ACCOUNTING**

Books and Records. The Manager shall maintain books of account that accurately record all items of income and expenditure relating to the business of the Company and that accurately and

completely disclose the results of the operations of the Company. Such books of account shall be maintained on the method of accounting selected by the Manager.

Article 5
MANAGEMENT

5.1 **Management.** The business and affairs of the Company shall be managed by the Manager, including the authority to direct the day-to-day operations of the Company, including operations involving the sale of power, concurrently with any Officers of the Company who may then be appointed, the authority to direct such activities being hereby vested in such Officers of the Company.

Article 6
OFFICERS

Number. The Officers of the Company shall be a Chief Executive Officer, Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer and a Secretary (each an “**Officer**” and collectively “**Officers**”) each as appointed by the Manager. Any two or more offices may be held by the same person. The initial officers of the Company shall be as follows:

Chief Executive Officer	John Knight
Chief Operating Officer and Secretary	Eric Hafner
Chief Commercial Officer	Dana Diller
Chief Financial Officer	Grant Keefe

Election and Term of Office. The Officers of the Company shall be elected or appointed by the Manager. Vacancies may be filled or new offices created and filled by the Manager. Each Officer shall hold office until his successor shall have been duly elected or appointed and shall have qualified or until his death or until he shall resign or shall have been removed in the manner hereinafter provided. Election of an Officer shall not of itself create contract rights.

Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Manager for the unexpired portion of the term.

Removal. Any Officer elected or appointed by the Manager may be removed by the Manager whenever in its judgment the best interests of the Company would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Chief Executive Officer. The Chief Executive Officer shall be the principal executive officer of the Company. Subject to the direction and control of the Manager, he or she shall be in charge of the business of the Company; he or she shall see that the resolutions and directions of the Manager are carried into effect except in those instances in which that responsibility is specifically assigned to some other person by the Manager; and, in general, he or she shall discharge all duties as may be prescribed by the Manager from time to time. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, he or she may

execute for the Company any contracts, deeds, mortgages, bonds, or other instruments which the Manager has authorized to be executed, and he or she may accomplish such execution either individually or with any other officer thereunto authorized by the Manager according to the requirements of the form of the instrument. He or she may vote all securities which the Company is entitled to vote except as to the extent such authority shall be vested in a different officer or agent of the Company by the Manager.

Other Specified Officers. The Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer shall assist the Chief Executive Officer in the discharge of his or her duties as he or she may direct, and shall perform such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager. In the absence of the Chief Executive Officer or in the event of his or her inability or refusal to act, the Chief Operating Officer shall perform the duties of the Chief Executive Officer, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chief Executive Officer. Except in those instances in which the authority to execute is expressly delegated to another Officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, and subject to the limitations contained in any delegation of authority received from the Manager, the Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer may execute for the Company any contracts, deeds, mortgages, bonds or other instruments, and he or she may accomplish such execution either individually or with any other Officer according to the requirements of the form of the instrument.

Secretary. The Chief Operating Officer will also serve as the Company's Secretary. The Secretary shall keep a register of the post office address of each Member which shall be furnished to the Secretary by such Member. The Secretary shall have the authority to certify this Agreement, resolutions of the Manager, and other documents of the Company as true and correct copies thereof, and in general to perform all duties incident of the office of the Secretary and such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager.

Salaries. The salaries and other compensation of the Officers shall be fixed from time to time by the Manager.

6.1 **Indemnification of Officers.**

(a) To the greatest extent allowed by the Act, the Officers shall not be liable to the Member because any taxing authorities disallow or adjust income, deduction or credits in the Company tax returns. Furthermore, the Officers shall not have any liability for the repayment of the capital contributions of the Member. In addition, the doing of any act or the omission to do any act by the Officers the effect of which may cause or result in loss or damage to the Company, if done in good faith and otherwise in accordance with the terms of this Operating Agreement, shall not subject the Officers or their successors and assigns to any liability to the greatest extent allowed by the Act. To the greatest extent allowed by the Act, the Company will indemnify and hold harmless the Officers and their successors, delegates and assigns from any claim, loss, expense, liability, action or damage resulting from any such act or omission, including, without limitation, reasonable costs and expenses of litigation and appeal of such litigation (including reasonable fees and expenses of

attorneys engaged by any of the Officers in defense of such act or omission), but the Officers shall not be entitled to be indemnified or held harmless due to, or arising from, their fraud, gross negligence, bad faith or willful acts. The foregoing indemnification is limited to the assets of the Company, and nothing contained herein is intended to create personal liability for the Member.

(b) The Company may purchase and maintain insurance on behalf of any Person who is or was an Officer, employee, or agent of the Company, or who is or was serving at the request of the Company as a director, manager, officer, trustee, employee, or agent of another limited liability company, corporation, partnership joint venture, trust, or other enterprise, against any liability asserted against the Person and incurred by the person in any capacity, or arising out of the Person's status as such, whether or not the Company would have the power to indemnify the Person against the liability under the provisions of this Section 6.9.

Article 7 RIGHTS AND OBLIGATIONS OF MEMBER

Limitation of Liability. The Member's liability shall be limited as set forth herein and in the Act and other applicable law.

Company Debt Liability. The Member will not personally be liable for any debts or losses of the Company, except as provided in the Act.

Article 8 DISSOLUTION AND TERMINATION

Dissolution. The Company shall be dissolved upon the occurrence of any of the following events ("**Dissolution Event**"):

- (a) the expiration of the term of the Company as provided in Section 2.6;
- (b) by the written resolution of the Member;
- (c) upon the death, retirement, resignation, bankruptcy, court declaration of incompetence with respect to, or dissolution of the Member (a "**Withdrawal Event**");
- (d) entry of a decree of judicial dissolution under Section 18-802 of the Act; or
- (e) administrative dissolution under Section 18-801 of the Act.

Distribution of Assets Upon Dissolution. In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

- (a) to creditors, including the Member if it is a creditor, in the order of priority as provided by law; and

- (b) to the Member.

Certificate of Dissolution. When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made therefor and all of the remaining property and assets have been distributed to the Member, a certificate of dissolution shall be executed and verified by the Person signing the certificate, which certificate shall set forth the information required by the Act.

8.4 **Filing of Certificate of Dissolution.**

(a) A certificate of dissolution shall be delivered to the Delaware Secretary of State.

(b) Upon the filing of the certificate of dissolution, the existence of the Company shall cease, except for the purpose of suits, other proceedings and appropriate action as provided in the Act.

Article 9 **MISCELLANEOUS PROVISIONS**

Notices. Any notice or communication required or permitted to be given by any provision of this Agreement, including but not limited to any consents, shall be in writing and shall be deemed to have been given and received by the Person to whom directed (a) when delivered personally to such Person or to an officer or partner of the Person to which directed, (b) twenty- four (24) hours after transmitted by facsimile, evidence of transmission attached, to the facsimile number of such Person who has notified the Company and the Manager of its facsimile number, or (c) three (3) business days after being posted in the United States mails if sent by registered or certified mail, return receipt requested, postage and charges prepaid, or one (1) business day after deposited with overnight courier, return receipt requested, delivery charges prepaid, in either case addressed to the Person to which directed at the address of such Person as it appears in the records of the Company or such other address of which such Person has notified the Company and the Manager.

Application of Delaware Law. This Operating Agreement, and the application of interpretation hereof, shall be governed exclusively by its terms and by the laws of the State of Delaware, and specifically, the Act.

Construction. Whenever the singular number is used in this Operating Agreement and when required by the context, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders and vice versa;

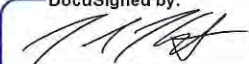
Headings. The headings in this Operating Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Operating Agreement or any provision hereof.


Severability. If any provision of this Operating Agreement or the application thereof to any Person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Operating Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned has executed this Operating Agreement as of the date first set forth above.

TAEOR SOLAR 1, LLC

**TAEOR SOLAR HOLDCO, LLC
its Member and Manager**

DocuSigned by:

By: _____
John Knight, Chief Executive Officer

DocuSigned by:

By: _____
John Knight, Chief Executive Officer

**EXHIBIT A
MEMBERS**

THIS SCHEDULE MAY BE AMENDED FROM TIME TO TIME TO REFLECT THE ADDITION OF NEW MEMBERS, THE ISSUANCE OF NEW MEMBERSHIP INTEREST, THE SALE OR EXCHANGE OF MEMBERSHIP INTEREST, OR OTHER SHIFTS OF MEMBERSHIP INTEREST PURSUANT TO THE OPERATING AGREEMENT OR A CHANGE OF ADDRESS OR FACSIMILE NUMBER OF A PERSON FOR WHICH NOTICE WAS GIVEN TO THE COMPANY PURSUANT TO THIS OPERATING AGREEMENT.

Name and Address	Telephone Number	Percentage Interest
Taelor Solar Holdco, LLC, 310 E. 100 S., Moab, Utah 84532	+1 501-387-0943	100%
TOTALS		100%

EXHIBIT B

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE. THIS CERTIFICATE EVIDENCES AN INTEREST IN THUNDERHEAD WIND ENERGY LLC AND SHALL BE A SECURITY GOVERNED BY ARTICLE 8 OF THE UNIFORM COMMERCIAL CODE AS IN EFFECT FROM TIME TO TIME IN THE STATE OF DELAWARE AND, TO THE EXTENT PERMITTED BY APPLICABLE LAW, EACH OTHER APPLICABLE JURISDICTION.

CERTIFICATE FOR MEMBERSHIP INTEREST

IN

TAEOR SOLAR 1, LLC

Certificate No. 1

The undersigned, as the Manager of Taelor Solar 1, LLC, a Delaware limited liability company (the "Company"), hereby certifies that Taelor Solar Holdco, LLC, a Delaware limited liability company, is the holder of 100% of the membership interest in the Company to the extent and as described in the Operating Agreement of the Company, effective as of January 25th, 2023, as amended and restated from time to time (the "Agreement") (a copy of which is on file at the principal office of the Company). All capitalized terms not otherwise defined herein have the meanings ascribed to them in the Agreement.

This Certificate is not negotiable or transferable except by operation of law, or as otherwise provided in the Agreement, and any such transfer will be valid only upon delivery of this Certificate, together with an assignment in a form sufficient to convey an interest in a limited liability company pursuant to the Delaware Limited Liability Company Act, 6 Del. Code §§18-101 et seq., as such may be amended and in effect from time to time, or any successor statute thereto, duly executed, to the transferee Member of the Company.

Dated: January 25th, 2023

DocuSigned by:
TAEOR SOLAR HOLDCO, LLC
By: 
Name: John Knight
Title: Chief Executive Officer

OPERATING AGREEMENT
OF
TAEOR SOLAR HOLDCO, LLC
a Delaware limited liability company

**OPERATING AGREEMENT OF
TAEOR SOLAR HOLDCO, LLC
A DELAWARE LIMITED LIABILITY COMPANY**

THIS OPERATING AGREEMENT is made as of the 25th day of January ¹,2023 (the “Effective Date”) by Balanced Rock Power Development, LLC, a Delaware limited liability company (“Member” and “Manager”), and Taelor Solar Holdco, LLC, a Delaware limited liability company (the “Company”).

Article 1
DEFINITIONS

The following terms used in this Operating Agreement shall have the meanings set forth below (unless otherwise expressly provided herein):

- (a) “**Act**” shall mean the version of the Limited Liability Company Act adopted by the State of the Delaware.
- (b) “**Entity**” shall mean any general partnership, limited partnership, limited liability company, corporation, joint venture, trust, estate, business trust, cooperative or association.
- (c) “**Operating Agreement**” shall mean this Amended and Restated Operating Agreement as originally executed and as amended from time to time.
- (d) “**Person**” shall mean any individual or Entity, and the heirs, executors, administrators, legal representatives, successors, and assigns of such Person where the context so admits.

Article 2
FORMATION OF COMPANY

Formation. On January 23rd, 2023, the Company was organized as a Delaware limited liability company under and pursuant to the Act.

Name. The name of the Company is Taelor Solar Holdco, LLC, a Delaware limited liability company.

Principal Place of Business. The principal place of business of the Company within the State of Utah shall be at 310 E. 100 S., Moab, Utah 84532. The Company may locate its places of business and registered office at any other place or places as the Manager may from time to time deem advisable.

Registered Office and Registered Agent. The Company's registered office shall be at the office of its registered agent at 16192 Coastal Hwy, Lewes, DE 19958, United States of America.

Certificate of Formation. The Certificate of Formation is hereby adopted and incorporated by reference in this Operating Agreement. In the event of any inconsistency between the Certificate of Formation and this Operating Agreement, the terms of the Certificate of Formation shall govern.

Term. The term of the Company shall be perpetual, unless the Company is earlier dissolved in accordance with either the provisions of this Operating Agreement or the Act.

Opt-in to UCC Article 8; Certificates Representing Ownership of Membership Interest. All membership interest in the Company shall be securities governed by Article 8 of the Uniform Commercial Code as in effect from time to time in the State of Delaware. Such membership interest shall be evidenced by certificates in the form attached hereto as Exhibit B. Such certificates representing ownership of membership interest in the Company may be executed and delivered by the Chief Executive Officer or any other Officer of the Company on behalf of the Company, shall be in the name of the Company, shall set forth the name of the Member and the number, class and series, if any, of any membership interest owned or held by each such Member and shall be a security governed by Article 8 of the Uniform Commercial Code as in effect from time to time the State of Delaware and, to be consecutively numbered or otherwise identified. This provision shall not be amended, and any purported amendment to this provision shall be null and void.

Legend. In addition to the legend required by Section 2.7, until (a) the securities representing ownership of membership interest in the Company are effectively registered under the Securities Act of 1993, as amended, or (b) the holder of such securities delivers to the Company a written opinion of counsel of such holder to the effect that such legend is no longer necessary under the Securities Act of 1933, as amended, the Company will cause each certificate representing its securities to be stamped or otherwise imprinted with the following legend:

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE.

Article 3 **BUSINESS OF THE COMPANY**

Permitted Businesses. The Company is hereby authorized to undertake any and all lawful acts or activities for which limited liability companies may be formed under the Act.

Article 4 **BOOKS, RECORDS, AND ACCOUNTING**

Books and Records. The Manager shall maintain books of account that accurately record all items of income and expenditure relating to the business of the Company and that accurately and

completely disclose the results of the operations of the Company. Such books of account shall be maintained on the method of accounting selected by the Manager.

Article 5
MANAGEMENT

5.1 **Management.** The business and affairs of the Company shall be managed by the Manager, including the authority to direct the day-to-day operations of the Company, including operations involving the sale of power, concurrently with any Officers of the Company who may then be appointed, the authority to direct such activities being hereby vested in such Officers of the Company.

Article 6
OFFICERS

Number. The Officers of the Company shall be a Chief Executive Officer, Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer and a Secretary (each an “**Officer**” and collectively “**Officers**”) each as appointed by the Manager. Any two or more offices may be held by the same person. The initial officers of the Company shall be as follows:

Chief Executive Officer	John Knight
Chief Operating Officer and Secretary	Eric Hafner
Chief Commercial Officer	Dana Diller
Chief Financial Officer	Grant Keefe

Election and Term of Office. The Officers of the Company shall be elected or appointed by the Manager. Vacancies may be filled or new offices created and filled by the Manager. Each Officer shall hold office until his successor shall have been duly elected or appointed and shall have qualified or until his death or until he shall resign or shall have been removed in the manner hereinafter provided. Election of an Officer shall not of itself create contract rights.

Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Manager for the unexpired portion of the term.

Removal. Any Officer elected or appointed by the Manager may be removed by the Manager whenever in its judgment the best interests of the Company would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Chief Executive Officer. The Chief Executive Officer shall be the principal executive officer of the Company. Subject to the direction and control of the Manager, he or she shall be in charge of the business of the Company; he or she shall see that the resolutions and directions of the Manager are carried into effect except in those instances in which that responsibility is specifically assigned to some other person by the Manager; and, in general, he or she shall discharge all duties as may be prescribed by the Manager from time to time. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, he or she may

execute for the Company any contracts, deeds, mortgages, bonds, or other instruments which the Manager has authorized to be executed, and he or she may accomplish such execution either individually or with any other officer thereunto authorized by the Manager according to the requirements of the form of the instrument. He or she may vote all securities which the Company is entitled to vote except as to the extent such authority shall be vested in a different officer or agent of the Company by the Manager.

Other Specified Officers. The Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer shall assist the Chief Executive Officer in the discharge of his or her duties as he or she may direct, and shall perform such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager. In the absence of the Chief Executive Officer or in the event of his or her inability or refusal to act, the Chief Operating Officer shall perform the duties of the Chief Executive Officer, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chief Executive Officer. Except in those instances in which the authority to execute is expressly delegated to another Officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, and subject to the limitations contained in any delegation of authority received from the Manager, the Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer may execute for the Company any contracts, deeds, mortgages, bonds or other instruments, and he or she may accomplish such execution either individually or with any other Officer according to the requirements of the form of the instrument.

Secretary. The Chief Operating Officer will also serve as the Company's Secretary. The Secretary shall keep a register of the post office address of each Member which shall be furnished to the Secretary by such Member. The Secretary shall have the authority to certify this Agreement, resolutions of the Manager, and other documents of the Company as true and correct copies thereof, and in general to perform all duties incident of the office of the Secretary and such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager.

Salaries. The salaries and other compensation of the Officers shall be fixed from time to time by the Manager.

6.1 **Indemnification of Officers.**

(a) To the greatest extent allowed by the Act, the Officers shall not be liable to the Member because any taxing authorities disallow or adjust income, deduction or credits in the Company tax returns. Furthermore, the Officers shall not have any liability for the repayment of the capital contributions of the Member. In addition, the doing of any act or the omission to do any act by the Officers the effect of which may cause or result in loss or damage to the Company, if done in good faith and otherwise in accordance with the terms of this Operating Agreement, shall not subject the Officers or their successors and assigns to any liability to the greatest extent allowed by the Act. To the greatest extent allowed by the Act, the Company will indemnify and hold harmless the Officers and their successors, delegates and assigns from any claim, loss, expense, liability, action or damage resulting from any such act or omission, including, without limitation, reasonable costs and expenses of litigation and appeal of such litigation (including reasonable fees and expenses of

attorneys engaged by any of the Officers in defense of such act or omission), but the Officers shall not be entitled to be indemnified or held harmless due to, or arising from, their fraud, gross negligence, bad faith or willful acts. The foregoing indemnification is limited to the assets of the Company, and nothing contained herein is intended to create personal liability for the Member.

(b) The Company may purchase and maintain insurance on behalf of any Person who is or was an Officer, employee, or agent of the Company, or who is or was serving at the request of the Company as a director, manager, officer, trustee, employee, or agent of another limited liability company, corporation, partnership joint venture, trust, or other enterprise, against any liability asserted against the Person and incurred by the person in any capacity, or arising out of the Person's status as such, whether or not the Company would have the power to indemnify the Person against the liability under the provisions of this Section 6.9.

Article 7 RIGHTS AND OBLIGATIONS OF MEMBER

Limitation of Liability. The Member's liability shall be limited as set forth herein and in the Act and other applicable law.

Company Debt Liability. The Member will not personally be liable for any debts or losses of the Company, except as provided in the Act.

Article 8 DISSOLUTION AND TERMINATION

Dissolution. The Company shall be dissolved upon the occurrence of any of the following events ("**Dissolution Event**"):

- (a) the expiration of the term of the Company as provided in Section 2.6;
- (b) by the written resolution of the Member;
- (c) upon the death, retirement, resignation, bankruptcy, court declaration of incompetence with respect to, or dissolution of the Member (a "**Withdrawal Event**");
- (d) entry of a decree of judicial dissolution under Section 18-802 of the Act; or
- (e) administrative dissolution under Section 18-801 of the Act.

Distribution of Assets Upon Dissolution. In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

- (a) to creditors, including the Member if it is a creditor, in the order of priority as provided by law; and

- (b) to the Member.

Certificate of Dissolution. When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made therefor and all of the remaining property and assets have been distributed to the Member, a certificate of dissolution shall be executed and verified by the Person signing the certificate, which certificate shall set forth the information required by the Act.

8.4 Filing of Certificate of Dissolution.

(a) A certificate of dissolution shall be delivered to the Delaware Secretary of State.

(b) Upon the filing of the certificate of dissolution, the existence of the Company shall cease, except for the purpose of suits, other proceedings and appropriate action as provided in the Act.

Article 9
MISCELLANEOUS PROVISIONS

Notices. Any notice or communication required or permitted to be given by any provision of this Agreement, including but not limited to any consents, shall be in writing and shall be deemed to have been given and received by the Person to whom directed (a) when delivered personally to such Person or to an officer or partner of the Person to which directed, (b) twenty- four (24) hours after transmitted by facsimile, evidence of transmission attached, to the facsimile number of such Person who has notified the Company and the Manager of its facsimile number, or (c) three (3) business days after being posted in the United States mails if sent by registered or certified mail, return receipt requested, postage and charges prepaid, or one (1) business day after deposited with overnight courier, return receipt requested, delivery charges prepaid, in either case addressed to the Person to which directed at the address of such Person as it appears in the records of the Company or such other address of which such Person has notified the Company and the Manager.

Application of Delaware Law. This Operating Agreement, and the application of interpretation hereof, shall be governed exclusively by its terms and by the laws of the State of Delaware, and specifically, the Act.

Construction. Whenever the singular number is used in this Operating Agreement and when required by the context, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders and vice versa;

Headings. The headings in this Operating Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Operating Agreement or any provision hereof.

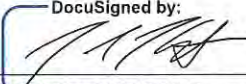
Severability. If any provision of this Operating Agreement or the application thereof to any Person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Operating Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned has executed this Operating Agreement as of the date first set forth above.

TAEOR SOLAR HOLDCO, LLC

**BALANCED ROCK POWER
DEVELOPMENT, LLC**

its Member and Manager

By: 

John Knight, Chief Executive Officer

By: 

John Knight, Chief Executive Officer

**EXHIBIT A
MEMBERS**

THIS SCHEDULE MAY BE AMENDED FROM TIME TO TIME TO REFLECT THE ADDITION OF NEW MEMBERS, THE ISSUANCE OF NEW MEMBERSHIP INTEREST, THE SALE OR EXCHANGE OF MEMBERSHIP INTEREST, OR OTHER SHIFTS OF MEMBERSHIP INTEREST PURSUANT TO THE OPERATING AGREEMENT OR A CHANGE OF ADDRESS OR FACSIMILE NUMBER OF A PERSON FOR WHICH NOTICE WAS GIVEN TO THE COMPANY PURSUANT TO THIS OPERATING AGREEMENT.

Name and Address	Telephone Number	Percentage Interest
Balanced Rock Power Development, LLC, 310 E. 100 S., Moab, Utah 84532	+1 501-387-0943	100%
TOTALS		100%

EXHIBIT B

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE. THIS CERTIFICATE EVIDENCES AN INTEREST IN THUNDERHEAD WIND ENERGY LLC AND SHALL BE A SECURITY GOVERNED BY ARTICLE 8 OF THE UNIFORM COMMERCIAL CODE AS IN EFFECT FROM TIME TO TIME IN THE STATE OF DELAWARE AND, TO THE EXTENT PERMITTED BY APPLICABLE LAW, EACH OTHER APPLICABLE JURISDICTION.

CERTIFICATE FOR MEMBERSHIP INTEREST

IN

TAEOR SOLAR HOLDCO, LLC

Certificate No. 1

The undersigned, as the Manager of Taelor Solar Holdco, LLC, a Delaware limited liability company (the “Company”), hereby certifies that Balanced Rock Power Development, LLC, a Delaware limited liability company, is the holder of 100% of the membership interest in the Company to the extent and as described in the Operating Agreement of the Company, effective as of January 25th, 2023, as amended and restated from time to time (the “Agreement”) (a copy of which is on file at the principal office of the Company). All capitalized terms not otherwise defined herein have the meanings ascribed to them in the Agreement.

This Certificate is not negotiable or transferable except by operation of law, or as otherwise provided in the Agreement, and any such transfer will be valid only upon delivery of this Certificate, together with an assignment in a form sufficient to convey an interest in a limited liability company pursuant to the Delaware Limited Liability Company Act, 6 Del. Code §§18-101 et seq., as such may be amended and in effect from time to time, or any successor statute thereto, duly executed, to the transferee Member of the Company.

Dated: January 25th, 2023

BALANCED ROCK POWER DEVELOPMENT, LLC

By: 

Name: John Knight

Title: Chief Executive Officer



BALANCED ROCK
POWER

Appendix 14. Draft Wildlife Plan

**Taelor Solar Projects
Morgan County and Weld County**

Biological Survey Plan

July 2023

Prepared For:

Balanced Rock Power

Prepared By:

Heritage Environmental Consultants
Denver, Colorado



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Appendices

Appendix A - Figures

Appendix B - Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol

1.0 Introduction

This survey plan outlines the methods that Heritage Environmental Consultants (Heritage) will use to implement pre-project surveys for biological resources for the proposed Taelor Solar Projects (Projects). Primary tasks in this survey plan include a pre-field review, swift fox surveys, greater prairie chicken and plains sharp-tailed grouse surveys, black-tailed prairie dog surveys, raptor and nesting bird surveys, and reporting.

The two Projects would be located about 3 miles southwest of Wiggins, Colorado. One project is in Weld County and the other is in Morgan County (**Appendix A; Figure 1**). The Projects would be located on private lands.

2.0 Task 1: Pre-field Review

This task consists of reviewing applicable survey protocols, delineating the survey area, and identifying the target species that will be the subject of the field surveys.

2.1 Survey Protocols

Heritage has had two conversations with Colorado Parks and Wildlife (CPW) biologists regarding the Projects (CPW 2023a, CPW 2023b). CPW biologists helped inform the surveys that should be performed for the Projects. As part of developing this survey plan, the following documents were reviewed:

- Colorado Parks and Wildlife Best Management Practices for Solar Energy Development (CPW 2021a).
- Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol (**Appendix B**).

2.2 Survey Area

The survey area includes all of the areas proposed for development of the Projects; approximately 5,152 acres in Morgan County, and approximately 4,437 acres in Weld County for a total of approximately 9,589 acres.

2.3 Data Collection

Data for the survey area were collected from the following sources:

- Federally Listed Species and Critical Habitat (U. S. Fish and Wildlife Service [USFWS] 2021).
- Colorado Threatened and Endangered List (CPW 2023a).
- Colorado's Conservation Data Explorer (CODEX) Project Review Report (CPW 2021b).
- Conversations with CPW biologists (CPW 2023a, 2023b).

2.4 Target Species

The following species were identified as species of concern associated with the Projects based on data review of the above sources.

Species Common Name	Species Scientific Name	Potential to Occur
Swift Fox	<i>Vulpes velox</i>	Moderate potential to occur – Suitable prairie habitat is present.
Plains Sharp-tailed Grouse	<i>Tympanuchus phasianellus jamesii</i>	Moderate potential to occur – Suitable prairie habitat is present.
Greater Prairie Chicken	<i>Tympanuchus cupido</i>	Moderate potential to occur – Suitable prairie habitat is present.
Golden Eagle	<i>Aquila chrysaetos</i>	Moderate potential to occur for foraging purposes – Suitable open habitats for foraging are present, but no nesting habitat is present.
Western Burrowing Owl	<i>Athene cunicularia hypugaea</i>	Moderate potential to occur for nesting and foraging purposes – Suitable open habitats for foraging are present, burrows may be present for nesting.
Black-tailed Prairie Dog	<i>Cynomys ludovicianus</i>	Moderate potential to occur – Suitable prairie habitat is present.
Preble's Meadow Jumping Mouse	<i>Zapus hudsonius preblei</i>	Low potential to occur – Suitable riparian habitat is not present.
Pronghorn	<i>Antilocapra americana</i>	Moderate potential to occur – Suitable open habitat is present.
Mule Deer	<i>Odocoileus hemionus</i>	Moderate potential to occur – Suitable open habitat is present.
Raptors	<i>n/a</i>	High potential to occur - suitable habitat is present for several raptor species.
Bat Species	<i>n/a</i>	Low potential to occur – Lack of suitable roosting habitat.

2.5 Habitat Types

The Project lies in the High Plains ecoregion (Chapman et al. 2006). Two habitat types dominate the Weld County portion; rolling sand plains and agriculture. An open water habitat (3.5-acre irrigation pond) is also present near the eastern boundary. The sand hills are dominated by low grasses and shrubs interspersed

with patches of bare sand. Center pivot and dryland agriculture is active along Kiowa Creek primarily in the eastern and southern portions of the Weld County site. There is no flow in the creek, nor any remnant riparian areas.

The Morgan County portion is dominated by flat to rolling hills that are used for open range and agriculture. Vegetation is low with patches of kochia (*Bassia scoparia*) and rabbitbrush (*Chrysothamnus nauseosus*). Bare soil is common. Center pivot and dryland agriculture is active along Rock Creek primarily in the northern and western portions of the Morgan County site. There is no flow in the creek, nor any remnant riparian areas. Habitat types are described below:

- *Flat to Rolling Plains* - The Flat to Rolling Plains ecoregion is more level and less dissected than the adjacent Moderate Relief Plains. Soils are generally silty with a veneer of loess. Dryland farming is extensive, with areas of irrigated cropland scattered throughout the ecoregion. Winter wheat is the main cash crop, with a smaller acreage in forage crops.
- *Rolling Sand Plains* - The grass-stabilized sand plains, sand dunes and sand sheets of the Rolling Sand Plains ecoregion are a divergence from the mostly loess-covered plains of adjacent ecoregions. Sandy soils, formed from eolian deposits, supported a sandsage prairie natural vegetation type, different from the shortgrass and midgrass prairie of other neighboring level IV ecoregions in the High Plains. Sand sagebrush, rabbitbrush, sand bluestem, prairie sandreed, and Indian ricegrass were typical plants. Land use is primarily rangeland, although a few scattered areas have been developed for irrigated cropland using deep wells.
- *Agriculture* – Includes center pivot and dryland agriculture and associated roads and infrastructure.

3.0 Task 2: Field Surveys

This section describes the various surveys proposed to be conducted for the proposed Projects. To the extent it is biologically appropriate, these surveys will be conducted concurrently for increased efficiency. It was determined through conversations with CPW that surveys for bats did not need to be performed within the Projects. Additionally, the Projects should be designed to accommodate big game movement, but no surveys need to be conducted for pronghorn or mule deer. All incidental observations of these (and other) species will be recorded during other field survey efforts.

3.1 Greater Prairie Chicken and Plains Sharp-tailed Grouse

A listening route survey for greater prairie chickens and plains sharp-tailed grouse shall be conducted between mid-March and April 30 which corresponds with the peak of male and hen attendance on lek sites. Surveys shall be conducted from 30 minutes before to 1–2 hours after sunrise, which is the period when birds are most active on leks. Surveys should be conducted only on calm, clear mornings, as the booming sound produced by males can be audible for nearly 3 km. If wind speeds exceed 7 km/hr, surveys should be discontinued and rerun on the next available day. Surveys will be conducted from an all-terrain vehicle (ATV). There will be two survey routes established within suitable habitat, one within the Weld County site and one within the Morgan County site. For each survey route, an observer will determine the presence of active lek sites by listening at 1.6 km intervals along the route and recording compass directions for all audible leks. In order to compensate for potential “quiet” periods and the influences of time-of-day upon booming, routes should be run in two directions. This procedure entails beginning at mile 0, listening for booming for 3 minutes, and proceeding along the selected route, stopping for 3 minutes at each 3.2 km interval until the end of the route. The observer should then retrace the route 1.6 km, stop, listen, and

continue again at 3.2 km intervals to the 1.6 km stop on the route. All routes will be 16 km in length, thus consisting of 11 listening stations. Once all routes have been initially surveyed for leks, the leks will be surveyed for the number of males, females, and total birds on each lek on subsequent days. Leks will be counted if three or more birds are identified on a site.

3.2 Swift Fox, Prairie Dogs, and Burrowing Owl

A survey will be conducted for swift fox, prairie dog colonies, and burrowing owls simultaneously. Transects will be established approximately 30 meters apart (depending on vegetation and visibility) to ensure 100 percent coverage. They will be travelled slowly by qualified biologists on ATVs or on foot. Surveyors will scan the transects for swift fox, prairie dog, and burrowing owl individuals, burrows, and potential prairie dog colonies. If burrows are discovered, they will be inspected for sign of swift fox, prairie dog, and burrowing owl habitation (tracks, scat, whitewash, digging, feathers). Locations, dimensions, number of entrances, and aspect of the burrows and notes regarding observed sign shall be recorded for each burrow or complex.

3.3 Raptors and Nesting Birds

During the swift fox, prairie dog, and burrowing owl transect survey, biologists will scan suitable habitat (e.g. trees, transmission poles, buildings) for raptor nests. If nests are observed, information regarding nest size and location, activity status, and species will be recorded.

Additionally, a pre-construction nesting bird survey will be conducted prior to construction activities commencing if they will be starting during the breeding season (for most bird species in Colorado, breeding season occurs from April 1 – August 31).

4.0 Task 3: Reporting

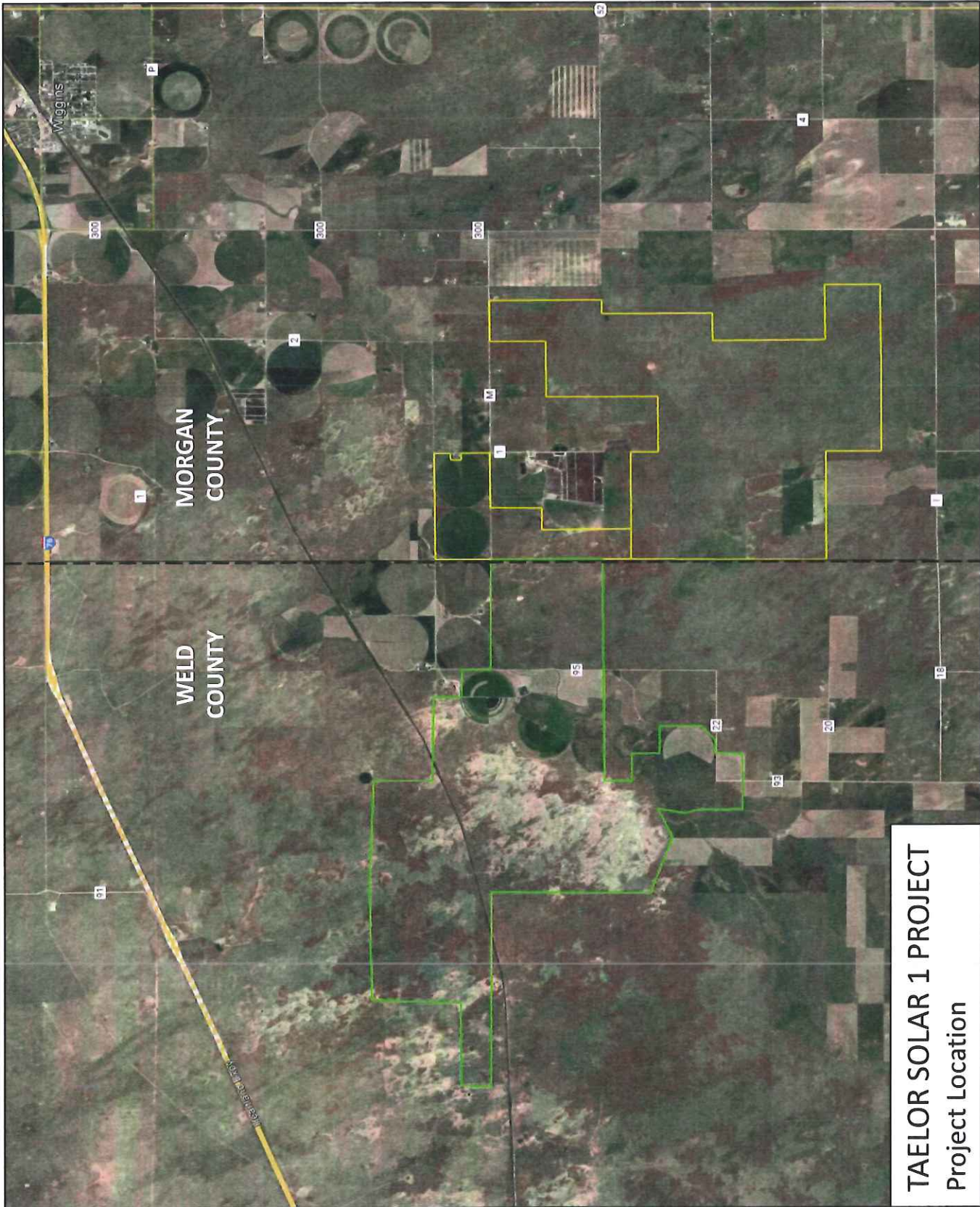
Once the surveys are complete, two survey reports will be prepared in the standard scientific format (introduction, methods, results, discussion/recommendations) supported by references, maps, and photographs, one report for each Project. It is expected that interim reports covering the results of swift fox, prairie dog, burrowing owl, and raptor surveys could be developed first with the results of lek surveys provided next spring.

5.0 References

- Chapman, S.S., Griffith, G.E., Omernik, J.M., Price, A.B., Freeouf, J., and Schrupp, D.L., 2006, Ecoregions of Colorado (color poster with map, descriptive text, summary tables, and photographs): Reston, Virginia, U.S. Geological Survey (map scale 1:1,200,000).
- Colorado Parks and Wildlife (CPW). 2023a. Threatened and Endangered List. Available online at: <https://cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Accessed July 2023.
- CPW. 2021a. Colorado Parks and Wildlife Best Management Practices for Solar Energy Development. May 2021. 6 pages.
- CPW. 2021b. Colorado's Conservation Data Explorer Project Review Report for the Wiggins Solar Project (Taelor).
- CPW. 2023a. Personal Communication [*June 6* telephone conversation with Marty Stratman, CPW Acting Regional Biologist. *RE: Wildlife review and survey needs for the Taelor Solar Projects*].
- CPW. 2023b. Personal Communication [*June 30* telephone conversation with CPW biologists; Brandon Murette, Marty Stratman, Wendy Figueroa, Chris Mettenbrink. *RE: Wildlife review and survey needs for the Taelor Solar Projects*].
- U. S. Fish and Wildlife Service. 2021. Information for Planning and Consultation (IPaC) query for the Wiggins Project (Taelor). Available online at: <https://ecos.fws.gov/ipac/>. Accessed November 2021.

Appendix A





TAELOL SOLAR 1 PROJECT
Project Location

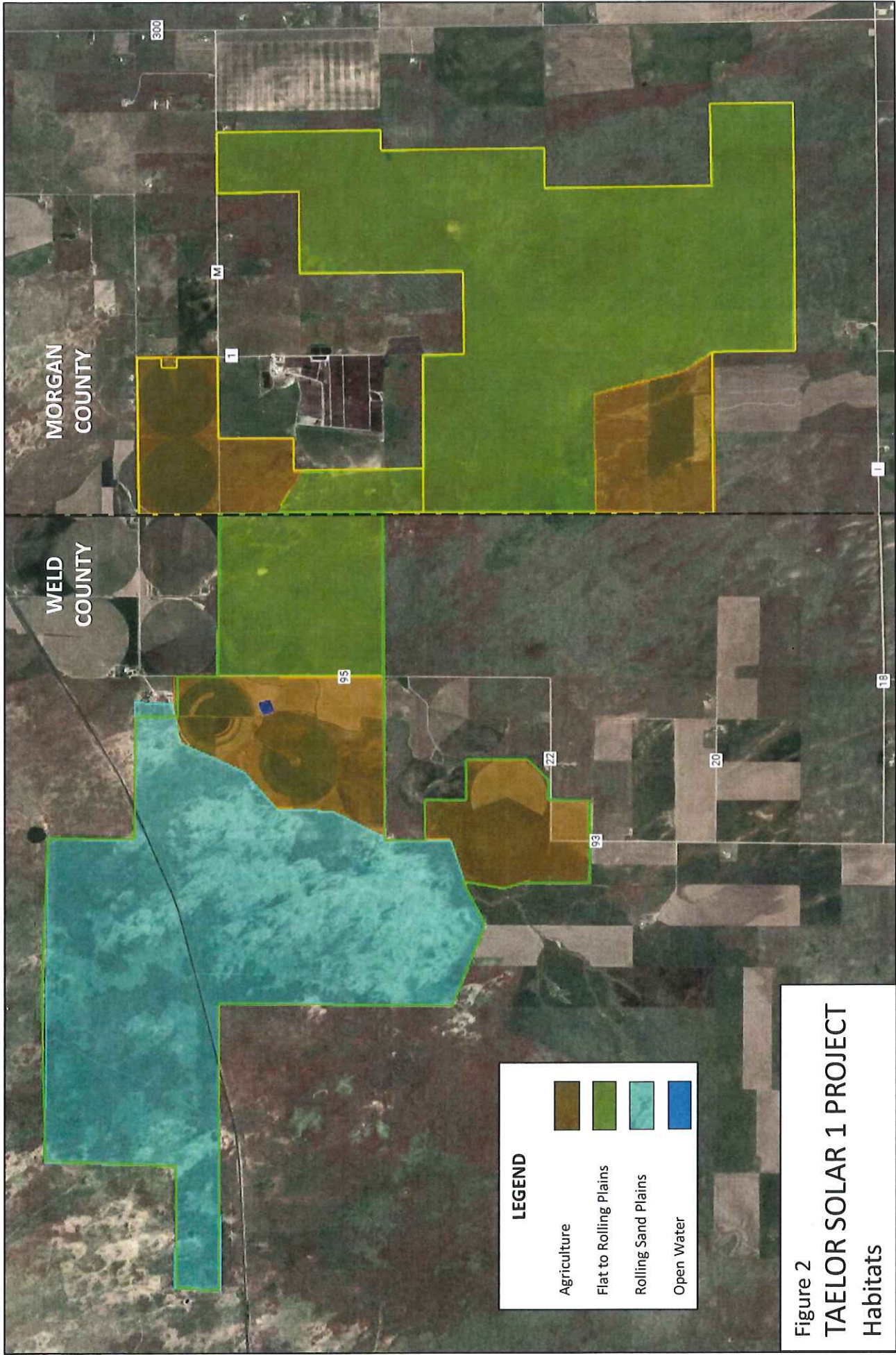


Figure 2
TAELOS SOLAR 1 PROJECT
 Habitats

Appendix B - Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol

Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol

Listening route surveys should continue to be conducted during the early spring when greater prairie-chickens are congregated on lek sites. However, surveys should be conducted between April 1 and April 20, which corresponds with the peak of male and hen attendance (Miller 1984, Schroeder and Braun 1992). Data collected after April 20 may be biased low due to the decline in male attendance following the time of peak hen attendance (Schroeder and Braun 1992). Surveys should continue to be conducted from 30 minutes before to 1–2 hours after sunrise, which is the period when birds are most active on leks (Schroeder and Braun 1992). Surveys should be conducted only on calm, clear mornings, as the booming sound produced by males can be audible for nearly 3 km (Hamerstrom and Hamerstrom 1973, Miller 1984, Schroeder and Braun 1992). If wind speeds exceed 7 km/hr, surveys should be discontinued and rerun on the next available day.

For each survey route, an observer will determine the presence of active lek sites by listening at 1.6 km intervals along the route and recording compass directions for all audible leks. In order to compensate for potential “quiet” periods and the influences of time-of-day upon booming, routes should be run in two directions. This procedure was abandoned in the mid-1990’s and should be reinstated. This procedure entails beginning at mile 0, listening for booming for 3 minutes, and proceeding along the selected route, stopping for 3 minutes at each 3.2 km interval until the end of the route. The observer should then retrace the route 1.6 km, stop, listen, and continue again at 3.2 km intervals to the 1.6 km stop on the route. All routes will be 16 km in length, thus consisting of 11 listening stations. A 16-km route would require approximately 80 minutes to complete, driving at 25 miles-per-hour, stopping at the 11 stations, and listening for 3 minutes at each stop. This is within the 90 minute time of peak activity (Miller 1984, Van Sant and Braun 1990). This procedure will further minimize bias from behavioral changes associated with time-of-day (Robb and Schroeder 2005).

Once all routes have been initially surveyed for leks, the leks will be surveyed for the number of males, females, and total birds on each lek on subsequent days. Leks will be counted if three or more birds are identified on a site. This is similar to the criteria used by Schroeder and Braun (1992).

BESS APPLICATION

Taelor Solar 1, LLC / Matt Mooney

L&R Rumsey Land, LLC

SU2023-0013



May 5, 2023

Ms. Nicole Hay
Director, Planning and Zoning, Morgan County
231 Ensign Street
P.O. Box 596
Fort Morgan, Colorado 80701

Re: Taelor Storage – Application for Special Use Permit and related Waiver Request for
Section Line Setbacks

Dear Ms. Hay:

Taelor Solar 1, LLC, a wholly owned subsidiary of Balanced Rock Power Development LLC (“Balanced Rock Power”) submits this application to seek approval of a Special Use Permit for a new battery energy storage system (“BESS”) found in section 4-855 of Chapter 4 of the Morgan County Zoning Regulations. Balanced Rock Power (“BRP” or “the Company”) is a regionally focused renewable energy development firm with deep industry roots and community connections in the Western United States. The Company’s best-in-class team has over 135 years of collective renewable energy development experience from industry leading companies and has delivered over 140 wind, solar and battery development projects resulting in over 14 GWac of operational renewable energy capacity. We appreciate the opportunity to submit this application for a new BESS facility and believe that we have dedicated the time and effort on both our Taelor BESS project development and the criteria required by the County’s process to provide you with a comprehensive application.

Please know that we are available and prepared to answer questions, and to make adaptations that may be supportive of Morgan County Planning and Zoning needs.

We are enthusiastic that the Project will support increased economic development and add value to the community through job creation, construction and operation activities, and local taxes. On behalf of Taelor Solar 1, LLC, we thank you for the detailed evaluation and consideration of this Project’s application.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Mooney", with a horizontal line extending to the right.

Matt Mooney
VP of Development
Balanced Rock Power Development, LLC



MORGAN COUNTY PLANNING ZONING & BUILDING DEPT. 231 Ensign, P.O. Box 596 Fort Morgan, Colorado 80701 PHONE (970)542-3526 FAX (970)542-3509

EMAIL: permits_licensing@co.morgan.us

PERMIT # SU2023 - 0013

Date Received	<u>5/5/23</u>	Received By	<u>js</u>
App Fee	<u>\$5000</u>	Ck/CC #:	<u>1309</u>
		Paid	<u>5/8/23</u>
Minor Amend Fee:	\$	Ck/CC #:	
		Paid	<u>/ /</u>
Recording Fee	\$	Ck/CC #:	
		Paid	<u>/ /</u>
PC Date:	<u>8/14/23</u>	BOCC Date:	<u>/ /</u>
100 Year Floodplain	<input checked="" type="checkbox"/> <u>N</u>	Taxes Current?	<input checked="" type="checkbox"/> <u>N</u>

SPECIAL USE PERMIT APPLICATION

(Also to be used as application for Amendments to Existing Special Use Permits)

Landowner **MUST** Sign Application and Right to Farm Policy

APPLICANT

Name Taelor Solar 1, LLC
 Address 310 East 100 South
Moab, UT 84532
 Phone (512) 567-9357
 Email mmooney@balancedrockpower.com

LANDOWNER

Name L&R Rumsey Land, LLC
 Address 1131 County Road I
Wiggins, CO 80654
 Phone ()
 Email spangus16@gmail.com

BRIEF DESCRIPTION OF APPLICATION

An application for a special use permit for the new Taelor battery energy storage facility, located south of Wiggins, Colorado. The project would have a storage capacity of up to 500 MWh, and cover 10 acres

PROPERTY LEGAL DESCRIPTION

Address (if available):

Covering portions of Sections 8 and 9 in T2N R60W

Please see attached narrative for full legal descriptions

S: T: R: $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$

Parcel #: - -

Subdivision:

Property Size (sq. ft. or acres)

Zone District: A

Lot #(s):

Is property located within 1320' (1/4 mile) of a livestock confinement facility? N

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

SPECIAL USE PERMIT REQUIRED ATTACHMENT LIST

Fee:

Non-Refundable Application Fee

**Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations*

Project Narrative: **Narrative– Including the following:**

- Project Description
- Purpose of request
- How this proposal complies with the Morgan County Comprehensive Plan
See: <https://morgancounty.colorado.gov/sites/morgancounty/files/Comprehensive-Plan-2008.pdf>
- How this project/proposed use meets the criteria for Special Use Permit pursuant to Sec. 2-395 of the Zoning Regulations
- How the project/proposed use meets any specific criteria related to the project/proposed use. *See Morgan County Zoning Regulations Chapter 4-Supplementary Regulations, including but not limited to: Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS*
- How project will relate to or impact existing adjacent uses
- All off-site impacts and proposed mitigation measures
- Development or implementation schedule of project
- Proposed length of time the permit, if applicable
- Discussion of any public improvements required to complete the project

Environmental Impacts: Discuss any environmental impacts the Special Use will have on the following and the proposed mitigation measures:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Dust | <input checked="" type="checkbox"/> Existing Vegetation | <input checked="" type="checkbox"/> Land Forms |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Odor | <input checked="" type="checkbox"/> Storm Water Runoff | <input checked="" type="checkbox"/> Water Resources |
| <input checked="" type="checkbox"/> Wetlands | <input checked="" type="checkbox"/> Wildlife | <input checked="" type="checkbox"/> Visual Amenities | <input type="checkbox"/> Other _____ |

Map & Plans: **Special Use Map** meeting the requirements of Sec. 2-420 and any specific map requirements for the proposed use including but not limited to: *Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS. Sample Map attached to application for reference*

Drainage/Run-Off Control Plan may be required if the Planning Administrator determines that the use or building meets one of the following criteria:

- (1) The accessory use or building may have a drainage impact on adjacent properties;
- (2) The accessory use or building may have a drainage impact on adjacent right of ways;
- (3) The accessory structure is 5000 square feet or larger.

