



Sculpin Solar Project

Commercial Solar Energy System Overlay District

DeKalb County, Indiana

JULY 31, 2023



SCULPIN SOLAR, LLC
COMMERCIAL SOLAR ENERGY SYSTEM
OVERLAY DISTRICT APPLICATION
DEKALB COUNTY, INDIANA

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DELIVERED ON: July 31, 2023



Table of Contents

1.0	SCULPIN SOLAR - PROJECT NARRATIVE	1
2.0	COMMERCIAL SOLAR ENERGY SYSTEMS OVERLAY DISTRICT APPLICATION MATERIALS	6
2.1	PROPERTY OWNER ACKNOWLEDGEMENT FORMS	6
2.2	LEGAL DESCRIPTION OF PARCELS	6
2.3	SITE PLAN	6
3.0	SUPPLEMENTAL COMMERCIAL SOLAR ENERGY SYSTEMS OVERLAY DISTRICT APPLICATION MATERIALS	7
3.1	PROJECT SUPPORT	7

Table of Exhibits

- Exhibit 1: Project Location
- Exhibit 2: Leased Land
- Exhibit 3: Site Plan

Table of Appendices

- Appendix A: Commercial Solar Energy System (CSES) Overlay District Application Form and Overlay District Site Plan
- Appendix B: Signed Property Owner Acknowledgement Forms
- Appendix C: Legal Description of all Parcels
- Appendix D: Individual Letters of Support



1.0 SCULPIN SOLAR - PROJECT NARRATIVE

Sculpin Solar

Located in Stafford & Wilmington Townships in DeKalb County, Indiana (Exhibit 1), Sculpin Solar, LLC (Sculpin Solar Project) will be a 180-megawatt (MW) utility-scale photovoltaic solar energy facility with an annual output of approximately 378.4 million kilowatt-hours (KWh), the equivalent of 33,600 average American homes' annual consumption.

Development of the Sculpin Solar Project began in 2018 when North Carolina headquartered Geenex Solar began identifying opportunities within the PJM transmission territory (grid) in northeast Indiana, as well as gauging interest from landowners who may choose to enroll portions of their properties into the project through land leases.

In October 2020, EDF Renewables North America, a market leading independent power producer and service provider, acquired Sculpin Solar from Geenex as part of a larger portfolio transaction, becoming the owner of the project. In March 2023, American Electric Power (AEP) and Indiana Michigan Power (I&M) entered into a power purchase agreement (PPA) with EDF Renewables, providing additional stability to the project and ensuring the power generated on site would continue to power residential and commercial operations within its service territory.

DeKalb County, Indiana was selected as the location of the Sculpin Solar Project for several reasons, including:

- the rising demand from regional utilities and commercial/industrial customers for locally generated renewable energy;
- a landscape of primarily flat, cleared, land with direct access to existing transmission infrastructure with available capacity;
- private landowners interested in diversifying their income and land uses, and preserving their real estate assets;
- a fair and equitable siting process;
- the availability of local workforce for construction and long-term maintenance of the solar facility.

The amount of leased acreage, as outlined in later sections of this application, is approximately 1,778.8 acres, including 45 parcels and agreements with seven (7) landowners (Exhibit 2). The area occupied within the project fences will be approximately 1,071.8 acres. The *Commercial Solar Energy System (CSES) Overlay District Site Plan*, provided in Appendix A, encompasses the leased and buildable acreage, setbacks, public roadways, and other infrastructure. A detailed, preliminary, *Site Plan and Panel Location Plan* is also provided as part of this CSES Development Plan application to demonstrate the solar facility's location within the broader CSES Overlay District.

The solar modules will be mounted on single-axis tracker tables installed above approximately 30% to 40% of the ground when positioned horizontally, providing adequate spacing between rows to prevent shading and enable efficient site maintenance. The project will consist of approximately 340,000 solar panel units and deliver electricity onto the bulk transmission system at a designated point of



interconnection within the PJM transmission territory located within the DeKalb County planning and zoning jurisdiction.

A mixture of grasses and pollinator-friendly species commonly found in the region will be used to stabilize the ground surface both within the solar facility's footprint as well as the adjoining setback buffer areas not occupied by the solar facilities.

The main components of the Sculpin Solar Project include:

- **Photovoltaic solar panels:** Photovoltaic (PV) modules, also known as solar panels, are comprised of silicon wafers and conduit, which are adhered directly to a substrate and encased in safety glass and metal. The panels are constructed with non-reflective coatings and/or glass. These panels are designed specifically to absorb as much sunlight as possible to maximize electrical generation, rather than reflect sunlight. The panel selection for the project has not been finalized but the panels are likely to have an output rating between 665 and 695 watts of direct current (DC) power and will be linked to one another via junction boxes to form an array.
- **Racking to fasten and support the panels:** Steel piles are driven into the soil to a depth of approximately six (6) to fifteen (15) feet, depending on the groundwater table and soil conditions. Horizontal beams are then affixed to piles as part of the mounting structure and the panels are then secured to the structure.
- **Tracking system:** The panels are mounted on tracking racks which are oriented in north-to-south rows. The tracking system increases project output by rotating the solar racks to face directly into the sun, requiring the use of fewer panels within a facility. A tracker follows the sun from east to west over the course of a day and stows parallel to the ground at night or in high wind conditions. The highest point of the solar panels will not exceed twelve (12) feet in height at maximum tilt.
- **Transformers and inverters:** Inverters are electrical devices which convert electricity from direct current (DC) to alternating current (AC) and are typically placed interior to the arrays at the end of tracker rows. Transformers raise the voltage of the electricity for more efficient transfer within the project area and are also located within the array. A main power transformer, located within the project substation, increases the voltage from the entire project to match that of the bulk transmission system at the point of interconnection.
- **Electrical cabling and conduit:** Inverters connect to the project substation via underground cabling.
- **Perimeter fence, site access, and internal roads:** The project includes perimeter security fencing with controlled points of ingress and egress. Roads within the site provide access to the project equipment. The project will follow the DeKalb County requirements for fencing as outlined in the Unified Development Ordinance, as well as National Electrical Safety Code (NESC) standards for solar facilities and any requirements of our customers. At the time of this application, the current NESC fencing requirement for solar panels indicates seven-foot-high perimeter fencing and

substation fencing.

- **Vegetation and screening:** Natural vegetation will be used as ground cover around and adjacent to the array. Clearing existing vegetation outside of the project fence line will be minimized to the extent practicable. Please see *Visual Buffer, Vegetation, and Landscape Plan*, provided as part of this CSES Development Plan application, for more details about the type of vegetative screening that will be used at Sculpin Solar to fulfill DeKalb County's ordinance requirements and reflective of community input. Perennial grasses will also be planted across the facility to prevent soil erosion and benefit stormwater management. The specific locational approaches toward vegetative management and screening will be finalized during the design requirement phase necessary to complete the Improvement Location Permit prior to construction.

Collection and Distribution of Energy

The PV panels will be secured on a racking system supported by metal piers either driven, screwed or secured in the ground by pre-drilling and the use of concrete / grout, or sand to a depth of between six (6) and fifteen (15) feet. The installation method is dependent on the final geotechnical report and conditions determined on the site. Although much of the site is relatively flat with gently rolling hills, some shallow, minor, grading is anticipated for installation of the PV arrays. It is anticipated that grading will also occur for proposed access roads, the collection substation, the point of interconnection switchyard, and the operations and maintenance building construction.

PV panels are proposed to be mounted on a single-axis tracking racking system. PV panels are mounted to a motorized steel table that rotates and follows the sun during the day to maximize energy production. The PV rows are aligned north-to-south and rotate east-to-west to a maximum angle of approximately 52-degrees. The PV panels will typically have a maximum height of twelve (12) feet at their greatest height, although some slight deviations may be possible pending the final module selection and the height of the piles, which can be affected by subsurface conditions or flood zones.

Within each solar field, a network of electrical cables and associated communication lines will collect the electric power from various "blocks", or groups of arrays, and transmit it to a central location at the inverter (DC Collector System). Solar panels will be grouped into series of circuits that are routed, through cable trays on the racking, to combiner boxes or a DC trunk bus. Power from one or more of the combiner boxes will then be transmitted to a group of related components:

- a DC-to-AC inverter,
- a medium voltage transformer that increases the voltage, and
- a cabinet containing power control electronics.

The medium voltage transformer and power control electronics will be mounted on a metal skid or concrete pad. Medium voltage collection lines will then be installed, which will carry the power from the inverters to the collection substation. The electrical collection system will be installed using direct burial methods. Industry standard equipment will be used. Direct burial will involve the installation of bundles cable directly into a narrow cut, or "rip," in the ground. The rip will disturb an area approximately 24 inches wide. Bundled cable will be installed to a minimum depth of 36 to 48 inches or, in areas where the



depth of bedrock is less than 48 inches, the greater of the depth of bedrock or the minimum permissible by code.

The collection substation will be located on a parcel of land adjacent to the point of interconnection (POI). The collection substation will be erected on a concrete foundation and include standard electrical, control, and protective equipment, such as collection line feeders and breakers, a main power transformer to increase voltage, a high-voltage breaker, metering/relaying transformers, disconnect switches, an equipment enclosure containing power control electronics and a lightning mast.

The facility will also involve the construction of a network of access roads, which will allow for delivery of facility components during construction, and access to the facility for maintenance purposes during operation. The access roads for the facility are anticipated to be surfaced with gravel and will be approximately 20 feet wide. The access roads have been designed to meet requirements to bring relevant construction vehicles onto the site for material delivery but may be reclaimed to fit with the requirements of long-term maintenance.

Anticipated Construction Sequencing and Timing

The methods that will be used to construct the facility are much less invasive than construction methods associated with more conventional energy generating facilities. The primary steps for facility construction include the following:

1. Securing the perimeter of the areas in which construction will occur;
2. Installation of stormwater and erosion control measures;
3. Clearing of vegetation and limited clearing of trees along fence lines, where necessary;
4. Earthwork / minor grading, where necessary;
5. Construction of access roads; and
6. Installation of equipment, such as piers, racking, panels, inverters, transformers, collection lines, a collection substation, a point of interconnection (POI) switchyard, and an operations and maintenance building.

The project does not have a formal or finalized construction schedule or formal commercial operation at this time. A construction implementation schedule will be provided to landowners and county officials when finalized. The earliest construction may start is May 2024 with an expected duration of twelve (12) to eighteen (18) months.

Economic Benefits to DeKalb County

Sculpin Solar initiated the process for an Economic Development Agreement (EDA) by submitting its SB-1 form in September 2022 and committing to a minimum investment amount of \$200 million. Sculpin Solar has supported the County Commissioners' financial analysis efforts through its financial advisor Baker Tilly and its special legal counsel Barnes and Thornburg, LLC. Barnes and Thornburg is leading the drafting and completion of the Economic Development, the Road Use, and the Decommissioning Agreements.

The Sculpin Solar Project is anticipated to bring \$30-35 million in tax revenue to DeKalb County over the life of the project, per independent verification from Baker Tilly.



Additionally, Sculpin Solar has commissioned an *Economic Impact Analysis* as well as a *Property Value Impact Report*. The purpose of the *Economic Impact Analysis*, conducted by Strategic Economic Research, is to aid decision makers in evaluating the economic impact of this project on the economies of DeKalb County and the State of Indiana. The “basis of the analysis studies the direct, indirect, and induced impacts on job creation, wages, and total economic impact”¹. The results of this analysis indicate significant and positive economic impacts as a direct and indirect result of the total, estimated, investment amount of Sculpin Solar,

The purpose of the *Property Value Impact Report*, conducted by CohnReznick, is to “determine whether proximity to a...solar facility...has an impact on adjacent property value”². The report summarizes findings from a review of available academic studies, peer authored studies, CohnReznick authored studies, and market participant interviews of over sixty (60) County and Township Assessors. The data from this study indicates that solar facilities do not have a negative impact on adjacent property values.

The full *Economic Impact Analysis* as well as the *Property Value Impact Report* are available for review upon request.

Sculpin Solar Community Engagement in DeKalb County

The Sculpin Solar team has been active in the DeKalb County community regularly over the past few years in a variety of capacities. The project team has partnered with the Center for Energy Education to sponsor various educational events including public presentations and workshops locally, as well as summer camps and conference-style events throughout northeast Indiana. The Center continues to serve as a leading resource for community members and organizations seeking information about the increased adoption of renewable energy in Indiana, the Midwest, and the nation. Over this same time, members of the project team have met individually and in groups with community stakeholders, government leaders, and neighbors to the project to address questions about solar development in general and the Sculpin Solar Project specifically.

Continuing our desire to listen and respond to community input, the Sculpin Solar Project team will host a Public Information Open House following the submission of this application where much of its contents will be shared, including the site plan and vegetative screening plans. Invitations will be distributed broadly to engage as many interested parties as possible. In addition to public events, the Sculpin Solar team maintains an office with regular, published, hours in Butler, Indiana and is present and actively engaged in a wide variety of community events.

Sculpin Solar is a proud donor to the DeKalb County 4H, Garrett-Keyser-Butler School District’s Career Development & Building Trades program, the DeKalb County Economic Development Partnership, DeKalb County Chamber Partnership, United Way of DeKalb County, Butler Public Library, Butler Main Street Association, and the Butler United Methodist Food Pantry, among others. We intend to continue growing our partnerships as we move into construction and through operation of the site.

¹ Loomis, B., Loomis, G., & Thankan, C. (2023). *Economic Impact Analysis and Land Use Analysis of Sculpin Solar Project*. *Strategic Economic Research*, 1.

² Bowen, E., Lines, A., McGarr, P. (2023). *Real Estate Adjacent Property Value Report: Academic and Peer Authored Property Value Impact Studies, Research and Analysis of Existing Solar Facilities, and Market Participant and Assessor Interviews*. *CohnReznick: Valuation Advisory Services*, 3.



About EDF Renewables

EDF Renewables North America is a market-leading independent power producer and service provider with over 35 years of experience. The Company delivers grid-scale power: wind (onshore and offshore), solar photovoltaic, and energy storage projects; distribution-scale power: solar and storage; asset optimization: technical, operational, and commercial expertise to maximize performance of generating projects, and onsite solutions, through the Company's PowerFlex affiliate, offering a full suite of onsite energy solutions for commercial and industrial customers: solar, storage, EV charging, energy management systems, and microgrids.

EDF Renewables' North American portfolio consists of 16 GW of development projects and 13 GW under service contracts. EDF Renewables is a subsidiary of EDF Renouvelables, the dedicated renewable energy affiliate of the EDF Group.

