Developing • Renewable • Relationships

SUNVEST

SOLAR LLC

SV CSG Welter Road Solar, LLC
Kane County, IL

ABOUT SUNVEST

- **Our Mission:** Cultivate Access to Clean Energy for North America

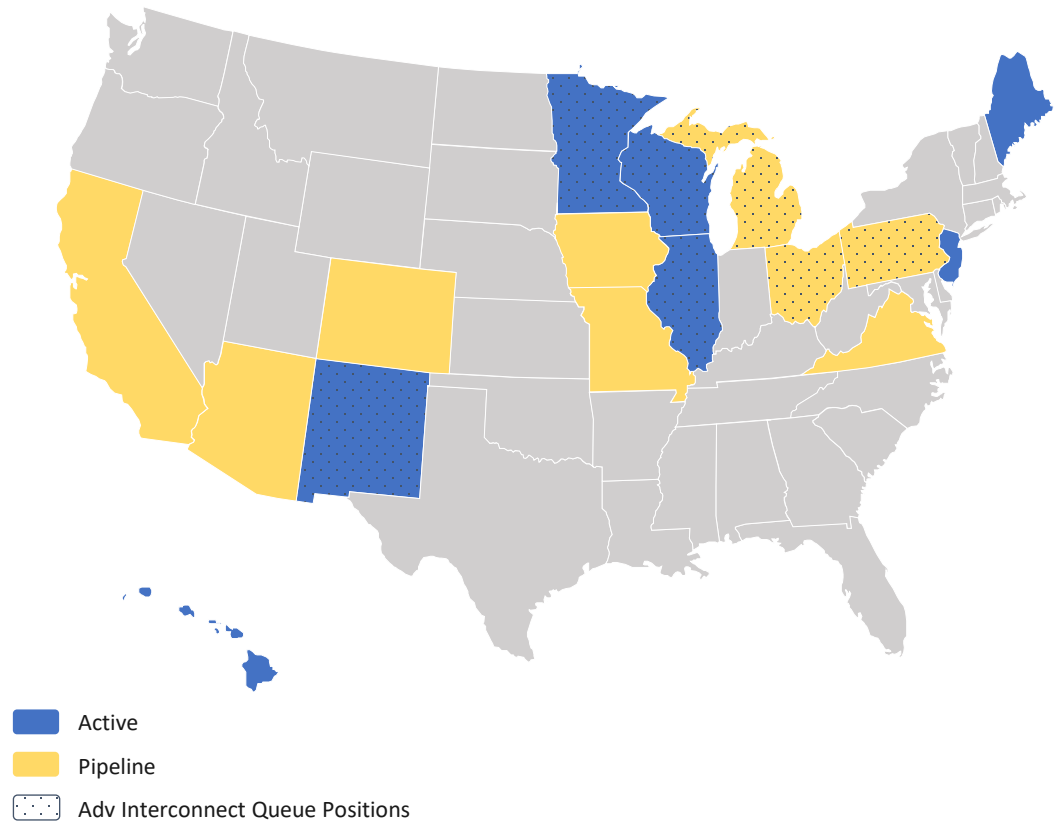
- Founded in 2009, SunVest is a national leader in developing and operating Community Solar and distributed solar energy projects. With over 200 megawatts of solar power energized across the country, we're helping power more than 40,000 homes—and growing

- We offer a fully integrated solar platform, handling every step of the process—from land leasing and permitting to interconnection, design, and construction. As a long-term owner and operator, we're committed to delivering clean, reliable energy for communities nationwide

- Named #14 on the 2025 Crain's Chicago Business Fast 50 list, recognizing the fastest-growing companies in the Chicago region

PORTFOLIO

- Industry-Leading 1.67 GW Pipeline



Integrated Solar Development Platform

- SunVest is building one of the nation's most robust solar development pipelines—nearly 2 gigawatts of projects across 18 states. Our portfolio of active solar assets continues to expand, with operations already underway in 8 states
- We're always seeking early-stage and NTP-ready asset acquisitions in key markets coast to coast.

