Retirement and Financial Assurance Exhibit

PREPARED FOR

BRIGHTNIGHT
Power when you need it

DATE
December 2025

REFERENCE
Oregon Energy Facility Siting Council

CONTENTS

LIST OF TABLES

ACRONYMS AND ABBREVIATIONS

Acronym	Description
Applicant	DECH bn, LLC
BESS	Battery energy storage system
BrightNight	BrightNight Power, LLC
Council	Energy Facility Siting Council
Facility	Solar photovoltaic power generation facility and related or supporting facilities in Wasco County, Oregon
OAR	Oregon Administrative Rules
ODOE	Oregon Department of Energy

1. INTRODUCTION

DECH bn, LLC (Applicant) plans to construct a solar photovoltaic power generation facility and related or supporting facilities in Wasco County, Oregon (Facility). The Facility will include up to 1,000 megawatts of solar capacity and a battery energy storage system (BESS) with up to 4,000 megawatt hours storage capacity. This Retirement and Financial Assurance Exhibit has been prepared to meet the standards outlined in OAR 345-022-0050.

2. SITE RESTORATION

2.1 ESTIMATED USEFUL LIFE OF THE PROJECT

OAR 345-022-0050 To issue a site certificate, the Council must find that:
(1) The site, taking into account mitigation, can be restored adequately to a useful, non-hazardous condition following permanent cessation of construction or operation of the facility.
(2) To assist the Council in determining whether the standard outlined in (1) has been met, the Applicant must submit information about site restoration, providing evidence to support a finding by the Council as required by this rule. The applicant must include:
(a) The estimated useful life of the proposed facility;

The anticipated operating life of the Facility is 35 years. Properly maintained utility-scale solar panels have an operating life of approximately 30 to 35 years. Utility-scale batteries have an operating life of approximately 15 to 20 years, with an opportunity for a project lifetime extension with equipment replacement, augmentation, and repowering. Depending on market conditions and viability, the Facility components may be retrofitted with updated components to extend the life of the Facility. Substantial changes to the Facility associated with repowering may trigger a site certificate amendment through the procedures outlined in OAR Chapter 345, Division 027.

2.2 ACTIONS TO RESTORE THE SITE

(b) Specific actions and tasks to restore the site to a useful, non-hazardous condition.

When the Facility is retired, the Applicant will obtain all necessary authorization from regulatory authorities and landowners to complete the decommissioning and restoration activities. This section includes an overview of the primary Facility decommissioning and restoration activities.

The major components, structures, and systems of the Facility are the solar modules, the tracking systems and posts, and the inverters, transformers, and collector systems. More information on major components can be found in the Background Information Exhibit.

The anticipated sequence of photovoltaic decommissioning and removal is described below; however, overlap of activities is expected.

- De-energize solar arrays.

- Install temporary erosion and sediment controls and best management practices to protect sensitive resources.
- Dismantle panels and above ground wiring.
- Remove trackers and piles.
- Remove power conversion system.
- Remove electrical cables and conduits to a depth of 36 inches, cabling at a depth of greater than three feet may be abandoned in place.
- Remove all concrete pads and foundations for inverters, transformers, and BESS.
- Remove access roads and grade Facility to restore original contours, as necessary.
- Remove perimeter fencing.
- De-compact subsoils (if required), restore and revegetate disturbed land to a similar state as before Facility construction, and remove temporary erosion control measures.

The main components of the BESS are containers housing batteries and racks, inverters, transformers and equipment pads, below ground electrical cabling and conduits, perimeter fencing, a stormwater basin, and access roads.

The anticipated sequence of BESS decommissioning and removal is described below; however, overlap of activities is expected.

- De-energize batteries.
- Install temporary erosion and sediment controls and best management practices to protect sensitive resources.
- Dismantle batteries and above ground wiring.
- Remove racking and containers.
- Remove power conversion system.
- Remove electrical cables and conduits to a depth of 36 inches, cabling at a depth of greater than three feet may be abandoned in place.
- Remove all concrete pads and foundations.
- Remove stormwater basin.
- Remove access roads and grade Facility to restore original contours, as necessary.
- Remove perimeter fencing.
- De-compact subsoils (if required), restore and revegetate disturbed land to a similar state as before Facility construction, and remove temporary erosion control measures.

Facility access roads will be utilized to complete decommissioning activities with the proper equipment. Equipment required for the decommissioning activities will be similar to equipment required for construction of the Facility and may include small cranes, low ground pressure track mounted excavators, backhoes, low ground pressure track bulldozers and dump trucks, front-end loaders, deep rippers, water trucks, disc plows and tractors to restore subgrade conditions, and ancillary equipment. Standard dump trucks may be used to transport material removed from the Facility to disposal facilities.

2.3 DECOMMISSION OPINION OF PROBABLE COST

OAR 345-022-0050(2)(c) An estimate, in current dollars, of the total and unit costs of restoring the site to a useful, non-hazardous condition.

Attachment 1 provides a detailed decommissioning opinion of probable cost. The opinion of cost for removal of components and Facility restoration is $81,556,000 (in Q2 2025 Dollars). Attachment 2 provides a net decommissioning opinion of probable cost, including potential scrap values. The consideration of scrap value reduces the total opinion of decommissioning cost to about $63,068,000 (in Q2 2025 Dollars).

Attachment 3 provides a detailed breakdown of each cost including labor, equipment, and materials as applicable.

The Applicant requests the salvage value to be factored into the decommissioning bond. Main projects components including glass and scrap metals removed from the Facility can be sold and create a conservative offset to the decommissioning costs.

2.3.1 ESTIMATING METHODS AND ASSUMPTIONS

(d) A discussion and justification of the methods and assumptions used to estimate site restoration costs.

The decommissioning opinion of probable cost was developed by a professional engineer, licensed in the State of Washington, with significant estimating experience. The cost estimate was additionally reviewed by a professional engineer, licensed in the State of Oregon. The cost opinion is broken into individual tasks that were each estimated separately to include labor requirements, equipment needs, and duration. Costing assumptions are as follows:

- Projections are based on Q2 2025 prices, with no market fluctuations or inflation considered.
- Retirement costs were estimated using a unit cost approach, with pricing structured around the logical sequence of decommissioning activities, as outlined in Attachment 1. Unit rates were developed based on labor, equipment, and production assumptions for each task. These assumptions were informed by RS Means data and professional judgment. Ancillary items such as permitting, signage, and traffic control are considered incidental and are accounted for within the estimate's contingency allowance.
- Equipment rates used in the estimate are developed by reviewing rates published by RS Means.[1] Rates include fuel, maintenance, and wear and tear. The estimate assumes equipment is rented, not owned.
- Labor costs were developed by reviewing the U.S. Department of Labor Wage Determinations and rates published by RS Means.
- Equipment rental and labor costs were calculated assuming a 40-hour work week during decommissioning.

