Exhibit 11

Attachment I – Decommissioning Plan

Page intentionally left blank.

APPENDIX D: ***Decommissioning Plan for Solar Energy Systems***

Decommissioning Plan for White Palmetto Solar Energy System (April 22, 2025)

Prepared by HDR Engineering, Inc. and submitted by TOCE SC Solar 1, LLC, the Owner of White Palmetto Solar Energy System, as required by the County of Sumter, TOCE SC Solar 1, LLC presents this decommissioning plan for White Palmetto Solar Energy System (the "Facility"), located at (on Borden Road in Sumter County, South Carolina [34.075235°, -80.457794°]) and further identified as tax map parcel number(s) 139-00-01-038, 139-00-01-043, 139-00-02-001, 139-00-02-002, 140-00-02-009, 140-00-02-018, 140-00-02-033, 147-00-01-016, 148-00-03-001, 139-00-01-004, 148-00-02-038, 148-00-02-009, and 147-00-02-061.

Decommissioning shall occur and be completed within six (6) months of any of the following occurring:

1. The land lease ends
2. The system does not produce power for twelve (12) consecutive months
3. The system is damaged and will not be repaired or replaced as stated in writing by Owner

The Owner of the Facility, as provided for in its lease with the landowner, will do the following as a minimum to decommission the project:

1. Remove all non-utility owned equipment, conduits, structures, fencing, and foundations to a depth of at least three feet below grade.
2. Remove all graveled areas and access roads, unless the owner of the leased real estate requests in writing for those areas to remain.
3. Restore the land to a condition reasonably similar to its condition before development of the solar farm, including replacement of top soil if removed or eroded.
4. Revegetate any cleared areas with grasses that are native to the region, unless the owner of the leased real estate requests in writing not to revegetate due to plans for agricultural planting or immediate redevelopment.

The Owner of the Facility is responsible for this decommissioning. Nothing in this plan relieves any obligation that the real estate property owner may have to remove the facility as outlined in the Special Exception approval in the event the Owner of the Facility does not fulfill this obligation.

Within thirty (30) days of a change in the Owner of the Facility, the Owner shall record the updated Decommissioning Plan in the Sumter County Register of Deeds Office. A copy of the updated Decommissioning Plan shall be provided to Sumter County. The updated Decommissioning Plan shall also be incorporated into any revised lease agreements with the landowner.

This Decommissioning Plan may be modified from time to time. Within thirty (30) days of a modification, the Owner shall record the updated Decommissioning Plan in the Sumter County Register of Deeds Office. A copy of the modified Decommissioning Plan shall be provided to Sumter County. The modified Decommissioning Plan shall also be incorporated into any revised lease agreements with the landowner.

TOCE SC Solar 1, LLC

By: _____ 4/22/25

Printed Name/Signature of Facility Owner — Date

Printed Name: Christopher Elrod
Printed Title: Chief Executive Officer

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on April 22, 2025, by Christopher Elrod, Chief Executive Officer of TOCE SC Solar 1, LLC, a Delaware limited liability company, on behalf of said TOCE SC Solar 1, LLC, a Delaware limited liability company.

[SEAL] Patricia A. Sherman Bruce
My Commission Expires
2/21/2026
Notary ID
10936080

_____
Notary's Signature

Page intentionally left blank.

Decommissioning Plan

White Palmetto Solar Project

Sumter County, SC

Rev: 02

April 18, 2025

Prepared for:
TOCE SC Solar 1, LLC, and
Treaty Oak Clean Energy, LLC
2901 Via Fortuna Suite 650
Austin, TX 78746

Page intentionally left blank.

Contents

Tables

Figures

Appendices

Page intentionally left blank.

1 Introduction

TOCE SC Solar 1, LLC (TOCE), a subsidiary of Treaty Oak Clean Energy, LLC, engaged HDR Engineering, Inc. (HDR) to provide a physical plan to complete decommissioning of the planned White Palmetto Solar Project (Project) and an estimation of the subsequent decommissioning cost. The Project is a 170-megawatt alternating current (MWac), 227-megawatt direct current (MWdc) single-axis tracker solar photovoltaic (PV) generation facility with 42 central inverters spread out over approximately 1,763 acres. The project will be in Sumter County, SC. This decommissioning plan (Plan) describes the general measures and procedures that should be developed and implemented to decommission the Project, restore the site, and safely dispose of or recycle recovered project materials. Also, due to the early stage of the project, this decommissioning plan assumes a mid-life decommissioning scenario in which the solar PV modules possess significant remaining operating life and can, therefore, be resold for a portion of the original purchase price as described in Section 3 below.

1.1 Decommissioning Requirements

This Plan outlines a typical program for decommissioning the Project at the end of the project life cycle that satisfies state and local requirements. Before commencing decommissioning activities, the Project's owner (Owner) at the time of decommissioning will verify with the local, state, or federal agencies any additional requirements and submit a revised plan for approval as required. The plan follows the guidance of S.C. Department of Environmental Services (SCDES) Regulation 61-107.20 Solar Energy Systems Section E for Decommissioning Requirements. The plan also complies with the Sumter County Zoning and Development Standards Ordinance, specifically *Article 5, Section 5.b.3.f. Primary Photovoltaic Solar Energy Systems (NAICS 221114)*[1], as amended and adopted on December 10, 2024, as well as Appendix D**:** *Decommissioning Plan for Solar Energy Systems* of the Sumter County Ordinance.

1.2 Project Description

The Project is in Sumter County, South Carolina on approximately 1,763 acres of land and is currently in the planning and design process. The Project is planned to consist of 170 MWac (227 MWdc) single-axis tracker solar PV facility and an anticipated 34.5 / 230 kilovolt (kV) substation. The Project is planned to be designed with a project life of 40 years. Figure 1 depicts the 10% design site layout.