PROJECT INFORMATION

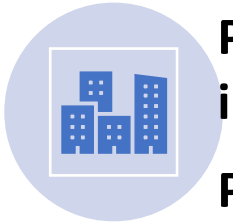
Landowner: Big Rock Farm, LLC

Attn: Aamir Banduka

Applicant: SunVest Solar, LLC

SV CSG Welter Road Solar, LLC

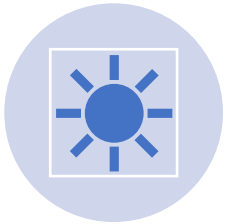
Location: South side of Welter Road, Virgil Township. 0.72 miles west of IL Rt. 47



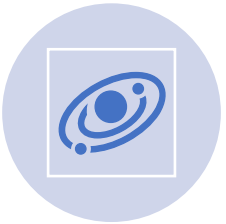
Project Size: +/- 11 acres inside the fence. (1.5 MW)

Parcel Size: +/- 42.01 acres.

Current Zoning: Farming



Current Land Use: Agricultural



Requesting approval for Special Use Permit for a Community Solar Facility

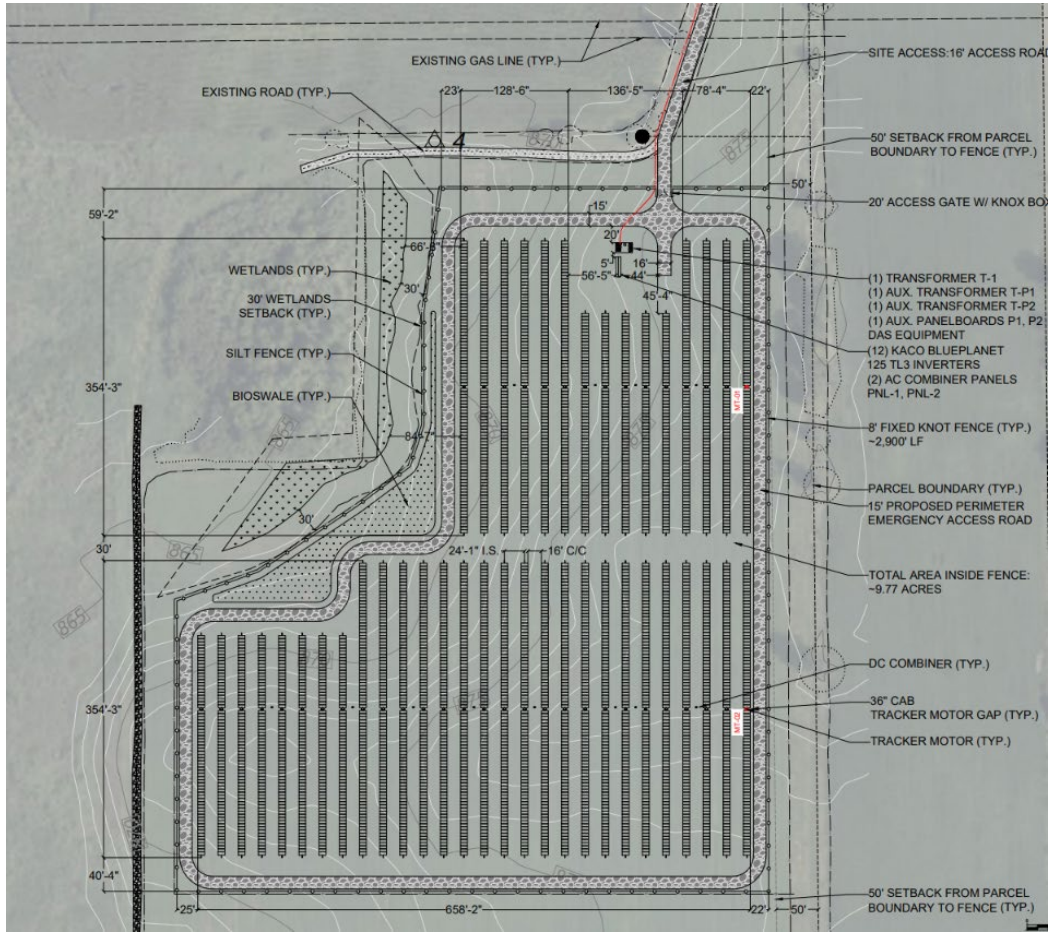
SV CSG WELTER ROAD SOLAR , LLC – LOCATION MAP