[1] www.rsmeans.com

- All unit costs in this estimate include contractor overhead and profit (O&P) unless otherwise noted.
- Scrap value estimates were developed using a unit-based approach for each major equipment type (e.g., solar panels, transformers, switchyard components, transmission lines, and BESS containers). Material quantities were estimated based on typical weights and configurations for utility-scale solar infrastructure. Scrap values were calculated using conservative per-pound rates for steel, aluminum, copper, and silicon. Pricing references were sourced from ScrapVisor – Oregon Scrap Metal Prices[2], accessed on October 14, 2025.
- The Oregon Department of Energy (ODOE) could incur additional costs in the case where the Applicant is unable to manage the decommissioning process. Additional contingencies are included in the restoration costs for ODOE incurred costs, including a 1 percent performance bond, 10 percent Administrative and Project Management Fee, and 10 percent Future Development Contingency.

2.4 DECOMMISSIONING FINANCIAL ASSURANCE

Based on the decommissioning cost estimates, including scrap value, provided in Attachment 2, financial assurance will be secured to ensure the Facility is restored to a safe and beneficial condition, consistent with OAR 345-022-0050. A phased approach to decommissioning security is proposed.

Prior to construction, the Applicant will post a decommissioning bond equal to the full estimated cost to decommission the Facility and restore the site, minus the scrap value. The amount will be scaled to the actual Facility size based on the final design using unit rates from Attachment 2. The Applicant understands the Council may specify different amounts for the bond during construction and operation of the Facility.

The decommissioning may occur in phases for each major Facility component. Each phase of the Facility will hold separate financial assurances for decommissioning that portion of the Facility. The Applicant asserts that a phased approach to the decommissioning bond could be made in partnership with one or more equity investors in a Facility in compliance with OAR 345-022-0050.

To assure that ODOE has the first interest in the scrap value over other creditors, the Applicant proposes to enter into a security agreement with ODOE granting ODOE a security interest in Facility component salvage. This agreement will be a financing statement (Unified Commercial Code filing) that is filed with Wasco County and Secretary of State. This filing will offer ODOE legal rights to the scrap value to fund the decommissioning should the certificate holder be unable to restore the Facility. Because some financial partners may object to this term, the filing would contain a clause allowing it to be replaced with alternate decommissioning security for the full amount of decommissioning without salvage value.

[2] https://scrapvisor.com/state/price-state-oregon/

3. FINANCIAL ANALYSIS

3.1 OPINION OF LEGAL COUNSEL

OAR 345-022-0050(3) The applicant has a reasonable likelihood of obtaining a bond or letter of credit in a form and amount satisfactory to the Council to restore the site to a useful, non- hazardous condition

(4) To assist the Council in determining whether the standard outlined in (3) has been met, the Applicant must submit information:

(a) Information about the applicant's financial capability, providing evidence to support a finding by the Council as required by OAR 345-022-0050(2). Nothing in this section requires the disclosure of information or records protected from public disclosure by any provision of state or federal law. The applicant must include:

(A) An opinion or opinions from legal counsel stating that, to counsel's best knowledge, the applicant has the legal authority to construct and operate the facility without violating its bond indenture provisions, articles of incorporation, common stock covenants, or similar agreements.

Attachment 4 contains a legal opinion stating that DECH, bn, a subsidiary of BrightNight Power, LLC has the legal authority to construct and operate the Facility as required by the rule.

3.2 BOND, SECURITY, OR OTHER FINANCIAL INSTRUMENT

(B) The type and amount of the applicant's proposed bond or letter of credit to meet the requirements of OAR 345-022-0050.

The opinion of cost for retirement and restoration, minus scrap value, is $63,068,000 (in Q2 2025 Dollars), as detailed in Section 2.3. Prior to Facility construction, the Applicant will submit a letter of credit to Oregon Department of Energy that meets or exceeds the cost of Facility retirement and restoration. The letter of credit will cover the cost to restore the area to its current, non-hazardous condition following closure of the Facility. The letter of credit will be implemented in phases in case the Facility needs to be decommissioned at different stages of construction and operation (see Section 3.3).

3.3 EVIDENCE OF REASONABLE LIKELIHOOD OF OBTAINING SECURITY

(C) Evidence that the applicant has a reasonable likelihood of obtaining the proposed bond or letter of credit in the amount proposed in paragraph (B), before beginning construction of the facility.

Attachment 5 is a project finance comfort letter from Natixis Investment Managers supporting that the Applicant[3] has existing revolving credit in the aggregate amount of up to $400,000,000. This letter of credit can be used for decommissioning security and thus the Applicant has a reasonable likelihood to secure a letter of credit to cover the cost of the Facility retirement and restoration.

[3] BrightNight U.S. III, LLC, the parent company referenced in the project finance letter from Natixis, is a subsidiary of BrightNight Power, LLC.

4. MATERIALS ANALYSIS

OAR 345-022-0050(4)(b) A materials analysis, including:
(A) An inventory of substantial quantities of industrial materials flowing into and out of the proposed facility during construction and operation;
(B) The applicant's plans to manage hazardous substances during construction and operation, including measures to prevent and contain spills; and
(C) The applicant's plans to manage non-hazardous waste materials during construction and operation.

During Facility decommissioning, materials including solar modules, tracking systems, steel piles, power conversion systems, cables, concrete foundations, and BESS components will be removed following a systematic process. Equipment like that used in construction will be employed for removal activities. The hazardous substances management plan will guide proper handling during dismantling, while the non-hazardous waste management plan will ensure appropriate recycling and disposal of retired materials. The inventory of substantial quantities of industrial materials flowing into and out of the Facility during construction and operation of the Facility is provided in the Soil Protection Exhibit.

5. APPROVAL STANDARDS

The Applicant has satisfied standards for Retirement and Financial Assurance outlined in OAR 345-022-0050, summarized in Table 1.