Major features of the Project are outlined below:

- Solar PV array consisting of 170 MWac (227 MWdc) of solar power.
- Nevados ATT Single axis steel trackers and racking
- Steel piles to support panels/racks and miscellaneous equipment.
- Direct Current (DC) Collection System
- Alternating Current (AC) Collection System

[1] Sumter County. 2024. Sumter County Zoning and Development Standards Ordinance, *Article 5, Section 5.b.3.f. Primary Photovoltaic Solar Energy Systems (NAICS 221114)*. Available at https://www.sumtersc.gov/sites/default/files/uploads/Departments/Planning/CountyOrdinances/article_5_county.pdf (accessed February 2025).

- Forty-two (42) central inverters, corresponding medium voltage transformers, and associated data collection equipment for metering and monitoring
- Interior gravel access roads
- On-site substation including one main power transformer
- On-site operations and maintenance building

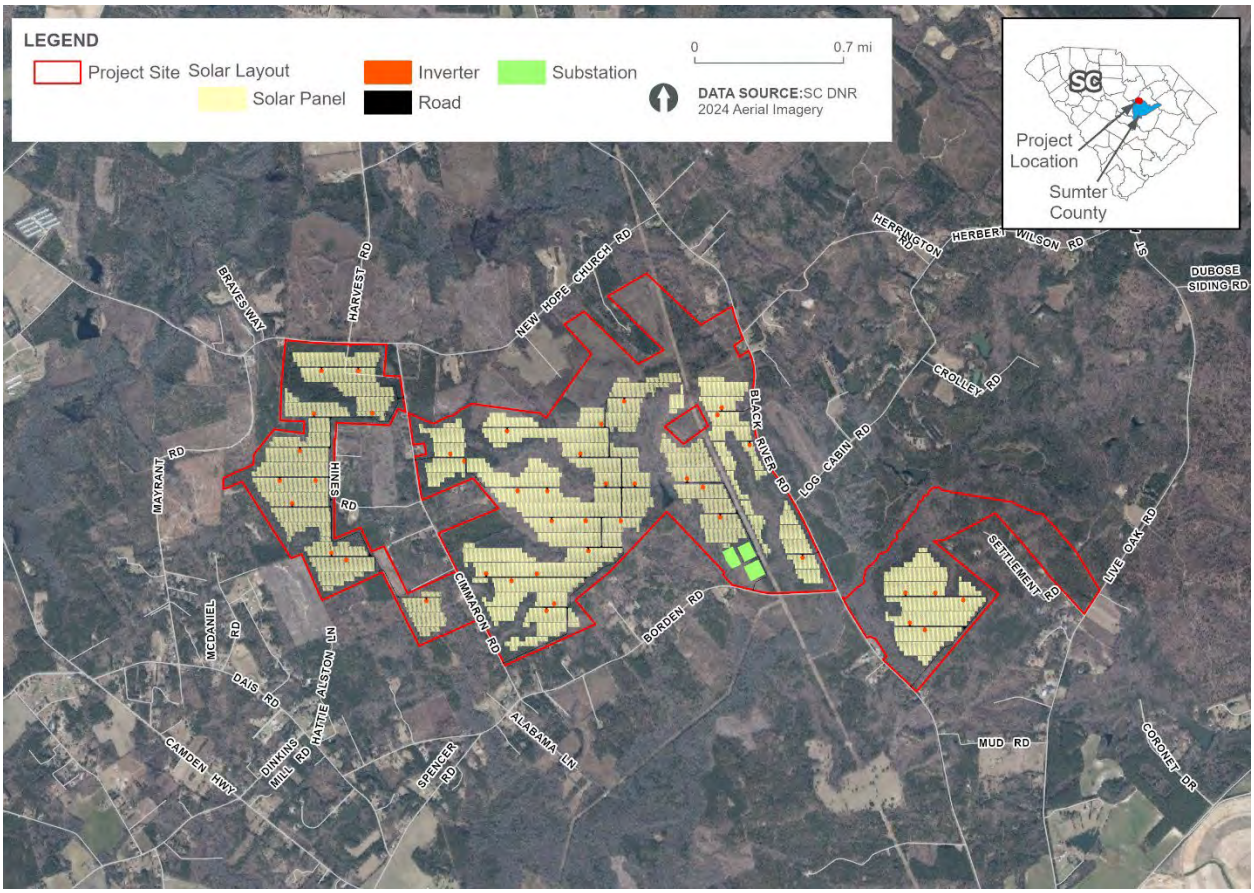


Figure 1. White Palmetto Solar 10% Design Site Layout (Source: Treaty Oak Clean Energy, LLC, 2025).

1.3 Decommissioning Plan Description

This Plan has been developed to outline typical procedures and considerations for decommissioning the Project. Decommissioning may occur because the project has fulfilled its intended purpose and term, or because it has been abandoned. The costs for eventual removal of project infrastructure and site restoration are included in this plan.

2 Decommissioning Procedures

2.1 Overview

The decommissioning process is anticipated to restore the site to substantially the same physical condition that existed prior to the development of the Project. The estimated time to decommission and restore the site is approximately nine to twelve months. Decommissioning includes removal of project equipment, and all site restoration activities noted in this section. All site activities described below will commence after the site has been de-energized and secured. Because decommissioning activities are not anticipated to occur until middle of the project life, and regulatory requirements may change, any applicable permitting or regulatory requirements would be reviewed with appropriate local and state agencies prior to decommissioning activities to ensure compliance. According to the SCDES

Regulation, decommissioning shall occur and be completed within six (6) months of any of the following occurring:

1. All of the land leases ends; or
2. The system does not produce power for a consecutive twelve (12) months; or
3. The system is damaged and will not be repaired or replaced and Owner has expressly stated so in writing.