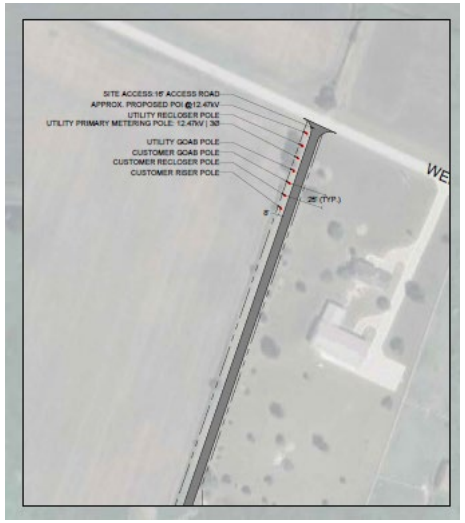
South side of Welter Road, Virgil Township

.72 miles west of IL Rt 47

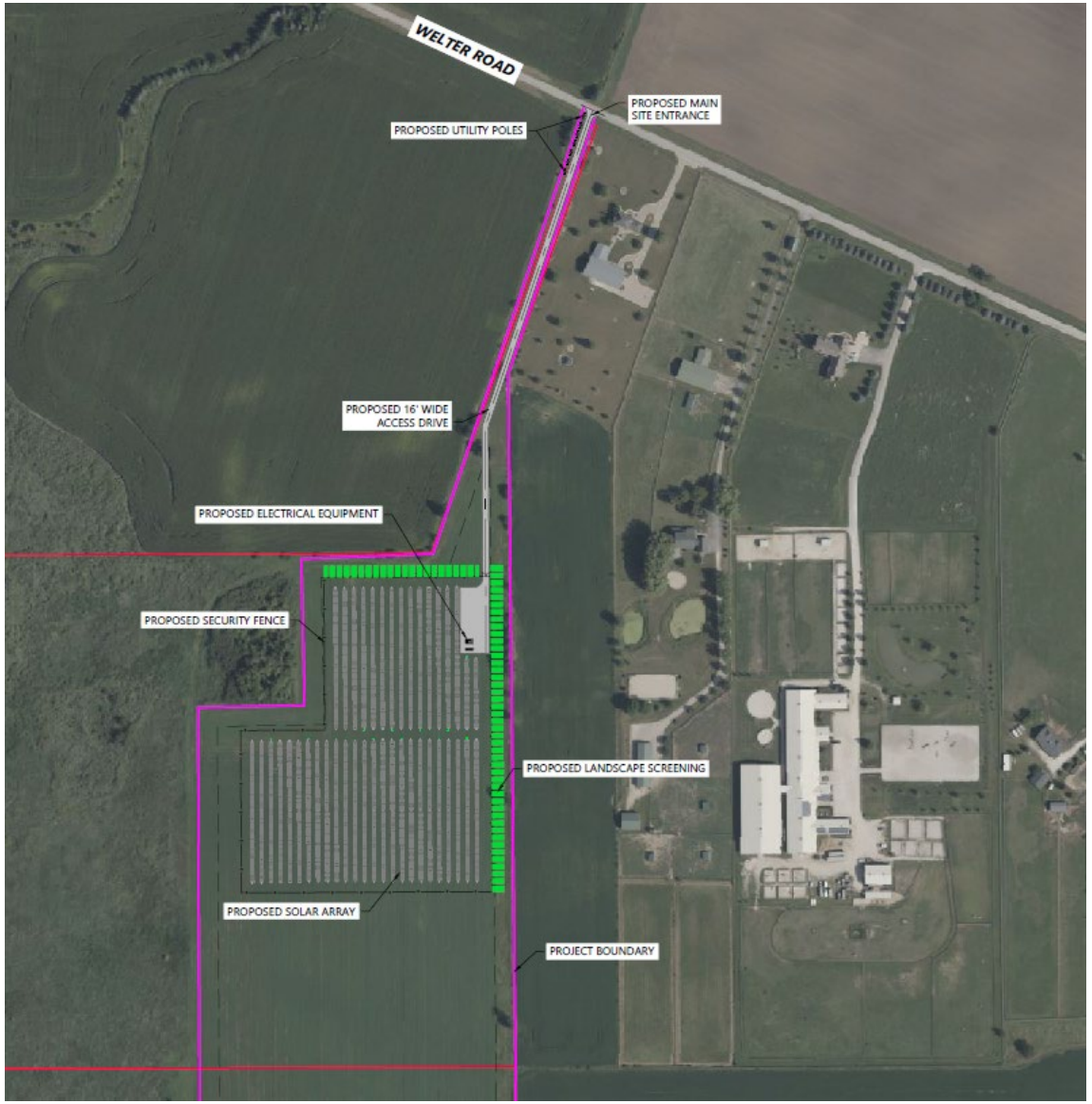
SV CSG WELTER ROAD SOLAR, LLC – SITE PLAN

- Setback + 1,230 feet south of Welter Road.
- Setback a min. of 480 feet to occupied dwellings.
- Setback a min. of 50 feet to the property lines.
- Landscape buffer will be installed along the north and east sides of the project.
- No flood plain or wetlands will be impacted.
- Access and fire safety drive will be 20 feet wide.
- Noise, glare and property value studies show no impact to surrounding properties.