2.0 COMMERCIAL SOLAR ENERGY SYSTEMS OVERLAY DISTRICT APPLICATION MATERIALS

2.1 PROPERTY OWNER ACKNOWLEDGEMENT FORMS

As described in the DeKalb County Plan Commission Application Procedure & Checklist for Development Plan Approval

Signed Property Owner Acknowledgement Forms are provided in Appendix B.

2.2 LEGAL DESCRIPTION OF PARCELS

As described in the DeKalb County Plan Commission Application Procedure & Checklist for Development Plan Approval

The Legal Description of all Parcels utilized for the Sculpin Solar Project and included in the Commercial Solar Energy Systems Overlay District are provided in Appendix C.

2.3 SITE PLAN

*As described in **Section 3.09** of DeKalb County's Unified Development Ordinance: Commercial Solar Energy Systems Overlay District and the DeKalb County Plan Commission Application Procedure & Checklist for Commercial Solar Energy Systems Overlay District*

The Site Plan utilized for the Sculpin Solar Project and included in the Commercial Solar Energy Systems Overlay District are provided in Appendix A.



3.0 SUPPLEMENTAL COMMERCIAL SOLAR ENERGY SYSTEMS OVERLAY DISTRICT APPLICATION MATERIALS

3.1 PROJECT SUPPORT

The attached letters from various DeKalb County residents, local and regional business owners, and other community members demonstrate the broad local support for the Sculpin Solar Project. We are pleased to continue to establish positive relationships across DeKalb County and look forward to bringing the Sculpin Solar Project through construction and into successful operations.

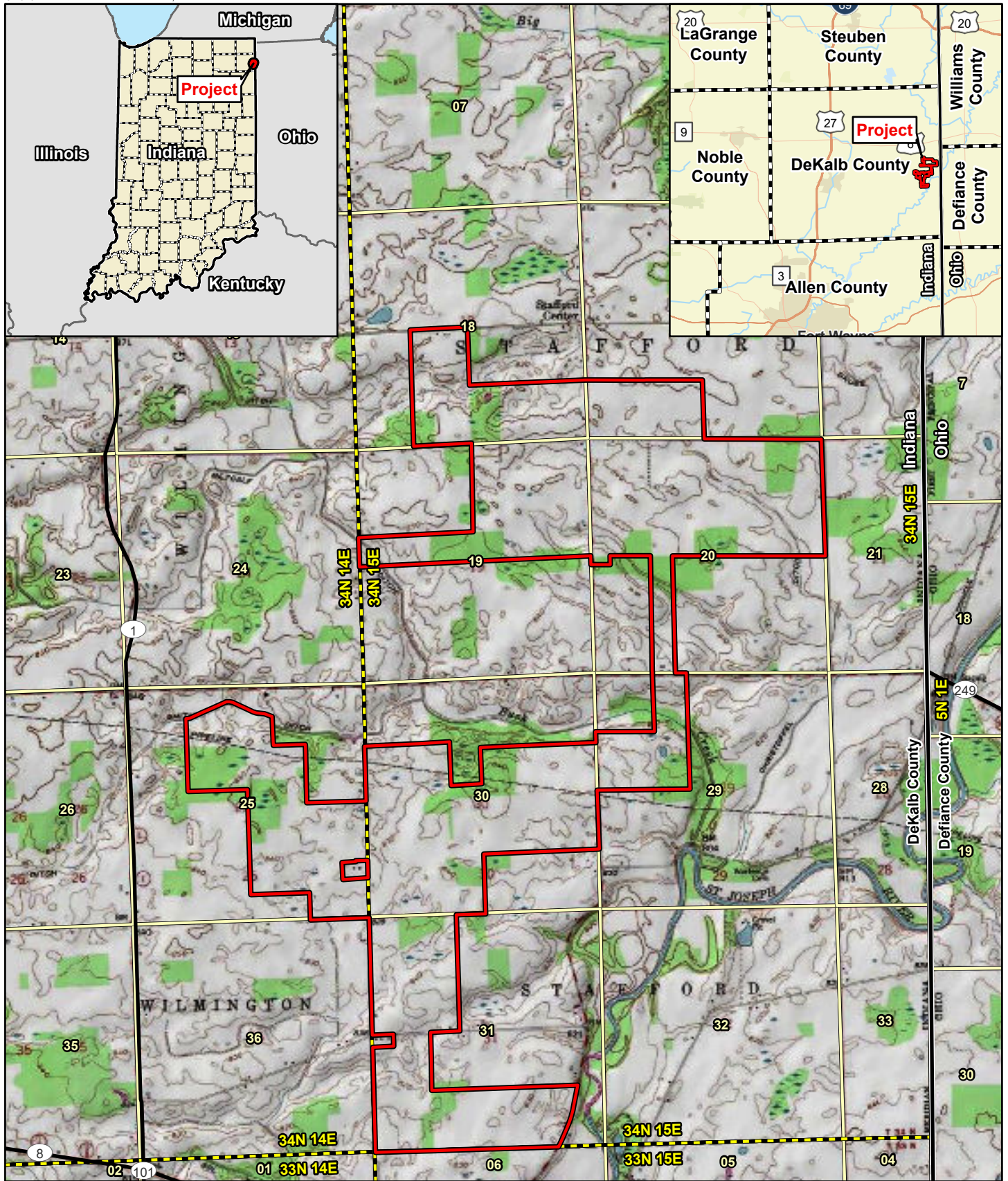
Individual Letters of Support can be found in Appendix D.

Exhibits

Sculpin Solar Project







DeKalb County, Indiana

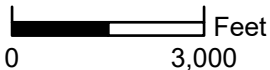
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Data Source(s): Westwood (2023); .

Legend

-  Project Area
-  PLS Township Boundary
-  County Boundary
-  PLS Section Boundary
-  State Boundary
-  Major Road



Westwood

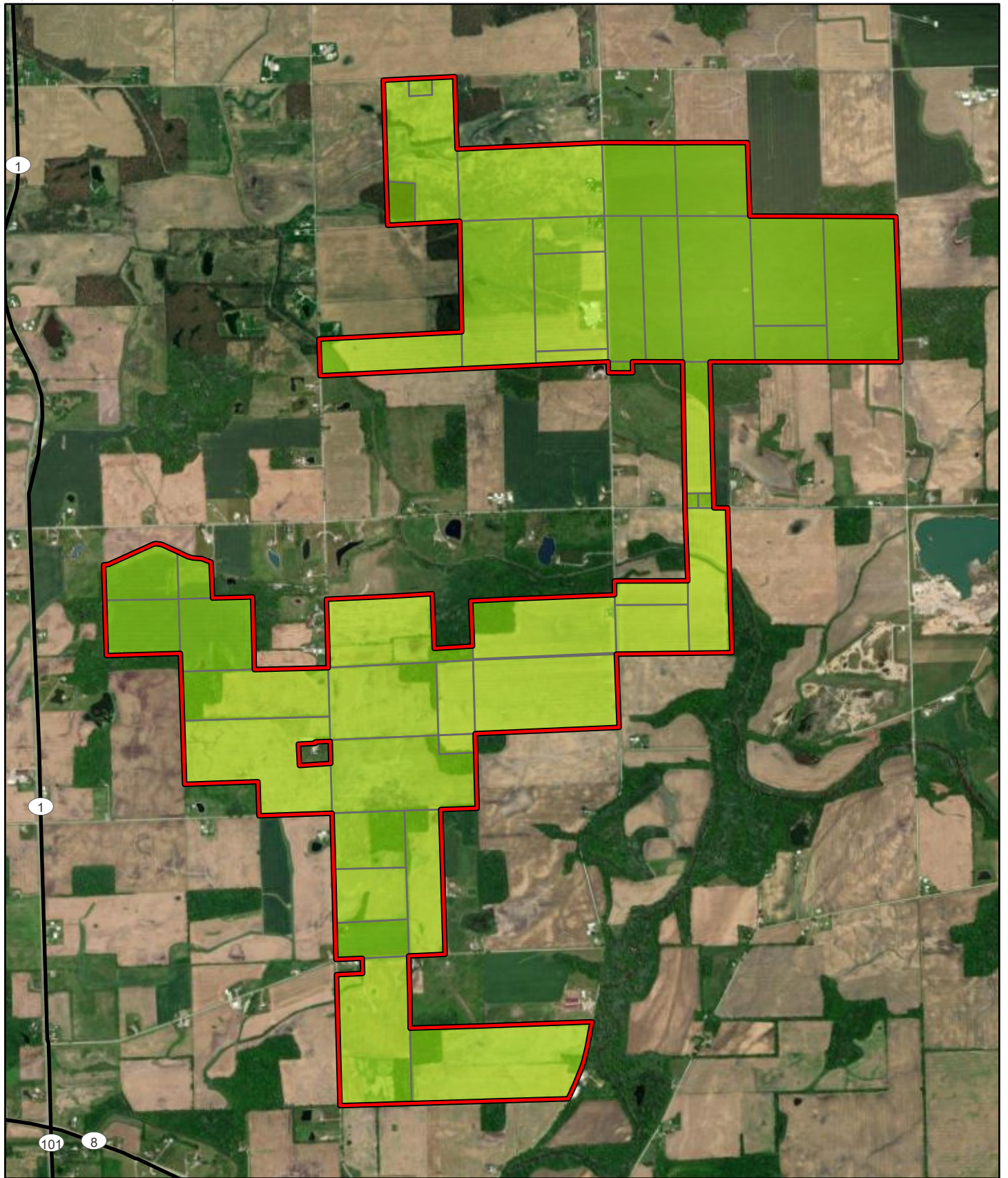
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

Sculpín Solar Project

DeKalb County, Indiana






Project Location & USGS Topography





Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

Legend

-  Project Area
-  Participating Parcel
-  County Boundary
-  Major Road
-  State Boundary



Westwood

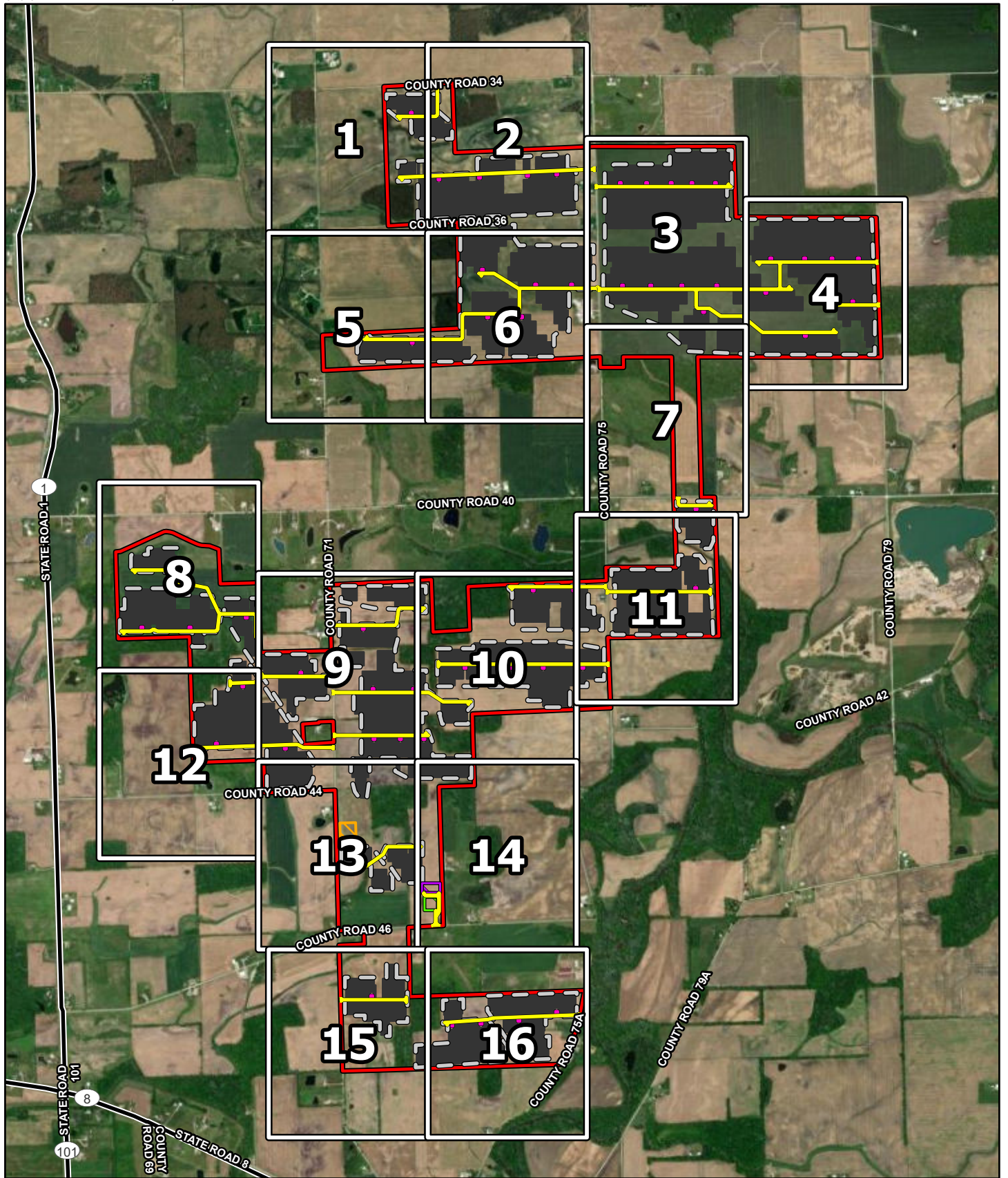
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DeKalb County, Indiana

Leased Land





Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).