2.2 General Environmental Protections

During decommissioning activities, general environmental protection measures and all applicable site safety procedures would be implemented as required. Many activities during decommissioning would be comparable to the construction phase, including the use of heavy equipment on site, preparing staging areas, and restoring disturbed areas around all project infrastructure. The project decommissioning activities shall meet all environmental, stormwater, erosion control and permitting requirements per local, state, and federal regulations.

2.3 Pre-Decommissioning Activities

TOCE will provide written notification of intent to decommission to adjacent landowners, and local governments prior to commencing decommissioning activities. Also, prior to engaging in decommissioning activities, the Owner will update this decommissioning plan in accordance with appropriate requirements at the time of decommissioning. Decommissioning and restoration activities will be performed in accordance with the latest ordinance in place at the time of decommissioning and in accordance with the Project's other environmental permits. At the end of the Project's useful life, it will first be de-energized and isolated from all external electrical lines prior to initiating dismantling or ground-disturbing decommissioning work. This includes coordination and advanced communication with the interconnection utility.

2.4 Decommissioning and Restoration Activities

The major components of the Project are PV modules, steel tracker system and support piles, electrical cabling, inverters, and transformers. Project electrical items (except when left in place at a depth greater than 48 inches below grade as noted herein), will be removed from the project property upon decommissioning. Electrical items will be removed from parcel 1400002018 to a depth at 72 inches below grade.[2]

2.4.1 Electrical Equipment Removal

All decommissioning of electrical devices, equipment, and wiring/cabling will be in accordance with local, state and federal laws and the terms and conditions of the leases that make up the Project. Any electrical decommissioning will include obtaining required permits, and following applicable safety procedures before de-energizing, isolating, and disconnecting electrical devices, equipment, and cabling. The decommissioning contractor (Contractor) is responsible for complying with all applicable

[2] Per Appendix D**:** *Decommissioning Plan for Solar Energy Systems* of the Sumter County Ordinance, removal of all non-utility owned equipment, conduits, structures, fencing, and foundations will occur to a depth of at least three feet below grade; TOCE is committing to removal of these components to a depth of 48 inches below grade throughout the Project, except on parcel 1400002018 where removal will occur to a depth of 72 inches below grade.

site safety and procedures. All electrical equipment will be removed from the project property upon decommissioning. The equipment will be disconnected and transported off site.

The following is the anticipated sequence for removal:

- De-energize inverters, transformers, and other energized equipment and disconnect from the project substation by means of irreversible isolation.
- De-energize each DC collection circuit by means of irreversible isolation.
- Disconnect DC and AC collection circuits
- Dismantle and removal of inverters, transformers, and combiner boxes.
- Remove and recover aboveground cables. Underground cables will be removed and recovered up to a depth of 48 inches below grade and up to a depth of 72 inches on parcel 1400002018.
- AC/DC high density polyethylene (HDPE) Borings will be removed during decommissioning if at a depth lower than 48 inches below grade.
- The copper cable grounding grid will be removed during decommissioning.
- Piles supporting inverters and electrical equipment will be extracted during decommissioning.

The concrete foundations, support pads, and support piles will be broken up by mechanical equipment (e.g., backhoe-hydraulic hammer/shovel, jackhammer), loaded into dump trucks and removed from the site. Smaller pre-cast concrete support pads will either be removed intact by cranes and loaded onto trucks for reuse or will be broken up and hauled away by dump trucks. Prior to removal of any transformers, any oil will be pumped out into a separate industry approved disposal container and sealed to prevent any spillage during storage and/or transportation. Salvaged oil from transformers will be transported to the nearest oil recycling or disposal center. Equipment and material may be salvaged for resale or scrap value depending on the market conditions.

2.4.2 PV Module and Tracking System Removal

All modules will be disconnected, removed from the trackers, packaged, and transported to a designated location for disposal, recycling, or resale. Module recycling and/or disposal will be performed in accordance with applicable laws and requirements. The connecting cables and combiner boxes, and load break disconnect boxes will be de-energized, disconnected, and removed. The steel tracking system supporting the PV modules will be unbolted and disassembled by laborers using standard hand tools and possibly assisted by small portable crane. All steel support structures will be completely removed by construction equipment and transported off site for salvage or reuse. Any demolition debris that is not salvageable will be transported to an approved disposal area. Other salvageable equipment and/or material will be removed from the site for resale, scrap value, or disposal.

The modules and tracking systems are supported via driven steel piles. Any cabling management systems and related equipment (e.g., combiner boxes) are also supported via steel piles. Piles will be removed and salvaged.

2.4.3 Interconnect

All project substation equipment (transformer, circuit breakers, bus, structural posts, switchgear) and any control buildings shall be removed. After that, the underground cabling, grounding grid, and foundations will be removed to a depth of 48 inches below grade (to a depth of 72 inches below grade on parcel 140002018), and the area resurfaced and seeded with an appropriate perennial vegetation mixture as required. The project includes a gen-tie line length of 0.25 miles at the time of estimate preparation. Activities for decommissioning this high voltage line will require coordination with the local utility. Owner shall not be responsible for decommissioning anything on the high-voltage side (utility side) of the interconnection point, unless otherwise agreed upon.