SV CSG WELTER ROAD SOLAR, LLC



LANDSCAPE SCREENING PLANT MATERIAL

White Fir

Black Hills Spruce

Red Twig Dogwood

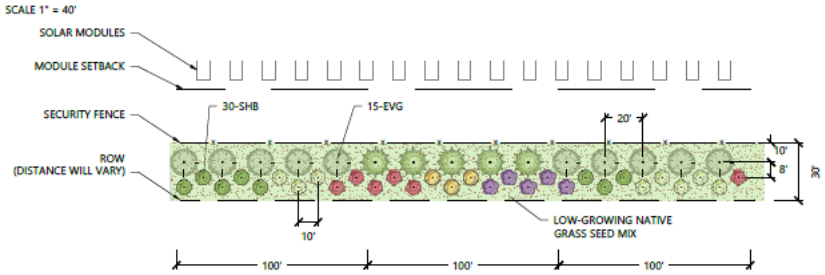
Spicebush

Ninebark

American Elderberry

Arrowwood Viburnum

PROPOSED LANDSCAPE SCREENING DETAIL



MINIMAL IMPACTS

Minimal to no glare. Panels are designed to absorb sunlight, not reflect it.

Solar projects are quiet during the day and silent at night.

Little traffic is generated. The site will be visited periodically for routine inspection.

Solar projects are clean, safe and emit no emissions.

Solar panels require very little maintenance. Panels are inspected twice a year for maintenance and cleaning.

No buildings on site and no need for water or sanitary sewer facilities.

No lighting internal or external to the property.

Project Details

SV CSG WELTER ROAD SOLAR, LLC – SITE PLAN

Solar use +/- 12 acres of the +/- 42.01 acre parcel.

20’ wide Access drive from Welter Road into project to reach equipment pads inside fence.

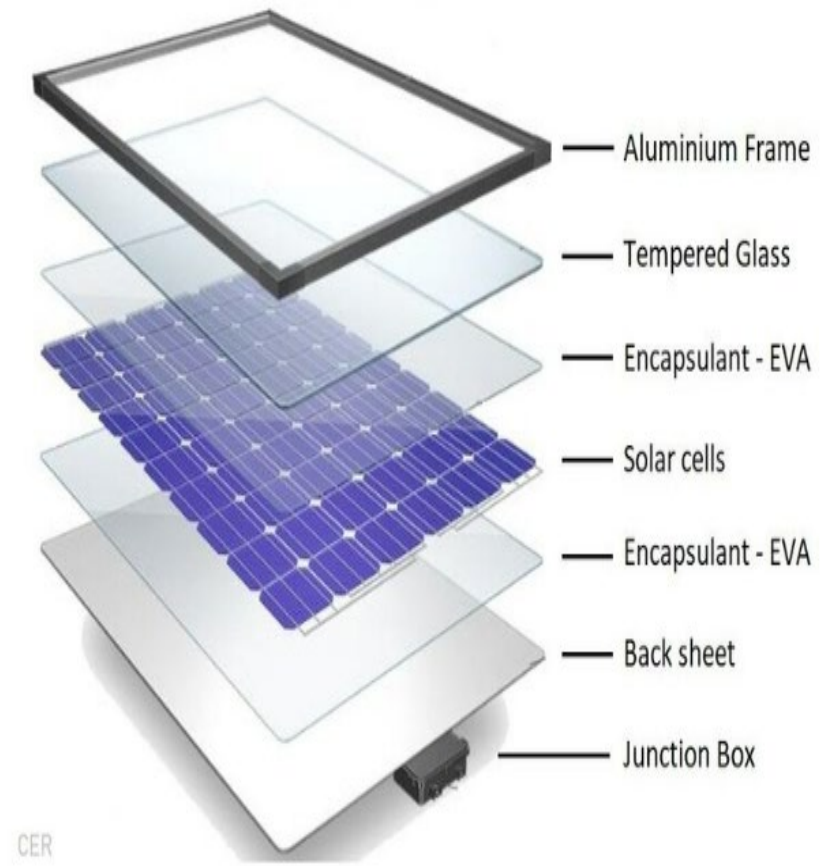
Parking for 2 to 4 vehicles inside the fence.

