

Posey Solar, LLC (the "Project")

Proposed Conditions to Development Plan approval

Posey County Area Plan Commission

1. Project will maintain the buffer and vegetative screening areas shown on the site plan in compliance with the County SECS ordinance (the Ordinance).
2. A 20 acre pollinator area shall be installed within the Project area.
3. The use of barbed wire on top of the Project fencing shall only apply to areas where required by the Utility or NEC Code, such as the substation. The fencing around the photo voltaic panels shall be agricultural in appearance, in compliance with the Ordinance.
4. Owner shall not use solar panels containing cadmium in the construction or operation of the Project.
5. A contribution of \$25,000 to the Marris Township fire department upon commercial operation of the solar field, and \$5,000 each year thereafter shall be made by the Project, with the first contribution to be made within 45 days of commencement of commercial operations ("COD").
6. Training up to twice a year with local fire departments shall be provided by the Project.
7. Security cameras shall not be directed towards non-participating neighboring homes.
8. The Project will cause reasonable compliance with the various recommendations set out in the filed Telecommunications and Wireless Signals report.
9. A contribution of up to \$225,000 toward new communications towers that will ensure reliable radio service for first responders shall be made by the Project within 45 days of COD.
10. Owner agrees to continue to maintain a local office in Mount Vernon, Indiana, for the duration of the Project development, where an authorized representative of Owner will maintain posted office hours. Non-participating landowners ("NPL") shall be provided direction regarding scheduling individual appointments with an authorized representative of Owner.
11. No tax abatement will be requested for the Project.
12. No more than 300 MWac or 2,900 acres within the fence will be developed in the Project area.
13. These conditions shall run to the benefit of an NPL who have received legal notice of the Project and shall run with the land.