CIPRIANI ENERGY GROUP

Solar Farm Decommissioning Plan

NY, Guilderland - 2 Van Buren Blvd

March 16, 2021



Cipriani Energy Group Corp.
125 Wolf Rd, Suite 312, Colonie, NY 12205

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1. Introduction

Cipriani Energy Group Corp. ("**Cipriani Energy**") proposes to build a photovoltaic (PV) Solar Farm at 2 Van Buren Boulevard, Altamont, NY 12009, USA with a nameplate capacity of approximately 2.38 megawatts (MW) alternating current (AC) and be built on a 8.5 acres of a 30 acre parcel.

This Decommissioning Plan ("**Plan**") provides an overview of activities that will occur during the decommissioning phase of the Solar Farm, including; activities related to the restoration of land, the management of materials and waste, projected costs, and a decommissioning fund agreement overview.

The Solar Farm will have a useful life of twenty five (25) to thirty five (35) years. This Plan assumes that a Solar Farm will be dismantled and the Farm Site restored to a state similar to its pre-construction condition at the end of a 35 year life. The Plan also covers the case of the abandonment of the Solar Farm, for any reason; prior to the 35 year maturity date.

Decommissioning of the Solar Farm will include the disconnection of the Solar Farm from the electrical grid and the removal of all Solar Farm components, including:

- Photovoltaic (PV) modules, panel racking and supports;
- Inverter units, substation, transformers, and other electrical equipment;
- Access roads, wiring cables, communication tower, perimeter fence; and,
- Concrete foundations.

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 stakeholders prior to decommissioning.

2. The Proponent

Cipriani Energy will manage and coordinate the approvals process and obtain all necessary regulatory approvals that vary depending on the jurisdiction, project capacity, and site location.

Contact information for the proponent is as follows:

Full Name of Company:	Cipriani Energy Group Corp.
Contact:	Christopher H. Stroud
Address:	125 Wolf Rd, Suite 312, Colonie, NY 12205
Telephone:	(855) Sun-4-Ever Ext.104
Email:	c.stroud@solrealgroup.com

2.1 Project Information

Address:	2 Van Buren Boulevard, Altamont, NY 12009, USA
Tax ID:	50.00-1-14.21
Project Size (est.):	One Project of 2.38 MWac
Landowner:	David Ahl
Purchase / Lease:	Lease

3. Decommissioning of the Solar Farm

At the time of decommissioning, the installed components will be removed, reused, disposed of, and recycled, where possible. The Farm Site will be restored to a state similar to its pre-construction condition. All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired.

3.1 Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Farm proceeds in the reverse order of the installation.

1. The Solar Farm shall be disconnected from the utility power grid.
2. PV modules shall be disconnected, collected, and disposed at an approved solar module recycler or reused / resold on the market. Although the PV modules will not be cutting edge technology at the time of decommissioning, they are estimated to still produce 80% of the original electricity output at year 20 and add value for many years.
3. All aboveground and underground electrical interconnection and distribution cables shall be removed and disposed off-site by an approved facility.
4. Galvanized steel PV module support and racking system support posts shall be removed and disposed off-site by an approved facility.
5. Electrical and electronic devices, including transformers and inverters shall be removed and disposed off-site by an approved facility.
6. Concrete foundations shall be removed and disposed off-site by an approved facility.
7. Fencing shall be removed and will be disposed off-site by an approved facility.

3.2 Environmental Effects

Decommissioning activities, particularly the removal of project components could result in environmental effects similar to those of the construction phase. For example, there is the potential for disturbance (erosion/sedimentation/fuel spills) to adjacent watercourses or significant natural features. Mitigation measures similar to those employed during the construction phase of the Solar Farm will be implemented. These will remain in place until the site is stabilized in order to mitigate erosion and silt/sediment runoff and any impacts on the significant natural features or water bodies located adjacent to the Farm Site.

Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. There may be an increase in particulate matter (dust) in adjacent areas during the decommissioning phase. Decommissioning activities may lead to temporary elevated noise levels from heavy machinery and an increase in trips to the project location. Work will be undertaken during daylight hours and conform to any applicable restrictions.

3.3 Site Restoration

Through the decommissioning phase, the Farm Site will be restored to a state similar to its pre-construction condition.