Panels will be single – axis tracker and will face east-west.

Proposing an 8’ fence for security purposes around perimeter of project.

Panels will be at least 50 feet from the property lines, 150 to occupied dwellings and 1,250’ feet from Welter Road.

MONOCRYSTALLINE SILICON PHOTOVOLTAIC PANELS



The 6 main components used in the construction of a solar panel

COMPONENT	MATERIAL
Solar Cell	Crystalline Silicon (c-Si), Silicon Nitride
Sealant	Silicon Rubber or Ethylene-Vinyl Acetate (EVA)
Backsheet	Mylar or Tedlar
Frame	Aluminum
Cover	Tempered Glass
Cabling	Aluminum or Copper, Moisture & Heat Resistant Thermoplastic

INSTALLATION

The solar panels are mounted on a racking system supported by steel I-beams driven into the ground—no concrete needed, which helps reduce ground disturbance.

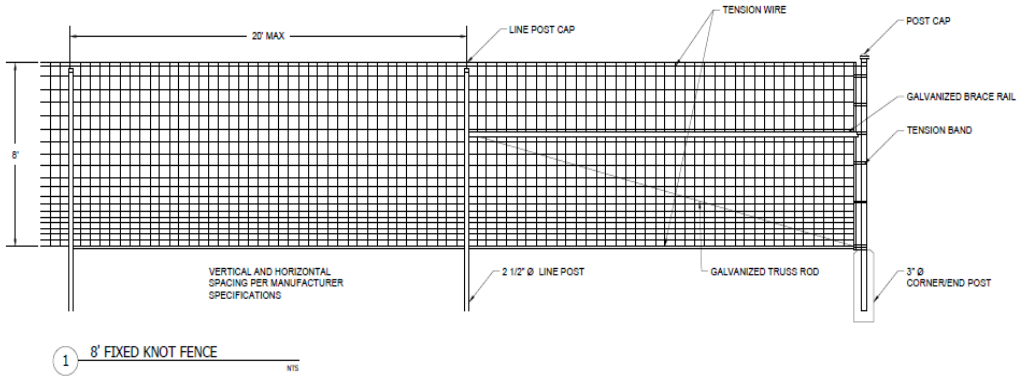
These I-beams are installed 8 to 15 feet deep, providing a strong and stable foundation.

The racking system is assembled using manual labor, ensuring precise installation.

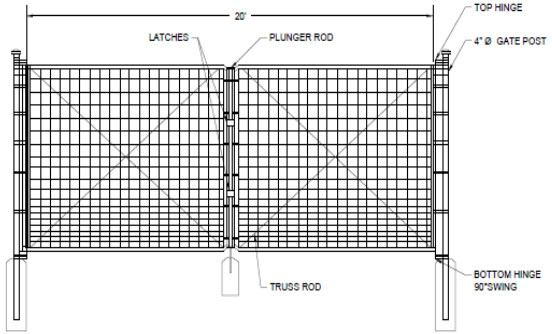
Solar panel rows are aligned north-south, allowing the panels to track with the sun for maximum sunlight exposure.

There is approximately 20 feet of spacing between rows, depending on the site layout and surrounding environment