TABLE 1 APPROVAL STANDARDS MATRIX

Requirement	Handling
OAR 245-22-0050 To issue a site certificate, the Council must find that: *(1) The site, taking into account mitigation, can be restored adequately to a useful, non-hazardous condition following permanent cessation of construction or operation of the facility. The site, taking into account mitigation, can be restored adequately to a useful, non-hazardous condition following permanent cessation of construction or operation of the facility.* *(2) To assist the Council in determining whether the standard outlined in (1) has been met, the Applicant must submit information about site restoration, providing evidence to support a finding by the Council as required by this rule. The applicant must include:*	
(a) The estimated useful life of the proposed facility;	Section 2.1
(b) Specific actions and tasks to restore the site to a useful, non-hazardous condition;	Section 2.2
(c) An estimate, in current dollars, of the total and unit costs of restoring the site to a useful, non-hazardous condition;	Section 2.3
(d) A discussion and justification of the methods and assumptions used to estimate site restoration costs; and	Section 2.3.1
(e) For facilities that might produce site contamination by hazardous materials, a proposed monitoring plan, such as periodic	This Facility is not expected to cause site contamination by

Requirement	Handling
environmental site assessment and reporting, or an explanation why a monitoring plan is unnecessary.	hazardous materials, and therefore no monitoring plan is required or proposed.
OAR 245-22-0050(3) The applicant has a reasonable likelihood of obtaining a bond or letter of credit in a form and amount satisfactory to the Council to restore the site to a useful, non- hazardous condition. *(4) To assist the Council in determining whether the standard outlined in (3) has been met, the Applicant must submit information:*	
(a) about the applicant's financial capability, providing evidence to support a finding by the Council as required by OAR 345-022-0050(2). Nothing in this subsection shall require the disclosure of information or records protected from public disclosure by any provision of state or federal law. The applicant must include:	
(A) An opinion or opinions from legal counsel stating that, to counsel's best knowledge, the applicant has the legal authority to construct and operate the facility without violating its bond indenture provisions, articles of incorporation, common stock covenants, or similar agreements;	Section 3.1; Attachment 4
(B) The type and amount of the applicant's proposed bond or letter of credit to meet the requirements of OAR 345-022-0050;	Section 3.2
(C) Evidence that the applicant has a reasonable likelihood of obtaining the proposed bond or letter of credit in the amount proposed in paragraph (B), before beginning construction of the facility.	Section 3.3; Attachment 5
(b) A materials analysis, including: (A) An inventory of substantial quantities of industrial materials flowing into and out of the proposed facility during construction and operation; (B) The applicant's plans to manage hazardous substances during construction and operation, including measures to prevent and contain spills; and (C) The applicant's plans to manage non-hazardous waste materials during construction and operation.	Section 4

ATTACHMENT 1 OPINION OF PROBABLE RETIREMENT AND RESTORATION COST

Attachment 1: Proposed Facility Decommissioning Tasks and Opinion of Probable Costs without Scrap Value

Task or Component	Quantity	Unit	Unit Cost ($)	Estimate ($)
1.1 Mobilization / Demobilization				
1.1.1 Equipment Mob	1	Lump Sum	$ 59,739.26	$ 59,739.26
1.1.2 Site Facilities	1	Lump Sum	$ 57,412.80	$ 57,412.80
1.1.3 Crew - Mob & Site Setup	1	Lump Sum	$ 173,888.00	$ 173,888.00
1.1.4 Crew - Demob & Site Cleanup	1	Lump Sum	$ 173,888.00	$ 173,888.00
			Subtotal	***$ 464,928.06***
1.2 Project Site Support				
1.2.1 Site Facilities	18	Month	$ 1,149.70	$ 20,694.60
1.2.2 Field Management	78	Week	$ 24,867.14	$ 1,939,636.92
			Subtotal	***$ 1,960,331.52***
1.3. Site-Wide Retirement Components				
1.3.1 Fence and Gate Removal	1	Lump Sum	$ 1,360,236.76	$ 1,360,236.76
			Subtotal	***$ 1,360,236.76***
1.4. Substation Retirement				
1.4.1 Transformer Removal	5	Each	$ 105,952.99	$ 529,764.97
1.4.2 Control Building Removal	1	Each	$ 40,518.78	$ 40,518.78
1.4.3 UG Utility & Ground Removal	1	Lump Sum	$ 8,556.00	$ 8,556.00
1.4.4 Remove Foundations	2250	Cubic Yard	$ 130.55	$ 293,737.50
1.4.5 Restore Yard	1	Each	$ 149,940.00	$ 149,940.00
			Subtotal	***$ 1,022,517.25***
1.5. Switchyard Retirement				
1.5.1 UG Utility & Ground Removal	1	Lump Sum	$ 2,852.00	$ 2,852.00
1.5.2 Dismantle/Loadout Racks & Switching	1	Each	$ 89,760.00	$ 89,760.00
1.5.3 Remove Foundations to Subgrade	206	Cubic Yard	$ 98.60	$ 20,311.60
1.5.4 Restore Yard	1	Each	$ 285,100.20	$ 285,100.20
			Subtotal	***$ 398,023.80***
1.6 Transmission Line Retirement				
1.6.1 Remove Structures	10	Each	$ 9,063.54	$ 90,635.35
1.6.2 Remove Foundations to Subgrade	10	Each	$ 197.20	$ 1,972.00
			Subtotal	***$ 92,607.35***
1.7 Overhead Collector Line Removal				
1.7.1 Conductor Removal	32	Miles	$ 9,492.65	$ 303,764.94
1.7.2 Utility Pole Removal	752	Each	$ 569.47	$ 428,242.40
			Subtotal	***$ 732,007.34***
1.8 O&M Building Removal				
1.8.1 Structure Demo	1	Each	$ 29,089.00	$ 29,089.00
1.8.2 Remove Foundations To Subgrade	140	Cubic Yard	$ 1.15	$ 161.00
1.8.3 Material T&D	476	Ton	$ 85.47	$ 40,683.85
			Subtotal	***$ 69,933.85***

Attachment 1: Proposed Facility Decommissioning Tasks and Opinion of Probable Costs without Scrap Value