Decommissioning Plan [Wind, Solar, BESS]

Geotechnical Report [Wind, Solar]

Maintenance Statement [Wind, Solar, BESS]

Water and/or Wind Erosion Control Plan [Wind, Solar]

Fire Mitigation Plan [BESS]

Specification Sheet [BESS]

Emergency Operation Plan [BESS]

Ownership: **Current title insurance commitment (last 6 months)**

Mineral Rights Holders Notification

Notice to FFA & Approval Letter [Wind]

Notice to Operator of Communication Link (if applicable) [Wind]

Proof of current paid taxes

Utilities/Access: **Water tap (Will Serve letter or proof of access to a well)**

Sewer (Septic Permit, Will Serve Letter from NCHD or proof of other public system)

Electric (Electric bill or letter of commitment from electricity provider)

Driveway Permit from CDOT or Morgan County Road & Bridge (If required by staff)

Ditch Company- Proof of contact if there is a ditch on or next to subject property

Architecture Control Approval (if applicable)

Utility Interconnection or Crossing Certification [Wind, Solar]

Road Agreement [Wind, Solar]

Electrical Diagram [BESS]

Vested Rights: **Vesting Rights** (Optional). If applying for vested rights with special use application, the following must be submitted:

- Period of time Vesting Rights are requested
- Development schedule including timeline and phases
- Reason for request
- Other pertinent factors concerning the development
- Additional application fee for vesting rights application

- Miscellaneous:** **Right to Farm Policy** signed by Landowner(attached)
- Liability Insurance for Solar, Wind and/or BESS projects**
- 1 # **Paper Application sets** *But can provide additional copies prior to meetings
- Digital Copy of Application** (One sided only)
- Posted Public Notice Verification:**
- Notarized affidavit with photographs from a distance & close-up

This must be submitted PRIOR to Planning Commission hearing and PRIOR to Morgan County Board of Commissioners hearing

- Additional Information required by staff:**
-

APPLICANT & LANDOWNERS **MUST** SIGN APPLICATION ON NEXT PAGE

APPLICANT & LANDOWNER'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.
Application must be signed by landowners as shown on title insurance/commitment.

DocuSigned by:
Dana Diller 5/5/2023
AC2004B2B101493
Applicant Signature Date

[Handwritten Signature] 4-26-2023
Landowner Signature Date

Applicant Signature Date

Landowner Signature Date



MORGAN COUNTY, PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509

MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the county's economy, culture, landscape and lifestyle. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

Landowners, residents and visitors must be prepared to accept as normal the effects of agriculture and rural living. These may include noise from tractors, equipment, and aerial spraying sometimes at night or in the early morning; dust from animal pens, field work, harvesting, and gravel roads; odor from animal confinement operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers, including aerial spraying; and movement of livestock or machinery on public roads. Under the provisions of the State of Colorado's "Right to Farm" law (Section 35-3.5-101 and following, C.R.S.), all normal and non-negligent agricultural operations may not be considered nuisances.

Also public services in a rural area are not at the same level as in an urban or suburban setting. Road maintenance may be at a lower level, mail delivery may not be as frequent, utility services may be nonexistent or subject to interruption, law enforcement, fire protection and ambulance service will have considerably longer response times, snow may not be removed from county roads for several days after a major snow storm. First priority for snow removal is that school bus routes are normally cleared first.

Children are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farm and oilfield equipment, ponds, and irrigation ditches, electrical service to pumps and oil field operations, high speed traffic, noxious weeds, livestock, and territorial farm dogs may present real threats to children. It is necessary that children's activities be properly supervised for both the protection of the children and protection of the farmer's livelihood.

All rural residents and property owners are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out.

Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office and the County Planning and Zoning Department, and County Attorney.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have received, read, and understood the Morgan County Statement of Policy and Notice regarding Right to Farm.

I further state that I am aware that the conditions of living in an unincorporated area are different than living in a town or city and that the responsibilities of rural residents are different from urban or suburban residents. I understand that under Colorado law that a pre-existing, non-negligent agricultural operation may not be considered a public or private nuisance.

Lytle Remy 4-26-2023
Signature Date
Lytle Remy
Printed Name
1131 CRT Wiggins Co.
Address

To Be Signed by Landowner

Adopted by the Morgan County Board of County Commissioners by Resolution #96BCC41 on July 23, 1996 and amended by Resolution 2008 BCC 34 on September 2, 2008.



BALANCED ROCK
— P O W E R —

Application for Special Use Permit
Taelor Battery Energy Storage Project

Prepared for:

Morgan County Planning Department

Submitted by:

Taelor Solar 1, LLC

**A wholly owned subsidiary of
Balanced Rock Power Development, LLC**

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TAEOR ENERGY STORAGE PROJECT

SPECIAL USE PERMIT (SUP) APPLICATION – MORGAN COUNTY

PROJECT NARRATIVE

Taelor Solar 1, LLC (Applicant), a wholly owned subsidiary of Balanced Rock Power Development, LLC, is requesting a Special Use Permit (SUP) from Morgan County for the Taelor Energy Storage Project. This Project Narrative incorporates the submittal requirements for an SUP approval as well as the submittal requirements for a battery energy storage system (BESS) found in section 4-855 of Chapter 4 of the Morgan County Zoning Regulations.

SUP APPLICATION NARRATIVE REQUIREMENTS

The information below addresses the submittal requirement for a SUP application.

PROJECT DESCRIPTION

The Applicant proposes to construct, operate and decommission the Taelor Energy Storage Project (Project). The Project would be a battery energy storage system (BESS) on up to approximately 10 acres of private land on the proposed Taelor Solar project site in southwestern Morgan County, Colorado (**Figure 1**). The Project would interconnect to Xcel Energy’s Fort Morgan - Pawnee 230 kilovolt (kV) transmission line adjacent to the site.

Location

The Project is located approximately 4 miles southwest of the Town of Wiggins in unincorporated Morgan County (**Figure 1**). Access is provided via Interstate Highway 76 (I-76) which is about 4 miles north of the site. From I-76, access to the site is provided by County Road 3 to County Road M (**Figure 2**). All Project facilities would be located on private lands.

The table below identifies the parcels and the sections included in the Project.

LEGAL DESCRIPTION			PARCELS
Township	Range	Section	
2 North	60 West	8	NE1/4, NE¼
		9	NW ¼ NW ¼
			129708000002
			129709000002



Project Components

The Project would be a battery energy storage system (BESS) that would store AC electricity and have a capacity of up to 500 MWhs. The BESS technology would use lithium-based batteries housed in containers or a dedicated building. If in containers, the BESS containers could be made of steel or concrete with each being up to approximately 12 feet tall, 70 feet long, and 12 feet wide.

In addition to the battery modules, the containers would also contain a fire detection system; alarms and monitoring system; heating, ventilation, and air conditioning (HVAC) system; data collection and control system; and other electrical wiring and auxiliary systems. If located in buildings, the BESS building would comply with the local fire code and contain equipment at multiple sections of the building for fire detection, suppression, and necessary alarms to alert the local fire authorities.

The energy from the BESS Project would be delivered to the adjacent solar project substation at 34.5 kV. There the electricity would be stepped up to 230 kV and then connected to the existing Fort Morgan - Pawnee line - the Point of Interconnection (POI).

The selected Engineering, Procurement and Construction (EPC) contractor would prepare the final design based on the most appropriate technology available and final mitigation requirements that have been incorporated into the Project. Manufacturer, size, quantities, and dimensions would vary somewhat based on vendors / technologies selected. All BESS facilities would be within the parcel described in this narrative.

The information below addresses the specific County BESS requirements in 4-850.

Site – The BESS would cover approximately 10 acres and would be located adjacent to the solar project substation. It would be housed in equipment enclosures and/or buildings would be readily accessible by the fire department. Detailed design details and construction plans would be provided at the time that building permits are requested.

Electrical Diagram – A one-line electrical diagram for the BESS system will be included in the detailed design provided with the building permit application.

Specification Sheets – Specification sheets will be provided for all electrical equipment included in the BESS system in the detailed design provided with the building permit application.

Contact Information – The detailed contact information for the BESS system installer will be provided when selected. The contact information for the owner / applicant for the BESS is the same as the solar project.

Maintenance Plan – A detailed BESS maintenance plan would be developed as part of the building permit application submitted for approval prior to construction.

Fire Mitigation Plan – As mentioned above, each BESS container or building module would have its own fire detection, suppression, and alarm systems. A detailed BESS fire management plan would be developed in consultation with the County Emergency Management department and the Wiggins Rural Fire Protection District as part of the building permit application submitted for approval prior to construction.

Drainage Plan – A drainage management plan specific to the BESS would be provided for review and approval prior to construction. This will include the management of drainage on the BESS site to ensure it is adequately protected and drainage onto and off the site is adequately controlled.

Decommissioning Plan – A decommissioning plan specific to the BESS would be provided for review and approval prior to construction.

Emergency Operation Plan - An emergency management plan specific to the operation of the BESS would be provided for review and approval prior to construction.

Temporary facilities on the solar site would be shared with the BESS during construction. These include areas for construction trailers and parking; storage areas for equipment, materials, recycling, and waste; water storage pond or tank(s), generators/power service, and communications used during the construction phase.

Communications

Communication service to the Project would be provided by local service providers and/or microwave tower. The Project would have onsite communication lines connecting the Project components. Redundancy in the communication system would be provided as required by the Interconnection Agreement and/or power purchase agreement (PPA). Communications lines could be above ground or underground.

Water Usage, Amounts, Sources

Water is not required for BESS operation. The Project would require water during construction primarily for dust control as well as some minor consumptive use for concrete and other needs. Water consumption during operation would be relatively low and primarily for potable uses by site personnel. Drinking water may be delivered to the site during construction and operations. Water would be provided by delivering water from a local provider to the site via truck.

Drinking water may be delivered to the site during construction and operations. Please see Appendix 8 for proof of well access.

Erosion Control and Stormwater Drainage

A detailed hydrology study and erosion control plan for the BESS site would be prepared prior to construction as part of final design. As mentioned above, water would be applied for dust control and approved palliatives could also be applied where needed. Project-specific Best Management Practices (BMPs) would be provided in the erosion control and hydrology/drainage plans and a preliminary erosion and control plan has been included in Appendix 4.

Vegetation Treatment and Weed Management

Vegetation would be removed from the BESS site. Vegetation and weed management plans would be prepared prior to the start of construction.

Waste and Hazardous Materials Management

Recycled materials and waste would be collected and transported to appropriate facilities. Construction trailers and the operations building on the solar site would be shared with the BESS facility and would utilize portable toilets. Portable toilets and washing stations would be serviced by a contracted company.

The design of the energy storage system would include materials management and containment system. Additional battery backups may be installed for critical components throughout the facility. Disposal of batteries would be conducted to comply with applicable laws.

A Hazardous Materials Management Plan for the limited hazardous materials expected to be used onsite would be prepared prior to the start of construction.

Fire Protection

Electrical equipment within the battery energy storage project would be housed in appropriately rated National Electric Manufacturers Association (NEMA) enclosures. Vegetation on the entire BESS site would be maintained to minimize fire risk. A water storage tank or pond could be located nearby on the solar site in the O&M Area would be shared for fire use. As mentioned above, a Fire Protection Plan specific to the BESS facility would be provided to the County Emergency Management department and the Wiggins Rural Fire Protection District for review and approval prior to the start of construction (see **Appendix 3** for more details).

Site Security and Fencing

The BESS site security could include fencing and possibly motion sensor lighting, cameras and other technology during construction and operations.

Interconnection to Electrical Grid

The Project proposes to interconnect into the existing Fort Morgan - Pawnee line located adjacent to the proposed BESS site via the 34.5/230-kV solar site substation.

Spill Prevention and Containment

As mentioned above, the energy storage facilities would include containment facilities and would incorporate spill containment and prevention measures. A detailed Spill Prevention, Containment, and Countermeasure (SPCC) Plan outlining all these measures for construction and operation of the Project would be developed prior to construction.

Health and Safety Program

A Health and Safety Program (HASP) for the construction and operation of the Project would be developed prior to the start of construction. This plan would include written safety programs and procedures, fire safety program, measures for working in the heat, hearing loss prevention, respiratory protection, heavy equipment procedures, and others. All onsite employees and contractors would be required to comply with the HASP.

CONSTRUCTION OF FACILITIES

Construction of the BESS facility is estimated to take approximately 9-12 months. Construction is expected to start with site preparation followed by the installation of BESS equipment and interconnection.

The selected Engineering, Procurement and Construction (EPC) contractor for the BESS would prepare the final design based on technology available and would determine construction methods. The layout, quantities, schedule, and techniques may change. The EPC would provide a detailed construction schedule prior to the start of construction.

Phasing

While not currently anticipated, the BESS Project could be phased if commercially necessary to meet contractual requirements.

Access

Access to the Taelor Energy Storage Project for component deliveries and worker access would be provided from I-76 located about 4 miles north of the Project via existing County roads (CR 3 and CR M) (see **Figure 2**). No upgrades would be required for these roads. Components would be delivered to BESS site and either unloaded at the site or at temporary laydown areas. Worker vehicles would be parked in a temporary construction parking area.

Construction Work Force / Equipment

The average estimated construction work force on BESS site would be expected to be up to approximately 100 workers. Construction would be concurrent with the adjacent solar site and traffic to the site would include commuting construction workers and the delivery of materials and equipment. Workers would commute daily and could carpool. Materials would be delivered to the site during construction periodically throughout the day via trucks.

Once delivered to the site, construction equipment would be used on site for the construction phase and transported off when no longer needed. On-site construction equipment may include tractors, disk/tillers, vibratory rollers, excavators, graders, dump trucks, end loaders, trenching machines, pumps, augers, pile-drivers, forklifts, water trucks, cranes, a variety of truck mounted equipment, and additional support vehicles.

Construction would be conducted typically during daylight hours on weekdays. Weekend and nighttime construction activities could be needed. If nighttime construction is needed, lighting would be provided by portable downward-casting lights that would only illuminate the local work area.

Site Preparation

Grading would be conducted on the BESS site and vegetation would be removed. A detailed grading plan for the BESS site would be provided to the County for review and approval prior to construction.

Trenching and excavation for foundations, underground electrical components, drainage improvements, etc. would be performed using appropriate equipment. The geotechnical investigation data would determine foundation and compaction requirements.

Collection System

An AC electrical collection system would be installed underground in the BESS to deliver the stored energy to the adjacent substation.

Gravel, Aggregate, Concrete Needs and Sources

Gravel and aggregate could be used for internal access roads, parking, foundations, trenches, stormwater protection and erosion control on the BESS site. Some BESS equipment could have pre-cast concrete bases or concrete could be delivered to site. These materials would be sourced from local providers that would be identified prior to construction.

Construction Power

Construction power would be provided by a local electrical service provider via distribution line or by on-site generators. If a construction power service main is developed, it would likely remain in place during operations.

Stabilization, Protection, and Reclamation Practices

The Project would implement plans for soil stabilization and protection and apply Best Management Practices (BMPs) throughout construction and operations. During and following construction of onsite facilities, appropriate water erosion and dust-control measures would be implemented to prevent increased dust and erosion. Dust generated by construction would be controlled and minimized by applying water and, if needed, approved palliatives could be applied to newly constructed interior site access roads.

Soil stabilization measures outlined in a stormwater management plan (SWPPP) would be used to prevent soil being eroded by stormwater runoff during construction and operation.

OPERATIONS AND MAINTENANCE

The O&M requirements for a BESS facility are minimal and typically include regular monitoring, periodic inspections, and conducting any needed maintenance and repairs. Remote monitoring of the operations would provide safety and optimization controls plus provide reporting and alerts. Any outages for maintenance would typically be scheduled during times of lowest energy storage need. The O&M building on the adjacent solar facility would be used to store parts and supplies.

The operations workforce is expected to be shared with the adjacent solar facility and is estimated to be between 2 and 3 workers. Operation and maintenance would require the use of vehicles and equipment for minor maintenance. Pick-up trucks and ATVs could be used daily on the site and no heavy equipment would be used during normal BESS operation but would be brought in only when needed for repairs or replacements.



PURPOSE OF REQUEST

The purpose of the Project is to provide a BESS facility capable of storing and dispatching clean, renewable energy at times of peak demand to help meet the region's growing demand for power and fulfill national and state renewable energy and greenhouse gas emission goals. This Project would serve electricity users in Colorado.

Colorado's Clean Energy Plan (CEP) requires that qualifying retail electric utilities reduce their carbon dioxide emissions by 80 percent for retail electricity sales from 2005 levels by 2030, and that it seeks to achieve providing its customers with energy generated from 100 percent clean energy resources by 2050.

The Applicant has offered the output of this facility to Public Service Company of Colorado to help meet the State's growing need for renewable energy.

RELATIONSHIPS / IMPACTS TO EXISTING ADJACENT USES

The BESS project site and surrounding area is zoned for agriculture production (Zone A). Solar collector facilities greater than 20 acres and associated BESS facilities are allowed special uses for this zone.

The proposed site is currently grazing land. Nearby land uses include other grazing lands, a feedlot (Magnum Feedyard) immediately north and west of the site, irrigated and non-irrigated cultivated lands, existing transmission lines, and a few rural residences along County Road M. Construction and operation of the proposed Project is expected to have limited impacts on the surrounding properties and uses as discussed in the following section.

ENVIRONMENTAL IMPACT ANALYSIS AND PROPOSED MITIGATION MEASURES

This section provides a description of baseline conditions on the proposed Project site and vicinity and summarizes the potential impacts that the proposed use may cause.

Air Quality / Dust

In general, Morgan County's air quality is very good. The main problem is fugitive dust during dry and windy days that can occur at any time during the year. Smog from the Denver Metropolitan area sometimes does not disperse by the time it reaches the county (Morgan County 2008).

Construction of the Project would result in the generation of dust and tailpipe emissions from vehicle traffic and construction equipment. There would be an increase in dust emissions during construction activities that would be mitigated by the application of best management practices outlined within a Fugitive Dust Plan developed to satisfy County requirements. Disturbed areas would be watered as necessary to suppress dust during construction and operation and, if needed, approved palliatives could be applied to newly constructed interior site access roads after they are constructed.

Existing Vegetation

Morgan County is dominated by short grass prairie and riparian plant communities along the South Platte River Valley and adjacent to permanent bodies of water. Vegetation within the Project site is composed of mostly shortgrass prairie.



There are two federally listed plant species identified as having the potential to occur in the Project area - the western prairie fringed orchid (*Platanthera praeclara*) (threatened) and the Ute Ladies'-tresses (*Spiranthes diluvialis*) (threatened). Suitable habitat for the fringed orchid includes moist tallgrass prairies and sedge meadows. Ute Ladies-tresses habitat includes riparian edges, gravel bars, old oxbows, high flow channels, and moist to wet meadows. No suitable habitat for either species occurs on the site.

The Colorado Natural Heritage Program (CNHP) maintains data for all known Special Status Species and their habitat, all Potential Conservation Areas (PCAs), and all Network of Conservation Areas (NCAs) within the State of Colorado. A search of CNHP data (CNHP 2021) reveals no records of plant Special Status Species. There are also no CNHP designated PCAs and no NCAs located within a two-mile radius surrounding the Project area (CNHP 2021).

Impacts to vegetation from construction, O&M, and decommissioning of the Project are primarily associated with soil disturbance, vegetation management, and the use of vehicles and heavy equipment in the solar field. During development of the Project, vegetation within the BESS site would be cleared permanently. Vegetation and weed management plans would be prepared prior to the start of construction and following construction.

Landforms

The proposed Project site is located on uplands about 9 miles south of the South Platte River. Elevation ranges from approximately 4,600 feet on the northern boundary of the site to 4,750 feet at the southern boundary of the site. Only very minor grading and changes to site topography are expected to accommodate development of the BESS project.

Noise

Primary existing noise sources in the vicinity of the Project site include traffic on local roads and agricultural activities. Based on the rural nature of the area and low population density, the day-night average noise level (Ldn or DNL) is estimated to be within the range of 33 to 47 dBA Ldn typical of a rural area. The dBA levels (or A-weighted decibels) are an expression of the relative loudness of sounds as perceived by the human ear.

Noise effects would result from the implementation of the Project during construction and operational activities. These impacts would be short-term or temporary for construction and long-term for operations and maintenance. Since construction noise would be short-term, the discussion below addresses the expected noise levels during the operational phase of the Project.

During the operational phase, the Project is expected to employ up to three permanent full-time workers to operate and maintain the facility and to provide plant security. Maintenance needs for the PV project would include equipment inspection, vegetation control (as needed), and maintenance.

The potential sources of long-term operational noise would be limited to noise from vehicle operations during routine O&M activities. Noise from the BESS equipment is not expected to be audible as it will be inside equipment enclosures / containers.



The maintenance activities such as visual inspections and equipment / parts replacement would be expected to be ongoing over the life of the Project. Potential effects from these activities on the existing ambient noise levels may be detectable for a short duration at the Project site and from traffic on local roads. Given the relatively remote location of the Project site with respect to noise receptors, any potential increases in noise levels on-site are unlikely to be detectable.

Odor

The proposed Project would be adjacent to an existing feedlot and near another. Construction and operation of a BESS project like proposed would not result in any odors.

Water Resources / Storm Water Runoff

Data was obtained from the Federal Emergency Management Agency (FEMA) to confirm whether any designated floodplains occur on or adjacent to the project. The overall site plan shows the floodplain map from FEMA for the project area. In addition, Balanced Rock Power has completed a hydrology study for the area in order to inform project designs, avoiding the FEMA-designated floodplain and any other potential areas of concern. Please see the appendices for the hydrology study. As shown, the BESS site is not near a designated floodplain.

Stabilization measures outlined in a stormwater management plan (SWPPP) would be used to prevent soil being eroded by stormwater runoff during construction and operation. This would be developed to comply with the stormwater discharge certification requirements of the Colorado Department of Public Health and Environment (CDPHE).

Wetlands

There are no drainages crossing the BESS site and no wetlands that could be potentially considered jurisdictional by the Corps of Engineers.

Wildlife

Morgan County supports a wide variety of game and non-game wildlife common to the plains environment. Habitat within the Project area is composed of mostly shortgrass prairie with a small amount of agricultural land. Data were collected to determine the wildlife resources that have the potential to occur or are known to occur within the Project area. This analysis is based on information provided by the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool (USFWS 2022a), the Colorado Natural Heritage Program (CNHP) Conservation Data Explorer (CNHP 2022), and aerial photography. The CNHP maintains data for all known Special Status Species and their habitat, all Potential Conservation Areas (PCAs), and all Network of Conservation Areas (NCAs) within the State of Colorado.

The USFWS IPaC database identifies the potential for federally listed threatened and endangered species protected by the Endangered Species Act (ESA) to occur within or near the Project area (USFWS 2022a). There are no critical habitats identified on the site. The IPaC lists three birds that could potentially occur in the Project area - eastern black rail (*Laterallus jamaicensis*) (threatened), piping plover (*Charadrius melodus*) (threatened) and whooping crane (*Grus americana*) (endangered). It also lists one fish - pallid



sturgeon (*Scaphirhynchus albus*) (endangered), one mammal - Preble's meadow jumping mouse (*Zapus hudsonius preblei*) (threatened), and one insect - monarch butterfly (*Danaus plexippus*) (candidate).

Piping plovers, eastern black rail, and whooping crane may migrate over the Project area, but there is no suitable breeding or foraging habitat within the Project area. The eastern black rail inhabits shallow wetlands dominated by cattails. The whooping crane relies on habitat provided in portions of the Platte River system well downstream of the Project area and does not occur near the Project area. The pallid sturgeon occurs in large perennial rivers which are not present in the Project area. Because no water depletions or disturbance to aquatic systems are anticipated to occur with the BESS facility, no impacts would be expected.

The Preble's meadow jumping mouse is found in shrub dominated riparian habitats and immediately adjacent upland habitats. There is no suitable habitat for this species within the Project area. The monarch butterfly could be present within the Project area. The potential for the monarch to occur would be based on the presence of flowering plants, most importantly the presence of milkweed. As a candidate species, it is not formally protected by the ESA. Overall, there is a very low risk to species protected by the ESA.

There are nine species listed by the State as Endangered, Threatened, or Species of Special Concern that have the potential to occur within the Project area. State-listed Special Status Species are not provided statutory protection unless the species is also protected under the umbrella of a federal program such as the Endangered Species Act (ESA), Migratory Bird Treaty Act (MBTA), or the Bald and Golden Eagle Protection Act (BGEPA). All these state-listed species would generally be at no/low risk from Project implementation but there could be suitable habitat for some of them in the area including burrowing owl, ferruginous hawk, mountain plover, long-billed curlew, black-tailed prairie dog and common garter snake in the area. There could also be suitable foraging habitat for golden eagle but there does not appear to be suitable nesting habitat nearby.

As mentioned in the Project description, the habitats on the BESS site would be expected to be disturbed construction. Grading on site would occur and native vegetation / habitats removed. Vegetation and weed management plans would be prepared prior to the start of construction and following construction.

Balanced Rock Power has engaged Colorado Parks and Wildlife on the Taelor Energy Storage project. We are expecting written comments from CPW in the near future. A draft wildlife plan, based on discussions with CPW to date, is attached as Appendix 13.

Visual Resources

The proposed BESS Project site is located in a rural, mostly undeveloped part of Morgan County along its border with Weld County. Land uses in the area include grazing lands, feedlots, irrigated and non-irrigated cultivated lands, existing transmission lines, and a few rural residences.

The Taelor Energy Storage Project is not expected to significantly affect the visual quality of the area. It is located on moderately flat land and would have a low profile on the landscape having a maximum height of approximately 15 feet. The area around the site does not provide public recreational opportunities or attract public attention. The visually dominant features of the area are the existing feedlots and transmission lines.



County Services and Capital Facilities

Morgan County provides public facilities and services to all county residents for human services, law enforcement and judicial systems, road building / maintenance, solid waste disposal, property taxation, economic development, planning, zoning and nuisance control. Other facilities and services such as fire protection, education, recreation, hospitals and utilities are the responsibility of special districts that tax users in defined geographical areas of the county (Morgan County 2008).

Construction and operation of the Taelor BESS Project would not be expected to negatively impact any County capital facilities. The Project would utilize County roads to provide access to the site for workers and the delivery of materials, equipment, and supplies. This road use would be subject to a road agreement between the applicant and the County with commitments to conduct a pre-construction baseline survey of County roads to be used during construction, develop a mitigation plan to address traffic congestion and potential impacts to County roads, and an agreement that requires the applicant to return any County roads to their pre-construction baseline condition.

The Project could also utilize County services such as law enforcement, fire, and medical services during construction and operation on an infrequent basis.

PROJECT DEVELOPMENT / IMPLEMENTATION SCHEDULE

The proposed Taelor Energy Storage project in Morgan County would generally be developed and operated according to the following schedule:

- Site design / engineering: Q3 2021 - Q2 2025
- Site permitting / approval: Q1 2023 - Q3 2023
- Notice to Proceed on Construction: Q2 2025
- Generation Interconnection with Transmission System: Q3 2026
- Commercial Operation: Q2 2027

PROPOSED DURATION OF PERMIT

The Applicant proposes to operate the Taelor Energy Storage Project for approximately 40 years and requests permits from Morgan County with a 47-year duration that would allow sufficient time to design, construct, operate, and decommission the Project.

Specifically, the Applicant respectfully requests the prior to substantial completion time frame validity of the Special Use Permit to be extended beyond the initial 36-month maximum to a full six years, as allowed via the zoning amendments passed in May 2023, to allow for a substantial construction completion deadline of August 31, 2030. The applicant requests this to accommodate the long lead time required to move through interconnection processes and to complete construction on a utility-scale project. The Applicant acknowledges that the County has a separate application and process for this request, and will be going through this process in tandem with the final approval of the Special Use Permit application.

NEEDED PUBLIC IMPROVEMENTS

No public improvements would be needed to facilitate the proposed Project.



COMPLIANCE WITH MORGAN COUNTY COMPREHENSIVE PLAN

The 2008 Morgan County Comprehensive Plan outlines the goals and directions for the County that are implemented through the policies and the provisions of the County Zoning and Subdivision Regulations. The planned land use designation for the proposed Taelor Energy Storage Project site is Vacant (or undesignated).

Development of the Taelor Energy Storage Project would be consistent with the Comprehensive Plan and would specifically help meet the goals, objectives, and policies identified below:

- Economic Development - Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.
- Utilities - Utility facility siting should consider the consolidation with or joint tower use, paralleling of existing facilities where appropriate with regard to sound environmental planning, system reliability, structural integrity and where economically feasible. *(the Project is sited to interconnect to existing infrastructure avoiding the need for new interconnection lines)*
 - Encourage the use of renewable resources for energy production
 - Encourage public utility facilities, which are preferred over individual systems
 - Contribute to the Colorado New Energy Economy; work to attract and maintain renewable energy projects
- Land Use - To encourage development where the proposed development is compatible with existing land uses; there is access to established public infrastructure (primarily road and utilities); and where in outlying areas of the county there is access to utilities and there is little additional burden on rural services.
- Environment – Preserve floodways identified by FEMA, control drainage discharges to preserve water quality

COMPLIANCE WITH CRITERIA FOR SUP REVIEW

The proposed Project complies with all criteria for SUP review as discussed below:

The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan

As discussed above, the proposed Taelor Energy Storage Project would comply with the Morgan County Comprehensive Plan.

All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County

The application narrative and site plan fully describe the proposed Project facilities and their arrangement on the site.

The site plan conforms to the district design standards of these Regulations

The submitted site plan complies with Morgan County zoning regulations (Section 2-420) and the site plan requirements of the battery storage facility regulations (Section 4-850).



All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures

No off-site improvements are proposed. All on-site improvements are consistent with the County's requirements and their impacts and proposed mitigation are described within this narrative.

The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.

The proposed use is compliant with the County's SUP requirements and the requirements for a battery energy storage system (BESS) found in section 4-850 of Chapter 4 of the Morgan County Zoning Regulations.

The special use poses only the minimum amount of risk to the public health, safety and welfare as set by either federal, state or county regulation, whichever is the strictest.

The proposed Project would not pose substantial risk to the public health, safety and welfare of residents of Morgan County or other nearby areas. The Project would meet all applicable local, state, and federal health and safety requirements. The applicant will develop a Health and Safety Program (HASP) for the construction and operation of the Project that would include written safety programs and procedures, fire safety program, measures for working in the heat, hearing loss prevention, respiratory protection, heavy equipment procedures, and others. In addition, all work would be done in accordance with applicable Occupational Health and Safety Administration (OSHA) requirements, manufacturer specifications, and applicable building and electrical code.

The special use proposed is not planned to be developed on a non-conforming parcel

The proposed use would not be located on a non-conforming parcel.

The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.

All relevant and required Project information, financial information, and fees have been provided by the applicant.

For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.

The proposed Taelor Energy Storage Project would require moderate amounts of water during the relatively short construction period primarily for dust suppression and concrete needs. Very little water would be needed during the operational life of the Project.

SITE MAPS / PLANS

A conceptual site plan for the proposed Project is included as part of this application and complies with Morgan County zoning regulations (Section 2-420) and the requirements for a battery energy storage



BALANCED ROCK
POWER

system (BESS) found in section 4-850. See Figures 1 and 2 for location and site plan maps. Figure 3 is a civil layout of the BESS component.

OWNERSHIP

The current title insurance commitment is included in **Appendix 5**.

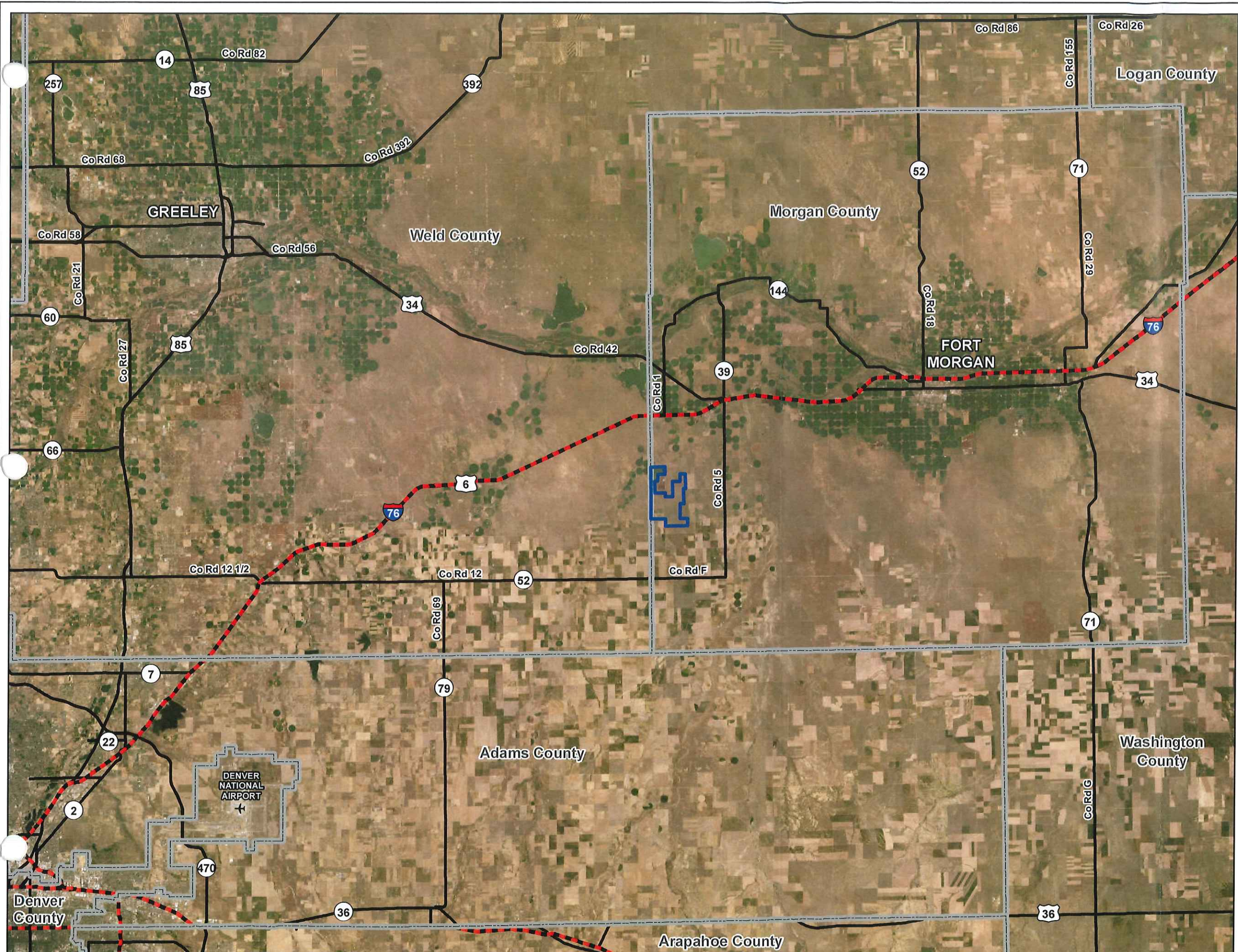
RIGHT TO FARM POLICY

The Morgan County Right to Farm Policy signed by the landowner is included in **the Special Use Permit Application Form section**.

LIABILITY INSURANCE

Prior to construction, the applicant will provide evidence of liability insurance to cover loss or damage to persons and structures during construction and operation of the energy storage facility. See Appendix 12 for Liability Insurance certificate.

Figure 1. Location Map



- Legend**
- Interstate
 - U.S. or State Highway
 - County Boundary
- Project Components**
- Project Parcels

BALANCED ROCK
POWER

Miles

SPCS NAD 83, CO North, US Ft.
 Data Sources: BLM, ESRI, Weld Co., Morgan Co., USDA.
 E:\Projects\MorganCoSite\MXDs\MorganCoSite
 Location Map.mxd

COLORADO

Map Extent

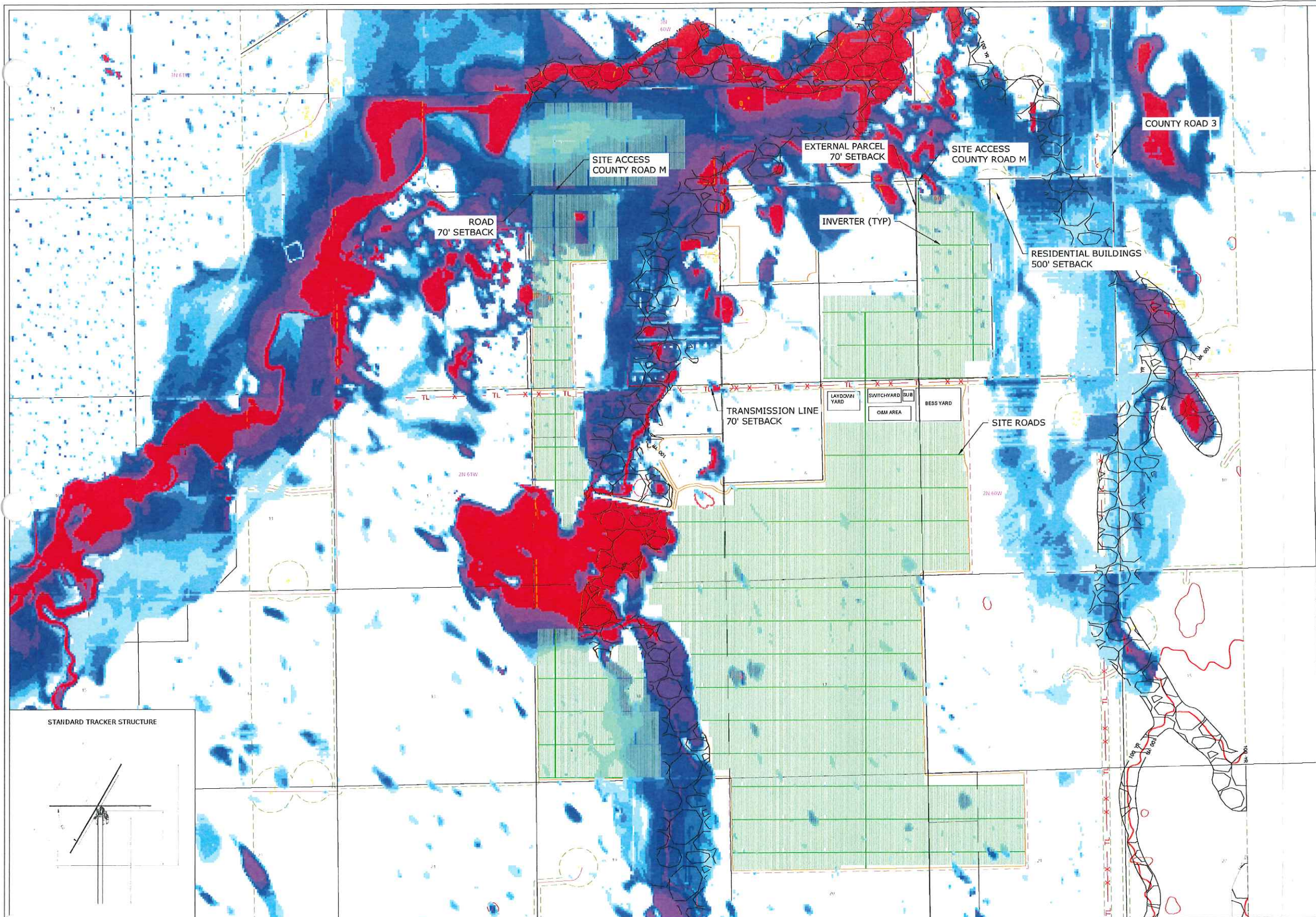
**TAEOR SOLAR PROJECT
MORGAN COUNTY**

**FIGURE 1
GENERAL LOCATION**

Map Extent: Greeley, Fort Morgan, Denver - Colorado

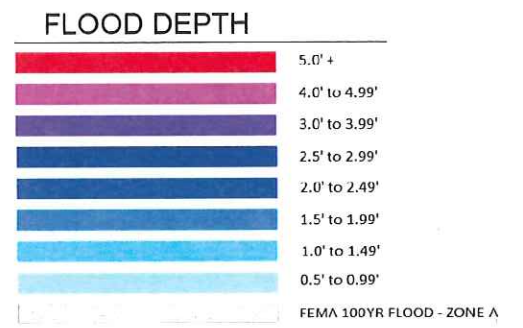
Date: 4/25/2023 Author: cm

Figure 2. Site Plan Map

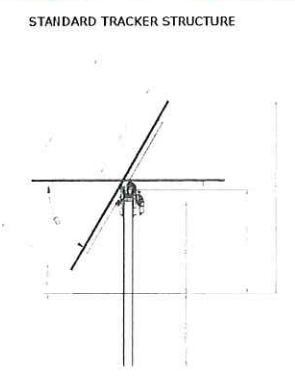
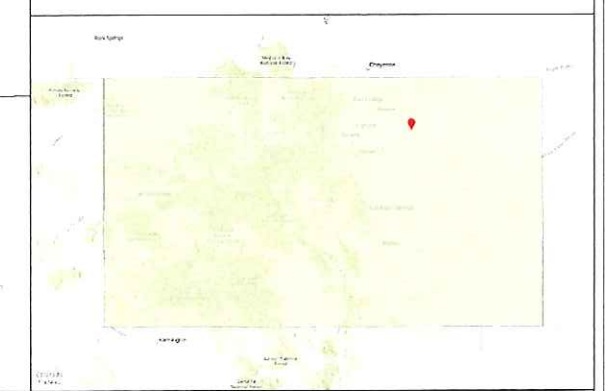


PROJECT SUMMARY:

Array Summary	
PROJECT SIZE (MW DC):	300
PROJECT SIZE (MW AC):	250
DESIGN CRITERIA	
WIND SPEED (MPH)	93.00
CORROSION LEVEL	C2
SNOW LOAD (lbs/sqft)	30
MODULE OVERVIEW	
MODULE MANUFACTURER:	Jinko
MODULE SPEC:	JKM570N-72HL4-TV-US
MODULE WATTAGE (w):	570
MODULE QUANTITY:	526,338
MODULES / STRING:	27
INVERTER OVERVIEW	
PCU MODEL:	SUNGROW 4400
PCU QUANTITY:	64
RACKING OVERVIEW	
RACKING MANUFACTURER:	NEXTRACKER
TRACKER PITCH (ft):	23.294
GCR:	31.8%
MAX HEIGHT ABOVE GROUND (ft/m):	9.84 / 3
PROJECT LOCATION	
LAT/LONG:	40.145, -104.127



PROJECT LOCATION:



PROJECT: TAELOER SOLAR
MORGAN COUNTY, COLORADO

SHEET TITLE: PERMITTING LAYOUT

PREPARED FOR: PREPARED FOR

PREPARED BY: SM **CHECKED BY:** LN

LEGEND:

0 1320 2640 Feet

SCALE: 1" = 1/4 MILE

SIGNATURE BLOCK

PROPERTY OWNER	
COUNTY BOARD	
CLERK TO THE COUNTY BOARD	
PARTY	SIGNATURE

PROJECT PHASE: PROPOSAL

DIVISION: ENGINEERING **PAPER SIZE:** ANSI D (22 X 34)

DATE: 7/27/2023 **REVISION:** A **SHEET #:** E-100

BALANCED ROCK POWER

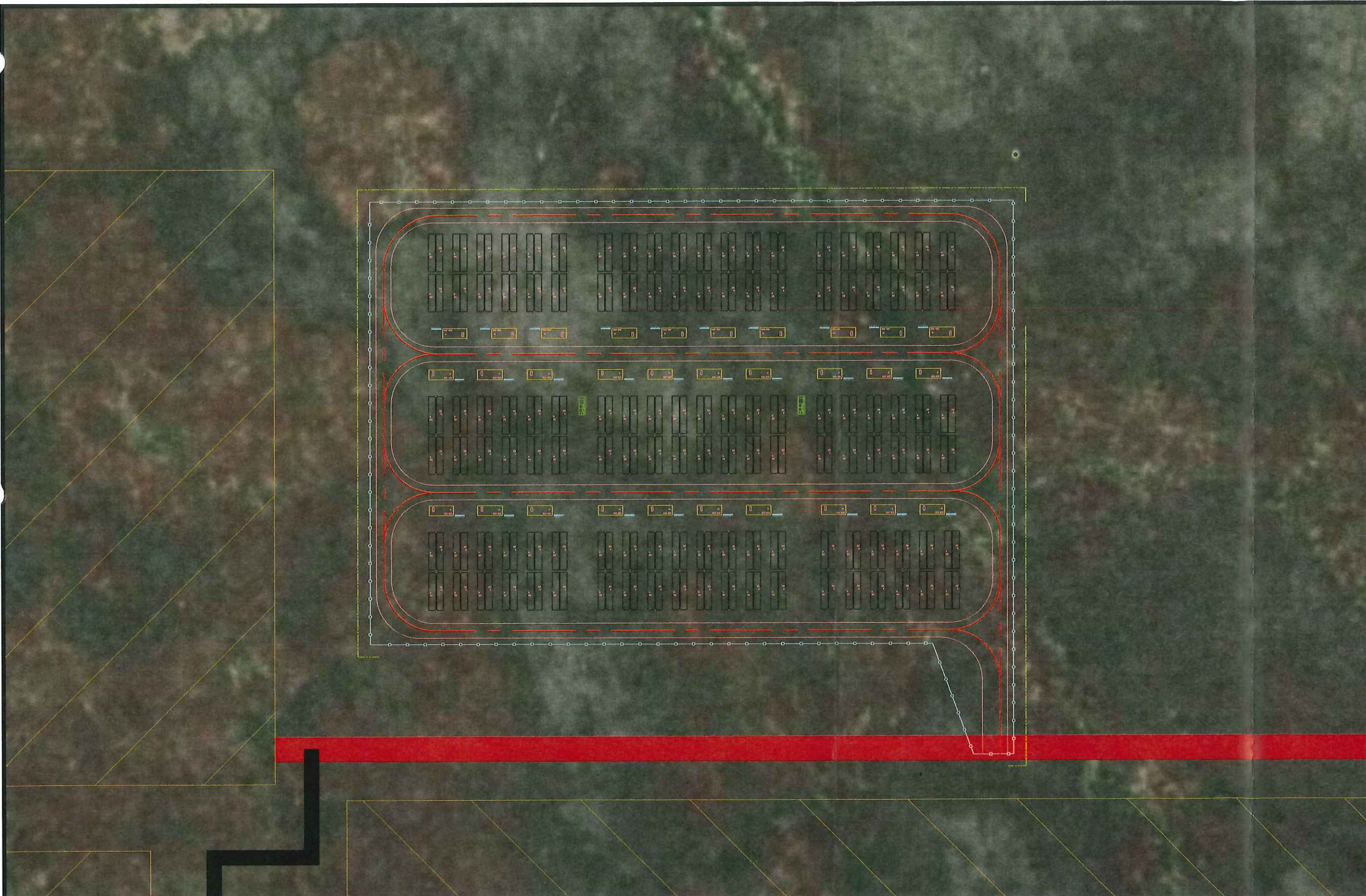
330 E 100 S, Hout, UT 84532

PRELIMINARY NOT FOR CONSTRUCTION

THIS IS A CONFIDENTIAL DOCUMENT. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. ANY DISCLOSURE OF THIS INFORMATION TO ANY OTHER PARTY WITHOUT THE WRITTEN AUTHORIZATION OF BALANCED ROCK POWER IS STRICTLY PROHIBITED.