FENCE DETAIL



1 8' FIXED KNOT FENCE
NTS



2 8' FIXED KNOT FENCE GATE
NTS

NATIVE PRAIRIE SEED MIX

Common Name	Scientific Name	% of Mix	Seeds/ft^2		Total
Grasses					
Sideoats Grama	Bouteloua curtipendula	20.00%	6.0	2.70	PLS lb
Prairie Brome	Bromus kalmii	1.48%	0.6	0.20	PLS lb
June Grass	Koeleria macrantha	0.37%	3.7	0.05	PLS lb
Plains Oval Sedge	Carex brevior	1.48%	2.1	0.20	PLS lb
Bicknell's Sedge	Carex bicknellii	1.48%	1.2	0.20	PLS lb
Silky Wild Rye	Elymus villosus	2.22%	0.6	0.30	PLS lb
Little Bluestem	Schizachyrium scoparium	46.67%	34.7	6.30	PLS lb
Prairie Dropseed	Sporobolus heterolepis	0.37%	0.3	0.05	PLS lb
Forbs					
Common Yarrow	Achillea millefolium	0.33%	2.9	0.05	PLS lb
Nodding Onion	Allium cernuum	0.22%	0.1	0.03	PLS lb
Lead Plant	Amorpha canescens	1.28%	1.0	0.17	PLS lb
Canada Anemone	Anemone canadensis	0.06%	0.0	0.01	PLS lb
Wild Columbine	Aquilegia canadensis	0.13%	0.2	0.02	PLS lb
Common Milkweed	Asclepias syriaca	0.09%	0.0	0.01	PLS lb
Butterfly Milkweed	Asclepias tuberosa	0.22%	0.0	0.03	PLS lb
Canada Milkvetch	Astragalus canadensis	1.00%	0.8	0.14	PLS lb
Partridge Pea	Chamaecrista fasciculata	1.93%	0.3	0.26	PLS lb
Lanceleaf Coreopsis	Coreopsis lanceolata	2.96%	2.9	0.40	PLS lb
White Prairie Clover	Dalea candida	4.00%	3.8	0.54	PLS lb
Purple Prairie Clover	Dalea purpurea	5.40%	4.8	0.73	PLS lb
Pale Purple Coneflower	Echinacea pallida	0.74%	0.2	0.10	PLS lb
Wild Lupine	Lupinus perennis	0.36%	0.0	0.05	PLS lb
Spotted Bee Balm	Monarda punctata	0.07%	0.3	0.01	PLS lb
Virginia Mountain Mint	Pycnanthemum virginianum	0.04%	0.5	0.01	PLS lb
Black-eyed Susan	Rudbeckia hirta	1.78%	8.1	0.24	PLS lb
Gray Goldenrod	Solidago nemoralis	0.12%	1.8	0.02	PLS lb
Calico Aster	Symphyotrichum lateriflorum	0.12%	1.5	0.02	PLS lb
Sky Blue Aster	Symphyotrichum oolentangiense	0.28%	1.1	0.04	PLS lb
Ohio Spiderwort	Tradescantia ohiensis	0.37%	0.1	0.05	PLS lb
Hoary Vervain	Verbena stricta	1.83%	2.5	0.25	PLS lb
Golden Alexanders	Zizia aurea	2.59%	1.4	0.35	PLS lb