Task or Component	Quantity	Unit	Unit Cost ($)	Estimate ($)
1.9 BESS Removal				
1.9.1 Battery Removal & Disposal	1062	Each	$ 3,556.04	$ 3,776,515.64
1.9.2 Auxillary Structure & Components Removal	1	LS	$ 42,378.77	$ 42,378.77
			Subtotal	***$ 3,818,894.41***
1.10 Solar Array Retirement				
1.10.1 Solar Panel Removal & Disposal	2160600	Panels	$ 7.35	$ 15,874,875.60
1.10.2 Solar Rack & Post Removal	38583	Racks	$ 852.87	$ 32,906,275.60
1.10.3 Solar Rack & Post Trans. & Disposal	32480	Tons	$ 130.92	$ 4,252,352.94
			Subtotal	***$ 53,033,504.14***
1.11 Inverter/Transformer Removal				
1.11.1 Disconnect, Loadout Inverter & Transformer	271	Each	$ 1,874.06	$ 507,870.26
1.11.2 Inverter/Transformer Transport	271	Each	$ 1,584.00	$ 429,264.00
			Subtotal	***$ 937,134.26***
1.12 Inverter/Transformer/BESS Foundation Removal				
1.12.1 Excavate/Remove Foundations	13888	Cubic Yard	$ 117.95	$ 1,638,089.60
1.12.2 Concrete Transport	13888	Cubic Yard	$ 12.60	$ 174,988.80
			Subtotal	***$ 1,813,078.40***
1.13 Site Restoration				
1.13.1 Site Roads - Removal and Restoration	109327.06	Cubic Yard	$ 1.47	$ 160,710.78
1.13.2 Spot Grade Disturbed Areas	3010	Acre	$ 424.05	$ 1,276,402.92
1.13.3 Re-Seed Disturbed Areas	3010	Acre	$ 0.10	$ 301.00
1.13.4 Remove Conex Storage and Gravel Pads	18	Each	$ 2,424.84	$ 43,647.17
			Subtotal	***$ 1,481,061.87***
Total Decommisioning Cost				***$ 67,184,259.01***
Performance Bond			0.01	$ 671,842.59
			Gross Cost	***$ 67,856,101.60***
	Basis (% of Cost)	**Basis ($)**	**Contingency**	**Estimate ($)**
Administration and Project Management	100%	67,856,101.60	0.10	6,785,610.16
Future Development (Exclude Battery)	94%	63,999,018.25	0.10	6,399,901.82
Future Development (Battery Only)	6%	3,857,083.35	0.20	771,416.67
			Subtotal	***13,956,928.66***
TOTAL ESTIMATED COST ($Q2 2025)				**$ 81,813,030.26**
ROUNDED				81,813,000.00

Notes:

1. See Attachment 3 for detailed breakdown of tasks, actions and unit costs for the sum total costs presented in this Table.

2. To allow continued use of the land for agricultural or other purposes deemed appropriate at the time of decommissioning purposes, all subsurface features including underground collector lines and concrete foundations associated with the O&M, Substation, Solar, Battery, Transmission Line, and Met towers will be removed under the Final Order on ASC, or as agreed with the landowner, in a final Retirement Plan.

3. Tasks associated with a Lump Sum unit cost may be calculated using a fraction (in decimal form) of the actual quantities constructed or by using the more detailed breakdown of unit costs associated with the Lump Sum task identified in the cost estimating worksheet in Attachment 1.

4. Added or modified by Department.

ATTACHMENT 2 OPINION OF PROBABLE RETIREMENT AND RESTORATION COST INCLUDING SCRAP VALUE

Attachment 2: Proposed Facility Decommissioning Tasks and Opinion of Probable Costs with Scrap Value

Task or Component	Quantity	Unit	Unit Cost ($)	Estimate ($)
1.1 Mobilization / Demobilization				
1.1.1 Equipment Mob	1	Lump Sum	$ 59,739.26	$ 59,739.26
1.1.2 Site Facilities	1	Lump Sum	$ 57,412.80	$ 57,412.80
1.1.3 Crew - Mob & Site Setup	1	Lump Sum	$ 173,888.00	$ 173,888.00
1.1.4 Crew - Demob & Site Cleanup	1	Lump Sum	$ 173,888.00	$ 173,888.00
			Subtotal	***$ 464,928.06***
1.2 Project Site Support				
1.2.1 Site Facilities	18	Month	$ 1,149.70	$ 20,694.60
1.2.2 Field Management	78	Week	$ 24,867.14	$ 1,939,636.92
			Subtotal	***$ 1,960,331.52***
1.3. Site-Wide Retirement Components				
1.3.1 Fence and Gate Removal	1	Lump Sum	$ 1,360,236.76	$ 1,360,236.76
1.3.1.1 Aluminum Scrap Value	962	Tons	$ (1,300.00)	$ (1,250,918.50)
			Subtotal	***$ 109,318.26***
1.4. Substation Retirement				
1.4.1 Transformer Removal	5	Each	$ 105,952.99	$ 529,764.97
1.4.1.1 Copper Scrap Value	56	Ton	$ (7,020.00)	$ (394,875.00)
1.4.1.2 Steel Scrap Value	390	Ton	$ (120.00)	$ (46,740.00)
1.4.1.3 Aluminum Scrap Value	21	Ton	$ (1,300.00)	$ (27,625.00)
1.4.2 Control Building Removal	1	Each	$ 40,518.78	$ 40,518.78
1.4.3 UG Utility & Ground Removal	1	Lump Sum	$ 8,556.00	$ 8,556.00
1.4.4 Remove Foundations	2250	Cubic Yard	$ 130.55	$ 293,737.50
1.4.5 Restore Yard	1	Each	$ 149,940.00	$ 149,940.00
			Subtotal	***$ 553,277.25***
1.5. Switchyard Retirement				
1.5.1 UG Utility & Ground Removal	1	Lump Sum	$ 2,852.00	$ 2,852.00
1.5.2 Dismantle/Loadout Racks & Switching	1	Each	$ 89,760.00	$ 89,760.00
1.5.2.1 Copper Scrap Value	135	Ton	$ (7,020.00)	$ (945,067.50)
1.5.2.2 Steel Scrap Value	912	Ton	$ (120.00)	$ (109,440.00)
1.5.2.3 Aluminum Scrap Value	102	Ton	$ (1,300.00)	$ (132,600.00)
1.5.3 Remove Foundations to Subgrade	206	Cubic Yard	$ 98.60	$ 20,311.60
1.5.4 Restore Yard	1	Each	$ 285,100.20	$ 285,100.20
			Subtotal	***$ (789,083.70)***
1.6 Transmission Line Retirement				
1.6.1 Remove Structures	10	Each	$ 9,063.54	$ 90,635.35
1.6.1.1 Steel Scrap Value	30	Ton	$ (120.00)	$ (3,600.00)
1.6.1.2 Aluminum Scrap Value	4	Ton	$ (1,300.00)	$ (5,405.40)
1.6.2 Remove Foundations to Subgrade	10	Each	$ 197.20	$ 1,972.00
			Subtotal	***$ 83,601.95***
1.7 Overhead Collector Line Removal				
1.7.1 Conductor Removal	32	Miles	$ 9,492.65	$ 303,764.94
1.7.1.1 Aluminum Scrap Value	51	Ton	$ (1,300.00)	$ (65,894.40)
1.7.2 Utility Pole Removal	752	Each	$ 569.47	$ 428,242.40
			Subtotal	***$ 666,112.94***
1.8 O&M Building Removal				
1.8.1 Structure Demo	1	Each	$ 29,089.00	$ 29,089.00
1.8.2 Remove Foundations To Subgrade	140	Cubic Yard	$ 1.15	$ 161.00
1.8.3 Material T&D	476	Ton	$ 85.47	$ 40,683.85
			Subtotal	***$ 69,933.85***