Figure 3. BESS Civil Layout

R:\OPPORTUNITIES\01_2_BALANCED ROCK_TAEOR SOLAR PHASE 1\4.0.0. ENGINEERING\4.0.2 CIVIL AND STRUCTURAL\CAD\BESS\PH1_CIVIL_TAEOR SC _BESS 4HR_REV B.DWG NATE DEGRAAF 1/16/2023 1:29 PM



LEGEND:

- PERIMETER FENCE -
- PROJECT BOUNDARY -
- MAIN ACCESS ROAD -
- INTERIOR ROAD -
- LOW WATER CROSSING -
- CULVERT -
- RAIL -
- BURIED GAS PIPELINE -
- BURIED WATER PIPELINE -
- OVERHEAD POWER LINE -
- UNDERGROUND POWER LINE -
- FLOOD ZONE -
- WETLANDS -
- WATERCOURSE -
- SILT FENCE -
- ROCK CHECK DAM -
- STRAW WATTLE -
- DIVERSION SWALE -
- PRE-DRILL -

0 20 40 80
1" = 40'

N
P-C

CONFIDENTIAL

 3800 LEMAYEN ST SUITE 300
 AURORA, CO 80017

BALANCED ROCK
 POWER
 310 E 100 S MOAB, UT 84532

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT: TAEOR PHASE 1 BESS 4HR
 MORGAN COUNTY, CO

SHEET TITLE:
 CIVIL LAYOUT

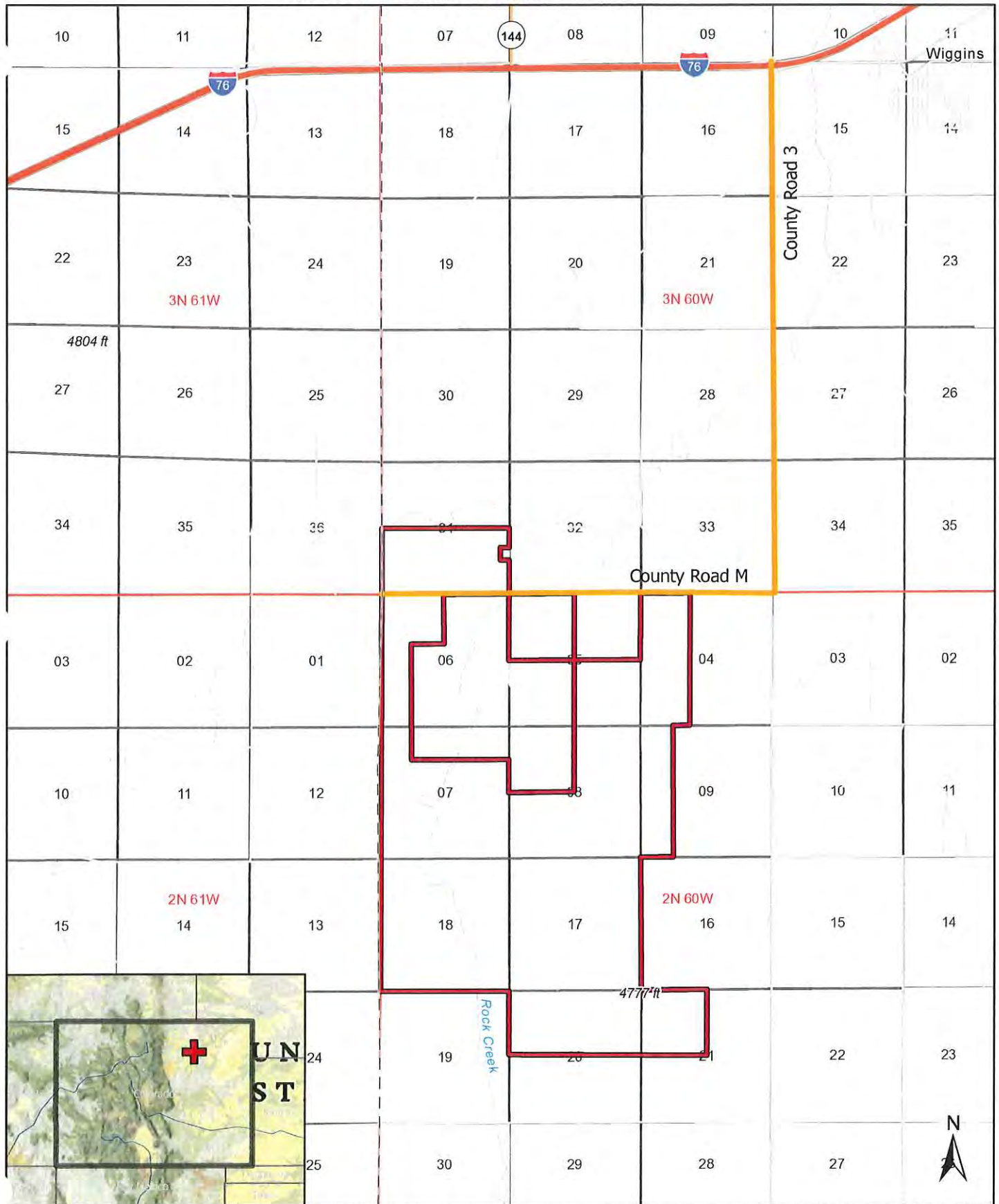
NO.	REVISION	DATE	SIGN
B	INVERTER CHANGE	16-JAN-23	ND

LEAD DESIGNER: ALEX BLY
 CHECKED BY: NATE DEGRAAF

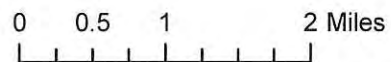
PROJECT NO:		PROJ. PHASE: PROPOSAL	
DISCIPLINE: CIVIL	DATE: 1/16/2023	REVISION: B	DOCUMENT SIZE: ANSI D (22 X 34)
			SHEET # C-100

Figure 4. Haul Route Map

Taelor Solar Haul Route



— Taelor Solar Permitting Boundary
— Haul Route Morgan County



1:80,000
 7/18/2023
 Basemap: World Terrain



Appendix 1. Taelor Solar Preliminary Decommissioning Plan



May 1, 2023

Nicole Hay
Morgan County Planning
Zoning & Building Department
231 Ensign, P.O. Box 596
Fort Morgan, CO 80701

RE: *Taelor Solar Phase I Decommissioning Plans Request*

Dear Nicole,

Pursuant to your request for a Decommissioning Narrative and Cost Estimate associated with the Taelor Solar Phase I project in Morgan County, CO, kindly refer to the following pages. Should you have any questions, please feel free to contact me directly.

Please contact me at (303) 226-6805 or erik.strock@kimley-horn.com should you have any questions or concerns.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Erik Strock". The signature is written in a cursive, flowing style.

Erik Strock, PE
Project Manager
(Colorado PE No. 0053883)

**TAEOR SOLAR PHASE I
DECOMMISSIONING PLAN
May 1, 2023**

Purpose

This decommissioning plan is provided by Balanced Rock Power, LLC (the "Project Company") and will detail the projected decommissioning demands associated with the proposed project.

The purpose of this decommissioning plan is to provide procedures and an opinion of probable construction cost for partial or full closure of the solar facility. Morgan County Code requires a decommissioning plan and performance guarantees to supplement plans submitted as part of a special use permit (SUP) package. This decommissioning plan details provisions for facility deconstruction and site restoration, to satisfy the specific guidelines set forth in the Project's Special Use Permit. This decommissioning plan shall take effect upon facility abandonment, discontinuation of operation, or expiration of the use permit as defined by Morgan County Code.

Site Location

Taelor Solar Phase I proposes to build a 250 MW_{AC} photovoltaic (PV) solar facility ("Solar Facility") with a collocated 125 MW_{AC} BESS facility ("Project"), in Morgan County, CA. The solar facility will include up to 3,782 acres of private land in northeastern Colorado between Greeley and Fort Morgan, and within Sections 29, 30, 31, and 32 in Township 3 North, Range 60 West and Sections 4, 5, 7, 8, 9, 17, 18, 20, and 21 in Township 2 North, Range 60 West. ("Property").

Anticipated Service Life of the Project

Unless the system is purchased by the Morgan County or other entity, 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. 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 any perimeter fences, any concrete or steel foundations, 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 position or mutually agreed upon state. Other Plan activities include the management of materials and waste, projected costs, and a decommissioning fund agreement overview.

Commencement of Decommissioning

This Plan assumes that the Facility will be decommissioned under any of the following conditions:

1. The land lease (including the exercise of any extension options) ends and will either not be renewed, or a new lease will not be entered into for the Project.
2. The system does not produce power for sale for a consecutive 12-month period.
3. The system is damaged and will not be repaired or replaced.

Removal of Nonutility Owned Equipment

To decommission the Solar Facility, the Project will include at a minimum:

- Disconnection from the utility power grid.
- Removal of all Facility components: panels, inverters, wire, cable, combiner boxes, transformers, racks, trackers, tracker motors, weather monitoring, control system apparatus, etc.
- Removal of all non-utility owned equipment (at point of interconnection), conduits, structures, fencing, and foundations to a depth agreed to in landowner agreements or down 24 inches.
- Restoration of property to a condition reasonably similar to its condition prior to Facility installation, or as initially agreed upon.
- Plant vegetation suitable for the location, native to the region, and which matches surrounding vegetation.

The owner of the leased property may request in writing for certain items to remain, e.g., access roads.

This decommissioning plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to necessary stakeholders prior to decommissioning.

The decommissioning process will maximize the recycling, reuse, and salvage of applicable facility components, which are outlined in the opinion of probable construction costs. Based on the extent of decommissioning, prior to beginning construction activities, the developer will submit applicable demolition and construction plans and permit applications which will outline the schedule and extents of demolition. Decommissioning activities will not begin prior to issuance of approved permits by local regulatory agencies with appropriate jurisdiction.

Restoration of Property

To adequately restore the site to its previous condition, documentation using pre-construction video and/or digital photography will be performed prior to construction activities. This information will be reviewed prior to preparation of decommissioning demolition documents and included in the submittal to Morgan County. Pre-construction documentation will also consist of detailed descriptions of existing vegetative and soil conditions as well as existing topography and drainage patterns.

At the time of decommissioning, the Project Company will restore the Solar Facility to its pre-construction condition. All waste and excess materials will be disposed of in accordance with municipal, provincial, and federal regulations. Waste that can be recycled under municipal programs will be recycled accordingly. Provided, however, the Project Company shall not be required to replace any structures that were removed to build the Solar Facility.

The restoration will consist of de-compaction of the topsoil by disking or tilling and re-vegetation of the property. Mass grading is not anticipated since the initial project will not alter topography significantly. At the end of the project the area will be seeded and fertilized with native vegetation as needed to return the site to as close as practicable to original or initially agreed-upon condition. Deciding factors will be influenced by Morgan County land use and comprehensive plans and regulations at such time in the future.

The developer will coordinate with Morgan County to monitor vegetation and drainage following restoration until permanent vegetation is established. Erosion and sediment control, re-seeding, soil stabilization, weed control and fertilization will be provided by the developer.

Upon completion of the site restoration, a final report of activities will be submitted to Morgan County documenting the process and results.

Time Period to Complete Decommissioning

The Project Company will have 270 days from the date decommissioning commences to complete decommissioning. Provided, however, the Project Company may request an extension of an additional duration if decommissioning is delayed due to weather conditions or other items outside its control.

Party Responsible for Decommissioning

The Project Company is responsible for this decommissioning, provided however that the Project Company may contract with a third-party to perform the decommissioning on its behalf. Nothing in this plan relieves any obligation that the real estate property owner may have to remove the Facility as outlined in the Special Use Permit in the event the operator of the Facility does not fulfill this obligation.

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. Every five (5) years during the life of the project, this opinion of probable construction cost will be updated and submitted to Morgan County. Exhibit A summarizes the probable costs and salvage values associated with decommissioning. Exhibit B summarizes probable costs associated with decommissioning exclusive of salvage values. Exhibit C summarizes probable costs associated with trucking panels to approved recycling facilities.

Morgan County Resolution No. 2022 BCC 017 requires Balanced Rock Power, LLC to provide a faithful performance bond as a financial guarantee for proper decommissioning. This bond is separate from, and in addition to, performance bonding submitted for permitting. Furthermore, Balanced Rock Power,

LLC will be required to submit detailed engineering plans at the time of decommissioning, and obtain construction permits as required by appropriate authorities.

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report, current RSMMeans data for Fort Morgan was used to estimate labor, material, and equipment expenses.

Total probable cost of decommissioning in Year 5 is estimated to be **\$11,238,801.60** (see Detailed Decommissioning Estimate in Appendix A).

Resale/Salvage Value Estimate

There is a robust secondary market for resale of solar PV panels worldwide and a network of facilities available for recycling panels. Solar PV panels are estimated to degrade less than 0.5% per year, meaning they're expected to operate at 90% of capacity after 20 years. Panel manufacturers will guarantee the performance for each individual module and replace defective modules per the terms of warranty. Panels can therefore be sold for a price higher than their scrap value.

In general, the highest component value would be expected at the time of construction with declining value over the life of the Project. Over most of the Project's life, components such as the solar panels could be sold in the wholesale market for reuse or refurbishment. As panel efficiency and power production decrease due to aging and/or weathering, the resale value will decline accordingly. Secondary markets for used solar components include other utility scale solar facilities with similar designs that may require replacement equipment due to damage or normal wear over time; other buyers (e.g., developers, consumers) that are willing to accept a slightly lower power output in return for a significantly lower price point when compared to new equipment. The solar facility's additional supporting components, such as inverters, transformers, racking and piles, can be dismantled and resold for scrap value. Inverters and transformers are comprised of salvageable materials such as copper, aluminum, and silver. Piles and other steel components can likewise be recovered and salvaged. Resale values at the end of Year 5 or equipment of significant value were calculated with straight-line depreciation after an instant depreciation of the original material cost.

A current sampling of reused solar panels indicates a wide range of pricing depending on age and condition (\$0.10 to \$0.50 per watt). Future pricing of solar panels is difficult to predict currently, due to the relatively young age of the market, changes to solar panel technology, and the ever-increasing product demand. A conservative estimation of the value of solar panels in Year 5 at \$0.18 per watt would yield approximately \$43,809,106.00 (see Estimated PV Panel Valuation in Appendix A). Increased costs of removal, for resale versus salvage, would be expected to preserve the integrity of the panels; however, the net revenue would still be substantially higher than the estimated salvage value.

The resale value of components such as trackers, may decline more quickly; however, the salvage value of the steel that makes up a larger portion of the tracker is expected to stay at or above the value used in this report.

The price used to value the steel in this report is \$100.00 per ton. The price used to value copper in this report is \$2.68 per lb.

No salvage value was anticipated for the battery energy storage system components.

Total probable salvage value of decommissioning in Year 5 is estimated to be **\$27,618,210.65**.

Total probable cost of decommissioning (with salvage) is estimated to be **\$38,857,012.25**.

	Total Price (incl. markups)	Total Price (incl. markups and salvage)
Subtotal:	\$10,432,533.63	(\$36,069,422.83)
Inflation (1.5%):	\$806,267.97	(\$2,787,589.41)
Total:	\$11,238,801.60	(\$38,857,012.25)

Table 1 – Decommissioning Costs – See Appendix A for further detail

EXHIBIT A

Taylor Solar I
Morgan County
Detailed Decommissioning Estimate
CCI: Fort Morgan
Age at Decommissioning

Output
250 MW
5 YR

Item	Quantity	Unit	Notes	Productivity (unit/hr)	Labor (hr)	Unit Labor (\$/unit)	Material (\$/unit)	Equipment Cost (\$)	Unit Equipment Cost (\$/unit)	Salvage Value (\$/unit)	Total Salvage (\$)	Unit Price (incl. markup)	Total Price (incl. markup)	Total Price (incl. markup and salvage)
Mobilization	1	LS	5% of subbal. excl. salvage											
Supervision	210	HR	10% of total hours, Construction Manager @ \$117.5/hr											
Temporary Facilities	1	LS	Assume 0.2% of subbal. excl. salvage											
Travel	1	LS	Assume 0.1% of subbal. excl. salvage											
Legal Expenses	1	LS	Assume 0.1% of subbal. excl. salvage											
General Liability Insurance	1	LS	Assume 0.4% of subbal. excl. salvage											
Contractor's G&A	1	LS	Assume 0.85% of subbal. excl. salvage											
SWPPP, Erosion Control Measures (Disturbed Area)	1,389	Ac	\$67/0ac assumed (for E&S measures)											
Seeding	88	Ac	B65 crew (1 equip operator @ \$59.7/hr, loader-backhoe @ \$55.516/month for 3 months), rescue erosion mix, 5% of site	0.15	\$ 59.70	\$ 576.65	\$ 800.00	\$ 1,072.00	\$ 16,548.00	\$ 311.36		\$ 1,980.01	\$ 1734,162.66	
Tilling 6" topsoil/scarifying access road and rough grading existing soil	42	Ac	Tilling/moist. B65 crew (1 equip operator @ \$59.7/hr, loader-backhoe @ \$2,758/2wks, 2 dump trucks @ \$11,695/2wks), Grading B11L crew (1 Construction laborer (Cab) @ \$47.25/hr, 1 med equip operator @ \$63.05/hr, 1 grader @ \$11,085/2 wks)	0.4	\$ 170.00	\$ 615.77		\$ 25,738.00	\$ 790.18			\$ 1,405.95	\$ 58,919.00	\$ 58,919.00
Remove and Recycle Chainlink Fencing, 6" High	45,101	LF	B5 crew (2 Cab @ \$47.25/hr, 1 equip operator @ \$59.7/hr, loader-backhoe @ \$44.95/month for 6 months)	50	\$ 154.20	\$ 4.47		\$ 26,610.00	\$ 0.76	\$ 0.28	\$ 12,628.28	\$ 5.23	\$ 225,872.49	\$ 225,872.49
Disconnection and Demolition of Switchgear/Substation Equipment	1	EA	\$47.25/hr, 1 crane, 1 demo excavator, 1 crew cab for 3.5 wk @ \$22,750 total	0.007	\$ 443.70	\$ 91,897.03		\$ 22,750.00	\$ 29,299.73	\$ 24,227.35	\$ 24,227.35	\$ 121,136.76	\$ 121,136.76	\$ 996,009.41
Remove and Recycle AC Cables	376,640	LF	Trenching: B64 crew (1 equip operator @ \$59.7/hr, 1 chain trencher @ \$9,301/2wks for 13 weeks), Demo cables: 1 Electrician @ \$97.25/hr	726	\$ 127.05	\$ 0.25		\$ 60,456.50	\$ 0.21	\$ 0.13	\$ 50,489.76	\$ 0.46	\$ 174,729.38	\$ 174,729.38
Remove and Recycle DC Cables	3,820,974	LF	Strip B54 crew (3 equip operator @ \$59.7/hr, 3 chain trencher @ \$5,300, 3 Electrician @ \$97.25/hr)	3875	\$ 881.15	\$ 0.14		\$ 111,612.00	\$ 0.04	\$ 0.13	\$ 512,010.52	\$ 0.18	\$ 693,073.65	\$ 693,073.65
Backfill AC and DC trenches	1,875,980	LF	B10R crew (3 equip operator @ \$63.05/hr, 1.5 Cab @ \$47.25/hr, 1 FE Leader @ \$7,865/5wks for 26 weeks)	1830	\$ 280.03	\$ 0.21		\$ 40,903.20	\$ 0.03			\$ 444,483.07	\$ 444,483.07	
Remove and Recycle Inverters	87	EA	Incl. 12x7x6" pad demo (B38 crew (1 foreman @ \$49.25/hr, 2 Cab @ \$47.25/hr, 2 equip operators @ \$59.7 & \$63.05/hr, 1 backhoe loader @ \$110B/wk, 1 hyd. hammer @ \$915/wk, 1 FE leader @ \$3,915/wk, 1 bucket @ \$330/wk); 1 Electrician @ \$97.25/hr	2	\$ 333.85	\$ 241.86		\$ 6,268.00	\$ 92.79	\$ 5,400.00	\$ 469,800.00	\$ 334.65	\$ 29,114.55	\$ 440,695.45
Remove and Recycle Photovoltaic Modules	570,186	EA	3 Cabs @ \$47.25/hr each, 1 equip operator @ \$63.05/hr, trucking and disposal @ \$14.00/1000 lbs, 120/4 weeks for 26 weeks, metal panels @ \$0.05/max metal wt.	540	\$ 976.80	\$ 2.83		\$ 1,001,875.00	\$ 2.27	\$ 76.78	\$ 43,798,258.05	\$ 4.90	\$ 2,793,911.40	\$ 40,974,366.65
Remove and Recycle Piles (10" Wx.7 piles @ 25' OC assumed)	126,000	EA	2 Cab @ \$47.25/hr each, 2 equip operator @ \$63.05/hr, 1 FE leader @ \$3,915/week for 26 weeks, 1 crew cab @ \$2,250/month for 6.5 months	120	\$ 220.60	\$ 2.67		\$ 126,480.00	\$ 1.31	\$ 0.35	\$ 700,000.00	\$ 3.88	\$ 497,500.00	\$ 205,500.00
Remove and Recycle Support Assemblies	19,299,450	LB	4 Cab @ \$47.25/hr, 1 equip operator @ \$59.7/hr, dump truck @ \$3,800/month for 9 months	14000	\$ 248.70	\$ 0.03		\$ 34,200.00	\$ 0.01	\$ 0.05	\$ 964,522.50	\$ 0.04	\$ 699,401.39	\$ 275,121.11
Remove and Hauling of BESS Batteries	1,920	EA	2 Electricians @ \$67.35/hr, 1 equip operator @ \$59.7/hr, 1 Cab @ \$47.25/hr, 1 crane, 1 demo excavator, 1 crew cab for \$13,000/2wks for 24 weeks; Packs to be hauled to recycling center.	2	\$ 174.30	\$ 126.27		\$ 2,078,100.00	\$ 1,384.63			\$ 1,520.80	\$ 5,920,124.45	\$ 63,820,124.45
Disassembly and Removal of BESS Shells	240	EA	B5 crew (2 Cab @ \$47.25/hr, 1 equip operator @ \$59.7/hr, loader-backhoe @ \$180/month each for 1.5 months)	1	\$ 154.20	\$ 223.41		\$ 487.50	\$ 2.62			\$ 226.03	\$ 54,448.21	\$ 54,448.21
Contaminated Soils Testing	1	LS	\$2,000 allowance of 3rd party soil sample collection, analysis and reporting										\$ 2,000.00	\$ 2,000.00
Reclamation Monitoring and Maintenance	1	LS	\$5,000 allowance										\$ 5,000.00	\$ 5,000.00
Subtotal:														
Inflation (1.5%/year):														
Total with Salvage:														

NOTE:
1. A rate of unit-price was used to derive potential quantities for erosion and sediment control (based from 35 MM to 250 MM). Quantities were determined by comparing "unit-MM" quantities directly.
2. Labor productivity and unit rates were derived from RDMs Online (Heavy Construction, 2023 data).
3. Labor, material, and equipment rates are based on the RDMs City Cost Index (CCI) for Fort Morgan.
4. Material salvage values were based off of current US salvage exchange rates.
5. Equipment rental rates were determined from local rental facilities.
6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (0.5% per year). See Figure 3 in Appendix 3 of the Decommissioning Plan.
7. For PV Module Remanufacture labor and equipment costs are computed at person values, while salvage value is computed at 20 year depreciated values.
8. Inverter repair value is based on the assumption that all inverters will be decommissioned and metal that may be salvaged will be sold (every 2 years).

**Taelor Solar I
Morgan 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		\$ -	\$487,980.00	\$ (487,980.00)	
Supervision	210	HR	\$90.00	\$ -	\$18,900.00	\$ (18,900.00)	
Temporary Facilities	1	LS		\$ -	\$42,030.00	\$ (42,030.00)	
Safety	1	LS		\$ -	\$28,470.00	\$ (28,470.00)	
Legal Expenses	1	LS		\$ -	\$7,460.00	\$ (7,460.00)	
General Liability Insurance	1	LS		\$ -	\$30,510.00	\$ (30,510.00)	
Contractor's G&A	1	LS		\$ -	\$57,620.00	\$ (57,620.00)	
SWPPP, Erosion Control Measures (Disturbed Area)	1,369	Ac	\$670.00	\$ -	\$917,230.00	\$ (917,230.00)	
Seeding	68	Ac	\$1,960.01	\$ -	\$134,162.68	\$ (134,162.68)	
Tilling 6" topsoil/scarifying access road and rough grading existing soil	42	Ac	\$1,405.95	\$ -	\$58,979.60	\$ (58,979.60)	
Remove and Recycle Chainlink Fence, 6' High	45,101	LF	\$5.23	\$ 12,628.28	\$235,872.49	\$ (223,244.21)	
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	\$121,136.76	\$ 24,227.35	\$121,136.76	\$ (96,909.41)	
Removal and Recycle AC Cables	376,640	LF	\$0.46	\$ 50,469.76	\$174,723.38	\$ (124,253.62)	
Removal and Recycle DC Cables	3,820,974	LF	\$0.18	\$ 512,010.52	\$683,673.65	\$ (171,663.13)	
Backfill AC and DC trenches	1,875,980	LF	\$0.24	\$ -	\$442,485.07	\$ (442,485.07)	
Remove and Recycle Inverters	87	EA	\$334.65	\$ 469,800.00	\$29,114.55	\$ 440,685.45	
Removed and Recycle Photovoltaic Modules	570,186	EA	\$4.90	\$ 43,768,298.05	\$2,793,911.40	\$ 40,974,386.65	
Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed)	125,000	EA	\$3.98	\$ 700,000.00	\$497,500.00	\$ 202,500.00	
Remove and Recycle Support Assemblies	19,290,450	LB	\$0.04	\$ 964,522.50	\$689,401.39	\$ 275,121.11	
Removal and Hauling of BESS Batteries	1,920	EA	\$1,520.90	\$ -	\$2,920,124.45	\$ (2,920,124.45)	
Dissassembly and Removal of BESS Shells	240	EA	\$226.03	\$ -	\$54,248.21	\$ (54,248.21)	
Contaminated Soils Testing	1	LS		\$ -	\$2,000.00	\$ (2,000.00)	
Reclamation Monitoring and Maintenance	1	LS		\$ -	\$5,000.00	\$ (5,000.00)	
				Subtotal:	\$ 46,501,956.46	\$10,432,533.63	\$ 36,069,422.83
					Inflation (1.5%/year):	\$ 2,787,589.41	
					Total:	\$ 38,857,012.25	

Notes:

1. A site of similar size was used to derive potential quantities for erosion and sediment control (scaling from 36 MW to 250 MW). Quantities were determined by comparing "unit/MW" quantities directly.
2. Labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Fort Morgan.
4. Material salvage values were based off of current US salvage exchange rates.
5. Equipment rental rates were determined from local rental facilities.
6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year). See Figure 1 in Appendix A of the Decommissioning Plan.
7. For PV Module Removal/Recycle labor and equipment costs are computed at present values, while salvage value is computed at 20 year depreciated values.
8. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @\$0.13/LF (AC and DC Cables) and Steel @0.28/LF of fence, @\$0.35/pile, and @\$0.05/LB.
9. 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).

Taylor Solar I
Morgan County
Decommissioning Salvage/Resale Values

Table 1. Material Salvage Values

Line Item	Quantity	Unit	Quantity	Unit	Unit Density (Lb/unit)	Weight (Lb)	Price/Lb	Unit Price	Total Price
Copper Wire			4197614	lf	0.05	209,881	\$ 2.68	\$ 0.13	\$ 562,480.28
Steel Piles	125000	EA	2000000	lf	7	14,000,000	\$ 0.05	\$ 0.35	\$ 700,000.00
Racks	250	MW			77161.8	19,290,450	\$ 0.05	\$ 3,858.09	\$ 964,522.50
Fence	45101	LF	45101	ft.	5.6	252,566	\$ 0.05	\$ 0.28	\$ 12,628.28

Table 2. Equipment Resale Values

Line Item	Quantity	Unit	Unit Price	Original Total Cost	Instant Depreciation	End of Life Salvage Value	Useful Life	Age of Component at Decommissioning	Resale Value
Modules	570186	EA	\$76.76	\$ 87,500,000.00	\$ 62,500,000.00	\$ 43,768,298.05	5	5	\$ 43,768,298.05
Inverters	87	EA	18000	\$ 1,566,000.00	\$ 783,000.00	\$ 156,600.00	10	5	\$ 469,800.00

References: Site Work & Landscape Costs with RSMMeans Data, 36th annual ed. 2017
RS Means Heavy Construction Cost Data, 29th Edition

**Taelor Solar I
Morgan County
Estimated PV Panel Valuation**

Project Size 250,000,000 W

Year	Panel Efficiency	Assumed Value (\$/W)	Assumed Value (\$)
0	100.0000%	\$0.3500	\$87,500,000
1	99.5000%	\$0.2500	\$62,500,000
2	99.0025%	\$0.2288	\$57,187,500
3	98.5075%	\$0.2093	\$52,326,563
4	98.0150%	\$0.1915	\$47,878,805
5	97.5249%	\$0.1752	\$43,809,106
6	97.0373%	\$0.1603	\$40,085,332
7	96.5521%	\$0.1467	\$36,678,079
8	96.0693%	\$0.1342	\$33,560,442
9	95.5890%	\$0.1228	\$30,707,805
10	95.1110%	\$0.1124	\$28,097,641
11	94.6355%	\$0.1028	\$25,709,342
12	94.1623%	\$0.0941	\$23,524,048
13	93.6915%	\$0.0861	\$21,524,504
14	93.2230%	\$0.0788	\$19,694,921
15	92.7569%	\$0.0721	\$18,020,853
16	92.2931%	\$0.0660	\$16,489,080
17	91.8316%	\$0.0604	\$15,087,508
18	91.3725%	\$0.0552	\$13,805,070
19	90.9156%	\$0.0505	\$12,631,639
20	90.4610%	\$0.0462	\$11,557,950
21	90.0087%	\$0.0423	\$10,575,524
22	89.5587%	\$0.0387	\$9,676,605
23	89.1109%	\$0.0354	\$8,854,093
24	88.6654%	\$0.0324	\$8,101,495
25	88.2220%	\$0.0297	\$7,412,868
26	87.7809%	\$0.0271	\$6,782,774
27	87.3420%	\$0.0248	\$6,206,239
28	86.9053%	\$0.0227	\$5,678,708
29	86.4708%	\$0.0208	\$5,196,018
30	86.0384%	\$0.0190	\$4,754,357
31	85.6082%	\$0.0174	\$4,350,236
32	85.1802%	\$0.0159	\$3,980,466
33	84.7543%	\$0.0146	\$3,642,127
34	84.3305%	\$0.0133	\$3,332,546
35	83.9089%	\$0.0122	\$3,049,279
36	83.4893%	\$0.0112	\$2,790,091
37	83.0719%	\$0.0102	\$2,552,933
38	82.6565%	\$0.0093	\$2,335,934
39	82.2432%	\$0.0085	\$2,137,379
40	81.8320%	\$0.0078	\$1,955,702

5 97.90% \$ 0.18 \$ 43,768,298.05

Figure 1 - PV Panel Valuation Graph

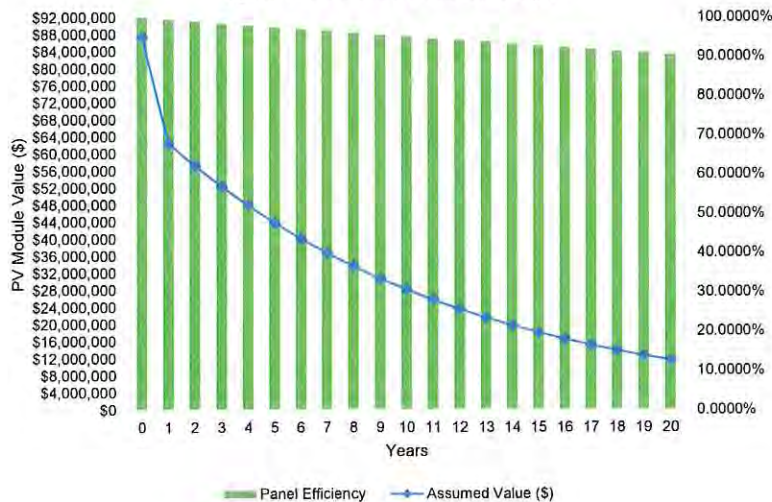


EXHIBIT B

**Taelor Solar I
Morgan County
Decommissioning Estimate Pro Forma w/o 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 Price
Mobilization	1	LS		\$487,980
Supervision	210	HR	\$90.00	\$18,900
Temporary Facilities	1	LS		\$42,030
Safety	1	LS		\$28,470
Legal Expenses	1	LS		\$7,460
General Liability Insurance	1	LS		\$30,510
Contractor's G&A	1	LS		\$57,620
SWPPP, Erosion Control Measures (Disturbed Area)	1,369	Ac	\$670.00	\$917,230
Seeding	68	Ac	\$1,960.01	\$134,163
Tilling 6" topsoil/scarifying access road and rough grading existing soil	42	Ac	\$1,405.95	\$58,980
Remove and Recycle Chainlink Fence, 6' High	45,101	LF	\$5.23	\$235,872
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	\$121,136.76	\$121,137
Removal and Recycle AC Cables	376,640	LF	\$0.46	\$174,723
Removal and Recycle DC Cables	3,820,974	LF	\$0.18	\$683,674
Backfill AC and DC trenches	1,875,980	LF	\$0.24	\$442,485
Remove and Recycle Inverters	87	EA	\$334.65	\$29,115
Removed and Recycle Photovoltaic Modules	570,186	EA	\$4.90	\$2,793,911
Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed)	125,000	EA	\$3.98	\$497,500
Remove and Recycle Support Assemblies	19,290,450	LB	\$0.04	\$689,401
Removal and Hauling of BESS Batteries	1,920	EA	\$1,520.90	\$2,920,124
Dissassembly and Removal of BESS Shells	240	EA	\$226.03	\$54,248
Contaminated Soils Testing	1	LS		\$2,000
Reclamation Monitoring and Maintenance	1	LS		\$5,000
			Subtotal:	\$10,432,534
			Inflation (1.5%/year):	\$806,268
			Total:	\$11,238,802

Notes:

1. A site of similar size was used to derive potential quantities for erosion and sediment control (scaling from 36 MW to 250 MW). Quantities were determined by comparing "unit/MW" quantities directly.
2. Labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Fort Morgan.
4. Material salvage values were based off of current US salvage exchange rates.
5. Equipment rental rates were determined from local rental facilities.
6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year). See Figure 1 in Appendix A of the Decommissioning Plan.
7. For PV Module Removal/Recycle labor and equipment costs are computed at present values, while salvage value is computed at 20 year depreciated values.
8. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @\$0.13/LF (AC and DC Cables) and Steel @0.28/LF of fence, @\$0.35/pile, and @\$0.05/LB.
9. 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 C

**Taelor Solar I
Morgan County
Panel Trucking Costs**

\$/mo/truck rental	\$	4,000
\$/mo/truck labor (FT+benefits)*	\$	5,000
\$/mo/truck maintenance	\$	500
\$/mo/truck insurance	\$	1,000
Total \$/mo/truck cost	\$	10,500.00

\$/gallon gas	\$	4.00
miles /gallon		8
Mileage (Fort Morgan, CO to Phoenix, AZ) roundtrip		898
Total fuel cost per trip	\$	449.00

Capacity in tons per trip		20
total number of panels		570,186
panel weight (tons)		17,106
Misc. Waste (tons)		20
Total trips		857

Loading/unloading hours per trip		1
road hours per trip		12.0
hours per day		10
days/month		21
trips per month per truck		16.2
Total truck months		54

Subtotal of Truck and Labor Cost	\$	567,000
Fuel Cost	\$	384,793
Total Trucking Cost	\$	951,793

*Assumes truck labor only works half of the month at standard heavy truck operator rates

**Taelor Solar I
Morgan County
Battery Pack Trucking Costs**

\$/mo/truck rental	\$	4,000
\$/mo/truck labor (FT+benefits)*	\$	5,000
\$/mo/truck maintenance	\$	500
\$/mo/truck insurance	\$	1,000
Total \$/mo/truck cost	\$	10,500.00

\$/gallon gas	\$	4.00
miles /gallon		8
Mileage (Fort Morgan, CO to Phoenix, AZ) roundtrip		898
Total fuel cost per trip	\$	449.00

Capacity in tons per trip		20
total number of megapacks		1920
pack weight (tons)		38,400
Misc. Waste (tons)		20
Total trips		1921

Loading/unloading hours per trip		1
road hours per trip		10.0
hours per day		10
days/month		21
trips per month per truck		19.1
Total truck months		101

Subtotal of Truck and Labor Cost	\$	1,060,500
Fuel Cost	\$	862,529
Total Trucking Cost	\$	1,923,029

*Assumes truck labor only works half of the month at standard heavy truck operator rates



Appendix 2. Maintenance Certification



BALANCED ROCK
POWER

Ms. Nicole Hay
Director, Planning and Zoning, Morgan County
231 Ensign Street
P.O. Box 596
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Solar Panel Maintenance Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. The Project is proposed to utilize solar panels manufactured by Jinko Solar, although exact panel supplier will be selected during final design. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(M), Balanced Rock Power hereby certifies that the solar panels will be maintained and operated in accordance with manufacturer specifications, Owner Environmental Health and Safety Plans, and applicable Occupational Health and Safety Administration requirements to ensure the safety of site personnel and the public, and in a manner that reduces fire risks caused by vegetation.

Sincerely,

DocuSigned by:
Dana Diller
AC2004D2B181493...

Dana Diller
Chief Commercial Officer
Balanced Rock Power Development, LLC

Appendix 3. Fire Mitigation and Emergency Operations Plan

Prior to construction, Balanced Rock Power will submit a Fire Mitigation Plan and an Emergency Operations Plan to the County, to provide the County and the Wiggins Fire District with all information necessary to respond to emergency events at the Taelor Battery Storage facility.

- **Fire Mitigation Plan**

The fire mitigation plan is a site plan which will include strategic information for first responders including: fire department access roads, gates and fences/access restrictions, lock box locations, fire command center or response location(s), water supply locations, water source and controls, critical fire protection system information, site hazards, and high level ERP notes.
- **Emergency Response Plan**

The Emergency Response Plan (ERP) will be developed to provide a base document to be used during operations, by site personnel and first responders if an event occurs. The ERP will be prepared utilizing final project design information and based on industry standards. The following subjects will be addressed:

 - Equipment description and overview, emergency access
 - Site map, access points, and staging areas
 - Hazard evaluations, signage
 - Safety protocols



Appendix 4. Erosion Control Certification and Preliminary Plan



BALANCED ROCK

POWER

Ms. Nicole Hay
Director, Planning and Zoning, Morgan County
231 Ensign Street
P.O. Box 596
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Water and/or Wind Erosion Control Plan Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(I), Balanced Rock Power hereby submits a Preliminary Erosion Control Plan and its 30% design for the Project, including a description of best management practices that will be utilized to prevent erosion and run-off during construction. For purposes of this application, the attached document constitutes a “30% Design Plan”. A final drainage and erosion control plan will be provided prior to commencement of Project construction.

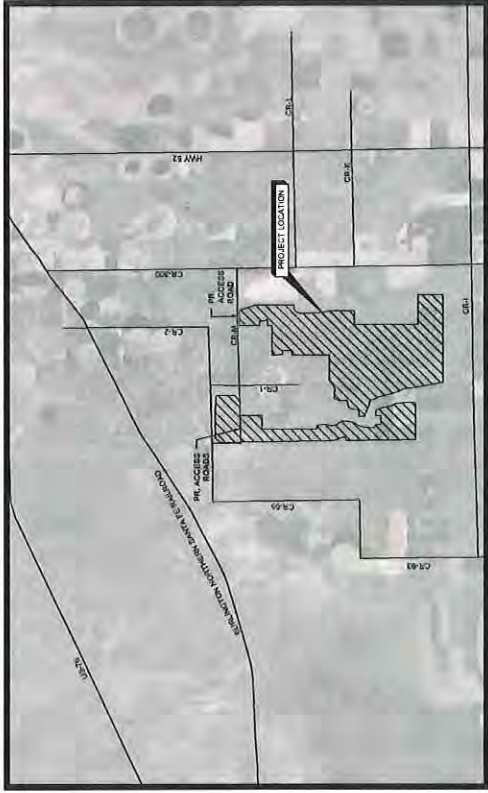
Sincerely,

DocuSigned by:
Dana Diller
AC2004D2B181493...

Dana Diller
Chief Commercial Officer
Balanced Rock Power Development, LLC

Encl.: 30% Design Plan, Preliminary Erosion Control Plan

PRELIMINARY EROSION CONTROL PLANS FOR TAEOR SOLAR PHASE 1 LOCATED IN MORGAN COUNTY, COLORADO



SHEET NUMBER	SHEET TITLE
EC0.0	COVER
EC0.1	GENERAL NOTES
EC1.0	OVERALL EROSION CONTROL PLAN
EC1.1	EROSION CONTROL PLAN
EC1.2	EROSION CONTROL PLAN
EC1.3	EROSION CONTROL PLAN
EC1.4	EROSION CONTROL PLAN
EC1.5	EROSION CONTROL PLAN
EC1.6	EROSION CONTROL PLAN
EC2.0	EROSION CONTROL DETAILS

SURVEY NOTE
COORDINATE SYSTEM
HORIZONTAL DATUM
COLORADO NORTH ZONE
NAD 83 (2011 ADJ.)

FEMA FLOOD ZONE NOTE:
A PORTION OF THE PROJECT LIES WITHIN TYPE A FLOOD
DISTRIBUTION (ANDBR1). FEMA ZONE A IS OUTSIDE THE
SUBALL LOTS OF THIS PROJECT.



PROJECT INFORMATION
OWNER: BALANCED ROCK POWER
TOTAL DEVELOPMENT AREA: 3.153AC
SITE ADDRESS: 3133A
PROPOSED USE: SOLAR COLLECTOR FACILITY, AGRICULTURAL ZONE

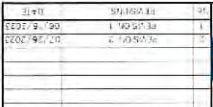
PROJECT TEAM
OWNER: BALANCED ROCK POWER
CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
PROJECT ADDRESS: 3133A
PHONE: (970) 244-3376

COVER

TAEOR SOLAR
PHASE 1
FACILITY



DATE: 10/25/2023
BY: J. B. HORN
CHECKED: J. B. HORN
SCALE: AS SHOWN



Kimley-Horn
CONSULTING ENGINEERS
1001 W. 12TH AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.1200
WWW.KIMLEY-HORN.COM

PREPARED FOR: BALANCED ROCK POWER

DATE: 10/25/2023
BY: J. B. HORN
CHECKED: J. B. HORN
SCALE: AS SHOWN

PROJECT NO.: 2023-001
SHEET NO.: 1 OF 1

DATE PLOTTED: 10/25/2023
PLOTTER: HP PLOTTER

SHEET NUMBER
EC0.0

GENERAL EROSION CONTROL NOTES

1. THESE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL MEASURES.

DATE	12/28/2023
REVISION 2	12/28/2023
REVISION 1	06/16/2023
DATE	06/16/2023



Kimley-Horn
 4703 E. W. 14th Ave. Associates, Inc.
 8750 South Yosemite Blvd., Suite 300
 Littleton, CO 80120
 (303) 224-2200
 www.kimley-horn.com

PREPARED ONLY FOR REVIEW ONLY NO FOR CONSTRUCTION

PROJECT NO.	19150025
DATE	06/16/2023
SCALE	AS SHOWN
DESIGNED BY	ALG
CHECKED BY	ALG
DATE	06/16/2023
PROJECT NO.	19150025

GENERAL NOTES

TAELOR SOLAR FACILITY PHASE 1
 MORGAN COUNTY, CO

SHEET NUMBER
EC0.1

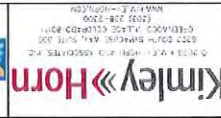


SHEET NUMBER
EC1.0

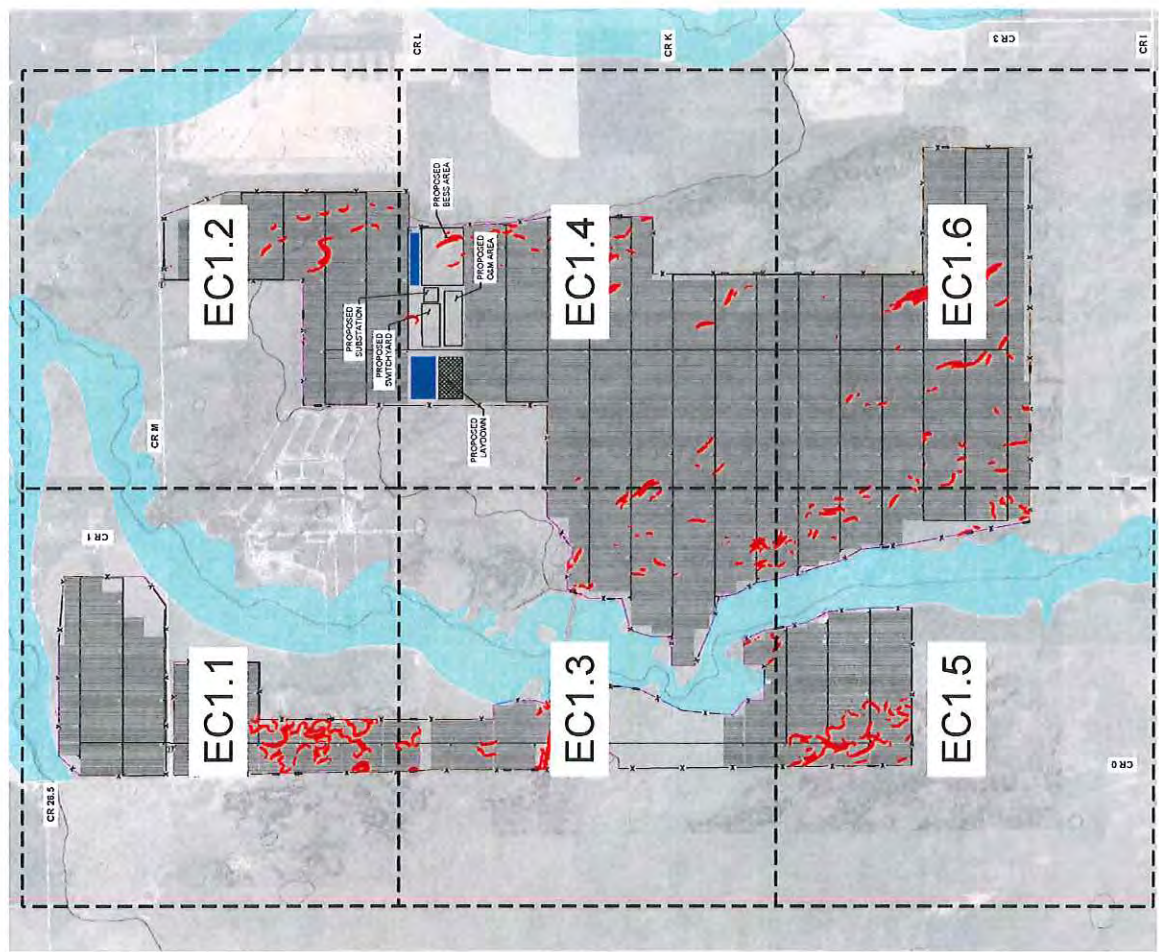
TALOR SOLAR PHASE 1 FACILITY

OVERALL EROSION CONTROL PLAN

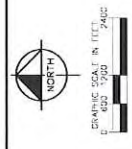
DATE: 07/27/2023
PROJECT NO: 23-001
SCALE: AS SHOWN
DRAWN BY: J. L. [unreadable]
CHECKED BY: [unreadable]
APPROVED BY: [unreadable]
FOR REVIEW ONLY
NOT FOR CONSTRUCTION



NO.	REV.	DATE	DESCRIPTION
1	1	07/27/2023	ISSUED FOR REVIEW
2	1	08/16/2023	REVISED PER COMMENTS
3	1	08/23/2023	REVISED PER COMMENTS



- ### LEGEND
- EXISTING GRADE CONTOUR
 - PROPOSED SECURITY FENCE
 - PROPOSED ACCESS ROAD
 - MATERIALS LAYDOWN AREA
 - PROPOSED ANTI-WIND BLOCK OUTLINE
 - PROPOSED VEHICLE TRACKING CONTROL
 - EXISTING WATER FEATURE
 - SILT FENCE
 - EARTH DIRT
 - ROCK OUTLET
 - DIRECTION OF STORMWATER FLOW
 - ZONE A FERRA FLOODPLAIN
 - PI INTERNAL EROSION CONTROL AREAS
 - PI PERMANENT DEBRIDEMENT POND



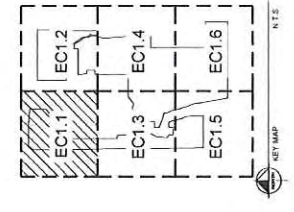
THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. DATE: 07/27/2023, 08:28:58 AM. PROJECT NO: 23-001, SHEET NO: EC1.0, TOTAL SHEETS: 10.