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Legend

- Map Book Page
- Project Area
- Arrays
- Access Road
- O&M Building
- Inverter
- Substation
- Switchyard
- Fence Line
- Major Road

Sculpin Solar Project

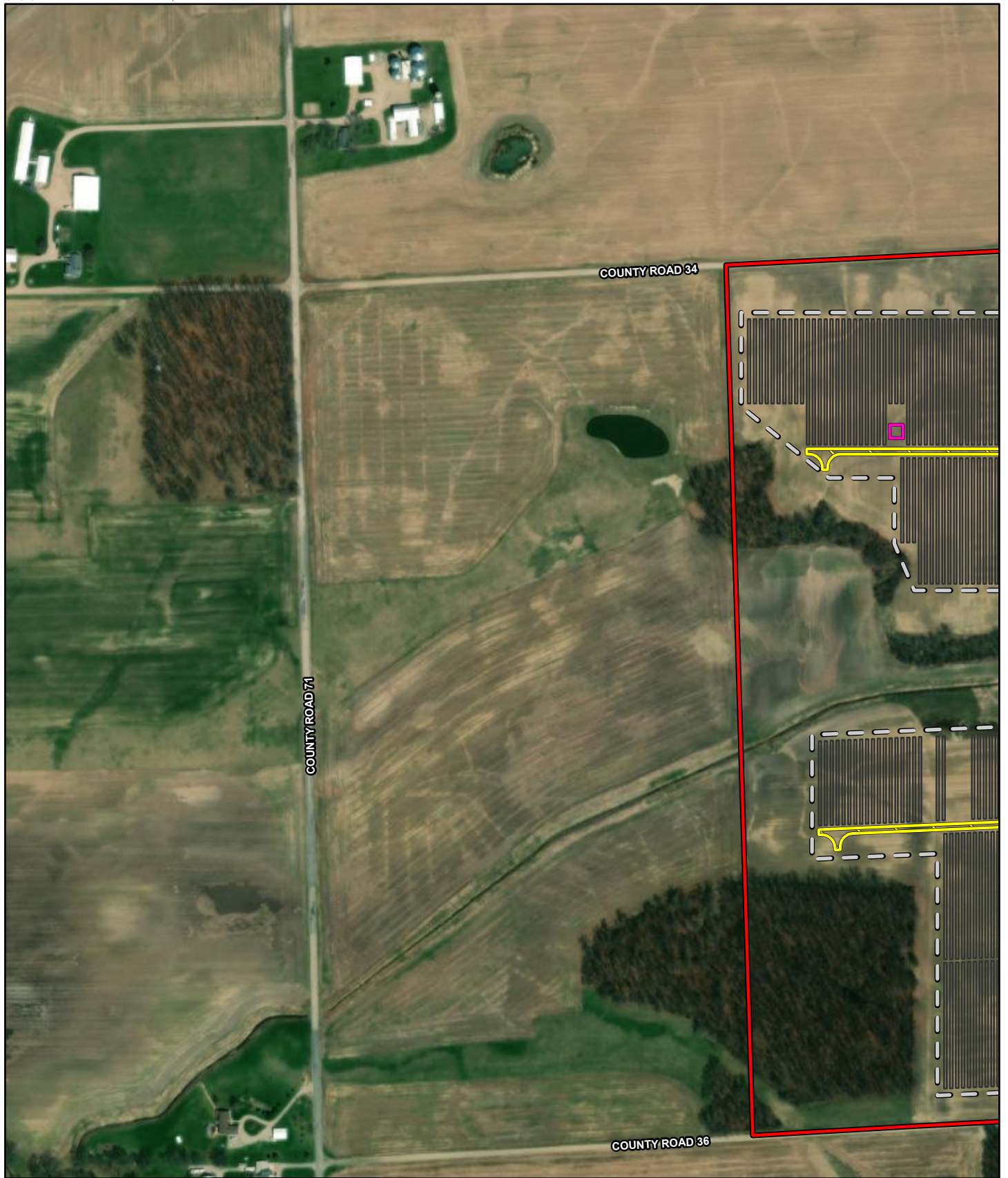
DeKalb County, Indiana



Site Plan
Overview

EXHIBIT 3a: Cover

Map Document: N:\0056281.001_GIS_ArcPro\R0036201_040_CSESAppExhibits_230705\R0036201_010_CSESAppExhibits_230815.aprx 8/15/2023 9:19 AM EMBolsen

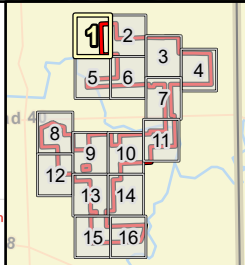


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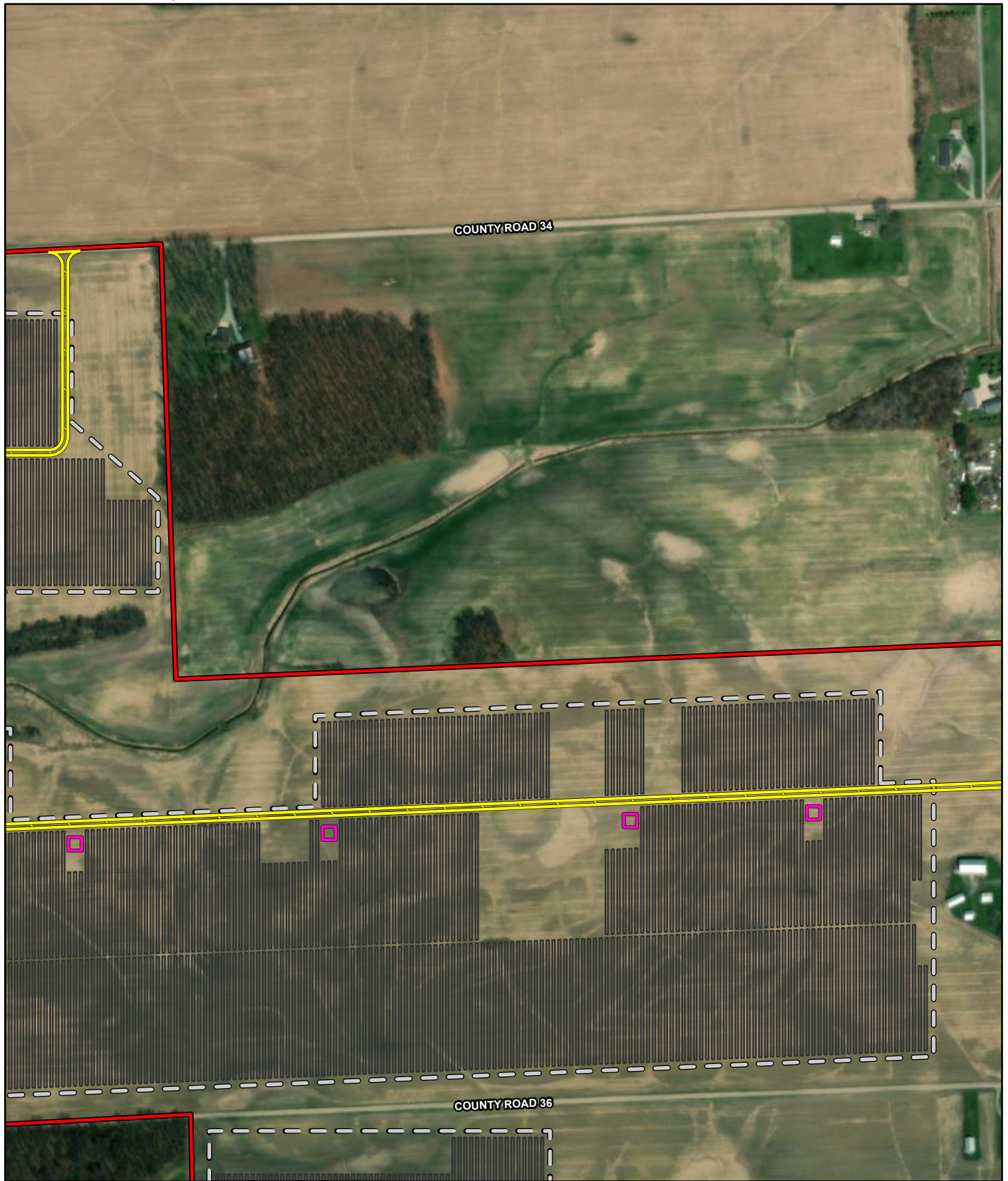
- Project Area
- Array
- Access Road
- Inverter
- Fence Line

Sculpín Solar Project

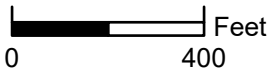
DeKalb County, Indiana



Site Plan

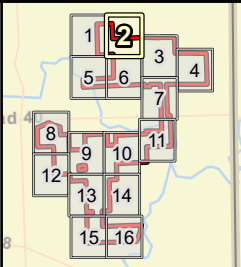


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Legend

- Project Area
- Array
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- Inverter
- Fence Line

Sculpín Solar Project

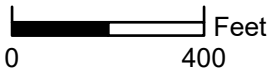
DeKalb County, Indiana



Site Plan

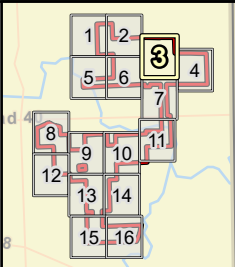


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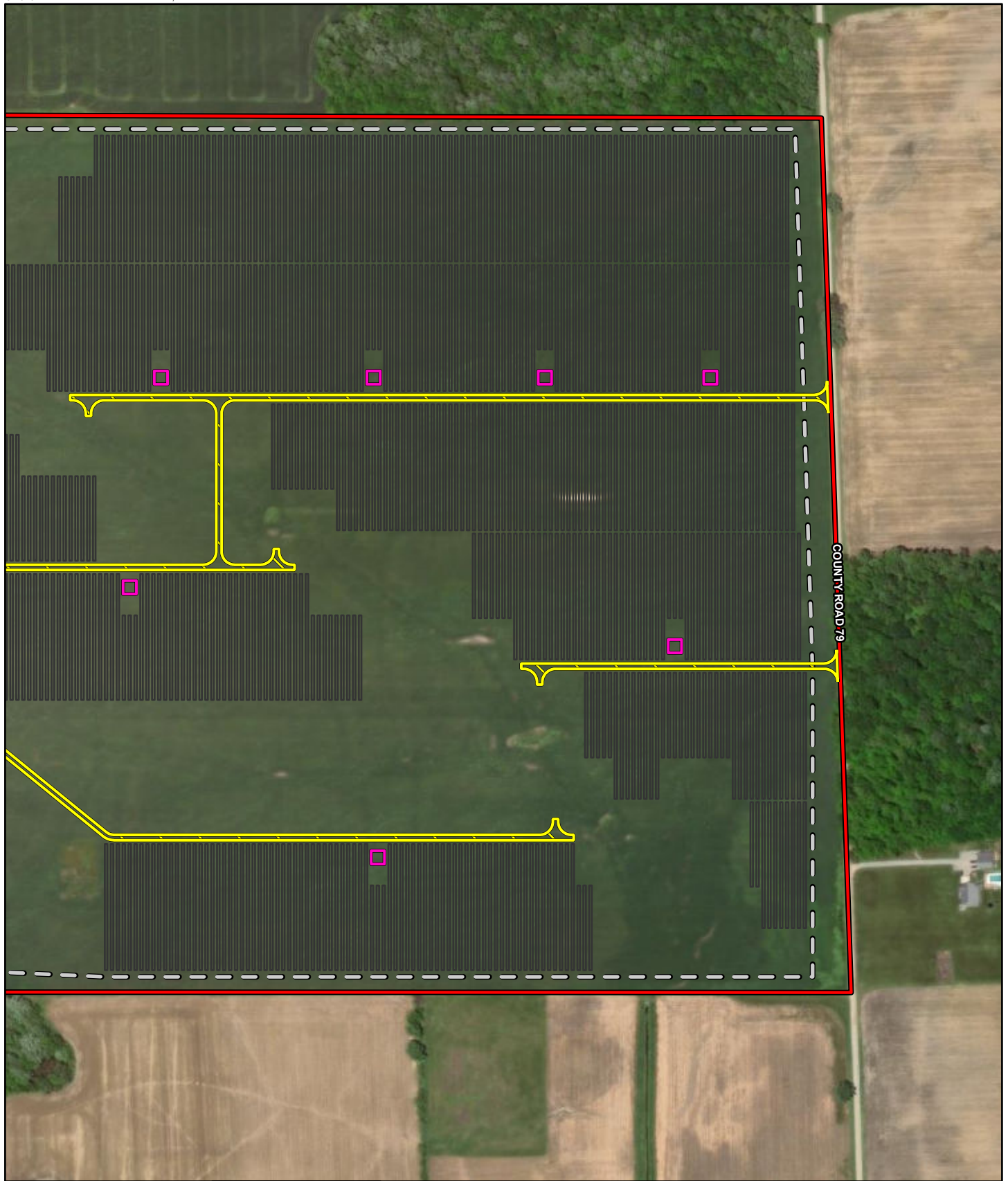
- Project Area
- Inverter
- Array
- Fence Line
- Access Road

Sculpín Solar Project

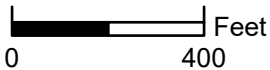
DeKalb County, Indiana



Site Plan

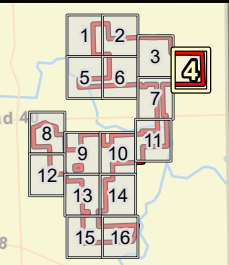


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Legend

- Project Area
- Inverter
- Fence Line
- Access Road
- Array

Sculpín Solar Project

DeKalb County, Indiana



Site Plan

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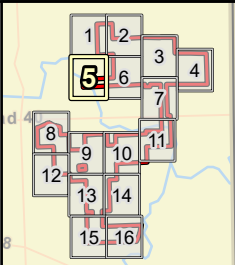
COUNTY ROAD 71

Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

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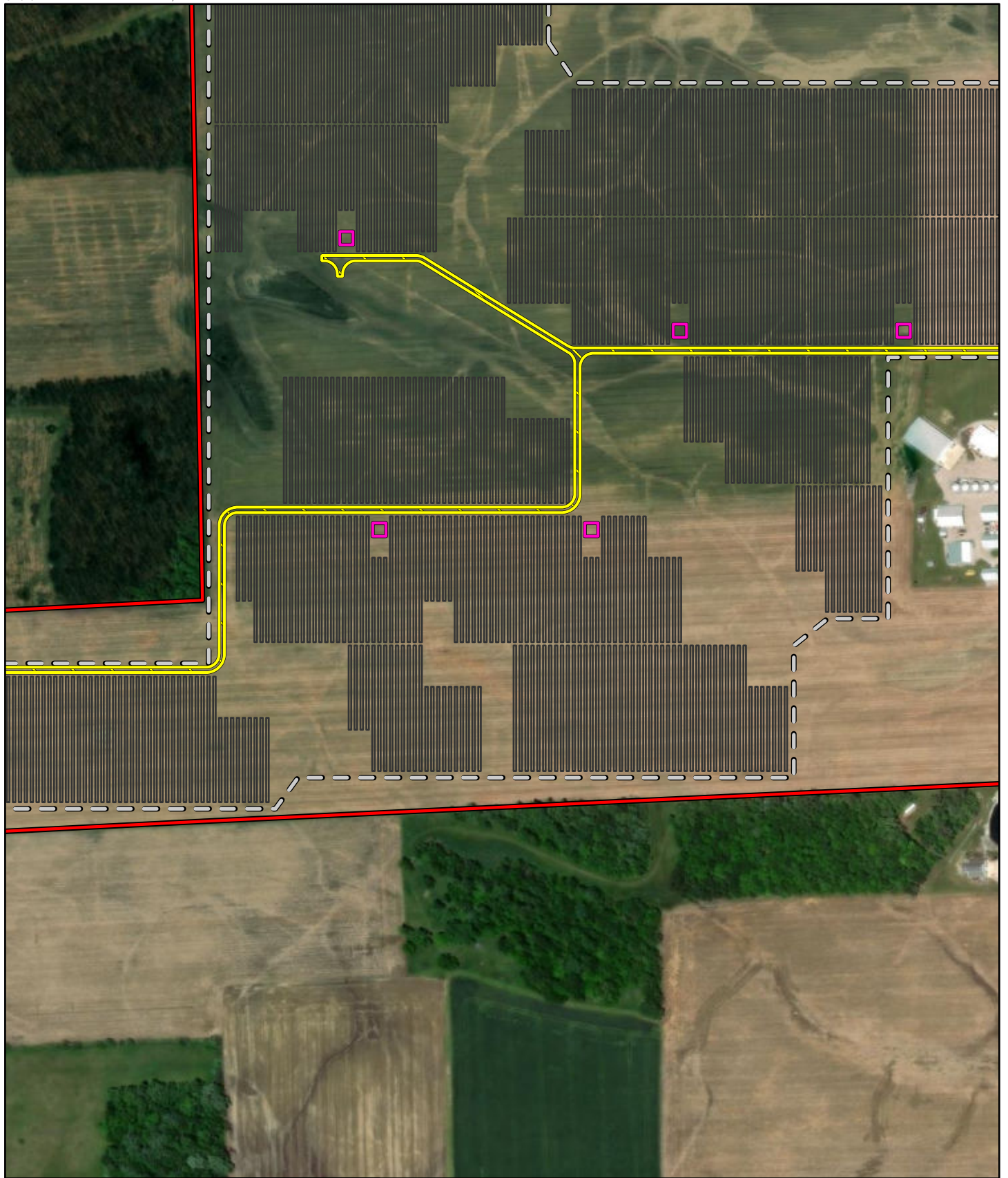
-  Project Area
-  Array
-  Access Road
-  Inverter
-  Fence Line

Sculpin Solar Project

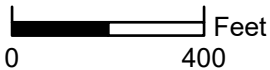
DeKalb County, Indiana



Site Plan

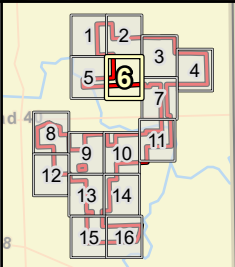


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Legend

- Project Area
- Inverter
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- Fence Line
- Access Road

Sculpín Solar Project

DeKalb County, Indiana



Site Plan

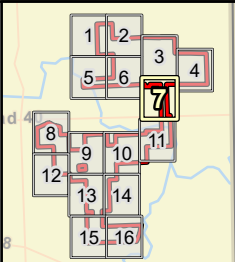


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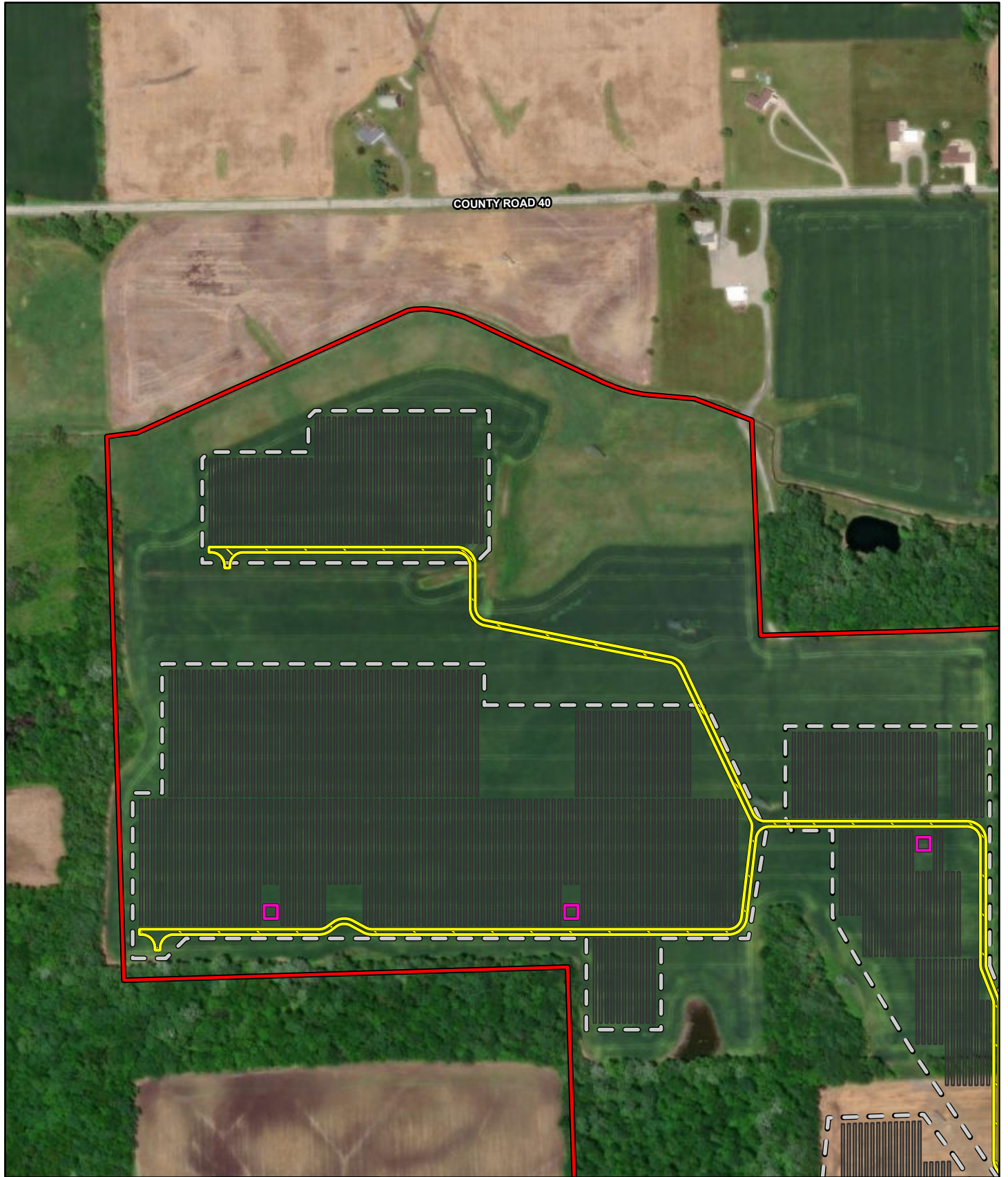
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-  Access Road

Sculpín Solar Project

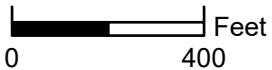
DeKalb County, Indiana

Site Plan



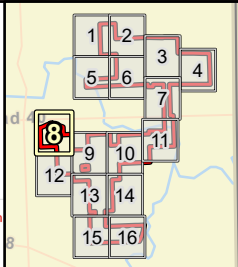


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Sculpín Solar Project

DeKalb County, Indiana



Site Plan

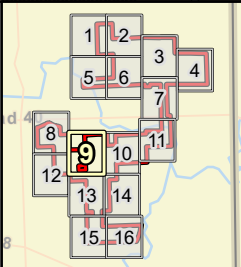


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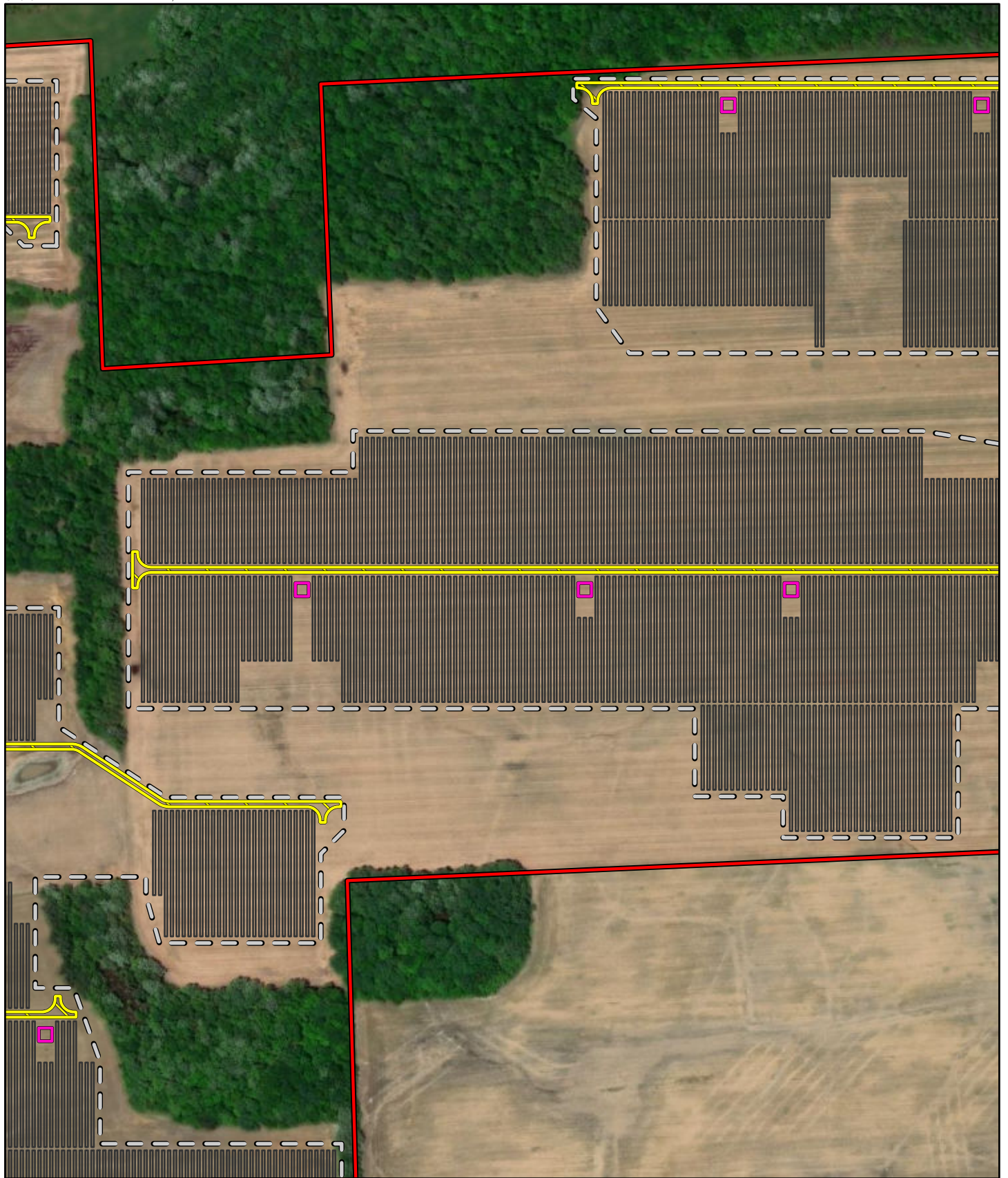
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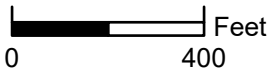
DeKalb County, Indiana



Site Plan

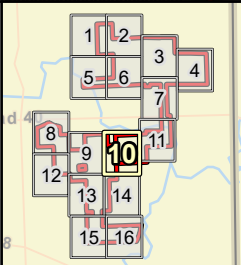


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Westwood Professional Services, Inc.



Legend

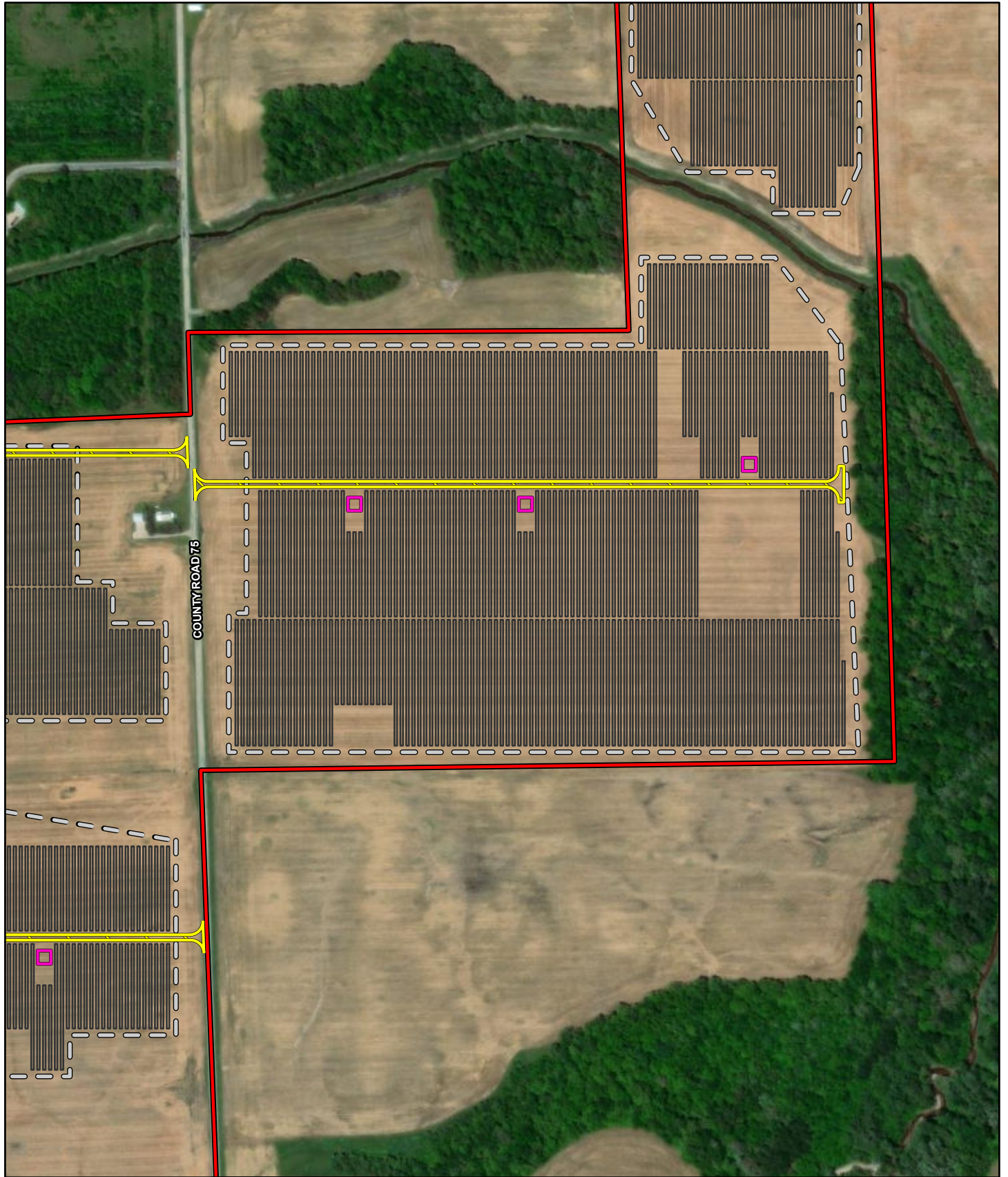
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-  Array
-  Access Road
-  Inverter
-  Fence Line

Sculpín Solar Project

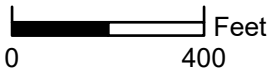
DeKalb County, Indiana

Site Plan



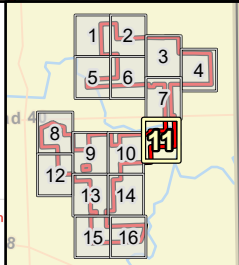


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).



Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Inverter
- Array
- Fence Line
- Access Road

Sculpín Solar Project

DeKalb County, Indiana



Site Plan



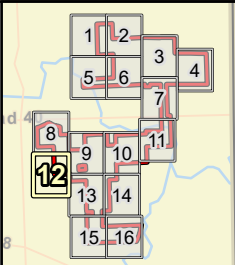
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Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).



Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

-  Project Area
-  Inverter
-  Array
-  Fence Line
-  Access Road

Sculpín Solar Project

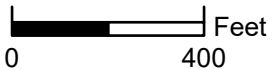
DeKalb County, Indiana

Site Plan



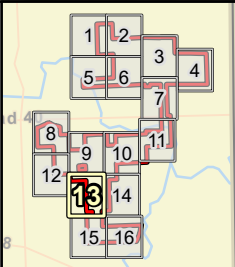


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Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- O&M Building
- Inverter
- Access Road
- Fence Line

Sculpín Solar Project

DeKalb County, Indiana



Site Plan



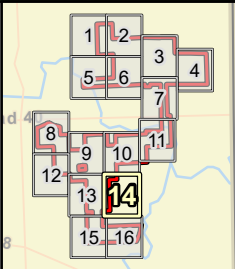
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Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).



Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- Access Road
- Substation
- Switchyard
- Fence Line

Sculpín Solar Project

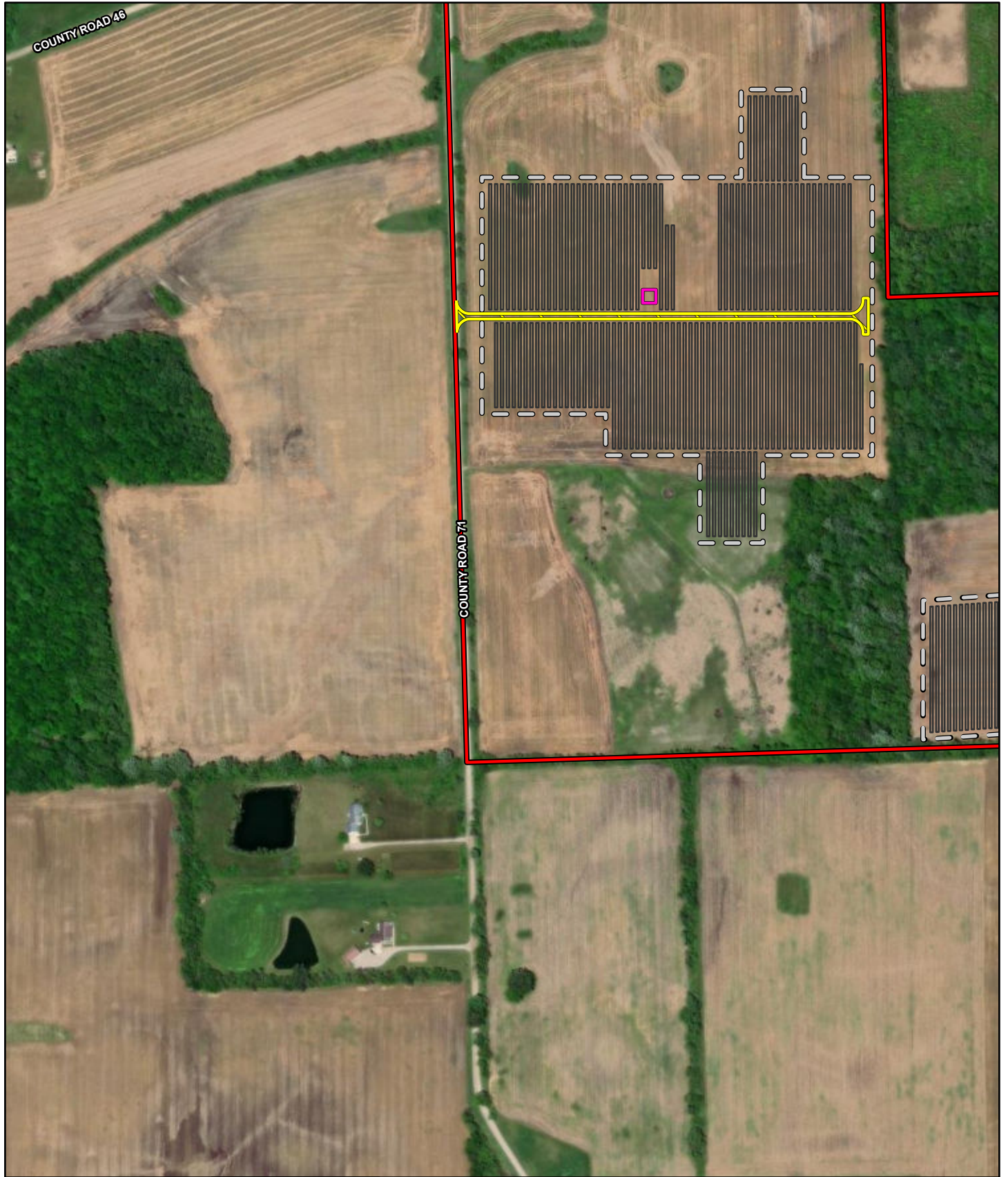
DeKalb County, Indiana

Site Plan

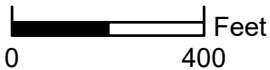


COUNTY ROAD 46

COUNTY ROAD 71

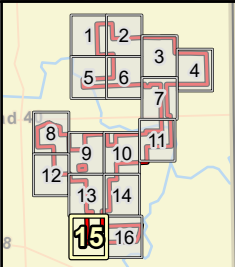


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).



Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

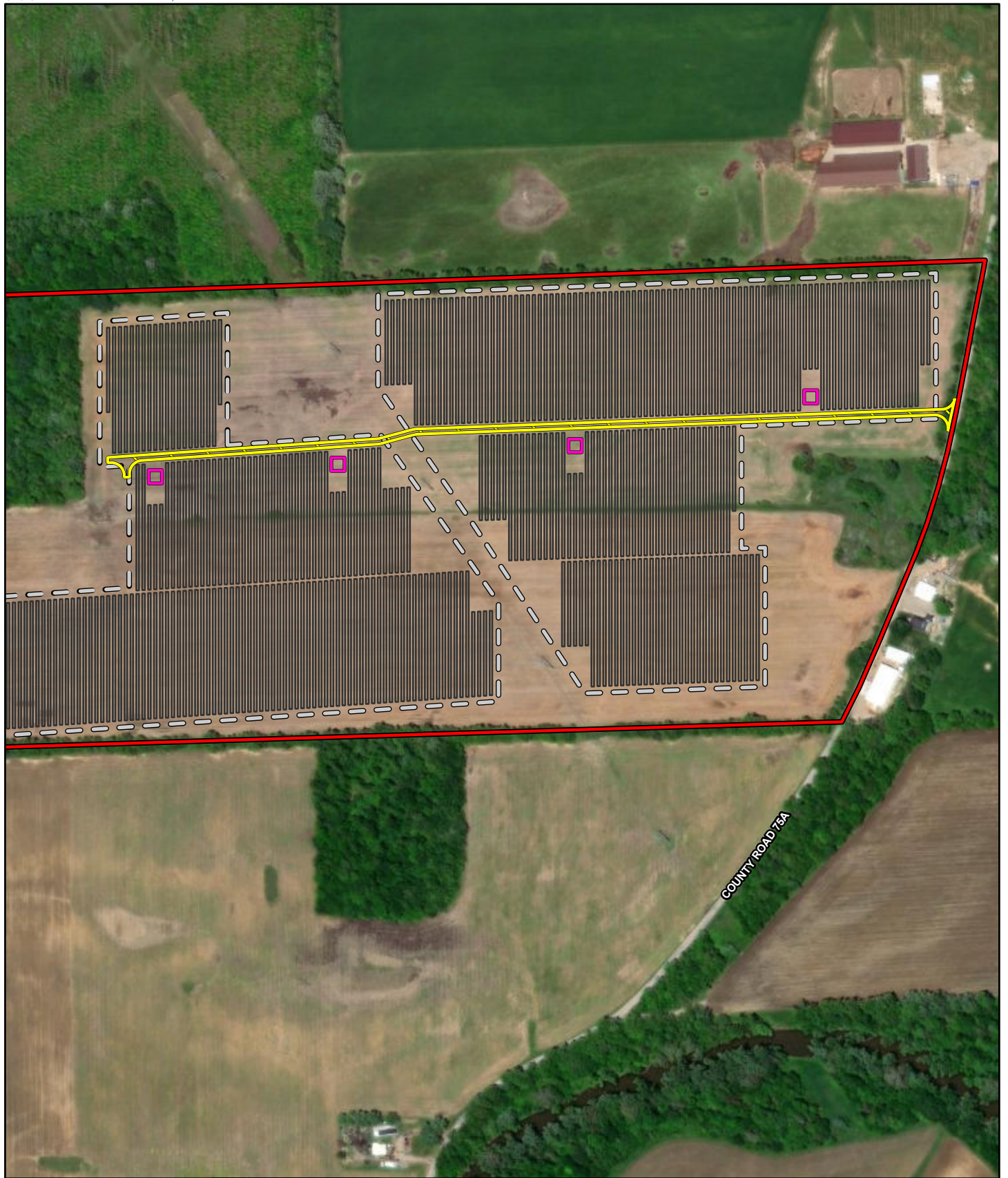
- Project Area
- Array
- Access Road
- Inverter
- Fence Line

Sculpín Solar Project

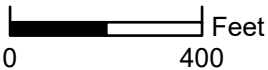
DeKalb County, Indiana

Site Plan



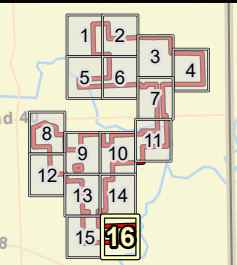


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).



Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- Access Road
- Inverter
- Fence Line

Sculpín Solar Project

DeKalb County, Indiana



Site Plan

Map Document: N:\0036281\001_GIS_ArcPro\RO036201_040_CSESAppExhibits_230705\RO036201_010_CSESAppExhibits_230815.aprx 8/15/2023 8:59 AM EMBolsen

Appendix A
Commercial Solar Energy System
(CSES) Overlay District Application
Form and Overlay District Site Plan

Sculpin Solar Project

DeKalb County, Indiana

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DeKalb County Department of Development Services
Planning, Building & GIS
301 S. Union St.
Auburn, IN 46706
Ph: 260-925-1923
Fax: 260-927-4791

FOR OFFICE USE ONLY:
File Number: _____
Date Application Filed: _____
Fee Paid: _____

**Application for Amendment to Commercial Solar Energy Overlay District
(Article 3.09)**

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

APPLICANT INFORMATION

Applicant's Name: Sculpin Solar LLC
Address: 15445 Innovation Drive
San Diego, CA 92128
Telephone Number: 432-889-5491 E-Mail: SculpinSolarInfo@edf-re.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: Multiple owners-see attached Ownership Affidavits and Exhibit A
Address: _____
Telephone Number: _____ E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: Mary E. Solada, Attorney, Dentons Bingham Greenbaum LLP
Address: 10 W. Market Street, #2700
Indianapolis, IN 46204
Telephone Number: 317-635-8900 E-Mail: mary.solada@dentons.com

Legal Ad Payment & Public Hearing Notifications: Applicant Owner Representative

Existing Zoning Classification of Property: A1 & A2

Legal description of property(ies) or provide an overall legal description of overlay district area:

See attached legal description in Exhibit A.

***Note: approvals are valid for a period of three years. If a Development Plan has not been approved within the three years, the approval is rescinded. See Section 3.13B2**

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct.

Applicant's Signature:  _____
9D34FE611436485...

