

Docket No. EMP-109 Sub 0

Schedule 1

Limited Liability Articles of Organization

OFFICIAL COPY

Apr 01 2020

State of Delaware
Secretary of State
Division of Corporations
Delivered 11:01 AM 12/02/2016
FILED 11:01 AM 12/02/2016
SR 20166878863 - FileNumber 6236189

**STATE of DELAWARE
CERTIFICATE of FORMATION
A LIMITED LIABILITY COMPANY**

ARTICLE I.

The name of this limited liability company is CAMDEN SOLAR LLC.

ARTICLE II.

Its registered office in the State of Delaware is to be located at 2035 SUNSET LAKE RD, SUITE B-2, NEWARK DE 19702. The registered agent in charge thereof is LEGALINC CORPORATE SERVICES INC..

ARTICLE III.

The period of duration of the limited liability company shall be perpetual.

ARTICLE IV.

The purpose of the limited liability company is to engage in any lawful act or activity for which limited liability companies may be organized under the Delaware Limited Liability Company Act.

ARTICLE V.

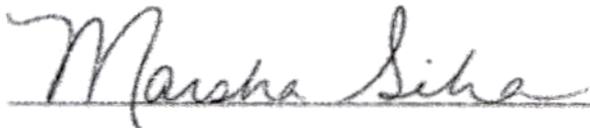
The name and address of each initial member of the limited liability company is:

MARK PEARSON - 7131 GATEWAY COURT, MANASSAS, VIRGINIA 20109

SCOTT HOBSON - 7131 GATEWAY COURT, MANASSAS, VIRGINIA 20109

I, the undersigned, for the purpose of forming a limited liability company under the laws of the State of Delaware, do make, file and record this Certificate, and do certify that the facts herein stated are true, and I have accordingly hereunto set my hand and executed this Certificate of Formation on the date below.