DATE	DESCRIPTION
07/18/2023	REVISED
07/19/2023	REVISED
07/20/2023	REVISED

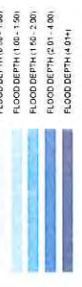
Kimley»Horn
INCORPORATED
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
TEL: 954.333.3333
WWW.KIMLEY-HORN.COM

BALANCED ROCK
ROCK

GRAPHIC SCALE IN FEET
0 250 500 750 1000



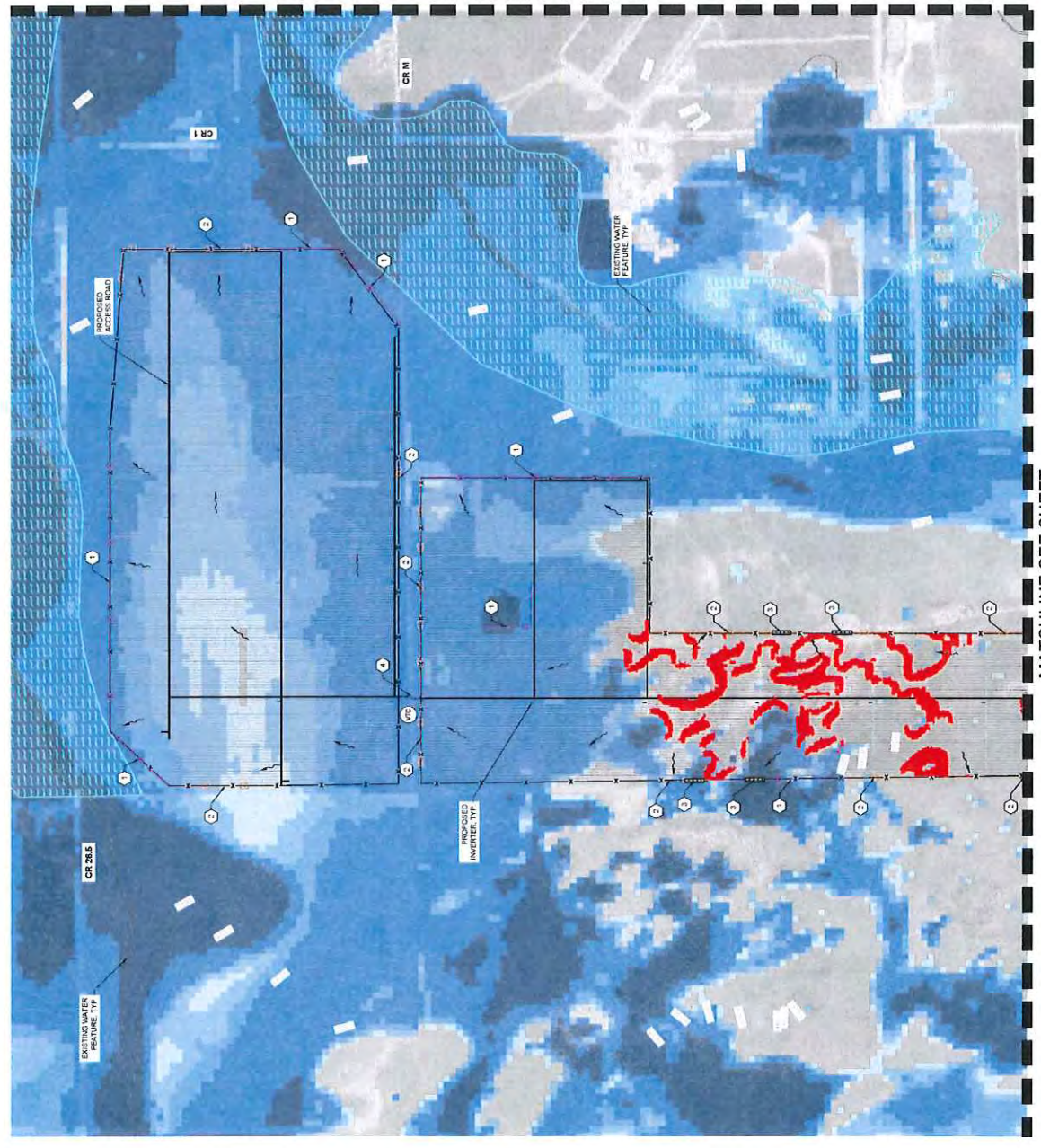
PROVIDED FLOOD DEPTH AND SCOUR (FT)



EROSION CONTROL NOTES

- INSTALL S&T FENCE (SEE DETAIL 1, SHEET EC2.0)
- INSTALL B&H D&C (SEE DETAIL 2, SHEET EC2.0)
- INSTALL ROCK-OUTLET (SEE DETAIL 3, SHEET EC2.0)
- CONSTRUCTION ENTRANCE (SEE DETAIL 6, SHEET EC2.0)

- LEGEND**
- EXISTING GRADE CONTOUR
 - PROPOSED SECURITY FENCE
 - PROPOSED ACCESS ROAD
 - MATERIALS LAYDOWN AREA
 - PROPOSED ARMY BLOCK-OUTLINE
 - PROPOSED VEHICLE TRACKING CONTROL
 - EXISTING WATER FEATURE
 - S&T FENCE
 - EARTHLINE
 - ROCK-OUTLET
 - DIRECTION OF STORMWATER FLOW
 - ZONE A FEMA FLOODPLAIN
 - PER INTERNAL EROSION CONTROL AREAS
 - PER PERMANENT DETENTION POND



MATCHLINE SEE SHEET
EC1.3

MATCHLINE SEE SHEET
EC1.2

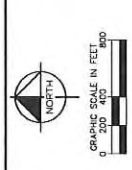
NO.	REV.	DATE	DESCRIPTION
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2	02	02/10/20	REVISED FOR COMMENTS
3	03	03/10/20	REVISED FOR COMMENTS
4	04	04/10/20	REVISED FOR COMMENTS



PRELIMINARY
NOT FOR CONSTRUCTION

EROSION CONTROL PLAN

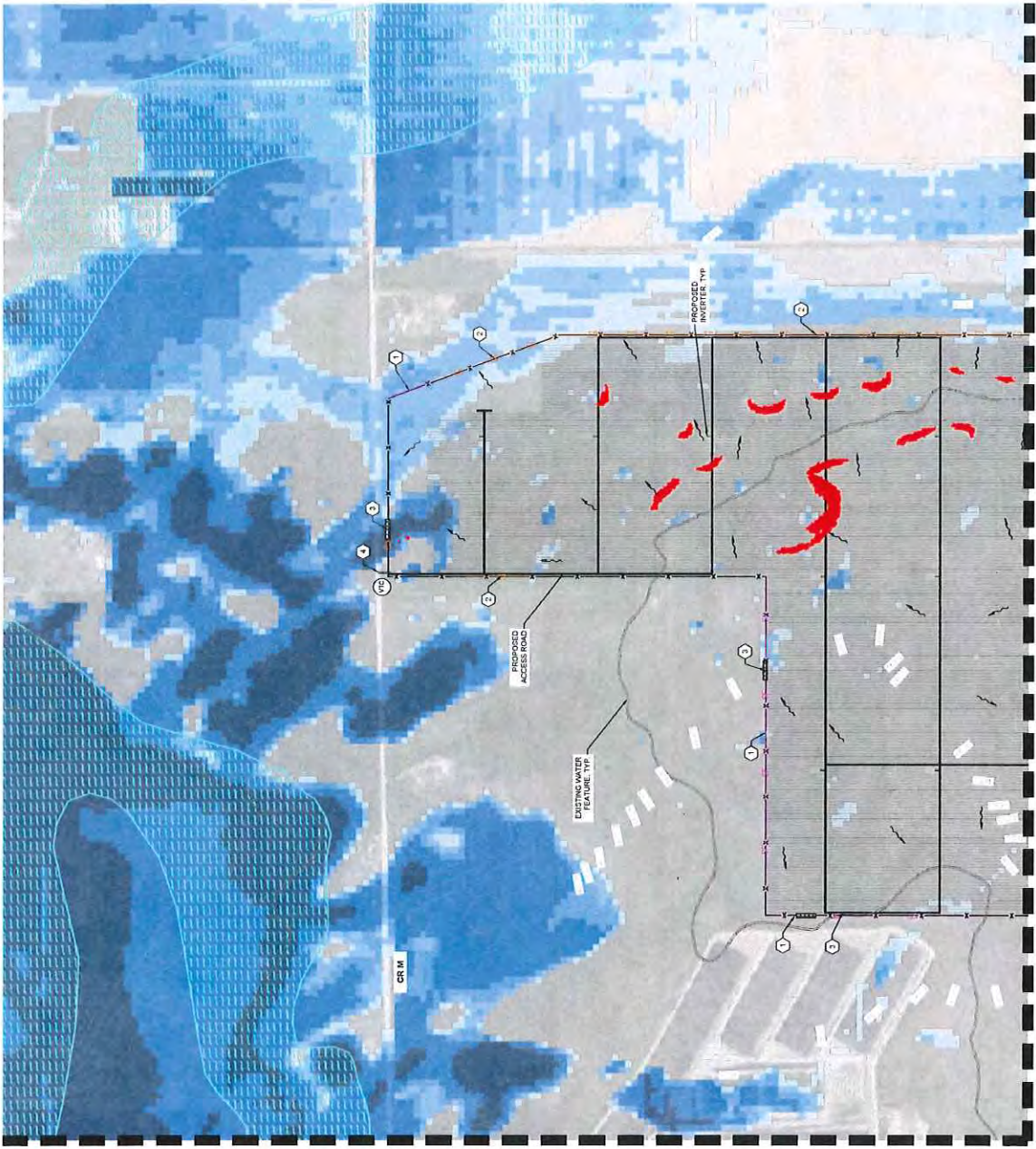
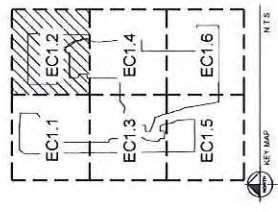
TAELOR SOLAR FACILITY
PHASE 1
SHEET ALIQUOT EC1.2



- LEGEND**
- EXISTING GRADE CONTOUR
 - PROPOSED SECURITY FENCE
 - PROPOSED ACCESS ROAD
 - MATERIALS LAYDOWN AREA
 - PROPOSED ARMY BLOCK OUTLINE
 - PROPOSED VEHICLE TRACKING CONTROL
 - EXISTING WATER FEATURE
 - SILT FENCE
 - EARTH DIKE
 - ROCK OUTLET
 - DIRECTION OF STORMWATER FLOW
 - ZONE A FEMA FLOODPLAIN
 - INTERNAL EROSION CONTROL AREAS
 - PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
1. INITIAL SILT FENCE SEE DETAIL 1, SHEET EC2.0
 2. INITIAL EARTH DIKE SEE DETAIL 2, SHEET EC2.0
 3. INITIAL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
 4. CONSTRUCTION ENTRANCE SEE DETAIL 6, SHEET EC2.0

- PROVIDED FLOOD DEPTH AND SCOUR (FT)**
- FLOOD DEPTH (R 50 - 1.00)
 - FLOOD DEPTH (R 50 - 1.50)
 - FLOOD DEPTH (R 50 - 2.00)
 - FLOOD DEPTH (R 51 - 4.00)
 - FLOOD DEPTH (R 51 - 7.00)



MATCHLINE SEE SHEET EC1.1

MATCHLINE SEE SHEET EC1.4

DATE	REV	DESCRIPTION
07/20/2022	01	REVISED
07/15/2022	02	REVISED
07/15/2022	03	REVISED



PRELIMINARY
NOT FOR CONSTRUCTION

EROSION CONTROL
PLAN

TAELOR SOLAR
FACILITY
PHASE 1
EROSION CONTROL
SHEET NUMBER
EC1.3

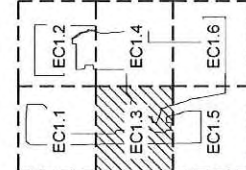


GRAPHIC SCALE IN FEET
0 100 200 300 400

- LEGEND**
- EXISTING GRADE CONTOUR
 - PROPOSED SECURITY FENCE
 - PROPOSED ACCESS ROAD
 - MATERIALS LAYDOWN AREA
 - PROPOSED ARMY BLOCK OUTLINE
 - PROPOSED VEHICLE TRIMMING CONTROL (VTC)
 - EXISTING WATER FEATURE
 - SILT FENCE
 - EARTH RIPE
 - ROCK OUTLET
 - DIRECTION OF STORMWATER FLOW
 - ZONIC A FROM FLOODPLAIN
 - INTERNAL EROSION CONTROL AREAS
 - PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
- INSTALL SILT FENCE. SEE DETAIL 1, SHEET EC2.0
 - INSTALL EARTH RIPE. SEE DETAIL 2, SHEET EC2.0
 - INSTALL ROCK OUTLET. SEE DETAIL 3, SHEET EC2.0
 - CONSTRUCTION ENTRANCE. SEE DETAIL 6, SHEET EC2.0

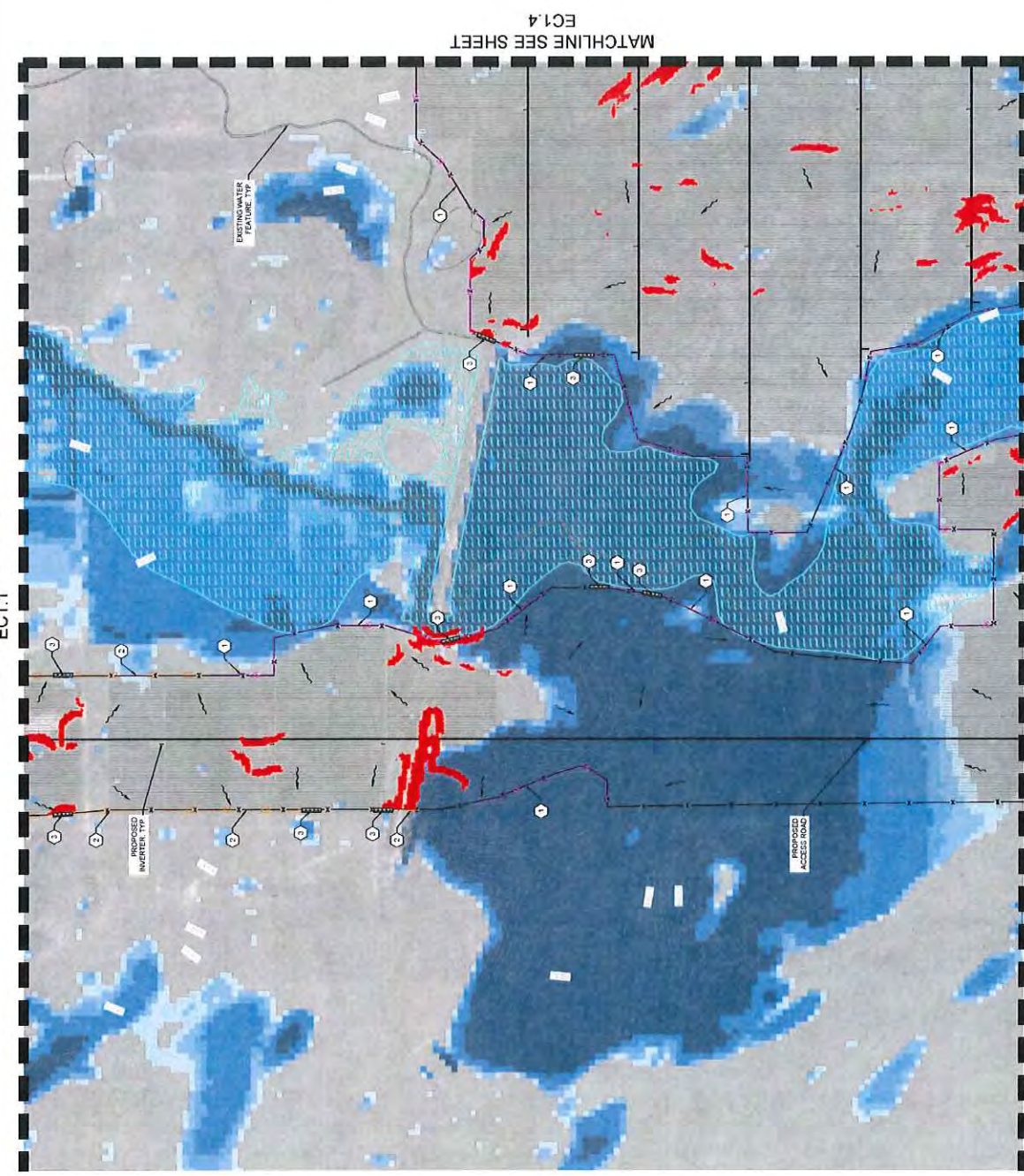
- PROVIDED FLOOD DEPTH AND SCOUR (FT)**
- FLOOD DEPTH (0.6 - 1.00)
 - FLOOD DEPTH (1.00 - 1.50)
 - FLOOD DEPTH (1.50 - 2.00)
 - FLOOD DEPTH (2.01 - 4.00)
 - FLOOD DEPTH (4.01 - 6.00)



KEY MAP
N T S



MATCHLINE SEE SHEET EC1.1



MATCHLINE SEE SHEET EC1.5

MATCHLINE SEE SHEET EC1.4

NO.	REV.	DATE	DESCRIPTION
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2	1	05/11/2023	REVISED



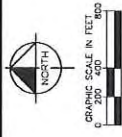
Kimley»Horn
 ENGINEERS, ARCHITECTS, PLANNERS
 1000 W. 10th Street, Suite 100
 Fort Collins, CO 80521
 970.226.4444

PREPARED ONLY FOR CONSTRUCTION

EROSION CONTROL PLAN

TALOR SOLAR FACILITY PHASE 1

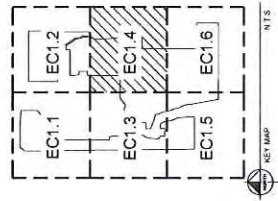
SHEET NUMBER
EC1.4



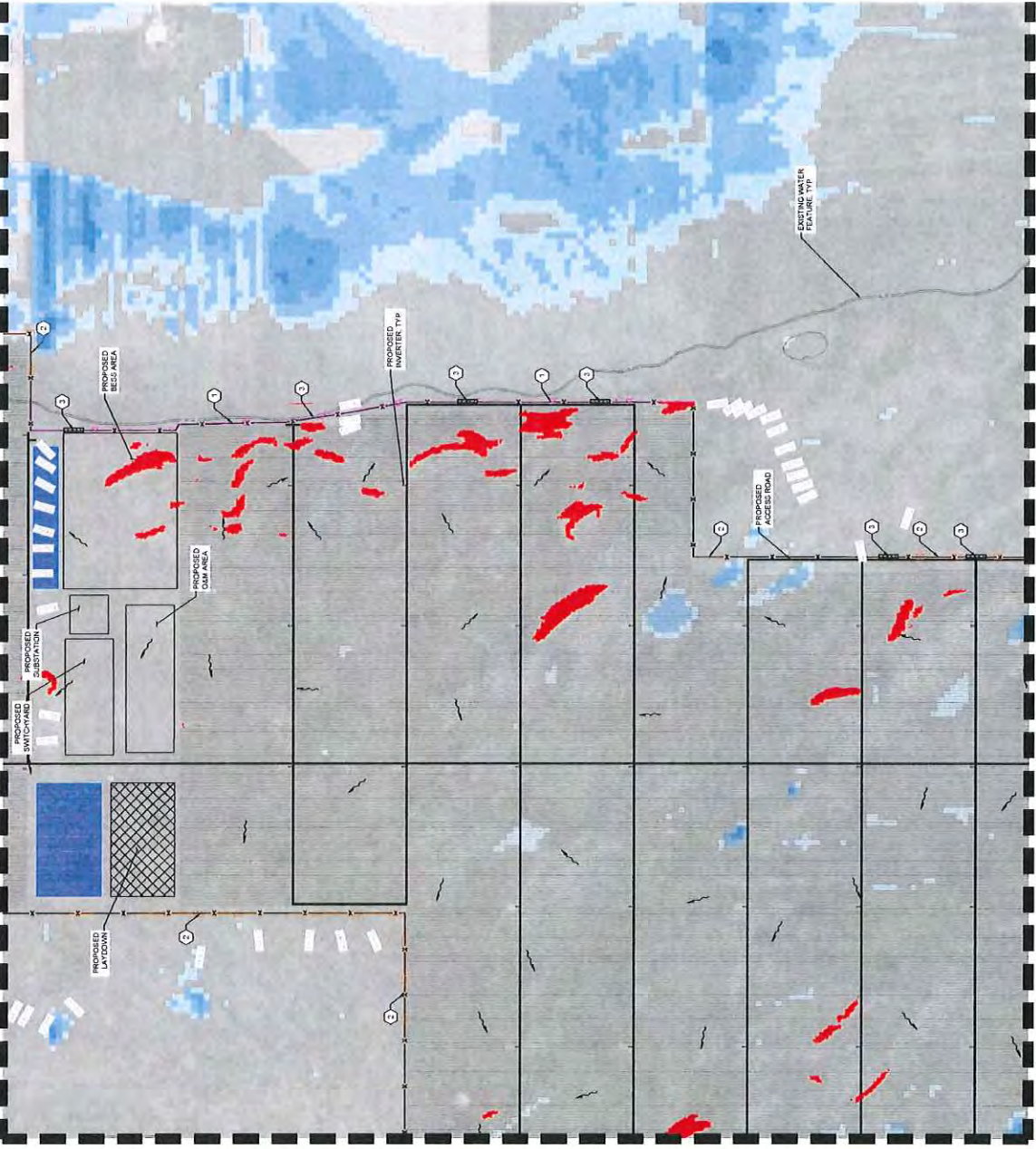
- LEGEND**
- EXISTING GRADE CONTOUR
 - PROPOSED SECURITY FENCE
 - PROPOSED ACCESS ROAD
 - MATERIAL LAYDOWN AREA
 - PROPOSED ARMY BLOCK OUTLINE
 - PROPOSED VEHICLE TRACKING CONTROL
 - EXISTING WATER FEATURE
 - SILT FENCE
 - EARTH DIKE
 - ROCK OUTLET
 - DIRECTION OF STORMWATER FLOW
 - ZONE A FEMA FLOODPLAIN
 - PER INTERNAL EROSION CONTROL AREAS
 - PER PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
- INSTALL SILT FENCE. SEE DETAIL 1, SHEET EC03.
 - INSTALL EARTH DIKE. SEE DETAIL 2, SHEET EC03.
 - INSTALL ROCK OUTLET. SEE DETAIL 3, SHEET EC03.
 - CONSTRUCTION ENTRANCE. SEE DETAIL 6, SHEET EC03.

- PROVIDED FLOOD DEPTH AND SCOUR (FT)**
- FLOOD DEPTH (0.6 - 1.00)
 - FLOOD DEPTH (1.00 - 1.50)
 - FLOOD DEPTH (1.50 - 2.00)
 - FLOOD DEPTH (2.00 - 4.00)
 - FLOOD DEPTH (4.00+)



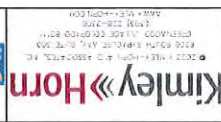
MATCHLINE SEE SHEET
EC1.2



MATCHLINE SEE SHEET
EC1.6

MATCHLINE SEE SHEET
EC1.3

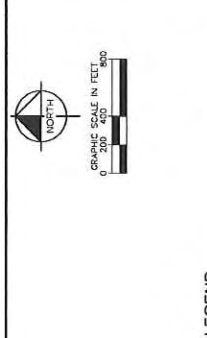
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2	02	02/15/2024	REVISED FOR COMMENTS
3	03	03/15/2024	REVISED FOR COMMENTS
4	04	04/15/2024	REVISED FOR COMMENTS



PERMANENTLY NOT FOR CONSTRUCTION

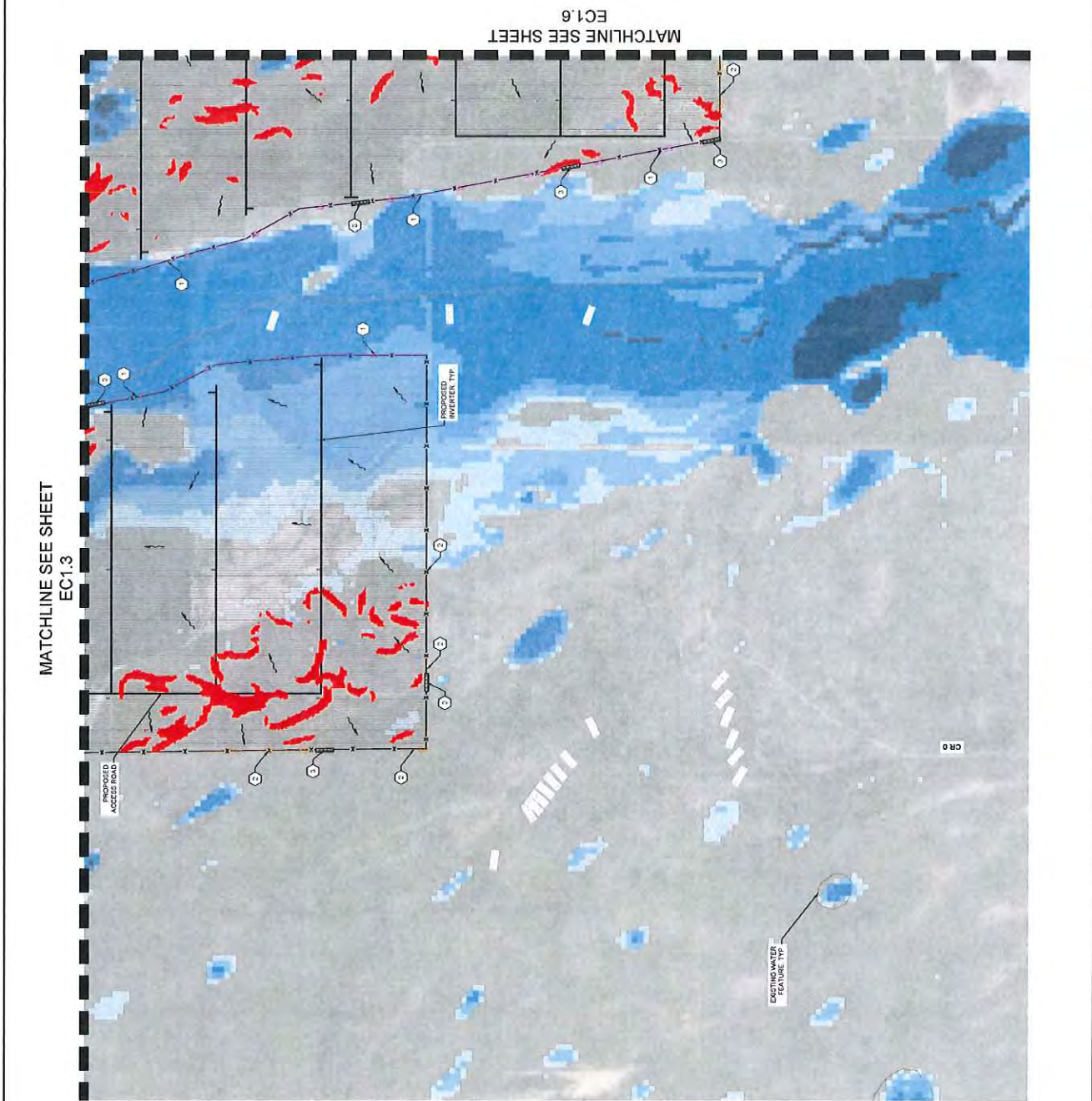
EROSION CONTROL PLAN

TAEOR SOLAR FACILITY PHASE 1
 PROJECT LOCATION: CO
 SHEET NUMBER: **EC1.5**



- LEGEND**
- EXISTING GRADE CONTOUR
 - PROPOSED SECURITY FENCE
 - PROPOSED ACCESS ROAD
 - MATERIALS LAYDOWN AREA
 - PROPOSED AIRWAY BLOCK OUTLINE
 - PROPOSED VEHICLE TRACKING CONTROL
 - EXISTING WATER FEATURE
 - SILT FENCE
 - ROCK OUTFLET
 - DIRECTION OF STORMWATER FLOW
 - ZONE A FEMA FLOODPLAIN
 - PK INTERNAL EROSION CONTROL AREAS
 - PK PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
1. METAL SILT FENCE SEE DETAIL 3, SHEET EC2.0
 2. METAL EARTH DAM SEE DETAIL 3, SHEET EC2.0
 3. METAL ROCK OUTFLET SEE DETAIL 3, SHEET EC2.0
 4. CONSTRUCTION ENTRANCE SEE DETAIL 6, SHEET EC2.0



CR 0

DATE	11/11/2023
BY	11/11/2023
APP'D	11/11/2023
SCALE	AS SHOWN
PROJECT	TAELOR SOLAR FACILITY PHASE 1
SHEET	EC1.6



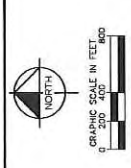
Kimley»Horn
 2023 WEST 4TH AVENUE, SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1234
 WWW.KHINCORP.COM

**PRELIMINARY
 NOT FOR CONSTRUCTION**

DATE	11/11/2023
BY	11/11/2023
APP'D	11/11/2023
SCALE	AS SHOWN
PROJECT	TAELOR SOLAR FACILITY PHASE 1
SHEET	EC1.6

EROSION CONTROL PLAN

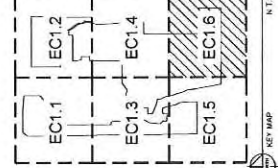
TAELOR SOLAR FACILITY PHASE 1
 EROSION CONTROL PLAN
 SHEET NUMBER: EC1.6



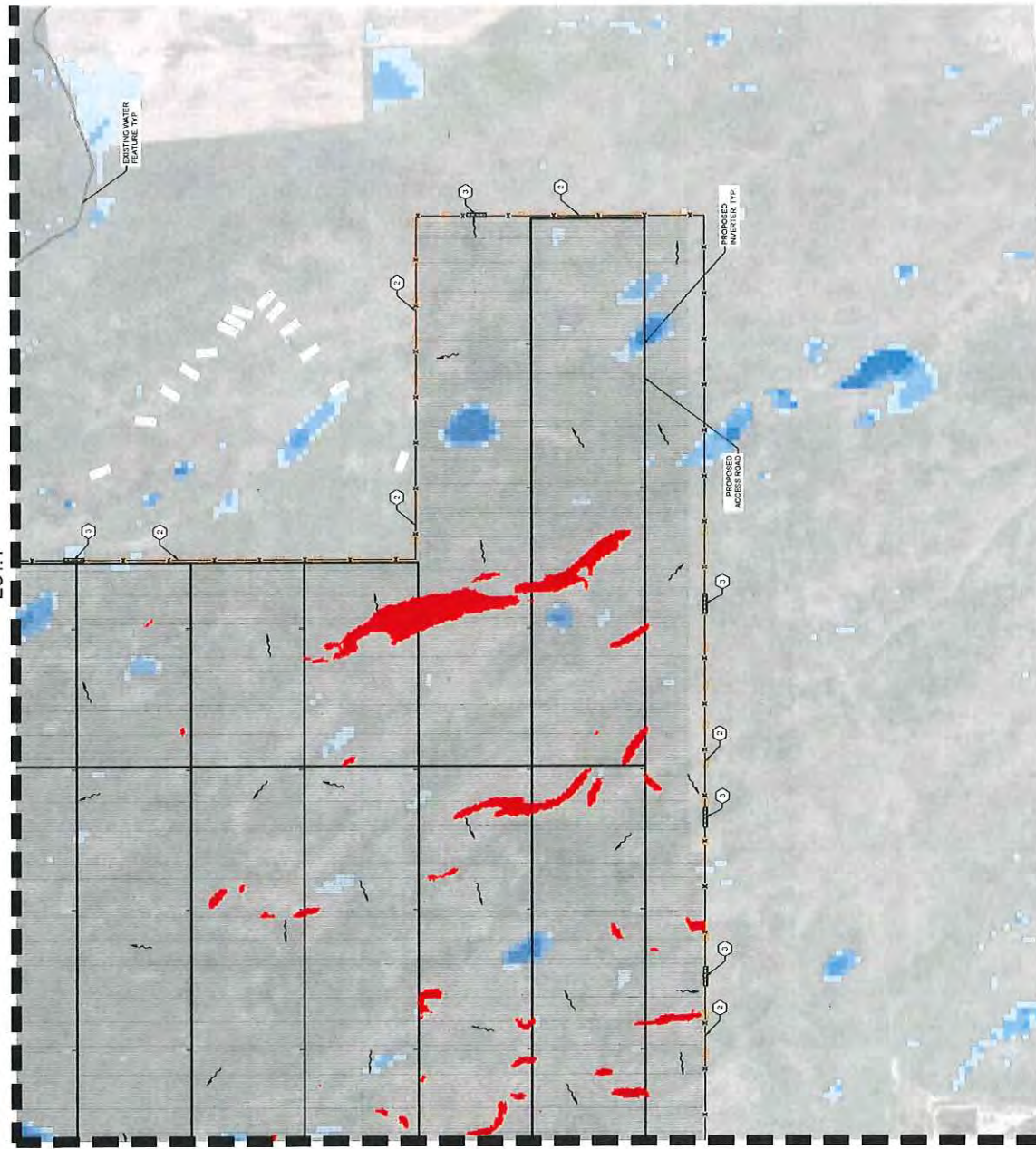
- LEGEND**
- EXISTING GRADE CONTOUR
 - PROPOSED SECURITY FENCE
 - PROPOSED ACCESS ROAD
 - MATERIALS STORAGE AREA
 - PROPOSED ARMY BLOCK OUTLINE
 - PROPOSED VEHICLE TRUCKING CONTROL
 - EXISTING WATER FEATURE
 - SILT FENCE
 - EARTH DUNE
 - ROCK OUTLET
 - DIRECTION OF STORMWATER FLOW
 - ZONE A FROM FLOODPLAIN
 - INTERNAL EROSION CONTROL AREAS
 - PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
- INSTALL S&T FENCE SEE DETAIL 1 SHEET EC2.0
 - INSTALL EARTH DUNE SEE DETAIL 2 SHEET EC2.0
 - INSTALL ROCK OUTLET SEE DETAIL 3 SHEET EC2.0
 - CONSTRUCTION ENTRANCE SEE DETAIL 6 SHEET EC2.0

- PROVIDED FLOOD DEPTH AND SCOUR (FT)**
- FLOOD DEPTH (0.00 - 1.00)
 - FLOOD DEPTH (1.00 - 1.50)
 - FLOOD DEPTH (1.50 - 2.00)
 - FLOOD DEPTH (2.01 - 4.00)
 - FLOOD DEPTH (4.01+)



MATCHLINE SEE SHEET EC1.4



MATCHLINE SEE SHEET EC1.5

NO. 1	DATE	DESCRIPTION
1	12/15/11	ISSUED FOR PERMITS
2	01/10/12	REVISED FOR COMMENTS
3	02/01/12	REVISED FOR COMMENTS
4	02/15/12	REVISED FOR COMMENTS

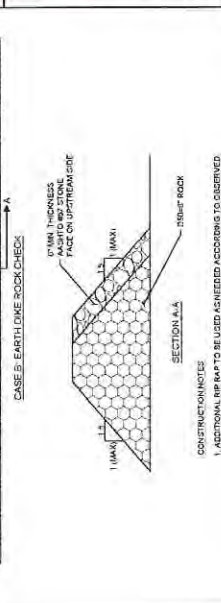
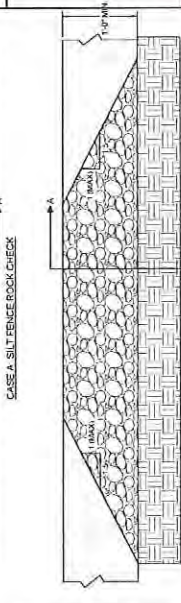
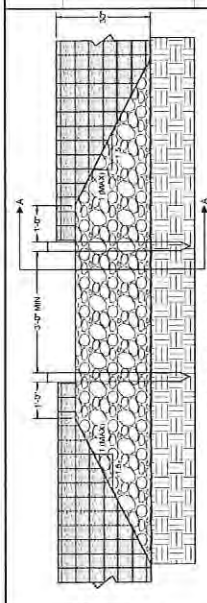


Kimley-Horn
 CONSULTING ENGINEERS
 1005 N. 17th Ave., Suite 200
 Aurora, CO 80012
 PHONE: 303.733.8700
 FAX: 303.733.8701
 WWW.KIMLEY-HORN.COM

PERMITS ONLY
 NOT FOR CONSTRUCTION

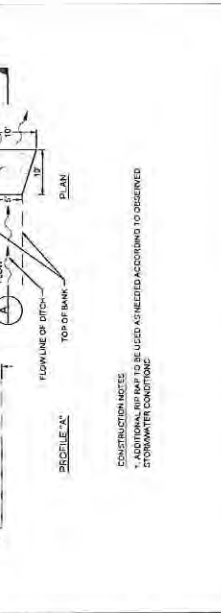
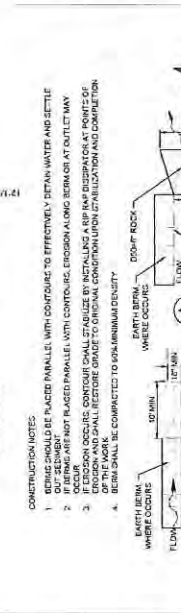
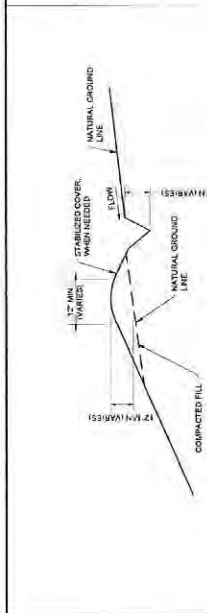
**TAIYOR SOLAR
 PHASE 1
 FACILITY**
 EROSION CONTROL
 DETAILS

PROJECT NO. 11-1111
 SHEET NO. 11-1111-01
 DATE: 01/10/12



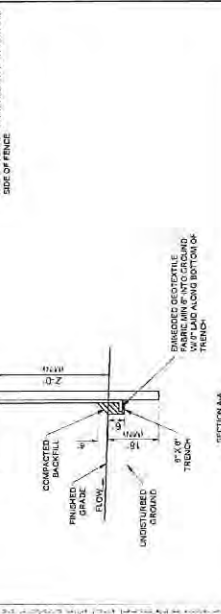
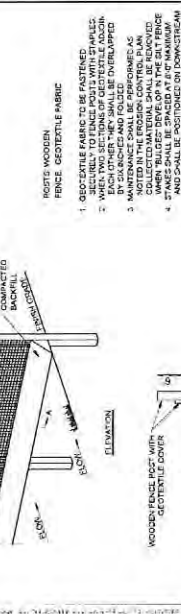
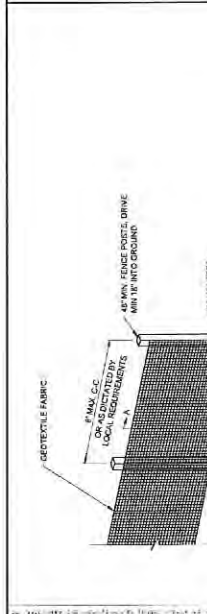
CONSTRUCTION NOTES:
 1. ROCK CHECKS SHALL BE USED AS NEEDED ACCORDING TO OBSERVED STORMWATER CONDITIONS.

3 ROCK OUTLET DETAIL



CONSTRUCTION NOTES:
 1. ROCK CHECKS SHALL BE USED AS NEEDED ACCORDING TO OBSERVED STORMWATER CONDITIONS.

2 TEMPORARY EROSION CONTROL EARTH DIKE DETAIL



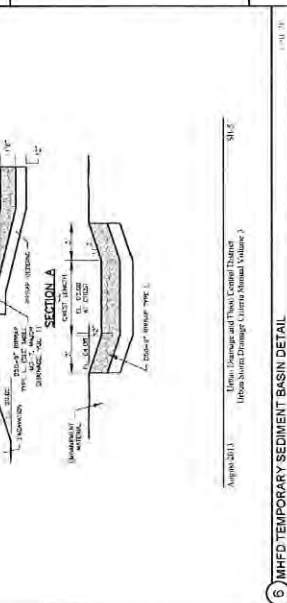
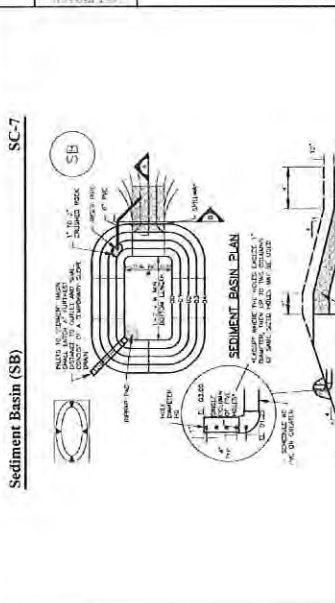
CONSTRUCTION NOTES:
 1. GEOTEXTILE FABRIC TO BE FASTENED TO WOODEN FENCE POSTS BY LOCAL REQUIREMENTS.
 2. WHEN THE SECTION OF GEOTEXTILE FABRIC IS NOT FASTENED TO WOODEN FENCE POSTS, IT SHALL BE OVERLAPPED.
 3. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO REMOVE COLLECTED MATERIAL.
 4. WHEN THE SECTION OF GEOTEXTILE FABRIC IS NOT FASTENED TO WOODEN FENCE POSTS, IT SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.

1 SILT FENCE DETAIL

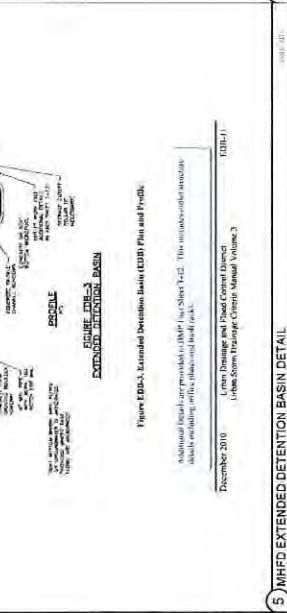
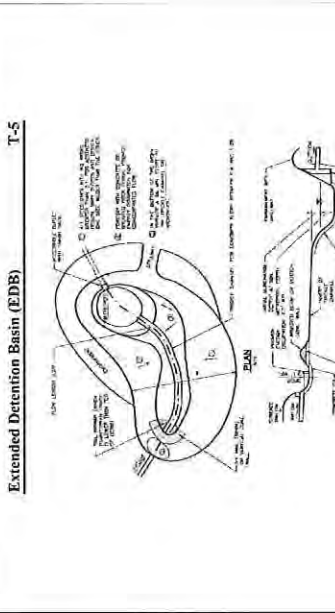


CONSTRUCTION NOTES:
 1. GEOTEXTILE FABRIC TO BE FASTENED TO WOODEN FENCE POSTS BY LOCAL REQUIREMENTS.
 2. WHEN THE SECTION OF GEOTEXTILE FABRIC IS NOT FASTENED TO WOODEN FENCE POSTS, IT SHALL BE OVERLAPPED.
 3. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO REMOVE COLLECTED MATERIAL.
 4. WHEN THE SECTION OF GEOTEXTILE FABRIC IS NOT FASTENED TO WOODEN FENCE POSTS, IT SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.

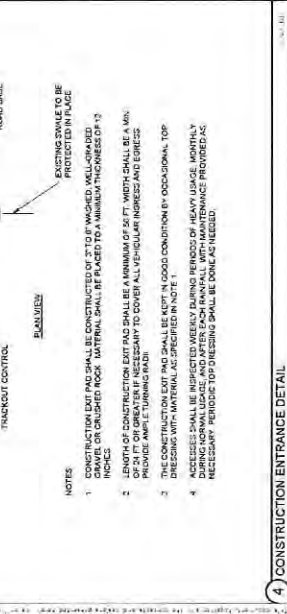
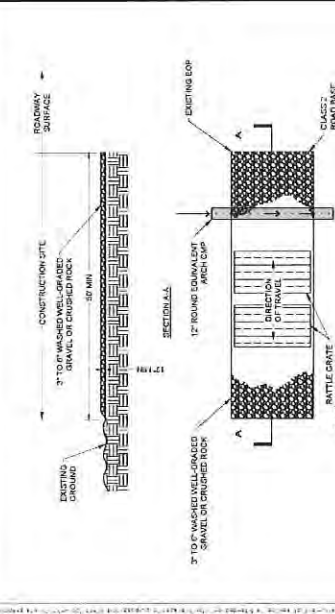
4 CONSTRUCTION ENTRANCE DETAIL



CONSTRUCTION NOTES:
 1. SEDIMENT BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 2. SEDIMENT BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 3. SEDIMENT BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 4. SEDIMENT BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.



CONSTRUCTION NOTES:
 1. EXTENDED DETENTION BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 2. EXTENDED DETENTION BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 3. EXTENDED DETENTION BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 4. EXTENDED DETENTION BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.



CONSTRUCTION NOTES:
 1. CONSTRUCTION ENTRANCE DETAIL SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 2. CONSTRUCTION ENTRANCE DETAIL SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 3. CONSTRUCTION ENTRANCE DETAIL SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 4. CONSTRUCTION ENTRANCE DETAIL SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.



CONSTRUCTION NOTES:
 1. CONSTRUCTION ENTRANCE DETAIL SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 2. CONSTRUCTION ENTRANCE DETAIL SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 3. CONSTRUCTION ENTRANCE DETAIL SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 4. CONSTRUCTION ENTRANCE DETAIL SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.

5 MIFD EXTENDED DETENTION BASIN DETAIL

CONSTRUCTION NOTES:
 1. MIFD EXTENDED DETENTION BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 2. MIFD EXTENDED DETENTION BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 3. MIFD EXTENDED DETENTION BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 4. MIFD EXTENDED DETENTION BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.

6 MIFD TEMPORARY SEDIMENT BASIN DETAIL

CONSTRUCTION NOTES:
 1. MIFD TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 2. MIFD TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 3. MIFD TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.
 4. MIFD TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED TO EFFECTIVELY DETAIN WATER AND SETTLE SOLIDS.



BALANCED ROCK
POWER

Appendix 5. Current Title Commitment

**ALTA Commitment
SCHEDULE A**

[Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issued By:
Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252

Commitment Number: 22000330597-02

Revision Number: 2

Agreement Number: TBD]

1. Commitment Date: March 13, 2023, at 8:00 a.m.

2. Policy to be issued:
 - a. 2021 ALTA® Owner's Policy

Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: To Be Determined

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

[L&R Rumsey Land, LLC](#)

5. The Land is described as follows:

SEE ATTACHED SCHEDULE A - EXHIBIT A

SCHEDULE A - EXHIBIT A

Parcel 1:

Parcel ID No.: 1297-040-00-003

Section 4: W1/2W1/2 and W1/2E1/2W1/2, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 2:

Parcel ID No.: 1297-050-00-003

Section 5: SE1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 3:

Parcel ID No.: 1297-070-00-002

Lot 3, NE1/4SW1/4, N1/2SE1/4 (also known as N1/2S1/2) of Section 7, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 4:

Parcel ID No.: 1297-070-00-003

Section 7: N1/2 and S1/2S1/2, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 5:

Parcel ID No.: 1297-080-00-002

Section 8: S1/2 and the NE1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 6:

Parcel ID No.: 1297-090-00-002

Section 9: W1/2W1/2, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 7:

Parcel ID No.: 1297-180-00-001

Section 18: All, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 8:

Parcel ID No.: 1297-170-00-001

Section 17: All, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 9:

Parcel ID No.: 1297-200-00-003

Section 20: N1/2NE1/4, SW1/4NE1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 10:

Parcel ID No.: 1297-210-00-004

Section 21: SW1/4NW1/4 & NW1/4SW1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 11:

Parcel ID No.: 1297-210-00-003

Section 21: NW1/4NW1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 12:

Parcel ID No.: 1297-210-00-005

Section 21: E1/2W1/2, SW1/4SW1/4, and SE1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

EXCEPT parcel in the SE1/4SE1/4 of Section 21, Township 2 North, Range 60 West of the 6th P.M. described as follows: A parcel of land 200 feet north and south by 600 feet east and west, the sides of which are parallel to the East and South sides of the SE1/4SE1/4 of Section 21, Township 2 North, Range 60 West of the 6th P.M., and described as commencing at a point 30 feet West and 30 feet North of the SE corner of the SE1/4 of said Section 21, thence North 200 feet; thence West 600 feet; thence South 200 feet; thence East 600 feet to the point of beginning..

Parcel 13:

Parcel ID No.: 1297-280-00-002

Section 28: W1/2W1/2, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

Parcel 14

Parcel ID No.: 129707000001

The South Half of the North Half of Section 7, Township 2 North, Range 60 West of the 6th Principal Meridian, Morgan County, Colorado

Parcel 15

Parcel ID No.: 129720000001

The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 2 North, Range 60 West of the 6th Principal Meridian, Morgan County, Colorado

Parcel 16

Parcel ID No.: 129720000003

The North Half of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 20, Township 2 North, Range 60 West of the 6th Principal Meridian, Morgan County, Colorado

Parcel 17

Parcel ID No.: 129721000003

The Northwest Quarter of the Northwest Quarter of Section 21, Township 2 North, Range 60 West of the 6th Principal Meridian, Morgan County, Colorado

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SCHEDULE B – I

Requirements

File No.: 22000330597-02

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence that improvements and/or repairs or alterations to the Land are completed, that contractor, sub-contractors, labor and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien.
7. If the fee owner is an entity, evidence of the good standing, incumbency and authority of that entity and of the Proposed Insured shown in Schedule A, Item 2(a) who will execute the instrument(s) required by the Company.

With regard to L&R Rumsey Land, LLC The Company requires for its review a copy of the following:

- a. Articles of Organization, and any amendment thereto;
 - b. Operating Agreement, and any amendment thereof;
 - c. Certificate of good standing, if available, evidencing that the LLC is in good standing in the state of its registration and in the state where the Land is located (if different);
 - d. Evidence of the authorization of the proposed transaction and the authority of the officers, managers, or members to execute the transaction documents; and
 - e. Evidence of payment of franchise taxes due, where applicable.
8. The Policy(ies) to be issued together with endorsements and any coverage therein is conditioned upon the approval of the Company's Senior Underwriting Committee, which may include further requirements.

Note: The above will be deleted upon receipt of the requisite approvals and not carried forward to the Policy.

NOTE: The Company reserves the right to make any additional requirements and/or exceptions to this commitment and any subsequent endorsements thereto upon review of all required documents or in otherwise ascertaining further details of the transaction.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B – II

Exceptions

File No.: 22000330597-02

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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.

Standard Exceptions:

1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by a current, accurate and complete land title survey or inspection of the Land.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Rights of tenants in possession as tenants only under leases not recorded in the Public Records.
4. Easements or claims of easements not recorded in the Public Records.
5. Taxes or assessments which are not recorded as existing liens in the Public Records.
6. Any lien, or right to a lien, for services, labor, material or equipment, heretofore or hereafter furnished, imposed by law and not recorded in the Public Records
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A. The Company does not insure the area, square footage, or acreage of the Land.
9. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
10. Water rights, claims or title to water.

