



Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

April 25, 2015

Mr. Reynaldo Rodriguez
Red Toad, Inc.
215 New Gate Loop
Lake Mary, FL 32746



Mr. Rodriguez

At your request, I have considered the likely impact of a solar farm proposed to be constructed on a portion of a 750.90-acre tract of land located on the west side of Buffalo Road at Sullivan Road, near Selma, North Carolina. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will “maintain or enhance adjoining or contiguous property values” and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in North Carolina, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is Red Toad, Inc., represented to me by Mr. Reynaldo Rodriguez. My findings support the Conditional Use Permit application. The effective date of this consultation is April 25, 2015.

Proposed Use Description

The proposed solar farm will be located on a portion of a 750.90-acre tract of land located on the west side of Buffalo Road at Sullivan Road, near Selma, North Carolina.

Adjoining land is primarily a mix of agricultural and some residential uses, which is common for solar farms in North Carolina as shown later in this report.

The solar farm will consist of fixed solar panels that will generate no noise, no odor, and less traffic than a residential subdivision. The panels less than 12 feet in height and will be located behind a chain link fence.

I have considered adjoining uses and included a map to identify each parcel's location. The breakdown of those uses by acreage and number of parcels is summarized below.



Surrounding Uses

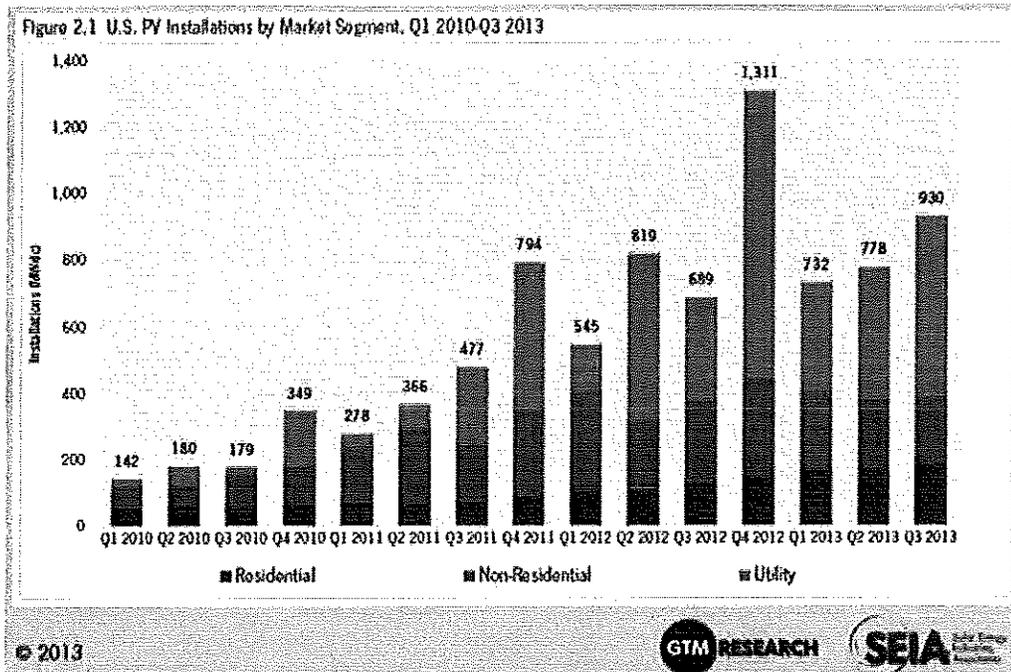
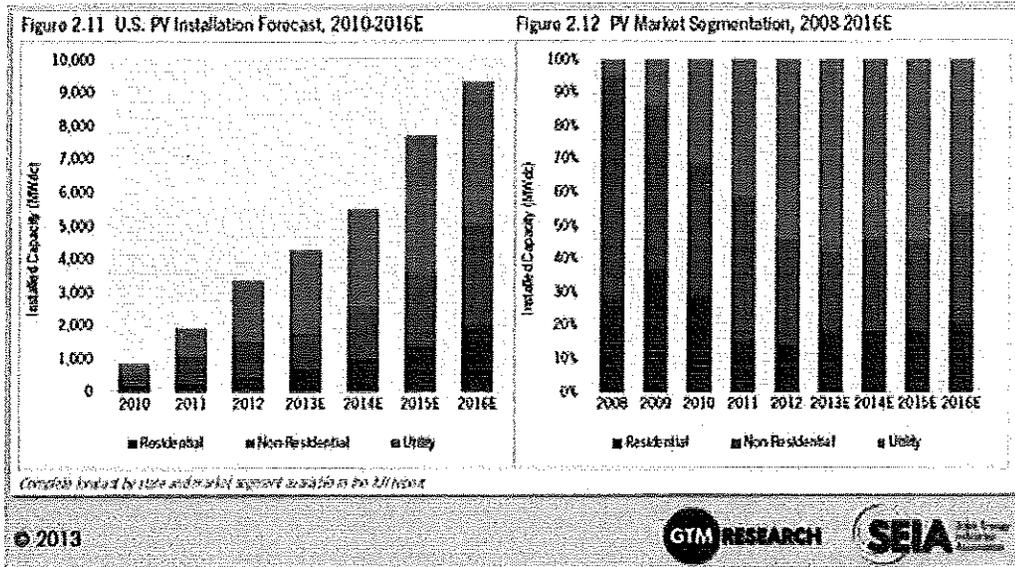
#	MAP ID	Owner	GIS Data		% Adjoining		Distance in Feet:
			Acres	Present Use	Acres	Parcels	Home to Panels
1	14L04003C	Frank Holding	100.460	Agricultural	42.75%	12.50%	N/A
2	14L07015	Blackman	0.760	Residential	0.32%	12.50%	N/A
3	14L07016G	Gray	1.010	Residential	0.43%	12.50%	N/A
4	14L07014	Pierce	1.000	Residential	0.43%	12.50%	266
5	14L07022	Lane	1.190	Residential	0.51%	12.50%	279
6	14L07023	Whiteman	17.860	Agricultural	7.60%	12.50%	N/A
7	14L07027	Roberts	21.000	Agricultural	8.94%	12.50%	N/A
8	14L07019	Holding	91.730	Agricultural	39.03%	12.50%	N/A
Total			235.010		100.00%	100.00%	273

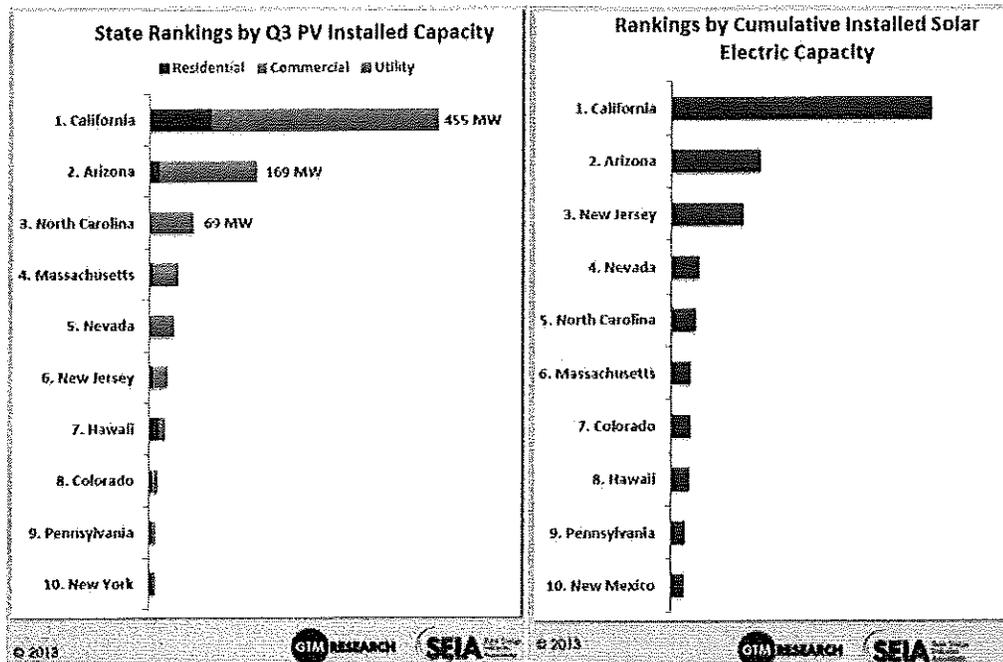
Adjoining Use Breakdown

	Acreege	Parcels
Residential	1.69%	50.00%
Agricultural	98.31%	50.00%
Total	100.00%	100.00%

I. Overview of Solar Farms Development in North Carolina

Across the nation the number of solar installations has dramatically increased over the last few years as changes in technology and the economy made these solar farms more feasible. The charts below show how this market has grown and is expected to continue to grow from 2010 to 2016. The U.S. Solar Market Insight Reports for 2010 and 2011 which is put out by the Solar Energy Industries Association note that 2010 was a “breakout” year for solar energy. The continued boom of solar power is shown in the steady growth. North Carolina was ranked as having the 3rd most active photovoltaic installed capacity in 2013.