The following steps are required for Project substation removal:

- De-energize transformers and other energized equipment and disconnect from the project substation.
- Dismantle and remove sectionalizing equipment and transformers.
- Disconnect and remove electrical and communications equipment in the control building.
- Demolish control building and remove foundation.
- Remove equipment foundation pads and pile supports for remaining equipment.
- Remove grounding grid, perimeter fence, and cables.
- Remove and recycle aggregate surfaces.
- Re-grade surfaces, add topsoil and seed according to “Site Restoration” below.

2.4.4 Road Rehabilitation and Removal

At the time of decommissioning, the Owner will coordinate with the landowners and easement holders (if applicable) to determine if any internal access roads should remain. If any of these roads do not serve a future purpose they will be decommissioned and restored to preconstruction conditions. Decommissioning will involve the removal of the gravel or aggregate and filling the remaining voids with on-site surface materials by grading. Where on-site surface materials are not sufficiently available for filling the remaining voids, suitable earthen fill will be provided from an off-site source. Removed materials will be taken to an appropriate recycling area (possibly on site) where the gravel or aggregate materials can be processed for salvage value or future use. Remaining ground surfaces will be rough graded to merge with the surrounding elevations and returned to preconstruction conditions by means of grading and discing, using a tractor and disc attachment to restore the soil structure and to aerate the soil.

Additionally, if any of the existing on-site roads (before project development) are damaged during decommissioning, they shall be repaired back to the same condition they were before decommissioning.

2.4.5 Site Restoration

Following decommissioning, the Project shall be stabilized to prevent adverse environmental effects. The site shall be restored to a clean, safe, and environmentally stable condition to substantially the same physical condition as existed prior to the development of the Project. Site restoration will commence once all above ground and below ground structures (to at least 48 inches below grade, and 72 inches below grade on parcel 1400002018) and materials have been removed and disposed

of appropriately. Also, site restoration will consist of re-seeding of disturbed areas with a seed mix as agreed upon with County and/or landowner; for the purposes of this plan, the estimate includes the cost of seeding with a native seed mix. The site is to be restored to conditions immediately prior to construction or as directed by applicable local, state, federal regulations, or landowner agreement at the time of decommissioning as appropriate.

2.4.6 Fences and Gates

The site security fence will be dismantled, removed, and recycled offsite only after all other ground-disturbing decommissioning and site restoration work has been completed. Most line posts will be direct embedded. Line posts encased in concrete will be removed including concrete. The Project will be accessed through manually operated swing gates located at multiple permanent access points. It is anticipated that the fence, gates, wire, and hardware would be removed and recycled at decommissioning.

2.4.7 Restoration Verification Process

Upon completion of restoration activities, TOCE or is decommissioning contractor, will document and confirm restoration activities upon decommissioning completion (e.g., reports and photographic documentation).

2.5 Waste Management Procedures

During decommissioning, debris and waste generated will be recycled to the extent feasible and as required by local, state, and federal regulations. The Contractor will facilitate recycling of all construction waste through coordination with licensed contractors, local waste haulers, and/or other facilities that recycle construction/demolition wastes. The Contractor will also be responsible for ensuring that wastes requiring special disposal (e.g., electrical equipment) are handled according to regulations that are in effect at the time of disposal. Although hazardous waste is not anticipated on the site, any hazardous waste would be removed and disposed of in accordance with applicable laws and regulations.

2.6 Emergency Response and Communications Plans

During decommissioning, the Owner and decommissioning Contractor will coordinate with local authorities, the public, and others as required to provide information about the ongoing activities. Besides regular communications, signs will be posted at the Project facility to inform the local public and visitors. The Owner and Contractor’s project representatives contact information (such as telephone number) will be made public for those seeking more information about the decommissioning activities and/or for reporting emergencies and complaints. All inquiries will be directed to the project representative.

A site-specific Emergency Response Plan will be developed prior to decommissioning and coordinated with local responders. In the event of an emergency, the Owner’s decommissioning contractor will mobilize its resources to the site to respond to the event according to the site-specific Emergency Response Plan. Personnel involved in decommissioning will be trained in the emergency response and communications procedures.

3 Material and Salvage Plan

This section identifies major material and equipment quantities on the Project. Any bids from decommissioning contractors will be responsible for verification of quantities (per record drawings), construction costs and salvage rates.

The salvageable material quantities were estimated for inclusion in the estimate as a credit to the project. A gross decommissioning cost is presented with the salvageable material credit shown resulting in the net project decommissioning cost. Salvageable material quantities are derived from the estimated makeup of the materials of the tracking system, piles, inverters, transformers, and power cabling material to be removed and the corresponding steel, aluminum, copper, etc. Copper/Aluminum salvage quantity estimates were derived from cable quantities, lengths, and approximate weights.

The following notes and assumptions are applicable regarding salvage recovery rates:

- Depending on the component, equipment, and anticipated decommissioning activity, various material recovery percentages ranging from 75% to 90% were assumed. Salvage rate accounts for imperfect removal or intentional partial removal of salvageable material.
- The current and future market is unclear on the usability or value of recently deployed solar panels after the approximate component lifecycle of 30 to 35 years. There are multiple options for PV panel end of life:
  - Solar panels may be recycled by a panel recycler at a cost of $25 per panel (about $0.50/lb.) as reported by PV Magazine.[3] This can be further impacted by transportation costs for the recycler or the Owner. Panel recycling is not currently a widespread service in the U.S. and is generally considered to be in early commercial development, and as related to this Project, there are currently no local regulations that require this option.
  - Solar panels may also be disposed of at certain landfills at a cost of approximately $5 per panel (about $0.07/lb.) assuming that the panels would be categorized as hazardous waste as reported by the National Renewable Energy Laboratory.[4]
  - In the early years of the project lifespan, in the event of decommissioning, the solar panels may be sold to other utilities or developers. The resale value of these panels should be evaluated for and reassessed periodically. Due to the early stage of project development, this Plan assumes that the panels will be resold for a value of $0.04 per watt DC. The basis of the resale value is calculated at 15% of the assumed new purchase price of the panel. Cost of transporting modules offsite is assumed to be borne by the module purchaser.
- All excess material that is not salvageable is anticipated to be removed off-site and transported to approved landfill locations.