Special Exceptions:

11. Taxes for 2022 in the amount of \$170.40 are not paid.
Parcel ID No.: 1297-040-00-003 (Parcel 1)

Taxes for 2022 in the amount of \$113.60 are not paid.
Parcel ID No.: 1297-050-00-003 (Parcel 2)

Taxes for 2022 in the amount of \$111.32 are not paid.
Parcel ID No.: 1297-070-00-002 (Parcel 3)

Taxes for 2022 in the amount of \$112.08 are not paid.
Parcel ID No.: 1297-070-00-003 (Parcel 4)

Taxes for 2022 in the amount of \$341.56 are not paid.
Parcel ID No.: 1297-080-00-002 (Parcel 5)

Taxes for 2022 in the amount of \$113.60 are not paid.
Parcel ID No.: 1297-090-00-002 (Parcel 6)

Taxes for 2022 in the amount of \$1,171.56 are not paid.
Parcel ID No.: 1297-180-00-001 (Parcel 7)

Taxes for 2022 in the amount of \$455.12 are not paid.
Parcel ID No.: 1297-170-00-001 (Parcel 8)

Taxes for 2022 in the amount of \$84.80 are not paid.
Parcel ID No.: 1297-200-00-003 (Parcel 9)

Taxes for 2022 in the amount of \$56.80 are not paid.
Parcel ID No.: 1297-210-00-004 (Parcel 10)

Taxes for 2022 in the amount of \$28.04 are not paid.
Parcel ID No.: 1297-210-00-003 (Parcel 11)

Taxes for 2022 in the amount of \$250.68 are not paid.
Parcel ID No.: 1297-210-00-005 (Parcel 12)

Taxes for 2022 in the amount of \$112.84 are not paid.
Parcel ID No.: 1297-280-00-002 (Parcel 13)

Taxes for 2022 in the amount of \$111.32 are not paid.
Parcel ID No.: 129707000001 (Parcel 14)

Taxes for 2022 in the amount of \$56.80 are not paid.
Parcel ID No.: 129720000001 (Parcel 15)

Taxes for 2022 in the amount of \$84.80 are not paid.
Parcel ID No.: 129720000003 (Parcel 16)

Taxes for 2022 in the amount of \$28.04 are not paid.
Parcel ID No.: 129721000003 (Parcel 17)

12. The effect of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district
13. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded March 5, 1891 as [Reception No. 9662](#) in Public Records of Morgan County, Colorado. (Parcel 7)
14. Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, recorded August 30, 1909 as [Reception No. 76790](#) in Public Records of Morgan County, Colorado, reserving 1) Rights of the proprietor of a vein or lode to extract and remove his ore therefrom and 2) rights of way for ditches and canals constructed under the authority of the United States. (Parcel 7)
15. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded August 13, 1918 as [Reception No. 644216](#) in Public Records of Morgan County, Colorado. (Parcel 2)
16. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded January 7, 1919 as [Reception No. 657654](#) in Public Records of Morgan County, Colorado. (Parcel 13)
17. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded June 17, 1919 as [Reception No. 687163](#) in Public Records of Morgan County, Colorado. (Parcel 6)
18. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded June 24, 1919 as [Reception No. 690009](#) in Public Records of Morgan County, Colorado. (Parcel 7)
19. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 13, 1919 as [Reception No. 718838](#) in Public Records of Morgan County, Colorado. (Parcel 11)
20. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 22, 1920 as [Reception No. 23546](#) in Public Records of Morgan County, Colorado. (Parcel 4)
21. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 18, 1922 as [Reception No. 862900](#) in Public Records of Morgan County, Colorado. (Parcel 8)
22. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 26, 1924 as [Reception No. 934626](#) in Public Records of Morgan County, Colorado. (Parcel 10)

23. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 15, 1925 as [Reception No. 153506](#) in Public Records of Morgan County, Colorado. (Parcel 9)
24. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded February 23, 1932 as [Reception No. 213712](#) in Public Records of Morgan County, Colorado. (Parcel 2)
25. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded August 2, 1932 as [Reception No. 217497](#) in Public Records of Morgan County, Colorado. (Parcel 3)
26. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 17, 1940 as [Reception No. 282997](#) in Public Records of Morgan County, Colorado. (Parcel 7)
27. Contract and Grant of Easement by and between William Epple, Jr., and Berenice E. Epple, and The United States of America dated August 12, 1949, and recorded August 25, 1949 as [Reception No. 339322](#) in Public Records of Morgan County, Colorado. (Parcel 12)
28. Reservation of mineral interest in favor of Federal Farm Mortgage Corporation as contained in Corporation Special Warranty Deed dated October 22, 1951, and recorded November 5, 1951 as [Reception No. 373146](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

29. Reservation of mineral interest in favor of Dale Henson as contained in Warranty Deed dated February 4, 1952, and recorded February 8, 1952 as [Reception No. 375609](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

30. Reservation of mineral interest in favor of Ernest Rosener as contained in Warranty Deed dated June 7, 1952, and recorded July 2, 1952 as [Reception No. 379629](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

31. Reservation of mineral interest in favor of Orange McNeal as contained in Warranty Deed dated September 20, 1960, and recorded September 29, 1960 as [Reception No. 472684](#) in Public Records of Morgan County, Colorado. (Parcel 11)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

32. Oil and Gas Lease by and between Evelyn M. Campbell and M.E. Thrash dated February 20, 1966 and recorded March 5, 1968 as [Reception No. 547497](#), in Public Records of Morgan County, Colorado. (Parcel 10)

33. Oil and Gas Lease by and between William Epple, Jr. and Bernice E. Epple, his wife and Robert D. St. John dated January 31, 1968 and recorded February 27, 1967 as [Reception No. 547361](#), in Public Records of Morgan County, Colorado. (Parcel 9)
 34. Oil and Gas Lease by and between William Epple, Jr., also known as Wm. Epple, Jr., and Bernice E. Epple, also known as Berenice E. Epple and Berneice Epple, husband and wife and Sundance Oil Company dated November 5, 1970, and recorded November 23, 1970 as [Reception No. 562516](#) in Public Records of Morgan County, Colorado. (Parcel 4)
 35. Oil and Gas Lease by and between Warren R. Barney and Elinor L. Barney, his wife; Burton R. Bancroft and Sue Bancroft, his wife; Helen Jensen, a widow, heir of John P Jensen, deceased; Helen Jensen as Trustee and Sundance Oil Company dated November 5, 1970, and recorded April 30, 1971 as [Reception No. 565248](#) in Public Records of Morgan County, Colorado. (Parcel 3)
 36. Reservation of mineral interest in favor of William Epple, Jr. and Berenice Epple, also Known as Bernice E. Epple, and Berneice Epple as contained in Warranty Deed dated April 1, 1976, and recorded April 30, 1976 as [Reception No. 603039](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)
- Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.
37. Oil and Gas Lease by and between Evelyn M. Campbell and her husband, Harry E. Campbell and Energy Minerals Corporation dated April 29, 1977 and recorded May 13, 1977 as [Reception No. 612796](#) in Public Records of Morgan County, Colorado. (Parcel 10)
 38. Oil and Gas Lease by and between Smits Farms, Inc., a Colorado Corporation and Energy Minerals Corporation dated October 18, 1977 and recorded March 14, 1978 as [Reception No. 620320](#) in Public Records of Morgan County, Colorado. (Parcel 9)
 39. Oil and Gas Lease by and between Smits Farms, Inc., a Colorado Corporation and Energy Minerals Corporation dated October 18, 1977 and recorded March 14, 1978 as [Reception No. 620321](#) in Public Records of Morgan County, Colorado. (Parcel 10 & 12)
 40. Memorandum of Gas Storage Lease Agreement by and between Smits Farms, Inc. and Western Slope Gas Company, a Colorado corporation dated December 20, 1979 and recorded January 8, 1979 as [Reception No. 638682](#) in Public Records of Morgan County, Colorado. (Parcel 4)
 41. Oil and Gas Lease by and between Warren R. Barney aka Warren Barney and Elinor L. Barney, husband and wife and Rocky Mountain Oilfinders, Inc. dated April 8, 1981, and recorded June 1, 1981 as [Reception No. 652058](#) in Public Records of Morgan County, Colorado. (Parcel 3)
 42. Oil and Gas Lease by and between Helen K. Jensen, a widow and Rocky Mountain Oilfinders, Inc. dated May 4, 1981, and recorded June 1, 1981 as [Reception No. 652056](#) in Public Records of Morgan County, Colorado. (Parcel 3)
 43. Oil and Gas Lease by and between Smits Farms, Inc, a Colorado Corporation and Powers Energy Corp. dated November 1, 1981 and recorded December 23, 1981 as [Reception No. 657989](#) in Public Records of Morgan County, Colorado. (Parcel 9)
 44. Oil and Gas Lease by and between Smits Farms, Inc, a Colorado Corporation and Powers Energy Corp. dated November 8, 1981 and recorded December 23, 1981 as [Reception No. 657991](#) in Public Records of Morgan County, Colorado. (Parcel 4)

45. Oil and Gas Lease by and between Warren R. Barney and Nancy Barney, husband and wife and Fina Oil and Chemical Company, dated June 1, 1990, and recorded August 6, 1990 as [Reception No. 720606](#) in Public Records of Morgan County, Colorado. (Parcel 3)
46. Oil and Gas Lease by and between Helen K. Jensen, a widow, an heir and sole devisee of the estate of John P. Jensen, deceased and Fina Oil and Chemical Company, dated June 20, 1990, and recorded September 17, 1990 as [Reception No. 721164](#) in Public Records of Morgan County, Colorado. (Parcel 3)
47. Reservation of mineral interest in favor of Smits Farms, Inc., a Colorado corporation as contained in Warranty Deed dated April 8, 2004, and recorded April 8, 2004 as [Reception No. 816892](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)
48. Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.
49. Memorandum of Gas Storage Lease Agreement by and between Lyle L. Rumsey Limited Partnership and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded March 4, 2011 as [Reception No. 867291](#) in Public Records of Morgan County, Colorado. (Parcel 10,12)
50. Paid-Up Oil and Gas Lease by and between Ora Ruth Jensen Special Needs Trust, represented herein by Kay J. Maser, as trustee and Chesapeake Exploration, LLC, dated May 28, 2011, and recorded September 19, 2011 as [Reception No. 871149](#) in Public Records of Morgan County, Colorado. (Parcel 3)
51. Paid-Up Oil and Gas Lease by and between Albert T. Candy, husband of Lucille L. Candy, dealing herein with his separate property and Chesapeake Exploration, LLC, dated September 12, 2011, and recorded October 20, 2011 as [Reception No. 871829](#) in Public Records of Morgan County, Colorado. (Parcel 3)
52. Memorandum of Development Agreement by and between Chesapeake Exploration, L.L.C, an Oklahoma limited liability company, and OOGC America, Inc., a Delaware corporation dated August 1, 2011, and recorded March 16, 2012 as [Reception No. 874591](#) in Public Records of Morgan County, Colorado. (Parcel 5, 8)
53. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Martin Smits, and M & J Smits LLC, a Colorado limited liability company and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880499](#) in Public Records of Morgan County, Colorado. (Parcel 12)
54. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Ann Smits Dingeman and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880500](#) in Public Records of Morgan County, Colorado. (Parcel 12)
55. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between William Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880501](#) in Public Records of Morgan County, Colorado. (Parcel 12)
56. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between David Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880502](#) in Public Records of Morgan County, Colorado. (Parcel 12)
57. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Leonard Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880503](#) in Public Records of Morgan County, Colorado. (Parcel 12)

58. Reservation of mineral interest in favor of Barney Building & Land Company, L.L.C. as contained in General Warranty Deed dated February 16, 2017, and recorded February 23, 2017 as [Reception No. 904202](#) in Public Records of Morgan County, Colorado. (Parcel 4)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

59. Reservation of mineral interest in favor of Lyle L. Rumsey Limited Partnership, a Colorado limited partnership as contained in Special Warranty Deed dated April 13, 2017, and recorded April 17, 2017 as [Reception No. 905040](#) in Public Records of Morgan County, Colorado. (Parcel 4)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

60. Memorandum of Option Agreement by and between L&R Rumsey Land, LLC, a Colorado limited liability company and Balanced Rock Power Development, LLC, a Delaware limited liability company, dated June 6, 2022, and recorded June 8, 2022 as [Reception No. 941087](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17)

Note: Assignment and Assumption Agreement dated January 31, 2023, recorded January 31, 2023 as [Reception No. 944812](#), of Public Records of Morgan County, Colorado.

61. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 15, 1925 as [Reception No. 153506](#), Public Records, Morgan County, Colorado. (Parcel 16, 17)

62. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 1, 1926 as [Reception No. 159705](#), Public Records, Morgan County, Colorado. (Parcel 14)

63. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States [Patent No. 934626](#). (Parcel 15)

64. Reservation of mineral interest in favor of Katie Shook as contained in Quit Claim Deed dated September 29, 1942 and recorded October 5, 1942 as [Reception No. 299978](#), Public Records, Morgan County, Colorado. (Parcel 14)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

65. Reservation of mineral interest in favor of Orange McNeal as contained in Warranty Deed dated September 20, 1960 and recorded September 29, 1960 as [Reception No. 472684](#), Public Records, Morgan County, Colorado. (Parcel 16, 17)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

66. Easement in favor of Public Service Company of Colorado, a Colorado corporation dated April 17, 1963, recorded as [Reception No. 503169](#), Public Records, Morgan County, Colorado. (Parcel 14)

67. Oil and Gas Lease by and between Evelyn M. Campbell, as Grantor and M. E. Thrash, as Grantee dated February 20, 1968, recorded March 5, 1968 as [Reception No. 547497](#), Public Records, Morgan County, Colorado. (Parcel

15)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

68. Oil and Gas Lease by and between Smits Farms Inc., a Colorado corporation, as Grantor and Energy Minerals Corporation, as Grantee dated October 18, 1977, recorded March 11, 1978 as [Reception No. 620321](#), Public Records, Morgan County, Colorado. (Parcel 17)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

69. Oil and Gas Lease by and between Smits Farms Inc., a Colorado corporation, as Grantor and Powers Energy Corporation, as Grantee dated November 1, 1981, recorded December 23, 1981 as [Reception No. 657989](#), Public Records, Morgan County, Colorado. (Parcel 16)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

70. Right of Way Easement (Post Construction) in favor of Western Slope Gas Company, a Colorado corporation dated April 16, 1981, recorded April 23, 1981 as [Reception No. 650921](#), Public Records, Morgan County, Colorado. (Parcel 14)

71. Reservation of mineral interest in favor of Smits Farms Inc., a Colorado corporation as contained in Warranty Deed dated April 8, 2004 and recorded April 8, 2004 as [Reception No. 816892](#), Public Records, Morgan County, Colorado. (Parcel 15)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

TWN	RGE	SEC	TRACT	LEGAL DESC. OR SUB, BLK, LOT (INCLUDE LOT ACREAGE)	MINERAL INTEREST (Decimal not %)	GROSS ACRES	NET ACRES	CURRENT MIN. OWNER LAST NAME OR COMPANY NAME (SEPARATE BY LINE BREAK)	CURRENT MIN. OWNER FIRST NAME	ADDRESS	CITY	STATE	ZIP	LEASED (Y/N)
2N	60W	8	1	NE/4	0.5	160	80	The Federal Land Bank of Wichita		245 N. Waco Ave.	Wichita	KS	87202	N
2N	60W	8	1	NE/4	0.25	160	40	EPL Oil & Gas Ltd.		16436 CR 19	Fort Morgan	CO	80701	N
2N	60W	8	1	NE/4	0.05675	160	9.08	M & J Smits, L.L.C.		4207 - 402 Sally St.	Wiggins	CO	80654	N
2N	60W	8	1	NE/4	0.05675	160	9.08	Smits	David	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	8	1	NE/4	0.05675	160	9.08	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008		17053 Florence View Dr.	Montverde	FL	34756	N
2N	60W	8	1	NE/4	0.05675	160	9.08	Smits	Leonard	14009 CR 44	Platteville	CO	80657	N
2N	60W	8	1	NE/4	0.023	160	3.68	Dingeman	Ann Smits	4207 W. 29th St.	Greeley	CO	80634	N
2N	60W	9	1	W/2W/2	0.25	160	40	EPL Oil and Gas LTD.		16466 County Road 19	Fort Morgan	CO	80701	N
2N	60W	9	1	W/2W/2	0.023	160	3.68	Dingeman	Ann Smits	4207 29th Street	Greeley	CO	80634	N
2N	60W	9	1	W/2W/2	0.05675	160	9.08	Smits	Leonard	14009 State Highway 256	Platteville	CO	80651	N
2N	60W	9	1	W/2W/2	0.05675	160	9.08	Smits	David	11570 County Road 20	Fort Morgan	CO	80701	N
2N	60W	9	1	W/2W/2	0.05675	160	9.08	M & J Smits, LLC The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008		402 Sally Street	Wiggins	CO	80654	N
2N	60W	9	1	W/2W/2	0.05675	160	9.08	Smits		5304 Pebbie Beach Blvd.	Winter Haven	FL	33884	N
2N	60W	9	1	W/2W/2	0.5	160	80	U.S. Agbank, FCB, fka, Farm Credit Bank of Wichita, fka The Federal Land Bank of Wichita		245 N. Waco Street	Wichita	KS	67202	N



BALANCED ROCK
POWER

June 16th, 2023

«AddressBlock»

«Salutation»:

I write to you on behalf of Balanced Rock Power (BRP) to give notice of a solar project and battery energy storage system that our firm is actively permitting with the Morgan County Planning and Zoning Department. As you may be aware, your land is located near to existing and newly proposed electric transmission circuits owned or under development by Xcel Energy. Additionally, you may also be aware that Colorado's Clean Energy Plan (CEP) requires that qualifying retail electric utilities reduce their carbon dioxide emissions by 80 percent for retail electricity sales from 2005 levels by 2030, and that it seeks to achieve this mandate by providing its customers with energy generated from 100 percent clean energy resources by 2050. BRP has offered the output of this facility to Xcel Energy to help meet the State's growing need for renewable energy. The facility is named the Taelor Solar Project. You are receiving this notice because we identified a homestead on your property within a 2-mile radius of the Taelor Solar Project boundary and we wish to be proactive in starting a dialogue to address questions and comments.

To give you background on BRP, we are a small, regionally focused, renewable energy development company based in Moab, UT with a pipeline of over 7,500 MW of solar and battery storage projects throughout the western United States. BRP's founding partners have delivered over 9500 MW of projects to the US renewable market. Our team brings decades of collective experience in renewable energy development. We have included a one-pager that describes more about our company and founders and provides a visual overview of our project portfolio. Furthermore, our company culture, based on the four value pillars of honesty, respect, fun, and diversity ensure that our project stakeholders and landowners can rely on us for a development process that is honest, upfront, and respectful.

As your homestead falls within a 2-mile radius of the Taelor Solar Project's real estate footprint, you are likely to receive a notice from the Morgan County Planning and Zoning Department 10 days prior to the Taelor Solar Project going before a hearing with the Morgan County Commissioners. My colleagues and I would appreciate the opportunity to respond to any questions or comments you may have before, during or after the hearing. I am based in Denver, CO, at Balanced Rock Power's regional Colorado office. Please don't hesitate to reach out to me via email at the address below if you would like to discuss the Project further or to meet in person. Additionally, we have a website for all project information at www.taelorsolarproject.com. Thank you!

Sincerely,

Matt Mooney
Vice President of Development
taelorsolar@balancedrockpower.com
310 E 100 S
Moab, UT 84532



July 13, 2023

«AddressBlock»

Sent via Certified Mail

Notice to Mineral Rights Owners and/or Lessees:

As required by Colorado State Statute 24-65.5-103, Balanced Rock Power is notifying you that a Special Use Permit application has been submitted to the Morgan County Planning and Zoning Department for the Taelor Solar Project, located in Sections 4-9, 17, 18, 20, and 21 of Township 2 North Range 60 West and Section 31 of Township 3 North Range 60 West of the 6th P.M., Morgan County, Colorado.

The application will be heard by the Morgan County Planning Commission in a public hearing on August 14th, 2023 at 7:00 PM in the Assembly Room, 231 Ensign Street, Fort Morgan, Colorado. The Planning Commission will review the application and recommend approval or disapproval to the Board of County Commissioners.

For more information on the Taelor Solar Project, please visit our project website at www.taelorsolarproject.com, which includes additional contact information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dana Diller".

Dana Diller
Chief Commercial Officer
Balanced Rock Power Development, LLC



Appendix 7. Proof of Current Paid Taxes

Morgan County Treasurer

Statement of Taxes Due

Account Number R013092
Assessed To

Parcel 129709000002
RUMSEY, L&R LAND LLC
1131 CO RD I
WIGGINS, CO 80654

Legal Description

Situs Address

S: 09 T: 2 R: 60 W1/2W1/2

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$113.60	\$0.00	\$0.00	(\$113.60)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$29.23	GRAZING LAND	\$5,690	\$1,500
ROAD AND BRIDGE FUND	7.5000000	\$11.25	Total	\$5,690	\$1,500
SOCIAL SERVICES FUND	2.0000000	\$3.00			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.50			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.68			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.87			
RE 50-J WIGGINS BOND	14.6950000	\$22.04			
Taxes Billed 2022	75.7300000	\$113.60			

*****TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK*****

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R013091
Assessed To

Parcel 129708000002
RUMSEY, L&R LAND LLC
1131 CO RD I
WIGGINS, CO 80654

Legal Description
S: 08 T: 2 R: 60 S1/2 & NE1/4

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$341.56	\$0.00	\$0.00	(\$341.56)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/27/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$87.88	GRAZING LAND	\$17,080	\$4,510
ROAD AND BRIDGE FUND	7.5000000	\$33.83	Total	\$17,080	\$4,510
SOCIAL SERVICES FUND	2.0000000	\$9.02			
WIGGINS RURAL FIRE DIST	7.0000000	\$31.57			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.10			
WIGGINS PEST CONTROL	0.4510000	\$2.03			
RE 50-J WIGGINS GENERAL	24.5780000	\$110.85			
RE 50-J WIGGINS BOND	14.6950000	\$66.28			
Taxes Billed 2022	75.7300000	\$341.56			

*****TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK*****

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Appendix 8. Proof of Well Access

Water for the Taelor Project will be sourced from the Magnum Feedyard, LLC Ranch. As a part of the Option to Lease Agreement with Magnum Feedyard, the following language ensures that water for construction and operations will be purchased from and served by the Landowner.

10.3. **Water for Project; Cooperation and Reimbursement of Costs.** During the Term, Landowner shall make agricultural water available to Lessee to the extent available to Landowner and in an amount not greater than one thousand (1,000) acre feet at a price of [REDACTED] dollars per acre foot in accordance with the Water Supply Agreement to be negotiated in good faith and entered into by the Parties. Lessee will not attempt to obtain any water rights on the Property and will have no right to drill for water on the Property without Landowner's prior written consent.



Appendix 9. Interconnection Certification



BALANCED ROCK POWER

Ms. Nicole Hay
Director, Planning and Zoning
Morgan County
231 Ensign Street
P.O. Box 596
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Interconnection Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(D), Balanced Rock Power hereby certifies that it intends to enter into an interconnection agreement with Public Service Company of Colorado (Xcel Energy) in connection with the Project. The Project is proposed to interconnect at a new switching station along Xcel Energy’s Fort Lupton to Pawnee 230kV transmission line, which runs through the Project area. Final details concerning the point of interconnection and the interconnection facilities are subject to negotiations with Xcel Energy. Additionally, Balanced Rock Power hereby certifies that it intends to enter into a crossing agreement with Xcel Energy to accommodate the Project’s electrical lines crossing Xcel Energy’s transmission line. Final details concerning the crossing agreement are subject to negotiations with Xcel Energy.

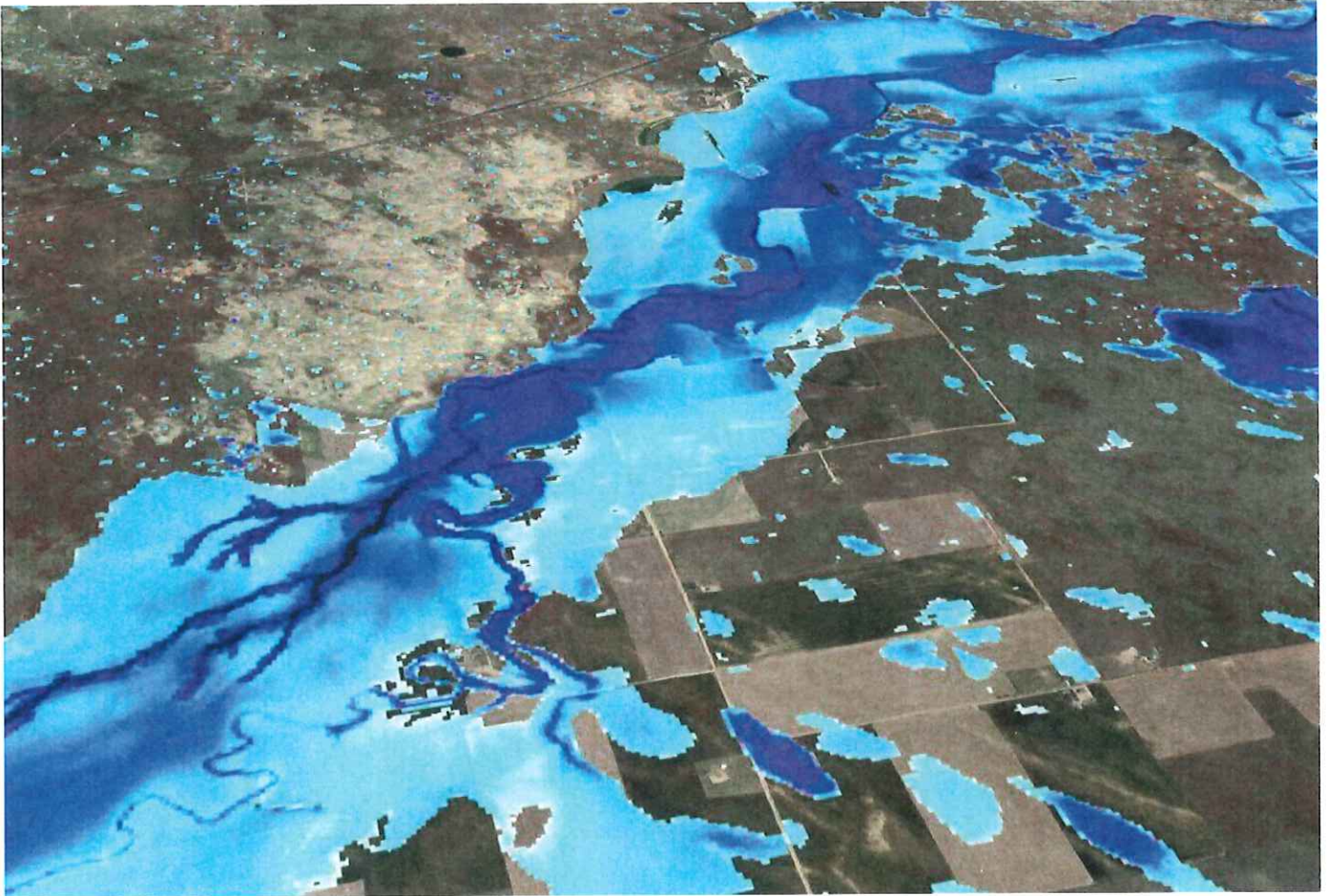
Sincerely,

DocuSigned by:
Dana Diller
AC2004D2B181493...

Dana Diller
Chief Commercial Officer
Balanced Rock Power Development, LLC



Appendix 10. Hydrology Study



PRELIMINARY HYDROLOGY STUDY

Taelor Solar Project

Weld and Morgan Counties, Colorado

FEBRUARY 8, 2022

PREPARED FOR:



PREPARED BY:

Westwood

Westwood

Preliminary Hydrology Study

Taelor Solar Project

Weld and Morgan Counties, Colorado

Prepared For:

Balanced Rock Power
310 E 100 S
Moab, UT 84532

Prepared By:

Westwood
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
(952) 937-5150

Project Number: R0034723.00

Date: February 8, 2022

Westwood

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Exhibits

Exhibit 1: Location Map
Exhibit 2: Base Hydrologic Map
Exhibit 3: USGS, FEMA, and NWI Wetlands Map
Exhibit 4: Soils Map
Exhibit 5: Landcover Map
Exhibit 6: Curve Number and Topographic Source Map
Exhibit 7: 100-Year Max Flood Depth Map
Exhibit 7a: 100-Year Max Flood Depth Project Area Map
Exhibit 8: 100-Year Peak Velocity Map
Exhibit 8a: 100-Year Peak Velocity Project Area Map
Exhibit 9: 100-Year Scour Map
Exhibit 10: 50-Year Max Flood Depth Map
Exhibit 10a: 50-Year Max Flood Depth Project Area Map
Exhibit 11: 50-Year Peak Velocity Map
Exhibit 11a: 50-Year Peak Velocity Project Area Map
Exhibit 12: 50-Year Scour Map

Appendices

Appendix A: NOAA Atlas 14 Precipitation Data
Appendix B: Curve Number Table
Appendix C: FEMA Flood Insurance Rate Map (FIRM)
Appendix D: USGS StreamStats Reports

Executive Summary

The purpose of this study is to analyze and review the existing hydrology of Phases 1 and 2 of the Taelor Solar Project (Project or Site) and any impacts that the hydrology may play in the design of the proposed solar array. This report was prepared to be used by the Project Team in the design and layout of the Project and not intended for submittal to reviewing agencies for stormwater permitting.

The Project Site is proposed on approximately 17 square miles and is located within Weld and Morgan Counties, Colorado, approximately 2.75 miles southwest of the city of Wiggins in Morgan County, Colorado. The Site is located on rough and varying land that generally slopes inwards towards the onsite reaches. The modeled watershed area encompasses approximately 94 square miles and generally drains northeast.

The analysis of the 100-year, 24-hour storm shows low water depths and velocities (Exhibits 7 through 8A) across the majority of the Site, outside of the onsite reaches and creeks. Higher flood depths and velocities exist within these creeks and their surrounding area. The floodplains onsite are fairly large; however, the flooding is generally well-contained within the floodplain limits. There are also scattered low-lying areas with localized ponding across the Project Site. Minimal velocities and scour are expected on site, outside of the onsite reaches and floodplains, due to the rough terrain and lack of consistent steep slopes.

The analysis of the 50-year, 24-hour storm event yielded similar results to those of the 100-year, 24-hour storm, but with slightly less severe depths, velocities, and scour (Exhibits 10-12).

Based on experience with similar projects, the majority of the Site is suitable for the planned development; however there are portions of the site which will be unusable for solar development, based on the presences of hazardous flows and velocities.

1.0 Data Sources

Table 1 – Data Sources

Task	Format	Source	Use
Elevation	2ft LiDAR	The National Map	FLO-2D Model Elevations
Crop Data	Shapefile	USDA 2013 Crop Data Layer	Landcover
Soils	Shapefile	USGS SSURGO Dataset	Curve Numbers
Precipitation	PDF File	NOAA Atlas 14	Design Storms
HUC-12 Drainage Boundary	Shapefile	USGS	Define Model Extents
Site Boundary	Taelor Solar - Max Footprint2.shp	Balanced Rock Power	Define Model Extents
2014 Aerial Photography	ArcGIS Map Service	USDA FSA	Reference
FEMA Flood Zones	PDF; Shapefile	FEMA	Reference
Culvert Locating and Sizing	Aerial Imagery	Google Earth	Culvert Modeling
Peak Flowrates	PDF	USGS StreamStats	Inflow Hydrographs

2.0 Coordinate System

Table 2 – Coordinate System Used

Projection	State Plane Coordinate System
Zone	Colorado North (FIPS 501)
Datum	NAD83
Planar Units	Feet (U.S. Survey)

3.0 Existing Conditions

3.1 Project Location

The Project Site, Phases 1 and 2 of the Taelor Solar Project, covers approximately 17 square miles and is located within Weld and Morgan Counties, Colorado (Exhibit 1). The Project Site is located approximately 50 miles northeast of Denver, with the nearest town being Wiggins in Morgan County, Colorado. Wiggins is located 2.75 miles northeast of the Project Area (Exhibit 1).

3.2 Watershed Hydrology

The modeled watershed area encompasses approximately 94 square miles that generally discharges to the northeast. The watershed is primarily defined by Kiowa Creek, which originates south of the Project, entering the Project through its southwest corner and flowing northeast through its limits. Kiowa Creek is defined by a fairly wide floodplain, which can range from 2,000 ft to over a mile in width.

Jack Rabbit Creek flows into Kiowa Creek just within the southwest limits of the Site, also originating from the south, but just west of Kiowa Creek.

Rock Creek enters the watershed from the south, approximately 5 miles east of Kiowa Creek, and then flows north through the eastern portion of the Site. Rock Creek then flows into Kiowa Creek within the northeastern corner of the Project.

An additional unnamed tributary of Kiowa Creek enters the watershed from the southeast. The tributary flows north-northwest just east of the project, before flowing into Kiowa Creek roughly 2,500 ft downstream of its junction with Rock Creek, just off the eastern limits of the Site.

See Exhibits 2 and 3 for geospatial displays of the watershed and its features.

3.3 Onsite Conditions

The Project is located on varying landscape, defined by several reaches as well as distributed patches of rougher terrain. The northwestern portion of the site generally is rougher, containing rolling slopes of 1% to 4%, with rougher distributions of a sort of prairie-pothole landscape, defined by many pockets of low-lying depressions. This area minimally discharges; however, there is a subtle drainage pattern towards Kiowa Creek to the southeast.

The majority of the stretch of land extended from the southwestern corner to the northeastern corner of the Site is defined by the channel and floodplain of Kiowa Creek. The floodplain is generally flatter, with more consistent slopes generally less than 0.5%. The southeastern banks are generally made up of rolling terrain with slopes generally between 1% to 4%, whereas the northwestern banks are more

comprised of the rough, prairie-pothole landscape. Kiowa Creek discharges offsite to the northeast.

The eastern portion of the project is generally covered by the channel and floodplain of Rock Creek, as it flows north and merges with Kiowa Creek. The banks are generally made up of the rolling landscape; however, there are small instances of isolated rough prairie-pothole patches. The majority of the runoff from this portion of the site discharges offsite to the northeast via Kiowa Creek.

US Fish and Wildlife Service National Wetlands Inventory (NWI Wetlands) provides information on the distribution of US wetlands and are shown in Exhibit 3. The NWI Wetlands dataset is not all-inclusive and other wetlands not shown may exist. The landcover on the Project area is primarily pastureland and agricultural row crops (Exhibit 6) and has soils that are primarily belonging to Hydrologic Soil Group (HSG) A (Exhibit 5). Typically, A soils are sands.

The main potential hydrologic issues on Site are riverine flooding and erosive velocities, although isolated pockets of ponding should also be considered.

3.4 FEMA Flood Zones

FEMA has completed a study to determine flood hazards for the selected location; the project area is covered by FIRM panels 08087C0575D, 08123C2035E, 08123C2050E, and 08087C0555D (Appendix C). FIRM panels 08123C2035E and 08123C2050E are within Weld County and have not yet been printed; however, electronic flood zones have been delineated for portions of these panels. The Project contains areas of FEMA Zone A flood hazards (Exhibits 3, 7, and 10), particularly associated with Rock Creek and the portions of Kiowa Creek within Morgan County. A FEMA Zone A flood hazard is a 100-year flood hazard with no defined base flood elevation. Preliminary FIRM panels have been issued for Weld County; however, they have not yet been made available or effective.

4.0 Proposed Conditions

4.1 Proposed Conditions

The majority of the proposed solar facility will consist of above ground mounted solar modules. A climate-specific grass seed mix should be planted below the modules and would make up a majority of the land cover. A small amount of impervious surface will be added from the gravel access roads and electrical equipment pads. The Project should be designed to minimize grading and maintain existing drainage patterns. A flood analysis of pre-development and post development depths may need to be completed once civil design is finalized for permitting purposes.

4.2 Post-Construction Stormwater Management

A desktop review of Weld County and Morgan County Stormwater Management and Drainage Requirements identified the 2020 Weld County Engineering and Construction Criteria manual, the Morgan County Zoning Regulations, and the Mile High Flood District (MHFD) Criteria Manual. As the Site design progresses, these manuals and documents should be referenced in order to assure that the Site design complies with any rate control, volume control, or water quality requirements that are outlined within them.

The typical solar project's low-impact development technique of converting the land cover from a row crop field to a meadow grass will provide post-construction stormwater management to meet most agency requirements. The proposed meadow grass will act as a vegetated filter providing both runoff treatment and reduction when compared to existing conditions. As the Project design advances, the post-construction stormwater management should be reviewed in further detail with the County Engineer.

5.0 FLO-2D Modeling

5.1 FLO-2D Modeling Overview

FLO-2D is a physical process model that routes rainfall runoff and flood hydrographs over flow surfaces or in channels using the dynamic wave approximation to the momentum equation. FLO-2D offers advantages over 1-D models and unit hydrograph methods by allowing for breakout flows and visualization of flows across a potential site. The primary inputs are a DTM (elevation data), curve numbers, and precipitation. No culverts were included in the model; all roadways and berms were assumed to overtop.

A FLO-2D model with 50-foot grid cells was utilized to model the watershed within and directly impacting the Project Site.

5.2 Elevation Data

The elevation data input into the FLO-2D model was 2ft LiDAR data from The National Map (Exhibit 6). This data was exported as a single digital terrain model (DTM), which is read directly into FLO-2D.

5.3 Watershed Soils and Land Cover

USDA-NRCS SSURGO soil data provides soil types within the Project boundary and full coverage of the contributing watershed. Soils are primarily classified as Hydrologic Soil Group (HSG) A within the Project boundary (Exhibit 4). Land cover was obtained from the USDA 2013 Crop Data Layer. Exhibit 5 displays the land cover classes for the entire watershed. Curve numbers were applied to each

grid cell in the FLO-2D model based on intersecting the grid with the curve numbers (Exhibit 6).

5.4 Precipitation

Precipitation data was downloaded from NOAA Atlas 14 (Appendix A) and used for the FLO-2D analysis for the 100-Year and 50-Year, 24-Hour storm events. Using the 100-Year and 50-Year rainfall depths of 4.54 inches and 3.95 inches, respectively, for this location allows for the best initial analysis in order to determine the worst areas of flooding and erosion during multiple different storm events. Rainfall inputs were distributed based on a site-specific nested Atlas 14 distribution pattern.

5.5 Inflows

Jack Rabbit Creek, Kiowa Creek, Rock Creek, and an Unnamed Tributary of Kiowa Creek all flow into the modeled watershed. USGS StreamStats provides 50-year and 100-year peak flow rates for these reaches (Appendix D). In order to account for these flows, inflow hydrographs were created at each location where these reaches enter the modeled watershed. Table 3 below displays the flow rates for each reach and flood event. See Exhibits 7 and 10 for inflow locations.

Table 3 – Inflow Rates

Reach	50-Year Peak Flow (cfs)	100-Year Peak Flow (cfs)
Jack Rabbit Creek	3,250	4,660
Kiowa Creek	28,900	40,700
Rock Creek	8,780	12,500
Unnamed Tributary	2,750	3,940

6.0 Flood Analysis Results

6.1 Existing Conditions Flood Analysis

The 100-year, 24-hour analysis shows low to moderate water depths and low velocities (Exhibits 7 through 8A) across the majority of the Site, outside of the influence of the onsite reaches. During a 100-year storm, the flood depths across the majority of the Project Area are less than 0.5 feet with velocities less than 1 foot/second, with the exception of the flows within the main onsite creeks and their associated floodplains. The 100-year flood depths within the onsite portions of the main channels of Kiowa Creek and Rock Creek can easily exceed 10ft, whereas the depths within the floodplains are generally between 2ft to 8ft. The area where the two creeks converge results in a large area of more significant flooding, due to the convergence of the creeks' floodplains. Although the extents of the floodplains are fairly wide, the flooding within them is generally well-contained to the floodplain

limits. The 100-year peak velocities within the channels can exceed 13 ft/second, whereas the velocities within the floodplain are generally between 1 ft/second and 6 ft/second. The majority of flood depths and velocities associated with the unnamed tributary to the east do not directly encroach onto the Project Area itself.

In addition to the riverine flooding, there are additional areas of isolated flooding within the more prairie-pothole portions of the site, particularly to the northwest. The 100-year flood depths within these pothole areas are generally less than 5ft, but have minimal velocities due to their disconnected nature. The presence of HSG A soils within the Project will likely help these flood depths infiltrate more quickly. See Table 3 below for a breakdown of 100-year flood depths within the Project Site.

Table 4 – Flood Depths Onsite

Peak Flow Depth (ft)	Percentage of Project Area Covered by Peak Flow Depths
0.00 - 0.49	56.5%
0.50 - 1.00	4.5%
1.01 - 1.50	5.6%
1.51 - 2.00	6.4%
2.01 - 2.50	5.9%
2.51 - 3.00	4.6%
3.01 - 4.00	5.9%
4.01 - 6.00	6.6%
6.01+	4.0%

See Exhibits 7 through 8A for areas within the Project with higher flood depths and velocities during the 100-year, 24-hour storm.

Overall, the results of the 50-year, 24-hour storm model were similar to those of the 100-year, 24-hour storm, but with slightly lower extremes. The exceedance of 13 ft flood depths within the creek channels is less common during the 50-year storm, although it still occurs in some areas. The majority of channel depths are generally less than 10 ft. Similarly, the presence of floodplain depths in excess of 7ft is less common during the 50-year storm, with the majority of the floodplain depths being less than 5ft. Within the isolated ponding locations, flood depths rarely exceed 4ft. Channel velocities are generally less than 10 ft/second, with floodplain velocities generally between 1 ft/second and 5.5 ft/second. See Exhibits 7 through 8A for areas within the Project with higher flood depths and velocities during the 50-year, 24-hour storm.

6.2 Scour

Minimal scour is expected onsite, outside of the main reaches and their associated floodplains, during both the 50-year and 100-year storms (Exhibits 9 and 12). The scour depths calculated for this Project are based on HEC-18 Pier Scour Equations of a 6-inch-wide pile perpendicular to flow. Scour calculations consist of local scour only with unarmored soils and pile bases to provide the conservative local scour results. These scour results do not account for general, rill, or gully scour.

7.0 Recommendations

Based on experience on similar projects, the majority of the Site is suitable for the planned development; however, portions of the site, as is seen in Table 4 as well as Exhibits 7-12, will be unsuitable for solar development, due to the presence of hazardous flows and velocities. These areas should be reviewed and considered as Site design progresses, for areas of avoidance, as well as any potential locations where infrastructure could be designed to accommodate higher flood depths. Additionally, local stormwater requirements and regulations should be reviewed as the design progresses, in order to ensure Site compliance.

8.0 Next Steps

1. Final engineering design should account for the flood depths and velocities presented in Exhibits 7-11A.
2. Facilities to be elevated 1' above the 100-year, 24-hour peak flood elevations.
3. Proposed facilities should avoid FEMA Flood Zones located onsite.
4. Stormwater management should be revisited to ensure the final design meets the local and state requirements.

9.0 Included Output Files

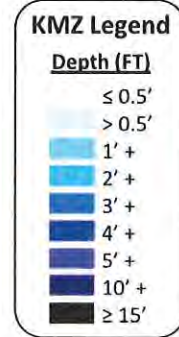
1. Shapefile of 100-Year Rain Event Flow Depth
2022-02-08_Taelor_PrelimFlowDepthatCell_100yr.shp
 Attribute "ID" = Grid Cell Number
 Attribute "VAR" = Max Flow Depth (Feet)

2. Shapefile of 100-Year Rain Event Velocity
2022-02-08_Taelor_PrelimVelocityatCell_100yr.shp
 Attribute "ID" = Grid Cell Number
 Attribute "VAR" = Max Velocity (Feet)

3. Shapefile of 50-Year Rain Event Flow Depth
2022-02-08_Taelor_PrelimFlowDepthatCell_50yr.shp
 Attribute "ID" = Grid Cell Number
 Attribute "VAR" = Max Flow Depth (Feet)

4. Shapefile of 50-Year Rain Event Velocity
2022-02-08_Taelor_PrelimVelocityatCell_50yr.shp
 Attribute "ID" = Grid Cell Number
 Attribute "VAR" = Max Velocity (Feet)

5. KMZ of FLO-2D Results
2022-02-08_Taelor_PrelimFLO-2D.kmz
 Overlay in Google Earth for graphical representation.

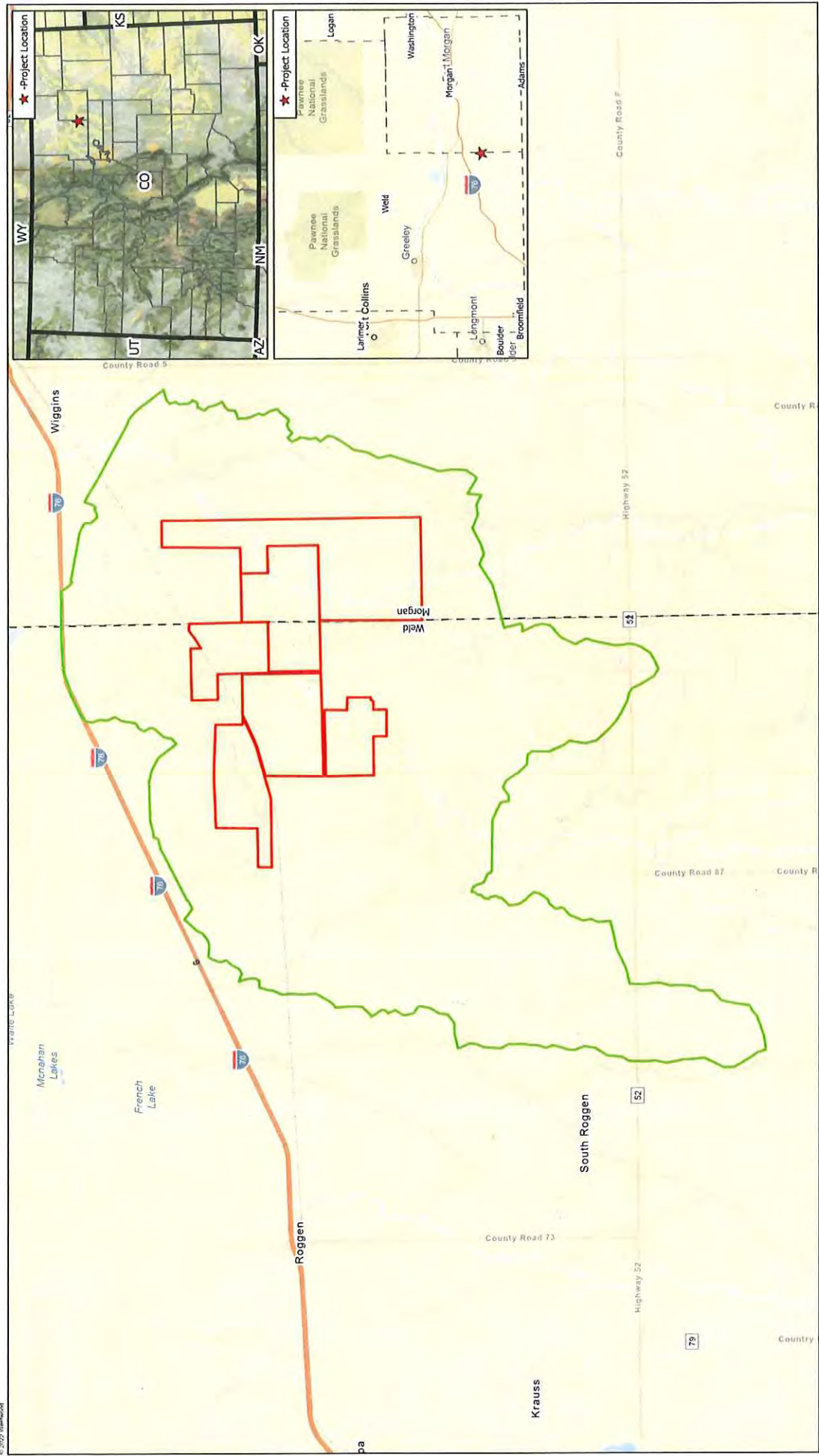


10.0 References Cited

- National Engineering Handbook, Part 630 Hydrology. Chapter 9 Hydrologic Soil-Cover Complexes. USDA. NRCS. 210-VI-NEH, July 2004
- The National Map, 2-ft DEM, Elevation data, Accessed February 2022, from <https://viewer.nationalmap.gov/basic/>
- Web soil survey. Retrieved February 2022, from <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
- NOAA Atlas 14 Point Precipitation Frequency Estimates. Retrieved February 2022 from <https://hdsc.nws.noaa.gov/hdsc/pfds/>
- USGS. USGS water resources: About USGS water resources. Retrieved February 2022, from <https://water.usgs.gov/GIS/huc.html>
- USDA 2013 Crop Data Layer, Landcover data, retrieved February 2022, from https://www.nass.usda.gov/Research_and_Science/Cropland/SARS1a.php
- FEMA Flood Insurance Rate Maps, retrieved February 2022, from <https://msc.fema.gov/portal/advanceSearch#searchresultsanchor>
- USGS Streamstats Flow Rates, retrieved February 2022, from https://www.usgs.gov/mission-areas/water-resources/science/streamstats-streamflow-statistics-and-spatial-analysis-tools?qt-science_center_objects=0#qt-science_center_objects
- Morgan County Zoning Regulations, retrieved February 2022, from <https://morgancounty.colorado.gov/sites/morgancounty/files/Zoning-Regulations-21819.pdf>
- Mile High Flood District. Criteria Manual, retrieved February 2022, from <https://mhfd.org/resources/criteria-manual-volume-3/>
- Weld County Engineering and Construction Criteria, retrieved February 2022, from <https://www.weldgov.com/files/sharedassets/public/departments/public-works/documents/evans-folder/2020-weld-county-engineering-and-construction-criteria-final-version-2021-03-17.pdf>

The background of the page is a dark brown topographic map with intricate red contour lines. A vertical dashed red line runs down the left side of the page, and a small red dot is located near the bottom of this line. The word "Exhibits" is printed in a white, serif font in the upper left quadrant.