As shown in the charts above, North Carolina ranked third in installed solar energy in the third quarter of 2013. North Carolina ranked fifth in installed solar energy in the United States.

II. Market Analysis of the Impact on Value from Solar Farms

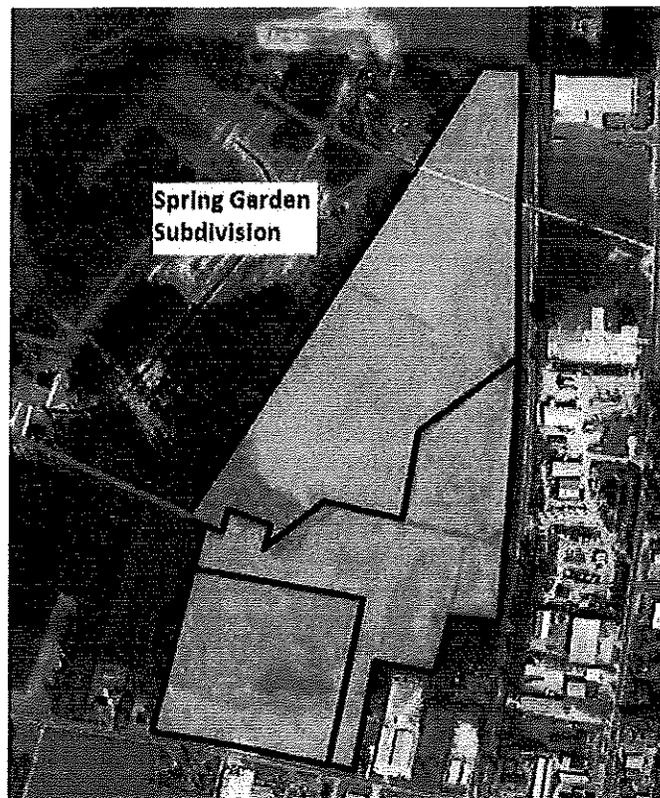
I have researched a number of solar farms in North Carolina to determine the impact of these facilities on the value of adjoining property. I have provided a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use. This breakdown is included in the Harmony of Use section of this report.

I also conducted a series of matched pair analyses. A matched pair analysis considers two similar properties with only one difference of note to determine whether or not that difference has any impact on value. Within the appraisal profession, matched pair analysis is a well-recognized method of measuring impact on value. In this case, I have considered residential properties adjoining a solar farm versus similar residential properties that do not adjoin a solar farm. I have also considered matched pairs of vacant residential and agricultural land.

As outlined in the discussion of each matched pair, I concluded from the data and my analysis that there has been no impact on sale price for residential, agricultural, or vacant residential land that adjoins the existing solar farms included in my study.

1. Matched Pair A – AM Best Solar Farm, Goldsboro, NC

This solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.



Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.

The homes that were marketed at Spring Garden are shown below.



Americana
SqFt: 3,194
Bed / Bath:
3 / 3.5

Price: \$237,900

[View Now >](#)



Washington
SqFt: 3,292
Bed / Bath:
4 / 3.5

Price: \$244,900

[View Now >](#)



Presidential
SqFt: 3,400
Bed / Bath:
5 / 3.5

Price: \$247,900

[View Now >](#)



Kennedy
SqFt: 3,494
Bed / Bath:
5 / 3

Price: \$249,900

[View Now >](#)



Virginia
SqFt: 3,449
Bed / Bath:
5 / 3

Price: \$259,900

[View Now >](#)

AM Best Solar Farm, Goldsboro, NC

Matched Pairs

As of Date: 9/3/2014

Adjoining Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600195570	Helm	0.76	Sep-13	\$250,000	2013	3,292	\$75.94	2 Story
3600195361	Leak	1.49	Sep-13	\$260,000	2013	3,652	\$71.19	2 Story
3600199891	McBrayer	2.24	Jul-14	\$250,000	2014	3,292	\$75.94	2 Story
3600198632	Foresman	1.13	Aug-14	\$253,000	2014	3,400	\$74.41	2 Story
3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3,453	\$73.85	2 Story
	Average	1.27		\$253,600	2013.4	3,418	\$74.27	
	Median	1.13		\$253,000	2013	3,400	\$74.41	

Adjoining Sales After Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
0	Feddersen	1.56	Feb-13	\$247,000	2012	3,427	\$72.07	Ranch
0	Gentry	1.42	Apr-13	\$245,000	2013	3,400	\$72.06	2 Story
	Average	1.49		\$246,000	2012.5	3,414	\$72.07	
	Median	1.49		\$246,000	2012.5	3,414	\$72.07	

Adjoining Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
	Average	1.59		\$219,000	2012	2,940	\$74.95	
	Median	1.59		\$219,000	2012	2,940	\$74.95	

Nearby Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
3600198928	Beckman	0.93	Mar-14	\$250,000	2014	3,292	\$75.94	2 Story
3600196965	Hough	0.81	Jun-14	\$224,000	2014	2,434	\$92.03	2 Story
3600193914	Preskitt	0.67	Jun-14	\$242,000	2014	2,825	\$85.66	2 Story
3600194813	Bordner	0.91	Apr-14	\$258,000	2014	3,511	\$73.48	2 Story
3601104147	Shaffer	0.73	Apr-14	\$255,000	2014	3,453	\$73.85	2 Story
	Average	0.91		\$246,000	2013.625	3,189	\$77.85	
	Median	0.92		\$249,000	2014	3,346	\$74.46	

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
	Average	1.07		\$232,750	2012	3,374	\$69.01	
	Median	1.14		\$233,000	2012	3,349	\$69.13	

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$253,600	\$253,000	\$246,000	\$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price/SF	\$74.27	\$74.41	\$77.85	\$74.46

Percentage Differences

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. This is similar to the discount you see in any market where there is a discount for buying larger volumes. So when you buy a 2 liter coke you pay less per ounce than if you buy a 16 oz. coke. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

AM Best Solar Farm, Goldsboro, NC



View of home in Spring Garden with solar farm located through the trees and panels visible.



View from vacant lot at Spring Garden with solar farm panels visible through trees.

2. Matched Pair B – White Cross Solar Farm, Chapel Hill, NC

A new solar farm was built at 2159 White Cross Road in Chapel Hill, Orange County in 2013. After construction, the owner of the underlying land sold the balance of the tract not encumbered by the solar farm in July 2013 for \$265,000 for 47.20 acres, or \$5,606 per acre. This land adjoins the solar farm to the south and was clear cut of timber around 10 years ago. I compared this purchase to a nearby transfer of 59.09 acres of timber land just south along White Cross Road that sold in November 2010 for \$361,000, or \$6,109 per acre. After purchase, this land was divided into three mini farm tracts of 12 to 20 acres each. These rates are very similar and the difference in price per acre is attributed to the timber value and not any impact of the solar farm.

Type	TAX ID	Owner	Acres	Date	Price	\$/Acre	Notes	Conf By
Adjoins Solar	9748336770	Haggerty	47.20	Jul-13	\$265,000	\$5,614	Clear cut	Betty Cross, broker
Not Near Solar	9747184527	Purcell	59.09	Nov-10	\$361,000	\$6,109	Wooded	Dickie Andrews, broker

The difference in price is attributed to the trees on the older sale.

No impact noted for the adjacency to a solar farm according to the broker.

I looked at a number of other nearby land sales without proximity to a solar farm for this matched pair, but this land sale required the least allowance for differences in size, utility and location.

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$5,614	\$5,614	\$6,109	\$6,109
Adjustment for Timber	\$500	\$500		
Adjusted	\$6,114	\$6,114	\$6,109	\$6,109
Tract Size	47.20	47.20	59.09	59.09

Percentage Differences

Median Price Per Acre	0%
-----------------------	----

This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

3. Matched Pair C – Wagstaff Farm, Roxboro, NC

This solar farm is located at the northeast corner of a 594-acre farm with approximately 30 acres of solar farm area. This solar farm was approved and constructed in 2013.

After approval, 18.82 acres were sold out of the parent tract to an adjoining owner to the south. This sale was at a similar price to nearby land to the east that sold in the same time from for the same price per acre as shown below.