[3] “PV Magazine: Aware but unprepared”. https://www.pv-magazine.com/magazine-archive/aware-but-unprepared/; accessed April 20, 2021.
[4] Curtis, Taylor L., Heather Buchanan, Garvin Heath, Ligia Smith, and Stephanie Shaw. March 2021. Solar Photovoltaic Module Recycling: A Survey of U.S. Policies and Initiatives. Golden, CO: National Renewable Energy Laboratory. NREL/TP-6A20-74124.

3.1 Material Quantities

Major materials on the Project are listed in the Table 1 below based on conceptual design documents and other design information provided by Treaty Oak Clean Energy, LLC. Quantities listed below may not reflect final installed quantities and should be updated to reflect final constructed quantities. Detailed material breakdowns are listed in Appendix A and the 10% design Project layout is included in Appendix B.

Table 1. Anticipated major project materials.

Solar Material Quantity Summary*			
Item	**Description/Details**	**Unit**	**Estimated Quantity**
Acres	Total Property Acreage	AC	1,763
Acres	Utilized Acres for Generation	AC	1,040
PV Modules/Panels	JINKO SOLAR JKM625-66HL4M-BDV	Each	363,468
Inverters	Sungrow SG4400UD-UD	Each	42
Tracker Assembly	Nevados ATT	Each	5,011
Tracker Motors	Nevados ATT	Each	5,011
Tracker Steel Piles	Various 'W' Pile Sizes and Lengths	Each	66,321
LV Cable/Wiring	Various Copper and Aluminum Wire	LF	3,785,720
MV Cable/Wiring	Aluminum Wire	LF	291,485
Access Roads	12' Width, 12" depth	LF	54,000
Fencing	Agricultural Woven Wire Security Fence	LF	75,000

*Based on March 2025 10% Design Layout and information provided by TOCE via email on April 1, 2025.

4 Decommissioning Cost Estimates

A requirement of the plan is to provide an estimate of the costs associated with the decommissioning of the Project. The estimate of costs for the Project presented in this plan is based on design quantities and is to be updated periodically throughout the life of the project. Table 2 shows the summary of the estimated decommissioning costs for the Project including the salvage value.

4.1 Decommissioning Cost

The estimated decommissioning cost is associated with demolition and restoration costs of a qualified demolition contractor to decommission the site. This includes but is not limited to the activities listed in Section 2. Decommissioning costs consisting of labor, equipment, and materials are based on labor activities from RSMeans[5], a construction cost estimating database. The labor activities most associated with each step in the decommissioning process were selected to build up the decommissioning cost estimate. Because the PV modules are planned to be repurposed in the middle of the Project lifetime, a PV module resale value is included in the cost estimate. Further breakdown of these costs can be found in Appendix A.

[5] RSMeans Data Online from Gordian®. www.rsmeans.com/online. Accessed February 2025

Table 2. Summary of estimated decommissioning costs.

Total Project		Solar Basis
Decommissioning Activity	**Amount (USD)**	**$/kWac**
Decommissioning Costs	**$19,021,000**	**$111.9**
Solar Array	$18,784,000	$110.5
Substation	$237,000	$1.4
Net Salvage Cost / (Value)	**($12,890,000)**	**($75.8)**
Solar Array (less PV modules)	($3,664,000)	($21.6)
PV Module Resale	($9,088,000)	($53.5)
Substation	($138,000)	($0.8)
Estimated Net Decommissioning Cost	**$6,131,000**	**$36.1**

The following assumptions apply to the tabulation of quantities and costs associated with this decommissioning:

- All decommissioning costs are in 2024 dollars.
- The labor costs are based on average labor cost for the Columbia, SC area for Quarter 4, 2024.
- All material quantities are tabulated via available preliminary design information and may not reflect final installed quantities.
- Cost estimates are for budgetary purposes only and do not represent guaranteed costs.
- The net decommissioning cost is based on gross project demolition (contractor's cost) plus module resale credits plus the credit received from recoverable salvage material.
- PV panels and other major equipment may have resale value on a secondary market depending on the market and the condition of the equipment. This value depends on such market at the time of decommissioning and should be updated periodically throughout the life of the project.
- No biological, environmental monitoring or testing is included or anticipated per current requirements.
- Transformer oil will be monitored and tested for contamination. Pre- and post-decommissioning soil assessments will also occur as a part of the decommissioning process.
- This cost estimate does not include contingency.

5 Financial Assurance

A form of surety equal to 125% of the entire cost to decommission the primary photovoltaic solar energy facility, as approved, is required. Final surety instrument (e.g., cash, cashier's check, etc.), will comply with Sumter County's Ordinance requirements. According to SCDES Regulation 61-107.20 Solar Energy Systems, the Project is required to submit an updated decommissioning plan periodically throughout the life of the project. The plan and estimate will be updated every five years. Each revised plan will reflect updates in decommissioning standards and pricing. The amount of financial assurance will be adjusted accordingly to account for increases or decreases to the decommissioning costs and salvage values during each update.

The preliminary decommissioning plan identifies anticipated net decommissioning value (decommissioning costs less salvage value), which are currently anticipated to be a net cost of $6.131 million. This estimate is on par with 2024 pricing for scrap metal, industry trends, and decommissioning practices, which may change over the life of the Project but will be accounted for as part of the regular review of the Decommissioning Plan.