(If signed by representative for applicant, state capacity)



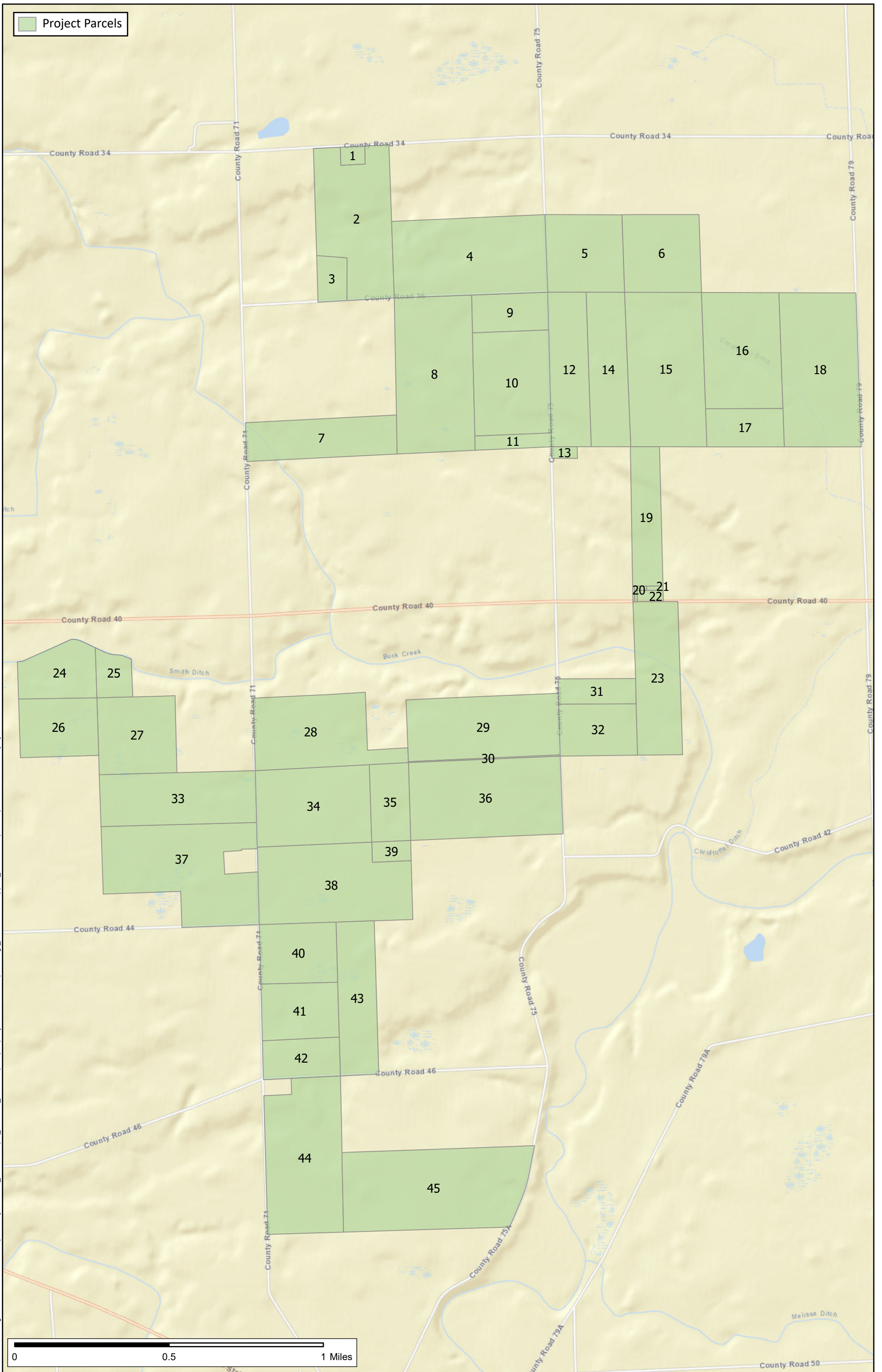
EXHIBIT A
COMMERCIAL SOLAR ENERGY SYSTEM
PARCEL LEGAL DESCRIPTIONS

Label Number	APN	Legal Description	Owner Last Name	Owner First Name
1	17-08-18-300-002.000-022	E1/2 SW1/4 (PT) SECTION 18 TWP 34 RANGE 15 ACRES 3.00	HOOK PROPERTIES LLC	
2	17-08-18-300-004.000-022	PT E1/2 SW1/4 SECTION 18 TWP 34 RANGE 15 ACRES 68.1300	HOOK PROPERTIES LLC	
3	17-08-18-300-003.000-022	PT E1/2 SW1/4 SECTION 18 TWP 34 RANGE 15 ACRES 8.8700	HOOK PROPERTIES LLC	
4	17-08-18-400-004.000-022	S1/2 SE1/4 SECTION 18 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
5	17-08-17-300-003.000-022	SW1/4 SW1/4 SECTION 17 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
6	17-08-17-300-004.000-022	SE1/4 SW1/4 SECTION 17 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
7	17-08-19-100-003.000-022	S1/2 S1/2 NW1/4 SECTION 19 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
8	17-08-19-200-001.000-022	W1/2 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
9	17-08-19-200-002.000-022	N1/2 NE1/4 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
10	17-08-19-200-003.000-022	MID PT E 1/2 NE 1/4 ACRES 53.00 SEC 19 TWP 15 RANGE 15	HOOK PROPERTIES LLC	
11	17-08-19-200-004.000-022	7A S END E1/2 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 7.0000	HOOK PROPERTIES LLC	
12	17-08-20-100-001.000-022	W1/2 W1/2 NW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
13	17-08-20-300-001.000-022	W1/2 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 2.0000	HOOK PROPERTIES LLC	
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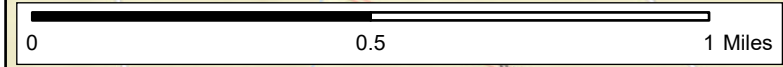
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17	17-08-20-200-002.000-022	S END W1/2 NE1/4 SECTION 20 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
18	17-08-20-200-003.000-022	E1/2 NE1/4 SECTION 20 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
19	17-08-20-300-003.000-022	W3/8 E1/2 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 27.99	HOOK PROPERTIES LLC	
20	17-08-20-300-017.000-022	PT SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES .5237	HOOK PROPERTIES LLC	
21	17-08-20-300-018.000-022	PT SE1/4 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES .446	HOOK PROPERTIES LLC	
22	17-08-20-300-004.000-022	PT SE1/4 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 2.00	HOOK PROPERTIES LLC	
23	17-08-29-100-004.000-022	W1/2 E1/2 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 42.0000	HOOK PROPERTIES LLC	
24	17-07-25-100-008.000-026	S PT PT NE1/4 NW1/4 SECTION 25 TWP 34 RANGE 14 ACRES 27.1100	HAMPEL FARMS LLC	
25	17-07-25-200-009.000-026	SPT W1/2 NW1/4 NE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 10.8560	HAMPEL FARMS LLC	
26	17-07-25-100-006.000-026	E1/2 OF N 3/4 OF S1/2 NW1/4 SECTION 25 TWP 34 RANGE 14 ACRES 30.0000	HAMPEL FARMS LLC	
27	17-07-25-200-006.000-026	SW1/4 NE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 40.0000	HAMPEL FARMS LLC	
28	17-08-30-100-002.000-022	S PT S1/2 NW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 60.0000	REINHART	LYNN & LISA
29	17-08-30-200-004.000-022	OFF S SIDE NE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 64.5000	HOOK PROPERTIES LLC	
30	17-08-30-200-005.000-022	16' S SIDE NE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 0.5000	HOOK PROPERTIES LLC	

31	17-08-29-100-002.000-022	N1/3 SW1/4 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 13.3300	HOOK PROPERTIES LLC	
32	17-08-29-100-003.000-022	S END W1/2 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 26.6600	HOOK PROPERTIES LLC	
33	17-07-25-400-001.000-026	N SIDE SE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 53.3300	FERGUSON	LORNA
34	17-08-30-300-001.000-022	W3/4 N1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 60.0000	HAMPEL FARMS LLC	
35	17-08-30-300-002.000-022	OFF E END N1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
36	17-08-30-400-001.000-022	N1/2 SE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 79.9500	HOOK PROPERTIES LLC	
37	17-07-25-400-002.000-026	PT S1/2 SE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 83.43	HAMPEL FARMS LLC	
38	17-08-30-300-004.000-022	PT S1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 75.0000	HAMPEL FARMS LLC	
39	17-08-30-300-003.000-022	NE COR S 1/2 SW 1/4 30 34 15 5.00 ACRES PART OF FARM ACREAGE	HOOK PROPERTIES LLC	
40	17-08-31-100-001.000-022	PT NW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 31.14	GRABER	NOAH & LILLIAN
41	17-08-31-100-002.000-022	N1/2 SW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 28.832	GRABER	NOAH & LILLIAN
42	17-08-31-100-003.000-022	S1/2 SW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 20.0000	JACKSON	PERRY A
43	17-08-31-100-004.000-022	W1/2 E1/2 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 40.0000	HAMPEL FARMS LLC	
44	17-08-31-300-001.000-022	PT W 1/2 SW 1/4 31 34 15 77.00 ACRES	HAMPEL FARMS LLC	
45	17-08-31-400-002.000-022	W END S1/2 SE1/4 SECTION 31 TWP 34 RANGE 15 ACRES 50.0000	REINHART	LAMAR & JEAN

Project Parcels



Source: CoreLogic, Geenex, EDF, ESRI | G:\Projects\USA_North\Sculpin_Solar05_GIS\Sculpin.aprx | Layout: EcoDevelopmentAgr_LocalPermitSupport_20230829 | Last Updated 8/29/2023 by kyla.larson



COMMERCIAL SOLAR ENERGY SYSTEMS OVERLAY DISTRICT PARCELS

Sculpin Solar LLC | Dekalb County, Indiana



Commercial Solar Energy Overlay District Findings of Fact

Petitioner: SCULPIN SOLAR, LLC
Sarah Massara (Sarah.Massara@edf-re.com)
Mary Solada—attorney (Mary.Solada@Dentons.com)

Case #: _____

Location: DeKalb County, Indiana

Overlay District: In accordance with Section 3.13(C)(1) of the DeKalb County Unified Development Ordinance (the Ordinance), the DeKalb County Plan Commission (the “PC”) must pay reasonable regard to:

i. The Comprehensive Plan

The Sculpin Solar, LLC project (the “Project”) is consistent with the purpose and ideals of the DeKalb County Comprehensive Plan. Specifically, the Comprehensive Plan provides that strategies that strengthen and diversify the local economy will improve the quality of life for the citizens of the County, and the land use and development policies of the County should promote responsible business and industrial growth. The Project aligns with these principles, as the Project will be an effective economic development and job creation tool, as well as a proven investment to increase County assessed valuation.

The Comprehensive Plan also states that new industrial, commercial, and residential growth has been beneficial to the County, and highlights the importance of coordinating such growth with infrastructure development. Additionally, the Comprehensive Plan acknowledges that a solar farm is currently in operation along CR 31 just south of US 6 and serves the County as an alternative energy source.

ii. The current conditions and character of structures and issues in the underlying zoning district

The Project will place the utmost emphasis during construction and operation on protection of public health and safety. The Project will include perimeter security fencing with a controlled point of ingress/egress. The Petitioner will also have detailed safety protocols for traffic management and public access around the Project during construction. The Project will have security monitoring during the construction period and remote monitoring during the operations period. The selected contractor will have extensive experience with the installation of solar energy systems and will operate under a Fire Protection Plan as required by the Ordinance.

Additionally, the surrounding area will not be adversely impacted by traffic during the operation of the Project. Further, the Project will not result in adverse aesthetic impacts as the panels will be limited in height and set back from all residential properties pursuant to the filed Setback Plan.

The Project does not present any likelihood of any toxic materials contaminating the soil or groundwater as there will be no exposure of such materials from the solar panels. The primary material in the panel itself is silicon, a very common earth element used in cement, ceramics, glass and many other products. The panels are encapsulated in an aluminum casing and tempered glass. Like in any typical construction scenario, limited materials (e.g., fuels, lubricants, adhesives) will be used onsite during construction; all materials will be properly stored and managed onsite and have very low risk for spills or contamination. Site drainage patterns will also be generally retained onsite due to flexibility in PV solar designs, which allows for general preservation of topsoil

and stabilized surfaces post-construction. The Project will obtain all appropriate approvals from the Indiana Department of Environmental Management and the County Drainage Board. The Project will also comply with all applicable local, state, and federal construction and drainage requirements of the Drainage Board as well as the Soil Water Conservation District.

In short, the Project will preserve and protect the farming legacy of the Project land and nearby area.

iii. The most desirable use for which the land is adapted

The proposed adoption of the commercial solar energy system overlay is compatible with all adjacent land uses. Solar facilities allow the ground to rest so that it can return to future agricultural production if chosen by the landowner. The Project was specifically sited and designed with due consideration to the adjacent land uses particularly when the filed Project Visual Buffer, Vegetative / Landscape Plan and Setback Plan (collectively the Plans) are considered. Further, siting the Project adjacent to existing electric infrastructure minimizes the need for additional infrastructure to be developed. No new long-distance overhead transmission lines are proposed for the Project.

iv. The conservation of property values throughout the jurisdiction

The proposed investment of a minimum of \$200,000,000 will be a significant, long-term addition to the County tax base, allowing the County to keep taxes low. In addition, the Project will represent a cutting-edge investment in the County, potentially creating new jobs and workforce development opportunities.

The Project also provides landowners with stable land payments, which help diversify landowners' income, support continued agricultural operations and multi-generational family land ownership, and prevent other uses of the land such as subdivision or clustered development. Moreover, Petitioner is not aware of any peer reviewed academic study which concludes that any material or significant decrease in property values result from properties nearby completed commercial solar developments which feature the Plans proposed for the Project.

v. Responsible development and growth

The Project is consistent with the notion of the rights of property owners to use their land as the Project supports the economic viability of County farmers, while also supporting future generations of farmers in the County. Specifically, the Project provides landowners with stable land payments which help diversify landowners' income, support continued agricultural operations and multi-generational family land ownership, and prevent other uses of the land, like subdivision or clustered development. Moreover, when the Project is decommissioned pursuant to the proposed Decommissioning and Site Restoration Plan (the Decommissioning Plan), the land is available and has been preserved for farming by future generations.