Exhibits



Taylor Solar Project

Weld and Morgan Counties, Colorado

Exhibit 1: Location Map
February 7, 2022

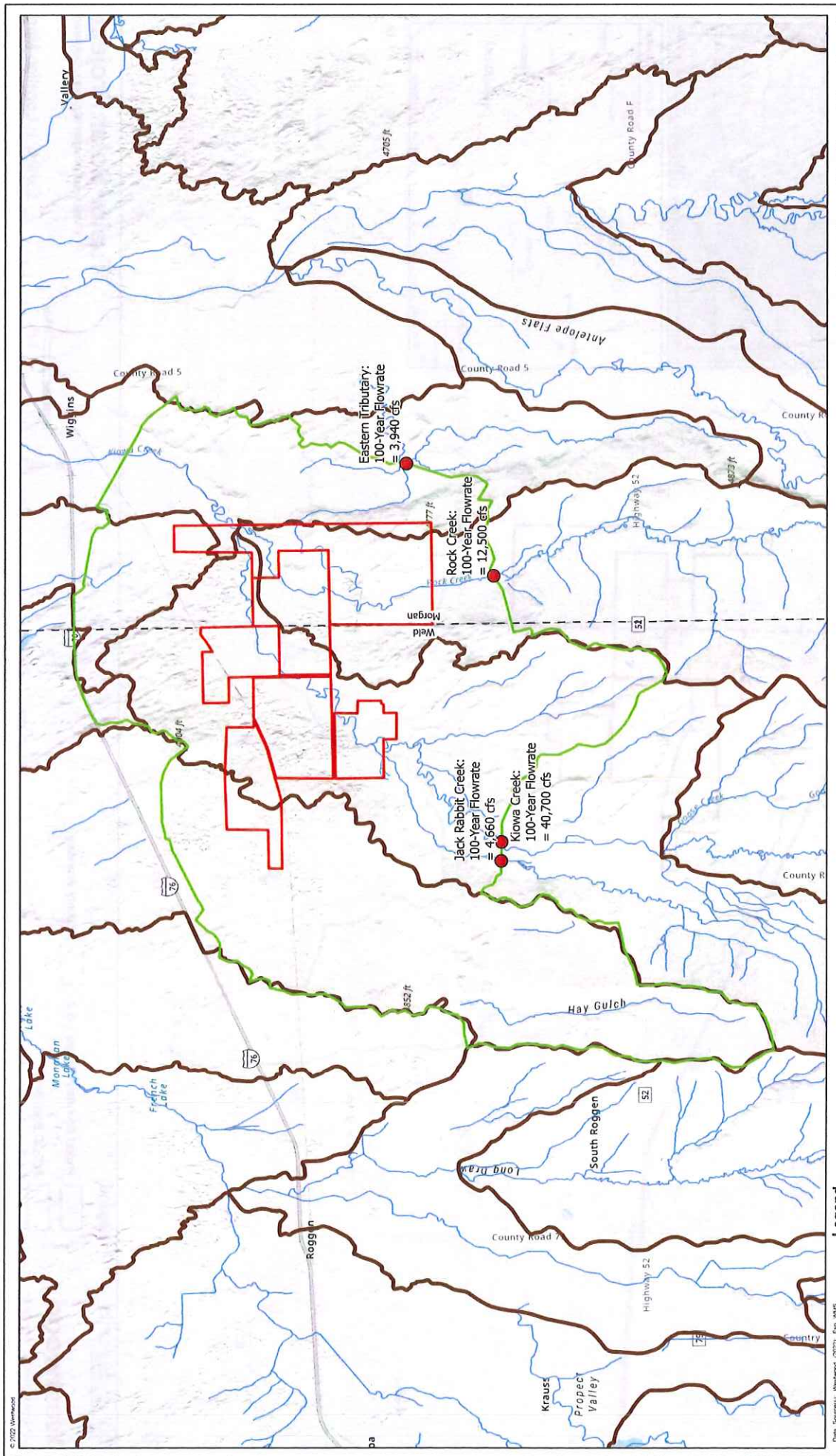


Legend

- Project Boundary- Phases 1 & 2
- FLO-2D Boundary
- County Boundary

Westwood
Toll Free (888) 937-5150 westwoodpc.com

Date: 02/07/2022, 10:52 AM
Drawing: TSM-2022-001
Project: Taylor Solar Project
Scale: 1:10000
Author: J. Smith
Checked: J. Smith
Approved: J. Smith
Westwood Project: 2022-001



Taylor Solar Project

Weld and Morgan Counties, Colorado

Exhibit 2: Base Hydrologic Map

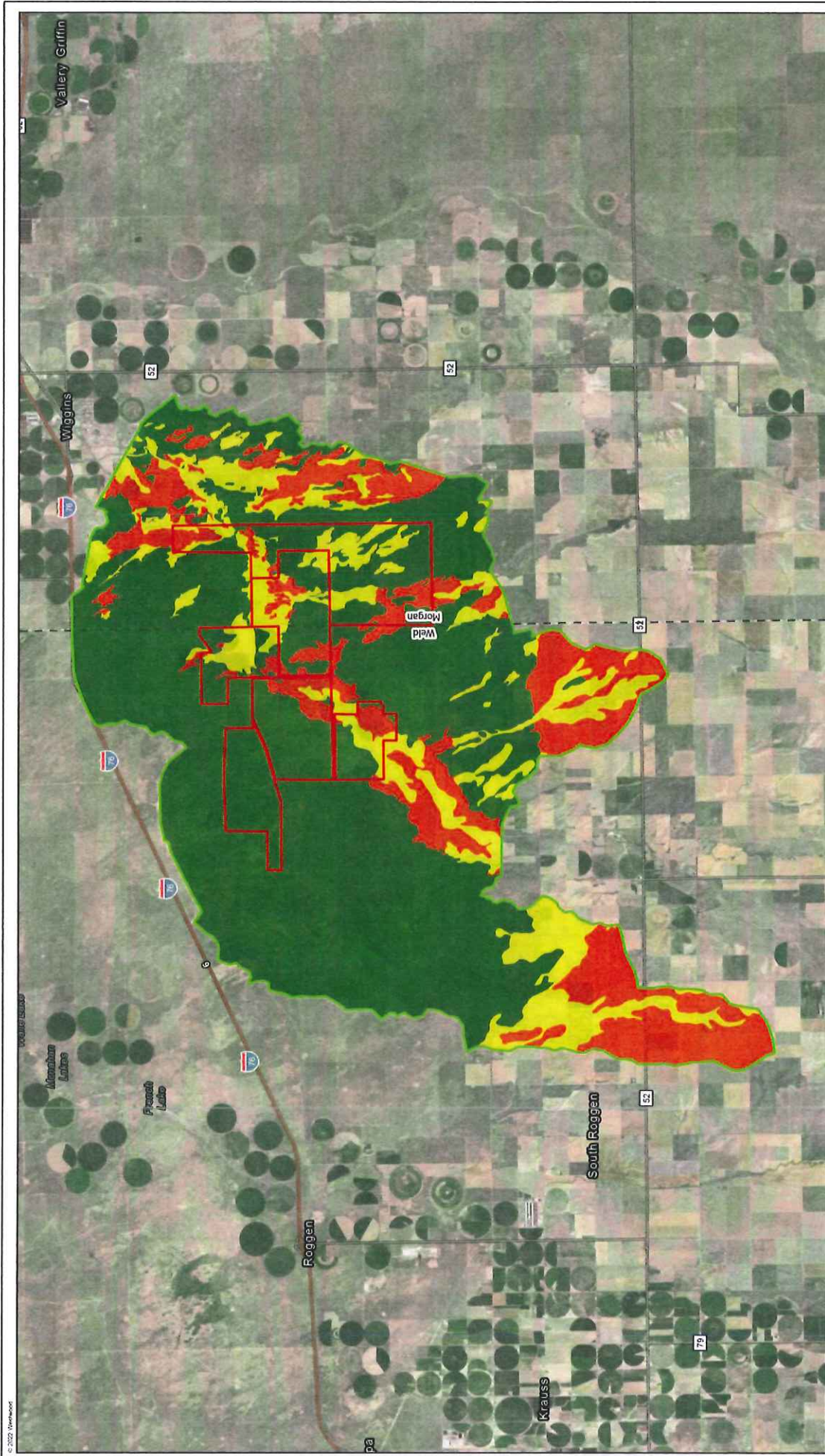
February 7, 2022



- Legend**
- Project Boundary- Phases 1 & 2
 - HUC-12 Boundary
 - FLO-2D Boundary
 - County Boundary
 - NHD Flowlines
 - Inflow Location

Westwood
 Toll Free (888) 937-5150 www.westwood.com

Data Sources: Westwood (2022), Esri, NOAA, USGS, USGS, FEMA (2022), USDA (2022)



Taelor Solar Project

Weld and Morgan Counties, Colorado

Exhibit 4: Soils Map
February 7, 2022



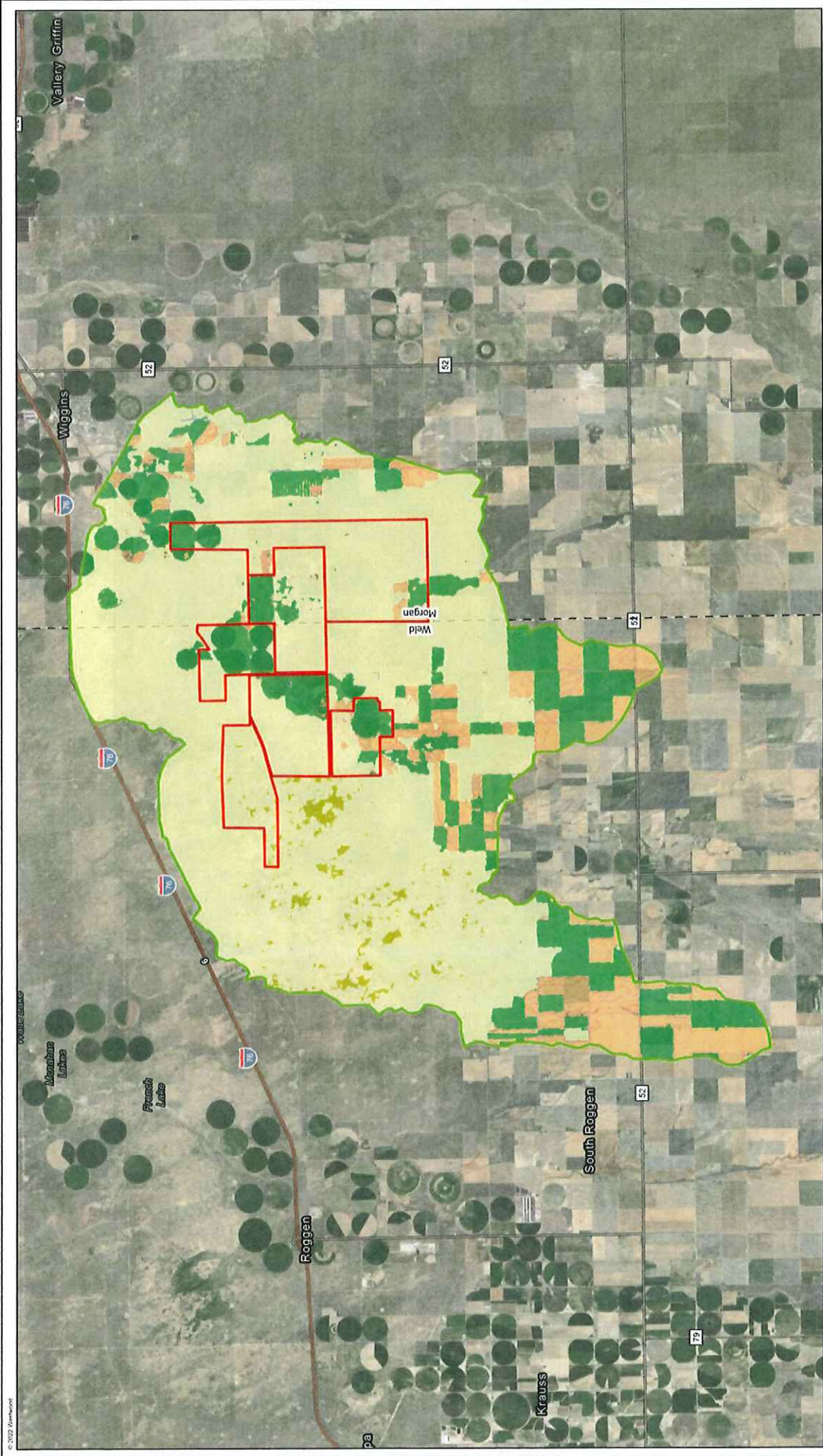
Legend

- Project Boundary- Phases 1 & 2
- FLO-2D Boundary
- County Boundary
- A
- B
- C

Hydrologic Soil Group

Data Sources: Westwood (2021), Esri, NOAA, USGS, FEMA (2021), USDA (2021)

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Taelor Solar Project

Weld and Morgan Counties, Colorado

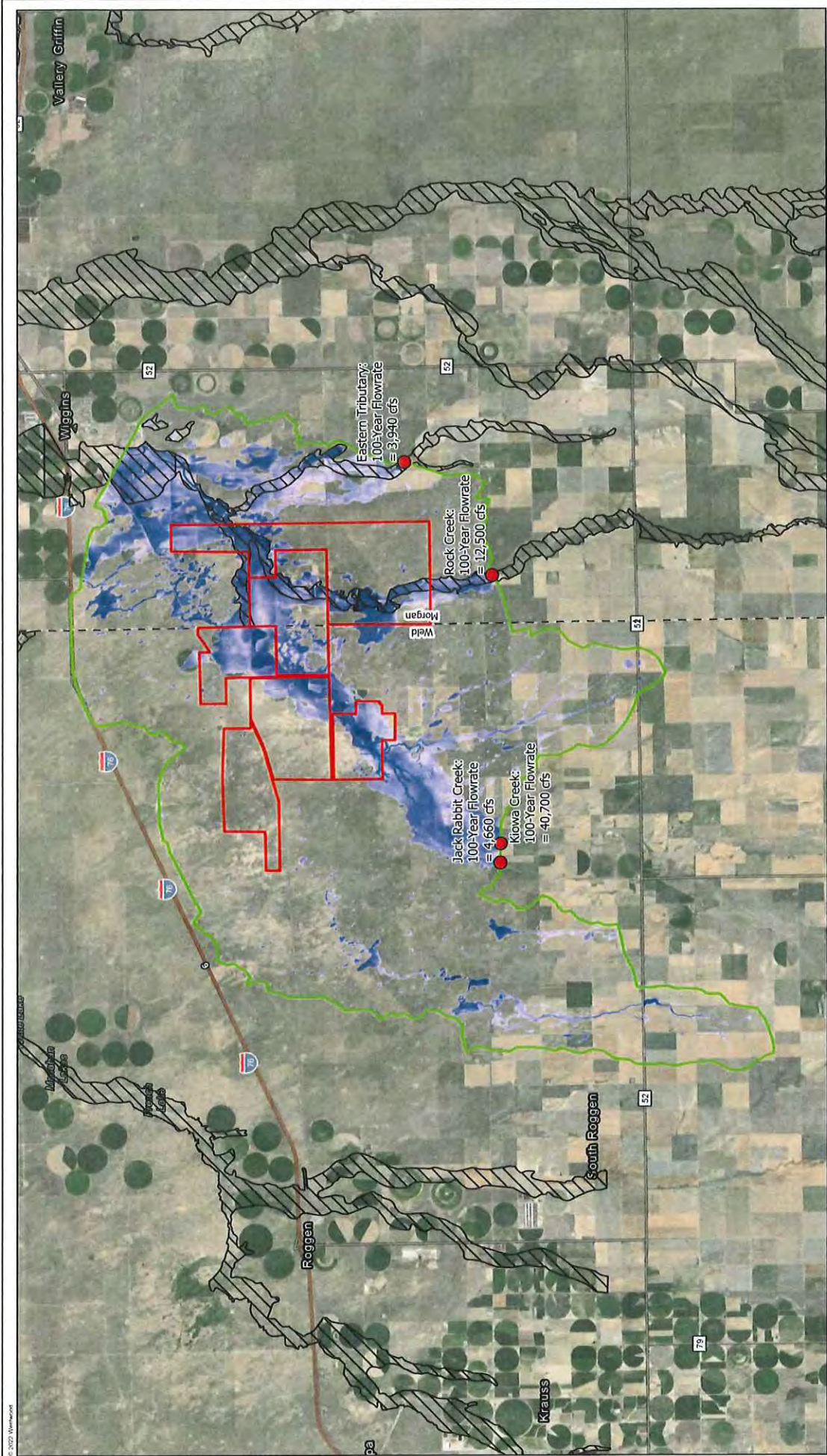
Exhibit 5: Landcover Map
February 7, 2022



- Legend**
- Project Boundary- Phases 1 & 2
 - FLO-2D Boundary
 - County Boundary
 - Landcover
 - Barren
 - Cultivated
 - Developed
 - Fallow
 - Woods
 - Grassland/Pasture
 - Shrubland
 - Water
 - Wetland

Map Sources: Westwood (2021), Esri (2019)
 Base Map: Bing (2022), Esri (2021), USGS
 (2021), FEMA (2021), USDA (2021)

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Taelor Solar Project

Weld and Morgan Counties, Colorado

Exhibit 7: 100-Year Max Water Depth Map

February 7, 2022



Legend

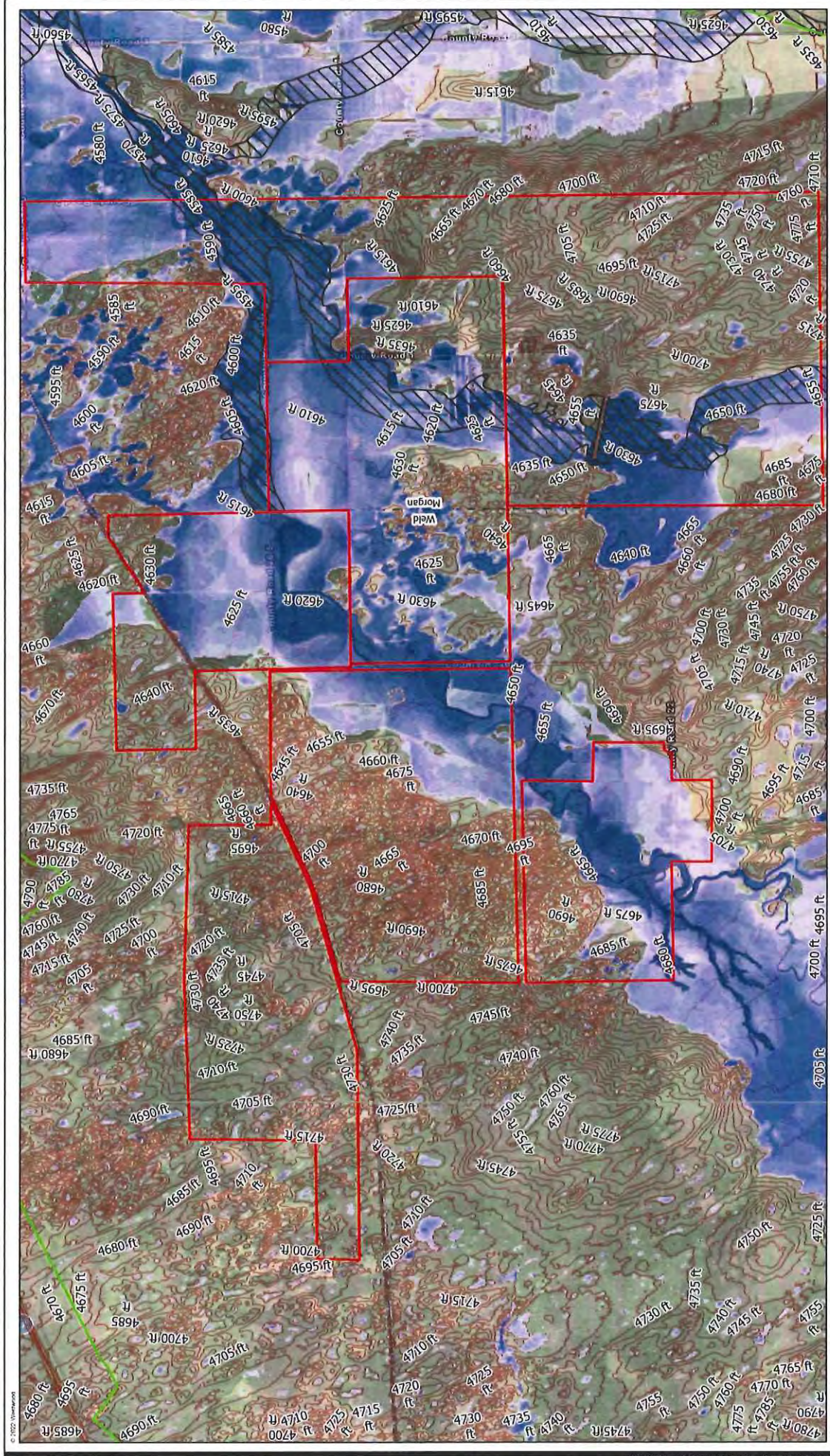
- Project Boundary - Phases 1 & 2
- FLO-2D Boundary
- County Boundary
- FEMA Zone A
- Inflow Location

Max Water Depth (ft)	
1.51 - 2.00	4.01 - 6.00
2.01 - 2.50	6.01 +
2.51 - 3.00	
3.01 - 4.00	
0.50 - 1.00	
1.01 - 1.50	

Data Sources: Westwood (2022), EIR (2016)
 Borrowing Inventory (Acquired 2022), USGS
 (2022), FEMA (2021), USGS (2022)

Westwood

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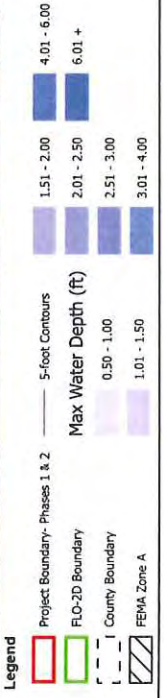


Taelor Solar Project

Weld and Morgan Counties, Colorado

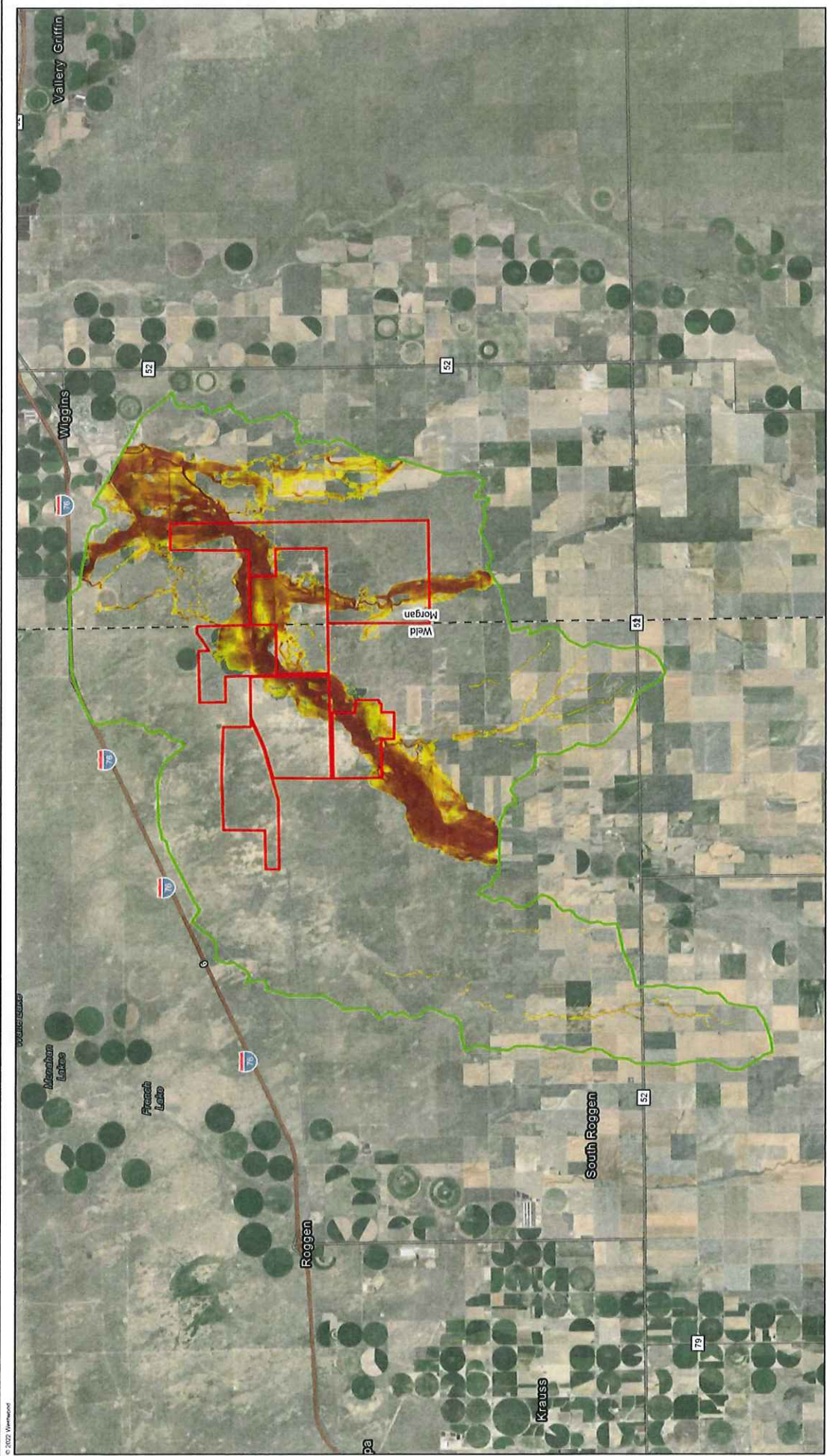
Exhibit 7A: 100-Year Max Water Depth Project Area Map

February 7, 2022



Date: 02/07/2022
 Project: Taelor Solar Project
 Drawing: 7A-100 Year Max Water Depth Project Area Map

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Weld and Morgan Counties, Colorado

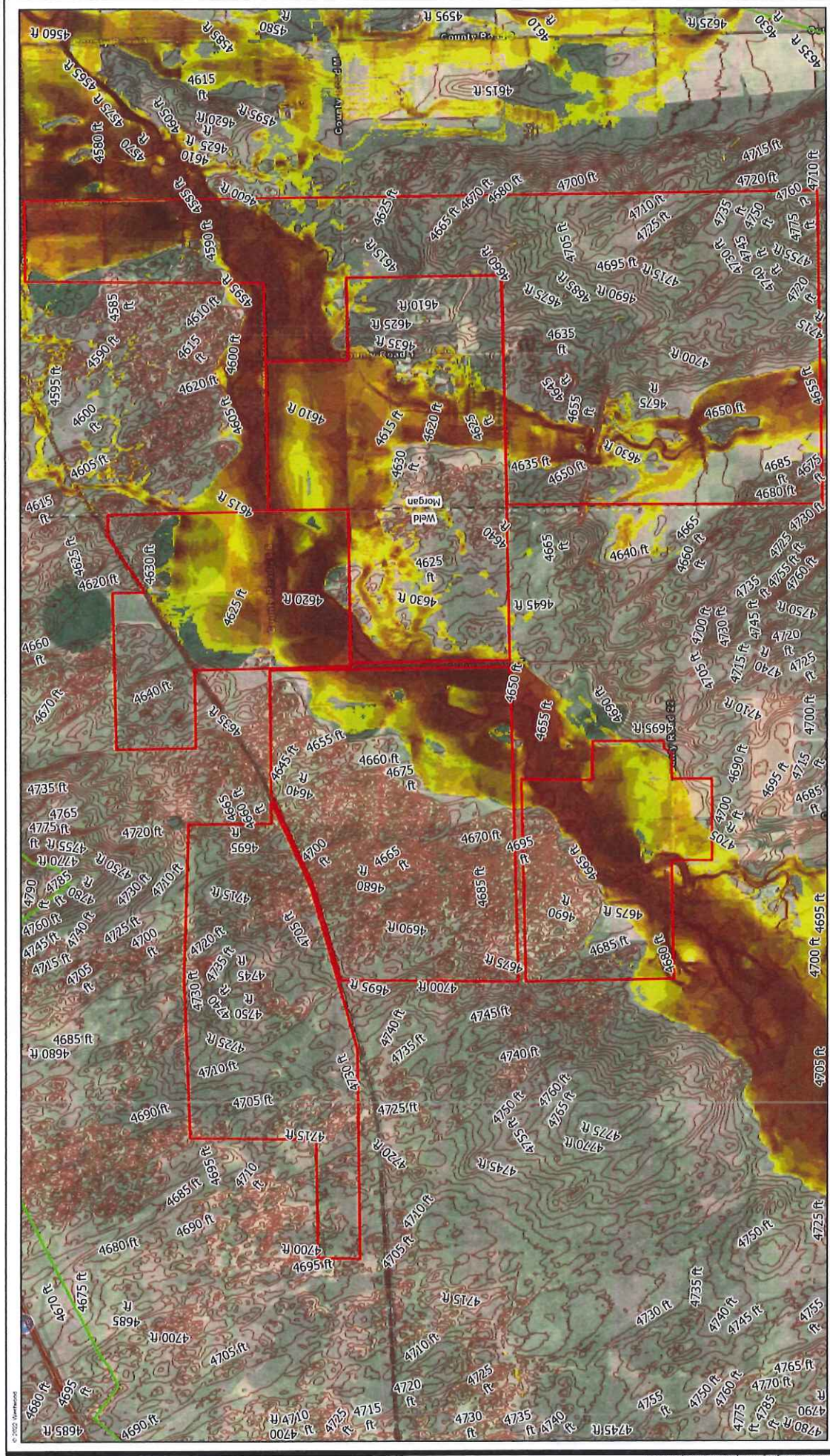
Exhibit 8: 100-Year Peak Velocity Map

February 7, 2022



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Date Sources: Westwood (2022), EIR WWS
 BaseMap Imagery: AerialView 2022, USGS
 FDOT (2021), USGS (2021)



Taelor Solar Project

Weid and Morgan Counties, Colorado

Exhibit 8A: 100-Year Peak Velocity Project Area Map

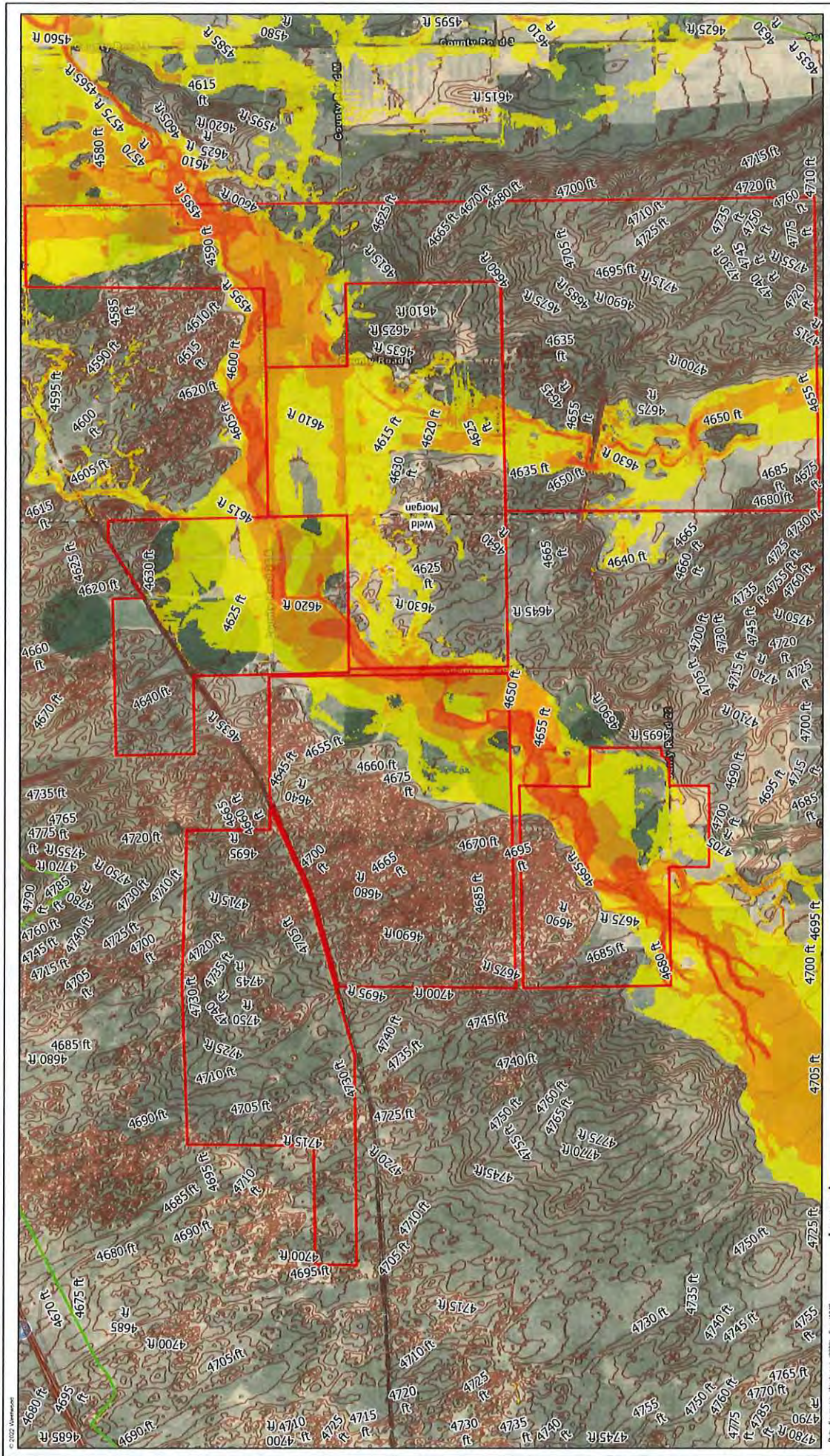
February 7, 2022



- Legend**
- Project Boundary- Phases 1 & 2
 - FLO-2D Boundary
 - County Boundary
 - 5-foot Contours

Data Sources: Westwood (2022) Geo IMC
 Base Map: Imagery, Microsoft, 2022; USGS
 USGS (Blue 4225), (2016-2021)

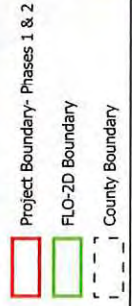
Westwood
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Taylor Solar Project

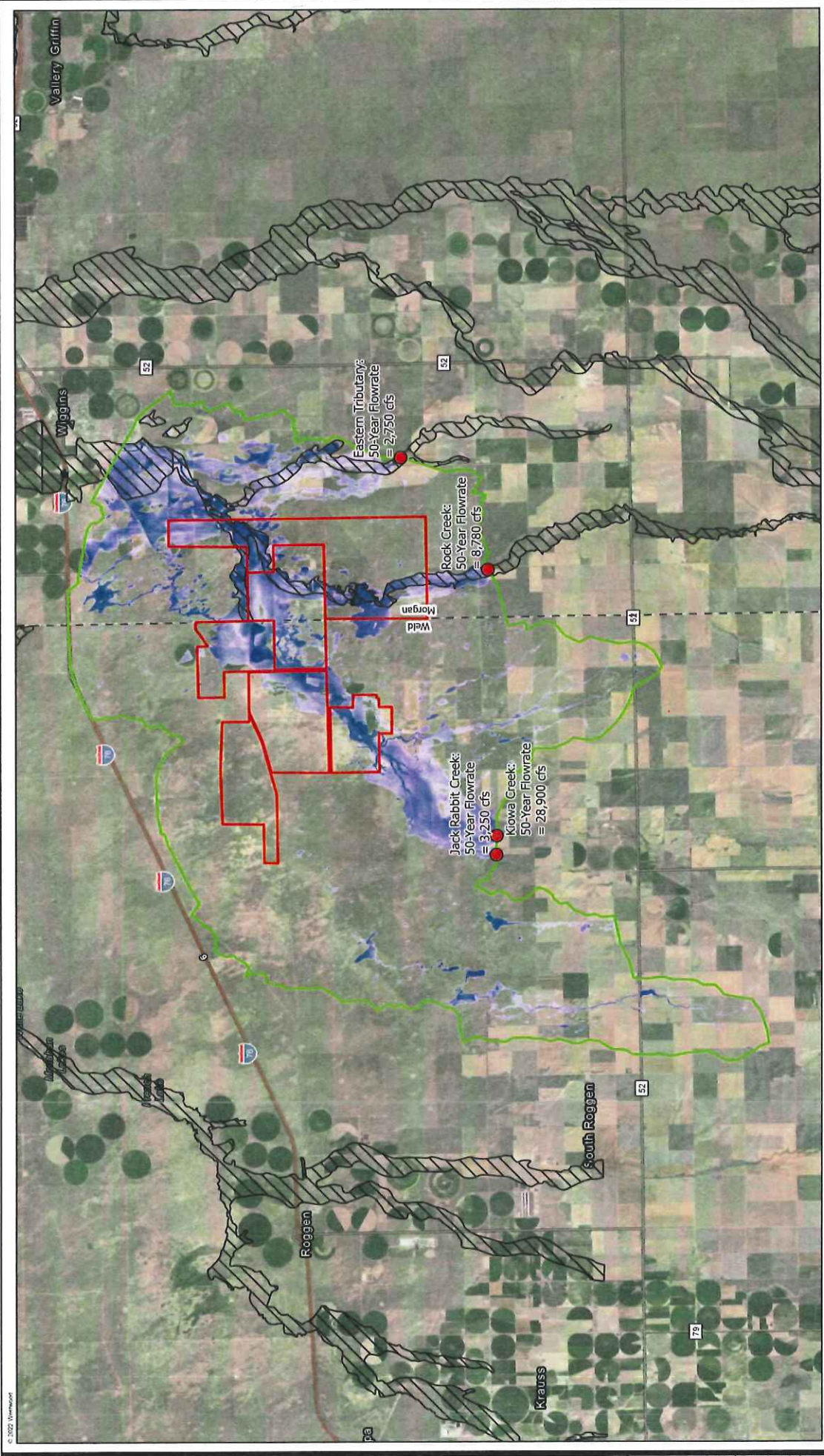
Weld and Morgan Counties, Colorado

Exhibit 9: 100-Year Scour Map
February 7, 2022



Legend

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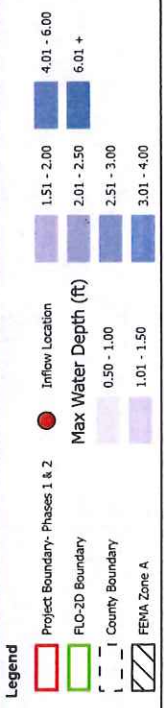


Taelor Solar Project

Weld and Morgan Counties, Colorado

Exhibit 10: 50-Year Max Water Depth Map

February 7, 2022

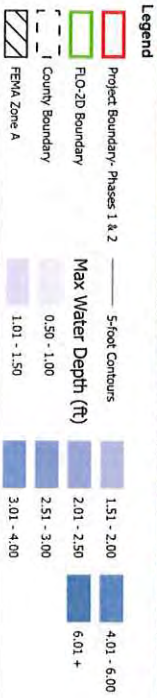


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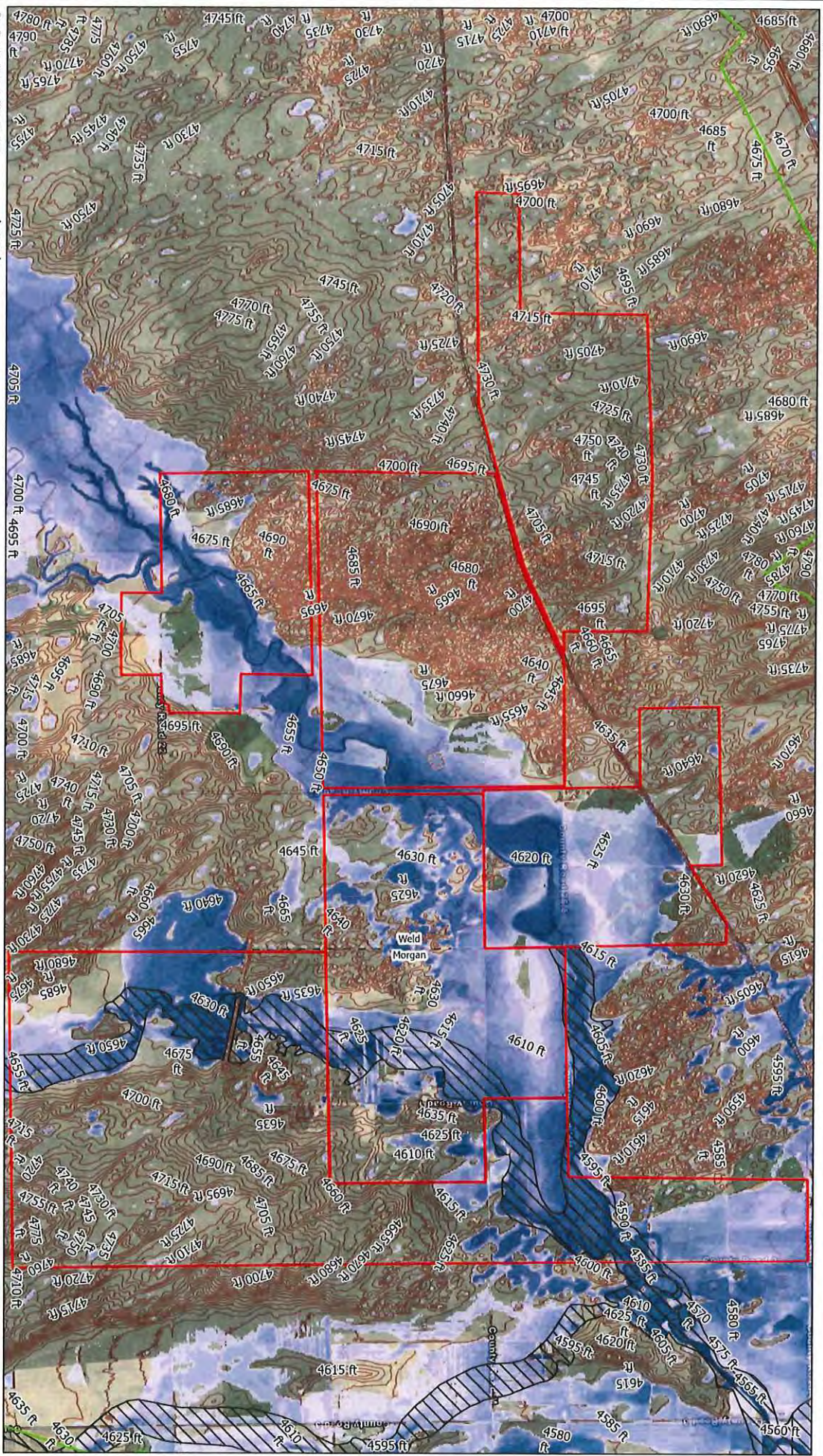
Data Sources: Westwood (2022), Esri (2022), Imagery (Aerospace, 2022), USGS (2022), FEMA (2020), USGS (2022)

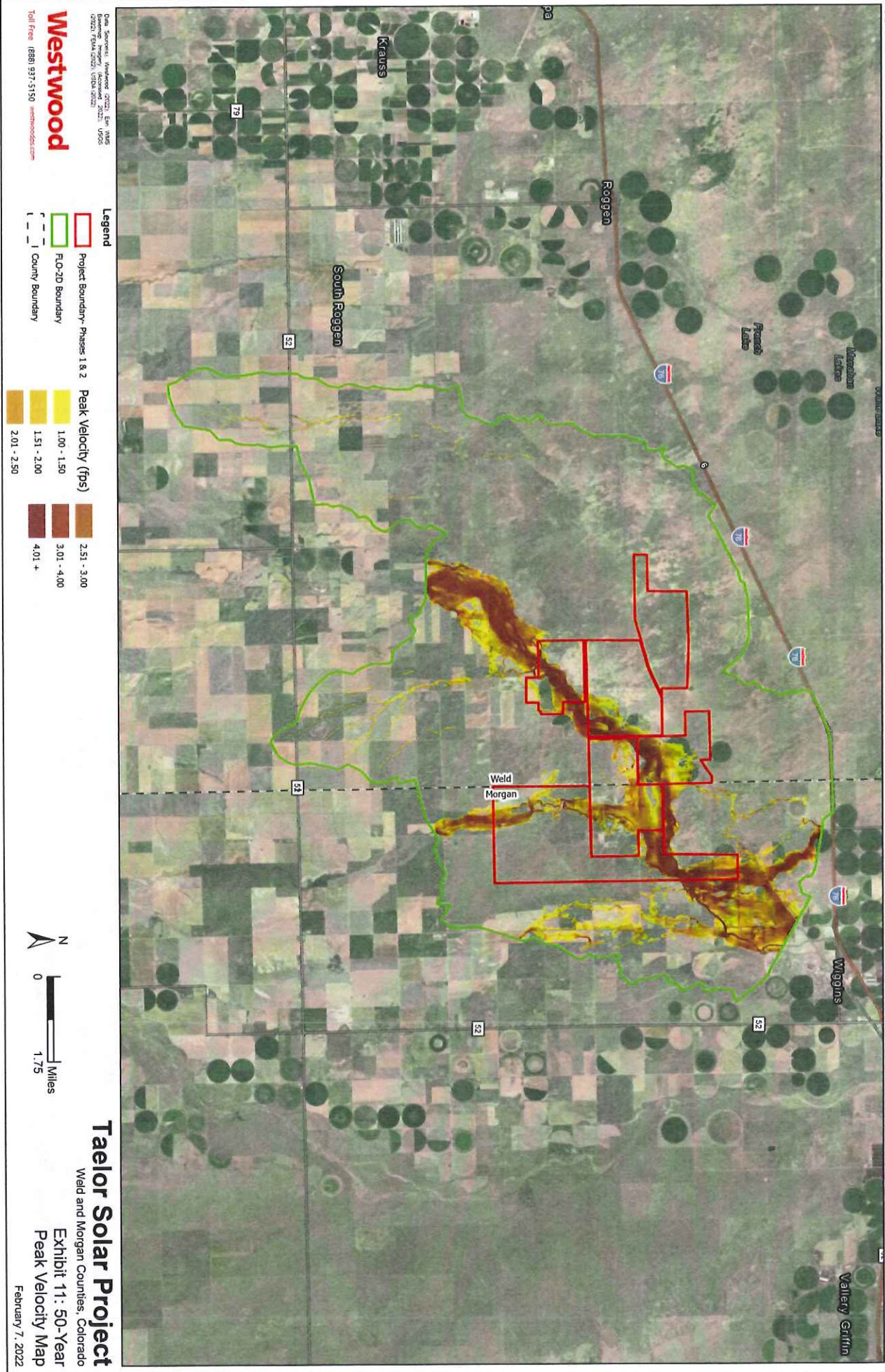
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Taylor Solar Project
 Weld and Morgan Counties, Colorado
 Exhibit 10A: 50-Year Max Water
 Depth Project Area Map
 February 7, 2022





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Data Source: Interpolated 2020, LIDAR
 Base Map: Imagery, Aerial, 2022, 09/25
 (2022) FEMA/2022, (2024) 2022