6 Certification

This plan and cost estimate is an accurate representation of the estimated decommissioning costs based on the industry knowledge and published data at the time of estimate development and was prepared in accordance with industry standards of care for engineering evaluations of this type and contains no intentional false statements or misrepresentations. The costs presented in this report are estimated based on current knowledge and prices quoted or developed from construction estimating guides and pricing references. The estimates are anticipated to be subject to adjustment per updates as required by the local authorities, and at the time decommissioning is initiated. This plan was prepared by HDR's Michael Baldwin, reviewed by HDR's Ryan Swanson, and supervised by HDR's Jesus Gonzalez, Professional Engineer (PE).

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of South Carolina.

Name: Jesus Gonzalez, PE

Signature: 

Date: 04/18/25 License #: 36215

Page intentionally left blank.

A

Appendix A – Decommissioning Cost Breakdown

Page intentionally left blank.

Solar Array Decommissioning Cost

Solar Array

Decommissioning	Estimated Quantity	Unit	Estimated Unit Cost ($/Unit)	Total Cost ($)	Remarks / Assumptions
Mobilization / Demobilization / Management	1	project	$808,893.00	$809,000	Single mobilization and establishment of necessary services, labor & material. Percent of decommissioning total.
PV Module removal	363,468	module	$9.17	$3,331,000	Dismantle, palletize and load on flatbed truck for resale
Racking/Tracking Assembly Removal	5,136	ton	$304.00	$1,561,000	Dismantle, load on flatbed truck for disposal or sale; assume removed to average 30 lb sizes
Tracker Motor/Drive Removal	5,011	each	$48.66	$244,000	Disconnect, electrical demolition, remove, incl accessories
Steel Pile Removal	1,160,618	LF	$3.62	$4,198,000	Remove all and load on flatbed, assume 33% of the RSMeans unit cost due to smaller crew size and smaller pile size/length
Above ground Cable Removal	3,153,085	LF	$0.46	$1,455,000	Disconnect, remove all above ground DC cabling
Underground Cable Removal	8,396	CLF	$97.33	$817,000	Remove all cable; 100% of UG cable is removed due to solar ordinance
Underground Cable Excavating/Backfill	212,629	BCY	$9.35	$1,988,000	Excavate and backfill; 100% of UG cable is removed due to solar ordinance
Central Inverter Removal	42	each	$3,807.80	$160,000	Disconnect, electrical demolition, remove, load on truck for disposal
Combiner Box Removal	756	each	$251.41	$190,000	Disconnect, electrical demolition, remove, load on truck for disposal (50% of installation cost)
Road and Aggregate Removal	24,000	CY	$10.17	$244,000	Excavation, 50' haul to dump truck, gravel removed to nearby facility
Road Entrance Repairs	1	LS	$24,000.00	$24,000	Road repair allowance as needed (basis: 1 crew of 5 for 4 days)
Fence Removal	75,000	LF	$3.85	$289,000	8' height; agricultural fence, 10' post spacing, includes gate and direct embedded posts
Corner Fence Post Removal	32	each	$21.47	$1,000	Selective demolition, agricultural fences & gates, fence, posts, steel in concrete
Rough Grade Site (as required by disturbance)	375	acre	$2,713.28	$1,017,000	Return to smooth contours where needed; not all acres will need to be graded. Converted unit cost from $ per 100,000 sq. ft to $ per acre
Site restoration / Seeding	600	acre	$1,092.75	$656,000	Assume seeding only disturbed areas as percentage of developed site; Native seed mix/species and no fertilizer.
O&M Building, demolish	75,000	CF	$0.44	$33,000	Dismantling and haul of small building, assume wood construction.
O&M Building, foundation removal	5,000	SF	$1.07	$5,400	Assume 6" concrete foundation
Salvaged Material Hauling	19,930	CY	$88.41	$1,762,000	Hauling of all steel, recovered cable, fencing, and electrical equipment are hauled to material handling location for purchase
Total Decommissioning				**$18,784,000**	

Substation Decommissioning Cost

Substation

Decommissioning	Estimated Quantity	Unit	Estimated Unit Cost ($/Unit)	Total Cost ($)	Remarks / Assumptions
Mobilization/Demobilization	1	project	$10,183.50	$10,200	Single mobilization and establishment of necessary services, labor & material. 4.5% of project total.
Large (Main Power) Transformer-Disconnect / Remove	1	each	$5,669.30	$5,700	Assume equal to the cost of labor and equipment to install.
Station Power Transformer - Disconnect/Remove	2	each	$1,391.50	$2,800	Assume equal to the cost of labor and equipment to install.
Grounding Cable Removal and Excavating	1,500	LF	$0.32	$500	Demolition and removal of ground wire, bare copper or aluminum
Circuit Breaker - Disconnect/Remove	3	each	$998.10	$3,000	Assume fabricated item, demolition by weight
Switchgear - Disconnect / Remove	6	each	$465.78	$2,800	Assume fabricated item, demolition by weight
Aluminum Bus - Disconnect / Remove	3	each	$266.16	$800	Assume fabricated item, demolition by weight
Steel Structures - Disconnect / Remove	4	each	$1,003.40	$4,000	Assume structural framing item, demolition by weight
Foundations - Demolish / Remove	133	CY	$240.80	$32,100	Demolished to 3 ft below grade; Loaded & hauled to repurpose off site
Site Surface Aggregate Removal	7,267	CY	$10.17	$73,900	Excavation, 50' haul to dump truck, gravel removed to local storage at 4 mile haul
Rough Grade Site (as required by disturbance)	3.0	acre	$2,713.28	$8,100	Return to smooth contours where needed; not all acres will need to be graded. Converted unit cost from $ per 100,000 sq. ft to $ per acre
Site restoration / Seeding	3.0	acre	$1,092.75	$3,300	Assume seeding only disturbed areas as percentage of developed site; Native seed mix/species and no fertilizer.
Fence Removal	1,454	LF	$3.85	$5,600	1' Barbed Parapet (3-Wire), 10' post spacing, includes gate and posts in concrete
Disconnect; Recover Line Wire	1,350	LF	$0.97	$1,300	Adjusted unit cost to per linear foot instead of per hundred linear feet
Deconstruct Steel Poles and subassemblies	2	each	$374.47	$700	Demolition of utility poles & cross arms, utility poles, wood, 35'-45' high
Disconnect; recover Static Wire	1,350	LF	$0.18	$200	Adjusted unit cost to per linear foot instead of per hundred linear feet
Control Building, demolish	100,000	CF	$0.44	$44,000	Dismantling and haul of small building, assume wood construction.
Control Building, foundation removal	10,000	SF	$1.07	$10,700	Assume 6" concrete foundation
Salvaged Material Hauling	331	CY	$81.00	$26,800	Hauling of all steel, recovered cable, fencing, and electical equipment are hauled to material handling location for purchase
Total Decommissioning				**$237,000**	