Appendix B
***Signed Property Owner
Acknowledgement Forms***

Sculpin Solar Project

DeKalb County, Indiana

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PROPERTY OWNER INFORMATION	
Name	HOOK PROPERTIES LLC
Mailing Address	3808 CR 75, BUTLER, IN 46721
Phone & Email	(260) 908-0624 hookfarms9600@gmail.com
PROJECT LOCATION	
Address or Parcel #	SEE EXHIBIT A
AUTHORIZED AGENT	
Name	SCULPIN SOLAR LLC
Mailing Address	15445 Innovation Drive, San Diego, CA, 92128
Phone & Email	SculpinSolarInfo@edf-re.com (844) 943 0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other _____

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Jerry Hook
Owner Signature

Jerry Hook
Owner Printed Name

6-13-23
Date

Owner Signature

Owner Printed Name

Date

OWNER ACKNOWLEDGEMENT

State of Indiana)
County of DeKalb) SS:

BEFORE ME, the undersigned Notary Public in and for said County and State, this 13th day of June, 2023 personally appeared the within named Jerry Hook herein "Owner"

WITNESS my Hand and Notarial Seal
By: Stacy L. Wagner
Notary Public Signature

STACY L. WAGNER
Notary Public, State of Indiana
Resident of Posey County, IN
My Commission Expires: March 19, 2024.
Commission Number 0679553

SCULPIN SOLAR LLC

PROPERTY OWNER ACKNOWLEDGEMENT FORM

EXHIBIT A

PARCEL NUMBERS:

APN	Owner Last Name	Owner First Name
17-08-18-300-002.000-022	HOOK PROPERTIES LLC	
17-08-18-300-004.000-022	HOOK PROPERTIES LLC	
17-08-20-300-004.000-022	HOOK PROPERTIES LLC	
17-08-17-300-003.000-022	HOOK PROPERTIES LLC	
17-08-17-300-004.000-022	HOOK PROPERTIES LLC	
17-08-18-300-003.000-022	HOOK PROPERTIES LLC	
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17-08-19-100-003.000-022	HOOK PROPERTIES LLC	
17-08-29-100-004.000-022	HOOK PROPERTIES LLC	
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17-08-20-300-017.000-022	HOOK PROPERTIES LLC	
17-08-20-300-018.000-022	HOOK PROPERTIES LLC	

PROPERTY OWNER INFORMATION	
Name	Hampel Farms LLC
Mailing Address	4046 CR 63 Butler IN 46721
Phone & Email	260.868.5088 cehampel@901.com
PROJECT LOCATION	
Address or Parcel #	SEE EXHIBIT A
AUTHORIZED AGENT	
Name	SCULPIN SOLAR LLC
Mailing Address	15445 Innovation Drive, San Diego, CA 92128
Phone & Email	Sculpin Solar Info@edf-re.com (844) 943 0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other _____

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Charles E. Hampel
 Owner Signature *operating manager*
 Charles E. Hampel
 Owner Printed Name
 6/13/23
 Date

 Owner Signature

 Owner Printed Name

 Date

OWNER ACKNOWLEDGEMENT

State Of Indiana)
) SS:
 County Of DeKalb)

BEFORE ME, the undersigned Notary Public in and for said County and State, this 13th day of June, 2023 personally appeared the within named Charles E. Hampel herein "Owner"

WITNESS my Hand and Notarial Seal
 By: *Stacy L. Wagner*
 Notary Public Signature

STACY L. WAGNER
 State of Indiana
 Resident of Posey County, IN
 Notary Public Printed Name
 My Commission Expires: March 19, 2024
 Commission Number 0679553

SCULPIN SOLAR LLC

PROPERTY OWNER ACKNOWLEDGEMENT FORM

EXHIBIT A

PARCEL NUMBERS:

APN	Owner Last Name	Owner First Name
17-07-25-400-002.000-026	HAMPEL FARMS LLC	
17-07-25-100-008.000-026	HAMPEL FARMS LLC	
17-07-25-200-009.000-026	HAMPEL FARMS LLC	
17-07-25-200-006.000-026	HAMPEL FARMS LLC	
17-07-25-100-006.000-026	HAMPEL FARMS LLC	
17-08-30-300-001.000-022	HAMPEL FARMS LLC	
17-08-30-300-004.000-022	HAMPEL FARMS LLC	
17-08-31-100-004.000-022	HAMPEL FARMS LLC	
17-08-31-300-001.000-022	HAMPEL FARMS LLC	

PROPERTY OWNER INFORMATION	
Name	Noah Graber and Lillian Mae Graber
Mailing Address	17501 CAMPBELL RD, SPENCERVILLE, IN 46788
Phone & Email	(260) 238-4625
PROJECT LOCATION	
Address or Parcel #	SEE EXHIBIT A
AUTHORIZED AGENT	
Name	SCULPIN SOLAR LLC
Mailing Address	15445 Innovation Drive, San Diego CA 92128
Phone & Email	SculpinSolarInfo@edf-re.com (844) 943.0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Noah B Graber
 Owner Signature
Noah B Graber
 Owner Printed Name
6-15-23
 Date

Lillian Mae Graber
 Owner Signature
Lillian Mae Graber
 Owner Printed Name
6-15-23
 Date

OWNER ACKNOWLEDGEMENT

State Of Indiana)
) SS:
 County Of Allen)

BEFORE ME, the undersigned Notary Public in and for said County and State, this 15th day of June, 2023 personally appeared the within named Noah B. Graber and Lillian Mae Graber herein "Owner"

WITNESS my Hand and Notarial Seal
 By: Stacy L. Wagner
 Notary Public Signature
Stacy L. Wagner
 Notary Public Printed Name

Commission Number 0679553
 My Commission Expires: March 19, 2024
 Resident of Posey County, IN
 State of Indiana
 STACY L. WAGNER




STACY L. WAGNER
 State of Indiana
 Resident of Posey County, IN
 My Commission Expires: March 19, 2024
 Commission Number 0679553

SCULPIN SOLAR LLC

PROPERTY OWNER ACKNOWLEDGEMENT FORM

EXHIBIT A

PARCEL NUMBERS:

APN	Owner Last Name	Owner First Name
17-08-31-100-002.000-022	GRABER	NOAH & LILLIAN
17-08-31-100-001.000-022	GRABER	NOAH & LILLIAN

PROPERTY OWNER INFORMATION	
Name	Lamar D. Reinhart and Jean A. Reinhart
Mailing Address	6 Point Lane, Arcadia, IN 46030
Phone & Email	lamarreinhart@gmail.com, (765) 586-2304
PROJECT LOCATION	
Address or Parcel #	17-08-31-400-002.000-022,
AUTHORIZED AGENT	
Name	Sculpin Solar LLC
Mailing Address	15445 Innovation Drive, San Diego, CA 92128
Phone & Email	SculpinSolarInfo@edf-re.com, (848) 943-0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other _____

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Lamar D. Reinhart
 Owner Signature
Lamar D. Reinhart
 Owner Printed Name
7/17/2023
 Date

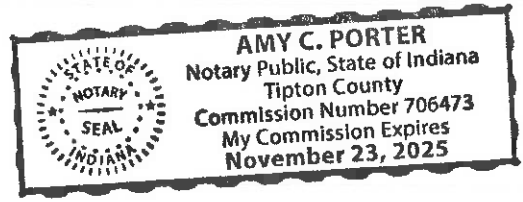
Jean A. Reinhart
 Owner Signature
Jean A. Reinhart
 Owner Printed Name
7/17/2023
 Date

OWNER ACKNOWLEDGEMENT

State Of Indiana)
) SS:
 County Of Tipton)

BEFORE ME, the undersigned Notary Public in and for said County and State, this 17th day of July, 2023, personally appeared the within named Lamar & Jean Reinhart herein "Owner"

WITNESS my Hand and Notarial Seal
 By: Amy C. Porter
 Notary Public Signature
Amy C. Porter
 Notary Public Printed Name



PROPERTY OWNER INFORMATION	
Name	Lynn A. Reinhart and Lisa R. Reinhart, husband and wife; Matthew E. Jacobs, and Lauren E. Hook F/K/A Lauren E. Jacobs
Mailing Address	4224 County Road 71, Butler, IN 46721
Phone & Email	reinhartlynn@aol.com, (260) 908-0572
PROJECT LOCATION	
Address or Parcel #	17-08-30-100-002.000-022
AUTHORIZED AGENT	
Name	Sculpin Solar LLC
Mailing Address	15445 Innovation Drive, San Diego, CA 92128
Phone & Email	SculpinSolarInfo@edf-re.com, (848) 943-0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other _____

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Lynn A. Reinhart
 Owner Signature
Lynn A. Reinhart
 Owner Printed Name
07/18/2023
 Date

Lisa R. Reinhart
 Owner Signature
Lisa R. Reinhart
 Owner Printed Name
07/18/2023
 Date

Matthew E. Jacobs
 Owner Signature
Matthew E. Jacobs
 Owner Printed Name
07/18/2023
 Date

Lauren Hook
 Owner Signature
Lauren E. Hook
 Owner Printed Name
07/19/2023
 Date


OWNER ACKNOWLEDGEMENT

State Of Indiana)
) SS:
 County Of DeKalb)

BEFORE ME, the undersigned Notary Public in and for said County and State, this 18th day of July, 2023 personally appeared the within named Lynn A. Reinhart,

herein "Owner" Lisa R. Reinhart, h/w, Matthew E. Jacobs and Lauren E. Hook aka Lauren E. Jacobs
 WITNESS my Hand and Notarial Seal
 By: Stacy L. Wagner
 Notary Public Signature

Notary Public Printed Name

 STACY L. WAGNER
 State of Indiana
 Resident of Posey County, IN
 My Commission Expires: March 19, 2024
 Commission Number 0679553

PROPERTY OWNER INFORMATION	
Name	Lorna M. Ferguson
Mailing Address	721 80th Avenue, Zeeland, MI 49464
Phone & Email	panda733@gmail.com
PROJECT LOCATION	
Address or Parcel #	17-07-25-400-001.000-026,
AUTHORIZED AGENT	
Name	Sculpin Solar LLC
Mailing Address	15445 Innovation Drive, San Diego, CA 92128
Phone & Email	SculpinSolarInfo@edf-re.com, (848) 943-0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other _____

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Lorna M Ferguson
 Owner Signature
Lorna M Ferguson
 Owner Printed Name
7-18-23
 Date

 Owner Signature

 Owner Printed Name

 Date

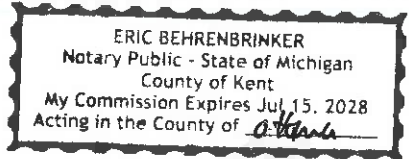
OWNER ACKNOWLEDGEMENT

State Of Michigan)
) SS:
 County Of Ottawa)

BEFORE ME, the undersigned Notary Public in and for said County and State, this 18th day of July, 2023 personally appeared the within named Lorna Ferguson herein "Owner"

WITNESS my Hand and Notarial Seal

By: [Signature]
 Notary Public Signature
Eric Behrenbrinker
 Notary Public Printed Name



PROPERTY OWNER INFORMATION	
Name	Perry A Jackson
Mailing Address	4665 County Road 71, Butler, IN 46721
Phone & Email	(260) 573-9058, pjac260791@aol.com
PROJECT LOCATION	
Address or Parcel #	17-08-31-100-003.000-022
AUTHORIZED AGENT	
Name	SCULPIN SOLAR LLC
Mailing Address	15445 Innovation Drive, San Diego, CA 92128
Phone & Email	SculpinSolarInfo@edf-re.com (844) 943 07 23
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Perry A Jackson
 Owner Signature
Perry Jackson
 Owner Printed Name
7/20/23
 Date

 Owner Signature

 Owner Printed Name

 Date

OWNER ACKNOWLEDGEMENT

State Of Indiana)
) SS:
 County Of DeKalb)

BEFORE ME, the undersigned Notary Public in and for said County and State, this 20th day of July, 2023 personally appeared the within named Perry Jackson herein "owner"

WITNESS my Hand and Notarial Seal
 By: Jeremy D. Overly
 Notary Public Signature
Jeremy D. Overly
 Notary Public Printed Name



Appendix C

Legal Description of all Parcels

Sculpin Solar Project

DeKalb County, Indiana

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EXHIBIT A
COMMERCIAL SOLAR ENERGY SYSTEM
PARCEL LEGAL DESCRIPTIONS

Label Number	APN	Legal Description	Owner Last Name	Owner First Name
1	17-08-18-300-002.000-022	E1/2 SW1/4 (PT) SECTION 18 TWP 34 RANGE 15 ACRES 3.00	HOOK PROPERTIES LLC	
2	17-08-18-300-004.000-022	PT E1/2 SW1/4 SECTION 18 TWP 34 RANGE 15 ACRES 68.1300	HOOK PROPERTIES LLC	
3	17-08-18-300-003.000-022	PT E1/2 SW1/4 SECTION 18 TWP 34 RANGE 15 ACRES 8.8700	HOOK PROPERTIES LLC	
4	17-08-18-400-004.000-022	S1/2 SE1/4 SECTION 18 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
5	17-08-17-300-003.000-022	SW1/4 SW1/4 SECTION 17 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
6	17-08-17-300-004.000-022	SE1/4 SW1/4 SECTION 17 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
7	17-08-19-100-003.000-022	S1/2 S1/2 NW1/4 SECTION 19 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
8	17-08-19-200-001.000-022	W1/2 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
9	17-08-19-200-002.000-022	N1/2 NE1/4 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
10	17-08-19-200-003.000-022	MID PT E 1/2 NE 1/4 ACRES 53.00 SEC 19 TWP 15 RANGE 15	HOOK PROPERTIES LLC	
11	17-08-19-200-004.000-022	7A S END E1/2 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 7.0000	HOOK PROPERTIES LLC	
12	17-08-20-100-001.000-022	W1/2 W1/2 NW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
13	17-08-20-300-001.000-022	W1/2 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 2.0000	HOOK PROPERTIES LLC	
14	17-08-20-100-002.000-022	E1/2 W1/2 NW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	

15	17-08-20-100-003.000-022	E1/2 NW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
16	17-08-20-200-001.000-022	N3/4 W1/2 NE1/4 SECTION 20 TWP 34 RANGE 15 ACRES 60.0000	HOOK PROPERTIES LLC	
17	17-08-20-200-002.000-022	S END W1/2 NE1/4 SECTION 20 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
18	17-08-20-200-003.000-022	E1/2 NE1/4 SECTION 20 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
19	17-08-20-300-003.000-022	W3/8 E1/2 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 27.99	HOOK PROPERTIES LLC	
20	17-08-20-300-017.000-022	PT SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES .5237	HOOK PROPERTIES LLC	
21	17-08-20-300-018.000-022	PT SE1/4 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES .446	HOOK PROPERTIES LLC	
22	17-08-20-300-004.000-022	PT SE1/4 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 2.00	HOOK PROPERTIES LLC	
23	17-08-29-100-004.000-022	W1/2 E1/2 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 42.0000	HOOK PROPERTIES LLC	
24	17-07-25-100-008.000-026	S PT PT NE1/4 NW1/4 SECTION 25 TWP 34 RANGE 14 ACRES 27.1100	HAMPEL FARMS LLC	
25	17-07-25-200-009.000-026	SPT W1/2 NW1/4 NE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 10.8560	HAMPEL FARMS LLC	
26	17-07-25-100-006.000-026	E1/2 OF N 3/4 OF S1/2 NW1/4 SECTION 25 TWP 34 RANGE 14 ACRES 30.0000	HAMPEL FARMS LLC	
27	17-07-25-200-006.000-026	SW1/4 NE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 40.0000	HAMPEL FARMS LLC	
28	17-08-30-100-002.000-022	S PT S1/2 NW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 60.0000	REINHART	LYNN & LISA
29	17-08-30-200-004.000-022	OFF S SIDE NE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 64.5000	HOOK PROPERTIES LLC	
30	17-08-30-200-005.000-022	16' S SIDE NE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 0.5000	HOOK PROPERTIES LLC	