Type	TAX ID	Owner	Acres	Present Use	Date Sold	Price	\$/AC
Adjoins Solar	0918-17-11-7960	Piedmont	18.82	Agricultural	8/19/2013	\$164,000	\$8,714
Not Near Solar	0918-00-75-9812 et al	Blackwell	14.88	Agricultural	12/27/2013	\$130,000	\$8,739

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$8,714	\$8,714	\$8,739	\$8,739
Tract Size	18.82	18.82	14.88	14.88

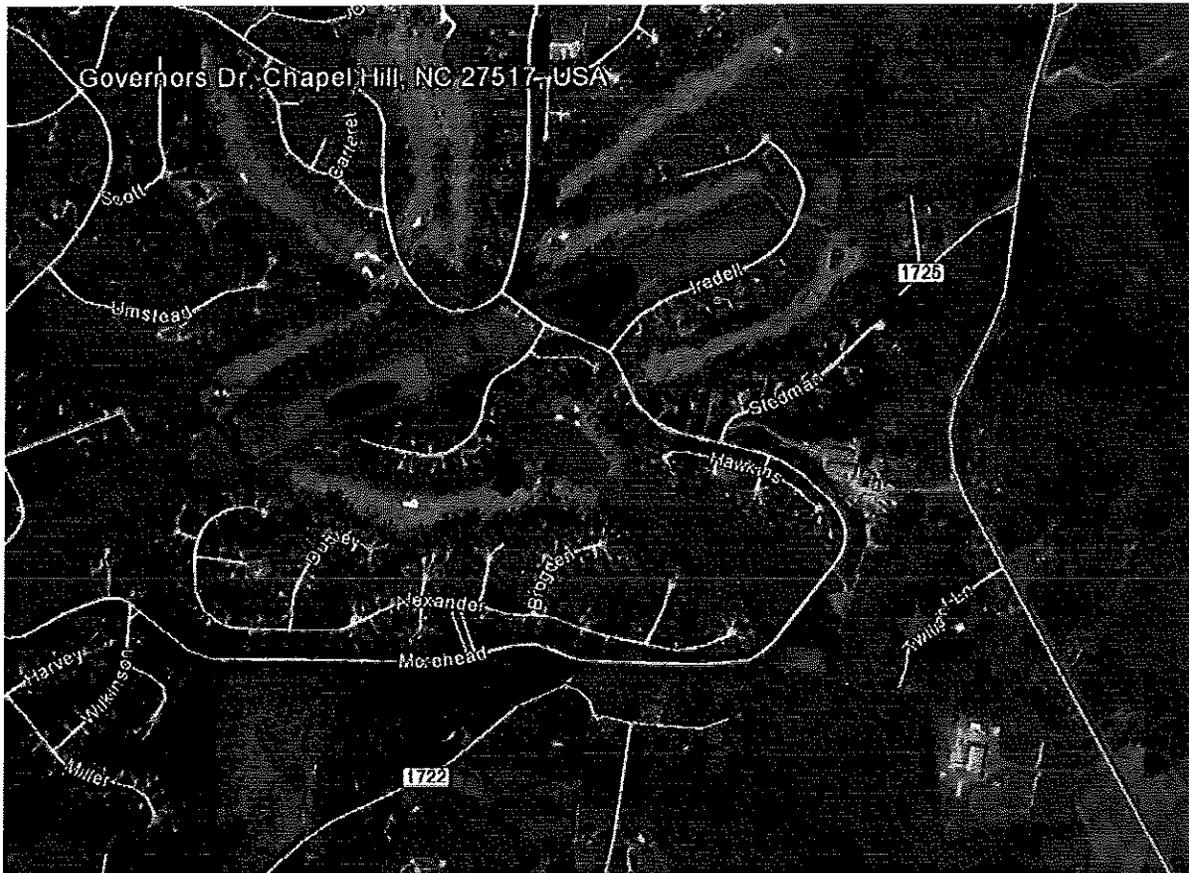
Percentage Differences

Median Price Per Acre	0%
-----------------------	----

This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

Harmony of Use/Compatibility of Use

I have visited over 40 solar farms and sites on which solar farms are proposed in North Carolina to determine what uses are compatible with a solar farm. The data I have collected and provide in this report strongly supports the compatibility of solar farms with adjoining agricultural and residential uses. While I have focused on adjoining uses, I note that there are many examples of solar farms being located within a quarter mile of residential developments, including such notable developments as Governor’s Club in Chapel Hill, which has a solar farm within a quarter mile as you can see on the following aerial map. Governor’s Club is a gated golf community with homes selling for \$300,000 to over \$2 million.



The subdivisions included in the matched pair analysis also show an acceptance of residential uses adjoining solar farms as a harmonious use.

Beyond these anecdotal references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining uses by total acreage.

Percentage By Adjoining Acreage								All Res	All Comm	
	Res	Ag	Res/AG	Park	Sub	Comm	Ind	Uses	Uses	
1	Goldsboro	35%	23%	0%	0%	3%	2%	37%	61%	39%
2	Willow Springs	8%	26%	66%	0%	0%	0%	0%	100%	0%
3	Kings Mtn	3%	12%	4%	0%	0%	0%	82%	18%	82%
4	White Cross	5%	51%	44%	0%	0%	0%	0%	100%	0%
5	Two Lines	3%	87%	8%	0%	3%	0%	0%	100%	0%
6	Strata	0%	0%	0%	100%	0%	0%	0%	100%	0%
7	Avery	13%	40%	47%	0%	0%	0%	0%	100%	0%
8	Mayberry	24%	51%	0%	0%	0%	4%	20%	76%	24%
9	Progress I	0%	45%	4%	0%	0%	0%	50%	50%	50%
10	Progress II	1%	99%	0%	0%	0%	0%	0%	100%	0%
11	Sandy Cross	0%	0%	100%	0%	0%	0%	0%	100%	0%
12	Baldenboro	18%	59%	22%	0%	0%	0%	0%	100%	0%
13	Dement	33%	40%	27%	0%	0%	0%	0%	100%	0%
14	Vale Farm	1%	13%	86%	0%	0%	0%	0%	100%	0%
15	Eastover	0%	0%	0%	0%	0%	0%	0%	0%	0%
16	Wagstaff	7%	89%	4%	0%	0%	0%	0%	100%	0%
17	Roxboro	1%	93%	5%	0%	0%	0%	1%	99%	1%
18	McCallum	5%	93%	1%	0%	0%	0%	0%	100%	0%
19	Vickers	21%	58%	13%	0%	0%	2%	6%	92%	8%
20	Stout	52%	38%	0%	0%	0%	0%	10%	90%	10%
21	Mille	0%	36%	45%	0%	0%	0%	18%	82%	18%
22	Sun Fish	19%	57%	23%	0%	0%	0%	0%	100%	0%
23	Freemont	0%	100%	0%	0%	0%	0%	0%	100%	0%
24	Yadkin 601	4%	45%	51%	0%	0%	0%	0%	100%	0%
25	Battleboro	2%	75%	23%	0%	0%	0%	0%	100%	0%
26	Greenville 2	1%	98%	0%	0%	1%	0%	0%	100%	0%
27	Parmele Farm	2%	86%	12%	0%	0%	0%	0%	100%	0%
28	Erwin	63%	9%	0%	0%	22%	2%	3%	94%	6%
29	Star Solar	6%	94%	0%	0%	0%	0%	0%	100%	0%
30	Morgans Corner N	29%	70%	0%	0%	1%	0%	0%	100%	0%
31	Morgans Corner S	16%	84%	0%	0%	0%	0%	0%	100%	0%
32	Whitakers	2%	94%	4%	0%	0%	0%	0%	100%	0%
33	Binks	15%	78%	6%	0%	0%	0%	0%	100%	0%
Average		12%	56%	18%	3%	1%	0%	7%	90%	7%
Median		5%	57%	4%	0%	0%	0%	0%	100%	0%
High		63%	100%	100%	100%	22%	4%	82%	100%	82%
Low		0%	0%	0%	0%	0%	0%	0%	0%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

I have also included a breakdown of each solar farm by number of adjoining parcels rather than acreage. Using both factors provides a more complete picture of the neighboring properties.

Percentage By Number of Parcels Adjoining								All Res	All Comm	
	Res	Ag	Res/AG	Park	Sub	Comm	Ind	Uses	Uses	
1	Goldsboro	47%	3%	0%	0%	3%	3%	43%	53%	47%
2	Willow Springs	42%	37%	21%	0%	0%	0%	0%	100%	0%
3	Kings Mtn	40%	30%	10%	0%	0%	0%	20%	80%	20%
4	White Cross	33%	20%	40%	0%	7%	0%	0%	100%	0%
5	Two Lines	38%	46%	8%	0%	8%	0%	0%	100%	0%
6	Strata	71%	0%	14%	14%	0%	0%	0%	100%	0%
7	Avery	50%	38%	13%	0%	0%	0%	0%	100%	0%
8	Mayberry	42%	8%	0%	0%	0%	25%	25%	50%	50%
9	Progress I	0%	50%	25%	0%	0%	0%	25%	75%	25%
10	Progress II	20%	80%	0%	0%	0%	0%	0%	100%	0%
11	Sandy Cross	17%	0%	83%	0%	0%	0%	0%	100%	0%
12	Bladenboro	62%	28%	7%	0%	3%	0%	0%	100%	0%
13	Dement	83%	6%	11%	0%	0%	0%	0%	100%	0%
14	Vale Farm	10%	20%	70%	0%	0%	0%	0%	100%	0%
15	Eastover	0%	0%	0%	0%	0%	0%	0%	0%	0%
16	Wagstaff	65%	30%	3%	0%	0%	0%	3%	98%	3%
17	Roxboro	33%	50%	8%	0%	0%	0%	8%	92%	8%
18	McCallum	77%	15%	4%	0%	0%	0%	4%	96%	4%
19	Vickers	47%	32%	5%	0%	0%	5%	11%	84%	16%
20	Stout	78%	6%	0%	0%	0%	0%	17%	83%	17%
21	Mile	0%	36%	45%	0%	0%	0%	18%	82%	18%
22	Sun Fish	78%	4%	17%	0%	0%	0%	0%	100%	0%
23	Freemont	14%	86%	0%	0%	0%	0%	0%	100%	0%
24	Yadkin 601	44%	28%	28%	0%	0%	0%	0%	100%	0%
25	Battleboro	53%	33%	7%	0%	7%	0%	0%	100%	0%
26	Greenville 2	38%	50%	0%	0%	13%	0%	0%	100%	0%
27	Parmele Farm	21%	68%	5%	0%	5%	0%	0%	100%	0%
28	Erwin	67%	5%	0%	0%	5%	19%	5%	76%	24%
29	Star Solar	38%	63%	0%	0%	0%	0%	0%	100%	0%
30	Morgans Corner N	71%	19%	0%	0%	5%	0%	5%	95%	5%
31	Morgans Corner S	69%	31%	0%	0%	0%	0%	0%	100%	0%
32	Whitakers	71%	24%	6%	0%	0%	0%	0%	100%	0%
33	Binks	90%	5%	5%	0%	0%	0%	0%	100%	0%
Average										
		46%	29%	13%	0%	2%	2%	6%	90%	7%
Median										
		44%	28%	6%	0%	0%	0%	0%	100%	0%
High										
		90%	86%	83%	14%	13%	25%	43%	100%	50%
Low										
		0%	0%	0%	0%	0%	0%	0%	0%	0%