Solar Array Salvage Value and Disposal Costs

Solar

Salvage Value	Potential Salvage Quantity	Unit	Estimated Unit Value/(Cost) ($/Unit)	Total Value ($)	Remarks
PV Module Resale	227,200,000	dc watt	$0.04	$9,088,000	Assume resale of 4 cents per watt dc
Central Inverters	1,527,792	lbs	$0.26	$322,700	Assume scrap value in line with electronic scrap
Combiner Boxes	75,600	lbs	$0.26	$16,000	Assume scrap value in line with electronic scrap
Fencing	161	ton	$296.66	$38,200	Assume steel scrap value
Steel Tracker & Inverter support piles	5,223	ton	$296.66	$1,239,500	Assume steel scrap value; Pile weights and lengths vary - tonnage estimated on full removal
Tracker Motors	250,550	lbs	$0.23	$45,100	Assume electric motors scrap value
Tracker Assembly	5,011	ton	$296.66	$1,189,200	Assume steel scrap value
Grounding System	97,568	lbs	$2.67	$182,400	Assume copper scrap value; Salvage rate reflects shallower depth.
LV Wire and Cabling, copper	145,387	lbs	$2.67	$271,700	Copper DC feeder Cable.
LV Wire and Cabling, aluminum	419,533	lbs	$0.57	$167,400	Aluminum DC feeder Cable.
MV Wire and Cabling, aluminum	150,476	lbs	$0.57	$60,000	Aluminum AC feeder Cable. Assumed 90% Salvage rate due to depth.
Aggregate Recovery	24,000	CY	$8.97	$129,100	Aggregate, crushed bank gravel, per C.Y., includes material only (assume partial value; 50% of new gravel)
Fiber Optic Cable Recovery	43,616	lbs	$0.00	$0	Includes PV array and Tracker communications cabling
Control/Communications Equipment	12,000	lbs	$0.26	$2,500	Assume scrap value in line with electronic scrap
MET Stations	600	lbs	$0.26	$100	Assume scrap value in line with electronic scrap
Total Salvage (less PV Module)				**$3,664,000**	
Total PV Module Resale Value				**$9,088,000**	
Total Salvage Value				**$12,752,000**	