Taylor Solar Project

Weld and Morgan Counties, Colorado

Exhibit 11 : 50-Year

Peak Velocity Map

February 7, 2022

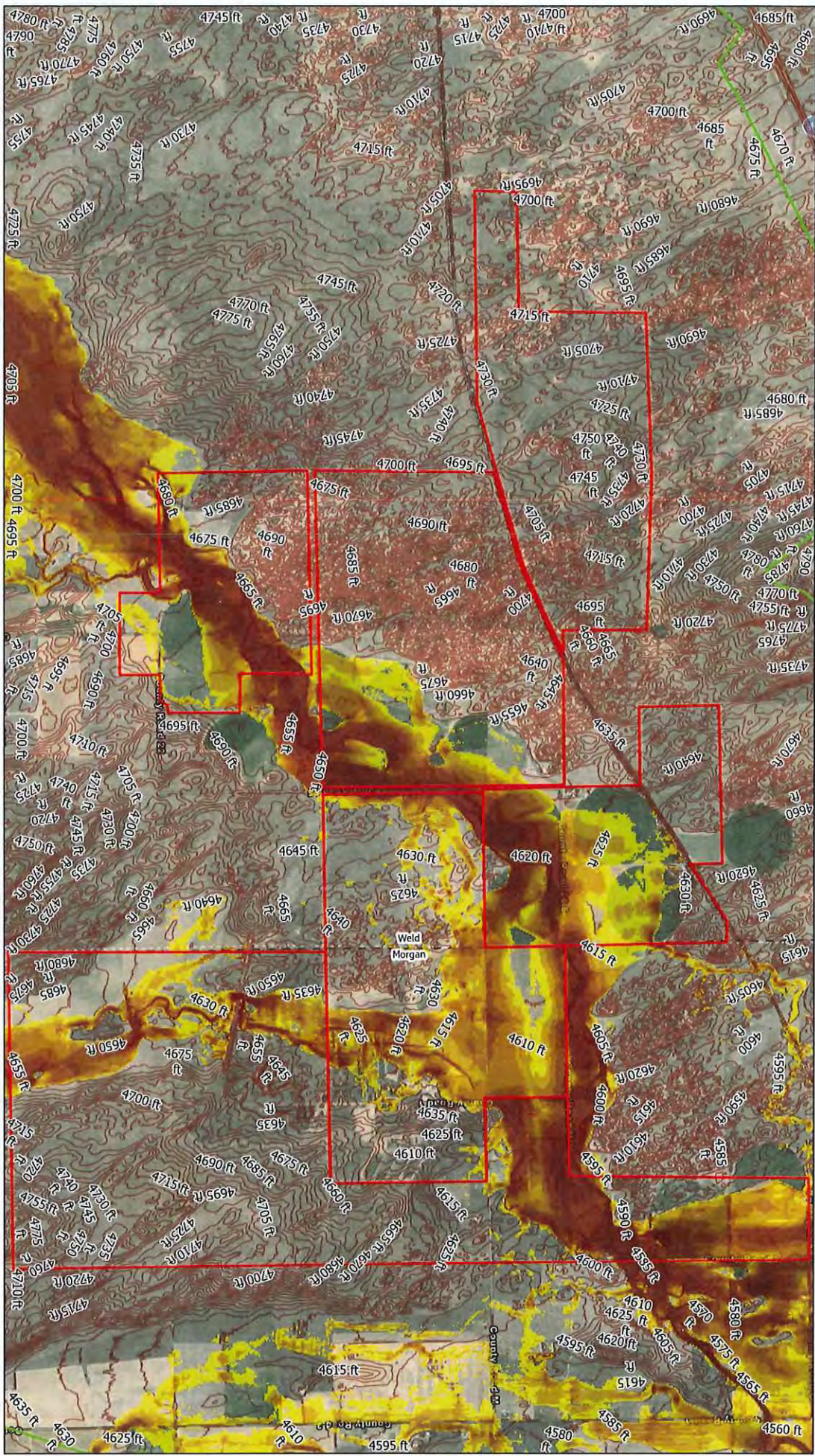
Westwood

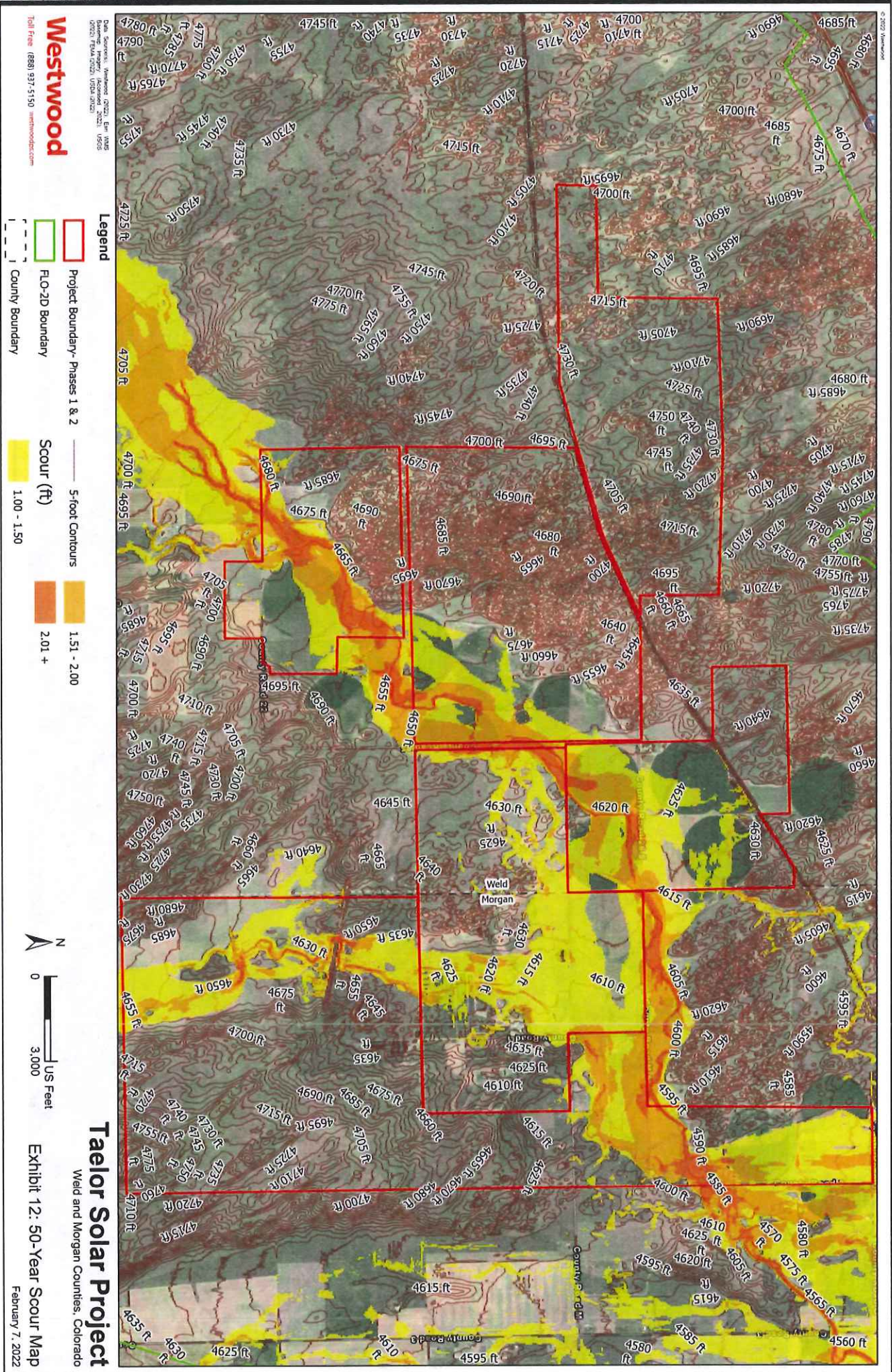
Toll Free (888) 937-5150 www.westwood.com

Data Source: Westwood (2022), Per Westwood (2022), FEMA (2021), USGS (2021), Esri (2021), USGS (2021)



Taelor Solar Project
 Weld and Morgan Counties, Colorado
 Exhibit 11A: 50-Year Peak
 Velocity Project Area Map
 February 7, 2022





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Appendix A

NOAA Atlas 14 Precipitation Data



NOAA Atlas 14, Volume 8, Version 2
Location name: Wiggins, Colorado, USA*
Latitude: 40.1686°, Longitude: -104.1629°
Elevation: 4639.05 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

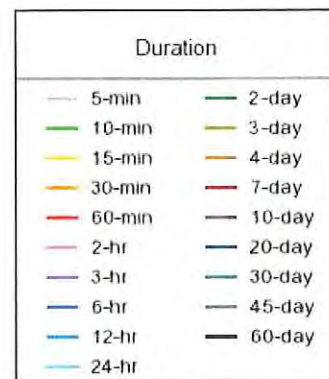
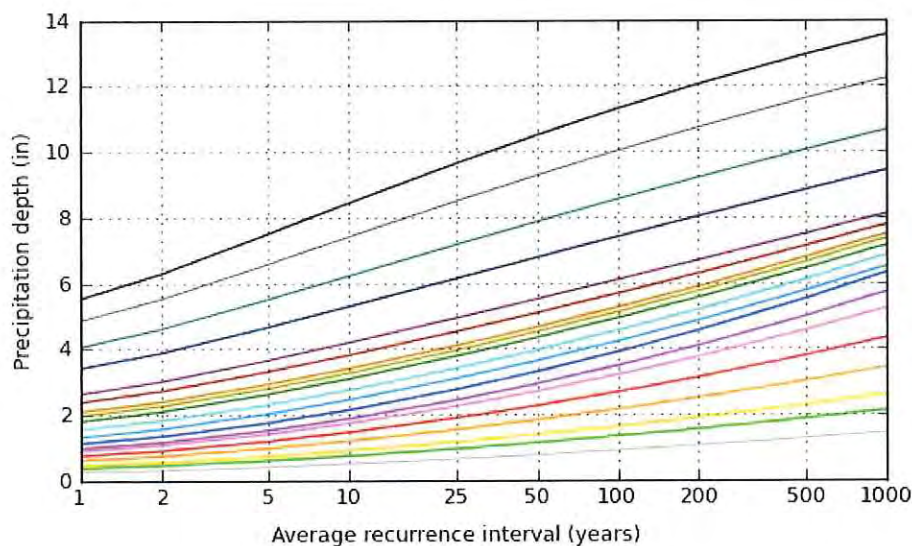
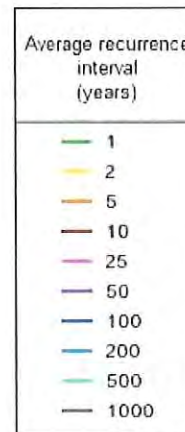
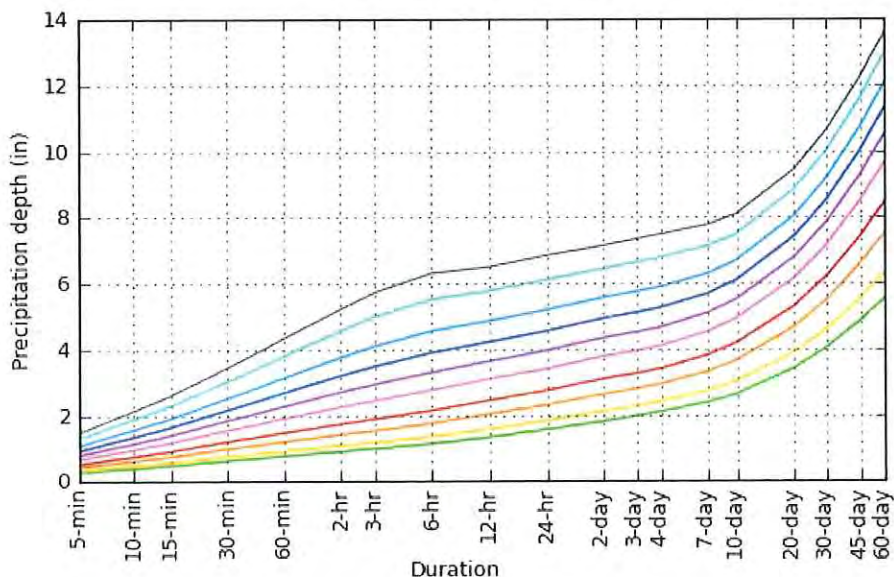
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.257 (0.206-0.325)	0.311 (0.248-0.393)	0.410 (0.326-0.519)	0.503 (0.398-0.640)	0.648 (0.503-0.868)	0.773 (0.582-1.04)	0.909 (0.661-1.25)	1.06 (0.738-1.49)	1.27 (0.854-1.83)	1.45 (0.942-2.09)
10-min	0.377 (0.301-0.476)	0.455 (0.363-0.575)	0.600 (0.477-0.760)	0.736 (0.582-0.937)	0.948 (0.736-1.27)	1.13 (0.853-1.53)	1.33 (0.968-1.83)	1.55 (1.08-2.18)	1.87 (1.25-2.68)	2.13 (1.38-3.06)
15-min	0.460 (0.367-0.581)	0.555 (0.443-0.702)	0.731 (0.582-0.927)	0.898 (0.710-1.14)	1.16 (0.898-1.55)	1.38 (1.04-1.86)	1.62 (1.18-2.23)	1.89 (1.32-2.65)	2.28 (1.53-3.27)	2.59 (1.68-3.73)
30-min	0.612 (0.489-0.774)	0.738 (0.589-0.933)	0.971 (0.772-1.23)	1.19 (0.942-1.52)	1.53 (1.19-2.05)	1.83 (1.38-2.46)	2.15 (1.56-2.95)	2.50 (1.75-3.51)	3.01 (2.02-4.32)	3.43 (2.23-4.93)
60-min	0.754 (0.602-0.953)	0.904 (0.722-1.14)	1.19 (0.945-1.51)	1.46 (1.16-1.86)	1.89 (1.47-2.54)	2.26 (1.71-3.05)	2.67 (1.95-3.68)	3.12 (2.18-4.39)	3.78 (2.54-5.43)	4.32 (2.81-6.22)
2-hr	0.896 (0.721-1.12)	1.07 (0.861-1.34)	1.41 (1.13-1.77)	1.73 (1.38-2.18)	2.25 (1.76-3.00)	2.70 (2.05-3.61)	3.19 (2.35-4.36)	3.75 (2.64-5.23)	4.55 (3.08-6.49)	5.22 (3.42-7.44)
3-hr	0.977 (0.790-1.22)	1.16 (0.939-1.45)	1.52 (1.23-1.90)	1.87 (1.50-2.35)	2.43 (1.92-3.24)	2.93 (2.24-3.91)	3.48 (2.57-4.73)	4.09 (2.89-5.68)	4.98 (3.39-7.06)	5.72 (3.76-8.11)
6-hr	1.13 (0.920-1.40)	1.34 (1.09-1.66)	1.75 (1.42-2.17)	2.14 (1.72-2.66)	2.76 (2.19-3.62)	3.30 (2.54-4.35)	3.89 (2.90-5.24)	4.55 (3.25-6.26)	5.51 (3.78-7.74)	6.30 (4.18-8.86)
12-hr	1.31 (1.08-1.61)	1.57 (1.28-1.92)	2.03 (1.66-2.49)	2.45 (1.99-3.02)	3.09 (2.46-3.99)	3.63 (2.81-4.72)	4.22 (3.15-5.59)	4.85 (3.48-6.58)	5.76 (3.98-7.99)	6.50 (4.35-9.05)
24-hr	1.56 (1.29-1.89)	1.82 (1.51-2.21)	2.30 (1.90-2.80)	2.74 (2.24-3.34)	3.40 (2.72-4.33)	3.95 (3.08-5.08)	4.54 (3.43-5.96)	5.19 (3.76-6.96)	6.10 (4.25-8.37)	6.84 (4.62-9.44)
2-day	1.79 (1.50-2.16)	2.10 (1.75-2.52)	2.62 (2.18-3.16)	3.09 (2.55-3.74)	3.77 (3.03-4.74)	4.33 (3.40-5.49)	4.92 (3.74-6.37)	5.55 (4.05-7.36)	6.43 (4.51-8.72)	7.14 (4.87-9.76)
3-day	1.96 (1.64-2.35)	2.27 (1.90-2.71)	2.79 (2.33-3.35)	3.26 (2.70-3.92)	3.95 (3.19-4.93)	4.51 (3.56-5.69)	5.11 (3.90-6.58)	5.75 (4.21-7.57)	6.63 (4.68-8.95)	7.34 (5.04-9.99)
4-day	2.09 (1.76-2.49)	2.40 (2.01-2.86)	2.93 (2.45-3.50)	3.40 (2.83-4.07)	4.09 (3.32-5.08)	4.66 (3.68-5.84)	5.25 (4.02-6.73)	5.89 (4.33-7.72)	6.78 (4.80-9.10)	7.48 (5.15-10.1)
7-day	2.38 (2.01-2.81)	2.72 (2.30-3.22)	3.31 (2.78-3.92)	3.81 (3.19-4.53)	4.52 (3.67-5.54)	5.09 (4.04-6.31)	5.67 (4.36-7.19)	6.28 (4.64-8.15)	7.11 (5.07-9.45)	7.76 (5.39-10.4)
10-day	2.63 (2.23-3.09)	3.01 (2.56-3.55)	3.65 (3.09-4.31)	4.19 (3.52-4.96)	4.93 (4.01-5.99)	5.51 (4.39-6.78)	6.09 (4.70-7.66)	6.69 (4.96-8.61)	7.49 (5.35-9.88)	8.09 (5.64-10.8)
20-day	3.41 (2.92-3.97)	3.89 (3.32-4.53)	4.66 (3.97-5.44)	5.29 (4.48-6.20)	6.13 (5.02-7.35)	6.77 (5.43-8.23)	7.40 (5.75-9.18)	8.02 (5.99-10.2)	8.83 (6.36-11.5)	9.42 (6.63-12.5)
30-day	4.06 (3.49-4.70)	4.61 (3.96-5.35)	5.50 (4.71-6.39)	6.21 (5.29-7.25)	7.16 (5.89-8.52)	7.86 (6.33-9.48)	8.54 (6.67-10.5)	9.21 (6.91-11.6)	10.0 (7.27-13.0)	10.7 (7.54-14.0)
45-day	4.86 (4.20-5.60)	5.53 (4.77-6.37)	6.58 (5.66-7.60)	7.41 (6.34-8.59)	8.49 (7.00-10.0)	9.28 (7.50-11.1)	10.0 (7.85-12.3)	10.7 (8.09-13.4)	11.6 (8.44-14.9)	12.2 (8.70-16.0)
60-day	5.52 (4.79-6.34)	6.30 (5.45-7.23)	7.50 (6.47-8.62)	8.43 (7.25-9.74)	9.64 (7.97-11.3)	10.5 (8.51-12.5)	11.3 (8.88-13.7)	12.0 (9.11-15.0)	12.9 (9.44-16.5)	13.6 (9.69-17.7)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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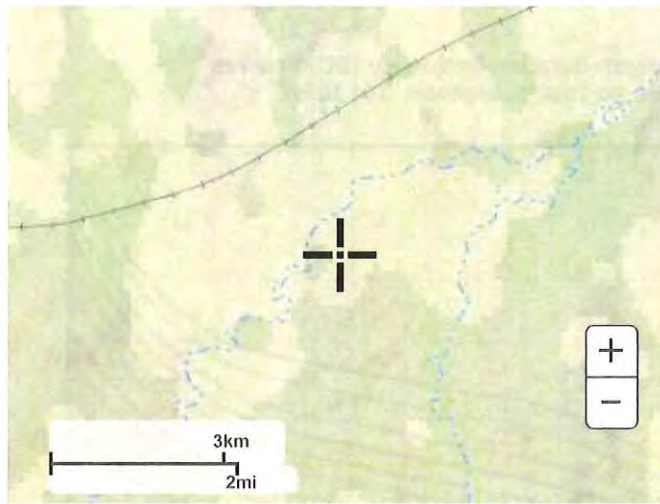
PF graphical

PDS-based depth-duration-frequency (DDF) curves
 Latitude: 40.1686°, Longitude: -104.1629°



Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



[Back to Top](#)

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[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

The background of the page is a topographic map with red contour lines on a dark brown background. A dashed red line runs vertically through the center of the map. There is a small red 'x' mark on the map, located to the right of the dashed line in the upper-middle section, and a small red dot on the dashed line in the lower-middle section.

Appendix B

Curve Number Table

Table 2. Semi-Arid Curve Numbers (adapted from NEH 650)

Class	Value	Classification Description	Curve Number						
			Soil Type*						
			A	B	C	D	W		
Water	11	Open Water - areas of open water, generally with less than 25% cover of vegetation or soil.	98	98	98	98	98	98	100
	12	Perennial Ice/Snow - areas characterized by a perennial cover of ice and/or snow, generally greater than 25% of total cover.	98	98	98	98	98	98	100
Developed	21	Developed, Open Space - areas with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses. Impervious surfaces account for less than 20% of total cover. These areas most commonly include large-lot single-family housing units, parks, golf courses, and vegetation planted in developed settings for recreation, erosion control, or aesthetic purposes.	46	65	77	82	82	100	
	22	Developed, Low Intensity - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20% to 49% percent of total cover. These areas most commonly include single-family housing units.	61	75	83	87	87	100	
Developed	23	Developed, Medium Intensity - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 50% to 79% of the total cover. These areas most commonly include single-family housing units.	77	85	90	95	95	100	
	24	Developed High Intensity - highly developed areas where people reside or work in high numbers. Examples include apartment complexes, row houses and commercial/industrial. Impervious surfaces account for 80% to 100% of the total cover.	89	92	94	95	95	100	
Barren	31	Barren Land (Rock/Sand/Clay) - areas of bedrock, desert pavement, scarps, talus, slides, volcanic material, glacial debris, sand dunes, strip mines, gravel pits and other accumulations of earthen material. Generally, vegetation accounts for less than 15% of total cover.	77	86	91	94	94	100	
	41	Deciduous Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species shed foliage simultaneously in response to seasonal change.	43	55	70	77	77	100	
Forest	42	Evergreen Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species maintain their leaves all year. Canopy is never without green foliage.	43	55	70	77	77	100	
	43	Mixed Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. Neither deciduous nor evergreen species are greater than 75% of total tree cover.	43	55	70	77	77	100	
Shrubland	51	Dwarf Scrub - Alaska only areas dominated by shrubs less than 20 centimeters tall with shrub canopy typically greater than 20% of total vegetation. This type is often co-associated with grasses, sedges, herbs, and non-vascular vegetation.	55	71	81	89	89	100	
	52	Shrub/Scrub - areas dominated by shrubs; less than 5 meters tall with shrub canopy typically greater than 20% of total vegetation. This class includes true shrubs, young trees in an early successional stage or trees stunted from environmental conditions.	55	71	81	89	89	100	
Herbaceous	71	Grassland/Herbaceous - areas dominated by graminoid or herbaceous vegetation, generally greater than 80% of total vegetation. These areas are not subject to intensive management such as tilling, but can be utilized for grazing.	55	71	81	89	89	100	
	72	Sedge/Herbaceous - Alaska only areas dominated by sedges and forbs, generally greater than 80% of total vegetation. This type can occur with significant other grasses or other grass like plants, and includes sedge tundra, and sedge tussock tundra.	55	71	81	89	89	100	
Planted/Cultivated	73	Lichens - Alaska only areas dominated by fruticose or foliose lichens generally greater than 80% of total vegetation.	55	71	81	89	89	100	
	74	Moss - Alaska only areas dominated by mosses, generally greater than 80% of total vegetation.	55	71	81	89	89	100	
Wetlands	81	Pasture/Hay - areas of grasses, legumes, or grass-legume mixtures planted for livestock grazing or the production of seed or hay crops, typically on a perennial cycle. Pasture/hay vegetation accounts for greater than 20% of total vegetation.	55	71	81	89	89	100	
	82	Cultivated Crops - areas used for the production of annual crops, such as corn, soybeans, vegetables, tobacco, and cotton, and also perennial woody crops such as orchards and vineyards. Crop vegetation accounts for greater than 20% of total vegetation. This class also includes all land being actively tilled.	67	78	85	89	89	100	
Wetlands	83	Small Grains	63	75	83	87	87	100	
	91	Woody Wetlands - areas where forest or shrubland vegetation accounts for greater than 20% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.	45	66	77	83	83	100	
	92	Emergent Herbaceous Wetlands - Areas where perennial herbaceous vegetation accounts for greater than 80% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.	45	66	77	83	83	100	

*A/D, B/D and C/D soils lumped as D soils, W denotes water

**Curve Numbers for NLCD Codes 41-43 have been increased from 30 to 43 as many of these areas are partially grazed Woods-grass combination.

The background of the page is a topographic map with red contour lines on a dark brown background. A dashed red line runs vertically through the center-left. A red 'x' is located in the upper-middle section, and a red dot is in the lower-middle section.

Appendix C

FEMA Flood Insurance Rate Map (FIRM)

The background of the page is a topographic map with red contour lines on a dark brown background. A dashed red line runs vertically through the center of the map. There are also a few small red symbols on the map, including an 'x' and a solid red dot.

Appendix D

USGS StreamStats Reports

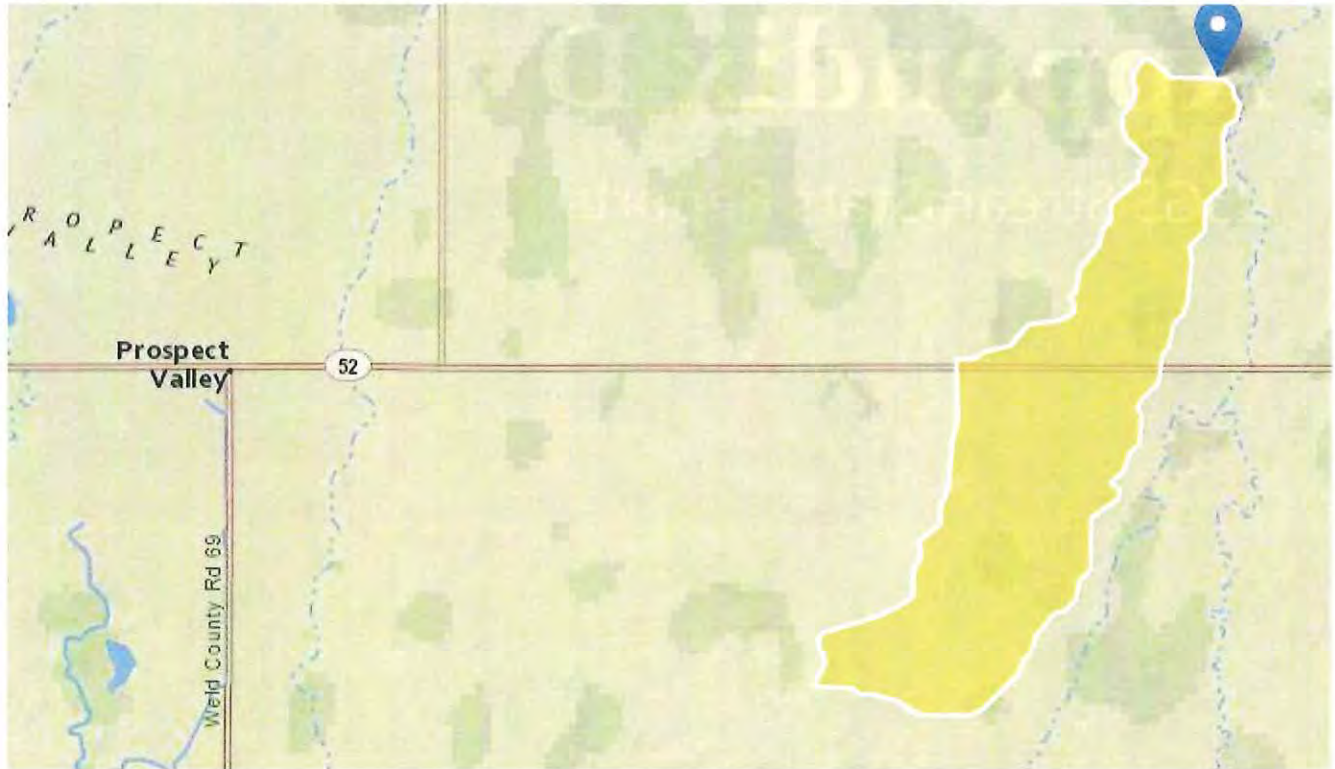
Jack Rabbit Creek StreamStats Report

Region ID: CO

Workspace ID: C020220126180819041000

Clicked Point (Latitude, Longitude): 40.11290, -104.23792

Time: 2022-01-26 11:08:42 -0700



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	8.33	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.89	inches
STATSCLAY	Percentage of clay soils from STATSGO	22.01	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4733	feet

Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	8.33	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.89	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	22.01	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4733	feet	4290	8270

Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PIl: Prediction Interval-Lower, PIu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	192	ft ³ /s	117
20-percent AEP flood	644	ft ³ /s	87
10-percent AEP flood	1180	ft ³ /s	80
4-percent AEP flood	2200	ft ³ /s	80
2-percent AEP flood	3250	ft ³ /s	83
1-percent AEP flood	4660	ft ³ /s	88
0.5-percent AEP flood	6390	ft ³ /s	94
0.2-percent AEP flood	9290	ft ³ /s	104

Peak-Flow Statistics Citations

Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016-5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

Kiowa Creek StreamStats Report

Region ID: CO
Workspace ID: CO20220126181728352000
Clicked Point (Latitude, Longitude): 40.11266, -104.23086
Time: 2022-01-26 11:17:52 -0700



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	585	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.82	inches
STATSCLAY	Percentage of clay soils from STATSGO	17.97	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4734	feet

Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	585	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.82	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	17.97	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4734	feet	4290	8270

Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PIl: Prediction Interval-Lower, PIu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	2260	ft ³ /s	117
20-percent AEP flood	6410	ft ³ /s	87
10-percent AEP flood	11100	ft ³ /s	80
4-percent AEP flood	20000	ft ³ /s	80
2-percent AEP flood	28900	ft ³ /s	83
1-percent AEP flood	40700	ft ³ /s	88
0.5-percent AEP flood	55000	ft ³ /s	94
0.2-percent AEP flood	78100	ft ³ /s	104

Peak-Flow Statistics Citations

Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016-5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

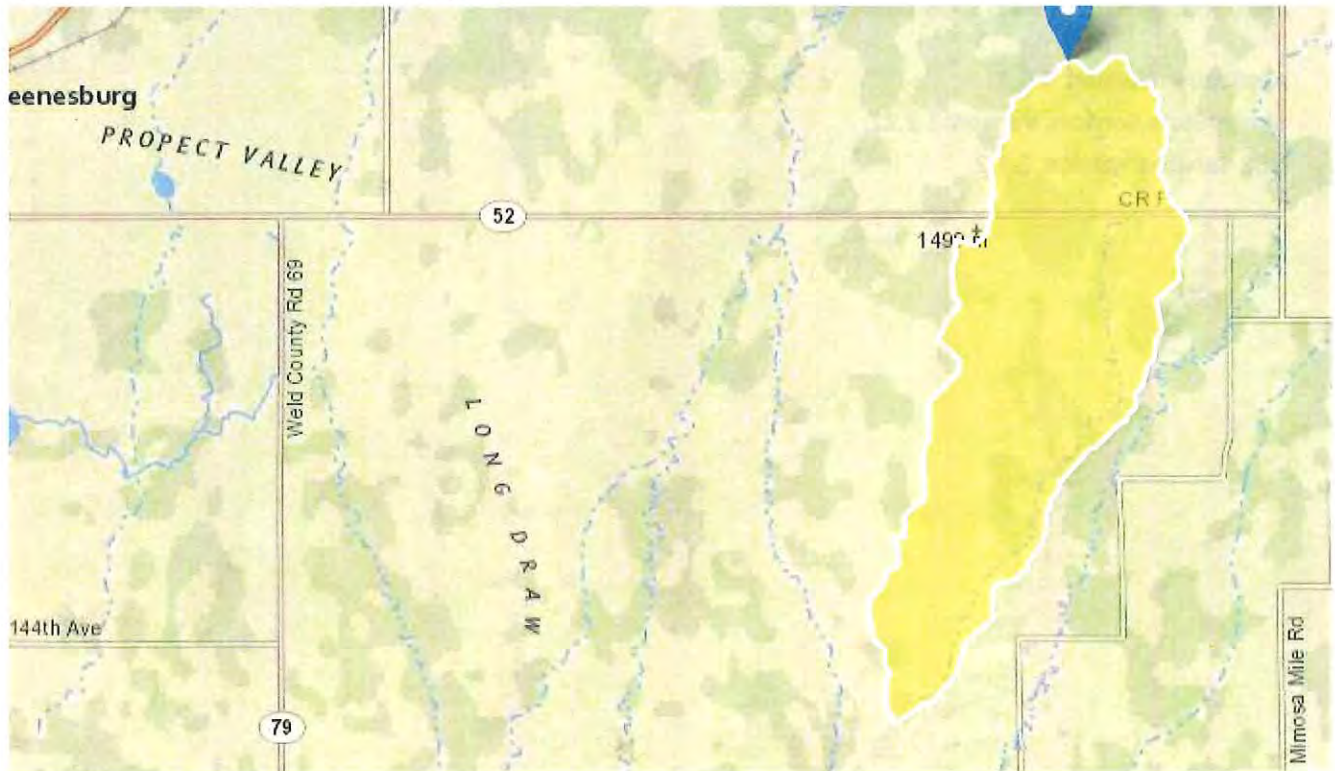
Rock Creek StreamStats Report

Region ID: CO

Workspace ID: CO20220126184549617000

Clicked Point (Latitude, Longitude): 40.11540, -104.13307

Time: 2022-01-26 11:46:10 -0700



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	35.9	square miles
16H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.9	inches
STATSCLAY	Percentage of clay soils from STATSGO	24.18	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4667	feet

Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	35.9	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.9	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	24.18	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4667	feet	4290	8270

Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PlI: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	540	ft ³ /s	117
20-percent AEP flood	1760	ft ³ /s	87
10-percent AEP flood	3210	ft ³ /s	80
4-percent AEP flood	5960	ft ³ /s	80
2-percent AEP flood	8780	ft ³ /s	83
1-percent AEP flood	12500	ft ³ /s	88
0.5-percent AEP flood	17200	ft ³ /s	94
0.2-percent AEP flood	24900	ft ³ /s	104

Peak-Flow Statistics Citations

Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016-5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

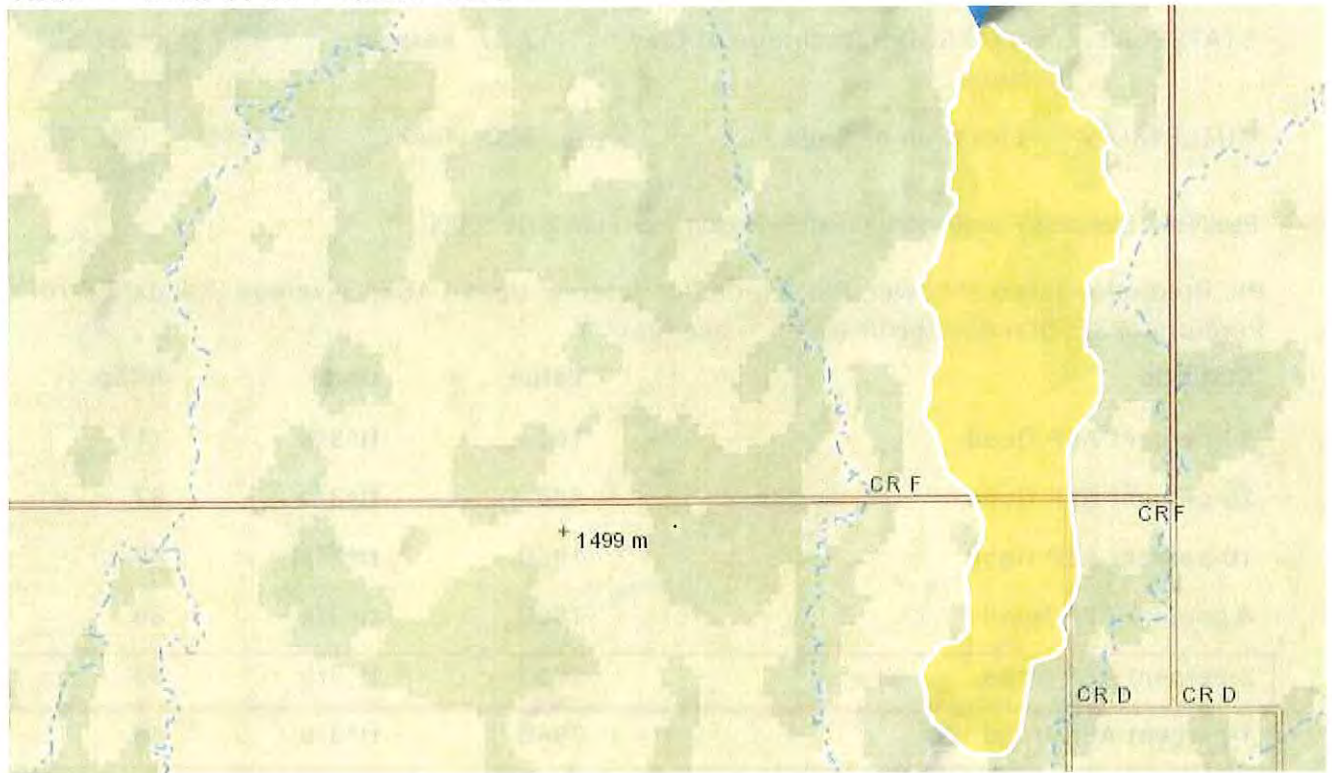
Eastern Tributary StreamStats Report

Region ID: CO

Workspace ID: CO20220126185734682000

Clicked Point (Latitude, Longitude): 40.13799, -104.09089

Time: 2022-01-26 11:58:02 -0700



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	8.2	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.9	inches
STATSCLAY	Percentage of clay soils from STATSGO	17.27	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4630	feet

Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	8.2	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.9	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	17.27	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4630	feet	4290	8270

Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PIl: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	165	ft ³ /s	117
20-percent AEP flood	548	ft ³ /s	87
10-percent AEP flood	1000	ft ³ /s	80
4-percent AEP flood	1860	ft ³ /s	80
2-percent AEP flood	2750	ft ³ /s	83
1-percent AEP flood	3940	ft ³ /s	88
0.5-percent AEP flood	5400	ft ³ /s	94
0.2-percent AEP flood	7850	ft ³ /s	104

Peak-Flow Statistics Citations

Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016–5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

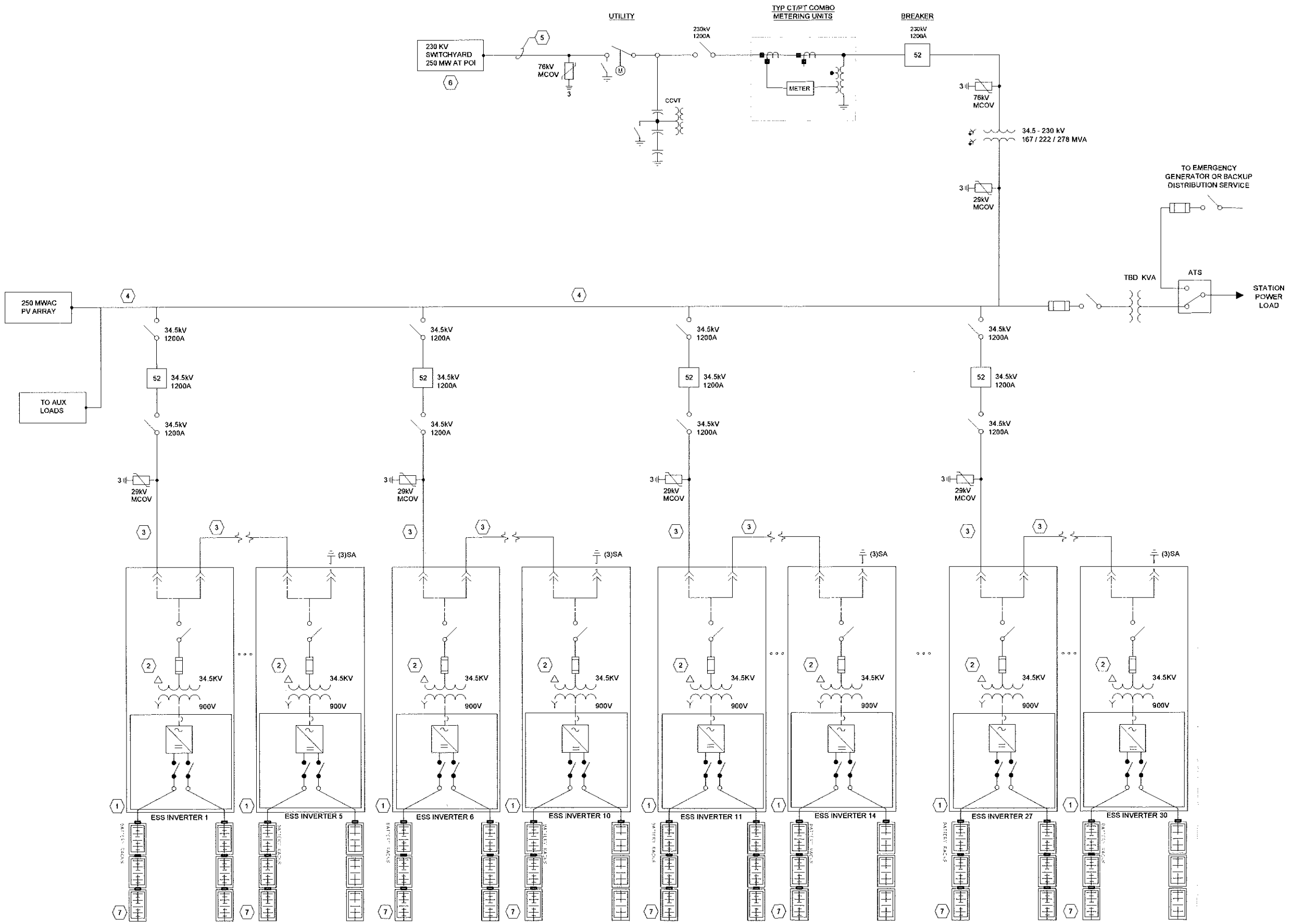
NSS Services Version: 2.1.2



Appendix 11. Technical Specifications and One-Line Diagrams

*Sourcing and specific technology subject to change

- KEYED NOTES** (X) (NOT ALL NOTES USED ON THIS SHEET)
1. INVERTER BLOCK, SUNGROW SC5000UD-MV-US INVERTERS RATED AT 5000 KVA AT 40°C, 900 VAC, 3Φ. ONE TRANSFORMER IS SET TO A SINGLE INVERTER.
 2. INVERTER STEP UP TRANSFORMERS SHALL BE 34.5/0.9KV, 5.0 MVA.
 3. 34.5 kV CIRCUIT.
 4. 34.5 kV BUS FOR PV AND ESS.
 5. 230 kV GEN-TIE LINE FROM THE SUBSTATION TO THE POI.
 6. POINT OF INTERCONNECTION AT 230 kV SWITCHYARD.
 7. 125 MW / 2 HR ESS



FastGrid, LLC
 225 E. Garstann Road
 Suite 310
 Gilbert, AZ 85297

REV	DESCRIPTION	DATE

PROJECT NAME:
TAEOR PV SOLAR POWER GENERATION FACILITY

PROJECT ADDRESS:
WIGGINS, CO MORGAN COUNTY

SEAL:

PRELIMINARY

DATE: **07/19/2023**

PROJECT #: **230144.02**

DRAWN BY: **LP**

CHECKED BY: **CH**

SHEET NAME:
MVAC SINGLE LINE DIAGRAM

SHEET #:
E-400

REV #:

PLOT DATE: Wednesday, July 19, 2023
SAVED BY: Luke Peterson
LOCATION: S:\09_PROJECTS\220113.20 - BALANCED ROCK POWER - TAEOR05 ENGINEERING\DWG-E-400 MVAC SINGLE LINE DIAGRAM

ST2752UX-US

Liquid Cooling Energy Storage System
2 - 8 hour application

Preliminary



LOW COSTS

- Highly integrated ESS for easy transportation and O&M
- All pre-assembled, no battery module handling on site
- 8 hour installation to commission, drop on a pad and make electrical connections



SAFE AND RELIABLE

- Integrated DC/DC converters actively limit fault current
- DC electric circuit safety management includes fast breaking and anti-arc protection
- Multi level battery protection layers formed by discreet standalone systems offer impeccable safety



EFFICIENT AND FLEXIBLE

- Intelligent liquid cooling ensures higher efficiency and longer battery cycle life
- Modular design supports parallel connection and easy system expansion
- IP54 outdoor cabinet and optional C5 anti-corrosion



SMART AND ROBUST

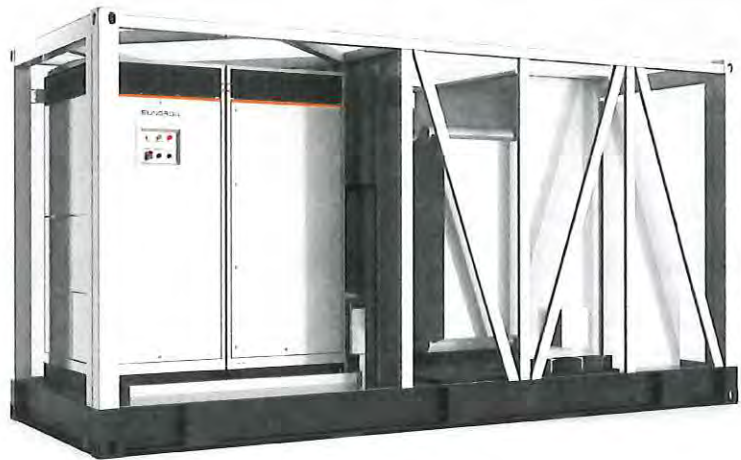
- Fast state monitoring and faults record enables pre-alarm and faults location
- Integrated battery performance monitoring and logging



Type designation	ST2752UX-US
Battery Data	
Cell type	LFP
Battery capacity (BOL)	2752 kWh
Battery voltage range	1160 ~ 1500 V
General Data	
Dimensions of battery unit (W * H * D)	9340*2600*1730mm
Weight of battery unit	26,400kg
Degree of protection	IP 54/Type 3R
Operating temperature range	-30 to 50 °C (> 45 °C derating)
Relative humidity	0 ~ 95 % (non-condensing)
Max. working altitude	3000m
Cooling concept of battery chamber	Liquid cooling
Fire safety	Fused sprinkler heads, NFPA 69 explosion prevention and ventilation IDLH gases
Communication interfaces	RS485, Ethernet
Communication protocols	Modbus RTU, Modbus TCP
Compliance	UL 9540, UL 9540A/NFPA 855
2 HOURS APPLICATION-ST2752UX*4-5000UD-MV-US	
BOL kWh(DC/AC LV Side)	11,008kWh DC/10,379kWh AC
ST2752UX Quantity	4
PCS Model	SC5000UD-MV-US
4 HOURS APPLICATION-ST2752UX*8-5000UD-MV-US	
BOL kWh(DC/AC LV Side)	22,016kWh/21,448kWh
ST2752UX Quantity	8
PCS Model	SC5000UD-MV-US
Grid Connection Data	
Max.THD of current	< 3 % (at nominal power)
DC component	< 0.5 % (at nominal power)
Power factor	> 0.99 (at nominal power)
Adjustable power factor	1.0 leading ~ 1.0 lagging
Nominal grid frequency	60 Hz
Grid frequency range	55 ~ 65 Hz
Transformer	
Transformer rated power	5,000 kVA
LV/MV voltage	0.9 kV / 34.5 kV
Transformer cooling type	ONAN (Oil Natural Air Natural)
Oil type	Mineral oil (PCB free) or degradable oil on request

SC5000UD-MV-US

Power Conversion System
Optimized for ST2752UX-US



HIGH YIELD

- Advanced three-level technology, max. efficiency 99%
- Effective forced air cooling, no derating up to 40°C (104°F)
- Wide DC voltage operation window, full power operation at 1500V



SMART O&M

- Modular design, easy for maintenance
- High protection degree, easy for outdoor installation
- Optional C5 anti-corrosion degree, adjust to applications close to the sea



FLEXIBLE APPLICATION

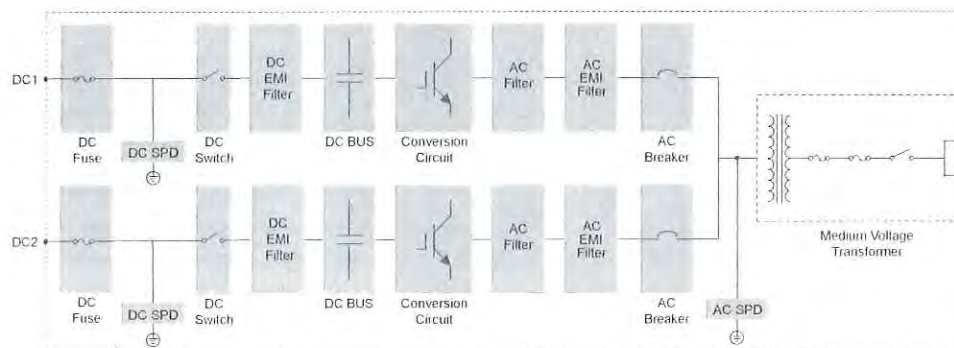
- Bidirectional power conversion system with full four-quadrant operation
- Compatible with high voltage battery system, low system cost
- Battery charge & dis-charge management and black start function integrated



GRID SUPPORT

- Compliant with UL 1741, IEEE 1547, UL 1741 SA, Rule 21
- Fast active/reactive power response
- L/HVRT, FRT, soft start/stop, specified power factor control and reactive power support

CIRCUIT DIAGRAM



Type Designation	SC5000UD-MV-US
DC side	
Max. DC voltage	1500V
Min. DC voltage	1300V
DC voltage range	1300 ~ 1500V
Max. DC current	1958A*2
No. of DC inputs	2
AC side (Grid)	
AC output power	5000kVA @ 40°C (104°F)
Converter port max. AC output current	1604A*2
Converter port nominal AC voltage	900V
Converter port AC voltage range	792 ~ 990V
Nominal grid frequency / Grid frequency range	60Hz / 55-65Hz
Harmonic (THD)	< 3% (at nominal power)
Power factor at nominal power / Adjustable power factor	> 0.99 / 1 leading ~ 1 lagging
Adjustable reactive power range	-100% ~ 100%
Feed-in phases / AC connection	3 / 3
AC side (Off-Grid)	
Converter port nominal AC voltage	900V
Converter port AC voltage range	792 ~ 990V
AC voltage distortion	< 3% (Linear load)
DC voltage component	< 0.5% Un (Linear balance load)
Unbalance load Capacity	100%
Nominal frequency / Frequency range	60Hz / 55-65Hz
Efficiency	
Converter max. efficiency	99%
Transformer	
Transformer rated power	5000kVA
Transformer max. power	5000kVA
LV / MV voltage	0.9kV / 34.5kV
Transformer vector	Dy1 or Dy11
Transformer cooling type	ONAN (Optional: KNAN)
Oil type	Mineral oil (PCB free) or degradable oil on request
Protection	
DC input protection	Load break switch + fuse
Converter output protection	Circuit breaker
AC output protection	Load break switch + fuse
Surge protection	DC Type II / AC Type II
Grid monitoring / Ground fault monitoring	Yes / Yes
Insulation monitoring	Yes
Overheat protection	Yes
General Data	
Dimensions (W*H*D)	6058*2896*2438mm 238.5"*114.0"*96.0"
Weight	18000kg 39683 lbs
Degree of protection	TYPE 3R
Operating ambient temperature range	-35 ~ 60°C (> 40°C derating) -31 ~ 140°F (> 104°F derating)
Allowable relative humidity range	0 ~ 100%
Cooling method	Temperature controlled forced air cooling 1000m (standard) / > 1000m (optional)
Max. operating altitude	3280.8 ft (standard) / > 3280.8 ft (optional)
Display	LED, WEB HMI
Communication	RS485, CAN, Ethernet
Compliance	UL 1741, UL 1741 SA, IEEE 1547, Rule 21, CSA C22.2 No.107.1-16
Grid support	L/HVRT, FRT, active & reactive power control and power ramp rate control, Volt-var, Volt-watt, Frequency-watt



Appendix 12. Liability Insurance and Taelor Solar 1 / Taelor Solar HoldCo Operating Agreements

Ap



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/17/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Arizona Group 1125 East Southern Avenue Suite 101 Mesa AZ 85204	CONTACT NAME: Jen Stelter PHONE (A/C, No, Ext): 480-892-8755 E-MAIL ADDRESS: jen.stelter@arizonagroup.com		FAX (A/C, No): 480-892-7625
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED BALAROC-01 Balanced Rock Power LLC 310 E 100 S Moab UT 84532	INSURER A : Trumbull Insurance Company		27120
	INSURER B : Hartford Underwriters Ins Co		30104
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES

CERTIFICATE NUMBER: 2059347100


REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		59SBAAL7SF4	5/14/2023	5/14/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY		59SBAAL7SF4	5/14/2023	5/14/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		59SBAAL7SF4	5/14/2023	5/14/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below		59WECAL7EP2	5/14/2023	5/14/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Proof of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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OPERATING AGREEMENT
OF
TAEOR SOLAR 1, LLC
a Delaware limited liability company

OPERATING AGREEMENT OF

TAEOR SOLAR 1, LLC

A DELAWARE LIMITED LIABILITY COMPANY

THIS OPERATING AGREEMENT is made as of the 25th day of January ¹,2023 (the “Effective Date”) by Taelor Solar Holdco, LLC, a Delaware limited liability company (“Member” and “Manager”), and Taelor Solar 1, LLC, a Delaware limited liability company (the “Company”).