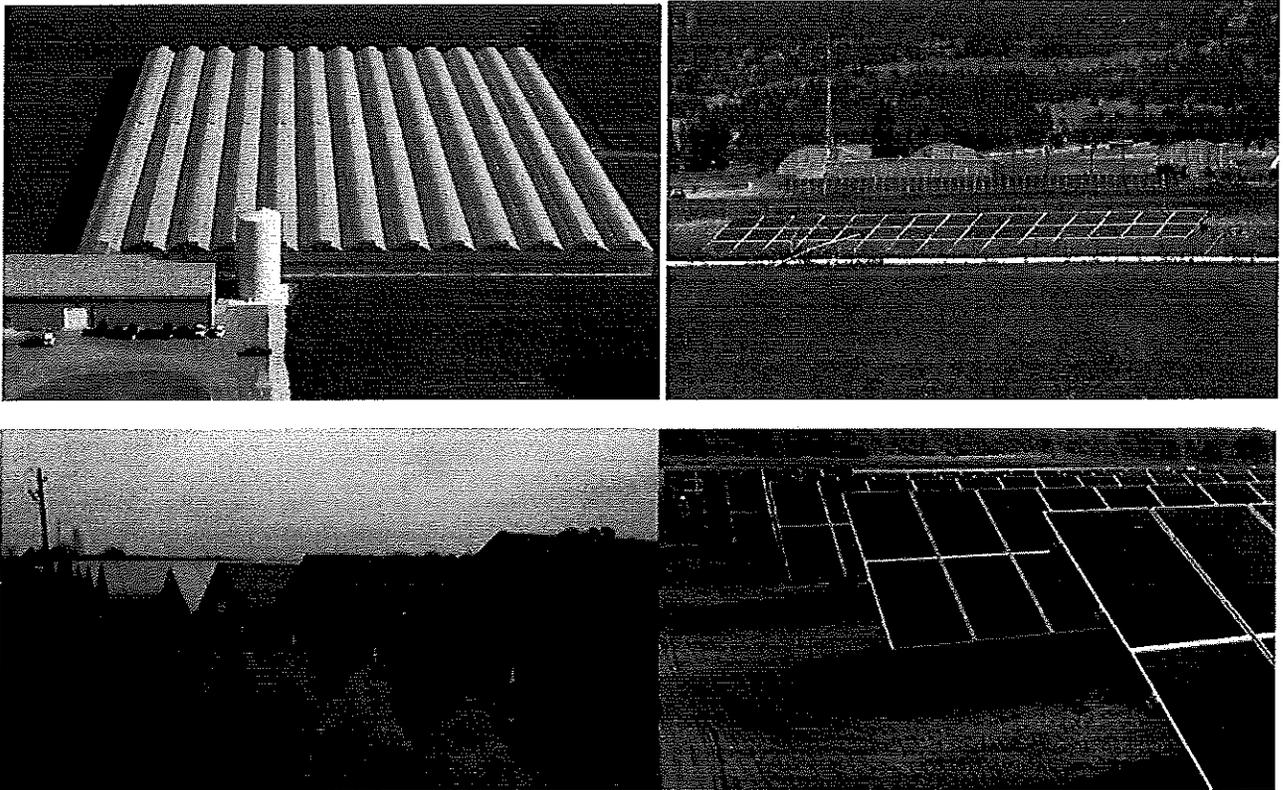
Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential use except for Progress I, which included an adjoining residential/agricultural use. These comparable solar farms clearly support a compatibility with adjoining residential uses along with agricultural uses.

III. Specific Factors on Harmony of Use

1. Appearance

Solar farm panels have no associated stigma at this time and in smaller collections are found in yards and roofs in many residential communities. Larger solar farms using fixed panels are a passive use of the land that is considered in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The fixed solar panels are all less than 12 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse or lower than a single story residential dwelling. This property could be developed with single family housing that would have a much greater visual impact on the surrounding area given that a two-story home with attic could be four times as high as these proposed panels. The panels will be located behind a chain link fence.

2. Noise

The proposed solar panels will be fixed and will not move to follow the sun. These are passive, fixed solar panels with no associated noise. The transformer reportedly has a hum that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make this hum inaudible from the adjoining properties.

There will be minimal onsite traffic generating additional noise.

The various solar farms that I have inspected were inaudible from the roadways. I heard nothing on any of these sites associated with the solar farm.

3. Odor

The solar panels give off no odor of which I am aware.

The various solar farms that I have inspected and identified in the addenda produced no noticeable odor off site.

4. Traffic

The solar farm will have no onsite employee's or staff. Maintenance of the site is minimal and relative to other potential uses of the site, such as a residential subdivision. The additional traffic on this site is insignificant.

5. Hazardous material

The solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development or even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known pending environmental impacts associated with the development and operation.

6. Conclusion

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will be in harmony with the area in which it is to be developed in Pasquotank County.

IV. Market Commentary

I have surveyed a number of builders, developers and investors regarding solar farms over the last year. I have received favorable feedback from a variety of sources; below are excerpts from my conversations with different clients or other real estate professionals.

I spoke with Betty Cross with Keller Williams Realty in Chapel Hill, who sold the tract of land adjoining the White Cross Road solar farm. She indicated that the solar farm was not considered a negative factor in marketing the property and that it had no impact on the final price paid for the land.

I spoke with Lynn Hayes a broker with Berkshire Hathaway who sold a home at the entrance to Pickards Mountain where the home exits onto the Pickard Mountain Eco Institute's small solar farm. This property is located in rural Orange County west of Chapel Hill. This home closed in January 2014 for \$735,000. According to Ms. Hayes the buyer was excited to be living near the Eco Institute and considered the solar farm to be a positive sign for the area. There are currently a number of 10 acre plus lots in Pickards Meadow behind this house with lots on the market for \$200,000 to \$250,000.

A new solar farm was built on Zion Church Road, Hickory at the Two Lines Solar Farm on the Punch property. After construction of the solar farm in 2013, an adjoining tract of land with 88.18 acres sold for \$250,000, or \$2,835 per acre. This was a highly irregular tract of land with significant tree cover between it and the solar farm. I have compared this to a current listing of 20.39 acres of land that is located southeast just a little ways from this solar farm. This land is on the market for \$69,000, or \$3,428 per acre. Generally, a smaller tract of land would be listed for more per acre. Considering a size adjustment of 5% per doubling in size, and a 10% discount for the likely drop in the closed price off of the asking price, I

derive an indicated value per acre of the smaller tract of \$2,777 per acre. This is very similar to the recently closed sale adjoining the solar farm, which further supports the matched pair analysis earlier in this report.

Rex Vick with Windjam Developers has a subdivision in Chatham County off Mt. Gilead Church Road known as The Hamptons. Home prices in The Hamptons start at \$600,000 with homes over \$1,000,000. Mr. Vick expressed interest in the possibility of including a solar farm section to the development as a possible additional marketing tool for the project.

Mr. Eddie Bacon, out of Apex North Carolina, has inherited a sizeable amount of family and agricultural land, and he has expressed interest in using a solar farm as a method of preserving the land for his children and grandchildren while still deriving a useful income from the property. He believes that solar panels would not in any way diminish the value for this adjoining land.

I spoke with Carolyn Craig, a Realtor in Kinston, North Carolina who is familiar with the Strata Solar Farms in the area. She noted that a solar farm in the area would be positive: "A solar farm is color coordinated and looks nice." "A solar farm is better than a turkey farm," which is allowed in that area. She would not expect a solar farm will have any impact on adjoining home prices in the area.

Mr. Michael Edwards, a broker and developer in Raleigh, indicated that a passive solar farm would be a great enhancement to adjoining property: "You never know what might be put on that land next door. There is no noise with a solar farm like there is with a new subdivision."

These are just excerpts I've noted in my conversations with different clients or other real estate participants that provided other thoughts on the subject that seemed applicable.