All project components (discussed in **Table 1**) will be removed. Rehabilitated lands may be seeded with a low-growing species such as clover to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

3.4 Managing Materials and Waste

During the decommissioning phase a variety of excess materials and wastes (listed in **Table 1**) will be generated. Most of the materials used in a Solar Farm are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off-site at an appropriate facility. CIPRIANI ENERGY will establish policies and procedures to maximize recycling and reuse and will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

CIPRIANI ENERGY will be responsible for the logistics of collecting and recycling the PV modules and to minimize the potential for modules to be discarded in the municipal waste stream. Currently, some manufacturers and new companies are looking for ways to recycle and/or reuse solar modules when they have reached the end of their lifespan. Due to a recent increase in the use of solar energy technology, a large number of panels from a variety of projects will be nearing the end of their lifespan in 25 - 35 years. It is anticipated there will be more recycling options available for solar modules at that time. Cipriani Energy proposes to determine the best way of disposing of the solar modules using best management practices at the time of decommissioning.

Table 1: Management of Excess Materials and Waste

Material / Waste	Means of Managing Excess Materials and Waste
PV panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal and semiconductor materials will be separated and recycled.
Metal array mounting racks and steel supports	These materials will be recycled or disposed off-site at an approved facility.
Transformers and substation components	The small amount of oil from the transformers will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The step-up transformer and the inverter units will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Inverters, fans, fixtures	The metal components of the inverters, fans and fixtures will be disposed of or recycled, where possible. Remaining components will be Disposed of in accordance with the standards of the day.
Gravel (or other granular)	It is possible that the municipality may accept uncontaminated material without processing for use on local roads, however, for the purpose of this report it is assumed that the material will be removed from the project location by truck to a location where The aggregate can be processed for salvage. It will then be reused As fill for construction. It is not expected that any such material will be contaminated.
Geotextile fabric	It is assumed that during excavation of the aggregate, a large portion of the geotextile will be “picked up” and sorted out of The aggregate at the aggregate reprocessing site. Geotextile fabric that is remaining or large pieces that can be readily removed from the excavated aggregate will be disposed of off-site at an approved disposal facility.
Concrete inverter/transformer Foundations	Concrete foundations will be broken down and transported by certified and licensed contractor to a recycling or approved disposal facility.
Cables and wiring	The electrical line that connects the substation to the point of common coupling will be disconnected and disposed of at an approved facility. Support poles, if made of untreated wood, will be chipped for reuse. Associated electronic equipment (isolation switches, fuses, metering) will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

3.5 Decommissioning During Construction or Abandonment Before Maturity

In case of abandonment of the Solar Farm during construction or before its 35-year maturity, the same decommissioning procedures as for decommissioning after ceasing operation will be undertaken and the same decommissioning and restoration program will be honored, in as far as construction proceeded before abandonment. The Solar Farm will be dismantled, materials removed and disposed, the soil that was removed will be graded and the site restored to a state similar to its preconstruction condition.

3.6 Decommissioning Notification

Decommissioning activities may require the notification of stakeholders given the nature of the works at the Farm Site. The local municipality, in particular, will be notified prior to commencement of any decommissioning activities. Six months prior to decommissioning, Cipriani Energy will update their list of stakeholders and notify appropriate municipalities of decommissioning activities. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

3.7 Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of a Solar Farm will follow standards of the day. Cipriani Energy will ensure that any required permits are obtained prior to decommissioning.

This Decommissioning Report will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

4. Costs of Decommissioning

The costs below are the current estimated costs to decommission a Solar Farm per MWac, based on guidance from NYSERDA and estimates from the Massachusetts solar market, a mature solar market with experience decommissioning projects. **The values below should be multiplied by a value of 2.38 for this project.** The salvage values of valuable recyclable materials (aluminum, steel, copper, etc) are not factored into the below costs. The scrap value will be determined on current market rates at the time of salvage.

Tasks	Estimated Cost ($)
Remove Panels	$1,225
Remove Rack Wiring	$1,230
Dismantle Racks	$6,175
Remove and Load Electrical Equipment	$925
Break up Concrete Pads	$750
Remove Racks	$3,950
Remove Cable	$3,250
Remove Ground Screws and Power Poles	$6,925
Remove Fence	$2,425
Grading	$2,000
Seed Disturbed Areas	$125
Truck to Recycling Center	$1,125
Current Total	**$30,100**
Total After 35 Years (2.5% inflation rate)	**$69,691**

NY PVTN Decommissioning Fact Sheet.pdf

5. Decommissioning Bond

Prior to commissioning the Solar Farm, Cipriani Energy will obtain a decommissioning bond in the amount shown as "total after 35 years" in Paragraph 4, adjusted on a pro-rata basis for the estimated system size to guarantee that monies are available to perform the Farm decommissioning. Although Cipriani Energy intends to perform the decommissioning, unforeseen circumstances such Cipriani Energy selling the project to another party or Cipriani Energy going out of business are possible. The bond will remain available to any party performing the decommissioning such as a municipality or a landowner. Alternatively, where mutually acceptable to both parties, an escrow account may be established prior to commissioning.