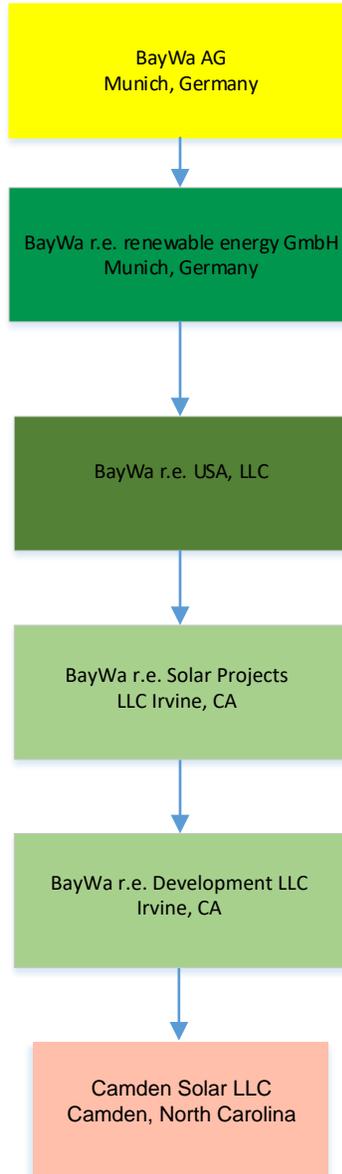
Dated: December 2nd, 2016



Marsha Siha, Organizer

Schedule 2

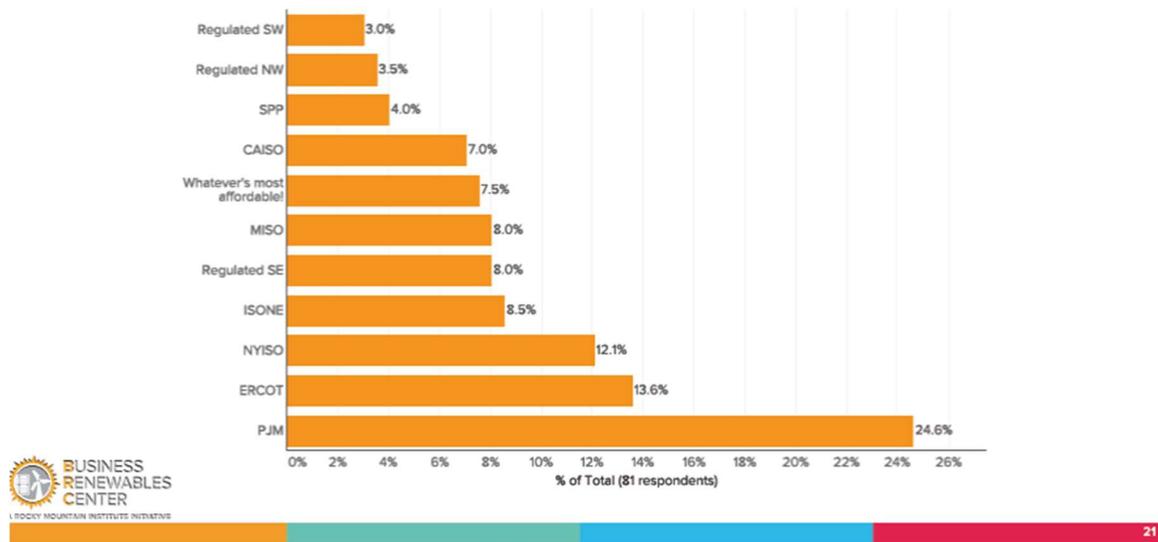
Organizational Chart



Schedule 4

Renewables Offtake Projections

Buyers only: In the next year, what 3 regions are you most interested in procuring renewables?



Source: Business Renewables Center

Schedule 7

Conditional Use Permit (7A)
and
One-Year Extension (7B)



Doc No: 204563
Recorded: 01/10/2018 04:43:46 PM
Fee Amt: \$26.00 Page 1 of 6

Camden County North Carolina
Tammie Krauss, Register of Deeds
BK 362 PG 765 - 770 (6)

Filed: _____

**AN ORDER GRANTING A
SPECIAL USE PERMIT
BY THE BOARD OF COMMISSIONERS
CAMDEN, NORTH CAROLINA**

UDO 2017-10-01

The Board of Commissioners for County of Camden, North Carolina, having held a public hearing on Monday, January 8, 2018 to consider an application for a Special Use Permit by Camden Solar LLC and having heard all of the evidence presented at the hearing makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

It is the Board's CONCLUSION that the Special Use Permit be issued subject to certain conditions listed below.

This CONCLUSION is based upon the following FINDINGS OF FACT:

PROJECT INFORMATION

File Reference: UDO 2017-10-01
Project Name; Camden Solar, LLC
PIN: 02-8944-00-02-2843
02-8944-00-12-6886
Applicant: CAMDEN SOLAR,
LLC
Address: 2035 Sunset Lake Rd
Newark, DE 19702
Phone: (303) 202-3600
Email:

Agent for Applicant: Jared Schoch, Heath
McLaughlin, Mark Pearson

Phone:
Email:

Current Owner of Record: James L. Cartwright,
Douglas Cartwright, and Martha Jackson

Application Received: 10/2/17
By: David Parks, Permit Officer

Application Fee paid: \$400

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A. Land Use/Development Application
- B. Camden Solar Site Plan
- C. Project Summary Letter
- D. Documentation of all requirements from NC State Utilities Commission
- E. Technical Review comments
- F. Drainage Plan (approved by County Engineer)

Meeting Dates: Planning Board – 11/15/17

REQUEST: Construction of a 20 MW AC Solar Facility. Camden County Code Article 151.334 Table of Permissible Uses (Use # 17.400); Specific Standards – Article 151.347(V).

Vicinity Map:



PROJECT LOCATION:

Street Address: Two parcels at South Highway 343 and Sand Hills Road

Location Description: Courthouse Township

SITE DATA

Lot size: Two parcels - approximately 215 acres in size

Flood Zone: X/AE

Zoning District(s): Basic Residential (R3-2)

Existing Land Uses: Farmland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	R3-2	R3-2	GUD	R3-2
Use & size	Farmland	Farmland – Some Residential	Farmland – Some Residential	Woodland - One residential

Proposed Use(s): 20MW AC Solar Facility

Description of property:

Property is active farmland

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Mill Dam Creek to the South.

Distance & description of nearest outfall: ½ mile to Mill Dam Creek

INFRASTRUCTURE

10” water line along 343 and a 4” line on Sand Hills Road.

Traffic: During construction phase there will be increased traffic along Highway 343 and Sand Hills.

1. **Utilities:**
 - A. **Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Applicant requesting use of portable toilet during construction phase.
 - B. **Does the applicant propose the use of public sewage systems?** No
 - C. **Does the applicant propose the use of public water systems?** No.
 - D. **Distance from existing public water supply system:** Adjacent to property on Highway 343 and Sand Hills Road.
 - E. **Is the area within a five-year proposal for the provision of public water?** Existing

F. Is the area within a five-year proposal for the provision of public sewage? No

2. Landscaping

A. Is any buffer required? Yes. Indicated on site plan.

B. Is any landscaping described in application: Yes. Indicated on site plan

3. Findings Regarding Additional Requirements:

Yes No

Endangering the public health and safety?

Staffs opinion is that application does not appear to endanger the public health and safety.