V. Conclusion

The matched pair analysis shows no impact in home values due to the adjacency to the solar farm as well as no impact to adjacent vacant residential or agricultural land. The solar farm at Pickards Mountain Eco Institute shows no impact on lot and home marketing nearby. The criteria for making downward adjustments on property values such as appearance, noise, odor, and traffic all indicate that a solar farm is a compatible use for a rural/residential transition area.

Similar solar farms have been approved adjoining agricultural uses and residential developments. The adjoining residential uses have included single family homes up to \$260,000 on lots as small as 0.74 acres. The solar farm at the Pickards Mountain Eco Institute adjoins a home that sold in January 2014 for \$735,000 and in proximity to lots being sold for \$200,000 to \$250,000 for homes over a million dollars. A recent sale in Chapel Hill adjoining a solar farm shows no impact. Clearly, adjoining agricultural uses are consistent with a solar farm.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will not substantially injure the value of adjoining or abutting property and that the proposed use is in harmony with the surrounding area.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

- ❖ The basic limitation of this and any appraisal is that the appraisal is an opinion of value, and is, therefore, not a guarantee that the property would sell at exactly the appraised value. The market price may differ from the market value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the market value. The market value, as defined herein, is an opinion of the probable price that is obtainable in a market free of abnormal influences.
- ❖ I do not assume any responsibility for the legal description provided or for matters pertaining to legal or title considerations. I assume that the title to the property is good and marketable unless otherwise stated.
- ❖ I am appraising the property as though free and clear of any and all liens or encumbrances unless otherwise stated.
- ❖ I assume that the property is under responsible ownership and competent property management.
- ❖ I believe the information furnished by others is reliable, but I give no warranty for its accuracy.
- ❖ I have made no survey or engineering study of the property and assume no responsibility for such matters. All engineering studies prepared by others are assumed to be correct. The plot plans, surveys, sketches and any other illustrative material in this report are included only to help the reader visualize the property. The illustrative material should not be considered to be scaled accurately for size.
- ❖ I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. I take no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.
- ❖ I assume that the property is in full compliance with all applicable federal, state, and local laws, including environmental regulations, unless the lack of compliance is stated, described, and considered in this appraisal report.
- ❖ I assume that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this appraisal report.
- ❖ I assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- ❖ I assume that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- ❖ I am not qualified to detect the presence of floodplain or wetlands. Any information presented in this report related to these characteristics is for this analysis only. The presence of floodplain or wetlands may affect the value of the property. If the presence of floodplain or wetlands is suspected the property owner would be advised to seek professional engineering assistance.
- ❖ For this appraisal, I assume that no hazardous substances or conditions are present in or on the property. Such substances or conditions could include but are not limited to asbestos, urea-formaldehyde foam insulation, polychlorinated biphenyls (PCBs), petroleum leakage or underground storage tanks, electromagnetic fields, or agricultural chemicals. I have no knowledge of any such materials or conditions unless otherwise stated. I make no claim of technical knowledge with regard to testing for or identifying such hazardous materials or conditions. The presence of such materials, substances or conditions could affect the value of the property. However, the values estimated in this report are predicated on the assumption that there are no such materials or conditions in, on or in close enough proximity to the property to cause a loss in value. The client is urged to retain an expert in this field, if desired.
- ❖ Unless otherwise stated in this report the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the

Americans with Disabilities Act (effective 1/26/92). The presence of architectural and/or communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

- ❖ Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- ❖ Possession of this report, or a copy thereof, does not carry with it the right of publication.
- ❖ I have no obligation, by reason of this appraisal, to give further consultation or testimony or to be in attendance in court with reference to the property in question unless further arrangements have been made regarding compensation to Kirkland Appraisals, LLC.
- ❖ Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of Kirkland Appraisals, LLC, and then only with proper qualifications.
- ❖ Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
- ❖ Any income and expenses estimated in this report are for the purposes of this analysis only and should not be considered predictions of future operating results.
- ❖ This report is not intended to include an estimate of any personal property contained in or on the property, unless otherwise stated.
- ❖ This report is subject to the Code of Professional Ethics of the Appraisal Institute and complies with the requirements of the State of North Carolina for State Certified General Appraisers. This report is subject to the certification, definitions, and assumptions and limiting conditions set forth herein.
- ❖ The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- ❖ This is a Real Property Appraisal Consulting Assignment.

Certification – Richard C. Kirkland, Jr., MAI

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have not appraised this property within the last three years.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Mobile (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

PROFESSIONAL EXPERIENCE

Kirkland Appraisals, LLC, Raleigh, N.C. Commercial appraiser	2003 – Present
Hester & Company, Raleigh, N.C. Commercial appraiser	1996 – 2003

PROFESSIONAL AFFILIATIONS

MAI (Member, Appraisal Institute) designation #11796	2001
NC State Certified General Appraiser # A4359	1999

EDUCATION

Bachelor of Arts in English, University of North Carolina, Chapel Hill	1993
--	------

CONTINUING EDUCATION:

Business Practices and Ethics	2014
Online Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios; Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days - General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1999
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

PV SYSTEM DESCRIPTION

The system features eleven thousand two hundred (11,200) polycrystalline modules 250 Wp of Power. The total capacity of the system is 2.8 MW DC. The modules are tilted 25 degrees and they are facing true South (Az 180 degrees). Main specifications of the p-modules are listed below:

Peak Power: 250 Wp
Dimensions (L x W x D): (64.6 x 39.6 x 1.57) in
Weight: 64 lbs

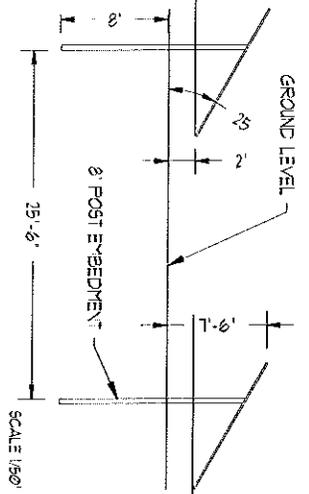
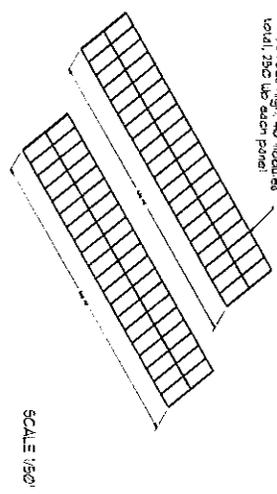
The system is arranged in two hundred and eighty (280) structures of two (2) rows of twenty (20) modules, with a total of forty (40) modules per structure. These modules are divided in five hundred and sixty (560) strings of twenty (20) modules each. The strings are distributed among ten (10) combiner boxes of 56 strings each which feed two (2) 1 MW AC inverters. The inverters are placed in a power station in the middle of the site containing two (2) inverters, one (1) pad mounted transformer, protection switchgear and the SCADA for the remote monitoring. The total power of the PV system is 194 kWac and 2.8 MWdc.

Number of Modules: 11,200
Power: 194 kWac
Site Area: 15 Acres

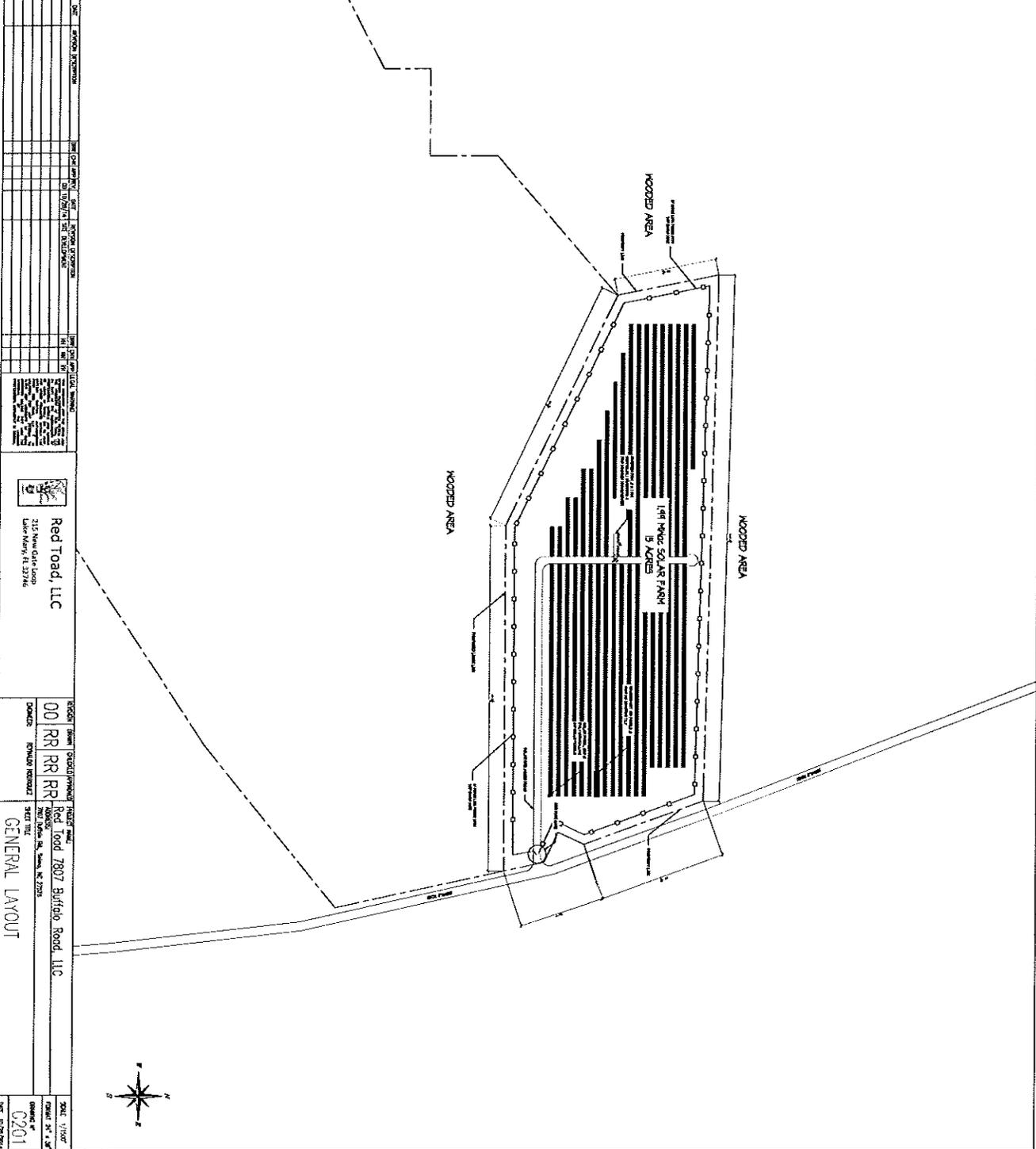
Notes:

- 1 - Site roads are at least 16' wide
- 2 - Site maximum slope is 2%
- 3 - Property perimeter fence will be 25' from property line to allow a landscape buffer.
- 4 - Interconnection line runs east to west on the north side of the property.

Each rack has 20 modules in a row, 7 rows high, 40 modules total, 250 Wp each panel.



REV	DATE	DESCRIPTION	BY	CHK
1		ISSUED FOR PERMIT		
2		REVISED PER COMMENTS		
3		REVISED PER COMMENTS		
4		REVISED PER COMMENTS		
5		REVISED PER COMMENTS		
6		REVISED PER COMMENTS		
7		REVISED PER COMMENTS		
8		REVISED PER COMMENTS		
9		REVISED PER COMMENTS		
10		REVISED PER COMMENTS		
11		REVISED PER COMMENTS		
12		REVISED PER COMMENTS		
13		REVISED PER COMMENTS		
14		REVISED PER COMMENTS		
15		REVISED PER COMMENTS		
16		REVISED PER COMMENTS		
17		REVISED PER COMMENTS		
18		REVISED PER COMMENTS		
19		REVISED PER COMMENTS		
20		REVISED PER COMMENTS		



Red Toad, LLC
215 Main Street
Lake Mary, FL 32746

PROJECT NAME: (SOLID) PV SOLAR FARM
OWNER: Red Toad, LLC
215 Main Street, Lake Mary, FL 32746
PROJECT NO: 0201
GENERAL LAYOUT

SCALE: 1/500
DATE: 6/11/15
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: 0201
SHEET NO: 0201



Red Toad, Inc.

Decommissioning Plan

Decommission Plan for Red Toad 7807 Buffalo Road. LLC

Date: April 22, 2015

Prepared and Submitted by Red Toad 7807 Buffalo Road. LLC

As requested required by the Town of Selma NC as a condition of the Special Use Permit, Red Toad 7807 Buffalo Road, LLC presents the decommissioning plan.

Decommissioning will occur as a result of any of the following conditions:

1. The land lease ends
2. The system does not produce power for 12 months
3. The system is damaged and will not be repaired or replaced

The operator of the facility will do the following as a minimum to decommission the project.

1. Remove all non-utility owned equipment, conduits, structures, and foundations to a depth of at least three feet below grade.
2. Remove all graveled areas, access roads and fencing unless the owner of the leased real estate requests in writing for it to stay in place.
3. Restore the land to its condition before the solar farm development.

All said removal and decommissioning shall occur within 12 months of the facility ceasing to produce power for sale.

The operator of the farm, currently Red Toad 7807 Buffalo Road, LLC, is responsible for this decommissioning. The land lease shall run for 15 years beginning at the system commercial operation date with three optional 5 year extensions.

This plan may be modified from time to time with Town/County planning staff approval. Any updates will be submitted to the Town of Selma NC by the party responsible for decommissioning.

Signature: _____

Date: April 22, 2015

For: Reynaldo Rodriguez

Title: Managing Member



Letter of Intent to Lease Land (Amendment)

We are pleased to submit this Amendment to the Letter of Intent to you in connection with the lease of certain land located at 7807 Buffalo Rd. Selma, NC 27576 owned by Roberts & Wellons.

We are interested in installing an approximately 2 megawatt AC ("MW") solar energy system and we would insure and maintain such system with no cost or liability to you. The terms contained herein are not comprehensive and we expect that additional terms, including insurance coverage, reasonable warranties and representations, will be incorporated into a formal ground lease agreement (the "Formal Agreement"). The basic terms are as follows:

1. Lessee: The Lessee shall be Red Toad 7807 Buffalo Road, LLC, which installs and operates photovoltaic ("PV") generating facilities.
2. Lessor: The Lessors shall be Roberts & Wellons, see owners above.
3. Premises. The premises which is the subject of this Letter of Intent is the 15 acres towards the rear of the property, as delineated in Exhibit 1, NCPIN 260700-20-3265.
4. Use of Premises. The Lessor hereby acknowledges and agrees that the Lessee intends to install and operate a ground mount photovoltaic generating facility at the property. Lessor acknowledges and agrees Lessee will install an 8' perimeter fence around the lease area to secure the improvements and the Lessor will be able to utilize the remaining land not used by the Lessee's facility. Lessee shall notify Lessor of the specific area of the property that shall be utilized for placement of the solar system on or before December 30, 2014.
5. Rent. During the term of the Lease, the Lessee shall pay to the Lessor annual rent in the amount of \$750 per utilized acre, with rent commencing at the start of construction on site. The rent shall be subject to a 1.5% escalator every 3 years. Any additional real estate taxes incurred that are solely related to the solar system shall be paid by Lessee. Any roll-back taxes shall be paid by Lessee capped at \$3,000.
6. Term. The term of this lease shall be for a period of fifteen (15) years beginning on the Operational Date of the solar system. Each such term may be extended, at the option of the Lessee, for up to three five year extension terms.
7. Condition Precedent. The obligation of the Lessee to enter into the Ground will be subject to the approval of the final agreement of project details between Lessee and Lessor, the Town, County of Johnston, owners being vested with marketable fee simple title sufficient to grant to Lessee the easements and leasehold rights described herein without encumbrance and approval by Duke Progress Energy of the solar application and associated interconnection studies. Within thirty (30) business days from the Lessee's receipt of notification of application the Lessee and the Lessor shall work towards executing the Ground Lease and Easement Agreement.
8. Binding Obligation. It is intended that this Letter of Intent shall be subject to the condition

precedent set forth in Paragraph 7 above, constitute a binding obligation between the Lessor and the Lessee. At such time as the condition precedent set forth in Paragraph 7 above has been satisfied, Lessor and Lessee shall complete the Ground Lease.

9. Confidentiality: All negotiations regarding the Ground Lease will be confidential and will not be disclosed to anyone other than respective advisors and internal staff of the parties. No press or other publicity release will be issued to the general public concerning the proposed Lease Agreement.

10. Exclusive Opportunity. Following the execution of this Letter of Intent, the Lessor will not offer the Premises for lease or sale to any other party until the time herein provided for the execution and/or settlement of the formal Ground Lease has expired.

11. Acceptance: If you are agreeable to the foregoing terms, please sign and return a duplicate copy of this Letter of Intent (which may be executed in counterparts, each of which shall be deemed an original) by no later than August 15, 2014. This LOI shall expire on August 15, 2015, unless otherwise extended and agreed upon by both parties in writing. The LOI may be further extended upon mutual agreement.