31	17-08-29-100-002.000-022	N1/3 SW1/4 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 13.3300	HOOK PROPERTIES LLC	
32	17-08-29-100-003.000-022	S END W1/2 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 26.6600	HOOK PROPERTIES LLC	
33	17-07-25-400-001.000-026	N SIDE SE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 53.3300	FERGUSON	LORNA
34	17-08-30-300-001.000-022	W3/4 N1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 60.0000	HAMPEL FARMS LLC	
35	17-08-30-300-002.000-022	OFF E END N1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
36	17-08-30-400-001.000-022	N1/2 SE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 79.9500	HOOK PROPERTIES LLC	
37	17-07-25-400-002.000-026	PT S1/2 SE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 83.43	HAMPEL FARMS LLC	
38	17-08-30-300-004.000-022	PT S1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 75.0000	HAMPEL FARMS LLC	
39	17-08-30-300-003.000-022	NE COR S 1/2 SW 1/4 30 34 15 5.00 ACRES PART OF FARM ACREAGE	HOOK PROPERTIES LLC	
40	17-08-31-100-001.000-022	PT NW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 31.14	GRABER	NOAH & LILLIAN
41	17-08-31-100-002.000-022	N1/2 SW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 28.832	GRABER	NOAH & LILLIAN
42	17-08-31-100-003.000-022	S1/2 SW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 20.0000	JACKSON	PERRY A
43	17-08-31-100-004.000-022	W1/2 E1/2 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 40.0000	HAMPEL FARMS LLC	
44	17-08-31-300-001.000-022	PT W 1/2 SW 1/4 31 34 15 77.00 ACRES	HAMPEL FARMS LLC	
45	17-08-31-400-002.000-022	W END S1/2 SE1/4 SECTION 31 TWP 34 RANGE 15 ACRES 50.0000	REINHART	LAMAR & JEAN

Appendix D

Individual Letters of Support

Sculpin Solar Project

DeKalb County, Indiana

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June, 2023

The adoption of renewable energy sources, such as solar power, not only addresses the global challenge of climate change but also provides significant economic advantages at the local level.

DeKalb County, Indiana, has the potential to harness these benefits through the establishment of large-scale solar panel energy production.

Here are some of the economic advantages that such a development could bring to the local community in DeKalb County.

One of the primary economic benefits of large-scale solar panel energy production is the creation of jobs. The installation, operation, and maintenance of solar farms require a skilled workforce. In DeKalb County, this would lead to the generation of employment opportunities for local residents.

Jobs in the solar industry can range from construction and engineering to maintenance and operations. These positions would provide stable income and career prospects, thereby reducing unemployment rates and enhancing the overall economic well-being of the community.

The establishment of large-scale solar energy production facilities in DeKalb County would also result in increased tax revenues for the local government. Solar projects typically involve substantial investments in infrastructure and equipment.

These additional funds could be utilized to improve local infrastructure, invest in education and healthcare, and support other public services, ultimately enhancing the quality of life for residents. Large-scale solar panel energy production in DeKalb County would contribute to the overall economic development of the region.

The influx of renewable energy projects attracts investments and businesses, creating a positive business environment.

Local suppliers and contractors would have opportunities to provide goods and services to support the solar industry, further stimulating the local economy. Moreover, the presence of sustainable energy infrastructure enhances the county's appeal to companies seeking environmentally friendly locations, potentially attracting new industries and fostering economic growth.

Transitioning to solar energy reduces reliance on fossil fuels and can provide cost savings for residents and businesses.

Solar power offers a stable and predictable energy source with minimal fuel costs. As a result, homeowners and commercial entities in DeKalb County could benefit from reduced energy expenses, freeing up resources for other purposes.

Moreover, the use of solar energy promotes energy independence, reducing vulnerability to fluctuations in fossil fuel prices and enhancing the long-term economic stability of the community.

Although my focus is on the economic advantages, it is essential to acknowledge the environmental benefits of large-scale solar panel energy production.

By adopting renewable energy sources, DeKalb County would contribute to mitigating climate change, reducing greenhouse gas emissions, and preserving natural resources.

These environmental benefits have long-term economic implications, such as improved public health, reduced healthcare costs, and a more sustainable future for generations to come. Large-scale solar panel energy production in DeKalb County, Indiana, offers numerous economic benefits to the local community.

It generates job opportunities, increases tax revenues, promotes economic development, provides cost savings, and contributes to environmental sustainability.

By embracing renewable energy, DeKalb County can position itself as a forward-thinking and economically vibrant region, fostering prosperity and a high quality of life for its residents while taking positive steps towards a greener and more sustainable future.

—William Graham
DeKalb County Resident
Adjacent Neighbor to Proposed Solar Project

July 26, 2023

This letter is being written in support of bringing solar to DeKalb County.

Since the time that our family made the decision to participate with one of the projects looking to build a solar farm in DeKalb County, we have made a great effort to learn about utility-scale solar projects and renewable energy in general.

We have found that since 2010, 290 coal plants have already closed, with more scheduled to close in the future. And, since 2012, 12 nuclear plants have closed, all while our need for power continues to grow.

We all use power. Even if you heat your home with wood, you likely have an electric fan moving that heat. We have even noticed an extra surcharge on our utility bill because of our electricity usage, which further indicates that the need for electricity continues to grow. As older sources of energy continue to be shut down, we must find ways to replace that power generation.

There are many misconceptions about renewable energy. I have been hearing that power generated by the local solar projects, if built, will go to Canada. The truth is that the power generated locally by solar panels will go onto the grid and will be used locally, where there is a need. Much like water, electricity will follow the path of least resistance and, as the power generated travels across the transmission lines, it will be used where it is needed. I would actually anticipate that part of the power generated locally may go to the local steel mill.

We support these solar projects looking to build in DeKalb County and hope that you also see the need for projects and show your support by voting in favor of these projects making DeKalb County their home.

Sincerely,

Sherrill Miles

Sherrill Miles

5149 County Road 52

Auburn, IN 46706-9750

July 26, 2023

Dear County Officials,

I am writing this letter in support of solar in DeKalb County.

Our family made the decision to participate in one of the solar projects in motion in DeKalb County. The ground that we have optioned to lease for solar has been in our family for over 125 years and our plan is to pass it on to our children. We pay taxes on it, and don't understand why any others in the county feel like they should be able to mandate what we do with it. We live on our farm and will have solar panels on three sides of our home.

Our ground has a county tile that runs through the middle of it. We avoid planting this area because of the risk of occasional standing water. Solar panels on our ground will allow us to use that part of our ground that we now avoid using because of that occasional potential for standing water.

Solar is low profile and quiet. When the life of the solar farm is over, the land will be rested, restored and ready to farm again.

We ask that you please show your support for projects such as these coming to DeKalb County.

Sincerely,

William Miles

William Miles

5149 County Road 52

Auburn, IN 46706-9750

July 19, 2023

Happiness and excitement are the two predominant emotional qualities I feel when I think of the Sculpin Solar/EDF project in DeKalb County, Indiana.

This is an excellent idea and a wonderful plan proposed for my neighborhood.

In the early 1970s, when I was a teenager, renewable energy experiments were being discussed, now they are a reality. It is with pride that I welcome Sculpin Solar/EDF to my neighborhood. It will go in along roads of my youth, and I consider myself a fortunate individual to be touched with this innovative technology.

Sincerely,

Scott Graham
7841 County Road 32
Butler, Indiana 46721

July 21, 2023

To Whom It May Concern:

My father purchased his first 100 acres in 1973. At that time, he knew investing at a young age would pay off. He survived the farming crash in the late 70's. This crash took a lot of families out of farming that could not survive the low crop prices with high interest of borrowed money.

He never had a neighbor once offer to help him replace drainage tile, plant, tile the soil, or harvest. If he had not been able to make a farm payment, not one neighbor would have offered to help. No one helped in the 70's when farmers were losing their operations and livelihood.

This opportunity offers our family and future generations a more diverse income with less output costs. With little to no interest from the younger generations in farming or managing property, it allows a family to continue to own property and continue their way of life in retirement. All of this while offering great benefits to the community. It offers the community benefits through a stable tax base and charitable giving. It offers a community better roads through a road usage agreement. It offers our community a cleaner environment compared to the farming practices of today.

I support a person who has the courage to take a huge risk in life to purchase a farm. I support a person who has invested in their land while making payments. I support a person who wants to have a diverse income. I support farmers who want to GROW FOOD, FUEL, AND NOW ENERGY!!! I SUPPORT LAND RIGHTS OF THE LAND YOU OWN!!!!!!!!!!!!

Sincerely,

Ben Steury
5591 CR 75a
Saint Joe, IN 46785
260-927-7938

Ben Steury
Custom Built by Steury
260-927-7938

July, 2023

DeKalb County residents have a great opportunity before them to help our country with climate change and produce desperately needed electric energy, with the big push for electric vehicles and more and more consumption of electricity each and every year. The last 60 years we are consuming over 87% more power with very few additional power production facilities added to our grid. One problem that we have, that I think nobody understands, is that our coal gasification plants are being eliminated. The Rockport plant owned by AEP will be shut down by 2028. That is only five years away. With the time frame to construct any kind of solar farm of more than four years, we are running out of time fast.

Only one nuclear plant in the U.S. is being constructed in Georgia. The plants have become so costly they are not cost-effective. All of the safety constraints add to the cost of the plant, plus it takes 6 to 8 years to construct, plus 5 years for the permitting and site selection. That can be over 13 years to put it on the grid.

Next, I would like to remind everyone that just last December we were all asked to limit our use of power and turn our heat down. If not, we could experience brown outs and possible outages. This was at a time I am sure that most of us could not afford to lose our power. Still can't. Remember a couple of years ago, the Texas problem with the cold snap they had? Lives were lost and it took months to get things back to normal. If that happened here, a lot of people will be laid off from their job as SDI's primary source for energy is electric power to feed their furnace. It would cost us all and the county millions. We cannot afford to let that happen.

Next, the Solar Farms are providing over \$500,000,000 worth of infrastructure and tax base into our county. Who the hell is going to turn that down? This will provide millions of dollars into our schools, fire stations and equipment, libraries, and county roads and broadband, which we desperately need. We are currently losing teachers because we can't pay them. It's hard to find good teachers to begin with.

I heard at one of the meetings last spring that we don't need our mud roads paved. It slows people down. Well, I found out the person that said that does not live on a gravel road (sorry mud). He has no clue what he is talking about. It doesn't slow anybody down. I know I've lived on our mud road for 70 years. It also creates so much dust most people that live close to the road, must clean their home every two days. There was a survey printed in the News Star last winter that DeKalb County has over 280 miles of gravel roads. Noble County has 75 miles.

I also heard in this same county meeting that we don't need broadband in our county. I would like to know how our kids in school will have any kind of a chance to keep up when schools are closed and it's an e-learning day when the internet is not available. Are we going to continue to let our kids get behind the city schools? No thank you.

Finally, farmers are lucky to make \$300 per acre for any commodity they may be producing. That's if we get the rain we need or are lucky enough to plant a decent crop in the spring. With the solar farms, if farmers so choose to lease their farm, it's \$900 per acre per year guaranteed for 30 years. What a deal. Plus they still own the land. This is something a farmer cannot turn down. Remember several years ago when the government paid farmers to join the CRP program? They paid anywhere from \$75 to \$100 per acre for farmers not to farm the land. Most farmers put anywhere from 10% to 50% of their land in the

program. The reason for the program was to reduce the amount of commodities farmers produced, thus increasing the prices for the commodity. It helped very little. There also was a commitment of 10 years or more to be in the program.

I would like county residents to look at our crops today and tell me we have valuable productive land. Wake up people. It is hard clay that is worn out and needs a rest for several years.

Steve Fetters

5397 CR 52

St. Joe, IN 46785

(260) 570-6619

Fetters.s.a@gmail.com

July, 2023

Dear County Officials,

I had to think long and hard about signing up with the solar people. I have farmed all my life, and it was a hard decision. There is no one in our family that wants to take over our farm.

I believe I did the right thing because of all the electricity that will be used in the future. The panels they will be using will be as efficient as they possibly can be with the rotation movement of the sun.

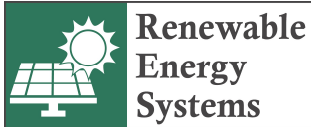
The people not wanting solar are saying "Save our Farms." The farms are not theirs to save. I bought and paid for them. We should have the right to do what we want to do with them. The rights of farmers seem to be taken away from us more and more.

Some of the people really unhappy don't give a second thought to the farm ground they took out of production to build their homes and pools on. Many of the new housing additions going in are on ground that was once farm ground.

A good percentage of our grain is exported. With the solar, I will know exactly what to expect each year and won't be playing high stakes poker and throwing a bunch of money out there and hoping it grows.

This will be my retirement and future for our kids.

Larry and Debra Kimmel
4965 County Road 51
Auburn, IN 46706



July 21, 2023

DeKalb County Plan Commission
President Jason Carnahan
301 S Union St
Auburn, IN 46706

DeKalb County Plan Commission:

We understand that DeKalb County is being considered for the development of utility scale solar projects. These projects bring clean energy into homes and businesses in our communities.

We have seen through our 15 year history in the solar industry how our local projects have created jobs, educational opportunities, and inspired young talent to get engaged in the energy field. Local solar projects allow the next generation to see how their communities are progressing into the future. This helps encourage them to stay and use their education and skills in their hometowns.

With the recent advancements in solar cell technology and the future needs of clean energy for our automobiles, now is the time for our communities to embrace solar. The rapid advancements in electric vehicle (EV) battery technology will soon make EVs very popular and put stress on our electric grid. Solar projects will help lessen the power concerns that we will be faced with as more EVs will need to be charged.

There are many positive benefits the county can receive over the life of a large solar project. Solar power is an essential part of meeting the growing energy demands of our community and country.

We ask for your support for the Sculpin Solar Project and more solar in our communities.

Best regards,

A handwritten signature in black ink, appearing to read "Eric Heshner", is written in a cursive style.

Eric Heshner
President
Renewable Energy Systems LLC