Substation Salvage Value and Disposal Costs

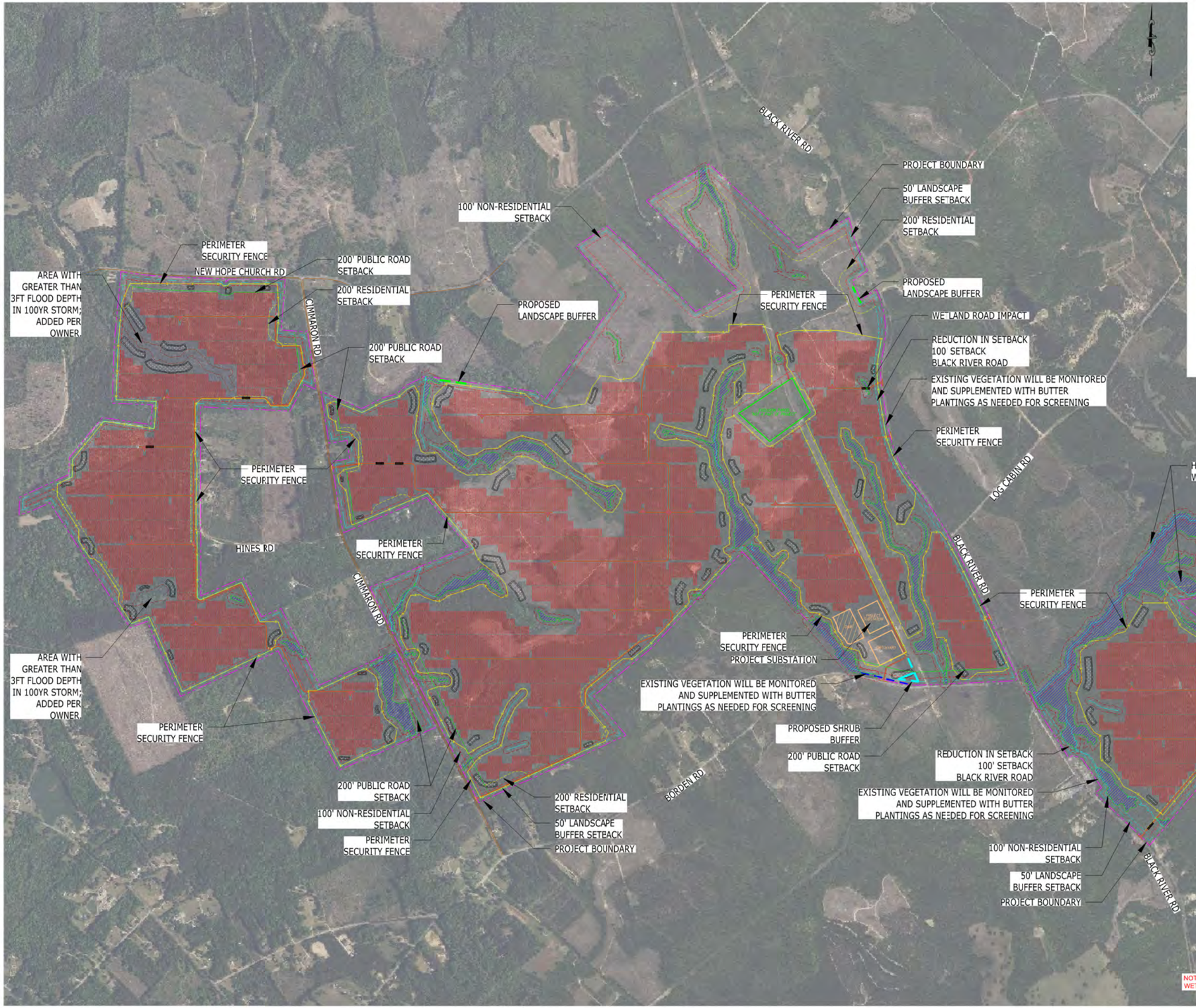
Substation

Salvage Value	Potential Salvage Quantity	Unit	Estimated Unit Cost ($/Unit)	Total Value ($)	Remarks
Main Power Transformer	150,000.0	lbs	$0.48	$50,400	Assume copper material and evaluated on full weight of transformer
Station Power Transformer	30,000.0	lbs	$0.34	$7,100	Assume copper material and evaluated on full weight of transformer
Oil Recovery to recycle	7,000.0	gallon	$1.80	$7,600	Assumption; oil age and contamination will determine recyclability, 60% recovery assumed
Circuit Breaker	11.3	ton	$296.66	$3,000	Assume steel scrap value
Switchgear / Disconnect Switch	10.5	ton	$296.66	$2,800	Assume steel scrap value
Surge Arrestors	0.0	ton	$296.66	$0	Assume steel scrap value
Voltage Transformers	0.0	lbs	$0.34	$0	Assume copper material and evaluated on full weight of transformer
Other Electrical Equipment	0.0	ton	$296.66	$0	Assume steel scrap value
Aluminum Bus	6,000.0	lbs	$0.57	$3,100	Assume aluminum scrap value
Structural Steel Shape and plates	20.0	ton	$296.66	$5,300	Assume steel scrap value
Fence; Posts & Gates	6.3	ton	$296.66	$1,700	Assume steel scrap value
Line Cable	1,265.0	lbs	$0.57	$600	Assume aluminum scrap value
Ground Cable	1,761.5	lbs	$2.67	$4,200	Assume copper scrap value
Aggregate	7,266.7	CY	$8.97	$45,600	Aggregate, crushed bank gravel, per C.Y., includes material only (assume partial value; 50% of new gravel)
Steel Transmission Pole	2.0	ton	$296.66	$500	Assume steel scrap value
Control/Communications Equipment	30,000.0	lbs	$0.26	$6,300	Assume scrap value in line with electronic scrap
Total Salvage				**$138,000**	

B

Appendix B – 10% Design Project Layout

Page intentionally left blank.



LEGEND

- PROJECT BOUNDARY
- 50' LANDSCAPE BUFFER SETBACK
- 100' NON RESIDENTIAL SETBACK
- 200' RESIDENTIAL SETBACK
- 200' PUBLIC ROAD SETBACK
- PROPOSED ARRAYS
- PROPOSED FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED LARGE SHRUB BUFFER
- ACCESS ROADS
- HDR DELINEATED WETLANDS & 50' BUFFER
- HDR DELINEATED STREAMS
- PROPOSED STORM WATER BASIN

NOTE:

1. PROPOSED PLANTED BUFFERS ARE SHOWN AT LOCATIONS WHERE EXISTING 50' WIDE VEGETATIVE BUFFERS DOES NOT MEET SCREENING REQUIREMENTS.
2. DURING CLEARING AND CONSTRUCTION OF THE PROJECT, THE APPLICANT WILL MONITOR THE 50' WIDE EXISTING VEGETATIVE BUFFERS AND WILL SUPPLEMENT WITH PLANTINGS, IF/WHERE NEEDED, TO MEET SCREENING REQUIREMENTS.

NOTE: STREAMS AND WETLANDS DEPICTED WERE FIELD-DELINEATED BY HDR WETLAND SCIENTISTS.

TREATY OAK CLEAN ENERGY
2901 VIA FORTUNA
SUITE 650
AUSTIN, TX 78746
WWW.TREATYOAKCLEANENERGY.COM

ENGINEER'S STAMP

WHITE PALMETTO
SITE LAYOUT PLAN

SOUTH CAROLINA

SUMTER COUNTY

REV #	DESCRIPTION	DATE	DB
	REVISIONS		

DEV. STAGE	DD
PROJECT	10411649
DATE DRAWN	04/17/2025
DRAWN BY	KAH
SCALE	1" = 700'

SHEET
1 OF 1 SHEETS

Page intentionally left blank.