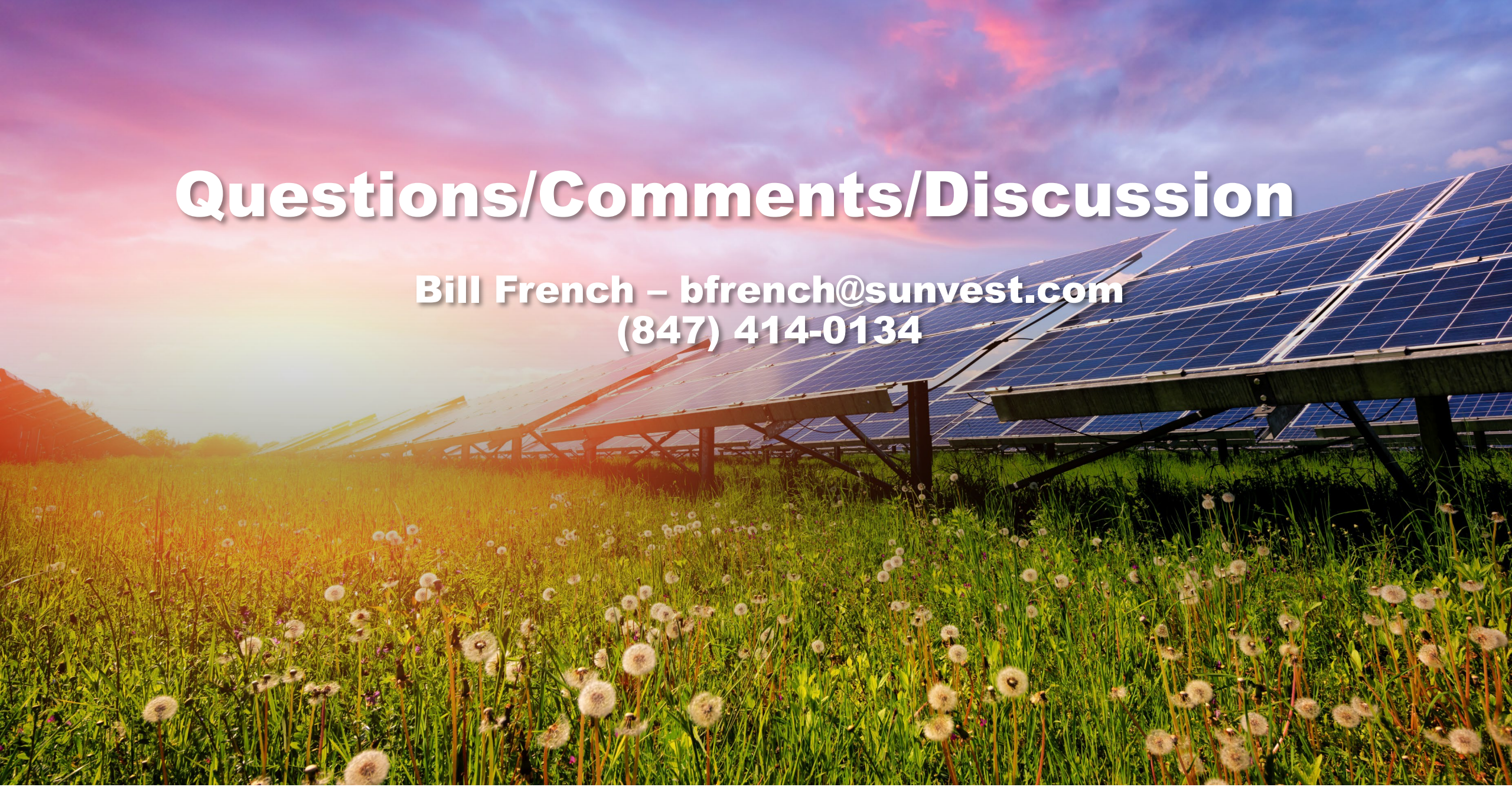
DECOMMISSIONING PLAN

Decommissioning Plan prepared in accordance with Kane County requirements and executed Agricultural Impact Mitigation Agreement (AIMA)

Site will be fully restored to agricultural conditions at the end of the project life

SV CSG Welter Road Solar, LLC will enter into an Agreement with Kane County to re-evaluate the decommissioning expenses every five (5) years during the life of the project.

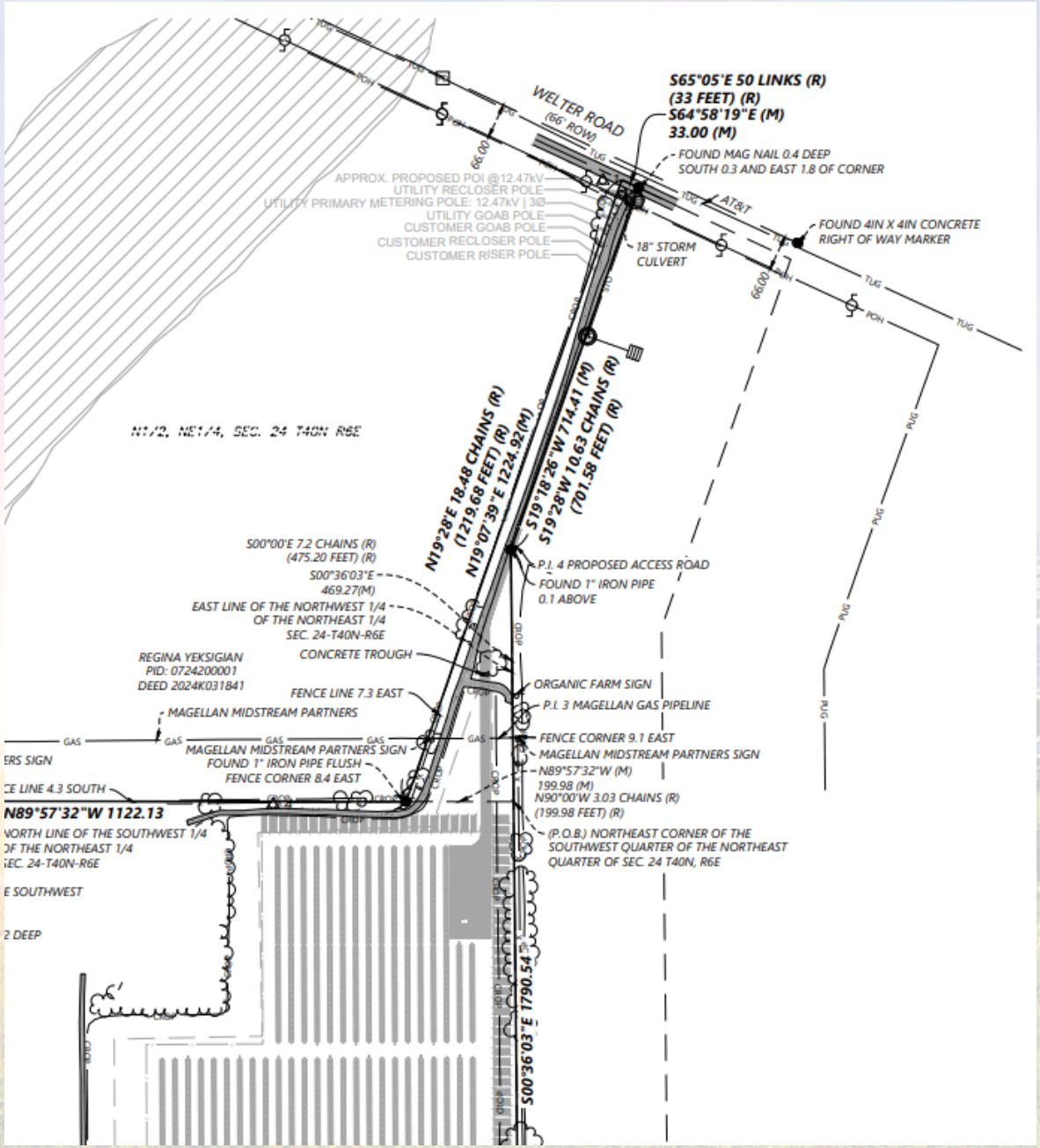
Post security with Kane County to ensure that funding is available should the Project Company not fulfill its obligation to decommission the site.