Attachment 2: Proposed Facility Decommissioning Tasks and Opinion of Probable Costs with Scrap Value

Task or Component	Quantity	Unit	Unit Cost ($)	Estimate ($)
1.9 BESS Removal				
1.9.1 Battery Removal & Disposal	1062	Each	$ 3,556.04	$ 3,776,515.64
1.9.1.1 Copper Scrap Value	188	Ton	$ (7,020.00)	$ (1,316,250.00)
1.9.1.2 Steel Scrap Value	3000	Ton	$ (120.00)	$ (360,000.00)
1.9.1.3 Aluminum Scrap Value	425	Ton	$ (1,300.00)	$ (552,500.00)
1.9.2 Auxillary Structure & Components Removal	1	LS	$ 42,378.77	$ 42,378.77
			Subtotal	***$ 1,590,144.41***
1.10 Solar Array Retirement				
1.10.1 Solar Panel Removal & Disposal	2160600	Panels	$ 7.35	$ 15,874,875.60
1.10.1.1 Copper Scrap Value	375	Ton	$ (7,020.00)	$ (2,632,500.00)
1.10.1.2 Aluminum Scrap Value	2295	Ton	$ (1,300.00)	$ (2,983,500.00)
1.10.1.3 Glass Scrap Value	33975	Ton	$ (100.00)	$ (3,397,500.00)
1.10.2 Solar Rack & Post Removal	38583	Racks	$ 852.87	$ 32,906,275.60
1.10.2.1 Steel Scrap Value	30856	Ton	$ (120.00)	$ (3,702,751.92)
1.10.3 Solar Rack & Post Trans. & Disposal	32480	Tons	$ 130.92	$ 4,252,352.94
			Subtotal	***$ 40,317,252.22***
1.11 Inverter/Transformer Removal				
1.11.1 Disconnect, Loadout Inverter & Transformer	271	Each	$ 1,874.06	$ 507,870.26
1.11.1.1 Copper Scrap Value	20	Ton	$ (7,020.00)	$ (142,155.00)
1.11.1.2 Steel Scrap Value	190	Ton	$ (120.00)	$ (22,800.00)
1.11.1.3 Aluminum Scrap Value	34	Ton	$ (1,300.00)	$ (44,752.50)
1.11.2 Inverter/Transformer Transport	271	Each	$ 1,584.00	$ 429,264.00
			Subtotal	***$ 727,426.76***
1.12 Inverter/Transformer/BESS Foundation Removal				
1.12.1 Excavate/Remove Foundations	13888	Cubic Yard	$ 117.95	$ 1,638,089.60
1.12.2 Concrete Transport	13888	Cubic Yard	$ 12.60	$ 174,988.80
			Subtotal	***$ 1,813,078.40***
1.13 Site Restoration				
1.13.1 Site Roads - Removal and Restoration	109327.06	Cubic Yard	$ 1.47	$ 160,710.78
1.13.2 Spot Grade Disturbed Areas	3010	Acre	$ 424.05	$ 1,276,402.92
1.13.3 Re-Seed Disturbed Areas	3010	Acre	$ 0.10	$ 301.00
1.13.4 Remove Conex Storage and Gravel Pads	18	Each	$ 2,424.84	$ 43,647.17
			Subtotal	***$ 1,481,061.87***
Total Decommisioning Cost				***$ 49,047,383.79***
Performance Bond			0.01	$ 490,473.84
			Gross Cost	***$ 49,537,857.63***
	Basis (% of Cost)	**Basis ($)**	**Contingency**	**Estimate ($)**
Administration and Project Management	100%	67,856,101.60	0.10	6,785,610.16
Future Development (Exclude Battery)	97%	65,656,167.73	0.10	6,565,616.77
Future Development (Battery Only)	3%	2,178,152.34	0.20	435,630.47
			Subtotal	***13,786,857.40***
TOTAL ESTIMATED COST ($Q2 2025)				**$ 63,324,715.03**
ROUNDED				63.325.000.00

Notes:
1. See Attachment 3 for detailed breakdown of tasks, actions and unit costs for the sum total costs presented in this Table.

2. To allow continued use of the land for agricultural or other purposes deemed appropriate at the time of decommissioning purposes, all subsurface features including underground collector lines and concrete foundations associated with the O&M, Substation, Solar, Battery, Transmission Line, and Met towers will be removed under the Final Order on ASC, or as agreed with the landowner, in a final Retirement Plan.

3. Tasks associated with a Lump Sum unit cost may be calculated using a fraction (in decimal form) of the actual quantities constructed or by using the more detailed breakdown of unit costs associated with the Lump Sum task identified in the cost estimating worksheet in Attachment 1.