Article 1 DEFINITIONS

The following terms used in this Operating Agreement shall have the meanings set forth below (unless otherwise expressly provided herein):

(a) “**Act**” shall mean the version of the Limited Liability Company Act adopted by the State of the Delaware.

(b) “**Entity**” shall mean any general partnership, limited partnership, limited liability company, corporation, joint venture, trust, estate, business trust, cooperative or association.

(c) “**Operating Agreement**” shall mean this Amended and Restated Operating Agreement as originally executed and as amended from time to time.

(d) “**Person**” shall mean any individual or Entity, and the heirs, executors, administrators, legal representatives, successors, and assigns of such Person where the context so admits.

Article 2 FORMATION OF COMPANY

Formation. On January 23rd, 2023, the Company was organized as a Delaware limited liability company under and pursuant to the Act.

Name. The name of the Company is Taelor Solar 1, LLC, a Delaware limited liability company.

Principal Place of Business. The principal place of business of the Company within the State of Utah shall be at 310 E. 100 S., Moab, Utah 84532. The Company may locate its places of business and registered office at any other place or places as the Manager may from time to time deem advisable.

Registered Office and Registered Agent. The Company's registered office shall be at the office of its registered agent at 16192 Coastal Hwy, Lewes, DE 19958, United States of America.

Certificate of Formation. The Certificate of Formation is hereby adopted and incorporated by reference in this Operating Agreement. In the event of any inconsistency between the Certificate of Formation and this Operating Agreement, the terms of the Certificate of Formation shall govern.

Term. The term of the Company shall be perpetual, unless the Company is earlier dissolved in accordance with either the provisions of this Operating Agreement or the Act.

Opt-in to UCC Article 8; Certificates Representing Ownership of Membership Interest. All membership interest in the Company shall be securities governed by Article 8 of the Uniform Commercial Code as in effect from time to time in the State of Delaware. Such membership interest shall be evidenced by certificates in the form attached hereto as Exhibit B. Such certificates representing ownership of membership interest in the Company may be executed and delivered by the Chief Executive Officer or any other Officer of the Company on behalf of the Company, shall be in the name of the Company, shall set forth the name of the Member and the number, class and series, if any, of any membership interest owned or held by each such Member and shall be a security governed by Article 8 of the Uniform Commercial Code as in effect from time to time the State of Delaware and, to be consecutively numbered or otherwise identified. This provision shall not be amended, and any purported amendment to this provision shall be null and void.

Legend. In addition to the legend required by Section 2.7, until (a) the securities representing ownership of membership interest in the Company are effectively registered under the Securities Act of 1993, as amended, or (b) the holder of such securities delivers to the Company a written opinion of counsel of such holder to the effect that such legend is no longer necessary under the Securities Act of 1933, as amended, the Company will cause each certificate representing its securities to be stamped or otherwise imprinted with the following legend:

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE.

Article 3 **BUSINESS OF THE COMPANY**

Permitted Businesses. The Company is hereby authorized to undertake any and all lawful acts or activities for which limited liability companies may be formed under the Act.

Article 4 **BOOKS, RECORDS, AND ACCOUNTING**

Books and Records. The Manager shall maintain books of account that accurately record all items of income and expenditure relating to the business of the Company and that accurately and

completely disclose the results of the operations of the Company. Such books of account shall be maintained on the method of accounting selected by the Manager.

Article 5
MANAGEMENT

5.1 **Management.** The business and affairs of the Company shall be managed by the Manager, including the authority to direct the day-to-day operations of the Company, including operations involving the sale of power, concurrently with any Officers of the Company who may then be appointed, the authority to direct such activities being hereby vested in such Officers of the Company.

Article 6
OFFICERS

Number. The Officers of the Company shall be a Chief Executive Officer, Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer and a Secretary (each an “**Officer**” and collectively “**Officers**”) each as appointed by the Manager. Any two or more offices may be held by the same person. The initial officers of the Company shall be as follows:

Chief Executive Officer	John Knight
Chief Operating Officer and Secretary	Eric Hafner
Chief Commercial Officer	Dana Diller
Chief Financial Officer	Grant Keefe

Election and Term of Office. The Officers of the Company shall be elected or appointed by the Manager. Vacancies may be filled or new offices created and filled by the Manager. Each Officer shall hold office until his successor shall have been duly elected or appointed and shall have qualified or until his death or until he shall resign or shall have been removed in the manner hereinafter provided. Election of an Officer shall not of itself create contract rights.

Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Manager for the unexpired portion of the term.

Removal. Any Officer elected or appointed by the Manager may be removed by the Manager whenever in its judgment the best interests of the Company would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Chief Executive Officer. The Chief Executive Officer shall be the principal executive officer of the Company. Subject to the direction and control of the Manager, he or she shall be in charge of the business of the Company; he or she shall see that the resolutions and directions of the Manager are carried into effect except in those instances in which that responsibility is specifically assigned to some other person by the Manager; and, in general, he or she shall discharge all duties as may be prescribed by the Manager from time to time. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, he or she may

execute for the Company any contracts, deeds, mortgages, bonds, or other instruments which the Manager has authorized to be executed, and he or she may accomplish such execution either individually or with any other officer thereunto authorized by the Manager according to the requirements of the form of the instrument. He or she may vote all securities which the Company is entitled to vote except as to the extent such authority shall be vested in a different officer or agent of the Company by the Manager.

Other Specified Officers. The Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer shall assist the Chief Executive Officer in the discharge of his or her duties as he or she may direct, and shall perform such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager. In the absence of the Chief Executive Officer or in the event of his or her inability or refusal to act, the Chief Operating Officer shall perform the duties of the Chief Executive Officer, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chief Executive Officer. Except in those instances in which the authority to execute is expressly delegated to another Officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, and subject to the limitations contained in any delegation of authority received from the Manager, the Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer may execute for the Company any contracts, deeds, mortgages, bonds or other instruments, and he or she may accomplish such execution either individually or with any other Officer according to the requirements of the form of the instrument.

Secretary. The Chief Operating Officer will also serve as the Company's Secretary. The Secretary shall keep a register of the post office address of each Member which shall be furnished to the Secretary by such Member. The Secretary shall have the authority to certify this Agreement, resolutions of the Manager, and other documents of the Company as true and correct copies thereof, and in general to perform all duties incident of the office of the Secretary and such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager.

Salaries. The salaries and other compensation of the Officers shall be fixed from time to time by the Manager.

6.1 **Indemnification of Officers.**

(a) To the greatest extent allowed by the Act, the Officers shall not be liable to the Member because any taxing authorities disallow or adjust income, deduction or credits in the Company tax returns. Furthermore, the Officers shall not have any liability for the repayment of the capital contributions of the Member. In addition, the doing of any act or the omission to do any act by the Officers the effect of which may cause or result in loss or damage to the Company, if done in good faith and otherwise in accordance with the terms of this Operating Agreement, shall not subject the Officers or their successors and assigns to any liability to the greatest extent allowed by the Act. To the greatest extent allowed by the Act, the Company will indemnify and hold harmless the Officers and their successors, delegates and assigns from any claim, loss, expense, liability, action or damage resulting from any such act or omission, including, without limitation, reasonable costs and expenses of litigation and appeal of such litigation (including reasonable fees and expenses of

attorneys engaged by any of the Officers in defense of such act or omission), but the Officers shall not be entitled to be indemnified or held harmless due to, or arising from, their fraud, gross negligence, bad faith or willful acts. The foregoing indemnification is limited to the assets of the Company, and nothing contained herein is intended to create personal liability for the Member.

(b) The Company may purchase and maintain insurance on behalf of any Person who is or was an Officer, employee, or agent of the Company, or who is or was serving at the request of the Company as a director, manager, officer, trustee, employee, or agent of another limited liability company, corporation, partnership joint venture, trust, or other enterprise, against any liability asserted against the Person and incurred by the person in any capacity, or arising out of the Person's status as such, whether or not the Company would have the power to indemnify the Person against the liability under the provisions of this Section 6.9.

Article 7 **RIGHTS AND OBLIGATIONS OF MEMBER**

Limitation of Liability. The Member's liability shall be limited as set forth herein and in the Act and other applicable law.

Company Debt Liability. The Member will not personally be liable for any debts or losses of the Company, except as provided in the Act.

Article 8 **DISSOLUTION AND TERMINATION**

Dissolution. The Company shall be dissolved upon the occurrence of any of the following events ("**Dissolution Event**"):

- (a) the expiration of the term of the Company as provided in Section 2.6;
- (b) by the written resolution of the Member;
- (c) upon the death, retirement, resignation, bankruptcy, court declaration of incompetence with respect to, or dissolution of the Member (a "**Withdrawal Event**");
- (d) entry of a decree of judicial dissolution under Section 18-802 of the Act; or
- (e) administrative dissolution under Section 18-801 of the Act.

Distribution of Assets Upon Dissolution. In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

- (a) to creditors, including the Member if it is a creditor, in the order of priority as provided by law; and

- (b) to the Member.

Certificate of Dissolution. When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made therefor and all of the remaining property and assets have been distributed to the Member, a certificate of dissolution shall be executed and verified by the Person signing the certificate, which certificate shall set forth the information required by the Act.

8.4 Filing of Certificate of Dissolution.

- (a) A certificate of dissolution shall be delivered to the Delaware Secretary of State.
- (b) Upon the filing of the certificate of dissolution, the existence of the Company shall cease, except for the purpose of suits, other proceedings and appropriate action as provided in the Act.

Article 9
MISCELLANEOUS PROVISIONS

Notices. Any notice or communication required or permitted to be given by any provision of this Agreement, including but not limited to any consents, shall be in writing and shall be deemed to have been given and received by the Person to whom directed (a) when delivered personally to such Person or to an officer or partner of the Person to which directed, (b) twenty- four (24) hours after transmitted by facsimile, evidence of transmission attached, to the facsimile number of such Person who has notified the Company and the Manager of its facsimile number, or (c) three (3) business days after being posted in the United States mails if sent by registered or certified mail, return receipt requested, postage and charges prepaid, or one (1) business day after deposited with overnight courier, return receipt requested, delivery charges prepaid, in either case addressed to the Person to which directed at the address of such Person as it appears in the records of the Company or such other address of which such Person has notified the Company and the Manager.

Application of Delaware Law. This Operating Agreement, and the application of interpretation hereof, shall be governed exclusively by its terms and by the laws of the State of Delaware, and specifically, the Act.

Construction. Whenever the singular number is used in this Operating Agreement and when required by the context, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders and vice versa;

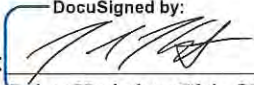
Headings. The headings in this Operating Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Operating Agreement or any provision hereof.

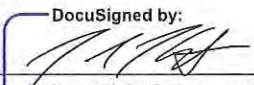
Severability. If any provision of this Operating Agreement or the application thereof to any Person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Operating Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned has executed this Operating Agreement as of the date first set forth above.

TAEOR SOLAR 1, LLC

**TAEOR SOLAR HOLDCO, LLC
its Member and Manager**

DocuSigned by:

By: _____
John Knight, Chief Executive Officer

DocuSigned by:

By: _____
John Knight, Chief Executive Officer

**EXHIBIT A
MEMBERS**

THIS SCHEDULE MAY BE AMENDED FROM TIME TO TIME TO REFLECT THE ADDITION OF NEW MEMBERS, THE ISSUANCE OF NEW MEMBERSHIP INTEREST, THE SALE OR EXCHANGE OF MEMBERSHIP INTEREST, OR OTHER SHIFTS OF MEMBERSHIP INTEREST PURSUANT TO THE OPERATING AGREEMENT OR A CHANGE OF ADDRESS OR FACSIMILE NUMBER OF A PERSON FOR WHICH NOTICE WAS GIVEN TO THE COMPANY PURSUANT TO THIS OPERATING AGREEMENT.

Name and Address	Telephone Number	Percentage Interest
Taelor Solar Holdco, LLC, 310 E. 100 S., Moab, Utah 84532	+1 501-387-0943	100%
TOTALS		100%

EXHIBIT B

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE. THIS CERTIFICATE EVIDENCES AN INTEREST IN THUNDERHEAD WIND ENERGY LLC AND SHALL BE A SECURITY GOVERNED BY ARTICLE 8 OF THE UNIFORM COMMERCIAL CODE AS IN EFFECT FROM TIME TO TIME IN THE STATE OF DELAWARE AND, TO THE EXTENT PERMITTED BY APPLICABLE LAW, EACH OTHER APPLICABLE JURISDICTION.

CERTIFICATE FOR MEMBERSHIP INTEREST

IN

TAEOR SOLAR 1, LLC

Certificate No. 1

The undersigned, as the Manager of Taelor Solar 1, LLC, a Delaware limited liability company (the "Company"), hereby certifies that Taelor Solar Holdco, LLC, a Delaware limited liability company, is the holder of 100% of the membership interest in the Company to the extent and as described in the Operating Agreement of the Company, effective as of January 25th, 2023, as amended and restated from time to time (the "Agreement") (a copy of which is on file at the principal office of the Company). All capitalized terms not otherwise defined herein have the meanings ascribed to them in the Agreement.

This Certificate is not negotiable or transferable except by operation of law, or as otherwise provided in the Agreement, and any such transfer will be valid only upon delivery of this Certificate, together with an assignment in a form sufficient to convey an interest in a limited liability company pursuant to the Delaware Limited Liability Company Act, 6 Del. Code §§18-101 et seq., as such may be amended and in effect from time to time, or any successor statute thereto, duly executed, to the transferee Member of the Company.

Dated: January 25th, 2023

DocuSigned by:
TAEOR SOLAR HOLDCO, LLC
By: 
Name: John Knight
Title: Chief Executive Officer

OPERATING AGREEMENT
OF
TAEOR SOLAR HOLDCO, LLC
a Delaware limited liability company

**OPERATING AGREEMENT OF
TAEOR SOLAR HOLDCO, LLC
A DELAWARE LIMITED LIABILITY COMPANY**

THIS OPERATING AGREEMENT is made as of the 25th day of January ¹,2023 (the “Effective Date”) by Balanced Rock Power Development, LLC, a Delaware limited liability company (“Member” and “Manager”), and Taelor Solar Holdco, LLC, a Delaware limited liability company (the “Company”).

Article 1
DEFINITIONS

The following terms used in this Operating Agreement shall have the meanings set forth below (unless otherwise expressly provided herein):

(a) “Act” shall mean the version of the Limited Liability Company Act adopted by the State of the Delaware.

(b) “Entity” shall mean any general partnership, limited partnership, limited liability company, corporation, joint venture, trust, estate, business trust, cooperative or association.

(c) “Operating Agreement” shall mean this Amended and Restated Operating Agreement as originally executed and as amended from time to time.

(d) “Person” shall mean any individual or Entity, and the heirs, executors, administrators, legal representatives, successors, and assigns of such Person where the context so admits.

Article 2
FORMATION OF COMPANY

Formation. On January 23rd, 2023, the Company was organized as a Delaware limited liability company under and pursuant to the Act.

Name. The name of the Company is Taelor Solar Holdco, LLC, a Delaware limited liability company.

Principal Place of Business. The principal place of business of the Company within the State of Utah shall be at 310 E. 100 S., Moab, Utah 84532. The Company may locate its places of business and registered office at any other place or places as the Manager may from time to time deem advisable.

Registered Office and Registered Agent. The Company's registered office shall be at the office of its registered agent at 16192 Coastal Hwy, Lewes, DE 19958, United States of America.

Certificate of Formation. The Certificate of Formation is hereby adopted and incorporated by reference in this Operating Agreement. In the event of any inconsistency between the Certificate of Formation and this Operating Agreement, the terms of the Certificate of Formation shall govern.

Term. The term of the Company shall be perpetual, unless the Company is earlier dissolved in accordance with either the provisions of this Operating Agreement or the Act.

Opt-in to UCC Article 8; Certificates Representing Ownership of Membership Interest. All membership interest in the Company shall be securities governed by Article 8 of the Uniform Commercial Code as in effect from time to time in the State of Delaware. Such membership interest shall be evidenced by certificates in the form attached hereto as Exhibit B. Such certificates representing ownership of membership interest in the Company may be executed and delivered by the Chief Executive Officer or any other Officer of the Company on behalf of the Company, shall be in the name of the Company, shall set forth the name of the Member and the number, class and series, if any, of any membership interest owned or held by each such Member and shall be a security governed by Article 8 of the Uniform Commercial Code as in effect from time to time the State of Delaware and, to be consecutively numbered or otherwise identified. This provision shall not be amended, and any purported amendment to this provision shall be null and void.

Legend. In addition to the legend required by Section 2.7, until (a) the securities representing ownership of membership interest in the Company are effectively registered under the Securities Act of 1993, as amended, or (b) the holder of such securities delivers to the Company a written opinion of counsel of such holder to the effect that such legend is no longer necessary under the Securities Act of 1933, as amended, the Company will cause each certificate representing its securities to be stamped or otherwise imprinted with the following legend:

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE.

Article 3 **BUSINESS OF THE COMPANY**

Permitted Businesses. The Company is hereby authorized to undertake any and all lawful acts or activities for which limited liability companies may be formed under the Act.

Article 4 **BOOKS, RECORDS, AND ACCOUNTING**

Books and Records. The Manager shall maintain books of account that accurately record all items of income and expenditure relating to the business of the Company and that accurately and

completely disclose the results of the operations of the Company. Such books of account shall be maintained on the method of accounting selected by the Manager.

Article 5
MANAGEMENT

5.1 **Management.** The business and affairs of the Company shall be managed by the Manager, including the authority to direct the day-to-day operations of the Company, including operations involving the sale of power, concurrently with any Officers of the Company who may then be appointed, the authority to direct such activities being hereby vested in such Officers of the Company.

Article 6
OFFICERS

Number. The Officers of the Company shall be a Chief Executive Officer, Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer and a Secretary (each an “**Officer**” and collectively “**Officers**”) each as appointed by the Manager. Any two or more offices may be held by the same person. The initial officers of the Company shall be as follows:

Chief Executive Officer	John Knight
Chief Operating Officer and Secretary	Eric Hafner
Chief Commercial Officer	Dana Diller
Chief Financial Officer	Grant Keefe

Election and Term of Office. The Officers of the Company shall be elected or appointed by the Manager. Vacancies may be filled or new offices created and filled by the Manager. Each Officer shall hold office until his successor shall have been duly elected or appointed and shall have qualified or until his death or until he shall resign or shall have been removed in the manner hereinafter provided. Election of an Officer shall not of itself create contract rights.

Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Manager for the unexpired portion of the term.

Removal. Any Officer elected or appointed by the Manager may be removed by the Manager whenever in its judgment the best interests of the Company would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Chief Executive Officer. The Chief Executive Officer shall be the principal executive officer of the Company. Subject to the direction and control of the Manager, he or she shall be in charge of the business of the Company; he or she shall see that the resolutions and directions of the Manager are carried into effect except in those instances in which that responsibility is specifically assigned to some other person by the Manager; and, in general, he or she shall discharge all duties as may be prescribed by the Manager from time to time. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, he or she may

execute for the Company any contracts, deeds, mortgages, bonds, or other instruments which the Manager has authorized to be executed, and he or she may accomplish such execution either individually or with any other officer thereunto authorized by the Manager according to the requirements of the form of the instrument. He or she may vote all securities which the Company is entitled to vote except as to the extent such authority shall be vested in a different officer or agent of the Company by the Manager.

Other Specified Officers. The Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer shall assist the Chief Executive Officer in the discharge of his or her duties as he or she may direct, and shall perform such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager. In the absence of the Chief Executive Officer or in the event of his or her inability or refusal to act, the Chief Operating Officer shall perform the duties of the Chief Executive Officer, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chief Executive Officer. Except in those instances in which the authority to execute is expressly delegated to another Officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, and subject to the limitations contained in any delegation of authority received from the Manager, the Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer may execute for the Company any contracts, deeds, mortgages, bonds or other instruments, and he or she may accomplish such execution either individually or with any other Officer according to the requirements of the form of the instrument.

Secretary. The Chief Operating Officer will also serve as the Company's Secretary. The Secretary shall keep a register of the post office address of each Member which shall be furnished to the Secretary by such Member. The Secretary shall have the authority to certify this Agreement, resolutions of the Manager, and other documents of the Company as true and correct copies thereof, and in general to perform all duties incident of the office of the Secretary and such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager.

Salaries. The salaries and other compensation of the Officers shall be fixed from time to time by the Manager.

6.1 **Indemnification of Officers.**

(a) To the greatest extent allowed by the Act, the Officers shall not be liable to the Member because any taxing authorities disallow or adjust income, deduction or credits in the Company tax returns. Furthermore, the Officers shall not have any liability for the repayment of the capital contributions of the Member. In addition, the doing of any act or the omission to do any act by the Officers the effect of which may cause or result in loss or damage to the Company, if done in good faith and otherwise in accordance with the terms of this Operating Agreement, shall not subject the Officers or their successors and assigns to any liability to the greatest extent allowed by the Act. To the greatest extent allowed by the Act, the Company will indemnify and hold harmless the Officers and their successors, delegates and assigns from any claim, loss, expense, liability, action or damage resulting from any such act or omission, including, without limitation, reasonable costs and expenses of litigation and appeal of such litigation (including reasonable fees and expenses of

attorneys engaged by any of the Officers in defense of such act or omission), but the Officers shall not be entitled to be indemnified or held harmless due to, or arising from, their fraud, gross negligence, bad faith or willful acts. The foregoing indemnification is limited to the assets of the Company, and nothing contained herein is intended to create personal liability for the Member.

(b) The Company may purchase and maintain insurance on behalf of any Person who is or was an Officer, employee, or agent of the Company, or who is or was serving at the request of the Company as a director, manager, officer, trustee, employee, or agent of another limited liability company, corporation, partnership joint venture, trust, or other enterprise, against any liability asserted against the Person and incurred by the person in any capacity, or arising out of the Person's status as such, whether or not the Company would have the power to indemnify the Person against the liability under the provisions of this Section 6.9.

Article 7 **RIGHTS AND OBLIGATIONS OF MEMBER**

Limitation of Liability. The Member's liability shall be limited as set forth herein and in the Act and other applicable law.

Company Debt Liability. The Member will not personally be liable for any debts or losses of the Company, except as provided in the Act.

Article 8 **DISSOLUTION AND TERMINATION**

Dissolution. The Company shall be dissolved upon the occurrence of any of the following events ("**Dissolution Event**"):

- (a) the expiration of the term of the Company as provided in Section 2.6;
- (b) by the written resolution of the Member;
- (c) upon the death, retirement, resignation, bankruptcy, court declaration of incompetence with respect to, or dissolution of the Member (a "**Withdrawal Event**");
- (d) entry of a decree of judicial dissolution under Section 18-802 of the Act; or
- (e) administrative dissolution under Section 18-801 of the Act.

Distribution of Assets Upon Dissolution. In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

- (a) to creditors, including the Member if it is a creditor, in the order of priority as provided by law; and

(b) to the Member.

Certificate of Dissolution. When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made therefor and all of the remaining property and assets have been distributed to the Member, a certificate of dissolution shall be executed and verified by the Person signing the certificate, which certificate shall set forth the information required by the Act.

8.4 **Filing of Certificate of Dissolution.**

(a) A certificate of dissolution shall be delivered to the Delaware Secretary of State.

(b) Upon the filing of the certificate of dissolution, the existence of the Company shall cease, except for the purpose of suits, other proceedings and appropriate action as provided in the Act.

Article 9 **MISCELLANEOUS PROVISIONS**

Notices. Any notice or communication required or permitted to be given by any provision of this Agreement, including but not limited to any consents, shall be in writing and shall be deemed to have been given and received by the Person to whom directed (a) when delivered personally to such Person or to an officer or partner of the Person to which directed, (b) twenty- four (24) hours after transmitted by facsimile, evidence of transmission attached, to the facsimile number of such Person who has notified the Company and the Manager of its facsimile number, or (c) three (3) business days after being posted in the United States mails if sent by registered or certified mail, return receipt requested, postage and charges prepaid, or one (1) business day after deposited with overnight courier, return receipt requested, delivery charges prepaid, in either case addressed to the Person to which directed at the address of such Person as it appears in the records of the Company or such other address of which such Person has notified the Company and the Manager.

Application of Delaware Law. This Operating Agreement, and the application of interpretation hereof, shall be governed exclusively by its terms and by the laws of the State of Delaware, and specifically, the Act.

Construction. Whenever the singular number is used in this Operating Agreement and when required by the context, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders and vice versa;

Headings. The headings in this Operating Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Operating Agreement or any provision hereof.

Severability. If any provision of this Operating Agreement or the application thereof to any Person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Operating Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned has executed this Operating Agreement as of the date first set forth above.

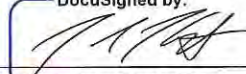
TAEOR SOLAR HOLDCO, LLC

**BALANCED ROCK POWER
DEVELOPMENT, LLC**

its Member and Manager

By: 

John Knight, Chief Executive Officer

By: 

John Knight, Chief Executive Officer

**EXHIBIT A
MEMBERS**

THIS SCHEDULE MAY BE AMENDED FROM TIME TO TIME TO REFLECT THE ADDITION OF NEW MEMBERS, THE ISSUANCE OF NEW MEMBERSHIP INTEREST, THE SALE OR EXCHANGE OF MEMBERSHIP INTEREST, OR OTHER SHIFTS OF MEMBERSHIP INTEREST PURSUANT TO THE OPERATING AGREEMENT OR A CHANGE OF ADDRESS OR FACSIMILE NUMBER OF A PERSON FOR WHICH NOTICE WAS GIVEN TO THE COMPANY PURSUANT TO THIS OPERATING AGREEMENT.

Name and Address	Telephone Number	Percentage Interest
Balanced Rock Power Development, LLC, 310 E. 100 S., Moab, Utah 84532	+1 501-387-0943	100%
TOTALS		100%

EXHIBIT B

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE. THIS CERTIFICATE EVIDENCES AN INTEREST IN THUNDERHEAD WIND ENERGY LLC AND SHALL BE A SECURITY GOVERNED BY ARTICLE 8 OF THE UNIFORM COMMERCIAL CODE AS IN EFFECT FROM TIME TO TIME IN THE STATE OF DELAWARE AND, TO THE EXTENT PERMITTED BY APPLICABLE LAW, EACH OTHER APPLICABLE JURISDICTION.

CERTIFICATE FOR MEMBERSHIP INTEREST

IN

TAEOR SOLAR HOLDCO, LLC

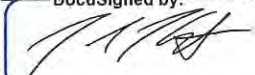
Certificate No. 1

The undersigned, as the Manager of Taelor Solar Holdco, LLC, a Delaware limited liability company (the "Company"), hereby certifies that Balanced Rock Power Development, LLC, a Delaware limited liability company, is the holder of 100% of the membership interest in the Company to the extent and as described in the Operating Agreement of the Company, effective as of January 25th, 2023, as amended and restated from time to time (the "Agreement") (a copy of which is on file at the principal office of the Company). All capitalized terms not otherwise defined herein have the meanings ascribed to them in the Agreement.

This Certificate is not negotiable or transferable except by operation of law, or as otherwise provided in the Agreement, and any such transfer will be valid only upon delivery of this Certificate, together with an assignment in a form sufficient to convey an interest in a limited liability company pursuant to the Delaware Limited Liability Company Act, 6 Del. Code §§18-101 et seq., as such may be amended and in effect from time to time, or any successor statute thereto, duly executed, to the transferee Member of the Company.

Dated: January 25th, 2023

BALANCED ROCK POWER DEVELOPMENT, LLC

DocuSigned by:


By: 
Name: John Knight

Title: Chief Executive Officer

Appendix 13. Draft Wildlife Plan

**Taelor Solar Projects
Morgan County and Weld County**

Biological Survey Plan

July 2023

Prepared For:

Balanced Rock Power

Prepared By:

Heritage Environmental Consultants
Denver, Colorado



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Appendices

Appendix A - Figures

Appendix B - Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol

1.0 Introduction

This survey plan outlines the methods that Heritage Environmental Consultants (Heritage) will use to implement pre-project surveys for biological resources for the proposed Taelor Solar Projects (Projects). Primary tasks in this survey plan include a pre-field review, swift fox surveys, greater prairie chicken and plains sharp-tailed grouse surveys, black-tailed prairie dog surveys, raptor and nesting bird surveys, and reporting.

The two Projects would be located about 3 miles southwest of Wiggins, Colorado. One project is in Weld County and the other is in Morgan County (**Appendix A; Figure 1**). The Projects would be located on private lands.

2.0 Task 1: Pre-field Review

This task consists of reviewing applicable survey protocols, delineating the survey area, and identifying the target species that will be the subject of the field surveys.

2.1 Survey Protocols

Heritage has had two conversations with Colorado Parks and Wildlife (CPW) biologists regarding the Projects (CPW 2023a, CPW 2023b). CPW biologists helped inform the surveys that should be performed for the Projects. As part of developing this survey plan, the following documents were reviewed:

- Colorado Parks and Wildlife Best Management Practices for Solar Energy Development (CPW 2021a).
- Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol (**Appendix B**).

2.2 Survey Area

The survey area includes all of the areas proposed for development of the Projects; approximately 5,152 acres in Morgan County, and approximately 4,437 acres in Weld County for a total of approximately 9,589 acres.

2.3 Data Collection

Data for the survey area were collected from the following sources:

- Federally Listed Species and Critical Habitat (U. S. Fish and Wildlife Service [USFWS] 2021).
- Colorado Threatened and Endangered List (CPW 2023a).
- Colorado's Conservation Data Explorer (CODEX) Project Review Report (CPW 2021b).
- Conversations with CPW biologists (CPW 2023a, 2023b).

2.4 Target Species

The following species were identified as species of concern associated with the Projects based on data review of the above sources.

Species Common Name	Species Scientific Name	Potential to Occur
Swift Fox	<i>Vulpes velox</i>	Moderate potential to occur – Suitable prairie habitat is present.
Plains Sharp-tailed Grouse	<i>Tympanuchus phasianellus jamesii</i>	Moderate potential to occur – Suitable prairie habitat is present. ¹
Greater Prairie Chicken	<i>Tympanuchus cupido</i>	Moderate potential to occur – Suitable prairie habitat is present.
Golden Eagle	<i>Aquila chrysaetos</i>	Moderate potential to occur for foraging purposes – Suitable open habitats for foraging are present, but no nesting habitat is present.
Western Burrowing Owl	<i>Athene cunicularia hypugaea</i>	Moderate potential to occur for nesting and foraging purposes – Suitable open habitats for foraging are present, burrows may be present for nesting.
Black-tailed Prairie Dog	<i>Cynomys ludovicianus</i>	Moderate potential to occur – Suitable prairie habitat is present.
Preble's Meadow Jumping Mouse	<i>Zapus hudsonius preblei</i>	Low potential to occur – Suitable riparian habitat is not present.
Pronghorn	<i>Antilocapra americana</i>	Moderate potential to occur – Suitable open habitat is present.
Mule Deer	<i>Odocoileus hemionus</i>	Moderate potential to occur – Suitable open habitat is present.
Raptors	<i>n/a</i>	High potential to occur - suitable habitat is present for several raptor species.
Bat Species	<i>n/a</i>	Low potential to occur – Lack of suitable roosting habitat.

2.5 Habitat Types

The Project lies in the High Plains ecoregion (Chapman et al. 2006). Two habitat types dominate the Weld County portion; rolling sand plains and agriculture. An open water habitat (3.5-acre irrigation pond) is also present near the eastern boundary. The sand hills are dominated by low grasses and shrubs interspersed

with patches of bare sand. Center pivot and dryland agriculture is active along Kiowa Creek primarily in the eastern and southern portions of the Weld County site. There is no flow in the creek, nor any remnant riparian areas.

The Morgan County portion is dominated by flat to rolling hills that are used for open range and agriculture. Vegetation is low with patches of kochia (*Bassia scoparia*) and rabbitbrush (*Chrysothamnus nauseosus*). Bare soil is common. Center pivot and dryland agriculture is active along Rock Creek primarily in the northern and western portions of the Morgan County site. There is no flow in the creek, nor any remnant riparian areas. Habitat types are described below:

- *Flat to Rolling Plains* - The Flat to Rolling Plains ecoregion is more level and less dissected than the adjacent Moderate Relief Plains. Soils are generally silty with a veneer of loess. Dryland farming is extensive, with areas of irrigated cropland scattered throughout the ecoregion. Winter wheat is the main cash crop, with a smaller acreage in forage crops.
- *Rolling Sand Plains* - The grass-stabilized sand plains, sand dunes and sand sheets of the Rolling Sand Plains ecoregion are a divergence from the mostly loess-covered plains of adjacent ecoregions. Sandy soils, formed from eolian deposits, supported a sandsage prairie natural vegetation type, different from the shortgrass and midgrass prairie of other neighboring level IV ecoregions in the High Plains. Sand sagebrush, rabbitbrush, sand bluestem, prairie sandreed, and Indian ricegrass were typical plants. Land use is primarily rangeland, although a few scattered areas have been developed for irrigated cropland using deep wells.
- *Agriculture* – Includes center pivot and dryland agriculture and associated roads and infrastructure.

3.0 Task 2: Field Surveys

This section describes the various surveys proposed to be conducted for the proposed Projects. To the extent it is biologically appropriate, these surveys will be conducted concurrently for increased efficiency. It was determined through conversations with CPW that surveys for bats did not need to be performed within the Projects. Additionally, the Projects should be designed to accommodate big game movement, but no surveys need to be conducted for pronghorn or mule deer. All incidental observations of these (and other) species will be recorded during other field survey efforts.

3.1 Greater Prairie Chicken and Plains Sharp-tailed Grouse

A listening route survey for greater prairie chickens and plains sharp-tailed grouse shall be conducted between mid-March and April 30 which corresponds with the peak of male and hen attendance on lek sites. Surveys shall be conducted from 30 minutes before to 1–2 hours after sunrise, which is the period when birds are most active on leks. Surveys should be conducted only on calm, clear mornings, as the booming sound produced by males can be audible for nearly 3 km. If wind speeds exceed 7 km/hr, surveys should be discontinued and rerun on the next available day. Surveys will be conducted from an all-terrain vehicle (ATV). There will be two survey routes established within suitable habitat, one within the Weld County site and one within the Morgan County site. For each survey route, an observer will determine the presence of active lek sites by listening at 1.6 km intervals along the route and recording compass directions for all audible leks. In order to compensate for potential “quiet” periods and the influences of time-of-day upon booming, routes should be run in two directions. This procedure entails beginning at mile 0, listening for booming for 3 minutes, and proceeding along the selected route, stopping for 3 minutes at each 3.2 km interval until the end of the route. The observer should then retrace the route 1.6 km, stop, listen, and

continue again at 3.2 km intervals to the 1.6 km stop on the route. All routes will be 16 km in length, thus consisting of 11 listening stations. Once all routes have been initially surveyed for leks, the leks will be surveyed for the number of males, females, and total birds on each lek on subsequent days. Leks will be counted if three or more birds are identified on a site.

3.2 Swift Fox, Prairie Dogs, and Burrowing Owl

A survey will be conducted for swift fox, prairie dog colonies, and burrowing owls simultaneously. Transects will be established approximately 30 meters apart (depending on vegetation and visibility) to ensure 100 percent coverage. They will be travelled slowly by qualified biologists on ATVs or on foot. Surveyors will scan the transects for swift fox, prairie dog, and burrowing owl individuals, burrows, and potential prairie dog colonies. If burrows are discovered, they will be inspected for sign of swift fox, prairie dog, and burrowing owl habitation (tracks, scat, whitewash, digging, feathers). Locations, dimensions, number of entrances, and aspect of the burrows and notes regarding observed sign shall be recorded for each burrow or complex.

3.3 Raptors and Nesting Birds

During the swift fox, prairie dog, and burrowing owl transect survey, biologists will scan suitable habitat (e.g. trees, transmission poles, buildings) for raptor nests. If nests are observed, information regarding nest size and location, activity status, and species will be recorded.

Additionally, a pre-construction nesting bird survey will be conducted prior to construction activities commencing if they will be starting during the breeding season (for most bird species in Colorado, breeding season occurs from April 1 – August 31).

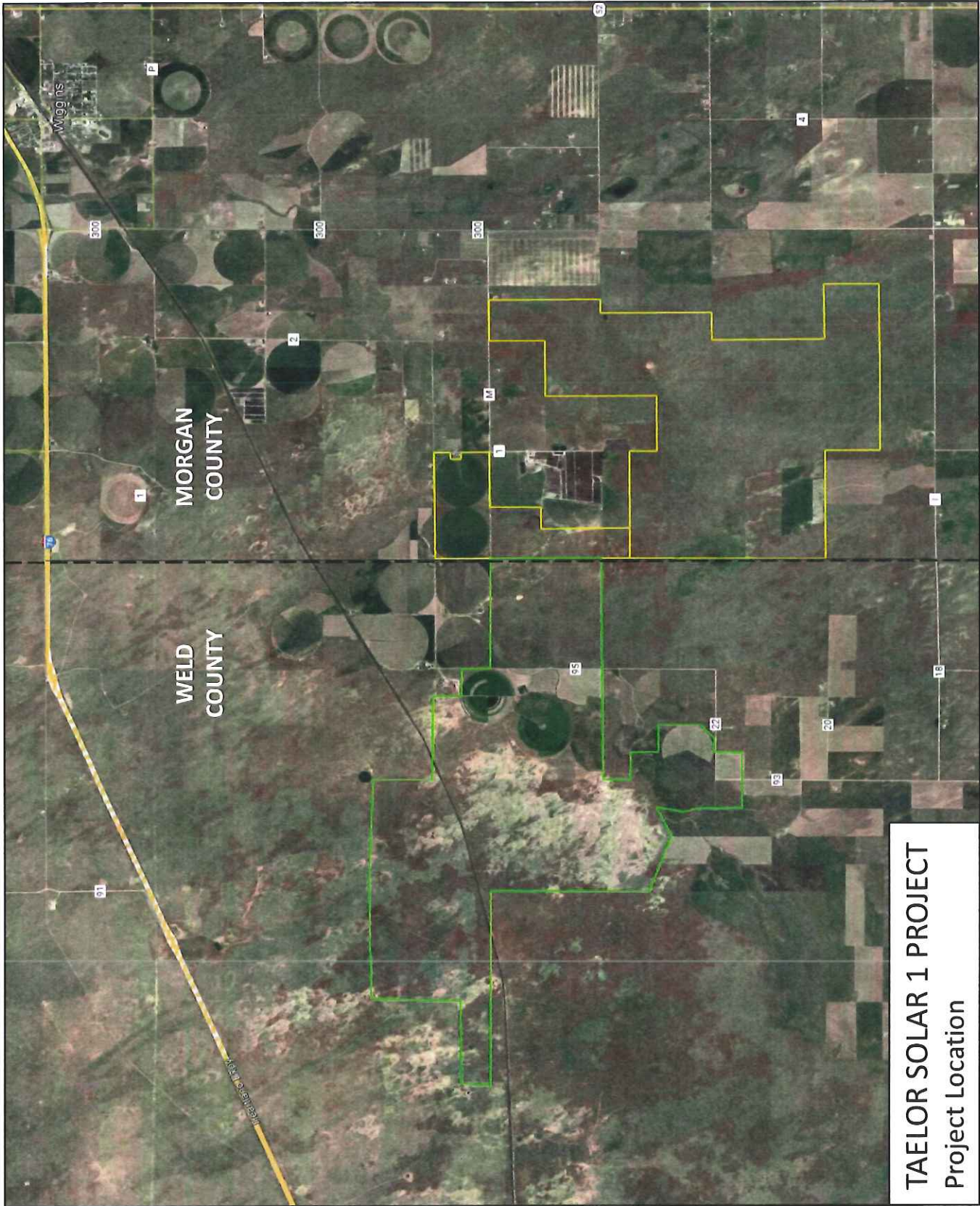
4.0 Task 3: Reporting

Once the surveys are complete, two survey reports will be prepared in the standard scientific format (introduction, methods, results, discussion/recommendations) supported by references, maps, and photographs, one report for each Project. It is expected that interim reports covering the results of swift fox, prairie dog, burrowing owl, and raptor surveys could be developed first with the results of lek surveys provided next spring.

5.0 References

- Chapman, S.S., Griffith, G.E., Omernik, J.M., Price, A.B., Freeouf, J., and Schrupp, D.L., 2006, Ecoregions of Colorado (color poster with map, descriptive text, summary tables, and photographs): Reston, Virginia, U.S. Geological Survey (map scale 1:1,200,000).
- Colorado Parks and Wildlife (CPW). 2023a. Threatened and Endangered List. Available online at: <https://cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Accessed July 2023.
- CPW. 2021a. Colorado Parks and Wildlife Best Management Practices for Solar Energy Development. May 2021. 6 pages.
- CPW. 2021b. Colorado's Conservation Data Explorer Project Review Report for the Wiggins Solar Project (Taelor).
- CPW. 2023a. Personal Communication [*June 6* telephone conversation with Marty Stratman, CPW Acting Regional Biologist. *RE: Wildlife review and survey needs for the Taelor Solar Projects*].
- CPW. 2023b. Personal Communication [*June 30* telephone conversation with CPW biologists; Brandon Murette, Marty Stratman, Wendy Figueroa, Chris Mettenbrink. *RE: Wildlife review and survey needs for the Taelor Solar Projects*].
- U. S. Fish and Wildlife Service. 2021. Information for Planning and Consultation (IPaC) query for the Wiggins Project (Taelor). Available online at: <https://ecos.fws.gov/ipac/>. Accessed November 2021.

Appendix A



TAELOSOLAR 1 PROJECT
Project Location

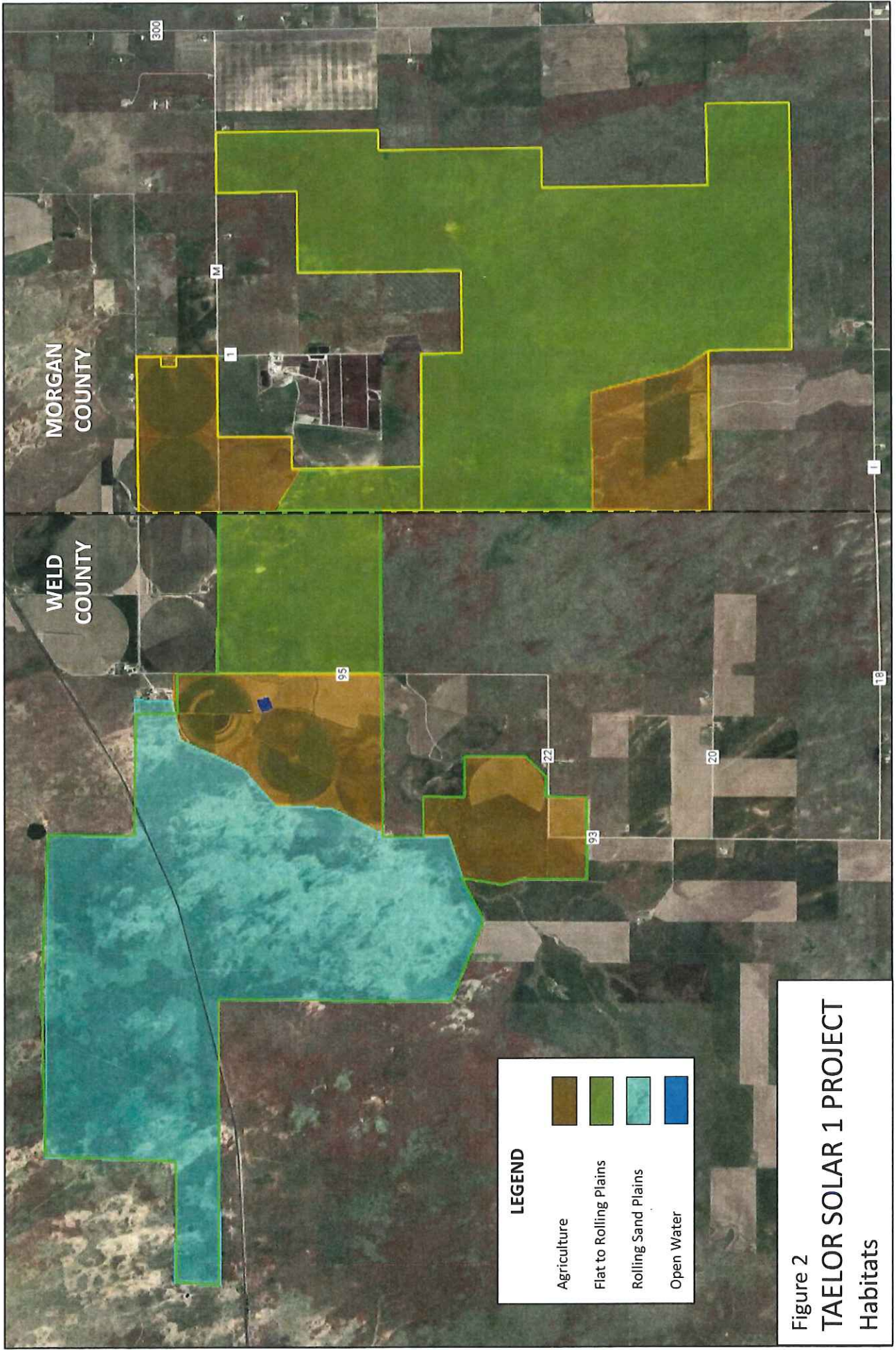


Figure 2
TAELOL SOLAR 1 PROJECT
 Habitats

Appendix B - Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol

Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol

Listening route surveys should continue to be conducted during the early spring when greater prairie-chickens are congregated on lek sites. However, surveys should be conducted between April 1 and April 20, which corresponds with the peak of male and hen attendance (Miller 1984, Schroeder and Braun 1992). Data collected after April 20 may be biased low due to the decline in male attendance following the time of peak hen attendance (Schroeder and Braun 1992). Surveys should continue to be conducted from 30 minutes before to 1–2 hours after sunrise, which is the period when birds are most active on leks (Schroeder and Braun 1992). Surveys should be conducted only on calm, clear mornings, as the booming sound produced by males can be audible for nearly 3 km (Hamerstrom and Hamerstrom 1973, Miller 1984, Schroeder and Braun 1992). If wind speeds exceed 7 km/hr, surveys should be discontinued and rerun on the next available day.

For each survey route, an observer will determine the presence of active lek sites by listening at 1.6 km intervals along the route and recording compass directions for all audible leks. In order to compensate for potential “quiet” periods and the influences of time-of-day upon booming, routes should be run in two directions. This procedure was abandoned in the mid-1990’s and should be reinstated. This procedure entails beginning at mile 0, listening for booming for 3 minutes, and proceeding along the selected route, stopping for 3 minutes at each 3.2 km interval until the end of the route. The observer should then retrace the route 1.6 km, stop, listen, and continue again at 3.2 km intervals to the 1.6 km stop on the route. All routes will be 16 km in length, thus consisting of 11 listening stations. A 16-km route would require approximately 80 minutes to complete, driving at 25 miles-per-hour, stopping at the 11 stations, and listening for 3 minutes at each stop. This is within the 90 minute time of peak activity (Miller 1984, Van Sant and Braun 1990). This procedure will further minimize bias from behavioral changes associated with time-of-day (Robb and Schroeder 2005).

Once all routes have been initially surveyed for leks, the leks will be surveyed for the number of males, females, and total birds on each lek on subsequent days. Leks will be counted if three or more birds are identified on a site. This is similar to the criteria used by Schroeder and Braun (1992).