Yes No

Injure the value of adjoining or abutting property.

Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

Yes No

Harmony with the area in which it is located.

Property zoned for proposed use.
Comprehensive Plan Future Land Use Map has property identified as Rural Residential.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will not impact schools.

Yes No

Fire and rescue: Request training after completed.

Yes No

Law Enforcement: Request training after completed.

At their January 8, 2018 Board of Commissioners meeting, Board approved on a 5-0 vote the Special Use Permit for Camden Solar, LLC with the following conditions:

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the approved plans contained in the file titled UDO 2017-10-01.
3. There shall be no land disturbing activity until County receives approved DENR E & S Control Plan and Stormwater Permit.
4. Applicant shall provide Camden County Planning Office proof of the continuous operation annually (no later than January 30th) or upon request of the county which shall not be unreasonable in the form a letter from the facility owner stating the facility has been operational during the previous year.
5. Upon completion of the installation of the solar farm, Camden Solar LLC shall provide training to Fire Marshall, South Camden Volunteer Fire Department and Sheriff's Office personnel as to the potential risks involved in case of an emergency inside the facility.
6. Applicant shall provide the Sheriff's Office with a key or combination to the entrance into the facility in case of an emergency. Sheriff's office shall contact owner prior to entry to ensure all power has been secured.
7. Hours of operations during construction phase shall be Monday – Saturday, dawn to dusk.
8. Hours of operations shall be posted at the entrance to the facility during the construction phase.
9. Developer shall install a 50' natural vegetative buffer extending the length of the property line that abuts the Solar Facility belonging to Rodney Meads.
10. There shall be no parking of vehicles along public ROWs of South 343 and Sand Hills Road.
11. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.

IN WITNESS WHEREOF, the County has caused this Special Use Permit to be issued in its name, and the undersigned, being all of the property owners/applicants of the property above described, do hereby accept this Special Use Permit together with all its conditions as binding on them, their successors and their assigns in interest.

I, Heath McLaughlin of Camden Solar LLC, applicant/agent/property owner of the above-identified property do hereby acknowledge receipt of this Order authorizing the issuance of a Special Use Permit. The undersigned owner/applicant does further acknowledge that no work shall be done pursuant to the Special Use Permit except in accordance with all of its conditions and requirements and that all restrictions shall be binding upon them, their assigns, and their successors in interest.

Heath McLaughlin Member
Name/Title

NORTH CAROLINA

I, Danielle Felton, a Notary Public in and for said state and county, do hereby certify that, Heath McLaughlin Applicant/Property Owner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal the 10th day of January, 2018.

Danielle Felton

Notary Public

My commission expires: 06-21-2022

Danielle Felton
Notary Public
Pasquotank County, NC
My Commission Expires June 21, 2022

COUNTY OF Camden

ATTEST:

I, David Parks, Permit Officer, Camden County, do hereby acknowledge the issuance of this Order authorizing the Special Use Permit for Sandy Solar LLC. The applicant does further acknowledge that no work may be done pursuant to the Special Use Permit except in accordance with all of its conditions and requirements and that all restrictions shall be binding upon them, their assigns and their successors in interest.

David Parks

David Parks, Permit Officer

NORTH CAROLINA
CAMDEN COUNTY

I, Danielle Felton, a Notary Public in and for said state and county, do hereby certify that David Parks, Permit Officer, Camden County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 10th day of January, 2018.

Danielle Felton

Notary Public

My commission expires:

06-21-2022 Pasquotank County, NC

Danielle Felton
Notary Public
Pasquotank County, NC
My Commission Expires June 21, 2022

COUNTY OF Camden

BOARD OF COMMISSIONERS

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Chairman

CLAYTON D. RIGGS
Vice Chairman

GARRY W. MEIGGS
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**CAMDEN
COUNTY**
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KENNETH BOWMAN
County Manager

KAREN M. DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

December 2, 2019

BayWa r.e. Solar Projects, LLC
Attn: Whitney Rubin
17901 Von Karman Avenue, Suite 1050
Irvine, CA 92614

RE: Extension request; Special Use Permit (UDO 2017-10-01) Camden Solar LLC

Dear Mr. Schoch:

This is to inform you that at the December 2, 2019 Camden County Board of Commissioners meeting, your request for a one year extension to the Special Use Permit for Camden Solar LLC was approved with a new expiration date of January 8, 2021. A valid building permit for the construction of the project shall be applied for and approved prior to the new expiration date as no further extensions will be granted.

If you have any questions, please contact me at (252) 338-1919, ext 263.

Sincerely,

Dan Porter
Planning Director

cc: Camden Solar, LLC
file

Schedule 8

Map of Dominion Virginia Power Territory

Source: PJM

