

Town of Purcellville Proposal for Solar on the Aberdeen Property

With nearly 80 employees, over 100 projects completed or under development, and an award-winning track record of innovation and implementation, Sun Tribe is one of the fastest growing clean energy companies in the Mid-Atlantic and currently sits at #263 on the Inc.5000 list. Thanks to an experienced, in-house team of development, engineering, financial, regulatory, procurement, and construction experts, Sun Tribe serves as a comprehensive energy advisory and delivery company for our client-partners. Today, Sun Tribe is the largest provider of public sector on-site renewable energy in Virginia.

Sun Tribe Development, the utility scale development arm of Sun Tribe, proposes to develop, design, construct, and maintain a 15-20 Megawatt (AC) solar project on the Aberdeen Property. The goal is to convert the property into an operating solar facility in order to:

1. Generate an annual revenue for the Town of Purcellville (totaling over \$4.3 million over the life of the project) through a site lease
2. Provide low-cost, clean energy to Virginia's electric grid
3. Preserve the land, protecting it from more intensive development while keeping the door open for future conservation potential, education of the general public, and outdoor recreation.

Agreement Structure	Lease Option & Form Lease: Proposal to execute an option to lease that provides Sun Tribe a period of time to conduct due diligence, feasibility analysis, and development activities including site plan approval, interconnection studies, and power marketing (Option Term), followed by a long-term lease (Lease Term) that would be executed prior to the start of construction and stay in place through the operating period of the solar facility.
Option Term	3-year Option with a 2-year extension
Option Payment	During the option period, annual payments are made totaling up to \$41,000
Lease Term	30 Years with two (2) five (5) year extension terms
Lease Payment	Annual Payments based on the final project footprint. Over the life of the project, 95 acres of leased land totals over \$4.3 million, 110 acres of leased land totals over \$5 million
Feasibility and Development	Sun Tribe Development is responsible for all project costs. During the option period, all studies will be conducted, and permits obtained at the Developer's expense. Ongoing activities can continue.
Taxes & Economic Impact	Loudoun County will generate additional tax revenue, paid by Sun Tribe, with respect to the solar facility. During the construction phase, indirect economic impact will include construction workers buying goods and

	services locally as is typical with any construction project.
Additional Economics	<p>Further economic upside to the Town of Purcellville will be explored through the utilization of stream banks not viable for solar.</p> <p>Sun Tribe would like to bring a nutrient credit expert on site to evaluate this potential and as plans develop, discuss with the Town. Our partnership with this expert lends to a cohesive and comprehensive approach to building solar while maximizing revenue potential for the Town</p>
Aesthetic	Sun Tribe will present site plan designs for Town and County Approval. If possible, Sun Tribe will provide additional vegetative screening and will maintain native Virginia plant species and seed mixes through a vegetation management plan, providing habitat beneficial to game birds, song birds, and pollinators.
System Design	Sun Tribe has planned a layout that avoids the areas to be used for wells and water lines, in addition to existing trails and wooded areas, such that there can be a coexistence of existing and proposed facilities on site.
Where does the power go?	The power produced by the facility will be marketed for sale through a Power Purchase Agreement (PPA), either to Dominion Energy Virginia or another corporate purchaser. Solar at the Aberdeen property would create an opportunity for the local community to make a meaningful impact in helping Virginia continue its progression towards a sustainable energy future
Maintenance of the Solar Facility	During the Lease term, Sun Tribe will maintain the solar facility, including mowing.
Decommissioning	When the useful life of the facility is reached, Sun Tribe will be responsible for removing all facility components and will ensure a bond is available for removal during the project life.



Preliminary Solar Layout