4. Added or modified by Department.

ATTACHMENT 3 OPINION OF PROBABLE RETIREMENT AND RESTORATION COST BREAKDOWN

Attachment 3: Opinion of Probable Costs Detailed Breakdown

WBS Number	Quantity	Line Source	Description	Unit	Material	Total O&P	Ext. Total O&P
1.1	**Mobilization/Demobilization**						
1.1.1	**Equipment Mobilization**						
1.1.1.1	16	RSMeans	Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck	Ea.	$ -	$ 208.91	$ 3,342.56
1.1.1.2	18	RSMeans	Mobilization or demobilization, delivery charge for equipment, hauled on 50-ton capacity towed trailer	Ea.	$ -	$ 3,133.15	$ 56,396.70
1.1.2	**Site Facilities**						
1.1.2.1	324	RSMeans	Storage boxes, rent per month, 20' x 8'	Ea.	$ 131.74	$ 144.71	$ 46,886.04
1.1.2.2	36	RSMeans	Office trailer, furnished, rent per month, 32' x 8', excl. hookups	Ea.	$ 265.47	$ 292.41	$ 10,526.76
1.1.3	**Crew Mob and Site Setup**						
	76	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 173,888.00
1.1.4	**Crew Demob and Site Cleanup**						
	76	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 173,888.00
1.2	**Project Site Support**						
1.2.1	**Site Facilities**						
1.2.1.1	36	RSMeans	Field office expense, office equipment rental, average	Month	$ 249.50	$ 274.45	$ 9,880.20
1.2.1.2	36	RSMeans	Field office expense, telephone bill; average bill/month, incl. long distance	Month	$ 95.31	$ 104.79	$ 3,772.44
1.2.1.3	36	RSMeans	Field office expense, field office lights & HVAC	Month	$ 177.64	$ 195.61	$ 7,041.96
1.2.2	**Field Management**						
1.2.2.1	468	RSMeans	Rent truck pickup 3/4 ton 4 wheel drive, Excl. Hourly Oper. Cost.	Week	$-	$775.19	$ 362,788.92
1.2.2.2	156	RSMeans	Field personnel, superintendent, average	Week	$ -	$ 2,850.00	$ 444,600.00
1.2.2.3	156	RSMeans	Field personnel, field engineer, senior engineer, maximum	Week	$ -	$ 3,989.00	$ 622,284.00
1.2.2.4	156	RSMeans	Field personnel, field engineer, engineer, average	Week	$ -	$ 3,269.00	$ 509,964.00
1.3	**Site Wide Decommissioning**						
1.3.1	**Fence and Gate Removal**						
1.3.1.1	20	RSMeans	Selective demolition, chain link fences & gates, gates, 20' width	Ea.	$ -	$ 163.14	$ 3,262.80
1.3.1.2	342988	RSMeans	Fencing demolition, remove chain link posts & fabric, 8' to 10' high	L.F.	$ -	$ 3.67	$ 1,258,765.96
1.3.1.3	62	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 98,208.00
1.4	**Substation Retirement**						
1.4.1	**Transformer Removal**						
1.4.1.1	2.5	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 5,720.00
1.4.1.2	65000	Engineering Experience	Oil Disposal Fee	Gallon	$ 4.00	$ 4.40	$ 286,000.00
1.4.1.3	500	RSMeans	Hazardous waste cleanup/pickup/disposal, liquid pickup, vacuum truck, stainless steel tank, transportation in 6900 gallon bulk truck	Mile	$ -	$ 8.75	$ 4,375.00
1.4.1.4	36	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 82,368.00
1.4.1.5	12	RSMeans	Rent excavator diesel hydraulic crawler mounted 2.5 CY capacity, Incl. Hourly Oper. Cost.	Week	$ -	$ 9,487.21	$ 113,846.57
1.4.1.6	6	RSMeans	Rent excavator attachment, grapples, Incl. Hourly Oper. Cost.	Week	$ -	$ 962.57	$ 5,775.40
1.4.1.7	20	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 31,680.00

1.4.2	**Remove Control Building**						
1.4.2.1	1	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 2,288.00
1.4.2.2	1	RSMeans	Rent excavator diesel hydraulic crawler mounted 2.5 CY capacity, Incl. Hourly Oper. Cost.	Week	$ -	$ 9,487.21	$ 9,487.21
1.4.2.3	1	RSMeans	Rent excavator attachment, grapples, Incl. Hourly Oper. Cost.	Week	$ -	$ 962.57	$ 962.57
1.4.2.4	6	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 9,504.00
1.4.2.5	140	RSMeans	Demolish, remove pavement & curb, concrete, rod reinforced, 7" to 24" thick, remove with backhoe, excludes hauling	C.Y.	$ -	$ 117.95	$ 16,513.00
1.4.2.6	140	RSMeans	Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 15 min load/wait/unload, 12 C.Y. truck, cycle 20 miles, 40 MPH, excludes loading equipment	L.C.Y.	$ -	$ 12.60	$ 1,764.00
1.4.3	**UG Utility & Ground Removal**						
1.4.3.1	1200	RSMeans	Excavating, trench or continuous footing, common earth, 1/2 C.Y. excavator, 1' to 4' deep, excludes sheeting or dewatering	B.C.Y.	$ -	$ 7.13	$ 8,556.00
1.4.4	**Remove Foundations**						
1.4.4.1	2250	RSMeans	Demolish, remove pavement & curb, concrete, rod reinforced, 7" to 24" thick, remove with backhoe, excludes hauling	C.Y.	$ -	$ 117.95	$ 265,387.50
1.4.4.2	2250	RSMeans	Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 15 min load/wait/unload, 12 C.Y. truck, cycle 20 miles, 40 MPH, excludes loading equipment	L.C.Y.	$ -	$ 12.60	$ 28,350.00
1.4.5	**Restore Yard**						
1.4.5.1	4667	RSMeans	Excavating, bulk, dozer, open site, bank measure, sand and gravel, 200 HP dozer, 50' haul	B.C.Y.	$ -	$ 1.47	$ 6,860.00
1.4.5.2	4667	RSMeans	Backfill, structural, common earth, 105 HP dozer, 150' haul, from existing stockpile, excludes compaction	L.C.Y.	$ 20.00	$ 25.26	$ 117,880.00
1.4.5.3	28000	RSMeans	Seeding, mechanical seeding hydro or air seeding for large areas, includes lime, fertilizer and seed	S.Y.	$ 0.61	$ 0.90	$ 25,200.00
1.5	**Switchyard Retirement**						
1.5.1	**UG Utility & Ground Removal**						
	400	RSMeans	Excavating, trench or continuous footing, common earth, 1/2 C.Y. excavator, 1' to 4' deep, excludes sheeting or dewatering	B.C.Y.	$ -	$ 7.13	$ 2,852.00
1.5.2	**Dismantle/Loadout Racks & Switching**						
1.5.2.1	6	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 13,728.00
1.5.2.2	48	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 76,032.00
1.5.3	**Remove Foundations to Subgrade**						
1.5.3.1	206	RSMeans	Demolish, remove pavement & curb, remove concrete, plain, 7" to 24" thick, excludes hauling and disposal fees	C.Y.	$ -	$ 86.00	$ 17,716.00
1.5.3.2	206	RSMeans	Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 15 min load/wait/unload, 12 C.Y. truck, cycle 20 miles, 40 MPH, excludes loading equipment	L.C.Y.	$ -	$ 12.60	$ 2,595.60