Questions/Comments/Discussion

Bill French – bfrench@sunvest.com
(847) 414-0134

ALTA SURVEY


WELTER ROAD
(66' ROW)
S65°05'E 50 LINKS (R)
(33 FEET) (R)
S64°58'19"E (M)
33.00 (M)
FOUND MAG NAIL 0.4 DEEP
SOUTH 0.3 AND EAST 1.8 OF CORNER
FOUND 4IN X 4IN CONCRETE
RIGHT OF WAY MARKER
18" STORM
CULVERT
APPROX. PROPOSED POI @12.47kV
UTILITY RECLOSER POLE
UTILITY PRIMARY METERING POLE: 12.47kV | 3Ø
UTILITY GOAB POLE
CUSTOMER GOAB POLE
CUSTOMER RECLOSER POLE
CUSTOMER RISER POLE
N1/2, NE1/4, SEC. 24 T40N R6E
N19°28'E 18.48 CHAINS (R)
(1219.68 FEET) (R)
N19°07'39"E 1224.92(M)
S19°18'26"W 714.41 (M)
S19°28'W 10.63 CHAINS (R)
(701.58 FEET) (R)
S00°00'E 7.2 CHAINS (R)
(475.20 FEET) (R)
S00°36'03"E
469.27(M)
EAST LINE OF THE NORTHWEST 1/4
OF THE NORTHEAST 1/4
SEC. 24-T40N-R6E
P.I. 4 PROPOSED ACCESS ROAD
FOUND 1" IRON PIPE
0.1 ABOVE
CONCRETE TROUGH
REGINA YEKSIGIAN
PID: 0724200001
DEED 2024K031841
FENCE LINE 7.3 EAST
ORGANIC FARM SIGN
P.I. 3 MAGELLAN GAS PIPELINE
MAGELLAN MIDSTREAM PARTNERS
FENCE CORNER 9.1 EAST
MAGELLAN MIDSTREAM PARTNERS SIGN
FOUND 1" IRON PIPE FLUSH
FENCE CORNER 8.4 EAST
N89°57'32"W 1122.13
NORTH LINE OF THE SOUTHWEST 1/4
OF THE NORTHEAST 1/4
SEC. 24-T40N-R6E
N89°57'32"W (M)
199.98 (M)
N90°00'W 3.03 CHAINS (R)
(199.98 FEET) (R)
(P.O.B.) NORTHEAST CORNER OF THE
SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SEC. 24 T40N, R6E
S00°36'03"E 1790.54
66.00
TUG
PON
AT&T
GAS
DROP
PVG