Sincerely,

AGREED AND ACCEPTED:


By: Reynaldo Rodriguez Alan Welton

Printed Name:

Date: 11/11/2014


By: Reynaldo Rodriguez
Printed Name: Reynaldo Rodriguez
Date: 11/11/2014



Findings of fact:

1. For the property located at 7807 Buffalo Road, in regard to the specific conditions required by the Town of Selma ordinance, the applicant states the following:
 - 1) As indicated on the Solar Impact Study, submitted into Evidence as Exhibit A, the panels installed on the mounting system will not exceed 20 feet in height, with the actual height being closer to 12 feet (SIS, Exhibit A)
 - 2) As shown on the Site Plan, which has been submitted into Evidence as Exhibit B, you can see the location of the solar panels, the inverter pad, and the solar farm access roads. The panels are back 45 feet from the lease line of the property, with a 20 foot planting buffer, in which 5 small evergreen trees and 5 small evergreen bushes will be planted for every 100 linear feet. A 6-foot chain link fence will exist inside of the 20 foot planting buffer and the solar panels will be set back 25 additional feet from the fencing.
 - 3) Also, all buildings or structures will be removed from the leased area of the property prior to the beginning of construction of the solar farm.
 - 4) The only parking required for the site is for the cleaning of the panels, which will occur about once every six months, or the occasional maintenance of the panels. The site access roads will provide more than enough parking for the semi-annual cleaning and any required maintenance.
 - 5) As far as solar access easements, at this time, the applicant does not foresee the necessity for any.
 - 6) The proposed interconnection point with Duke Energy is located at the main entrance to the property, which is also where the disconnect switch will be located.
 - 7) The only additional structure that will be constructed will be the required housing for the 2 inverters and the mounted transformer, which will be located in the middle of the facility.
 - 8) The area of impervious surfaces is only 400 square feet, which is composed of two 20 foot by 10 foot slabs that will hold the required housing for the inverters and the mounted transformer.

- 9) As I mentioned before, shown on the Site Plan, Exhibit B, the solar farm will be fully screened from adjoining property with an evergreen buffer capable of reaching a height of 10 feet within three years of planting and at least 75 % opacity at the time of planting.
- 10) There is no outdoor lighting proposed for the solar farm.
- 11) All wiring for the system will be underground with the exception of the interconnection point.
- 12) The solar panels will be mounted on the racks according to manufacturer specifications and the mounting structure, which is a fixed structure, will be comprised of materials approved by the manufacturer that are able to fully support the system components and withstand adverse weather conditions. The mounting structures will be spaced apart at the distance recommended by the manufacturer to ensure safety and maximum efficiency. The solar panels will only be mounted on these racks. Not on any other structure.
- 13) Applicant will comply with the restrictions on signage at the solar farm.
- 14) In regard to the removal plan, submitted into Evidence as Exhibit C, decommissioning will occur if any of the following conditions occur:
 - a) The land lease ends
 - b) The system does not produce power for 12 months or
 - c) The system is damaged and will not be repaired or replaced.

If any of these conditions occur, the applicant will remove:

- a) All non-utility owned equipment to a depth of at least three feet below grade;
 - b) All graveled areas, access roads and fencing, unless the owner of the land requests in writing for it to stay in place;
 - c) And will restore the land to the condition it was in before the solar farm development project.
- 15) A copy of the proposed Letter of Intent To Lease between the applicant and the owner of the property has been submitted into Evidence as Exhibit D.

- 16) The applicant has applied for, but not yet obtained Conditional Approval from Duke Energy. We are currently in the study process and expect to have approval within the next 60 days.
 - 17) The farm and components will meet all requirements of the NC State Building Code, in addition to complying with the current edition of the National Electric Code, UL listed, will be NEC compliant, and are designed with an anti-reflective coating.
 - 18) As I stated earlier, the electrical disconnect switch will be at the proposed Interconnection Point, described in the Notes section of the Site Plan, Exhibit B, which is where the utility meter will be located.
 - 19) The inverter noise level, measured at the property line, will not exceed 40dBA and in actuality will be practically silent at the property line, as indicated in the Solar Impact Study, Exhibit A. (13,SIS, Exhibit A).
2. In regard to the requirement that the access roads or entrance and exit drives are or will be sufficient in size and properly located to ensure automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or other emergency, applicant states that:
 - a. The Access roads will conform to all applicable regulations to ensure minimum impact on traffic conditions and easy emergency inbound and outbound traffic.
 - b. The proposed access roads into the facility are shown on the site plan, Exhibit B, and with the exception of the construction period, will only be used for the occasional cleaning and maintenance of the solar panel equipment.
 - c. As indicated in the Solar Impact Study, Exhibit A, (14,SIS, Exhibit A) the farm will have no on-site employees or staff and the additional traffic incurred as a result of this project is insignificant.
 3. In regard to whether the necessary public and private facilities and services will be adequate to handle the proposed use, applicant states that:
 - a. With the exception of the interconnection point that will be provided by the utility company, the necessary public and private facilities that are required to adequately handle the needs of the solar farm facility are already in place.
 - b. In fact, with the exception of the utility company interconnection, the only services that are required will be the supply of a small amount of water for

usage in cleaning the solar panel structures twice a year, as well as any possible irrigation of the planting buffer required to be installed by the applicant.

4. In regard to whether the location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways will not impair the integrity or character of adjoining properties and the general area and minimize adverse impacts to public health, safety, and general welfare, applicant states the following:

The landscape of the property will be regularly maintained, and as shown on the comparison of the three matched pairs in the Solar Impact Study, Exhibit A, (5-9,SIS, Exhibit A), the facility has no impact on the integrity of adjacent properties. Also as indicated in Exhibit A, (10-14,SIS, Exhibit A) in the section regarding Harmony & Compatibility of Use, the proposed use is compatible with the area's mostly agricultural zoning, as it preserves green space from more aggressive forms of development. In addition, the proposed use is even compatible with the residential environment. (14-15, SIS, Exhibit A) As shown in the Solar Impact Study, the Solar Farm is often considered a plus for the residential development community, and in no way does it diminish the value or the attractiveness for residential development. Furthermore, the land can be returned to its original use with no need for ecological cleaning once the lease is up. The facility is fenced and will pose no risk to public health, safety or general welfare.

5. In regard to whether the use or development conforms to general plans for the physical development of the Town's planning jurisdiction, as embodied in this chapter, the Town's land use plan, or other development policies, as adopted by the Town Council, applicant states as follows:

The proposed use is permitted and regulated by the Town's ordinances and it is not at odds with its land use plan. The site is located in an existing industrial-agricultural area, which is centered almost entirely on energy production and distribution.

Attorney Chip Hewett:

Before you proceed just to avoid some confusion, because it is such a larger tract, Exhibit B is the actual site plan with 15 acres.

Attorney Kirkland Odom:

That's correct. Mr. Rodriguez if you would like to come up at this point, that would be great.

Mr. Rodriguez, you've reviewed the findings of fact that I just submitted to the Town Council in detail with me, and I would like for you at this time to confirm that everything that I just submitted in Exhibit form is correct.

Reynaldo Rodriguez:

It is correct.

Attorney Kirkland Odom:

If you have any further questions of Mr. Rodriguez or Mr. Wellons, there are here to answer anything that you may have.

Councilmember William Overby:

I do. I'd like to have a little more discussion on the cemetery.

Attorney Allen Wellons:

I'm Allen Wellons, President of Roberts & Wellons, Inc. On this particular parcel, it's on the same side. We had previously talked with the surveyor that we need to back-up 100 feet off the road frontage, where the parcel will begin. That takes in a buffer around that cemetery. That cemetery is shown on the Exhibit. It was one that was found by the Heritage Center. He said that there were no active graves there, but there are some grave sites. We've got names of the people that are there. We've had a couple of celebrations. One was found because of the cemeteries that the Johnston County Heritage Center has found and started mapping. That is why we are going to have it 100 feet off the center line. That will be protected.

Councilmember William Overby:

I'm just curious because it is an old cemetery. I want to make sure there is nothing 100 feet off with strays that have not been marked.

Attorney Allen Wellons:

We have gone through, marked it, and put corners on the cemetery where the gravesites are, and put in grave stones that were not there before. Having it 100 feet off will protect that. These is also a dwelling there that protects that too.

Councilmember William Overby:

I understand that you've taken every precaution you can for the graveyard. I'm just looking at a little different. Suppose you when you get started, you run into one, would you move it in deeper?

Attorney Allen Wellons:

We would move it in deeper. We would protect the integrity of the graves, and it is protected. We have cleared it out; it was overgrown. We found that cemetery.

Attorney Chip Hewett:

Let me help there. The state law requires that. There is actually a statute that even though they didn't know it existed, if they find it, they have got to maintain it, protect and preserve it, and try to find out who is there.

Attorney Allen Wellons:

And give them a right to get to it. This property, a lot of it has been in conservation reserve. In fact, I talked with the people at the conservation reserve, and told them what I plan to do here. They agreed this would be as good or better than the conservation plats we've already got there. We are trying to bring back quail, and this is a good thing for quail.

Councilmember William Overby:

To my knowledge, all the residences are across the street in front of it.

Attorney Allen Wellons:

It is.

Councilmember William Overby:

There is none behind it?

Attorney Allen Wellons:

Not within a thousand acres. This land has been used for fox hunting. I've planted about a hundred acres of long-leaf pine. Brought back wild turkey. We've good food plots scattered around. There is also a sign on there that recognizes the tree farmer of the year that would be me. I take my grandchildren out there a lot. That's what the purpose of the property is for my lifetime is conservation.

Reynaldo Rodriguez:

Just want to add what Mr. Wellons said. This is a perfect example of how a solar farm can co-exist with an existing habitat in the area.

The drawings we have are not final. If we need to move it further away from the graveyard, we have no problems doing that.