1.5.4	**Restore Yard**						
1.5.4.2	8873.3	RSMeans	Excavating, bulk, dozer, open site, bank measure, sand and gravel, 200 HP dozer, 50' haul	B.C.Y.	$ -	$ 1.47	$ 13,043.80
1.5.4.3	8873.3	RSMeans	Backfill, structural, common earth, 105 HP dozer, 150' haul, from existing stockpile, excludes compaction	L.C.Y.	$ 20.00	$ 25.26	$ 224,140.40
1.5.4.4	53240	RSMeans	Seeding, mechanical seeding hydro or air seeding for large areas, includes lime, fertilizer and seed	S.Y.	$ 0.61	$ 0.90	$ 47,916.00
1.6	**Transmission Line Retirement**						
1.6.1	**Remove Structures**						
1.6.1.1	6.25	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 14,300.00
1.6.1.2	8.75	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 20,020.00
1.6.1.2	1.25	RSMeans	Rent aerial lift, articulating boom, to 125' high, 500 lb. capacity, diesel, Incl. Hourly Oper. Cost.	Week	$ -	$ 5,969.74	$ 7,462.18
1.6.1.3	3	RSMeans	Rent crawler mounted, lattice boom crane, cable, 200 ton, 70' boom, Incl. Hourly Oper. Cost.	Week	$ -	$12,588.39	$ 37,765.17
1.6.1.4	7	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 11,088.00
1.6.2	**Remove Foundations to Subgrade**						
1.6.2.1	20	RSMeans	Demolish, remove pavement & curb, remove concrete, plain, 7" to 24" thick, excludes hauling and disposal fees	C.Y.	$ -	$ 86.00	$ 1,720.00
1.6.2.2	20	RSMeans	Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 15 min load/wait/unload, 12 C.Y. truck, cycle 20 miles, 40 MPH, excludes loading equipment	L.C.Y.	$ -	$ 12.60	$ 252.00
1.7	**Collector Line Retirement**						
1.7.1	**Conductor Removal**						
1.7.1.1	45	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 102,960.00
1.7.1.2	9	RSMeans	Rent aerial lift, articulating boom, to 125' high, 500 lb. capacity, diesel, Incl. Hourly Oper. Cost.	Week	$ -	$ 5,969.74	$ 53,727.66
1.7.1.3	9	RSMeans	Rent forklift, pneum tire, rgh terr, straight mast, 8000 lb, 12' lift, gas, Incl. Hourly Oper. Cost.	Week	$ -	$ 3,141.92	$ 28,277.28
1.7.1.4	75	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 118,800.00
1.7.2	**Utility Pole Removal**						
1.7.2.1	752	RSMeans	Selective demolition, utility poles & cross arms, utility poles, wood, 35'-45' high	Ea.	$ -	$ 345.75	$ 260,004.00
1.7.2.2	75	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 118,800.00
1.7.2.3	400	Engineering Experience	Disposal Fee	Ton	$ 112.36	$ 123.60	$ 49,438.40
1.8	**O&M Building Removal**						
1.8.1	**Structure Demo**						
1.8.1.1	4	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 9,152.00
1.8.1.2	2	RSMeans	Rent excavator diesel hydraulic crawler mounted 2.5 CY capacity, Incl. Hourly Oper. Cost.	Week	$ -	$ 9,487.21	$ 18,974.43
1.8.1.3	1	RSMeans	Rent excavator attachment, grapples, Incl. Hourly Oper. Cost.	Week	$ -	$ 962.57	$ 962.57

	Remove Foundations to Subgrade						
1.8.2	140	RSMeans	Building footings and foundations demolition, floors, concrete slab on grade, concrete, rod reinforced, 6" thick, excludes disposal costs and dump fees	S.F.	$ -	$ 1.15	$ 161.00
1.8.3	**Material T&D**						
1.8.3.1	140	RSMeans	Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 15 min load/wait/unload, 12 C.Y. truck, cycle 20 miles, 40 MPH, excludes loading equipment	L.C.Y.	$ -	$ 12.60	$ 1,764.00
1.8.3.2	238	Engineering Experience	Disposal Fee	Ton	$ 112.36	$ 123.60	$ 29,415.85
1.8.3.3	6	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 9,504.00
1.9	**BESS Retirement**						
1.9.1	**Batter Removal & Disposal**						
1.9.1.1	14071.5	RSMeans	Handling & disposal, remove refrigerant from system	Lb.	$ -	$ 18.67	$ 262,714.91
1.9.1.2	522	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 1,194,336.00
1.9.1.3	174	RSMeans	Rent forklift, pneum tire, rgh terr, straight mast, 8000 lb, 12' lift, gas, Incl. Hourly Oper. Cost.	Week	$ -	$ 3,141.92	$ 546,694.08
1.9.1.4	531	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 841,104.00
1.9.1.5	7538	Engineering Experience	Disposal Fee	Ton	$ 112.36	$ 123.60	$ 931,666.65
1.9.2	**Structure & Component Removal**						
1.9.2.1	324.6	RSMeans	Demolish, remove pavement & curb, concrete, rod reinforced, 7" to 24" thick, remove with backhoe, excludes hauling	C.Y.	$ -	$ 117.95	$ 38,288.59
1.9.2.2	324.6	RSMeans	Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 15 min load/wait/unload, 12 C.Y. truck, cycle 20 miles, 40 MPH, excludes loading equipment	L.C.Y.	$ -	$ 12.60	$ 4,090.18
1.10	**Solar Retirement**						
1.10.1	**Solar Panel Removal and Disposal**						
1.10.1.1	2700.8	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 6,179,316.00
1.10.1.2	45	RSMeans	Rent forklift, pneum tire, rgh terr, straight mast, 8000 lb, 12' lift, gas, Incl. Hourly Oper. Cost.	Week	$ -	$ 3,141.92	$ 141,386.40
1.10.1.3	2880.8	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 4,563,187.20
1.10.1.4	64818	Engineering Experience	Disposal Fee	Ton	$ 70.00	$ 77.00	$ 4,990,986.00
1.10.2	**Solar Rack and Post Removal**						
1.10.2.1	5787.3	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 13,241,391.43
1.10.2.2	1446.8	RSMeans	Rent forklift, pneum tire, rgh terr, straight mast, 8000 lb, 12' lift, gas, Incl. Hourly Oper. Cost.	Week	$ -	$ 3,141.92	$ 4,545,825.24
1.10.2.3	1446.8	RSMeans	Rent excavator diesel hydraulic crawler mounted 2.5 CY capacity, Incl. Hourly Oper. Cost.	Week	$ -	$ 9,487.21	$ 13,726,389.22
1.10.2.4	1446.8	RSMeans	Rent excavator attachment, grapples, Incl. Hourly Oper. Cost.	Week	$ -	$ 962.57	$ 1,392,669.71
1.10.3	**Solar Rack and Post Trans. & Disposal**						
1.10.3.1	1444	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 2,287,296.00
1.10.3.2	32480.3	Engineering Experience	Disposal Fee	Ton	$ 55.00	$ 60.50	$ 1,965,056.94