William Pierce, 7780 Buffalo Road, Selma, N.C.:

Thank you for this opportunity. I live with my wife directly across the street from where this is going to be. To be honest when I came in here, I had an open mind. I wasn't sure really until I sat down to see if I was going to be for or against this. I am all for solar power. I think that is the right way to go. I've heard a few things here that have swayed me to say against. As you sir said that the growth of Selma will be going in a northern direction, and that's where this is. Also hearing that my property value will go up. If I can look out my front window, just past the graveyard and see a chain-linked fence with barbed wire. I am not sure I agree with that. I was not part of that study. I have a different opinion to that. Like I said, I'm all for solar power. A lot of people would say, not in my backyard, in my case, it is in my front yard. We bought this property. We've worked on that house quite a bit. We like this area. As Mr. Wellons said we could look out and see deer, we've seen fox, we've seen quite a bit of wildlife. It's very much going to change how I feel about my house when I look out and chain-linked and barbed wire. I understand there will be a buffer. I'm hoping this buffer was going to keep me from being able seeing that. If you judge favorably on this, I hope you take it in consideration. Like I said, it affects me and my wife and my house. We are hoping it is going to be environmentally neutral, and I'm not going to be able to see it. But other than that, I'm all for it. Doing something like this is for the general good, but not in my front yard.

Attorney Allen Wellons:

Attorney Wellons asked Mr. Pierce if he was directly across from the corner.

William Pierce:

Right in the corner of Sullivan and Buffalo.

Attorney Allen Wellons:

The vegetation is supposed to reach 10 feet of growth within three years. You should not be able to see it. I also have a little house on that pond. From what they tell me, it is not going to be a detraction. Maybe in the first year when they are building it, but in the long term, it should be blended in with the rest of the environment. That's why I have that little house on the pond.

Mayor Cheryl Oliver:

Is the reasoning for the evergreens and small shrubs so that the shrubs would fill-in where the trunk of the evergreens are so that it truly is blocked? Is that the idea?

Attorney Allen Wellons:

There are going to be pines. There will be trees all around except for the front. That's why we're putting that front off 100 feet. There will be vegetation in front of where that fence is.

Attorney Chip Hewett:

If I may in the record, it has photographs from Spring Gardens, which is a subdivision and I think it is a hundred foot. Is the plan consistent with the Spring Garden photographs? It is hard to see the solar panels from those pictures. They are concealed by the vegetation. So, it would be consistent with that.

Councilmember Eric Sellers:

I want to see the footprint.

Attorney Chip Hewett:

Ms. Maybee, identify for the record the supplemental map showing the footprint of the location, identified as Exhibit F and being received into evidence.

PROJECT NAME:
RED TOAD 7807 BUFFALO ROAD
7807 BUFFALO RD, SELMA, 27576 NC

AC POWER:
1.99 MWAC

RED TOAD, LLC

215 NEW GATE LOOP
LAKE MARY, FL 32746
phone: (407) 620-6206



TABLE OF CONTENTS

- G101 - COVER SHEET
- G201 - GENERAL LAYOUT
- S101 - TYPICAL ARRAY
- E101 - POWER STATION SINGLE LINE

SITE LOCATION



SCALE	1" = 20'
DATE	06/11/15
PROJECT	Red Toad 7807 Buffalo Road, LLC
OWNER	Red Toad, LLC
DESIGNER	Red Toad, LLC
PROJECT NO.	00 RR RR RR
SHEET NO.	01
TOTAL SHEETS	01
DATE	06/11/15

Red Toad, LLC
215 New Gate Loop
Lake Mary, FL 32746

COVER SHEET
EXHIBIT F

Mayor Cheryl Oliver:

Ms. Maybee, while you're there, buffering is really important. I want to let Mr. Pierce know that we take it seriously too. Again, this is a growth area for Selma. We want that buffering as well. Question for you. I believe the plants have to go in at seven feet and grow to ten feet within three years. What if they don't?

Planning Director Julie Maybee:

Then they have not adhered to the condition of the special use permit. That is a voidance right there. The Planning Board also could request more buffering if they felt it would be appropriate. That's why before this system becomes operational, that the buffering be in place, and the species that are being planted are capable of reaching a height of ten feet in three years. Some trees grow faster. It will all depend on the species and the height that it will grow. What they are proposing is evergreen trees. They are going to have to be ten feet in height in three years. That will be something that staff would have to monitor with all the solar farm sites to make sure buffering is being maintained, that the trees are not dying. It needs to be in place before the system becomes operational.

Based on the evidence that being presented this evening, and the documents that have been provided, and the fact about the cemetery matter being addressed and it being off-set, that staff recommends approval contingent upon a driveway permit being obtained from NCDOT, receipt of a more detailed site plan, what is going to be planted in the buffer area, that the buffer area be in place before the system becomes operational, and that it be maintained, also the grass and weeds on site are not to exceed ten inches in height. That is staff's recommendation.

A motion was made by Councilmember Eric Sellers and seconded by Councilmember William Overby to close the public hearing. Motion carried unanimously. 2:07 p.m.

Mayor Oliver stated that this is a growth area as well as a conservation area, which seems to preclude any residential development. She said that it seems this area was a little different than the other areas that have been discussed.

Attorney Wellons stated that the Conservation Reserve (CRP) is temporary. He said the Holding Farm above that put in a lot of permanent conservation easements, but those easements run along the water lines. Mr. Wellons stated that the whole area would eventually be developed, but it would be a couple of generations

down. He said that there was not a permanent conservation easement there. He said that they were temporary easements that could be renewed after ten years. Attorney Wellons stated that it would eventually be developed, but it would not be in his lifetime. He said that it would be developed in a conservation wise way of developing. Attorney Wellons stated that the property has not been committed to not be developed.

Councilmember Eric Sellers asked how long the lease was for.

Attorney Wellons stated that it was a 15, 5, and 5 lease. He said that we were not be the best place to have solar power. He said these would work as long as we have the state giving tax grants. Attorney Wellons stated that once they were in and they get the tax grants, it is going to stay there. He said that it was going to be generational. Attorney Wellons stated that once it comes out, it would be removed.

Councilmember Sellers asked Mr. Pierce if the solar farm was not visible from his home would have an issue.

Mr. Pierce stated that was his and his wife's main concern. He said that if it was not visible from his property, he would not have a problem.

Attorney Hewett stated that they get to set the conditions for the SUP. He said the issue is buffering and visibility. Attorney Hewett recommended having it said in the SUP that upon completion that it is not visible from the roadway, or however they want to handle. He said it could be put in the SUP. Attorney Hewett stated that after stating that, it is going to be a matter of interpretation.

Councilmember Sellers stated that he would like that language included and asked Attorney Wellons if he had an issue with that.

Attorney Wellons stated that he did not have an issue.

Councilmember William Overby stated that wanted to make sure that Mr. Williams had a way to complain, which would be the through the Town's Planner, if he needed to.

Attorney Hewett asked for a motion from Council to consider the extraneous comments of Attorney Wellons and Mr. Pierce to receive their comments into the record.

A motion was made by Councilmember William Overby and seconded by Mayor Pro-Tem Jackie Lacy to include the extraneous comments of Attorney Wellons and Mr. William Pierce into the Town's record. Motion carried unanimously.

Mayor Oliver stated that before Council was a request for a solar farm as a special use permit at 7807 Buffalo Road, Selma, N.C. Request carried unanimously.

Attorney Hewett stated that for the record, the initial vote was 4 – 0. He said that Planning Director Maybee would present the findings of fact have Council vote on each one individually.

Councilmember William Overby asked Attorney Hewett if he needed a motion before or after Planning Director Maybee presented the findings of fact.

Attorney Hewett stated that Council has technically approved the special use permit. He said that they were coming back with supplemental motions by referring to Exhibit E and the findings of fact number.

Exhibit E, Findings of Fact #1 – A Motion made by Councilmember William Overby and seconded by Mayor Pro-Tem Jackie Lacy to approve. Motion carried unanimously.

Exhibit E, Findings of Fact #2 – A motion was made by Mayor Pro-Tem Jackie Lacy and seconded by Councilmember Eric Sellers to approve. Motion carried unanimously.

Exhibit E, Findings of Fact #3 – A motion was made by Councilmember Eric Sellers and seconded by Councilmember William Overby to approve. Motion carried unanimously.

Exhibit E, Findings of Fact #4 – A motion was made by Councilmember William Overby and seconded by Councilmember Eric Sellers to approve. Motion carried unanimously.

Exhibit E, Findings of Fact #5 – A motion was made by Mayor Pro-Tem Jackie Lacy and seconded by Mayor Cheryl Oliver to approve. Motion carried unanimously.

Planning Director Maybee asked if Council wanted to also consider the conditions of approval as recommended by staff.

A motion was made by Councilmember William Overby and seconded by Councilmember Eric Sellers to approve the conditions of approval. Motion carried unanimously.

ADJOURNMENT:

With no further business, a motion was made by Councilmember Eric Sellers and seconded by Councilmember William Overby to adjourn. Motion carried unanimously.

Mayor Oliver stated that for the record, Council approve the absence of Councilmember Tommy Holmes.

A motion was made by Councilmember William Overby and seconded by Councilmember Eric Sellers to approve the absence of Councilmember Tommy Holmes. Motion carried unanimously.

The meeting adjourned at 8:21 p.m.

BRENDA W. THORNE, Deputy Clerk