1.11	**Inverter / Transformer Removal**						
	Disconnect, Loadout Inverter & Transformer						
1.11.1	271	RSMeans	Transformer, dry type, primary, 3 phase, to 600 Volts, 750 kilovolt amperes, electrical demolition, remove, including removal of supports, wire & conduit terminations	Ea.	$ -	$ 1,874.06	$ 507,870.26
	Inverter/Transformer Transport						
1.11.2	271	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 429,264.00
1.12	**Inverter/Transformer/BESS Foundation Removal**						
	Excavate/Remove Foundations						
1.12.1	13888	RSMeans	Demolish, remove pavement & curb, concrete, rod reinforced, 7" to 24" thick, remove with backhoe, excludes hauling	C.Y.	$ -	$ 117.95	$ 1,638,089.60
	Concrete Transpotation						
1.12.2	13888	RSMeans	Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 15 min load/wait/unload, 12 C.Y. truck, cycle 20 miles, 40 MPH, excludes loading equipment	L.C.Y.	$ -	$ 12.60	$ 174,988.80
1.13	**Site Restoration**						
	Site Roads - Removal and Restoration						
1.13.1	109327.1	RSMeans	Excavating, bulk, dozer, open site, bank measure, sand and gravel, 200 HP dozer, 50' haul	B.C.Y.	$ -	$ 1.47	$ 160,710.78
1.13.2	Spot Grade Disturbed Areas						
1.13.2.1	188.1	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 430,430.00
1.13.2.2	188.1	RSMeans	Rent dozer, crawler, torque converter, diesel 200 HP, Excl. Hourly Oper. Cost.	Week	$ -	$ 4,496.87	$ 845,972.92
	Re-seed Distrubed Areas						
1.13.3	334.4	RSMeans	Seeding, mechanical seeding hydro or air seeding for large areas, includes lime, fertilizer and seed	S.Y.	$ 0.61	$ 0.90	$ 301.00
1.13.4	**Remove Conex Storage and Gravel Pads**						
1.13.4.1	1	RSMeans	Field personnel, general purpose laborer, average	Week	$ -	$ 2,288.00	$ 2,288.00
1.13.4.2	1	RSMeans	Rent crawler mounted, lattice boom crane, cable, 200 ton, 70' boom, Incl. Hourly Oper. Cost.	Week	$ -	$12,588.39	$ 12,588.39
1.13.4.3	176	RSMeans	Excavating, bulk, dozer, open site, bank measure, sand and gravel, 200 HP dozer, 50' haul	B.C.Y.	$ -	$ 1.47	$ 258.78
1.13.4.4	18	Engineering Experience	Trucking - Per Load	Load	$ 1,440.00	$ 1,584.00	$ 28,512.00

Note: B.C.Y = Bank Cubic Yards, C.Y. = Cubic Yards, HP = Horsepower, Lb = Pounds, L.C.Y. = Loose Cubic Yards, L.F. = Linear Feet, MPH= Miles per Hour, S.F. = Square Feet, S.Y. = Square Yards

ATTACHMENT 4 OPINION OF LEGAL COUNSEL

BrightNight Power, LLC
515 N Flagler Drive
Suite 250
West Palm Beach, FL 33401

October 6, 2025

Mr. Todd Cornett
Assistant Director, Energy Siting
Oregon Department of Energy
550 Capitol St. NE, 1st Floor
Salem, Oregon 97301

Re: Opinion Letter for Deschutes Solar and BESS Project

Dear Mr. Cornett:

I am submitting this opinion letter to you and your Department in my capacity as General Counsel and Corporate Secretary for BrightNight Power, LLC, a Delaware limited liability company ("BrightNight") and its subsidiaries including BrightNight's indirect subsidiary and affiliate, DECH bn, LLC ("Applicant"). The Applicant is filing an Application for Site Certificate for its Deschutes Solar and Battery Storage Project located in Wasco County, Oregon ("Facility"). I am issuing this opinion letter to support Applicant's compliance with OAR 345-022-0050 (Retirement and Financial Assurance Standard).

I have examined originals or certified copies of the books and records of Applicant and such other documents, limited liability company records, certificates of public officials, and instruments regarding the Applicant as I have deemed necessary and appropriate for the purposes of this opinion letter. In rendering the opinion expressed below, I have assumed (i) the authenticity of all the documents submitted to me as originals and (ii) the conformity to original documents of all documents submitted to me as copies. As to factual matters and to the extent I do not have direct knowledge of the facts, I have relied to the extent deemed proper upon statements and certifications of officers and managers of the Applicant.

Based on the foregoing, to the best of my knowledge, I am of the opinion that, subject to the Applicant's meeting of all applicable federal, state and local laws (including all rules and regulations promulgated thereunder), the Applicant has the legal authority to construct and operate the Facility without violating its articles of organization, covenants, or similar agreements. The foregoing opinion is limited solely to whether the Applicant has the authority under its operating agreements to construct, own, and operate the Project. I express no opinion as to the applicability of any federal, state, or local laws (including all Oregon laws and any rules and regulations promulgated thereunder) to such construction and operation or as to the effects of the foregoing laws on such construction and operation.

Respectfully submitted,

Duane K. Duclaux
General Counsel and Corporate Secretary
BrightNight Power, LLC

ATTACHMENT 5 FINANCIAL INSTITUTION LETTER

NATIXIS
CORPORATE AND
INVESTMENT BANKING

Natixis, New York Branch
1251 Avenue of the Americas
New York, NY 10020

November 25, 2025

Oregon Department of Energy
625 Marion Street NE
Salem, Oregon 97301-3737
Attention: Mr. Todd R. Cornett, Assistant Director, Siting Division

Support Letter RE: Applicant's (Project Deschutes or DECH Bn, LLC) ability to post Decommissioning Security

To whom it may concern:

It is our understanding that the Applicant entity (DECH bn, LLC) needs to demonstrate an ability to post a decommissioning security when the project is to be constructed.

We confirm that Natixis, New York Branch ("Natixis") is a party to an Amended and Restated Credit Agreement dated as of December 23, 2023, as amended or modified from time to time between BrightNight U.S. III, LLC ("Borrower" and the entity that owns DECH Bn, LLC) and a group of lenders and issuing banks, including Natixis as a Coordinating Lead Arranger (the "Credit Agreement"). If a decommissioning security happens to be needed prior to the closing of a potential construction financing facility for the Applicant, Applicant may utilize existing letter of credit capacity under the Credit Agreement so long as no default or event of default and subject to compliance with Natixis' policies and procedures (including KYC) and to the satisfaction of the terms and conditions in the Credit Agreement and certain underwriting standards. We confirm that pursuant the Credit Agreement, Borrower has an existing syndicated revolving credit and letter of credit facility in the aggregate amount of up to four hundred million dollars ($400,000,000) and the lenders party thereto have agreed, subject to the satisfaction of the terms and conditions thereof, to post letters of credit on behalf of certain project subsidiaries, such as DECH bn.

Natixis shall not be responsible or liable to any person for any damages or costs which may be alleged or result from this Letter. This Letter shall be governed by and construed in accordance with the laws of New York.

Should you have any questions or comments, please feel free to contact our office.

Sincerely,

Natixis, New York Branch

By: James B. Kaiser

Name: James B. Kaiser

Title: Managing Director

By: O. Rodriguez

Name: Olivier Rodriguez

Title: Director